

COUNCIL MEETING
MONDAY, FEBRUARY 11, 2019
7:00 P.M.

**FOR THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL
MONDAY, FEBRUARY 11, 2019 – 7:00 P.M.
REDCLIFF TOWN COUNCIL CHAMBERS**

	<u>AGENDA ITEM</u>	<u>RECOMMENDATION</u>
	1. GENERAL	
	A) Call to Order	
Pg. 2	B) Adoption of Agenda	Adoption
Pg. 4	C) Accounts Payable *	For Information
	2. DELEGATION	
Pg. 6	A) RCMP Report to Council	
	3. MINUTES	
Pg. 9	A) Council meeting held January 28, 2019 *	For Adoption
Pg. 12	B) Redcliff Family & Community Support Services meeting held on January 24, 2019 *	For Information
Pg. 13	C) Redcliff & District Recreation Services Board meeting held on February 4, 2019 *	For Information
Pg. 15	D) Redcliff Library Board meeting held November 27, 2018 *	For Information
	4. BYLAWS	
Pg. 19	A) Bylaw 1880/2019, Municipal Development Plan *	1 st Reading
	5. CORRESPONDENCE	
Pg. 135	A) Alberta Municipal Affairs * Re: Municipal Sustainability Initiative	For Information
Pg. 137	B) Alberta Municipal Affairs * Re: Alberta Community Partnership Program	For Information
	6. OTHER	
Pg. 138	A) Municipal Manager Report to Council *	For Information

Pg. 149	B)	4 th Quarter Financials *	For Information
Pg. 152	C)	Landfill Graphs *	For Information
Pg. 155	D)	Council Important Meetings & Events *	For Information

7. RECESS

8. IN CAMERA (CONFIDENTIAL)

- A)** Intermunicipal Collaborative Framework (FOIP Sec. 21 & 24)

9. ADJOURN

COUNCIL MEETING - FEBRUARY 11, 2018

TOWN OF REDCLIFF ACCOUNTS PAYABLE LIST - CHEQUES

<u>CHEQUE #</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
83745	BRUCE'S SEWER SERVICE	YEARLY SEWER CLEANING	984.39
83746	KOST FIRE EQUIPMENT	REPAIRS & MAINTENANCE	1,455.30
83747	PARK ENTERPRISES LTD	GST ON PERMIT CLOSURES	36.98
83748	PRECISION HYDRAULICS INC	REPAIRS & MAINTENANCE	577.50
83749	MAGNET SIGNS	JANUARY SIGN RENTAL	168.00
83750	BENCHMARK ASSESSMENT	NOV - JAN ASSESSMENT FEES	17,091.90
83751	CUPE	UNION DUES	1,975.18
83752	FRANK'S FIRE ALARM	REPLACE FIRE ALARM PANEL	2,630.41
83753	MEDICINE HAT NEWS	ADVERTISING	696.78
83754	SHAW CABLE	INTERNET	240.25
83755	NEOPOST LEASING	LEASE ON OFFICE EQUIPMENT	1,217.89
83756	TOWN OF REDCLIFF LIBRARY BOARD	GRANT	1,500.00
83757	REDCLIFF ACTION SOCIETY	GRANT	1,087.35
83758	SHANAHAN'S BUILDING	BATHROOM REPAIRS & MAINTENANCE	52.50
83759	SOUTHERN ALBERTA NEWSPAPER	ADVERTISING VARIOUS POSTINGS	585.62
83760	BARRY STEIER	REIMBURSE FOR OFFICE SUPPLIES	73.49
83761	THE BLIND GUY	OFFICE BLIND'S REPLACEMENT	199.50
83762	ZUKOWSKI, JORDAN	REIMBURSE FOR FOOD FOR SKATE PARK OPEN HOUSE	59.46
83763	TREVOR MOORE INC	DEPOSIT FOR CELEBRATION	200.00
83764	PENNER, ABRAHAM	CONSTRUCTION DAMAGE DEPOSIT REFUND	5,000.00
83765	SCHNEIDER, GORDON	REFUND FOR CANCELLED JAN MEALS ON WHEELS	58.50
83766	TRUKKERS RESTAURANT	DECEMBER MEALS ON WHEELS	1,123.50
83767	WOLSELEY MECHANICAL GROUP	REPAIRS & MAINTENANCE	351.79
83768	WOOD, DALE	COMMUNITY FIREARM CLASS INSTRUCTION	1,805.00
83769	ROYAL CANADIAN MOUNTED POLICE	QUARTERLY POLICE SERVICES	240,326.00
83770	ALBERTA FIRE CHIEFS ASSOCIATION	2019 ASSOCIATE FD MEMBERSHIP	115.50
83771	AMSC	FEB BENEFIT PREMIUMS	19,617.27
83772	AUMA	MEMBERSHIP FEE	6,324.57
83773	CANADIAN ENERGY	REPAIRS & MAINTENANCE	92.51
83774	CANADIAN PACIFIC RAILWAY	MAINTENANCE OF CROSSING FLASHER AND GATE	558.00
83775	ECONOMIC DEVELOPMENT ALLIANCE	1ST INSTALLMENT OF 2019 (1 OF 2)	22,400.00
83776	JACKSON DODGE	REPAIRS & MAINTENANCE	107.73
83777	MEMORY LANE COMPUTERS	WEBSITE HOSTING	62.90
83778	MEDICINE HAT WHOLESALE FOOD	MOW CONTAINERS	54.74
83779	PUROLATOR	SHIPPING	113.67
83780	SHANON SIMON	MILEAGE	176.00
83781	SHIPLEY, GARY	MILEAGE	326.00
83782	BENTLEY SYSTEMS INC	BENTLEY POWER SURVEY	298.15
83783	KONYNENBELT, KYLE	REIMBURSEMENT CRIMINAL RECORD CHECK	63.00
83784	REDCLIFF HOME HARDWARE	GENERAL SUPPLIES	59.63
83785	SHIPLEY, GARY	SDAB TRAINING	150.00
		TOTAL	\$330,016.96

TOWN OF REDCLIFF ACCOUNTS PAYABLE LIST - ELECTRONIC FUND TRANSFERS

<u>EFT#</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
01193	49 NORTH LUBRICANTS	LUBRICANTS	1,553.73
01194	A&B STEEL LTD	REPAIRS & MAINTENANCE	102.90
01195	ACTION PARTS	REPAIRS & MAINTENANCE	605.72
01196	BENCHMARK ASSESSMENT CONSULTAN	ASSESSMENT FEES	17,091.90
01197	THE BOLT GUYS	GENERAL SUPPLIES	2.60
01198	BRANDT TRACTOR LTD	REPAIRS & MAINTENANCE	244.83
01199	CANADIAN LINEN & UNIFORM SERVICE	COVERALLS & TOWELS	108.75
01200	CEM HEAVY EQUIPMENT	REPAIRS & MAINTENANCE	188.20
01201	CITY AUTO PARTS	REPAIRS & MAINTENANCE	1,578.08
01202	CLEANING WITH CARE	JANUARY CLEANING	63.00
01203	FAST TIMES MACHINING	REPAIRS & MAINTENANCE	243.16
01204	REDCLIFF HOME HARDWARE	REPAIRS & MAINTENANCE	349.59
01205	JIM'S ELECTRIC	LIGHT REPLACEMENT	311.86
01206	KEYWAY SECURITY LOCKSMITHS LTD	LOCK REPAIR & CHANGE	438.90
01207	KIRKS MIDWAY TIRE	REPAIRS & MAINTENANCE	130.20
01208	RMA	ANNUAL MEMBERSHIP & LOADER VALVE REPAIR	5,043.24
01209	RMA FUEL	FUEL	4,616.26
01210	SUMMIT MOTORS	REPAIRS & MAINTENANCE	104.92
01211	RON S ELECTRIC	REPAIRS & MAINTENANCE	114.01
TOTAL			\$32,891.85

REDCLIFF/CYPRESS LANDFILL ACCOUNTS PAYABLE LIST - CHEQUES			
<u>CHEQUE #</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
00442	ATB MASTERCARD	VARIOUS PURCHASES	525.05
00443	NANA'S & PAPA'S COIN LAUNDRY	COVERALLS WASH	31.50
00445	SHOCKWARE WIRELESS INC	INTERNET	52.45
00446	TELUS MOBILITY	CELL PHONE SERVICE	16.54
00448	ATRON REFRIGERATION	MAINTENANCE	99.75
00449	AUMA	2019 ASSOCIATE MEMBERSHIP	57.75
00450	CYPRESS COMMUNICATIONS LTD	RADIOS & ANTENNA INSTALLATION	5,217.45
00451	FARMLAND SUPPLY CENTRE INC	REPAIR & MAINTENANCE FOR EQUIPMENT	21.62
00452	GHD LIMITED	PROFESSIONAL FEES - GROUND WATERING PROPOSAL	2,165.63
00453	REDCLIFF HOME HARDWARE	GENERAL SUPPLIES	75.19
00454	RMA	SIGNS - TIPPING AND STAGING AREAS	1,052.12
00455	RMA FUEL	FUEL	4,672.77
00456	SUMMIT MOTORS LTD	FUEL & OIL	454.50
00457	TELUS COMMUNICATIONS	PHONE SERVICES	39.40
00458	SALBRO CONSULTING SERVICE	LANDFILL RENEWAL APP	22,810.20
TOTAL			\$37,291.92

Redcliff Municipal Detachment
Crime Statistics (Actual)
Q4: 2014 - 2018

All categories contain "Attempted" and/or "Completed"

January-07-19

CATEGORY	Trend	2014	2015	2016	2017	2018
Homicides & Offences Related to Death		0	1	0	0	0
Robbery		0	0	0	0	0
Sexual Assaults		1	0	0	0	1
Other Sexual Offences		0	0	0	0	0
Assault		16	10	12	11	10
Kidnapping/Hostage/Abduction		0	0	0	0	0
Extortion		0	0	0	0	0
Criminal Harassment		1	6	2	2	3
Uttering Threats		4	5	3	3	1
Other Persons		0	0	0	0	0
TOTAL PERSONS		22	22	17	16	15
Break & Enter		2	4	2	2	2
Theft of Motor Vehicle		1	5	7	3	6
Theft Over \$5,000		2	1	1	1	0
Theft Under \$5,000		7	11	14	14	11
Possn Stn Goods		0	3	1	0	0
Fraud		2	6	6	4	9
Arson		0	0	0	0	0
Mischief To Property		11	14	17	9	15
TOTAL PROPERTY		25	44	48	33	43
Offensive Weapons		3	1	0	0	1
Disturbing the peace		6	3	3	1	1
OTHER CRIMINAL CODE		13	14	8	16	6
TOTAL OTHER CRIMINAL CODE		22	18	11	17	8
TOTAL CRIMINAL CODE		69	84	76	66	66

Redcliff Municipal Detachment
Crime Statistics (Actual)
Q4: 2014 - 2018

All categories contain "Attempted" and/or "Completed"

January-07-19

CATEGORY	Trend	2014	2015	2016	2017	2018
Drug Enforcement - Production		0	0	0	0	1
Drug Enforcement - Possession		5	3	2	2	1
Drug Enforcement - Trafficking		0	0	0	0	0
Drug Enforcement - Other		0	0	0	0	0
Total Drugs		5	3	2	2	2
Federal - General		3	0	0	0	0
TOTAL FEDERAL		8	3	2	2	2
Liquor Act		4	3	3	1	3
Other Provincial Stats		10	11	10	12	21
Total Provincial Stats		14	14	13	13	24
Municipal By-laws Traffic		1	1	2	1	2
Municipal By-laws		8	5	14	5	12
Total Municipal		9	6	16	6	14
Fatals		0	0	0	0	0
Injury MVC		2	2	0	2	0
Property Damage MVC (Reportable)		20	19	20	14	15
Property Damage MVC (Non Reportable)		6	1	3	3	1
TOTAL MVC		28	22	23	19	16
Provincial Traffic		55	75	55	58	114
Other Traffic		4	6	5	1	2
Criminal Code Traffic		10	15	14	5	1
Common Police Activities						
False Alarms		41	23	27	38	13
False/Abandoned 911 Call and 911 Act		7	8	8	7	9
Suspicious Person/Vehicle/Property		7	11	22	26	14
Persons Reported Missing		1	2	3	1	2
Spousal Abuse - Survey Code		9	14	5	8	3

Redcliff Municipal Crime Stats:

- For this quarter, person crimes were down, similar to 2017 but property crime was still relatively high, being second highest in the past 5 years
- Overall, Town of Redcliff generated 1260 files between January and December Of 2018, with July and August being the 2 highest months. This is the highest number of files since 2014
- Our highest number of files deal with the Mental Health Act and Assaults (47) are the highest criminal code offence, followed by break & enters and other property crimes
- Work is ongoing regarding both examining mental health issues and how we can develop a better response with AHS

Staffing:

- New corporal is starting March 5
- New members continue to do well
- There will be some staffing changes over the next few months but those will be timed between transfers both in and out

Significant Occurrences:

- December 2 – collision of a stolen vehicle versus a house – still under investigation

Traffic Enforcement:

- October, November and December represented months of us examining pedestrian safety, occupant restraints and impaired driving
- December came with new laws regarding impaired driving, including mandatory alcohol screening – only 1 member is currently not trained in the use of the approved screening device and that will happen in March

Annual Performance Plan(APP):

Visits to Hamlets: 576

Municipal Traffic Operations: 14

Visits to Schools: 32

Compliance Checks Completed: 18

Business Checks Completed: 12

Habitual Offenders Located: 0(No one living within Redcliff fulfills this specific criteria)

**MINUTES OF THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL
MONDAY, JANUARY 28, 2019 @ 7:00 P.M.**

PRESENT:	Mayor Councillors	D. Kilpatrick C, Crozier, C. Czember, S. Gale, L. Leipert, E. Solberg, J. Steinke
	Municipal Manager Manager of Legislative & Land Services Director of Finance & Administration Director of Planning & Engineering Director of Community & Protective Services Director of Public Services	Arlos Crofts S. Simon J. Tu (left at 7:17 p.m.) J. Johansen (arrived at 7:01 p.m., left at 7:17 p.m.) D. Thibault C. Popick (left at 7:17 p.m.)

ABSENT:**1. GENERAL**

	Call to Order	A) Mayor Kilpatrick called the regular meeting to order at 7:00 p.m.
2019-0015	Adoption of Agenda	B) Councillor Gale moved the Agenda be adopted as presented. - Carried.
2019-0016	Accounts Payable	C) Councillor Crozier moved the Accounts Payables (January 28, 2019) for the Town of Redcliff and Redcliff Cypress Regional Waste Management Authority, be received for information. - Carried.
2019-0017	Bank Summary to December 31, 2018	D) Councillor Leipert moved the Bank Summary to December 31, 2018 be received for information. - Carried.

2. MINUTES

2019-0018	Council meeting held January 14, 2019	A) Councillor Czember moved the minutes of the Council meeting held January 14, 2019, be adopted as presented. - Carried.
2019-0019	Redcliff & District Recreation Services Board meeting held January 9, 2019	B) Councillor Steinke moved the minutes of the Redcliff & District Recreation Services Board meeting held January 9, 2019, be received for information. - Carried.

3. BYLAWS

- 2019-0020 Bylaw 1879/2019, Redcliff Cypress Regional Waste Management Authority Facility Upgrade Project Loan Bylaw
A) Councillor Leipert moved Bylaw 1879/2019, Redcliff Cypress Regional Waste Management Authority Facility Upgrade Project Loan Bylaw be given first reading. – Carried.
- 2019-0021 Bylaw 1878/2019, Riverview Golf Club Loan Bylaw
B) Councillor Czember moved Bylaw 1878/2019, Riverview Golf Club Loan Bylaw be given first reading. – Carried.

4. POLICIES

- 2019-0022 Policy 80, Land Development Cost Sharing & Endeavors to Assist
A) Councillor Leipert moved Policy 80, Land Development Cost Sharing & Endeavors to Assist be approved as presented. – Carried.

5. CORRESPONDENCE

- 2019-0023 Alberta Order of Excellence
A) Councillor Crozier moved correspondence from the Alberta Order of Excellence dated January 7, 2019 be received for information. – Carried.
- 2019-0024 Alberta Municipal Affairs Re: Minister's Awards for Municipal Excellence
B) Councillor Gale moved correspondence from Alberta Municipal Affairs dated January 15, 2019 regarding the annual Minister's Awards for Municipal Excellence be received for information. – Carried.

6. OTHER

- 2019-0025 Municipal Manager Report to Council January 28, 2019
A) Councillor Solberg moved the Municipal Manager Report to Council January 28, 2019 be received for information. - Carried.
- 2019-0026 Council Important Meetings & Events January 28, 2019
B) Councillor Gale moved the Council Important Meetings & Events January 28, 2019, be received for information. - Carried.

7. IN CAMERA (Confidential Session)

- 2019-0027
 Councillor Steinke moved to meet In Camera to discuss a Boards & Commissions Appointment matter under Sections 17 & 24 of the *Freedom of Information and Protection of Privacy Act*, and one Personnel matter under Section 23 and 24 of the aforementioned Act at 7:17 p.m. - Carried.

Director of Finance & Administration, Director of Public Services, and Director of Planning & Engineering left at 7:17 p.m.

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 & Land Services, and Director of Community & Protective Services for all Items.

- 2019-0028 Councillor Steinke moved to return to regular session at 7:46 p.m. - Carried.
- 2019-0029 Councillor Leipert moved to appoint Dan White to the Redcliff Family & Community Support Services Board for a term to expire December 31, 2019– Carried
- 2019-0030 Councillor Leipert moved Policy 69, Remuneration and Benefits for Management Personnel, Policy 25, Benefits for Elected Officials be approved as presented. Further that Administration be authorized to sign CUPE Article 21, Letter of Understanding (LOU) regarding benefits, as presented. – Carried.

8. ADJOURNMENT

- 2019-0031 Adjournment Councillor Crozier moved to adjourn the meeting at 7:49 p.m. - Carried.

Mayor Kilpatrick

Manager of Legislative & Land Services

**REDCLIFF FAMILY AND COMMUNITY SUPPORT SERVICES
BOARD MEETING
Town Council Chambers Town Office
January 24, 2019 at 5:00pm**

PRESENT:

Chairperson	Meredith Conboy Mandy McAlpine
Council Representative	Cathy Crozier
Community & Protective Services	Carla Spampinato Derrin Thibault

1. GENERAL

A) Meeting called to order at 5:10pm.

2. MINUTES - None

3. DELEGATION – None

4. OLD BUSINESS – None

5. NEW BUSINESS

A) M. Conboy moved to receive the following 2018 FCSS grant applications: - **Carried**

- a) Redcliff Library Board – Summer Reading program
- b) Friends of the Library – Book Shelves
- c) Youth Centre – Multi Media
- d) Cypress Childhood Coalition – Toy lending library

B) M. Conboy moved to award the Redcliff Library Board \$1,500.00 from the 2018 FCSS Grant funding for their Summer Reading Program. - **Carried**

C) M. Conboy moved to award the Redcliff Action Society for Youth \$1087.35 from the 2018 FCSS Grant funding for their Multi Media Room - **Carried**

D) M. Conboy moved to decline Cypress Early Childhood Coalition from the 2018 FCSS Grant funding application for their Toy Lending Library - **Carried**

E) M. Conboy moved to decline Friends of the Public Library from the 2018 FCSS Grant funding application for book shelves. - **Carried**

6. CORRESPONDENCE – None

7. UPCOMING MEETING / CONFERENCE / WORKSHOPS – None

Next Meeting

8. DATE OF NEXT MEETING – February 14th 2019 at 5:00pm

Adjournment

9. ADJOURNMENT

A) M. Conboy moved to adjourn the meeting at 6:45 pm.- **Carried**

REDCLIFF & DISTRICT RECREATION SERVICES BOARD MEETING
Monday, February 4th, 2019 – 7:00 P.M.
REDCLIFF TOWN COUNCIL CHAMBERS

PRESENT:	Chairperson	Justin Getz Sharon Kirvan Shane Hok Christina McNeil Karen Worrell
	Town of Redcliff Rep. Community & Protective Services	Shawna Gale Charity Schweitzer Derrin Thibault

1. GENERAL

- A) Meeting called to order by Chairperson Justin Getz at 7:01 pm
- B) **CHAIR AND VICE-CHAIR ELECTONS**
 - i. Justin Getz was nominated, allowed his name to stand and elected as Chair.
 - ii. Christina McNeil was nominated, allowed her name to stand and elected as Vice-Chair.
- C) Shawna Gale moved the agenda be adopted as amended. – Carried

2. MINUTES

- A) Christina McNeil moved the minutes from January 9, 2019 be adopted as presented – Carried.

3. Delegation

None

4. OLD BUSINESS

Skate Park Open House Christina McNeil moved the Skate Park Open House update be received for information with the following details:
83 attended – the majority were there specifically for the skatepark. It was met with excitement by youth and families. Main themes of suggestions are to include beginner and intermediate areas and the three main suggested locations were by the BMX site, by the Aquatic Centre and beside the RCMP. – Carried.

Projects: Christina McNeil moved the Project Updates be received for information with the following details:

- Next steps on the Skate Park are to have site evaluations and form an advisory board.
- Derrin met with the Lions to discuss the scope of Lions Waterpark project. CFIP grants were submitted in September and we are working through the grand process. – Carried.

Golf Course Shane Hok moved the update on the Golf Course be accepted with the following information:
Council approved the first reading of a borrowing bylaw for the Redcliff Golf Course for \$315,000. Derrin continues to work with the new board and their business plan. They have improved member numbers already this year. – Carried.

5. NEW BUSINESS

- | | |
|--|---|
| Redcliff & District Recreation Services Board Bylaw | Christina McNeil moved the Redcliff & District Recreation Services Board Bylaw be accepted for consideration, Derrin will investigate options for this Board to become a Society before recommending any bylaw changes. – Carried |
| Recreation Master Plan Review | Shane Hok moved the Recreation Master Plan Review be received for information, Charity will update the date of document to be 2017 and the Board will maintain an active document of progress on projects related to the Master Plan. – Carried |
| Spring and Summer Facility Use | Shawna Gale moved the Facility Use update be accepted for information, Derrin will investigate if the swap meet can be accommodated. – Carried |
| Winter Festival | Shawna Gale moved the Winter Festival update be accepted for information. – Carried |
| Grant Applications | Christina McNeil moved the Grant Applications discussion be accepted for information, Derrin will check on the seminar being offered by the Province. – Carried |
| U-17 Hockey Challenge | Christina McNeil moved the discussion on Redcliff hosting an exhibition game during the U-17 Hockey Challenge be received for information, Derrin/Justin will investigate further options for this opportunity. – Carried |

6. REQUESTS FOR DECISION

None

7. CORRESPONDENCE

None

8. UPCOMING MEETINGS/CONFERENCE/WORKSHOPS

None

9. DATE OF NEXT MEETING – March 4, 2019

10. ADJOURNMENT Karen Worrell moved the meeting be adjourned at 8:21 pm – Carried

Approved by Chair

Date

TOWN OF REDCLIFF LIBRARY BOARD

Minutes

November 27th, 2018 7:30 PM

Vision Statement

The Redcliff Public Library is your doorway to reading, dreaming, and inspiring family literacy.

Attending: Brian Lowery, Katherine Rankin, Wendy Harty, Clay Orge, Dianne Smith, Clarke Storle, Valarie Westers, Jim Steinke, Robin Corry

Also attending: Tracy Weinrauch, Recording Secretary

Not in attendance: Catharine Richardson

Call to order: 7:30 pm

Approval of Agenda: Valarie moved to approve the agenda. Clay 2nd. All in favor. Carried.

Approval of Minutes for October meeting: Clay moved for approval. Clarke 2nd. All in favor. Carried.

Financial Statements for October for information only: For information only.

Accounts Payable: For information only

Library Manager's Report: Along with the attached report, Phil Monteith has offered to give us a substantial donation for a project in the library. I will meet with him and suggest we replace the two older reading chairs.

The library was targeted by a phone scam from a company called Supersearch', described as an online directory. After searching on the Better Business Bureau website, the exact same scam was reported in 2 other locations in the US in which the caller attempted to get the exact same dollar amount owing that we were quoted from our apparent overdue invoice. I reported it on the BBB website and contacted the local RCMP who instructed me to report it to the Canadian Anti-Fraud Center.

Also, we have received updated copies of the Library Regulations, Alberta Public Library Directory, and Best Practices for Public Libraries in Alberta.

Correspondence:

- Nothing to report

Policies Report

- Policy committee will be working on policy manual over the next year and bring amendments back to be voted on.
- Bereavement policy number of days off was discussed. Tabled for future meeting.
- Board Members Duties and Responsibilities should have Advocacy and Social Media Committees added.
- As well, add to Chairman: 5) does not have a vote except in the case of a tie, his/her vote will break the tie
- Board members are required to vote and cannot abstain without just cause
- Discipline procedure was clarified to be 3 of the same infraction.
- Employment policy updated General Holiday Pay and Privacy statements.
- All amendments will be brought forward at the next meeting to be voted on.

Financial Report:

- Nothing to report

Personnel Report:

- Nothing to report

Needs Assessment/Library Advocacy:

- Sunday Cinemas will be held on the last Sunday of each month until the end of May. They will be doing simplified snacks instead of making popcorn. It would be great if more board members could volunteer as hosts for one or two films in 2019. Please contact the committee if you are available to volunteer.

Friends of the Library (FRPL):

- Mini golf has been postponed to December 9th

Social Media Report:

- Committee has met and new ideas will be discussed at the next meeting.

Ongoing Maintenance Projects:

- Monthly building maintenance inspection was completed on November 26th
- New Fire Panel has been installed and certified

ALTA:

- Nothing to report

Old & Unfinished Business:

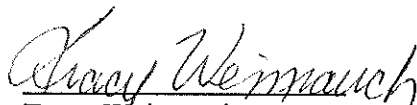
- Staff & Board appreciation has been booked for January 19th at the Legion

New Business:

- VOIP phone service through Shortgrass was discussed and it was decided stay with SHAW phone service
- Jim has been reappointed to the library board for 2019

Next Regular meeting: January 29th, 2019 @ 7:30 pm.
Clay moved for adjournment at 8:45 pm.

Secretary


Tracy Weinrauch

Chairman


Brian Lowery

Library Manager's Report

Circulation for October was 2719 books, 46 children's audios & kits, 40 Blu-rays, 716 DVDs, 126 talking books, 100 CD's, 207 magazines, 21 games and 449 Overdrive checkouts.

OCTOBER STATS

	<u>ADULT</u>	<u>CHILD</u>	<u>A/V</u>	<u>PERIODICALS</u>	<u>TOTAL</u>	<u>TO DATE</u>	<u>OVERDRIVE</u>
2018	1465	1254	1049	207	3975	36887	449
2017	1165	937	690	161	2953	36676	443
					1022	211	6

**Overdrive stats for 2018 vs 2017 = 4460 vs 4315

COMPUTER USAGE

October had 748 half hour sessions (An average of 25 per day) and 351 Wi-Fi sessions.

As of November 23rd, 2018 we have taken in \$3462.11 in membership fees.

As per the current Plan of Service, Rebecca will be coordinating a Youth Advisory Group to consult with on content acquisition. These meetings will take place approximately 3 times a year, focusing on new releases for the Young Adult section.

The Registration for Grants and Contributions Online Services (GCOS) with the Canada Revenue Agency was completed November 15, 2018. This will allow me to apply for grants such as the Canada Summer Jobs Grant online.

TOWN OF REDCLIFF
REQUEST FOR DECISION

DATE: February 11, 2019

PROPOSED BY: Director of Planning & Engineering

TOPIC: Bylaw 1880/2019, Municipal Development Plan

PROPOSAL: That council give first reading to Bylaw 1880/2019, Municipal Development Plan

BACKGROUND:

Municipal Development Plans (MDP) are required in every municipality in Alberta, as regulated by the Municipal Government Act. Redcliff's current (2010) MDP required revisiting to meet updated provincial legislation, reflect the current context of the Town, and incorporate greater public input. The MDP is being presented to Council for first reading.

Redcliff's Municipal Development Plan (MDP) update has been in progress for the past year and a half. The Planning & Engineering Department developed the MDP in consultation with the public and with feedback and guidance from the MDP Steering Committee, on which Council had one representative. The draft MDP update is complete and has been circulated to stakeholders and made available to the public for comment. An Open House was held for the draft MDP on January 16, 2019. Comments received on the draft MDP are in Attachment 2.

The draft MDP Implementation Framework Policy will be presented to Council for information at the February 25 Council meeting, before being presented for approval at the time of third reading of the MDP Bylaw on March 11.

POLICY/LEGISLATION:

Municipal Government Act Section 632

STRATEGIC PRIORITIES:

GOAL 1: INFRASTRUCTURE

The Town of Redcliff has a well-planned, cost efficient and sustainable infrastructure system that meets the current and future needs of the community.

GOAL 2: ECONOMIC DEVELOPMENT

The Town of Redcliff strives to offer an environment that advances local employment through economic development and diversification.

GOAL 3: SOCIAL ENVIRONMENT

The Town of Redcliff fosters an inclusive community through services that support social, recreational and housing opportunities.

GOAL 4: GOVERNANCE & SERVICE DELIVERY

The Town of Redcliff is effective in governance and public service delivery.

ATTACHMENTS:

1. Bylaw 1880/2019, Municipal Development Plan
2. Draft MDP Summary of Comments & Feedback Received
3. MDP Steering Committee January 2019 Meeting Minutes

OPTIONS:

1. That Council give first reading to Bylaw 1880/2019, being the Municipal Development Plan.
2. That Council give first reading to Bylaw 1880/2019, being the Municipal Development Plan, with the following amendments:
 - a. _____
 - b. _____
 - c. _____

3. That Council not give first reading to Bylaw 1880/2019.

RECOMMENDATION:

Option 1

SUGGESTED MOTION(S):

1. Councillor _____ moved Bylaw 1880/2019, Municipal Development Plan, be given first reading.
2. That Council give first reading to Bylaw 1880/2019, Municipal Development Plan, with the following amendments:
 - a. _____
 - b. _____

SUBMITTED BY: _____

Department Head



Municipal Manager

TOWN OF REDCLIFF BYLAW NO. 1880/2019

A Bylaw of the Town of Redcliff in the Province of Alberta to adopt a Municipal Development Plan for the Town of Redcliff.

WHEREAS the Municipal Government Act provides that all Councils of a Municipality must adopt, by bylaw, a Municipal Development Plan;

AND WHEREAS, pursuant to the Municipal Government Act, Council has directed that a Municipal Development Plan be prepared;

AND WHEREAS a Municipal Development Plan has been prepared under the direction of a Steering Committee approved by Council;

AND WHEREAS a Public Hearing regarding the proposed Municipal Development Plan was held on _____;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Municipal Development Plan Bylaw.
2. The Municipal Development Plan which is attached hereto shall provide for the orderly and economic development of the Town of Redcliff and is hereby adopted as the Municipal Development Plan for the Town of Redcliff.
3. This bylaw repeals Bylaw No.1656/2010 being the Municipal Development Plan Bylaw adopted on May 10th, 2010, and any amendments made hereto.
4. This bylaw comes into force following third reading and signing.

Read a first time this _____ day of _____ A.D., 2019.

Read a second time this _____ day of _____ A.D., 2019.

Read a third time this _____ day of _____ A.D., 2019.

Signed and finally passed this _____ day of _____ A.D., 2019.

Mayor

Manager of Legislative & Land Services



our path forward

Redcliff's Municipal Development Plan





Town of Redcliff Municipal Development Plan

Prepared By: Town of Redcliff Planning and Engineering Department

Adopted: DD/MM/YYYY

Acknowledgements

Redcliff's Municipal Development Plan could not have been completed without the guidance, ideas, and dedication from members of the Municipal Development Plan Steering Committee: Arnold Frank, Tonya Mori, Wendy Harty, Emily Stock, William Crozier, Dwight Kilpatrick, Bruce Vine, Kim Dalton, Derrin Thibault, Jerry Beach, and Arlos Crofts.

Additionally, the Planning and Engineering Department Team would like to thank Town Council for their work and support throughout the planning process, and the public and Town staff for their input and feedback on the project.

Front and back cover page photos by: Sarah Craats





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Photo By: Wendy Harty

1.0 What is the MDP

1.1 Purpose

1.1.1 Why Do We Have an MDP?

Through the *Municipal Government Act* (MGA), the Province of Alberta requires every municipality to have a Municipal Development Plan (MDP).

The MDP is an important document because it sets forth a vision and action plan for how Redcliff will grow, develop, and redevelop in the future.

1.1.2 Why Are We Revisiting the MDP?

Redcliff's previous MDP, adopted in 2010, required updating to reflect the current social and economic context of the Town, incorporate the community's vision, involve citizens more heavily in the process, and improve consistency with other provincial and regional planning documents adopted after the 2010 MDP. For example, the Government of Alberta requires Redcliff's MDP to align with the newest version of the MGA, ratified in 2017, and the *South Saskatchewan Regional Plan* (SSRP), adopted in 2014.

1.2 Scope

MGAS. 632 Municipal Development Plans:

- (3) A municipal development plan
 - (a) must address
 - (i) the future land use within the municipality,
 - (ii) the manner of and the proposals for future development in the municipality,
 - (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
 - (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, &
 - (v) the provision of municipal services and facilities either generally or specifically,
 - (b) may address
 - (i) proposals for the financing and programming of municipal infrastructure,
 - (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
 - (iii) environmental matters within the municipality,
 - (iv) the financial resources of the municipality,
 - (v) the economic development of the municipality, &
 - (vi) any other matter relating to the physical, social or economic development of the municipality,
 - (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
 - (d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
 - (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,
 - (f) must contain policies respecting the protection of agricultural operations, &
 - (g) may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).
-

1.2.1 Timeframe

Redcliff's MDP provides direction for the future development of the Town over the next approximately 40 years, to the year 2056. The Town cannot properly plan and prepare for the future unless we know what we want Redcliff to look like in the future. A long-term plan is necessary to determine short-term actions we must take now to reach the 2056 Redcliff vision.

1.2.2 Geographic Reach

All land within Redcliff's current boundary is included in the MDP. The MDP addresses both redevelopment in established areas and new development in greenfield areas. The MDP includes a Growth Management Strategy in Section 7.2 that focuses on redevelopment and growth within the current boundary, while also looking ahead to potential expansion beyond the current boundary. The general MDP goal policies would also apply to future annexed lands not currently within Town boundary.

1.2.3 Direction & Flexibility

The MDP is specific and detailed in providing a framework for how the Town will progress into the future. While the MDP sets direction for the next 40 years, it is a flexible, living document, subject to review with the potential for updates over time to reflect the current context of Redcliff.

1.3 Role

1.3.1 What Does the MDP Do?

Redcliff's MDP is a blueprint for the Town reflecting public, Council, and administration formulated solutions, advice, and recommendations, which aims to:

- Guide Council decisions;
- Guide decisions and policy input from Town Boards and Commissions;
- Provide development direction in all of Redcliff's neighbourhoods;
- Act as a roadmap for evaluating development proposals against the vision for the community;
- Address the issues of today and look ahead to plan for future issues;
- Balance the needs of all members of the community;
- Foster horizontal and vertical cooperation and consistency with other governments;
- Provide a clear framework for implementing the community vision;
- Guide capital expenditure priorities; and
- Establish criteria to measure success of the MDP.

The MDP also plays a role in:

- Attracting business to Redcliff; and
- Acting as a foundation to support community initiatives.

NOTE: The MDP does not provide specifics related to subdivision and development. Specifics are provided in the Land Use Bylaw, engineering standards, and other municipal statutory plans, which are guided by the MDP.

MGA S. 637 Effect of Plans: The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.

1.4 Organization

Redcliff's MDP is broken into the following main parts:

1 What is the MDP

- introduction and contextual information

2 How We Did it

- the process followed to update the MDP, including public consultation

3 How it Fits in

- the hierarchy of planning documents in Redcliff

4 Where We Are

- background information on the current state of the Town

5 Where We're Going

- vision statement

6 How We'll Get There

- general goal policies and neighbourhood specific policies

7 Ensuring the Vision

- implementation, growth management, monitoring and evaluation

8 Appendices

- supporting information

1.5 How to Use the MDP

1.5.1 How Do I Know Which Policies to Consider?

MDP policies are categorized into two main sections: goals and neighbourhoods. The goal section policies are general and apply to all of Redcliff. The neighbourhood policies only apply to land within a specific neighbourhood's boundary. Any project, development, or initiative must consider all applicable general policies under the goal section and specific policies from the neighbourhood in which it is located.

The neighbourhoods do not divide Redcliff and create boundaries; rather, they create a framework for planning policies unique to specific areas of the Town. For example, river flooding only affects the River Valley; therefore, a flood setback policy exists uniquely for the River Valley neighbourhood.

1.5.2 What is the Intent of the Policies?

Redcliff's MDP uses specific words in policies to denote intent. The following table illustrates how specific words are interpreted in the MDP to define policy intent.

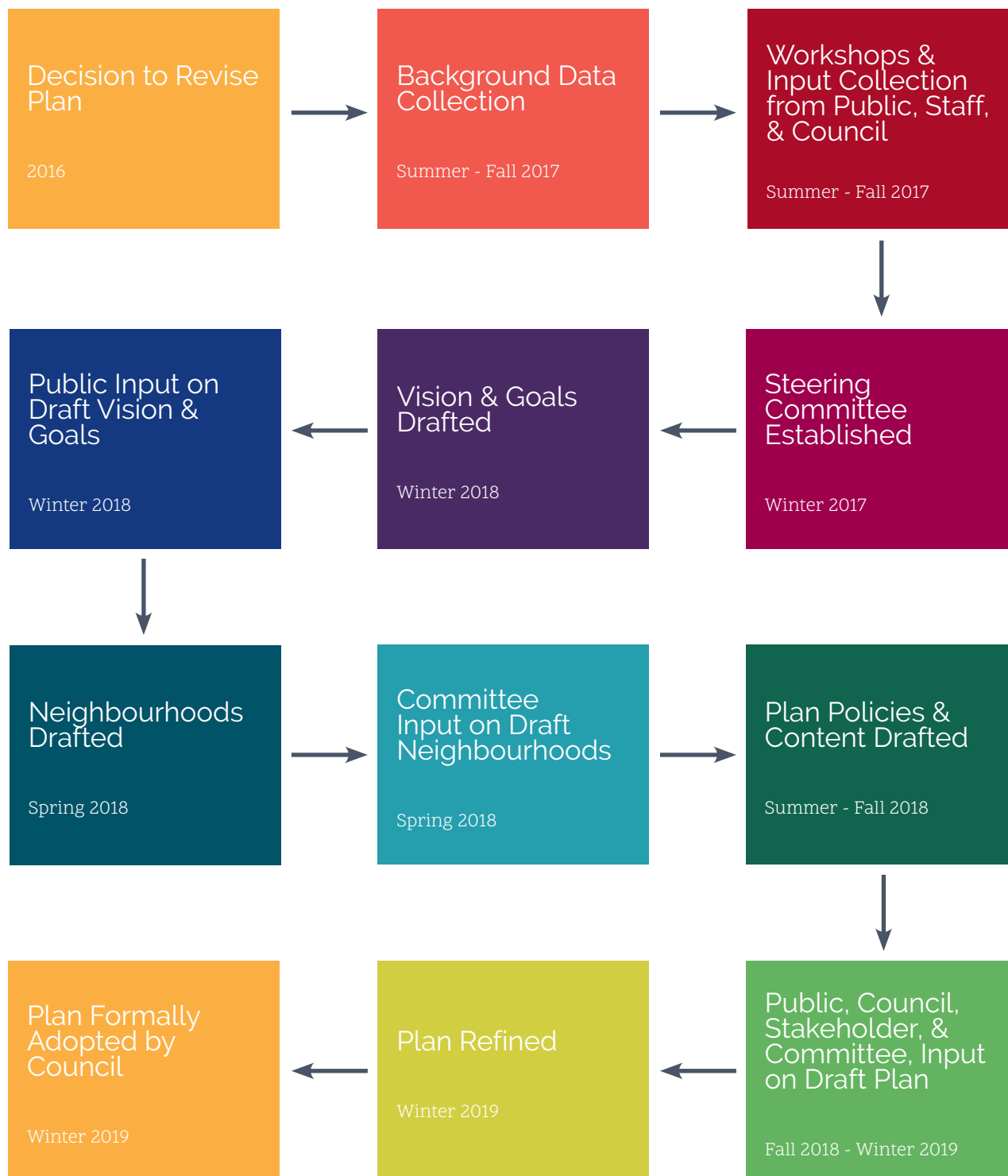
Intent	Word
Compulsory requirement, to ensure a result	SHALL
Actively encouraged, to illustrate ideal expectations	SHOULD
Passively supported, dependent on context, resources, and capacity	MAY

Some policies and corresponding actions are more passive than others, and are subject to resource constraints and capacity limitations, which means not all policies can be simultaneously prioritized. Additionally, many policies take time and ongoing effort to implement, and not all "shall" policies can be implemented immediately. The Town recognizes the reality of limited resources, and that the MDP's vision may not be fully realized unless all policies are implemented. All policies are designed to be achievable over the lifespan of the MDP through the Implementation Framework Policy outlined in section 7.1.



2.0 How We Did it

2.1 MDP Update Process



2.2 Public Involvement

Community involvement was at the forefront of developing Redcliff's MDP. The MDP update process involved hours of public consultation with Town Council, Administration, and the public. An MDP Steering Committee comprised of representatives from the public, Council, Municipal Planning Commission, the School Board, and Administration was established to provide further detailed input on the MDP.

Stakeholder involvement for the MDP included:

460 surveys completed during Redcliff Days	171 "Show Us Your Redcliff" online surveys completed	Two Council engagement sessions totalling 7 hours of input gathering
300+ flags on the "Show Us Your Redcliff" maps at Redcliff Days & Fall Festival	54 Grade 6 students participating in a "Show Us Your Redcliff" design activity	Over 80 Responses to the Draft Plan
10 Town of Redcliff staff members participating in a "Show Us Your Redcliff" design activity	Nearly 50 attendees at the Visioning and Goal-Setting Workshops	15 hours of Steering Committee input
54 online surveys providing input on the draft vision and goals	20 attendees at the Vision and Goals Open Houses	Over 60 photo contest entries submitted

Main themes identified during public consultation included:

- Downtown, Main Street, and the River Valley are viewed as the “hearts” of the community, the places most important to residents
- Residents love and want to keep Redcliff’s “small town feel”
- Attracting more businesses, industry, and retail to Redcliff is paramount to maintain independence
- Eliminate the negative stigma surrounding Redcliff
- Public facilities, amenities, and infrastructure should be upgraded and expanded to meet current and future needs
- Redcliff will experience steady growth in the future due to affordability, recreational and community facilities, and a friendly atmosphere

“I think the red cliffs are the most important feature. We should reduce activities that threaten our natural areas.”

“I enjoy the trail system that we have in Redcliff and would love to see it expanded to make all areas of Redcliff reachable by foot or bike.”

“It’s important to encourage some growth while staying small town...Redcliff is a unique, safe, working class town with potential to upgrade and re-face the main downtown area to create a historically rich area that supports arts and culture. We should strive to be ahead of the curve on renewable energy and other environmentally responsible initiatives.”

“The community events are incredible, we look forward to all of them. Living here is like being able to step out of the business of the world to go home. This should be a focus over the next many years to maintain.”

“Redcliff is a small, warm community. We are proud of our past and eagerly look to the future.”

- Redcliff citizens



Town staff reviewed all feedback collected through public consultation. While it was not possible to incorporate every piece of feedback into the final MDP, the Town sought to balance the needs and wants of the community and incorporate public ideas wherever possible into the vision, goals, and policies.

The MDP Steering Committee, as per their mandate, reviewed and provided guidance, advice, and suggestions on the vision, goals, neighbourhoods, and policies. The Steering Committee also defined the guiding principle for the MDP and judged the photo contest by selecting photos that best represented Redcliff to be featured in the final document.



2.3 Guiding Principle

Small Town Feel is created by...

...The look and design of the Town, which influences people's behaviour. Clean, inviting streets and open spaces draw people outside to meet each other, interact, and visit. Well-designed buildings created a strong sense of place and convey a distinct heritage feel. The look and layout of the Town nurtures a familiarity and connection to the community, encouraging friendliness and a neighbourly atmosphere...

...The people. A small population makes it easier to become familiar with every place and every person.



This symbol next to an MDP objective or policy means it directly relates to the idea of creating small town feel in Redcliff.



When we asked people what they love about Redcliff, the number one response we heard was “small town feel.” What does “small town feel” mean? What does “small town feel” look like? How can we maintain and create “small town feel” as Redcliff moves into the future?

The MDP Steering Committee tackled these questions and developed the following guidelines for what small town feel looks like and means for Redcliff. The guidelines presented below are meant to guide future development and redevelopment in Redcliff. The ideas are also linked to MDP policies.

While every MDP policy does not directly relate to small town feel (i.e. infrastructure provision), decision makers should consider and assess all development proposals and capital projects through the lens of small town feel to determine if they align with the community vision's guiding principle.

Small Town Feel in Redcliff means...

- The community is clean and inviting;
- People are trustworthy and friendly, you know your neighbours and everyone is familiar;
- The community is for all ages;
- You can easily walk anywhere with sidewalks on all streets and signage;
- A variety of recreational and cultural facilities are accessible to all;
- Beautification and greenery in public spaces eliminates starkness;
- The streetscape is inviting with trees, benches, lampposts, and art;
- Streets are safe, calm, and not too busy;
- Downtown is the primary shopping area, with plenty of local stores;
- Buildings are not cookie cutter, and vary in shape, age, and colour;
- You can get all basic goods and services within Town (doctor, groceries);
- The school system fosters pride and contributes to sense of community;
- Residential neighbourhoods have open space, yards, trees, and vegetation;
- Buildings do not appear “crammed” or “stacked” together;
- The design of chain retail stores takes into account human-scale development, shared parking, and storefronts closer to the street;
- Industrial areas are buffered from incompatible uses, and clustered together or located on the periphery of Town;
- Apartments and condo buildings are located in strategic areas above downtown stores, along major corridors, and as a buffer between commercial and single detached homes;
- Buildings demonstrate a high standard of architectural design, using materials which create a sense of place and convey Redcliff's heritage; and
- Buildings are not higher than 3 – 4 storeys, and their size does not overpower the surrounding community.



3.0 How it Fits in

Common goals help ensure success and reaffirm Redcliff's future direction. If every planning document had different goals and values, or the MDP conflicted with provincial and regional planning documents, implementation would be difficult. The provincial government established a hierarchy of planning documents to prevent conflicts, requiring lower level documents to be consistent with higher level documents.

The Alberta *Municipal Government Act* requires municipalities to have an MDP. The MGA outlines required and optional content for the MDP, and describes the MDP adoption and amendment processes.

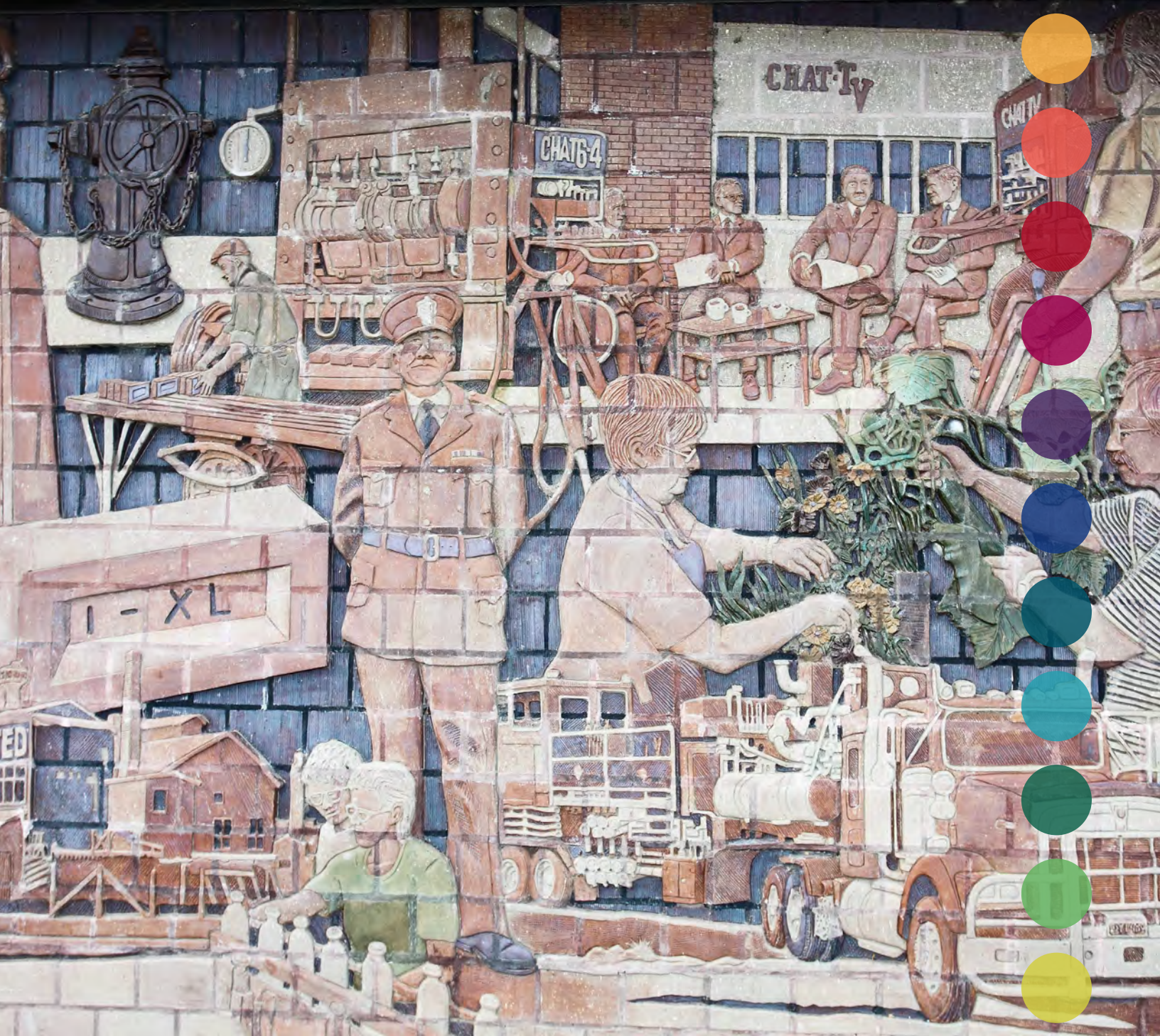
In 2008, Alberta created the *Land Use Framework* (LUF) to sustainably manage land and resources in response to immense growth in the province during the early 2000s. The LUF divides the province into seven planning regions based on major watershed boundaries. Redcliff falls under the *South Saskatchewan Regional Plan*, adopted in 2014. Redcliff's MDP must be consistent with the South Saskatchewan Regional Plan.

In 2010, Redcliff jointly adopted the *Tri-Area Intermunicipal Development Plan* (IDP) with the City of Medicine Hat and Cypress County. The IDP outlines how the three municipalities will grow together in the future, ensuring each has enough land to accommodate future growth. Redcliff's MDP must be consistent with the IDP.

Redcliff's current and future Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs), and Land Use Bylaw (LUB) must be consistent with Redcliff's MDP.

This symbol next to an MDP objective or policy means it directly relates to an SSRP policy.





4.0 *Where We Are*

4.1 History & Geography



Redcliff was originally First Nations territory of the Cree, Assiniboiné, Gros Ventre, Blood, and Peigan people. Europeans settled the Redcliff area in the 1880s. Near the turn of the 20th Century many industrialists, manufacturers, and investors were attracted to the resource-rich area. Redcliff was referred to as the “Smokeless Pittsburgh of the West” due to abundant coal, oil, and natural gas reserves, and proximity to the railroad. Manufacturing of brick, glass, shoes, cigars, and furniture occurred during the boom years in the early 1900s.

Growing industrial activity led to a population surge in the first years of the 20th Century. Redcliff incorporated as a Village in 1910, and became a Town in 1912. Today, Redcliff is recognized for local food production - reflected in the Town motto “Greenhouse Capital of the Prairies” - and maintains a population approaching 6,000, small town character, and strong oil and gas economy.

Redcliff is located in the Grasslands Region of southeastern Alberta, and is also part of the Canadian Badlands. The Badlands region consists of unique coulee landscapes and hoodoo rock formations. It is this landscape and the red shale outcroppings seen in the river valley that gave the Town its namesake, Redcliff.



4.2 Context

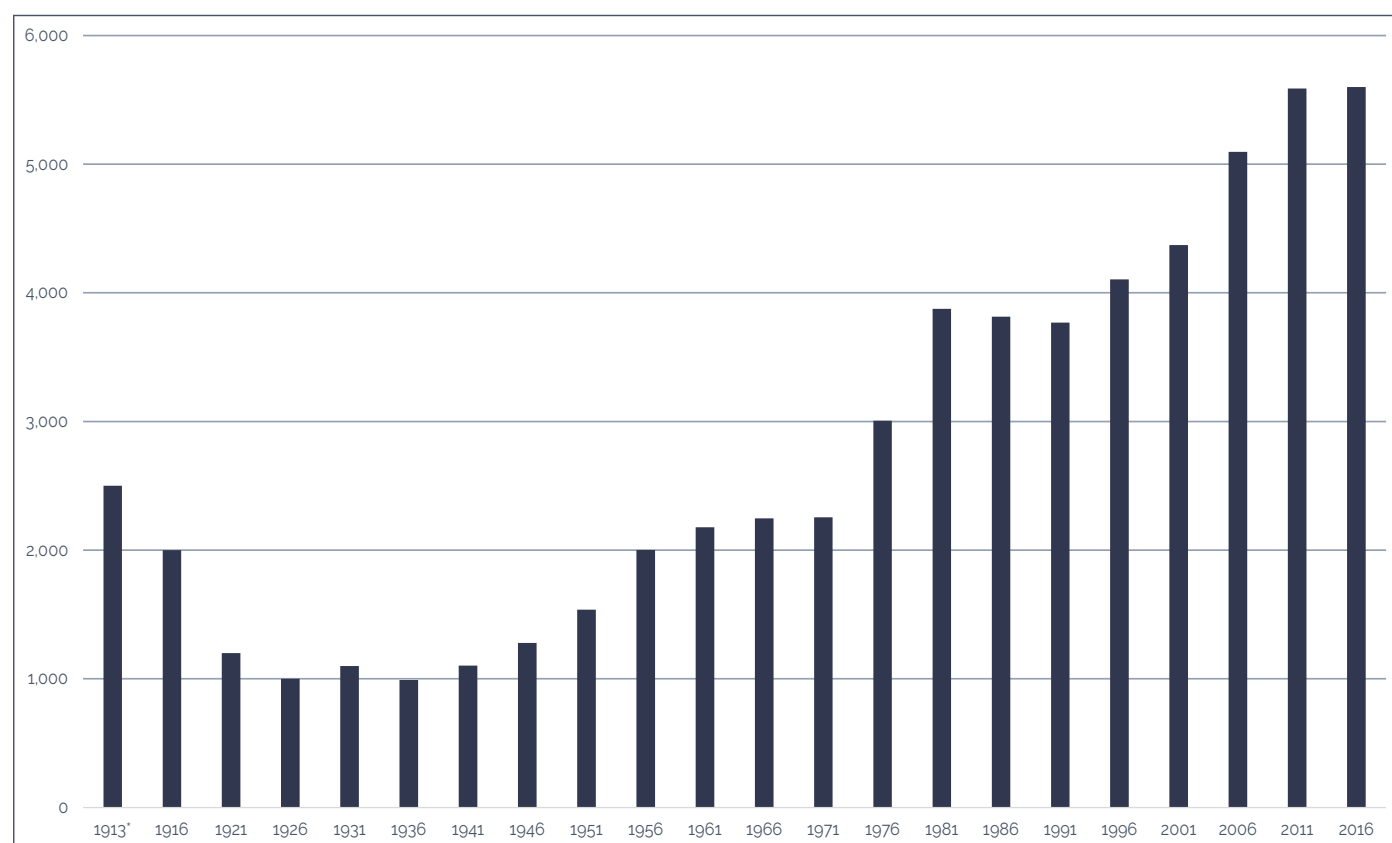
4.2.1 MDP Origins

The first plan for Redcliff's growth and development was the 1976 Redcliff Engineering and Development Study, followed by the 1982 Redcliff General Plan. Redcliff's first MDP, adopted in 1996, built on the foundations of these two documents; it was later revised in 2000 and 2010.

4.2.2 Population

Redcliff's population has fluctuated but grown steadily overall. A booming economy caused significant growth periods in the early 1950s, 1970s, and early 2000s, while slow economic times brought stagnant population growth and even decline in the early 20th Century.

For details on how the population forecast was determined, and additional population growth scenarios and projections, refer to the **Population Study** at www.redcliff.ca.



(Alberta Municipal Affairs 2017, Stats Canada 1996 2007, 2012 2013a, 2013b, 2017, Southeast Alberta Regional Planning Commission 1984)

*first year of available Alberta Municipal Affairs population data

Redcliff’s population forecast for the next ~40 years is shown below. Under the population forecast, Redcliff is predicted to have 7,273 residents in 2036, and 8,782 residents in 2056.



(Stats Canada 2012, 2017)

For details on the economy of Redcliff, refer to the **Economic Study** at www.redcliff.ca.

4.2.3 Economy

Trades, transport, and equipment operator occupations employed a large portion of the population over the last 20 years, while mining, quarrying, and oil and gas extraction, healthcare, construction, and retail were the largest industries where Redcliff residents are employed.

Industry refers to the type of firm where a person works, while **occupation** refers to one’s specific set of tasks. A single occupation therefore is often present across many industries. For example, accountants may work for an accounting firm, government, resource extraction business, or many other kinds of industries (Wyoming Department of Employment 2016).

Tourism, agri-food, and agriculture are expected to lead economic growth in the future. This projected shift in occupation and industry trends is a result of an increased proportion of the population attaining postsecondary certificates, diplomas or degrees, and a need to diversify the economy from oil and gas. Attracting new and diverse industry may be an opportunity for Redcliff to increase its non-residential assessment base, provide employment opportunities directly in Town, and stimulate subdivision and land development.

4.2.4 Land

Redcliff has a sufficient land supply to accommodate development of forecasted residential, commercial, and industrial growth over the ~40 year time horizon of the MDP. Additional land requirements are forecasted near the end of the MDP’s lifespan to ensure a 30-50 year greenfield land supply. Greenfield land may need to be acquired sooner if a higher population projection is realized. Redcliff will continue to annex land in accordance with the IDP to accommodate forecasted population growth.

For details on land in Redcliff, refer to the **Land Inventory** at www.redcliff.ca.

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 infrastructure.

Land Type	Land Available	Land Required Over MDP Lifespan	Land Remaining After MDP Lifespan	Land Needed in the 30 - 50 Years After MDP Lifespan
RESIDENTIAL	~ 165 ha	~ 60 ha	~ 105 ha	100 - 150 ha
COMMERCIAL/ INDUSTRIAL	~ 200 ha	~ 65 ha	~ 135 ha	100 - 125 ha



Photo By: Tammy Harvey

5.0 Where We're Going

The vision is the overarching, general direction for the future of Redcliff. It paints a picture of the ideal future state of Redcliff we should strive to achieve. The vision forms the basis of the MDP that the rest of the document will work towards making a reality. The vision provides strategic direction to Council and reflects the aspirations of the community. The strategic vision provides direction to decision-makers, while the resident and visitor statements interpret the ideas in the strategic vision into the perspective of a resident and visitor describing Redcliff in the future. The resident and visitor vision statements tell a story of the ideal future for Redcliff in a way that is familiar.

The resident and visitor vision statements were created from feedback collected in summer and fall 2017 through surveys and a series of vision-setting workshops with the public, Redcliff students, Council, and Town staff. The vision statements reflect main ideas heard during consultation sessions pertaining to what residents themselves picture Redcliff to be, and what residents want visitors to experience in the Town.

5.1 Strategic Vision Statement

In the year 2056...

Redcliff is celebrated for its small town feel, family oriented atmosphere, and inclusiveness. Redcliff has grown steadily to a population nearing 9,000, remaining independent of, but cooperating with its municipal neighbours.

The coulees and river valley remain preserved to allow current and future generations to enjoy the treasured landscape and wildlife. Abundant outdoor activities and a rich history attract tourists to Redcliff.

Pride in the community is manifested through cultural events, and seen by walking along the clean, people-friendly streets where neighbours and friends gather. Public facilities are well-maintained with a recreation hub as a major gathering space in the community.

Sustainable infrastructure catalyzes both residential and commercial growth. A low cost of living, multiple housing options, and incentives for businesses have increased industry and business diversity. Residents are able to work and shop in their community. Broadway remains the heart of the local business district, with additional retail opportunities in Eastside and throughout the Town.

Ease of getting around by either walking, cycling, or driving, attractive historical buildings, an energetic downtown, and investments in green technology make Redcliff a desirable community.

5.2 Resident Vision Statement

In the year 2056...

Redcliff is my home, it is a wonderful place to live and I am proud of it. The Town has grown to almost 9,000 residents by welcoming people from all walks of life and all over the world. The small town feeling has been preserved and pride in the community is displayed in well maintained properties. Redcliff is a great place to raise a family; kids safely play outside and I know my neighbours. Town spirit runs high, with many citizens involved in the community.

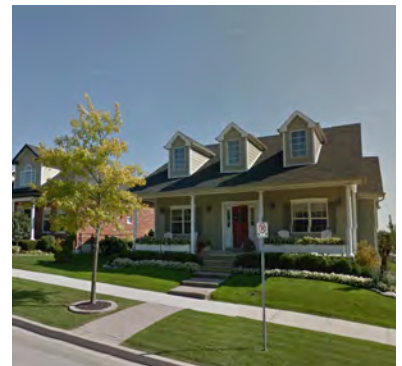
It's easy and convenient to walk and bike just about anywhere in Redcliff because of the accessible and interconnected street system, abundant sidewalks, accommodations for cycling, and calm residential streets. My family and I often bike to recreation centres, especially during summer. A historic park at the former I-XL brick plant site is a popular gathering place for family and friends, and celebrates our rich history, while a nearby school enables kids of all ages to attend school in Town.

The trails, coulees, and river valley have always been one of my favourite places in Town. Protection of natural areas and plentiful trails mean my children and future grandchildren are able to enjoy the area as much as I do.

Just as I was able to afford a small apartment in Redcliff when I first moved out on my own, I have peace of mind knowing I will be able to remain in Redcliff when I am older because of multiple housing options, a low cost of living, support services in the community, and amenities for seniors.

Cooperation with neighbouring municipalities has led to strong regional connections and more options for travelling to and accessing amenities in Cypress County and the City of Medicine Hat. Redcliff has embraced new technology and opportunities to create a community that is financially sustainable with well-maintained and efficiently operating roads, sidewalks, parks, public spaces, and recreation facilities. In the past, concerns with infrastructure limited growth. Today the issue no longer exists and the Town continues to grow with infrastructure supporting growth. Investments in transportation, warehousing, and green technology spurred by infrastructure enhancements have enabled myself and many people I know to work in Redcliff.

Downtown has remained the heart of the local shops and business; I often wander the street on weekends running errands, and enjoy bumping into friends or catching community events. A diverse retail shopping area in Eastside boasts stores where I can buy additional items I used to have to leave Town for. The convenience of being able to do most of my shopping in Redcliff shows how we've grown and become more self-sufficient.



5.3 Visitor Vision Statement



In the year 2056...

We are driving along the Trans-Canada Highway when a sign for the amenities in the Town of Redcliff catches our eye. The Town looks clean and inviting, we decide to make a rest stop. Driving through the canopy of trees along Broadway Avenue conveys a small town charm. The shops and streets are attractive, welcoming, and full of life, we park and wander around.

We spend time in shops and stores downtown, and stop to sit on a bench in one of Redcliff's many parks to people watch. We wander through the quaint residential streets, dotted with historic homes. Redcliff is peaceful and friendly, I could see myself living here. We visit the museum and learn about the boom years during the early 1900s. The museum recommends additional places to see in Town. We end our outing with a serene evening walk on the trails that run atop the coulees and wind down to the river valley, taking in a beautiful view of the coulees and South Saskatchewan River.



Photo By: Jacky Tam

As we make our way out of Redcliff, we discuss planning a trip over summer and staying at one of the several overnight accommodations available in Town. We are looking forward to mountain biking in the coulees, swimming at the pool, playing a round at the golf course, and catching one of the community festivals. Our pit stop in Redcliff turned into discovering a hidden gem in the prairies.



Photo By: Katy Courty



Photo By: Tammy Harvey

6.0 How We'll Get There

6.1 Goals

The goals act as “mini vision statements” for the future of Redcliff for specific topic areas that apply to the entire Town. The goal statements build from the vision, adding further detail and direction based on feedback heard during public consultation and from the MDP Steering Committee.

6.1.1 Community

Redcliff is a community full of spirit that celebrates diversity and fosters inclusion. Our rich history is honoured in our public spaces, where residents gather and attend events year-round, made possible by our strong volunteer community. Safe and attractive streets and buildings bring people together, preserve our heritage, promote multiple uses, and perpetuate small town charm.

Objective 1: Increase community pride by promoting beautification of Redcliff

Policy 1: The Town **shall** create building and neighbourhood design guidelines encouraging high-quality architectural design using natural and resilient building materials, creating a strong sense of place, and promoting social interaction

Policy 2: The Town **shall** provide bylaw enforcement with tools and resources, in light of capacity and resource restraints, to proactively enforce unsightly property regulations

Policy 3: The Town **should** create inviting public spaces through initiatives such as:

- pop-up parks or events in vacant lots
- treed boulevards
- commissioned murals

Policy 4: The Town **should** beautify parking lots

Policy 5: The Town **should** evaluate the need for public art initiatives and a public art committee

Policy 6: The Town **should** encourage property clean-up by expanding community clean-up initiatives and establishing a tool library

Policy 7: The Town **may** establish community-led greening and beautification efforts on both private and public property

Objective 2: Increase community involvement, citizen capacity, and event attendance

Policy 8: The Town **shall** advertise community events using a variety of Town and local media news outlets

Policy 9: The Town **should** encourage and support community-led events and initiatives by building the capacity of and helping grow community groups who align with the vision of the MDP

Policy 10: The Town **should** collaborate with community groups and organizations who align with the vision and goals of the MDP to apply for grant funding



Heritage Park Parking Lot - Calgary, AB



Public Art Mural - Halifax, NS



Objective 3: Preserve and promote Redcliff's cultural and built heritage

Policy 11: The Town **shall** create an inventory of historical buildings, resources, and culturally significant places in collaboration with the Redcliff Museum

Policy 12: The Town **shall** create initiatives to bring greater recognition to historic resources in Redcliff

Policy 13: The Town **should** actively work with property owners and the Province to register properties to the provincial historical registry

Policy 14: The Town **should** create policies and bylaws to protect valuable municipal historic resources, ensuring protection from demolition

Policy 15: The Town **should** encourage building and public space design complementing the Town's brick manufacturing history by encouraging the use of brick in built form

Policy 16: The Town **should** create incentives for property owners to refurbish historic properties

Policy 17: The Town **should** consider naming new subdivisions, streets, and parks to reflect the history of Redcliff

6.1.2 Economy & Tourism

Redcliff is a place where businesses seek to locate and people desire to visit thanks to an “open for business” mindset, proactive approach to attract new industry, and skilled labour. Residents can easily access a diverse range of retail uses Downtown, in Eastside, along Mitchell Street and South Railway Drive, and in neighbourhood stores. Redcliff is a destination for those who want to experience and explore the badlands landscape.

Objective 1: Actively work to increase business and development investment and diversity

Policy 1: The Town **shall** expand partnerships with economic development organizations to attract business investment to Redcliff

Policy 2: The Town **shall** review and complete business attraction and retention strategies outlined in the 2017 Redcliff Business and Tourism Plan

Policy 3: The Town **shall** review the effectiveness of the role of the Town as a land developer

Policy 4: The Town **shall** increase the advertising presence for land in Redcliff to promote business and development opportunities

Policy 5: The Town **shall** create and facilitate creation of land parcels in greenfield areas that meet market demand for development in terms of size and servicing

Policy 6: The Town **should** create an Economic Development Officer position at the Town

Objective 2: Attract tourism to Redcliff

Policy 7: The Town **should** collaborate with economic development organizations and nearby municipalities to market tourism in the area

Policy 8: The Town **should** expand and improve recreational assets that already attract visitors

Policy 9: The Town **should** encourage development of a variety of overnight accommodation facilities

Policy 10: The Town **should** create an integrated and multilingual way-finding system in parks and the downtown highlighting points of interest

Policy 11: The Town **may** consider developing a dedicated tourist centre

Way-finding could be incorporated into a mobile phone application for visitors to use.



6.1.3 Facilities, Services, & Infrastructure

Redcliff is self-sufficient in providing an exceptional level of service to residents and business owners, contributing to a high quality of life. Redcliff's public buildings and facilities are accessible and inviting for all. Our infrastructure, designed with life cycle costs and environmental impact in mind, catalyzes business and industrial investment in the Town.



Green energy comes from naturally replenished sources such as sun, wind, tides, or geothermal. **District energy** systems centralize the production of heating or cooling for a neighbourhood or community.

Universal accessibility is when buildings, products, or environments are accessible to all people, regardless of age, disability, or other factors.

Community centres act as multi-use buildings containing many community services, such as a library, pool, and community hall, all under one roof.

Objective 1: Establish and promote Redcliff as an independent municipality by improving infrastructure

Policy 1: The Town **shall** create and implement an asset management system

Policy 2: The Town **shall** upgrade the sanitary sewer system to meet peak flow demands

Policy 3: The Town **should** explore opportunities to become self-sufficient in providing wastewater treatment services

Policy 4: The Town **may** explore the feasibility of green energy and district energy systems, both on the Town-wide and neighbourhood levels

Objective 2: Public buildings and facilities are inviting and accessible

Policy 5: The Town **shall** ensure all public buildings and facilities are designed to promote socialization, fostering small town feel

Policy 6: The Town **shall** ensure all new Town facilities are universally accessible

Policy 7: The Town **should** renovate all existing Town facilities to become universally accessible

Policy 8: The Town **should** structure user fees for municipal facilities to ensure affordability for all income levels

Objective 3: Improve upon and expand Town facilities and services

Policy 9: The Town **shall** create and implement a Facilities Master Plan to identify and fulfill community needs

Policy 10: The Town **shall** appropriately locate and plan facilities and amenities to meet future demand, with particular consideration to walkability and access to existing and future communities

Policy 11: The Town **shall** evaluate the need for and feasibility of a community centre

Policy 12: The Town **should** consider year round use when developing future community amenities and facilities

6.1.4 Food & Agriculture

Residents in Redcliff have access to healthy, affordable, and diet appropriate food options through neighbourhood retail, community and private gardens, greenhouses, and farmer's markets. Efficient land-use planning preserves agricultural land and encourages sustainable agricultural development for future generations.

Objective 1: Land use planning ensures land is developed to its highest and best use, minimizing the impact on agricultural lands

Policy 1: The Town **shall** ensure land within the existing Town boundary is developed and redeveloped efficiently to prolong the need to potentially annex highly productive agricultural land in the future

Policy 2: The Town **shall** discourage leapfrog development by ensuring greenfield land is not developed prematurely for urban expansion, to minimize fragmentation and potential impact on, disturbance to, and destruction of, agricultural land

Policy 3: The Town **shall** direct greenfield development on the fringe away from agricultural land outside the Town boundary wherever possible, and identify, protect, and buffer agricultural land from potential negative effects of adjacent development

Objective 2: Increase access to and knowledge of locally produced food

Policy 4: The Town **should** expand existing and create new community gardens

Policy 5: The Town **should** establish edible parks and an edible urban forest

Policy 6: The Town **should** review the feasibility of an urban bee initiative

Policy 7: The Town **should** promote the existing local food production industry

Policy 8: The Town **should** encourage and support the establishment of community farmer's markets

Policy 9: The Town **may** cooperate with schools and community groups to educate the public about how food is grown

Policy 10: The Town **may** cooperate with growers to provide for horticultural development on industrial lands north of the Highway



Photo By: Nick Clements



Edible parks or edible urban forests are fruit-bearing trees or shrubs planted in public areas which are open for the public to harvest and eat at their leisure.



Photo By: Elisha Lake

6.1.5 Governance & Leadership

Redcliff has a clear long-term strategic direction and an engaged, proactive, and accountable Council. Town Hall is accessible and welcoming to residents and visitors. Residents play an active role in decision-making through various boards, committees, and events. The Town actively reaches out to the community and embraces new technology as a communication tool to increase transparency and promote alternative ways for the community to learn about, engage with, and participate in government.



Objective 1: Council and administration decision-making is consistent, rational, and in the community interest

Policy 1: Council decisions **shall** consider the community's vision and needs

Policy 2: Council decision-making processes **shall** follow all Town plan and policy guiding documents and legislation

Policy 3: Council **shall** commit to plans and policies by having achievable goals and establishing implementation and monitoring frameworks

Policy 4: Administration **shall** follow Council's direction, and adhere to Town plans, policies, and guiding documents and legislation when implementing Council decisions



Objective 2: Increase citizen engagement and participation in local government

Policy 5: The Town's public participation policy **shall** include a variety of engagement methods aimed at increasing public participation by reaching and involving all members of the community

Policy 6: The Town **shall** increase its use of new communication methods and technologies, such as social media and online platforms, as a means of connecting with the public

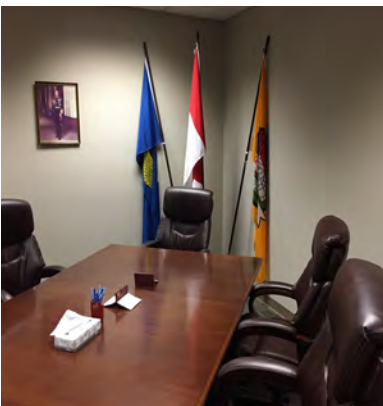
Policy 7: The Town **shall** implement public education campaigns on Town initiatives to actively increase community knowledge and engagement

Objective 3: Funding streams are reliable to allow realization of Plan goals

Policy 8: The Town **should** cultivate new and alternative funding sources to support implementation of the MDP such as:

- community group and local business partnerships
- restructuring fees and rates
- advertising at Town facilities

Policy 9: The Town **should** allocate resources to apply for and secure grant funding



6.1.6 Housing

Redcliff creates desirable communities by encouraging a variety of housing types that accommodate different lifestyle choices, socioeconomic levels, and needs. Regardless of whether people own or rent their home, housing in Redcliff is affordable, and caters to different age groups so residents can comfortably live their entire lives within the Town.

Objective 1: Ensure neighbourhoods have a range of housing choice for all demographics by increasing the percentage of non-single-detached dwellings to 30% of total households Town-wide

Policy 1: The Town **shall** develop and attract investors to develop senior's living accommodations

Policy 2: The Town **should** encourage within proximity to locations of education, recreation, commercial, or health uses, specialized or unique forms of housing such as:

- tiny homes
- barrier-free or adaptable housing
- senior's living
- resort-style living

provided the housing is in accordance with the guiding principle, vision, and goals of the MDP

Policy 3: The Town **should** promote higher density housing types, such as town houses, reflecting a small town feel

Objective 2: Housing in Redcliff is affordable, with a decreasing percentage of total households spending more than 30% of income on housing and shelter

Policy 4: The Town **shall** coordinate with appropriate agencies and other levels of government to develop affordable housing strategies to meet the need for affordable housing in Redcliff

Policy 5: The Town **should** ensure affordable housing is intermixed with market housing

Policy 6: The Town **may** establish affordable housing quotas for new site and neighbourhood developments



Barrier-free and adaptable housing is constructed for people who may have mobility or other impairments. These types of homes may have features like no stairs or wide doorways, and be all one level.



Affordable housing strategies could include establishing maximum rents, or having rent aligned to tenant income levels.

6.1.7 Intergovernmental Cooperation

Redcliff remains an independent municipality while collaborating with Cypress County and the City of Medicine Hat to meet shared service delivery and growth goals outlined in the Intermunicipal Collaboration Framework (ICF) and Intermunicipal Development Plan (IDP). Redcliff is connected to its municipal neighbours through linked trails, roadways, and public transportation, enabling residents and businesses to access regional amenities. Partnerships between Redcliff and other governments promote shared goals, contributing to economic development and a high quality of life.

Objective 1: Cooperation with other levels of government ensures realization of shared goals

Policy 1: The Town **shall** uphold the vision of Alberta's Social Policy Framework by creating an inclusive and welcoming community where every resident has the opportunity to fulfill their potential and benefit from a thriving social, economic, and cultural life

Policy 2: The Town **shall** effectively incorporate Alberta's Active Living Policy in recreational programming so people can enjoy a high quality of life, improved health and wellness, economic benefits, and personal fulfillment through recreation, active living, and sport

Policy 3: The Town **shall** ensure Alberta's Pathway to Growth Tourism Framework is effectively implemented to enhance tourism experiences in the Canadian Badlands

Policy 4: The Town **shall** ensure cooperation with the province of Alberta on Destination Management Strategies to help guide tourism development

Policy 5: The Town **shall** follow Alberta's Clean Air Strategy to create and maintain air quality management initiatives supporting healthy ecosystems and economic growth without compromising air quality

Policy 6: The Town **shall** follow Alberta's Water for Life Action Plan by accelerating actions which manage and safeguard water resources

Policy 7: The Town **shall** use Alberta Environment's Stepping Back From the Water as a guideline for creating a minimum standard when establishing setbacks from the South Saskatchewan River

Policy 8: The Town **shall** use Alberta's Efficient Use of Land Implementation Tools Compendium as a guideline for efficient land development to implement Strategy 5 of the *South Saskatchewan Regional Plan*

Policy 9: The Town **shall** use the Alberta Wetland Policy to make informed wetland management decisions which minimize the loss and degradation of wetlands

Policy 10: The Town **shall** uphold the Canadian Biodiversity Strategy by conserving biodiversity, using biological resources sustainably, and sharing the benefits from the use of genetic resources fairly

Objective 2: Collaboration with municipal neighbours addresses common planning issues and ensures efficient land use in the region and on fringe areas through implementation of the IDP

Policy 11: The Town **shall** follow and adhere to the goals, policies, processes, and land use concepts of the IDP by coordinating with neighbouring municipalities

Policy 12: The Town **shall** work with municipal neighbours to identify significant land uses in the region, anticipate future growth and needs, and ensure infrastructure and servicing supports development

Policy 13: The Town **should** pursue joint cooperative agreements that contribute to intermunicipal planning

Objective 3: Cooperation with municipal neighbours ensures enhanced service delivery for regional residents

Policy 14: The Town **shall** uphold the agreements set out in the Intermunicipal Collaboration Framework

Policy 15: The Town **should** support and promote regional public transit initiatives

Policy 16: The Town **should** explore the feasibility of a regional trail connecting Redcliff to Medicine Hat for cyclists and pedestrians

6.1.8 Land Use

Redcliff's land use pattern creates desirable places that celebrate our identity by perpetuating small town feel. The Town layout encourages mixing compatible uses to create unique spaces that promote lively and active communities, while ensuring separation of incompatible uses. Redcliff maintains a long-term land supply by prioritizing infill and redevelopment sites to preserve the natural environment and agricultural land. Residential neighborhoods, especially those in and near downtown, promote healthy lifestyles by encouraging walking and cycling.



Objective 1: Redcliff actively plans for future growth and development

Policy 1: The Town **shall** evaluate future community needs based on population needs and projected growth to ensure proper planning and budgeting

Policy 2: The Town **shall** cooperate with landowners and developers to ensure a supply of serviced land is available

Policy 3: The Town **should** follow the Priority Growth Areas outlined in Section 7.2.2 of the MDP

Policy 4: The Town **should** acquire and retain suitable land in advance of development demand to maintain a 30 – 50 year land supply

Objective 2: Redcliff develops land efficiently to minimize conflicts and the impact on agricultural and natural landscapes

Policy 5: The Town **shall** ensure any land within the vicinity of a sour gas facility or pipeline meets the minimum setback requirements of the Alberta Energy Regulator

Policy 6: The Town **shall** minimize land use conflicts by designating compatible land uses ahead of future development to provide an appropriate mix of land uses

Policy 7: The Town **shall** consider development if it is contiguous with existing development and required services can be efficiently provided to serve the development

Policy 8: The Town **shall** ensure industrial developments are separated and buffered from other uses to prevent land use conflict

Policy 9: Proper noise attenuation from highways and/or railway traffic **shall** form part of any residential development adjacent to traffic corridors as required by a noise attenuation study

Policy 10: The Town **should** support development of brownfield land and serviced infill land before greenfield land

Policy 11: The Town **should** encourage medium and higher density developments and mixed uses in and near downtown, and along major corridors

Policy 12: The Town **may** establish development incentives for infill and brownfield properties

Objective 3: Land development in Redcliff is aesthetically pleasing, projecting a small town feel

Policy 13: The Town **shall** plan grid street systems in residential neighbourhoods whenever possible to promote walking and cycling

Policy 14: The Town **shall** support street oriented medium and high-density housing developments

Policy 15: The Town **shall** create design guidelines promoting building form, high-quality building materials, building scale, articulation, site layout, and neighbourhood design that facilitate a high degree of walkability and social interaction possibilities

Policy 16: The Town **shall** expect development to be in accordance with Town standards

Policy 17: The Town **shall** support Crime Prevention Through Environmental Design (CPTED) practices as a means of enhancing security and safety to foster community pride

Policy 18: The Town **should** encourage residential developments that forego front-drive garages in favour of rear-lane access to connect residents to the street

Policy 19: The Town **should** create standards for the design, landscaping, and screening of storage areas in new and redeveloped commercial and industrial sites

Policy 20: The Town **should** discourage residential community layouts that promote exclusivity and restrict access to the general public

Objective 4: Area Structure Plans, Area Redevelopment Plans, and the Land Use Bylaw compliment the vision and goals of the MDP

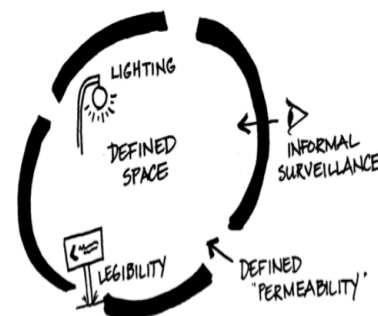
Policy 21: Area Structure Plans **shall** be prepared prior to the redistricting and subdivision of greenfield areas

Policy 22: The Town **shall** update the Land Use Bylaw to meet the future vision for Redcliff set out in the MDP

In the Redcliff context, **medium density** housing takes the form of a tri-plex or four-plex, with a density of 20 - 30 units/ha. **High density** housing takes the form of condo buildings or apartments 3 storeys high or less, with a maximum density of 40 units/ha.


Social interaction possibilities could arise from formal and informal gathering spaces, pedestrian and cyclist oriented transportation, and street-oriented buildings.

CPTED is a design philosophy built around the belief that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improved quality of life. **CPTED** exploits natural forms of surveillance, access control, and territorial reinforcement in a deliberate attempt to present a psychological deterrent for the purpose of positively influencing human behaviour as people interact with the environment (CPTED Ontario n.d.).



Policy 23: Area Structure Plans and Area Redevelopment Plans **should** follow the neighbourhood boundaries identified in the MDP

Policy 24: Residential Area Structure Plans and Area Redevelopment Plans **should** include commercial sites which service the immediate surrounding neighbourhood, but do not adversely affect residential uses

 **Objective 5: Redcliff plans for future school sites in cooperation with the local School Board(s)**

 **Policy 25:** The Town **shall** ensure Area Structure Plans are created and updated in coordination with the local School Board(s) to plan for future school site allocation on land desirable for development

Policy 26: The Town **shall** ensure, when land is subdivided, reserve land or money in lieu is dedicated to meet present and future needs for school sites

6.1.9 Natural Environment

Redcliff's natural spaces are a treasured example of the badlands landscape. Natural areas throughout the Town are restored, maintained, and enhanced. Water, air, land, and waste are managed to minimize any impact on the environment. The coulees and South Saskatchewan River Valley are formally protected and recognized as a significant feature of the Town. Residents and visitors are stewards of the environment who appreciate and benefit from the intrinsic value of nature and have access to abundant outdoor recreational activities.

Objective 1: Land, air, and water resources are protected and maintained

Policy 1: The Town **shall** develop and implement solid waste reduction programs

Policy 2: The Town **shall** develop and implement water conservation initiatives, recognizing the fragility of the water supply in the South Saskatchewan River

Policy 3: The Town recognizes the ecological value of aquatic habitats, water quality, and water features, and **shall** protect them from degradation, taking into account the entire watershed

Policy 4: The Town **shall** develop landscaping guidelines and should provide incentives to encourage landscaping that minimizes water use

Policy 5: The Town **shall** develop and implement climate change mitigation and adaptation strategies

Policy 6: The Town **shall** strictly enforce littering bylaws

Policy 7: The Town **should** create public education campaigns regarding waste generation and water consumption

Policy 8: The Town **should** ensure garbage receptacles and recycling bins are present in public spaces

Objective 2: The intrinsic value of landscapes, natural spaces, ecosystems, and biodiversity is preserved

Policy 9: The Town **shall** undertake mapping and analysis to identify lands to dedicate as Environmental Reserve and/or Conservation Reserve

Policy 10: The Town **shall** ensure significant environmental and cultural sites in the natural landscape are protected

Policy 11: The Town **shall** actively discourage redevelopment of dedicated reserve land to other uses

Policy 12: The Town **should** create a demonstration garden to showcase local plant species unique to the prairies

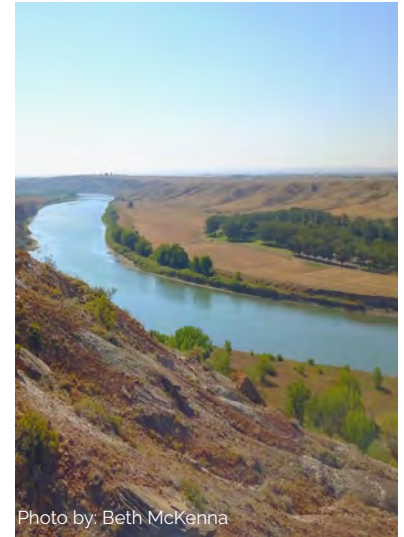


Photo by: Beth McKenna

Mitigation refers to reducing greenhouse gas emissions, while **adaptation** refers to adjusting how we plan our community based on climate change effects.

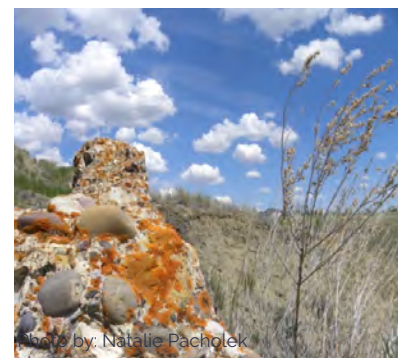


Photo by: Natalie Pacholek

Dedicated reserve land includes parks and open spaces.



Somerside Storm Pond - Medicine Hat, AB



Xeriscaping refers to planting vegetation that reduces or eliminates the need for watering outside of natural precipitation. It is commonly used in dry areas or places with limited access to fresh water for irrigation.

Objective 3: Neighbourhoods and developments are planned to complement and mirror ecosystem function

Policy 13: The Town **shall** require developers to design new stormwater management ponds to mimic the appearance and function of natural wetlands, and act as open spaces for public enjoyment

Policy 14: The Town **shall** develop and implement an Urban Forest Master Plan to manage the tree canopy

Policy 15: The Town **shall** require developers to provide and implement a tree-planting plan for all new developments

Policy 16: The Town **should** design and encourage the design of energy efficient buildings and neighbourhoods that take into account features such as:

- shorter road lengths
- reduced rights of way
- energy efficiency
- renewable energy
- xeriscaping
- solar orientation

Policy 17: The Town **should** require developers to complete front yard landscaping for all new residential developments

Policy 18: The Town **should** encourage developers to consider options for generating renewable and green energy for both individual sites and entire neighbourhoods

Policy 19: The Town **may** consider creating guidelines for developers to install electric vehicle charging stations in public parking areas

Policy 20: The Town **may** explore the use of trees and vegetation to create wind barriers and shade

6.1.10 Parks, Recreation, & Public Spaces

Redcliff's parks and public spaces are a focal point for the community, and promote ease of access for all residents to take part in a variety of activities. Parks often host community events and festivals, connecting residents of the Town. Redcliff's trails provide an impressive setting for walking and biking, with views of the river valley. A unique mix of parks and public spaces in all neighbourhoods provides the opportunity for a variety of active and passive uses.

Objective 1: All residences in Redcliff are within 400m of neighbourhood park amenities

Policy 1: The Town **shall** develop new park amenities in vacant green spaces in residential areas

Policy 2: The Town **shall** ensure all park areas are classified appropriately in the Land Use Bylaw

Objective 2: Redcliff's parks and public spaces are safe and accessible

Policy 3: The Town **shall** consider the needs of people with impairments when planning and developing park amenities

Policy 4: The Town **shall** ensure parks are accessible for walking and biking by establishing safe street crossings and sidewalks

Policy 5: The Town **shall** examine where comfort amenities are needed and provide for them accordingly in parks and public spaces

Policy 6: The Town **should** develop public space lighting standards to ensure appropriate lighting in parks and public spaces

Policy 7: The Town **may** consider lowering the speed limit in park and playground zones

Objective 3: Parks and public spaces are well-maintained and expanded when needed

Policy 8: The Town **shall** update the 2016 Parks Master Plan to align with the vision and goals of this Plan, and continue to upgrade existing park amenities in accordance with the 2016 Parks Master Plan

Policy 9: The Town **shall** expand the walking and mountain biking trail network

Policy 10: The Town **shall** expand off-leash areas and create a permanent, designated dog park(s)



Neighbourhood parks are used by those in the immediate surrounding area, such as a playground, and contrast community parks which are more specialized and used by the entire Town, such as a soccer field.



Comfort amenities could include public washrooms, places to sit, or water fountains.



Photo by: Cole Watson



Sheltered spaces could come in the form of trees, shade sails, pergolas, or gazebos.



Objective 4: New, unique, and all-age park amenities are developed

Policy 11: The Town **shall** develop sheltered and semi-sheltered public spaces in parks to provide seasonal protection from the elements and encourage greater use of park areas

Policy 12: The Town **should** consider creating the following park and recreational amenities:

- skate park
- all ages playground(s)
- frisbee golf course
- outdoor workout equipment
- fish pond
- campground
- community kitchen(s)

Policy 13: The Town **may** consider the feasibility of allowing small businesses, such as an outdoor café or food trucks, to operate in parks and public spaces

6.1.11 Streets & Mobility

Redcliff's connected network of streets, sidewalks, and trails allows people and goods to move safely and efficiently in all modes of transportation. Residents and visitors of all ages and abilities can easily access and navigate the Town via walking and cycling routes that provide small rest areas and shelter. Our road network minimizes travel distances, accommodates current and planned traffic flows, and provides easy access to the Town from the Trans-Canada Highway and other major routes.

Objective 1: Redcliff's streets provide a safe and convenient way for all people to get around and participate in community life

Policy 1: The Town **shall** introduce traffic calming measures such as roundabouts and corner bump-outs to increase safety

Policy 2: The Town **shall** install accessibility infrastructure to accommodate mobility impairments at all locations where pedestrian infrastructure connects to and must cross vehicle infrastructure

Policy 3: The Town **shall** evaluate all intersections for pedestrian safety, redesigning and upgrading intersections as needed

Policy 4: The Town **shall** consider the lighting of pedestrian areas when designing and installing road lighting

Policy 5: The Town **may** consider reducing the general speed limit within Redcliff

Policy 6: The Town **may** implement a pilot "rest stop" program, which places benches, small shelters, bike racks, and water fountains on streets for those who need a break while walking or cycling

Policy 7: The Town **may** implement pilot "play street" and shared street projects

Objective 2: Increased pedestrian and cyclist trips and decreased single-occupant passenger vehicle trips are made within the Town

Policy 8: The Town **shall** increase the proportion of pedestrian trips by:

- expanding the sidewalk system
- expanding the trail system
- creating separated sidewalks on major streets

Policy 9: The Town **shall** increase the proportion of cycling trips by:

- creating bike paths on major roads
- providing bike racks at all Town-owned and operated facilities
- pilot-testing a bike share program

Policy 10: The Town **shall** expand the pedestrian system to ensure parks and public spaces are well connected



Play streets close a street to vehicle access and open streets as places for kids (and adults!) to play and socialize.



Shared streets are used by vehicles, pedestrians, and cyclists. The space can be shared because vehicles are slowed down with trees and planters. **Shared streets** typically do not have curbs and sidewalks and may be visually distinct from regular streets using different colours, textures, or patterns of pavers.



Objective 3: Redcliff's transportation network enables efficient travel

Policy 11: The Town **shall** design road systems to minimize travel distances and provide for easy navigation

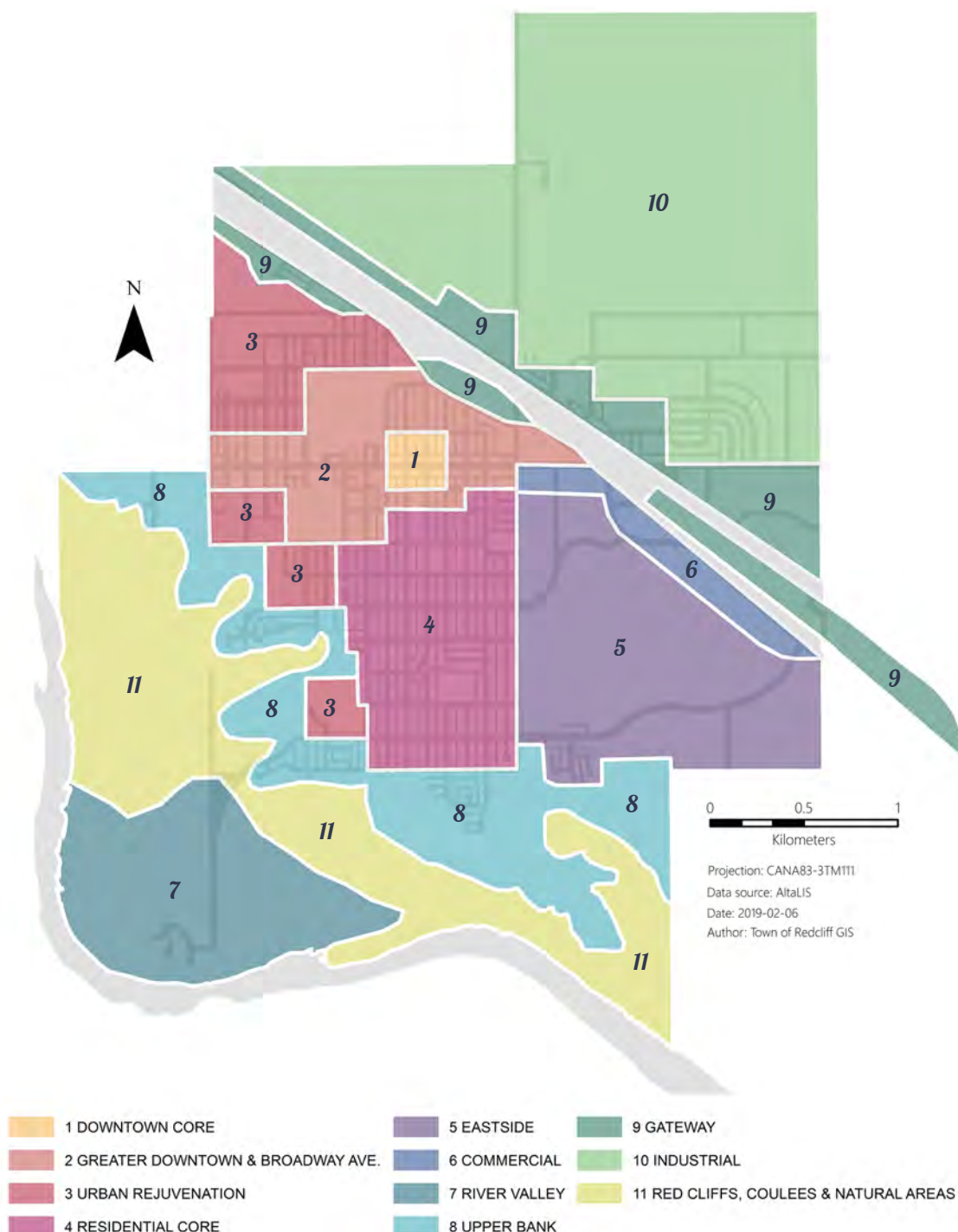
Policy 12: The Town **shall** ensure Trans-Canada Highway access for residents and businesses

Policy 13: The Town **should** advocate for public transit services for Redcliff

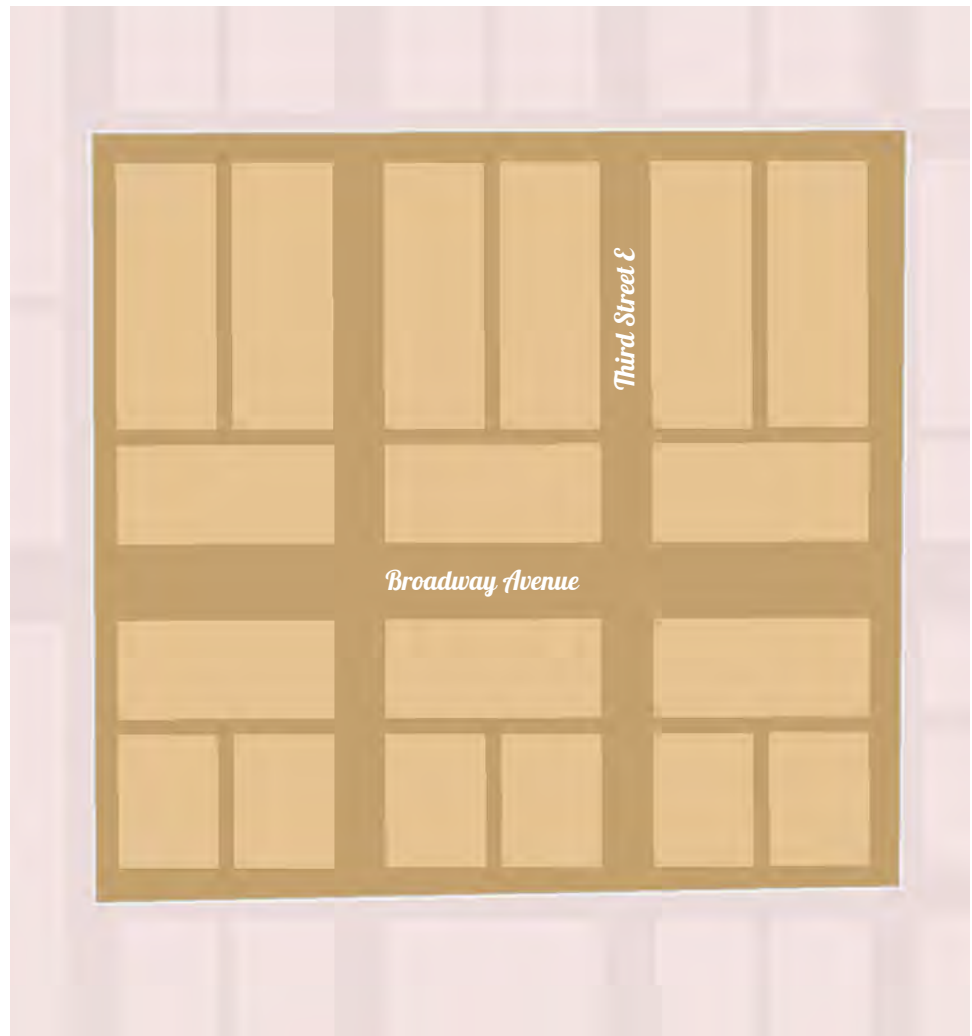
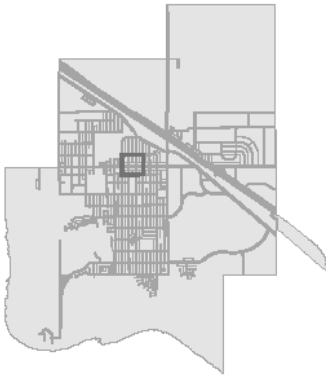
Policy 14: The Town **may** support railway access and development where appropriate

6.2 Neighbourhoods

The neighbourhood policies pertain to specific locations within Redcliff and reflect the need for site-specific policies as certain areas in Town face unique circumstances, challenges, and opportunities. Many neighbourhood policies evolved out of feedback collected from the public during consultation, such as the desire to beautify downtown.



6.2.1 Downtown Core



Current State: Identified as one of the hearts of the community, the Downtown Core includes the commercial areas along Broadway Avenue and Third Street that support many local businesses. Buildings are an eclectic blend of styles and ages with several having commercial on the ground floor and residences above.

Opportunities: The Downtown Core could be improved by developing vacant buildings and lots, sustaining small businesses, and encouraging development of mixed use properties to foster pedestrian friendly community gathering places.

Future State: The Downtown Core continues to be recognized as a heart of the community. Local businesses thrive off a greater number of people drawn to the Downtown due to availability of more residential units, a focus on beautifying downtown, and promoting walking and cycling.

Policy 1: The Town **shall** develop a Downtown Core Area Redevelopment Plan

Policy 2: The Town **shall** recognize the Downtown Core as a high priority residential growth area, and increase the population density by promoting and enabling multi-unit residential development

Policy 3: The Town **shall** expand local business activity by promoting the Downtown Core as a high priority commercial growth area

Policy 4: The Town **shall** create and encourage pop-up parks and temporary uses on vacant land

Policy 5: The Town **shall** support architectural elements and building materials that create eclectic, complimentary, welcoming, human-scale storefronts and honour the Town's brick history

Policy 6: The Town **shall** establish programs that actively pursue beautification and vitalization of the Downtown Core and its buildings

Policy 7: The Town **shall** incentivize development of vacant and underutilized land and buildings

Policy 8: The Town **shall** review and update the Land Use Bylaw to ensure downtown parking regulations do not prohibit development

Policy 9: The Town **should** evaluate the need for a Business Revitalization Zone

Policy 10: The Town **should** explore the feasibility of creating additional Town-owned parking through creation of a Downtown Parking Plan

Policy 11: The Town **should** ensure civic buildings and cultural hubs are located in the Downtown Core

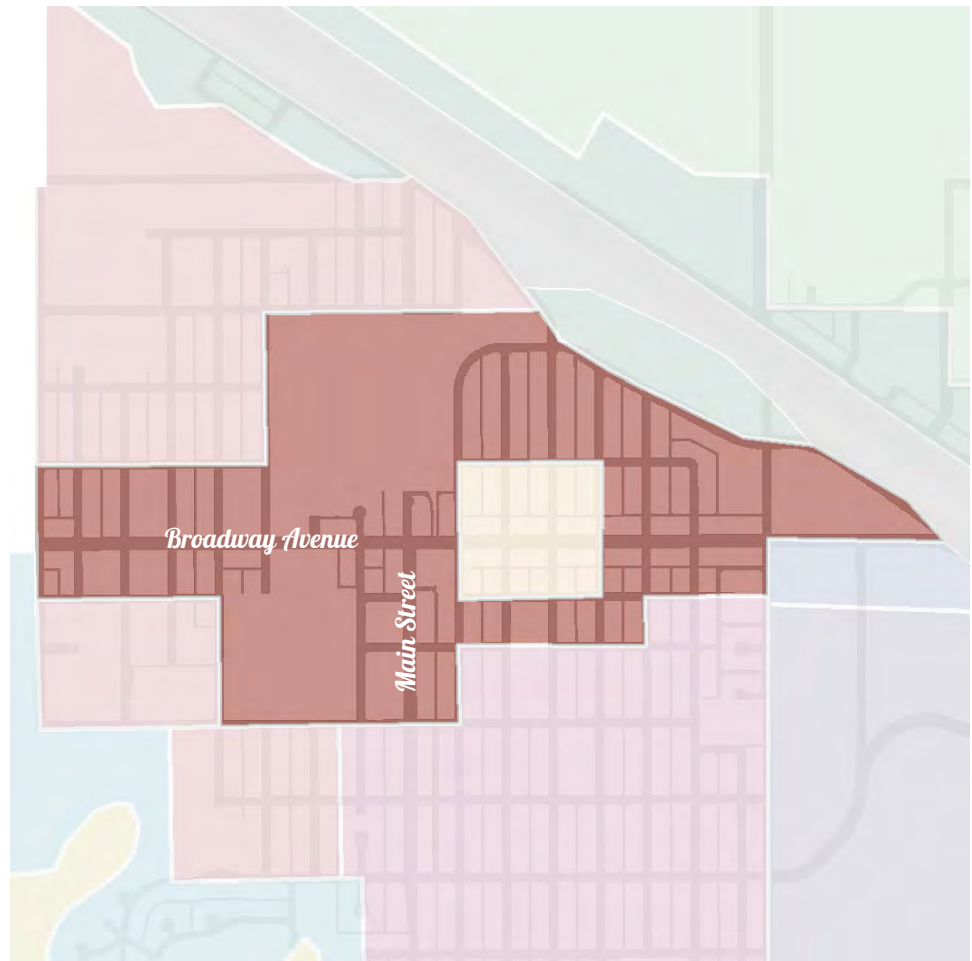
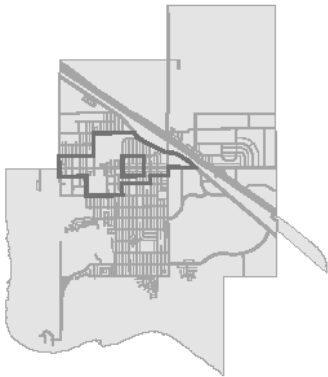
Policy 12: The Town **should** establish Urban Design Guidelines for the Downtown Core, developing standards for built form, articulation, and exterior building materials to create a consistent look and feel reflecting Redcliff's masonry heritage



Pop-Up Park - Winnipeg, MB



6.2.2 Greater Downtown & Broadway Avenue



Current State: The areas surrounding downtown serve as popular gathering and retail places with the cultural and recreational hub on Main Street, identified as one of the hearts of the community, and shopping areas near the intersection of Mitchell Street and Broadway Avenue. Redcliff's Greater Downtown contains a large mixture of residential, recreational, commercial, and industrial uses, including a large industrial site (former Dominion Glass factory).

Opportunities: There are opportunities for densification and potential redevelopment of all land uses. Succession planning for the former Dominion Glass site should be considered if manufacturing activity on the site stops during the life of the MDP.

Future State: Greater Downtown & Broadway Avenue has retained a mix of uses, while vacant lands develop into commercial uses and higher density housing. More residences in the neighbourhood allow for easy access to the recreational hub on Main Street and the Downtown Core.

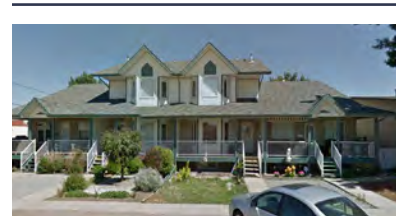
Policy 1: The Town **shall** recognize the Greater Downtown & Broadway Avenue neighbourhood as a high priority commercial and residential growth area and increase the population density by supporting redevelopment and infill development

Policy 2: The Town **shall** update the Land Use Bylaw to reflect the need for higher density residential and senior's or multi-family housing along Broadway Avenue West

Policy 3: The Town **should** encourage development of street-oriented medium to high density housing, with a maximum height of 3 storeys, and a minimum density of 25 units/ha

Policy 4: If manufacturing activity ceases at the former Dominion Glass site, or the Town is approached by the landowner, the Town **should** encourage creation of an Area Redevelopment Plan and potential changes to MDP neighbourhood boundaries

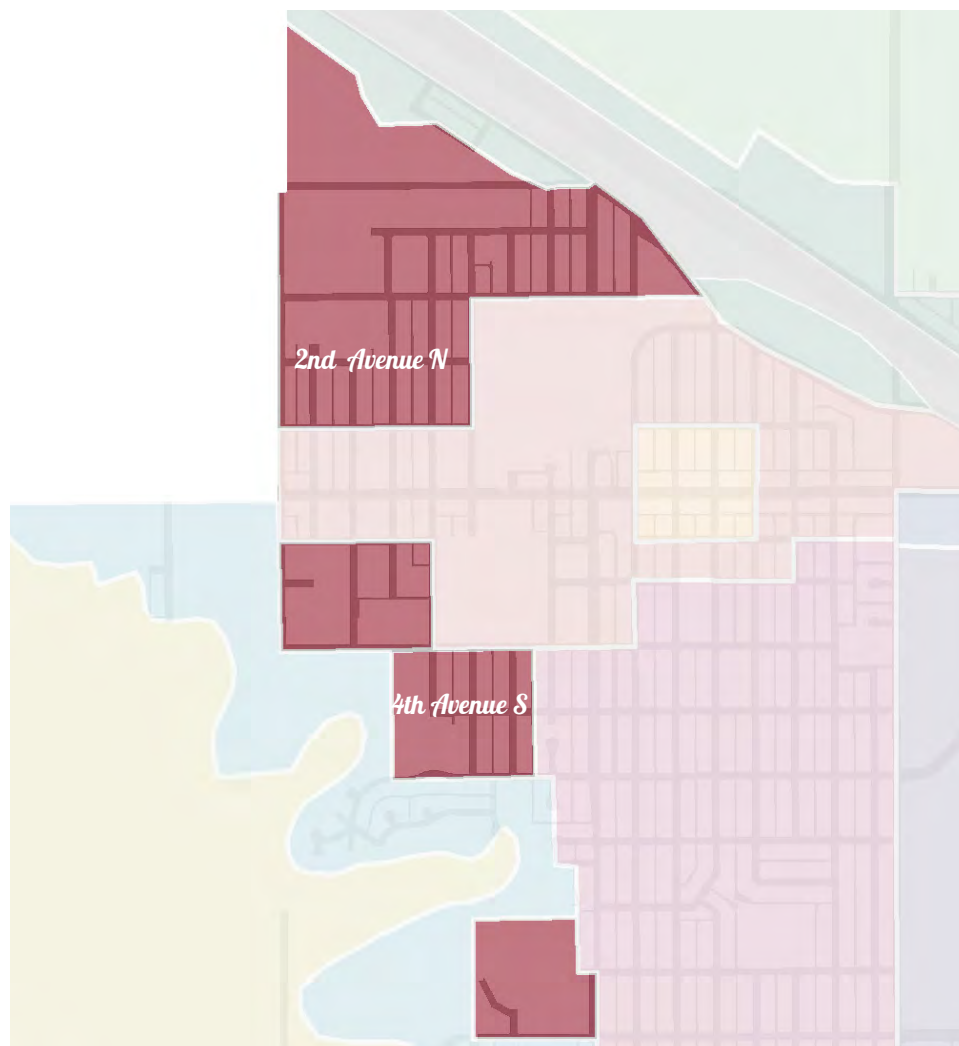
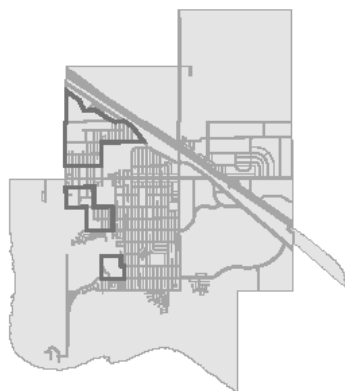
Policy 5: The Town **may** encourage recreational, civic, and cultural hubs and a large mix of uses to remain in the Greater Downtown and Broadway Avenue neighbourhood



Street-oriented housing has front doors and entrances facing a public street, contrasted with site-oriented housing where front entrances face inner courtyards or private streets.



6.2.3 Urban Rejuvenation



Current State: Redcliff's Urban Rejuvenation neighbourhood contains small-scale greenhouses and horticultural lands, interspersed with residential development. The neighbourhood includes the Public Works Yard, vacant horticultural properties, and areas within the historic landfill setback boundary. The neighbourhood has been transitioning to accommodate a greater amount of residences as older and smaller greenhouses are redeveloped.

Opportunities: Vacant land and older greenhouses present opportunities for development and redevelopment to residential buildings and neighbourhood amenities.

Future State: The Urban Rejuvenation neighbourhood continues to transition to a greater proportion of residential use, while maintaining a mixture of uses, including horticultural and commercial.

Policy 1: The Town **shall** recognize the Urban Rejuvenation neighbourhood as a high priority residential growth area by supporting redevelopment and infill development

Policy 2: The Town **shall** plan for and accommodate the continued gradual phase-out of older and small scale horticultural uses long-term

Policy 3: The Town **shall** update the Land Use Bylaw to ensure zoning districts align with the intent of the Urban Rejuvenation neighbourhood by permitting a mix of uses

Policy 4: The Town **shall** provide more parks and open space for the increasing amount of residences by developing amenities on the NW green space and in a central neighbourhood location

Policy 5: The Town **shall** establish and require buffers and separation distances between incompatible uses to minimize conflicts between land uses

Policy 6: The Town **shall** beautify the road to the cemetery by planting trees

Policy 7: The Town **should** encourage a mix of recreational, open space, residential, and neighbourhood commercial uses along the coulees near the historic landfill site, ensuring compliance with landfill setback distances

Policy 8: The Town **should** plan for relocation of the Public Works Shop and Yard to an industrial area and redevelopment of the existing site

Policy 9: The Town **may** consider specialized or unique forms of housing in the Urban Rejuvenation neighbourhood

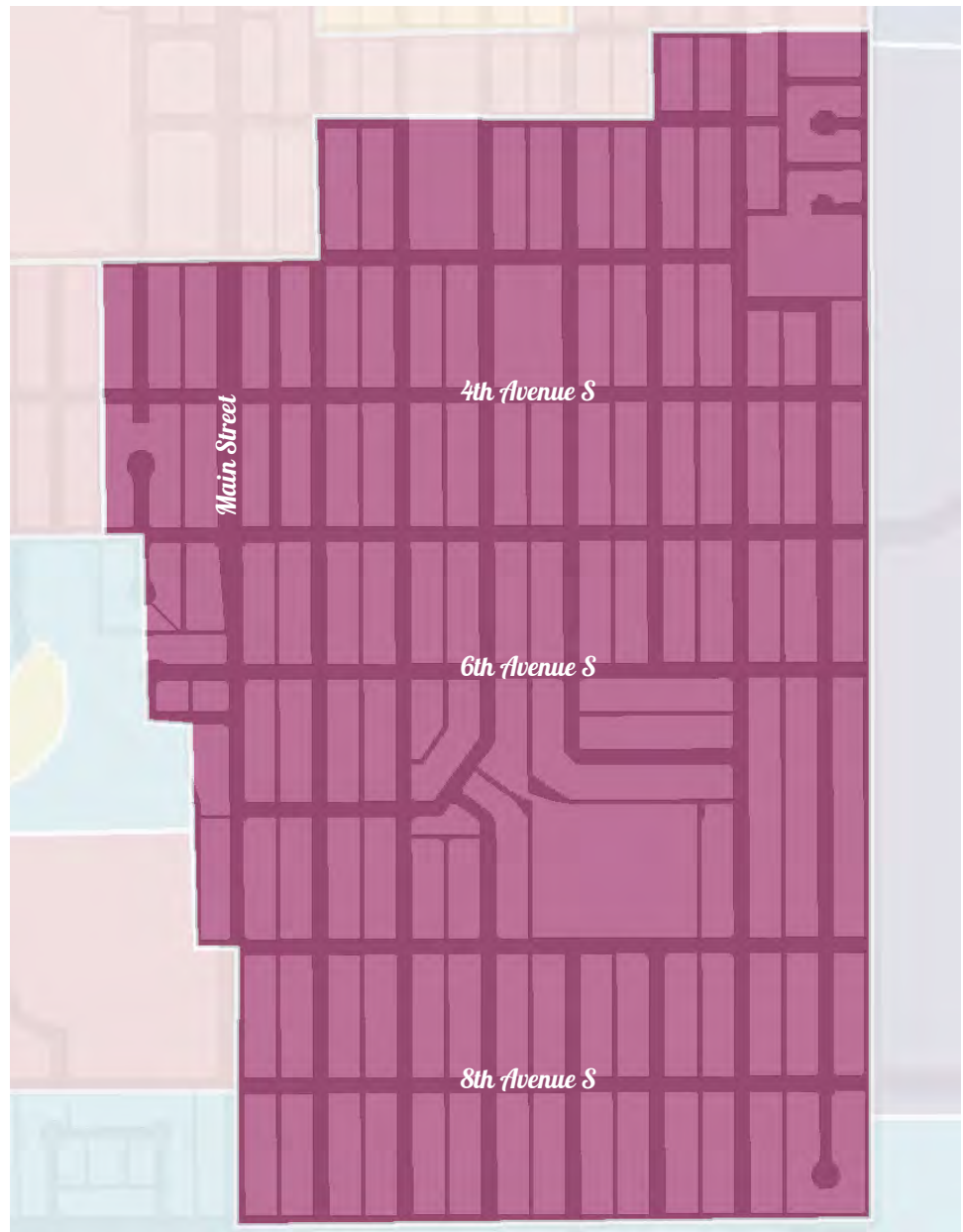
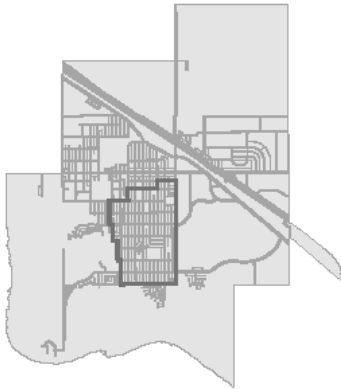


NW green space - Redcliff, AB



Cemetery & Public Works Shop and Yard - Redcliff, AB

6.2.4 Residential Core



Current State: The Residential Core contains predominantly single detached homes in a grid street pattern following the early 20th Century plan for Redcliff. Homes in this area primarily range in construction date from the early 1900s to the 1980s, with a few newly built residences.

Opportunities: The Residential Core has opportunity for moderate redevelopment following the current pattern of single-detached residential units.

Future State: Redcliff's Residential Core maintains its character with predominantly single detached homes and quiet streets.

Policy 1: The Town **shall** recognize the Residential Core as a high priority growth area by promoting and encouraging redevelopment of older homes

Policy 2: The Town **shall** recognize low density housing as the primary use in the Residential Core

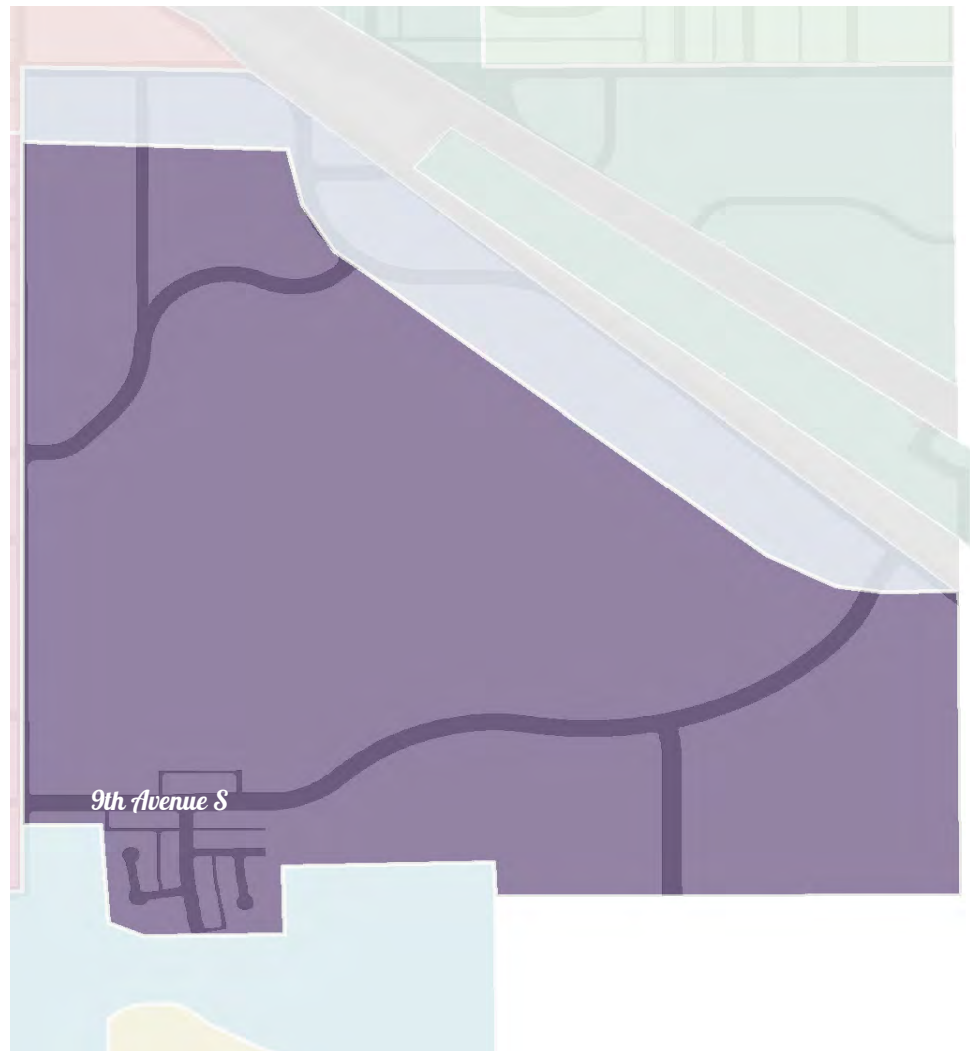
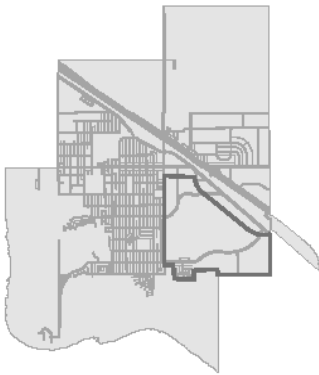
Policy 3: The Town **should** encourage and promote medium density housing and neighbourhood commercial uses along major corridors



Low Density housing takes the form of single-detached homes or duplexes, with an average density of 20 units/ha.



6.2.5 Eastside



Current State: Eastside consists of mostly undeveloped greenfield land, with one of approximately 20 phases developed, and buildings on several properties in the first phase. There is a need to ensure small town feel continues into the Eastside development, and that Eastside integrates into the existing Town.

Opportunities: Eastside is a blank slate as a major future residential growth area.

Future State: Eastside is a medium priority residential growth area in Redcliff for accommodating future population growth. Low density housing is most prevalent, while medium and high density residential developments are located on, or have good access to, major corridors. A grid-based street pattern in Eastside and continued street names from the Residential Core create continuity and a seamless transition between the neighbourhoods on both sides of Mitchell Street, perpetuating small town feel.

Policy 1: The Town **shall** update the Eastside Area Structure Plan to be consistent with the MDP

Policy 2: the Town **shall** work with the local school board(s) to create a school site(s) in Eastside, on land appropriate for development, as part of the Eastside ASP update

Policy 3: The Town **shall** require developers to design and create a variety of park and open spaces within the Eastside neighbourhood

Policy 4: The Town **shall** require developers to construct transportation and beautification infrastructure as part of the applicable phase of residential development

Policy 5: The Town **shall** require developers to construct parks and open spaces as part of the applicable phase of residential development

Policy 6: The Town **shall** prioritize active transportation by creating bike paths along all major corridors

Policy 7: The Town **shall** develop a community park and gathering space on the site of the former I-XL Brick Plant

Policy 8: The Town **should** encourage street-orientated medium and higher density housing developments along major corridors

Policy 9: The Town **should** establish a variety of building sizes, styles, and types

Policy 10: The Town **should** rebrand the name of the Eastside neighbourhood to reflect the history and geography of Redcliff

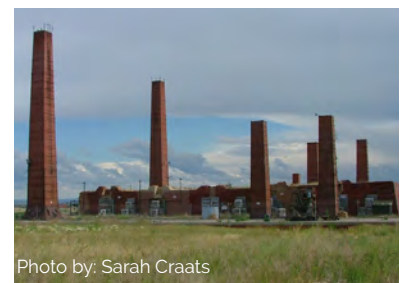
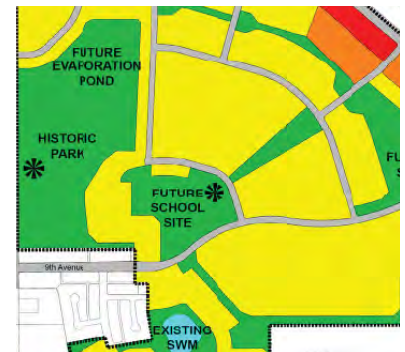
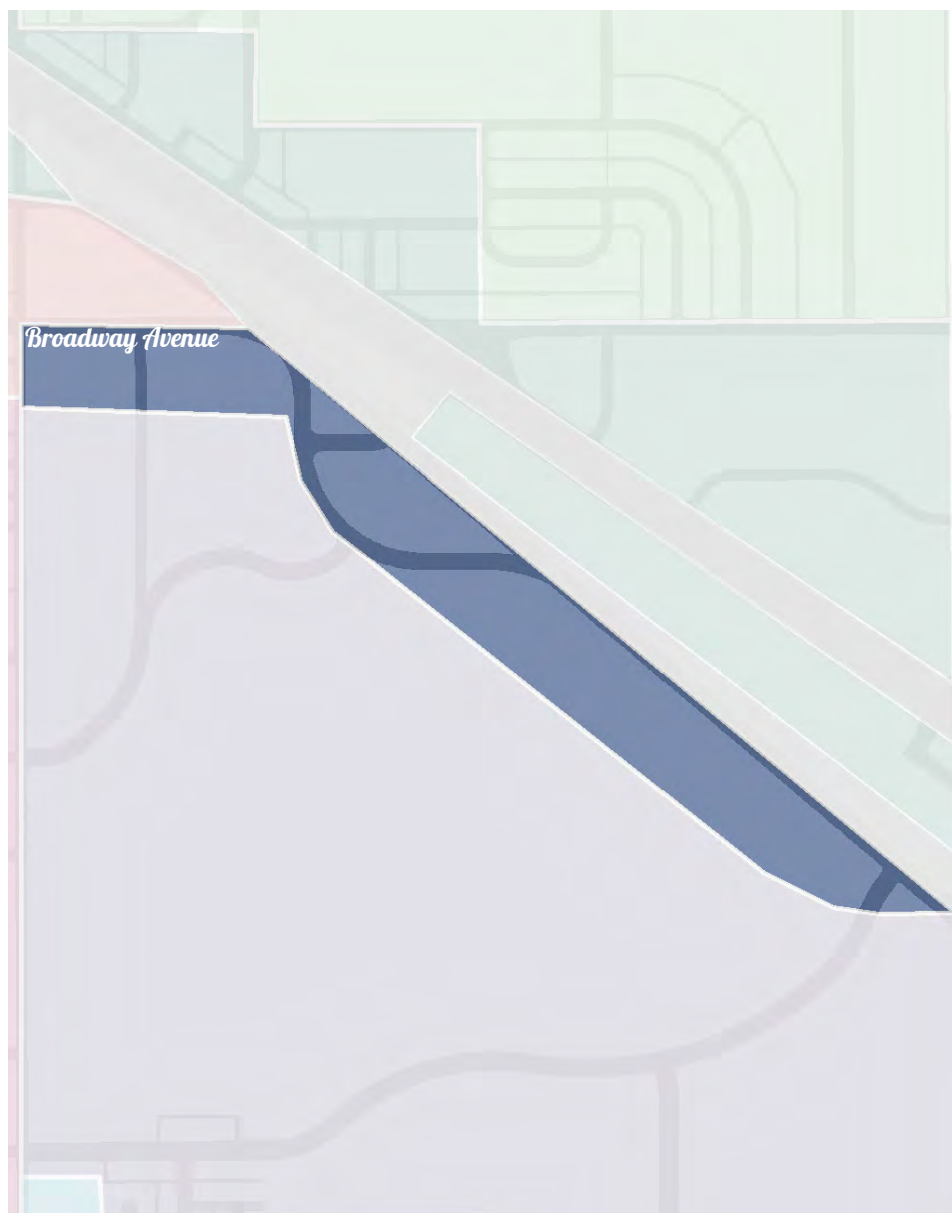
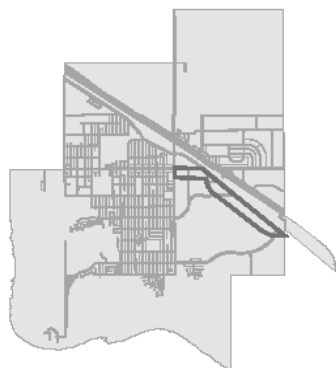


Photo by: Sarah Craats



6.2.6 Commercial



Current State: Redcliff's Commercial neighbourhood is located north of the Eastside neighbourhood and adjacent to Saamis Drive, a major corridor between Redcliff and Medicine Hat. The neighbourhood is currently undeveloped.

Opportunities: The Commercial neighbourhood presents an opportunity to expand services and retail types in Redcliff.

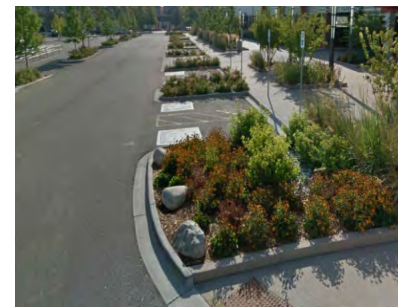
Future State: The Commercial neighbourhood is the medium priority commercial growth area in Redcliff. This neighbourhood accommodates larger commercial buildings and chain retailers.

Policy 1: The Town **shall** recognize the areas along and adjacent to Saamis Drive as a medium priority commercial growth area by supporting development of commercial and retail buildings

Policy 2: The Town **shall** update the Land Use Bylaw to allow for shared parking in commercial areas

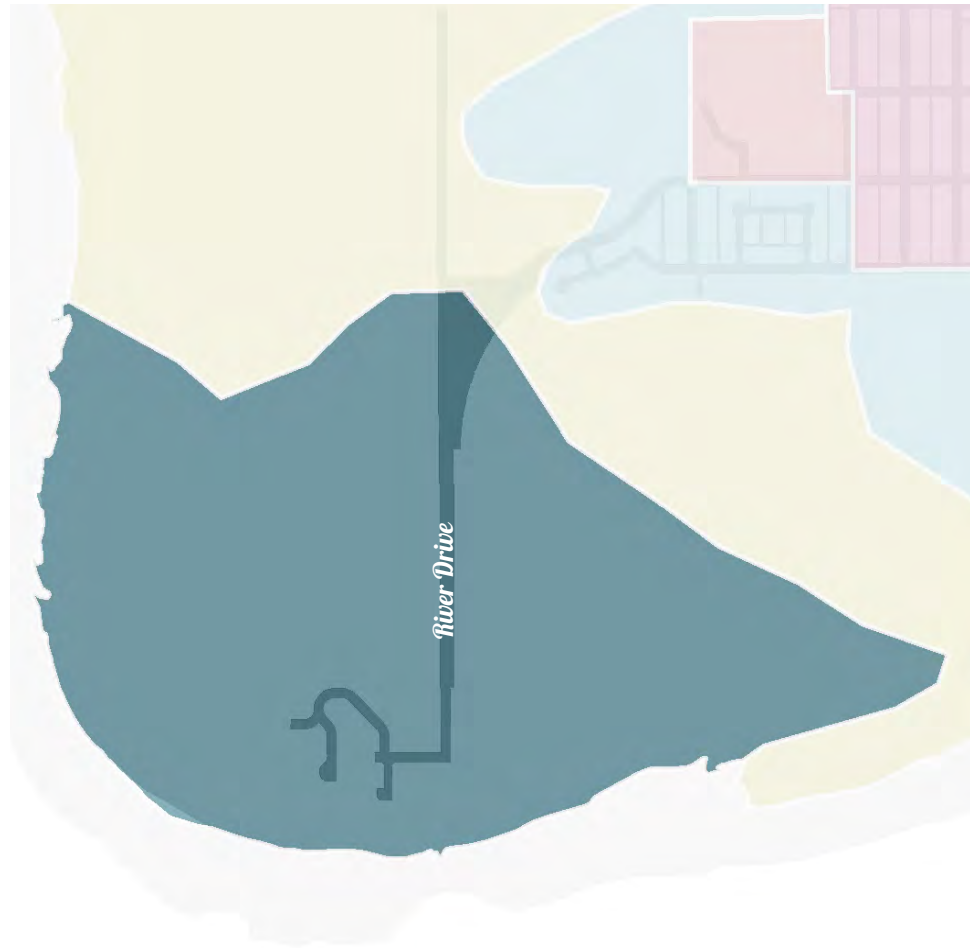
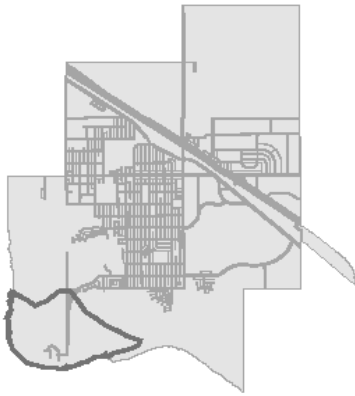
Policy 3: The Town **should** encourage buildings, rather than parking lots, orientated towards the street in new commercial developments

Policy 4: The Town **should** encourage parking lots in new commercial developments to follow the *City of Toronto Design Guidelines for Greening Surface Parking Lots* (2013)



Toronto's Design Guidelines aim to improve the public realm and enhance pedestrian safety and comfort, increase shade, enhance landscaping, and encourage on-site stormwater management, promoting sustainable use of materials and technologies.

6.2.7 River Valley



Current State: The River Valley is one of the hearts of the community. The River Valley consists of River Valley Park, a few large residential lots, and predominantly undeveloped land between the South Saskatchewan River and base of the coulees. Portions of the neighbourhood may be undevelopable due to proximity to the South Saskatchewan River and flood risk.

Opportunities: Opportunities for development in the River Valley include residential development and expanded recreational amenities. The River Valley's location relative to the rest of Town affords the opportunity for unique development patterns in the neighbourhood.

Future State: The River Valley acts as a low priority residential growth area for Redcliff, due to the current lack of and high upfront costs for infrastructure and servicing. The River Valley supports single detached residential dwellings, estate lots, an expanded River Valley Park, and campground.

Policy 1: The Town **shall** work with Redcliff residents and River Valley landowners to create a vision for the River Valley, outlined in an Area Structure Plan, prior to development

Policy 2: The Town **shall** explore opportunities to expand and improve amenities in River Valley Park

Policy 3: The Town **shall** assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risks associated with flooding

Policy 4: The Town **shall** require developments next to the South Saskatchewan River to dedicate an appropriate setback from the River as Environmental Reserve based on the most current data available from Alberta Environment and Parks

Policy 5: The Town **shall** create standards for development near the floodplain or in the flood fringe to mitigate flooding risk to public safety and property damage

Policy 6: The Town **shall** ensure developers have appropriate infrastructure in place to support new development

Policy 7: The Town **shall** explore developing a new campground

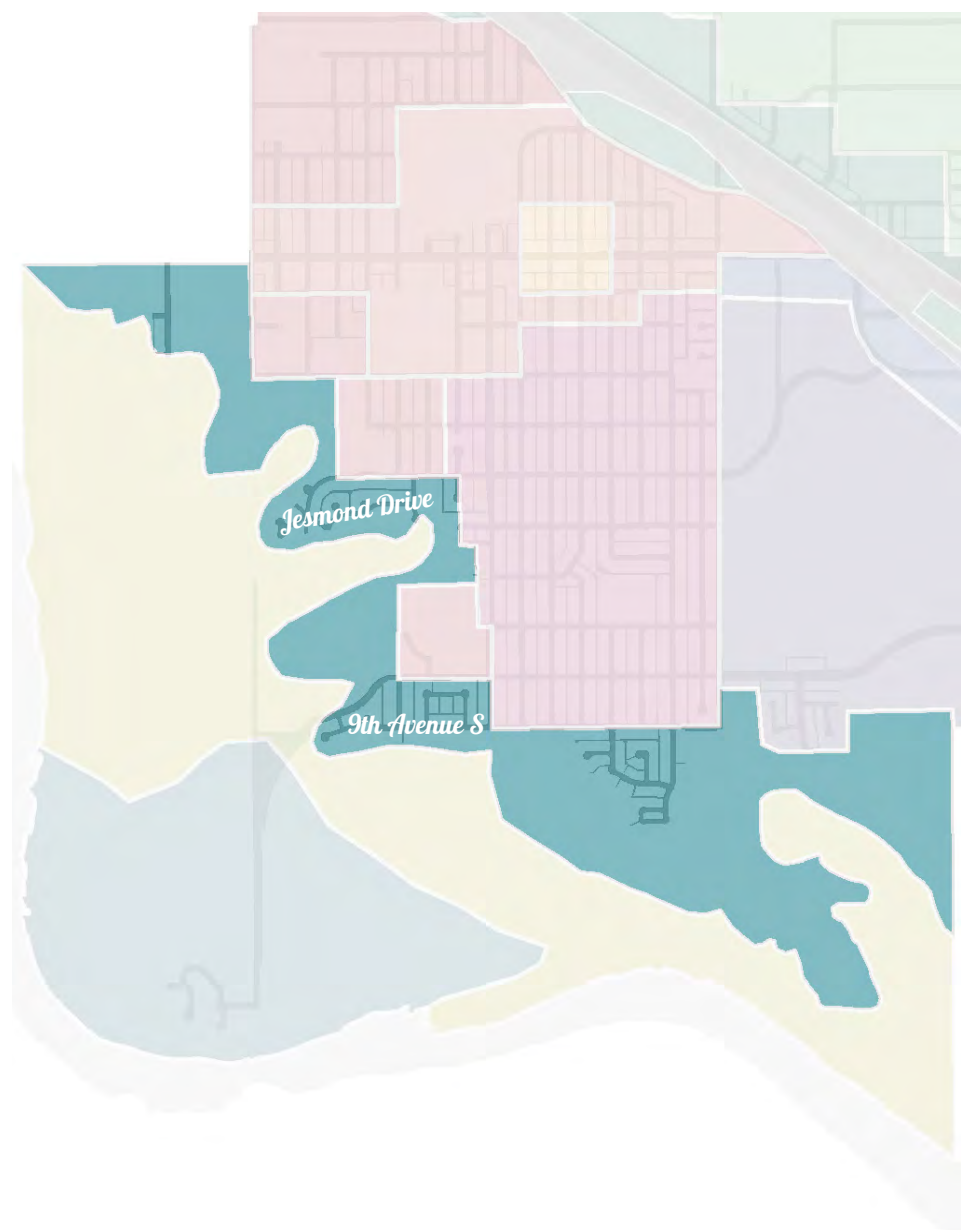
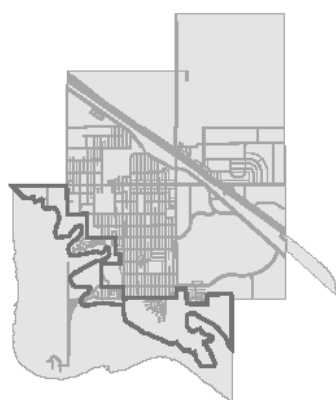
Policy 8: The Town **shall** explore tiny home recreational rental accommodations

Policy 9: The Town **may** consider collaborating with the City of Medicine Hat on a bridge connecting River Valley Park to Echo Dale Park



Gold Springs Campground - Milk River, AB

6.2.8 Upper Bank



Current State: The Upper Bank contains three residential subdivisions constructed from the 1980s to early 2000s, and a stunning trail system overlooking the coulees and river valley.

Opportunities: There are undeveloped areas of the Upper Bank Neighbourhood that may be suitable for new residential subdivisions along the coulees.

Future State: Redcliff's existing Upper Bank residential neighbourhoods maintain their character of single detached homes, coulee views, and trails.

Policy 1: The Town **shall** conduct slope studies to determine appropriate setbacks from the coulees and South Saskatchewan River

Policy 2: The Town **shall** ensure appropriate development setbacks from the historic landfill, gas wells, environmentally sensitive areas, historical resources, telecommunications towers, and historic mines are established and followed

Policy 3: The Town **shall** set aside land for cemetery expansion

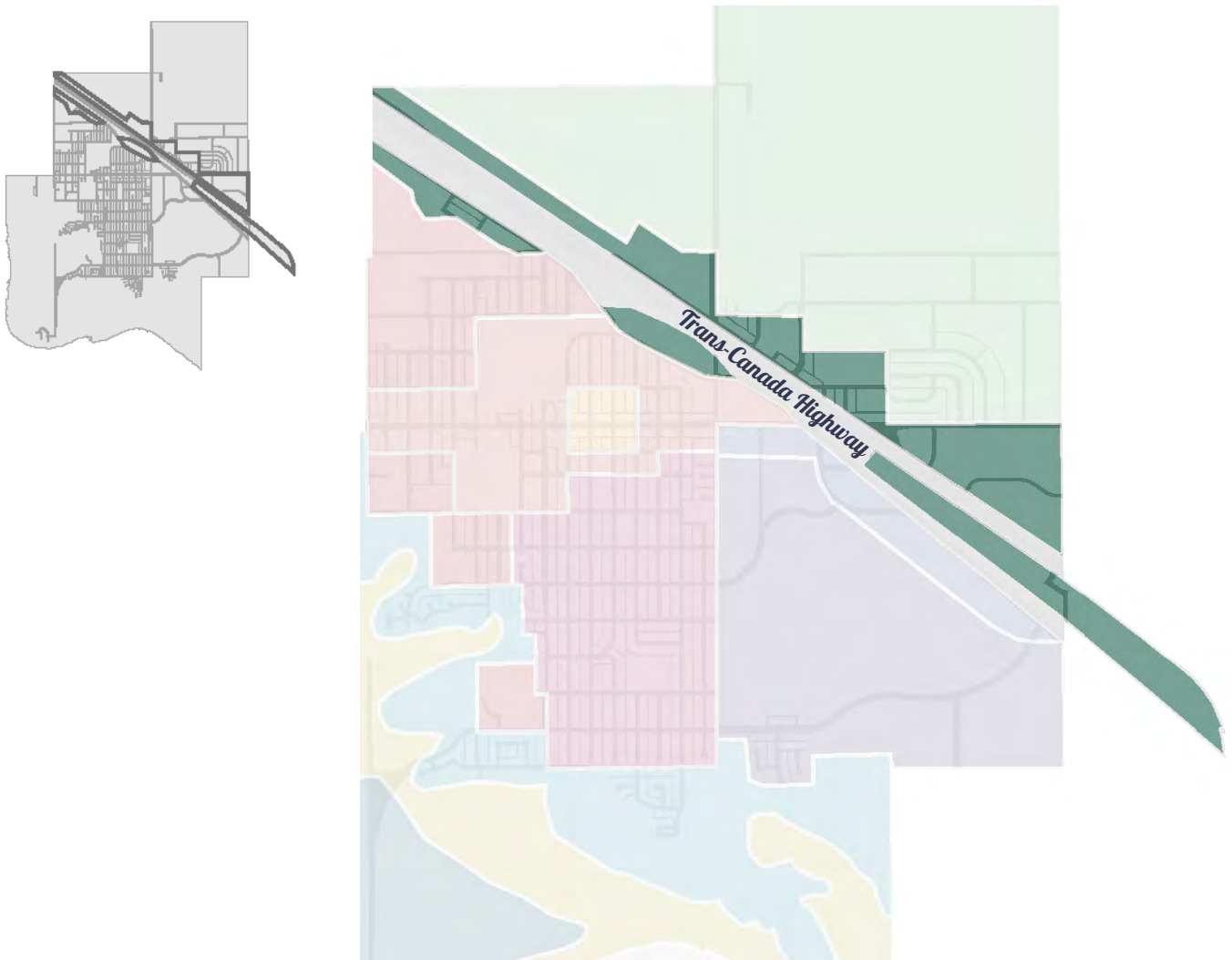
Policy 4: The Town **shall** review and update the Westside Area Structure Plan to meet the future vision of the Upper Bank neighbourhood set in the MDP

Policy 5: The Town **shall** ensure the layout of new subdivisions in the Upper Bank Neighbourhood complements and extends the existing trail system, and trails are constructed as part of the applicable phase of development

Policy 6: The Town **should** encourage development of vacant horticultural parcels near the coulees/historic landfill site to include both residential and recreational uses



6.2.9 Gateway



Current State: The Gateway neighbourhood consists of a mix of commercial and industrial uses, with relatively few catering to travelers. The Trans-Canada Highway functionally splits the community in half.

Opportunities: There are opportunities in the Gateway neighbourhood to create developments that better cater to travelers, provide diversity of services to residents, attract businesses requiring high-visibility, and improve pedestrian, bicycle, and automobile connectivity.

Future State: Redcliff's Gateway neighbourhood is redeveloped as a high priority commercial growth area to include commercial uses for travelers, with incompatible industrial uses phased out to create an aesthetically pleasing entrance into Redcliff. Pedestrians and cyclists safely and efficiently navigate through the Gateway neighbourhood and across the Highway.

Policy 1: The Town **shall** establish a streetscape along the Trans-Canada Highway which depicts a sense of place and community, is aesthetically pleasing, captures a first impression that welcomes travelers, and attracts visitors

Policy 2: The Town **shall** ensure new developments provide services and amenities catering to the travelling public

Policy 3: The Town **shall** ensure new developments have safe and functional access for vehicles, pedestrians, and cyclists

Policy 4: The Town **shall** ensure new development connects with adjacent industrial developments to promote easy access

Policy 5: The Town **shall** create setback distances between highway commercial and adjacent uses

Policy 6: The Town **shall** work with the Province to determine the future nature and purpose of the Trans-Canada Highway corridor through Redcliff, striving to minimize potential land use conflicts

Policy 7: The Town **should** consider the impacts of potential Trans-Canada Highway realignment on development

Policy 8: The Town **may** review the need and feasibility for a grade separated pedestrian and cyclist Trans-Canada Highway crossing to increase safety

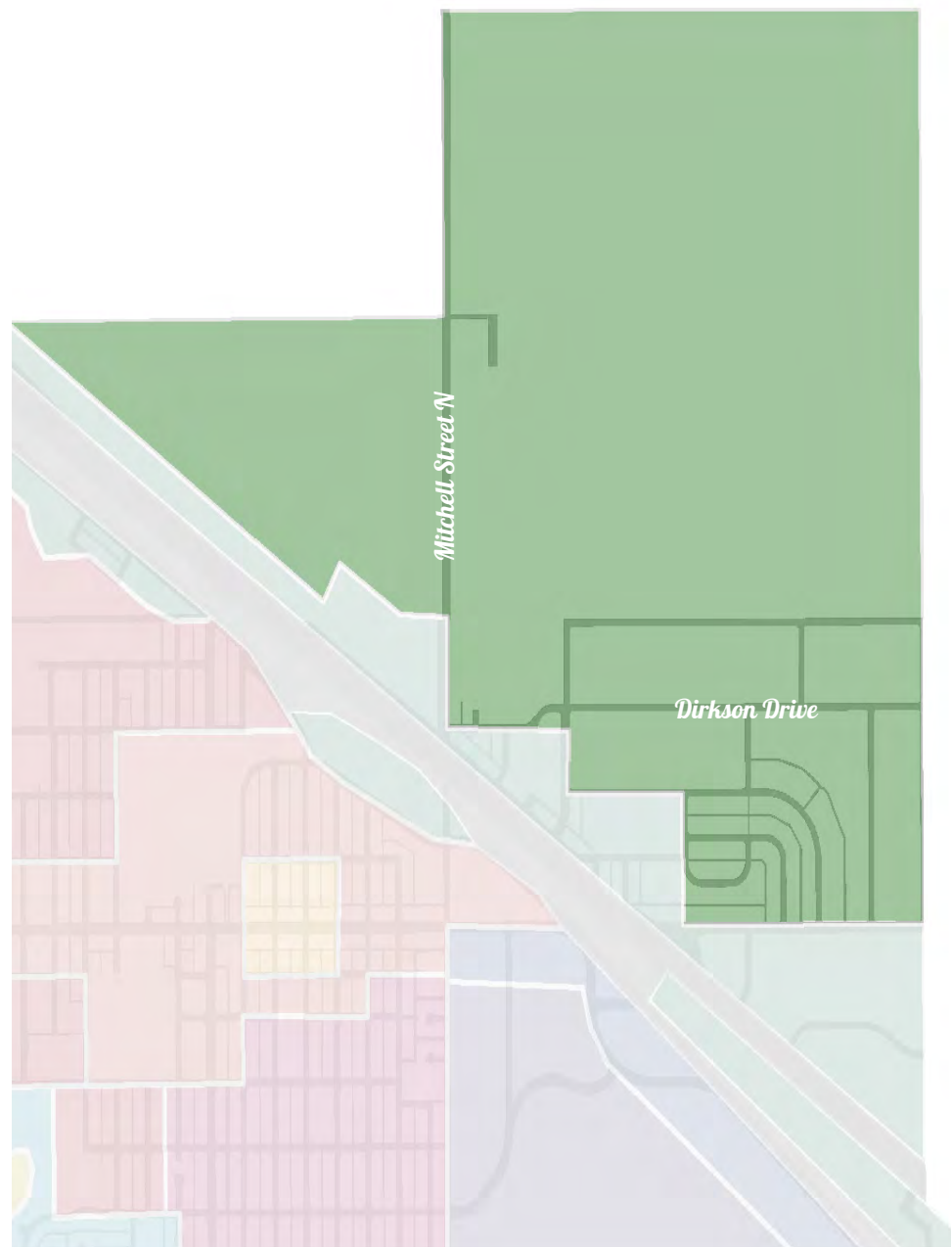
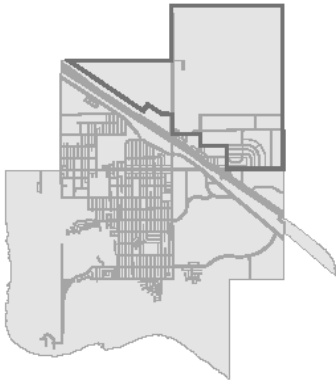


Welcome Sign - Sparwood, BC



Gasoline Alley - Red Deer, AB

6.2.10 Industrial



Current State: Industrial land in Redcliff consists of the Lockwood Industrial Park directly north of the Trans-Canada Highway, and a large tract of vacant land further north of existing industrial development.

Opportunities: There is significant opportunity for expansion of industrial development into greenfield land to the north.

Future State: Redcliff's industrial development expands to the northwest, while retaining access to the Trans-Canada Highway.

Policy 1: The Town **shall** ensure an orderly development pattern, with new development adjacent to existing development

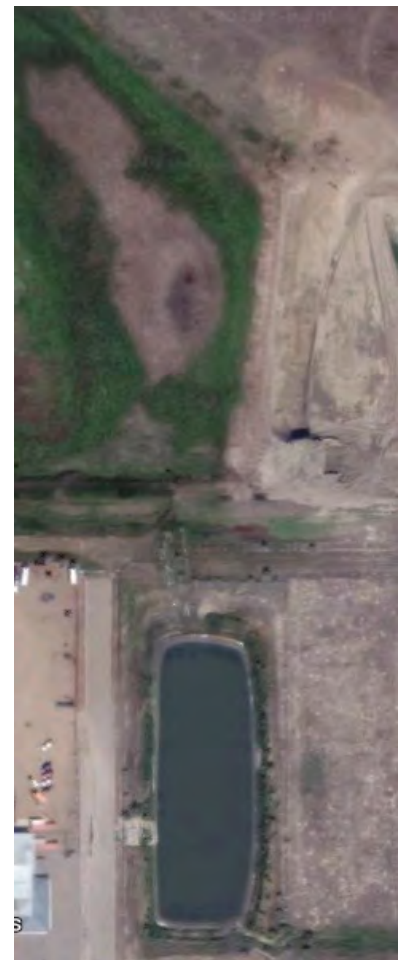
Policy 2: The Town **shall** ensure industrial lots retain access to the Trans-Canada Highway

Policy 3: The Town **shall** ensure a variety of industrial lot sizes exist to accommodate different types of industry

Policy 4: The Town **shall** provide for open space by reconfiguring the Dirkson Stormwater Pond to an amenity area with benches and a walking path

Policy 5: The Town **may** explore the potential for solar, wind, or other types of large-scale green energy generation near the Town's northern boundary

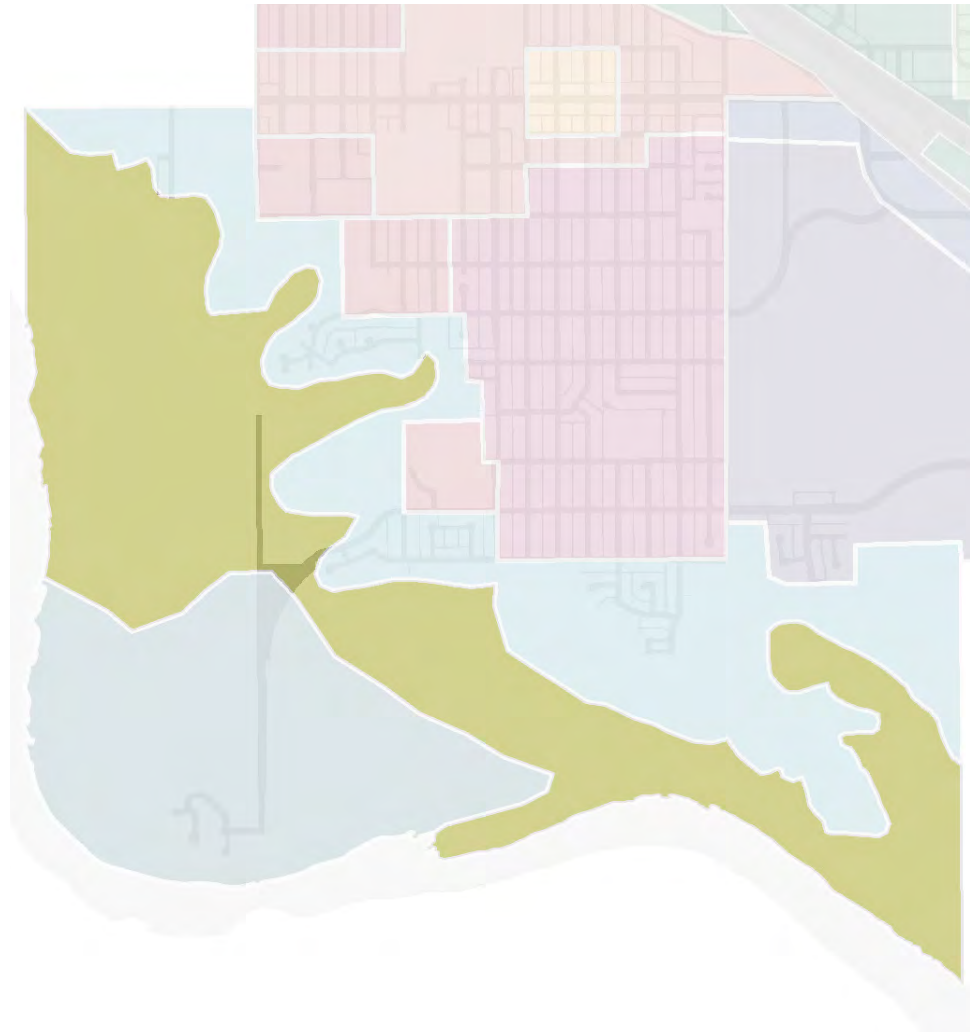
Policy 6: The Town **may** explore the possibility of a new rail spur to serve the Industrial neighbourhood



Dirkson Stormwater Pond & Future Expansion Area to the north - Redcliff, AB



6.2.11 Red Cliffs, Coulees, & Natural Areas



Current State: The slopes associated with the South Saskatchewan River are comprised of dramatic elevation changes with numerous finger coulees. The biophysical features include native grassland and unique, significant wildlife habitat. The slopes are extensive, contributing to the character of Redcliff, and are one of the most loved features of the Town.

Opportunities: There are opportunities for passive recreational development. Great care must be taken to preserve and protect the natural landscape and habitats for future generations to enjoy.

Future State: Redcliff's coulees and slopes continue to be a showcase of the natural environment, enjoyed by residents and visitors alike. This precious landscape is treated with care to ensure human activities leave the biophysical characteristics intact.

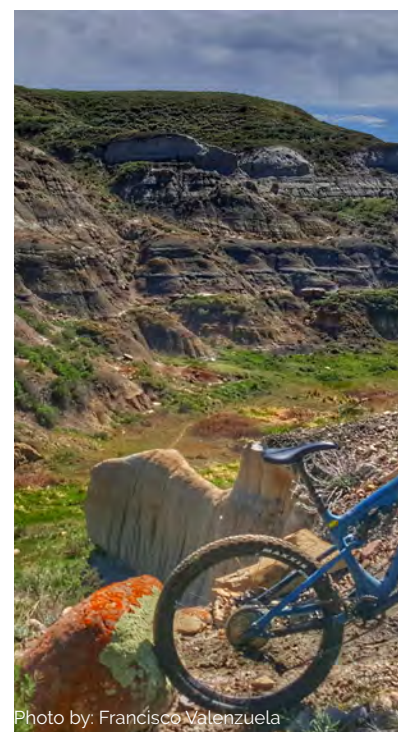
Policy 1: The Town **shall** ensure the living and non-living elements of the coulee ecosystem are preserved and protected

Policy 2: The Town **shall** define, locate, and work to protect historical resources found within the coulee and cliff landscapes

Policy 3: The Town **shall** create opportunities for passive and unobtrusive recreation activities within the coulees, which may contribute to ecosystem preservation

Policy 4: The Town **shall** limit development on and near coulee slopes to preserve their intrinsic value and striking landscape

Policy 5: The Town **shall** ensure compliance with provincial and federal legislation when conducting activities in and near coulee natural areas and ecosystems





7.0 Ensuring the Vision

7.1 Implementation Framework

The success of any plan depends on the degree to which efforts are made to implement and integrate the plan's directions into decision-making and action.

Policy 1: The MDP **shall** be implemented through direct action arising from the policies, amendments to existing Area Structure Plans and the Land Use Bylaw, and through the preparation of new local plans, studies, budgets, projects, and initiatives as required, as outlined in the Implementation Framework Policy

Policy 2: The Town **shall** create a separate MDP Implementation Framework Policy to be:

- Approved by Council during adoption of the MDP; and
- Reviewed and updated every two years with the Progress Report

Policy 3: The Implementation Framework **should** include the below elements:

Actions & Tasks	MDP Policy	Priority	Timeline	Budget	Funding Source(s)	Success Indicator(s)	Status
Specific task to complete	List of MDP policies that the action item helps achieve	High Medium Low	Short Medium Long	Estimated Amount	Capital Operating Grant Private Other	What signifies the task has been completed?	Complete In Progress In Practice Not Yet Started

7.2 Growth Management Strategy

Redcliff's Growth Management Strategy was developed to ensure efficient use of land based on the following general policies adapted from the SSRP:

Policy 1: The Town **shall** ensure orderly land development and redevelopment, optimizing the value of public development and efficient land use principles by using the minimum amount of land necessary for new development and building at a higher densities

Policy 2: The Town **shall** minimize, wherever possible, the costs of providing and servicing land for residential development

Policy 3: The Town **shall** reduce the rate of land conversion from an undeveloped state into a permanent, built environment by prioritizing contiguous growth which anticipates and responds to population growth

Policy 4: The Town **shall** increase the proportion of new development on already developed or disturbed lands through infill, redevelopment and/or shared use, relative to new development on previously undeveloped lands

Policy 5: The Town **shall** plan, design, and locate new development in a manner that best uses and minimizes the need for new or expanded infrastructure

Policy 6: The Town **shall** reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner

Policy 7: The Town **shall** provide decision makers, land users, and individuals with information needed to make decisions supporting efficient land use

7.2.1 Annexation

It is unlikely Redcliff will need to develop land beyond its current boundary during the timeframe of the MDP, unless high population growth occurs. However, Redcliff may need to annex land over the MDP timeframe to ensure a 30-50 year land supply.

Policy 1: The Town **shall** annex land in accordance with the IDP Future Land Use Concept, policies, and processes

Policy 2: The Town **should** annex Urban Reserve- Redcliff land in phases, as needed, with annexed parcels the size of sections or quarter sections to ensure clean boundaries

Policy 3: The Town **should** initiate the annexation process for Urban Reserve-Redcliff lands when approximately 20% of the total developable greenfield land area within Redcliff's current (2019) boundary remains available for development

7.2.2 Priority Growth Areas

Redcliff’s priority growth areas are based on the MDP neighbourhoods and represent the preferred order of growth. The Growth Management Strategy denotes whether a neighbourhood is a residential, commercial, or industrial growth area, and whether it is a high (A), medium (B), or low (C) growth priority.

Policy 1: The Town **shall** review the Off-Site Levy bylaw to include incentives for development in high priority (A) growth areas

Policy 2: The Town **shall** rely on the high cost of development in low priority (C) growth areas to encourage development in medium (B) priority greenfield areas over low priority (C) greenfield areas

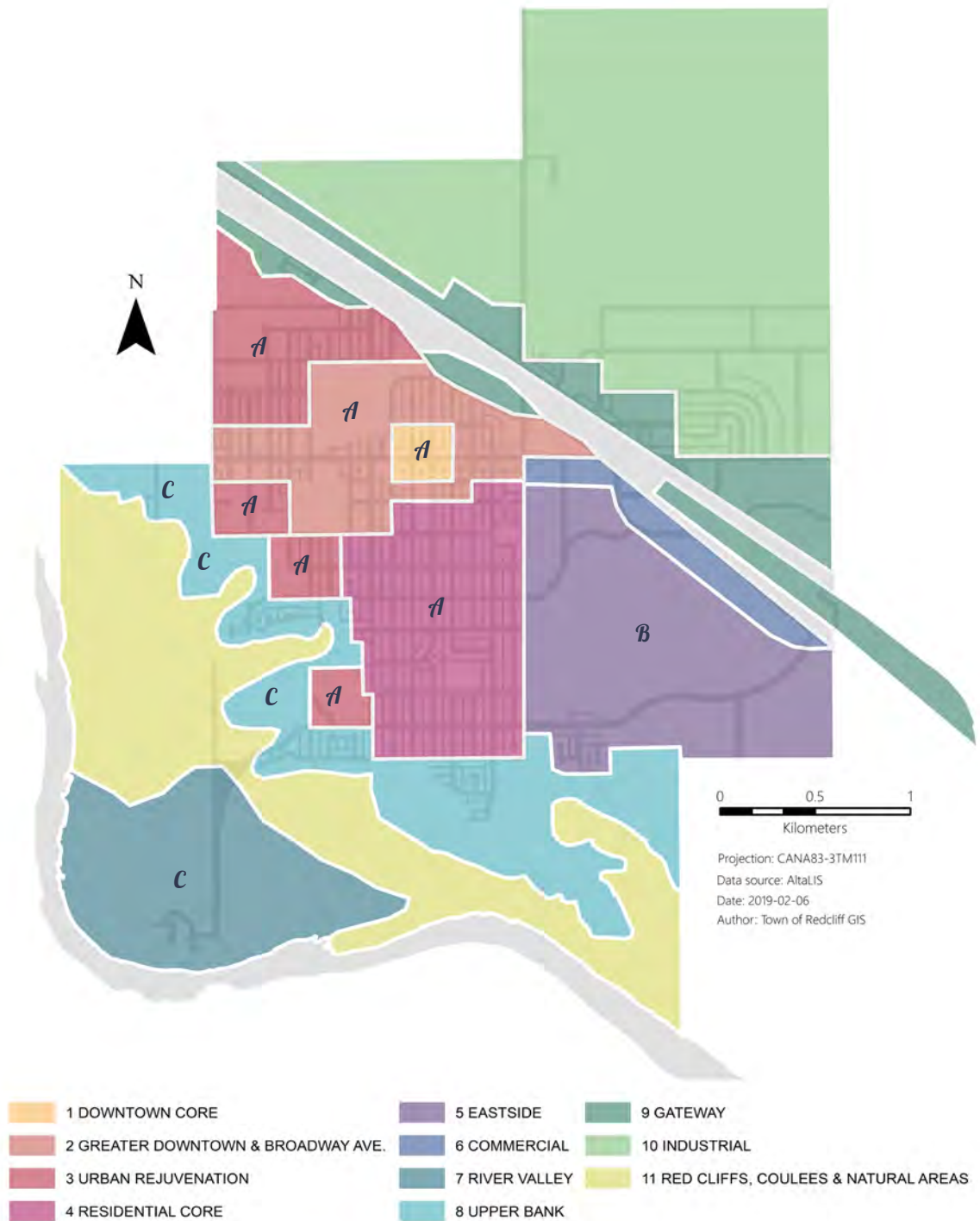
NOTE: medium and low priority growth areas may change if landowner or developer motivation leads to infrastructure and services in currently unserved areas.

NOTE: not all areas in Redcliff are identified on the maps as priority growth areas. Some land is designated as park and natural environment, or contains new development which will not be redeveloped for many years.

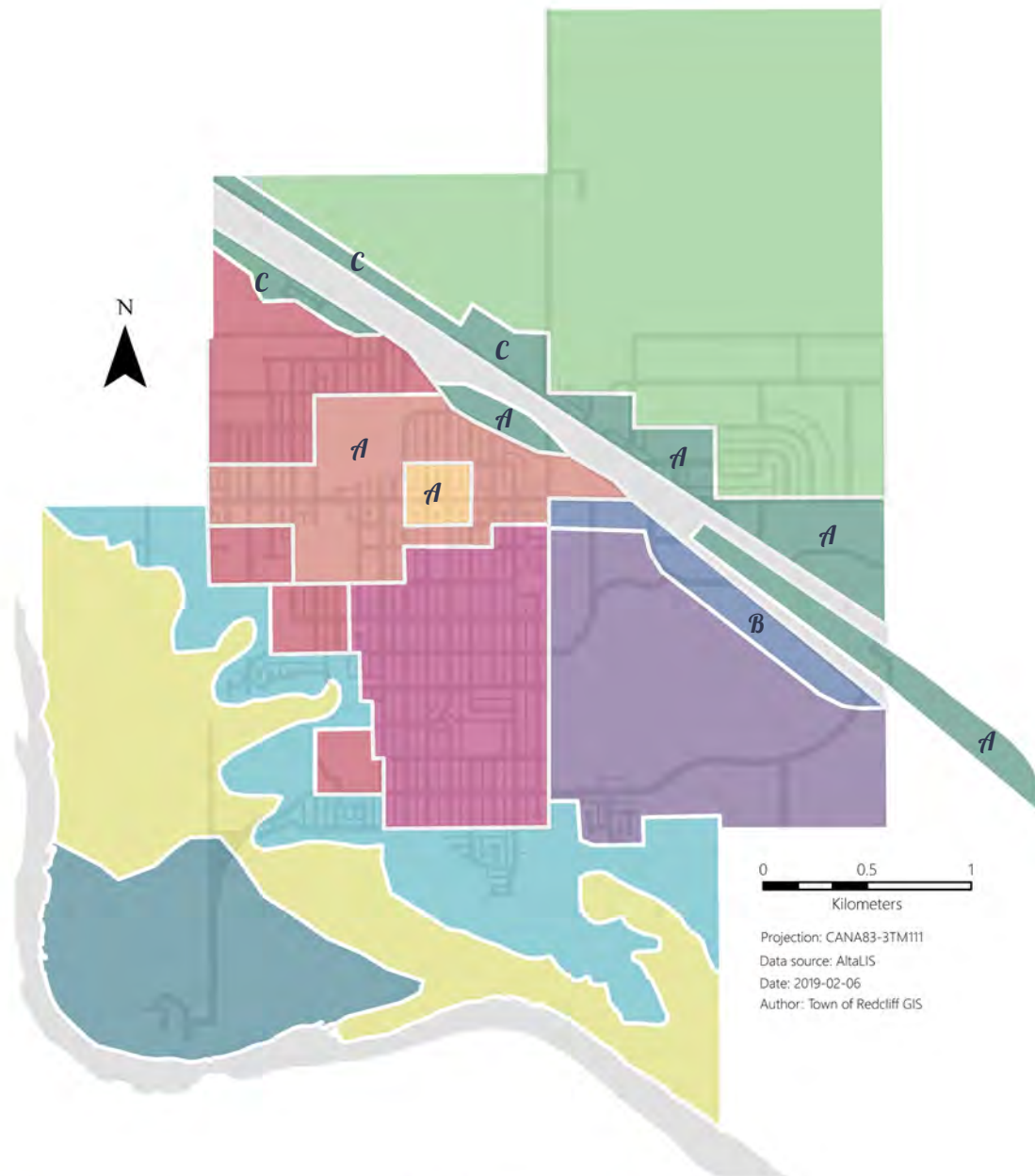
Priority	High (A)	Medium (B)	Low (C)
RESIDENTIAL	redevelopment and infill development in neighbourhoods 1 -4	new growth in neighbourhood 5	new growth in neighbourhoods 7 and 8
COMMERCIAL	redevelopment and infill development in neighbourhoods 1, 2, 9	new growth in neighbourhood 6	new growth in the NW area of neighbourhood 9
INDUSTRIAL	redevelopment and infill development in neighbourhood 10	new growth in neighbourhood 10, in accordance with the Northside ASP	new growth further NW in neighbourhood 10, beyond the Northside ASP boundary

NOTE: neighbourhood growth defined as residential, commercial, and industrial defines the primary use of each neighbourhood, and does not mean other uses are not present at all. For example, neighbourhood 4 is indicated as a high priority residential growth area, but is not indicated as a high priority commercial growth area, though commercial developments may still be present.

Residential Priority Growth Areas

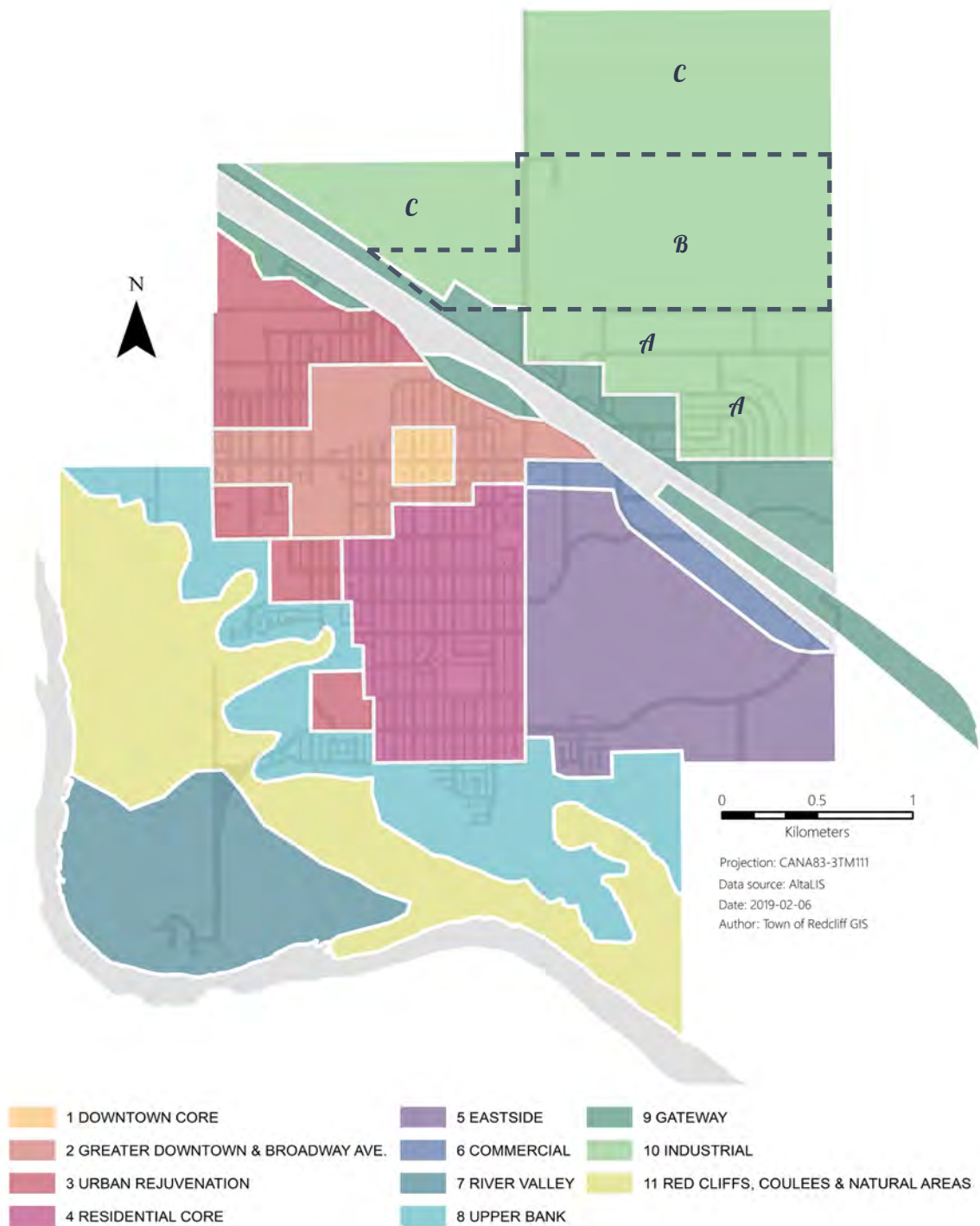


Commercial Priority Growth Areas



- | | | |
|------------------------------------|----------------|--|
| 1 DOWNTOWN CORE | 5 EASTSIDE | 9 GATEWAY |
| 2 GREATER DOWNTOWN & BROADWAY AVE. | 6 COMMERCIAL | 10 INDUSTRIAL |
| 3 URBAN REJUVENATION | 7 RIVER VALLEY | 11 RED CLIFFS, COULEES & NATURAL AREAS |
| 4 RESIDENTIAL CORE | 8 UPPER BANK | |

Industrial Priority Growth Areas



7.3 Progress Reporting

Progress reporting is necessary to ensure Redcliff's MDP stays on track to realize the community's vision. Minor amendments to MDP policies and the Implementation Framework Policy may arise out of the Progress Reports.

Policy 1: The Town **shall** prepare a Progress Report on the status and effectiveness of MDP policy implementation every 2 years

Policy 2: Administration **shall** present Progress Reports to Council for information and discussion

Policy 3: Each Progress Report **shall**:

- Include an updated Implementation Framework Policy with the status chart filled in (i.e. complete, in progress);
- Discuss policy effectiveness;
- Provide a summary of Town projects, initiatives, and developments in the past two years which have contributed towards achieving the MDP vision and goals;
- Make recommendations for MDP policy amendments or Implementation Framework Policy changes as necessary; and
- Be posted on the Town website and available to the public

7.4 Comprehensive Review

Comprehensive Review is necessary to ensure Redcliff's MDP remains relevant to the current state of the Town. Amendments to MDP goals, objectives, policies, and overall content may arise out of a Comprehensive Review. While the MDP sets direction for the next ~40 years based on the community's vision, the MDP is considered a living document and should be subject to review to reflect the current context of Redcliff. The intent and direction of the MDP should remain consistent over the life of the MDP; therefore, a Comprehensive Review should not significantly alter the vision and goals unless warranted by a major change in municipal context.

Policy 1: The Town **shall** conduct a Comprehensive Review of the MDP every 8 years, a Progress Report will not be completed during the same year as a Comprehensive Review

Policy 2: Administration **shall** present Comprehensive Reviews to Council for information and discussion

Policy 3: Each Comprehensive Review **shall**:

- Consider the current socio-economic, population, and development context of the Town by containing an update of the Population Study, Economic Study, and Land Inventory supporting documents;
- Evaluate the Town's progress towards achieving the high level vision and goals;
- Assess the relevance of the MDP vision and goals;
- Take into account previous Progress Report recommendations which may or may not have led to MDP amendments; and
- Be posted on the Town website and available to the public

7.5 *Amendment*

Amendments to the MDP may be required from time to time to ensure the document remains relevant.

Policy 1: All amendments to the MDP **shall** follow the procedures outlined in the Municipal Government Act

Policy 2: Amendments to the MDP **shall** be justified based on:

- Results from a Progress Report or Comprehensive Review;
- Background information and supporting documents submitted by a landowner, business owner, resident, or their agent; or
- Alignment with the vision and goals of the MDP, or alignment with the current context of the Town in the case of a proposed amendment to the vision or goals

Policy 3: MDP amendments **may** be initiated by:

- The Town;
- A land owner within Redcliff or their agent; or
- A resident or business owner in Redcliff or their agent



8.0 Appendices

8.1 Definitions

The majority of definitions can be found in the outside margin of each page next to the policy where the word is found. The definitions listed below occur several times throughout the document.

Town of Redcliff OR Town: means the Municipal Corporation of the Town of Redcliff in the Province of Alberta. The Town of Redcliff differs from the community of Redcliff, which refers to residents, buildings, events, and places within Redcliff.

Street: means any street or avenue that typically functions as a thoroughfare for vehicles, pedestrians, cyclists and other forms of transportation, but may also be used as a public gathering place or event space. Street only refers to a specific street within the Town when capitalized and preceded by a name.

8.2 SSRP Alignment

NOTE: current to May 2018 amended version

SSRP Policy	Connected MDP Policy/Section
5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principles in land-use planning and decision-making.	6.1.7 Policy 8; 6.1.8; 7.2 General Policies
5.2 Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, landuse decisionmakers and land users, on both public and private lands.	6.1.5 Policy 7; 6.1.7 Policy 8; 6.1.8
8.1 Work together to achieve the shared environmental, economic and social outcomes in the <i>South Saskatchewan Regional Plan</i> and minimize negative environmental cumulative effects.	6.1.7 Objective 3
8.2 Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.	6.1.7 Objective 2
8.3 Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest.	6.1.7 Policy 11
8.4 Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.	6.1.7 Policy 12
8.5 Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.	6.1.5 Policy 7; 6.1.8 Objective 2
8.6 Pursue joint use agreements, regional service commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning.	6.1.7 Policy 13
8.7 Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.	6.1.7 Objective 2
8.8 Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.	6.1.8 Objective 5
8.11 Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner.	6.1.8 Policy 6
8.12 Contribute to a healthy environment, a healthy economy and a high quality of life.	5.0
8.13 Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives.	6.1.2 Objective 1

SSRP Policy	Connected MDP Policy/Section
8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.	6.1.6 Policies 1 & 2
8.15 Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments.	6.1.8 Policy 8
8.16 Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire.	6.2.8 Policy 1; 6.2.11 Policy 4
8.17 Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality.	5.0; 6.1.5 Objective 3
8.18 Locate school and health facilities, transportation, transit and other amenities appropriately, to meet increased demand from a growing population.	6.1.3 Policy 10
8.19 Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region.	6.1.4 Policy 3; 6.1.7 Policy 12
8.20 Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy.	6.1.4 Policies 1 & 2
8.21 Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands.	6.1.4 Policy 3
8.22 Minimize conflicts between intensive agricultural operations and incompatible land uses by using appropriate planning tools, setback distances and other mitigating measures.	6.1.4 Policy 3
8.23 Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1
8.24 Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1
8.25 Prohibit unauthorized future use or development of land in the floodway in accordance with the Flood Recovery and Reconstruction Act and the Floodway Development Regulation under development, which will control, regulate or prohibit use or development of land that is located in a floodway and define authorized uses.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1

SSRP Policy	Connected MDP Policy/Section
8.26 Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands and unique environmentally significant landscapes, within their boundaries.	6.1.9 Policies 3 & 9
8.27 Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1
8.28 Consider local impacts as well as impacts on the entire watershed.	6.1.9 Policy 3
8.29 Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources.	6.1.9 Policies 2 - 4
8.30 Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat.	6.1.7 Policy 7; 6.2.7 Policy 4
8.31 Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss.	6.2.7 Policy 3
8.32 Facilitate public access and enjoyment of water features, to the extent possible.	6.2.7 Policy 2
8.33 Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning.	6.1.7 Policy 7
8.34 Identify significant historic resources to foster their preservation and enhancement for use and enjoyment by present and future generations.	6.1.1 Policy 11
8.35 Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places.	6.1.1 Policies 12 & 14
8.36 Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction.	6.1.1 Policy 13
8.37 Identify the location, nature and purpose of key provincial transportation corridors and related facilities.	6.2.9 Policy 6
8.38 Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns.	6.2.9 Policy 6
8.39 Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above.	6.1.8 Policy 9; 6.2.9 Policy 5

8.3 References

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Attachment 2: Draft MDP Summary of Comments & Feedback Received

Planning and Engineering circulated the draft Municipal Development Plan to stakeholders and made the document available for public comment in January 2019. The Town hosted an Open House on January 16th to collect feedback on the draft MDP, and a survey was made available at the Open House and online. The following table presents an inventory of the comments received, whether the comments were incorporated into the MDP presented today for first reading, and the rationale behind the decision to include each comment. Results from the Open House and survey start on page 11, copies of feedback received via email/letter start on page 21.

All comments were either:

1. *Incorporated* into the MDP for reasons listed under “rationale”;
2. *Not incorporated* into the MDP for reasons listed under “rationale”; or
3. *Noted* as the comments did not suggest changes to the MDP document.

NOTE: The Redcliff Municipal Planning Commission will provide their comments on the MDP following their February meeting, before third reading of the Bylaw.

AGENCY	COMMENT RECEIVED	ACTION ON COMMENT	RATIONALE FOR ACTION
Alberta Masonry Council	2.3 Guiding Principle (pg. 16) Add bullet point to “small town feel means...”: <i>Buildings demonstrate a high standard of architectural design, utilizing materials which create a memorable sense of place and convey a sense of Redcliff’s heritage</i>	Incorporated	Comment complements and builds on the idea of small town feel
Alberta Masonry Council	2.3 Guiding Principle (pg. 16) Add to “small town feel is created by...”: <i>Well-designed buildings created a strong sense of place and convey a distinct heritage feel</i>	Incorporated	Comment complements and builds on the idea of small town feel
Alberta Masonry Council	5.3 Visitor Vision Statement (pg. 28) Add: <i>attractive</i> to last line of first paragraph	Incorporated	Comment complements and builds on the idea of small town feel
Alberta Masonry Council	6.1.1 Policy 1 (pg. 31) Add: <i>guidelines that encourage high-quality architectural design using natural and resilient building materials, creating a strong sense of place and social interaction</i>	Incorporated	Provides more detail on purpose of Design Guidelines

Alberta Masonry Council	6.1.1 Policy 15 (pg. 32) Change to: <i>The Town shall emphasize building and public space design complementing the Town's brick manufacturing history by encouraging the use of brick in built form</i>	Partially Incorporated	<ul style="list-style-type: none"> - <i>Should encourage</i> wording was decided on by Council, not changed - Other wording changes incorporated, provides clarity by tying to history
Alberta Masonry Council	6.1.6 Policy 3 (pg. 37) Add: <i>and brick heritage of the Town</i> to end of policy statement	Not Incorporated	Brick heritage does not relate to housing density
Alberta Masonry Council	6.1.8 Policy 15 (pg. 41) Add: <i>high-quality building materials and articulation</i>	Incorporated	Provides more detail on purpose of Design Guidelines
Alberta Masonry Council	6.1.8 (pg. 41) Add policies: <i>Policy X: The Town shall promote Redcliff's brickmaking heritage by encouraging that 20% of the exterior cladding area of new low-density residential dwellings consist of brick and/or stone</i> <i>Policy X: The Town shall discourage the use of buildings clad entirely in materials which age and deteriorate quickly</i> <i>Policy X: Area Structure Plans and Area Redevelopment Plans shall include Architectural Guidelines which address and ensure high-quality architectural design and building materials on the front façade that reflects Redcliff's brickmaking heritage</i>	Not Incorporated	<ul style="list-style-type: none"> - Too specific for the MDP - Possible incorporation in Design Guidelines document or ASPs/ARPs
Alberta Masonry Council	6.2.1 Policy 5 (pg. 51) Add: <i>and building materials</i>	Incorporated	Provides increased clarity
Alberta Masonry Council	6.2.1 Policy 5 (pg. 51) Add policy: <i>Policy X: The Town shall establish Urban Design Guidelines for the Downtown Core, establishing standards for built form, articulation and exterior building materials in order to create a consistent look and feel for the downtown that reflects the downtown's masonry heritage</i>	Incorporated (<i>with shall changed to should</i>)	Reflects comments made during 2017 MDP Council Workshop

Alberta Masonry Council	6.2.2 (pg. 53) Add policy: <i>Policy X: The Town should develop an Area Redevelopment Plan for the Greater Downtown & Broadway Avenue, including Architectural Guidelines establishing preferred standards for the built form</i>	Not Incorporated	<ul style="list-style-type: none"> - ARP not currently planned for this neighbourhood - Architectural Guidelines will be developed, as mentioned in other MDP policies
Alberta Masonry Council	6.2.5 (pg. 59) Add policies: <i>Policy 11: The Town shall develop Architectural Guidelines which establish built form consistent with the masonry heritage of the Eastside neighbourhood</i> <i>Policy 12: The Town shall encourage the use of brick in new construction in the vicinity of the former I-XL Brick Plant</i>	Not Incorporated	<ul style="list-style-type: none"> - Too specific for the MDP - Possible incorporation in Eastside ASP update
Alberta Masonry Council	7.2 Policy 1 (pg. 73) Add: <i>Area Redevelopment Plans and non-statutory Urban Design Guidelines</i> to list	Not Incorporated	Already incorporated in list by mention of <i>local plans, studies, budgets, projects, and initiatives as required</i>
Redcliff RCMP	See attached email	Noted	
Cypress County	See attached email	Noted	
Alberta Infrastructure & Transportation	See attached email	Noted	
Redcliff Community & Protective Services	See attached email	Noted	
Canada Post	(Phone Call Received Thursday, January 10th, 2:30pm) The MDP looks good overall, nothing of significance to add. Canada Post will continue to place new mail boxes as growth occurs.	Noted	
Municipal Development Plan Steering Committee	See attached minutes	Noted	
City of Medicine Hat – Electric Department	See attached email	Noted	
Public Member	2.3 Guiding Principle (pg. 16) Add: <i>wide variety of recreation; social facilities accessible to all; user friendly; time appropriate</i>	Incorporated	Comment complements and builds on the idea of small town feel
Public Member	4.0 History & Geography (pg. 20) Add: Redcliff's motto – <i>Greenhouse Capital of the Prairies</i>	Incorporated	Current motto reflects branding and identity

Public Member	5.2 Resident Vision Statement (pg. 27) Are recreation facilities taken for granted?	Not Incorporated	Recreational facilities and parks are mentioned in the second paragraph
Public Member	6.1.8 Policy 18 (pg. 41) Add: <ul style="list-style-type: none"> - <i>Reduce front setbacks</i> - <i>Wider lanes</i> - <i>Rear setbacks</i> 	Not Incorporated	Incorporated as an action item in MDP Implementation Framework Policy under Land Use Bylaw update
Public Member	6.1.10 Policy 6 (pg. 45) Comment regarding dark skies	Not Incorporated	Since Redcliff is an urban area, public safety in parks at night brought about by additional lighting is a higher priority than dark sky preservation; illumination options can be chosen which direct more light to the ground rather than up into the sky
Public Member	6.1.10 Policy 11 (pg. 46) Comment regarding rebuilding the historic gazebo	Not Incorporated	Incorporated as a possible action item in MDP Implementation Framework Policy under Parks & Recreation Master Plan update
Public Member	6.2 Neighbourhoods Map (pg. 49) Comment regarding that the golf course not discernable on map	Incorporated	Upper Bank and Red Cliffs, Coulees, and Natural Areas boundaries redrawn to include entire golf course area in Upper Bank neighbourhood, golf course was previously split between the two neighbourhoods
Public Member	6.2.5 Eastside Future State (pg. 58) Change: <i>A grid-based street pattern and continued street names from older developments create continuity in the areas on both sides of Mitchell Street. → A grid-based street pattern and continued street names from older developments create continuity in the areas on the east side of Mitchell Street</i>	Incorporated	Sentence revised for clarification that a grid street pattern and continued street names from the Residential Core to Eastside create a seamless transition from the older neighbourhoods West of Mitchell to newer neighbourhoods East of Mitchell
Public Member	6.2.5 Policy 10 (pg. 59) Confusion regarding “rebranding”	Incorporated	Reworded to clarify rebranding specifically refers to renaming Eastside
Public Open House & Online Survey – Question 16 responses	Your survey does not allow a person to select strongly agree as a single choice on the survey.	Noted	

<p>Public Open House & Online Survey – Question 16 responses</p>	<p>The town needs to clean up the down area. Please do something about that eye sore of an old service station at the corner of Broadway & 3rd. street.</p> <p>Connect 9th avenue to samis drive . This will enhance the sale of residential & commercial lots. And buy the way this means more tax income for the town. Especially the sale of some large commercial lots in the area.</p> <p>Why is the town not lobbying the provincial government to build that middle school in east side? Our present school building's are overcrowded & the junior high school is in need of renovations. Don't forget that the RMAP school is bulging at the seams from overcrowding.</p> <p>Many senior Redcliff citizens do not stay in town as they get older because of physical or medical disability. Why? There are no long term healthcare facilities in town that's why. We need to look after all our citizens no matter what age they are....</p> <p>I find that these surveys are often a waste of time as there doesn't seem to be an appetite for change & the will to do anything.</p> <p>Let's go Town council & administration & get to work & prove you're worthy of our tax payers salary</p>	<p>Already incorporated</p>	<ul style="list-style-type: none"> - Downtown rejuvenation is a main theme of the MDP - The Implementation Framework Policy includes an action item to potentially use new powers in the updated MGA to change taxation of vacant/brownfield properties to encourage redevelopment - Timeline Connecting 9th Avenue to Saamis Drive will be part of the phasing plan for the updated Eastside ASP - The Eastside ASP contains a new school site - The MDP contains provisions for senior's housing
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Public Open House & Online Survey – Question 16 responses	<p>Putting priority for a High School and major renovations to Parkside School.</p> <p>Leaving the coulee alone and not creating more mountain bike paths. Doing something with the eye sore gang hangout on the corner of 3rd street.</p> <p>A community hall that can be used for all.</p> <p>Skateboard park a yes.</p> <p>Don't put a campground down by the river we have no proper access.</p>	<p>Already incorporated/ Incorporated</p>	<ul style="list-style-type: none"> - The Implementation Framework Policy includes an action item to potentially use new powers in the updated MGA to change taxation of vacant/brownfield properties to encourage redevelopment - The Eastside ASP contains a new school site - New trails in the coulees will be constructed with proper planning and engineering to ensure minimal impact to the landscape; Neighbourhood 11 Future State reworded to emphasize coulee protection - Development of the River Valley neighbourhood may require additional access points
Public Open House & Online Survey – Question 16 responses	<p>Wish there were plans for a high school to be built in Redcliff. Very important to maintain the integrity of the park/wild spaces such as the coulees -- i.e. no building or development there.</p>	<p>Already incorporated/ Incorporated</p>	<ul style="list-style-type: none"> - The Eastside ASP contains a new school site - Red Cliffs, Coulees, & Natural Areas Neighbourhood stresses protection of these areas, reworded for further emphasize
Public Open House & Online Survey – Question 16 responses	<p>Work on developing the Eastside. In terms of infrastructure for better accessibility and parks and recreation to go along and compliment the proposed expansion and future development of this residential area. The are needs to addressed and given higher priority in maintaining the land and giving it a better "curb appeal" in order to entice more people to move. Better access to a park that's close and development and maintenance of curbside property owned by the town. It needs to look attractive to be attractive.</p>	<p>Already incorporated</p>	<p>These types of ideas are addressed in the Eastside neighbourhood policies, bylaw enforcement/ unsightly premises policies, and will be emphasized in the Eastside ASP</p>

Public Open House & Online Survey – Question 16 responses	Driving down Mitchell street, getting further south, the town looks dirty and unappealing. The houses are in rough shape the fences are worn, and it looks awful. It would be nice if that street could have a barrier between the road and houses so it didn't look so bad.	Not incorporated	Role and design of Mitchell Street will be addressed in the Eastside ASP – too detailed to include in MDP
Public Open House & Online Survey – Question 16 responses	I would like to see the town push to get a high school built so our children can start and finish school with the same people in the town they grow up in. An upgraded water park and a new playground in the SE area of town would also be well received.	Already incorporated	<ul style="list-style-type: none"> - The Eastside ASP contains a new school site - Funding allocated to upgrade splash park in 2019 - Playground in SE noted in 6.1.10 Objective 1
Public Open House & Online Survey – Question 16 responses	Population of 9000?? I thought it was closer to 5-6000??	Incorporated	Misunderstanding, 9000 refers to the forecasted population of Redcliff in the year 2056. Added "in the year 2056..." to start of all vision statements to avoid confusion.

Public Open House & Online Survey – Question 16 responses	<p>There's a lot of great potential in Redcliff, but I'd recommend being more consistent with developers and the requests for development. So many people turn away from coming to Redcliff because MDP has made it extremely difficult to develop. Small town feel but we don't want it dying either with so many people discouraged, word of mouth goes fast- lets make it positive feedback.</p> <p>Redcliff has a lot of very unsightly lots and bylaw should enforce some yard maintenance and up keep to keep Redcliff more pleasant to walk and drive through. If the standards are there for new developments it should be maintained with the old ones.</p> <p>***Also- the campground needs more trees!!!! There's so much potential there as well- draw people in with a beautiful campground. We have the pool and great trails for hiking and biking- keep the people coming. Money in keeps our town prosperous!!</p>	<p>Noted/Not incorporated</p>	<ul style="list-style-type: none"> - MDP policies include provisions for bylaw/unsightly premises - Trees at campground will be included as item in Urban Forest Master Plan in MDP Implementation Framework Policy
Public Open House & Online Survey – Question 16 responses	<p>I love our town with it's peace, friendliness, local businesses and the river valley!! One thing that would help traffic at the Broadway and Mitchell intersection would be a route at the bottom by the golf course and new development (Jesmond?) to get to the highway....that would be awesome and save a lot of traffic!!</p>	<p>Not Incorporated</p>	<ul style="list-style-type: none"> - Connecting 9th Avenue to Saamis Drive will be part of the phasing plan for the updated Eastside ASP
Public Open House & Online Survey – Question 16 responses	<p>I would love to see the development of a campground in the river bottom, with a footbridge across to echo dale. I would also recommend a golf cart track up to the course, with a few dozen sites having permanent leases with golf memberships. This would be wicked for our economy. And may save the golf course.</p>	<p>Already Incorporated/Not Incorporated</p>	<ul style="list-style-type: none"> - MDP includes campground in River Valley - Footbridge to Echo Dale and golf cart path noted for potential future projects, but are highly cost dependent

Public Open House & Online Survey – Question 16 responses	It would be great to see Town employees actually from Redcliff! Especially important roles!! Does someone from Medicine hat really care how the Town ends up?! Probably not! Locals for Locals sounds correct.	Not Incorporated	Out of scope of the MDP
Public Open House & Online Survey – Question 16 responses	Our main concern is that we are on 5st NW. This area does not have sufficient lighting for my wife to feel safe walking at night. In addition, for some reason, we don't show up on Google, SkiptheDishes, etc. Second concern is placing 4 way stop at the corner of the Husky. It will make it easier to turn out on busy days. Your plan for the city looks good. I agree with most of it, now lets make it happen!	Already Incorporated/Noted	<ul style="list-style-type: none"> - MDP includes policies regarding human-scale lighting in public places, also included in MDP Implementation Framework Policy - Transportation Master Plan deals with 4-way stop
Public Open House & Online Survey – Question 16 responses	The Main street & Redcliff way roads could use some work	Not Incorporated	Out of scope of the MDP
Public Open House & Online Survey – Question 16 responses	I think question 10 needs to be a high priority. (Commercial neighbourhood, along Saamis Drive)	Noted	
Public Open House & Online Survey – Question 16 responses	I am especially interested in the Eastside development. How soon will it start and what are the possibilities for a church site?	Noted	Will be in contact with respondent
Public Open House & Online Survey – Question 16 responses	We live in the new part of Eastside. Couple issues I have is the lack of regular upkeep and maintenance of the area; grass and weeds growing in empty lots and through cracks in the sidewalks. As well, architectural standards developed and adhered to - chicken wire used in place of proper fences of yards.	Already Incorporated	<ul style="list-style-type: none"> - MDP policies include provisions for bylaw/unsightly premises - MDP includes provisions to develop/update Design Guidelines/architectural standards
Public Open House & Online Survey – Question 16 responses	River Valley: no campground	Not Incorporated	A campground in the River Valley builds on the goals of the MDP to draw visitors, generate income, and provide for greater public use and activity in the River Valley, while maintaining the natural environment

Public Open House & Online Survey – Question 16 responses	<p>Urban Rejuvenation: if urban and continue to emphasize 'homes' in between, WATCH what you allow to be grown in the greenhouses?</p> <p>River Valley: keep all natural. no more development for private use - too costly. Nature is for all to enjoy, not a select few! No more development of homes for private use by river areas.</p> <p>Red Cliffs, Coulees, and Natural Areas: Keep as natural park area, for public use only.</p>	Noted/Not Incorporated/ Incorporated	<ul style="list-style-type: none"> - A campground in the River Valley builds on the goals of the MDP to draw visitors, generate income, and provide for greater public use and activity in the River Valley, while maintaining the natural environment - River Valley identified as a low priority growth area for future residential development - Red Cliffs, Coulees, & Natural Areas Neighbourhood stresses protection of these areas, reworded for further emphasize
Public Open House & Online Survey – Question 16 responses	offer incentives to develop in the industrial neighbourhood	Not Incorporated	Will be incorporated into MDP Implementation Framework Policy
Public Open House & Online Survey – Question 16 responses	<p>I would like to see more things in the river valley park (playground equipment).</p> <p>more sidewalks on the avenue streets on the south side of Redcliff.</p> <p>also concerned the bike trails in the coulees are wrecking the land and accumulating garbage.</p> <p>I am looking forward to the new skateboard park.</p>	Already Incorporated	<ul style="list-style-type: none"> - River Valley neighbourhood contains policies for added amenities for public use - MDP contains policy to expand sidewalk system - New trails in the coulees will be constructed with proper planning and engineering to ensure minimal impact to the landscape, Neighbourhood 11 Future State reworded for further emphasize coulee protection
Public Open House & Online Survey – Question 16 responses	urban rejuvenation is a bad place to invest in property	Noted	
Administration Revisions	Added resident comments from fall 2017 engagement to 2.3 to emphasize ideas gathered during public consultation		

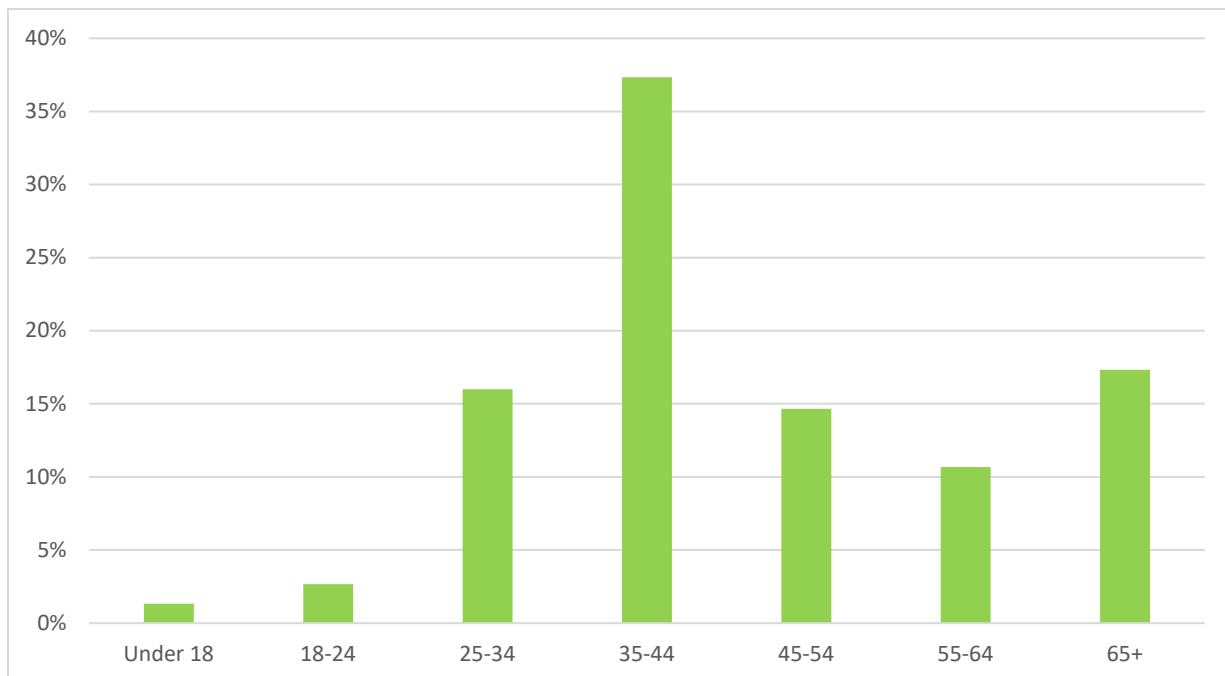
Open House & Survey Results

On January 16, 2019 The Town of Redcliff hosted an Open House at the Redcliff Legion for the public to view and comment on the draft Municipal Development Plan. Material at the Open House included: an overview of the purpose of the MDP, the guiding principle of Small Town Feel, the resident vision statement, the neighbourhoods map, and the future state of each neighbourhood. Open House attendees were invited to fill out a survey to rate the extent to which they agreed with the vision statement, guiding principle, and future state of each neighbourhood. Full copies of the MDP were also available to view. The survey and draft MDP were posted on the Town social media page and website to collect additional input until January 31, 2019.

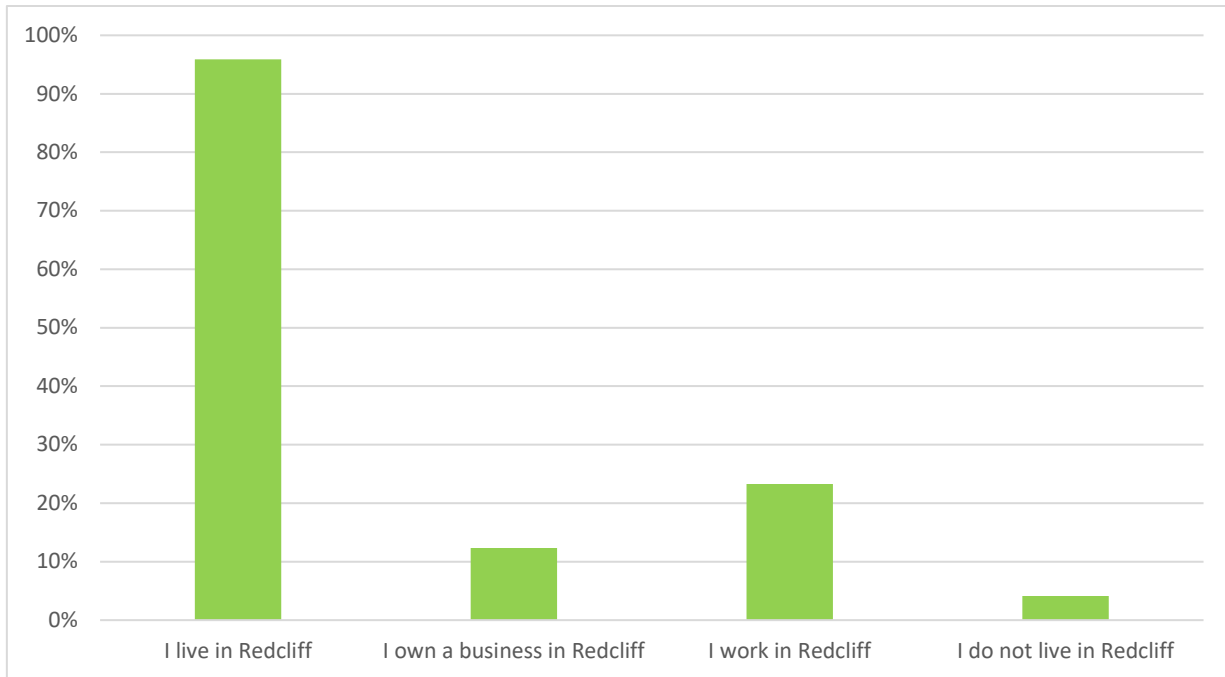
General verbal feedback on the MDP received at the Open House reflected optimism about a plan for the Town that balances growth while maintaining small town feel. There was a lot of excitement surrounding future development in eastside and downtown revitalization. Some residents were against development in the river valley neighbourhood, and others stressed protection of the coulees and natural areas.

The draft MDP survey collected 75 total responses and had a completion rate of 75%. Responses to the survey are found below.

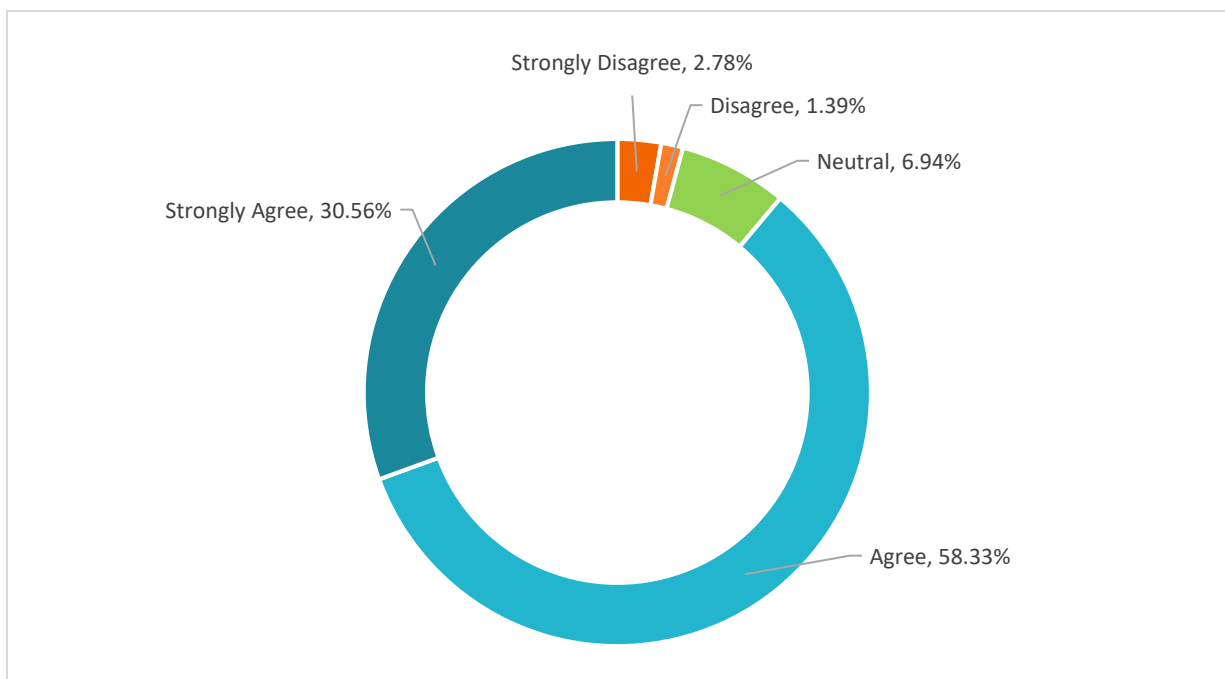
Question 1: What is your age?



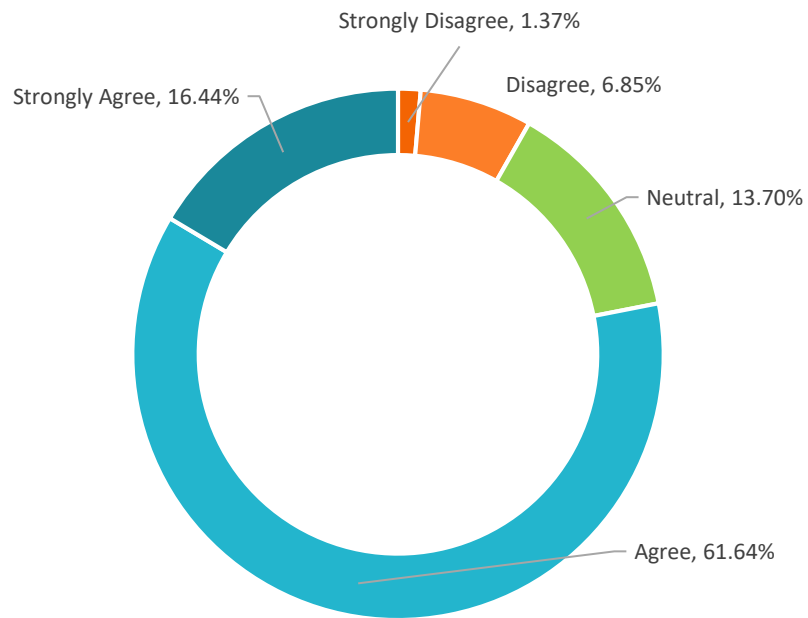
Question 2: Which of the following describes you? (select all that apply)



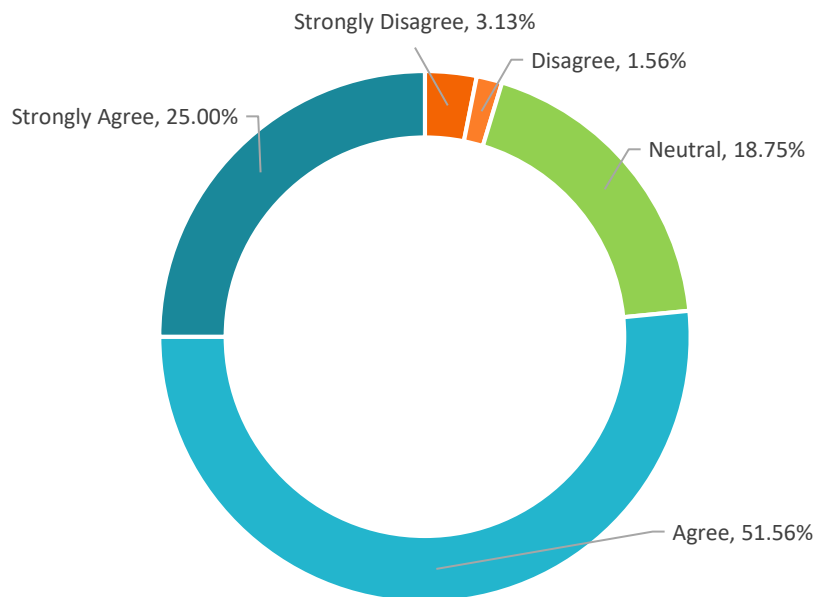
Question 3: To what extent do you agree with the guiding principle of the MDP, “Small Town Feel?”



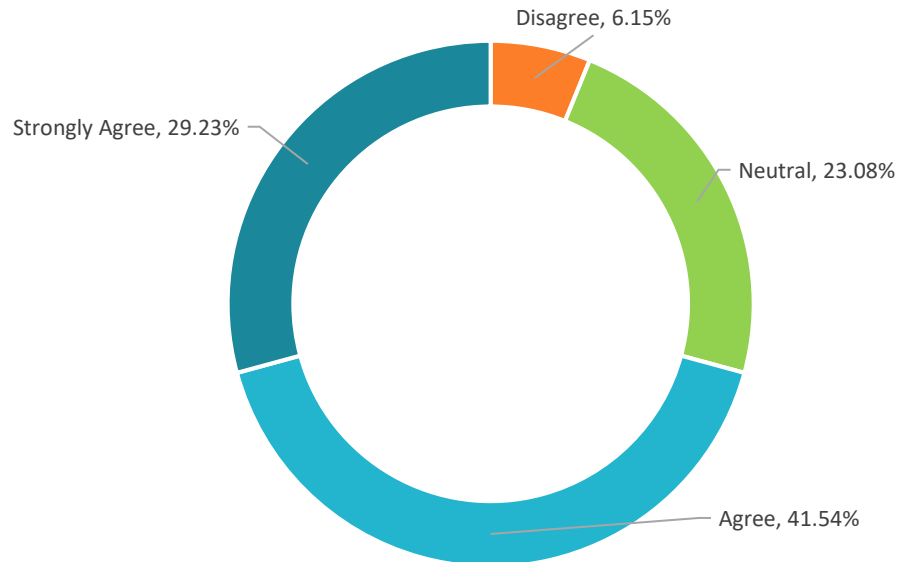
Question 4: To what extent do you agree with the resident vision statement?



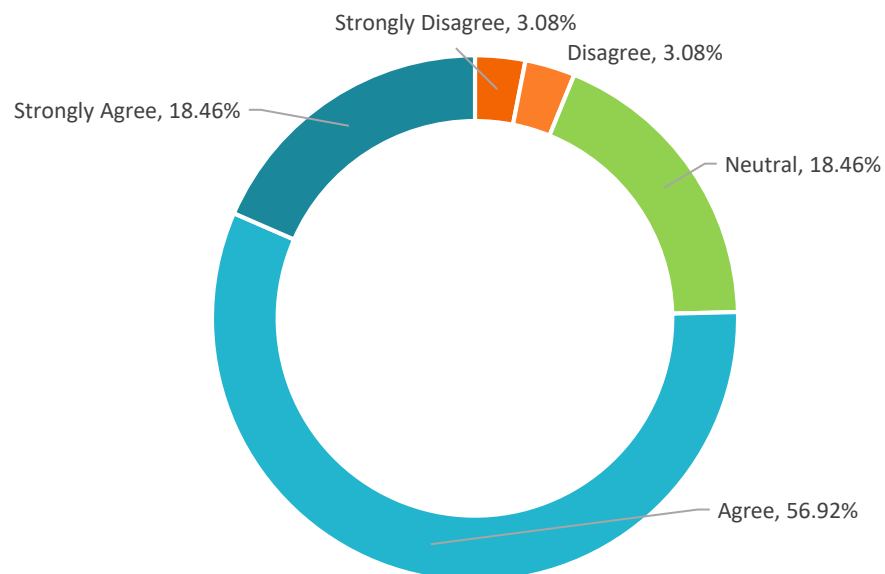
Question 5: To what extent do you agree with the future state for the DOWNTOWN CORE neighbourhood?



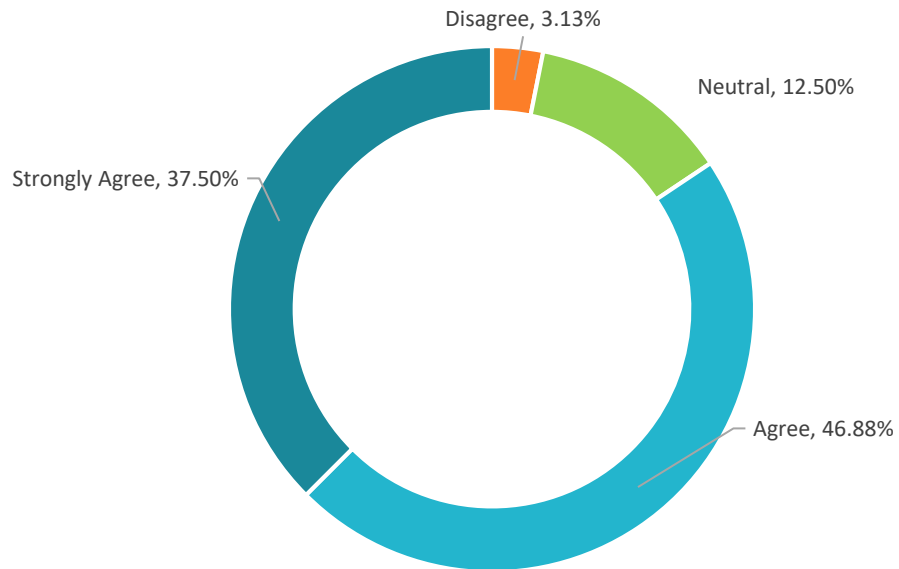
Question 6: To what extent do you agree with the future state for the GREATER DOWNTOWN & BROADWAY AVENUE neighbourhood?



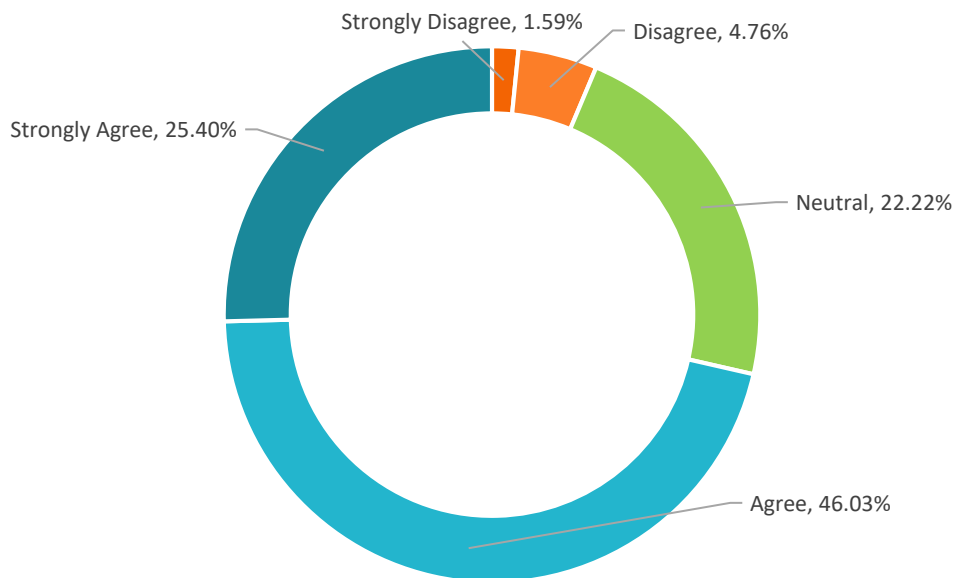
Question 7: To what extent do you agree with the future state for the URBAN REJUVENATION neighbourhood?



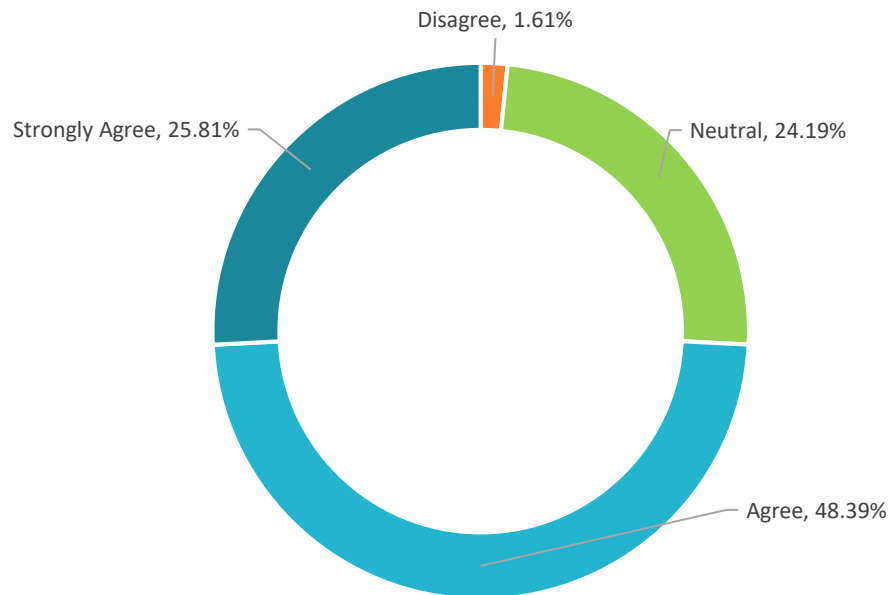
Question 8: To what extent do you agree with the future state for the RESIDENTIAL CORE neighbourhood?



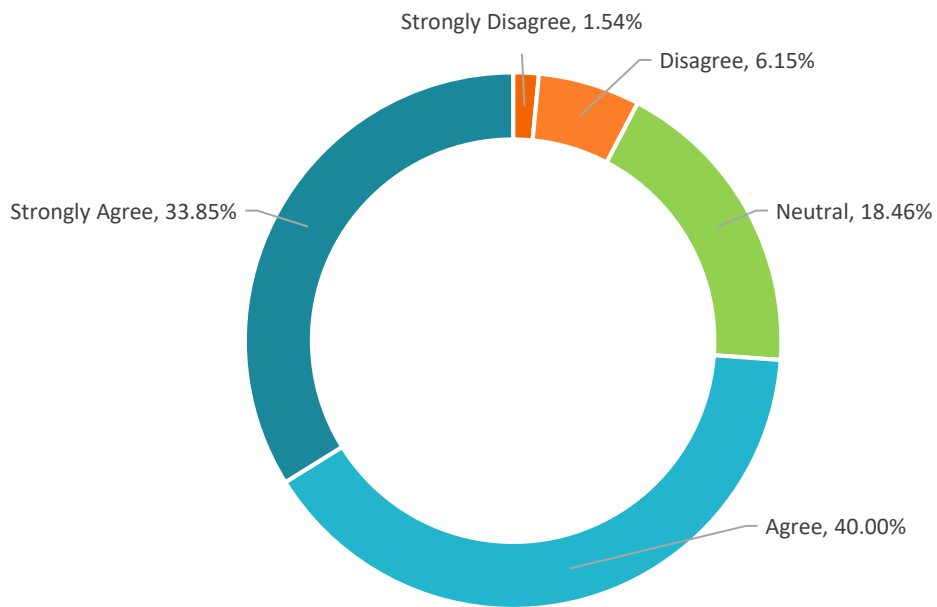
Question 9: To what extent do you agree with the future state for the EASTISDE neighbourhood?



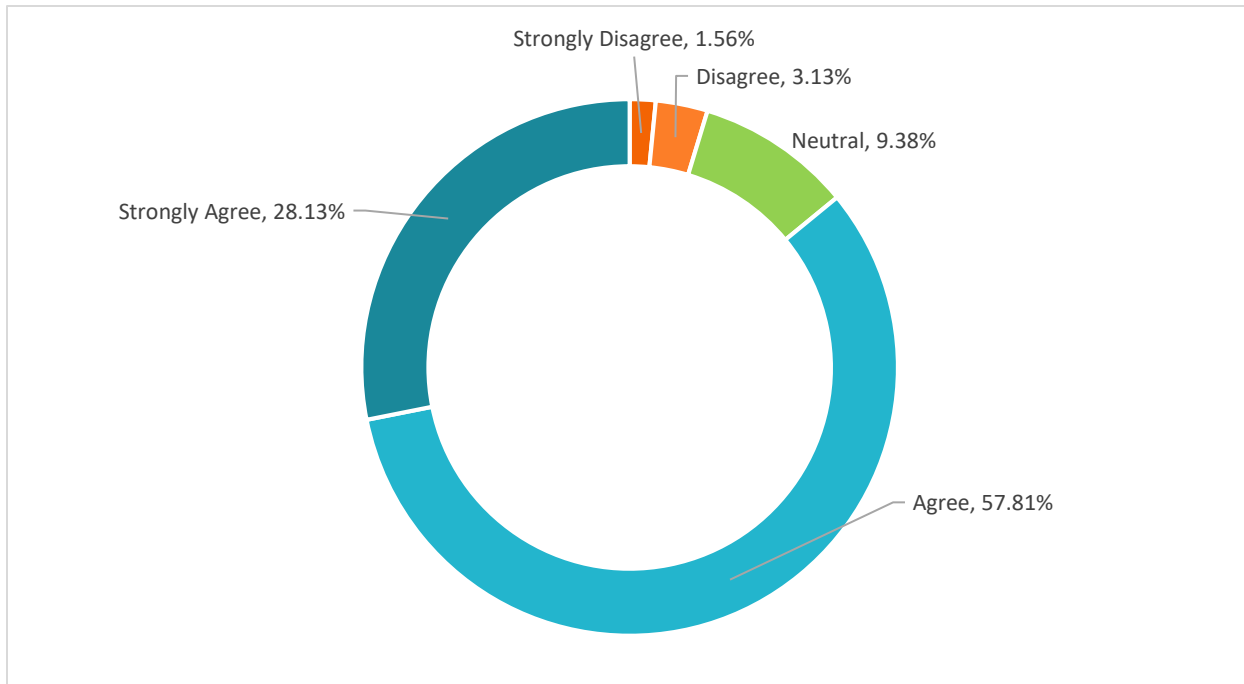
Question 10: To what extent do you agree with the future state for the COMMERCIAL neighbourhood?



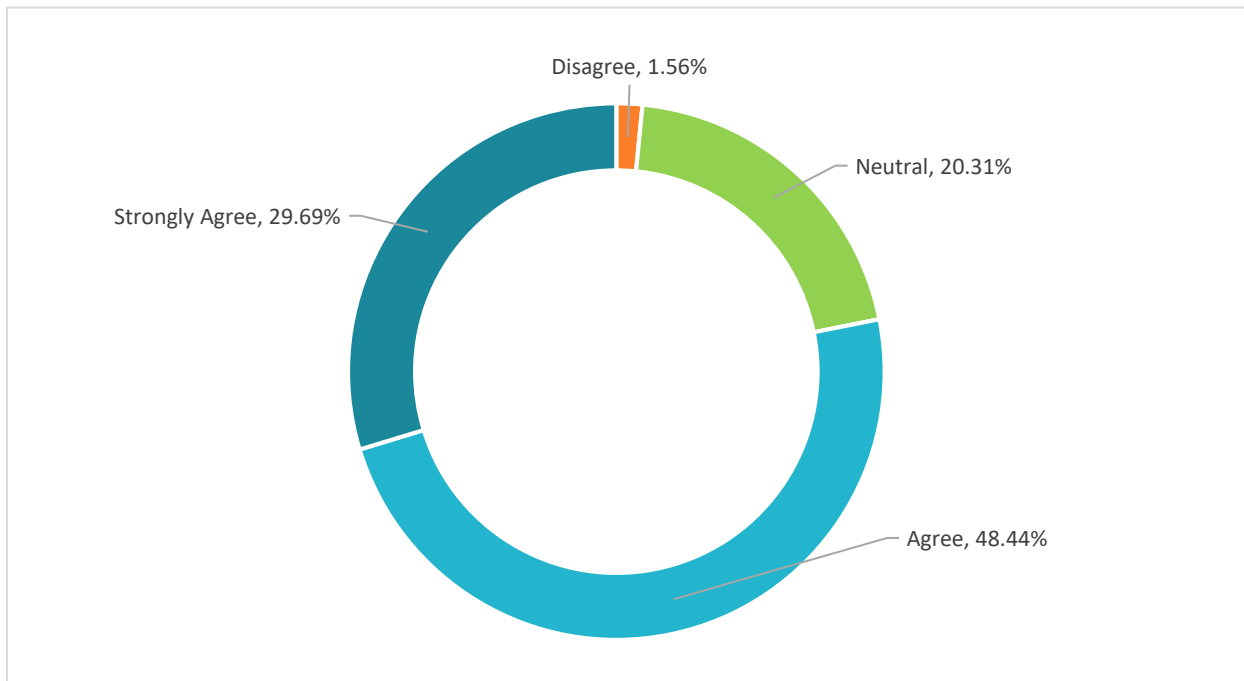
Question 11: To what extent do you agree with the future state for the RIVER VALLEY neighbourhood?



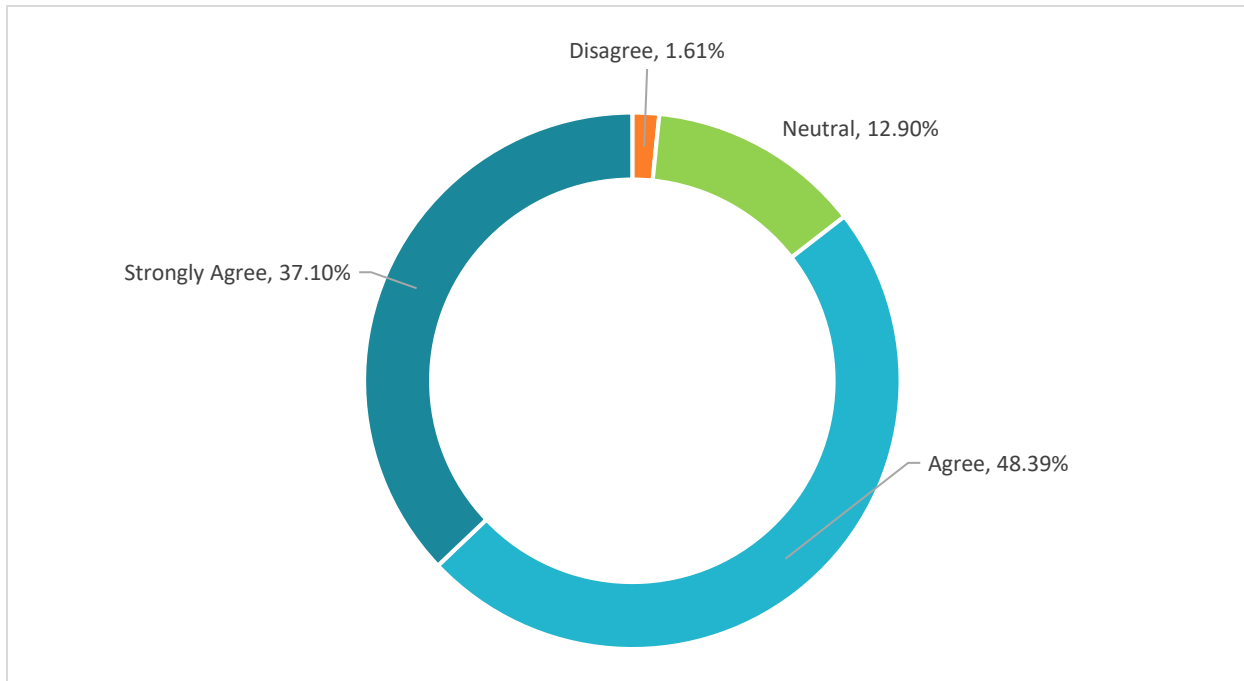
Question 12: To what extent do you agree with the future state for the UPPER BANK neighbourhood?



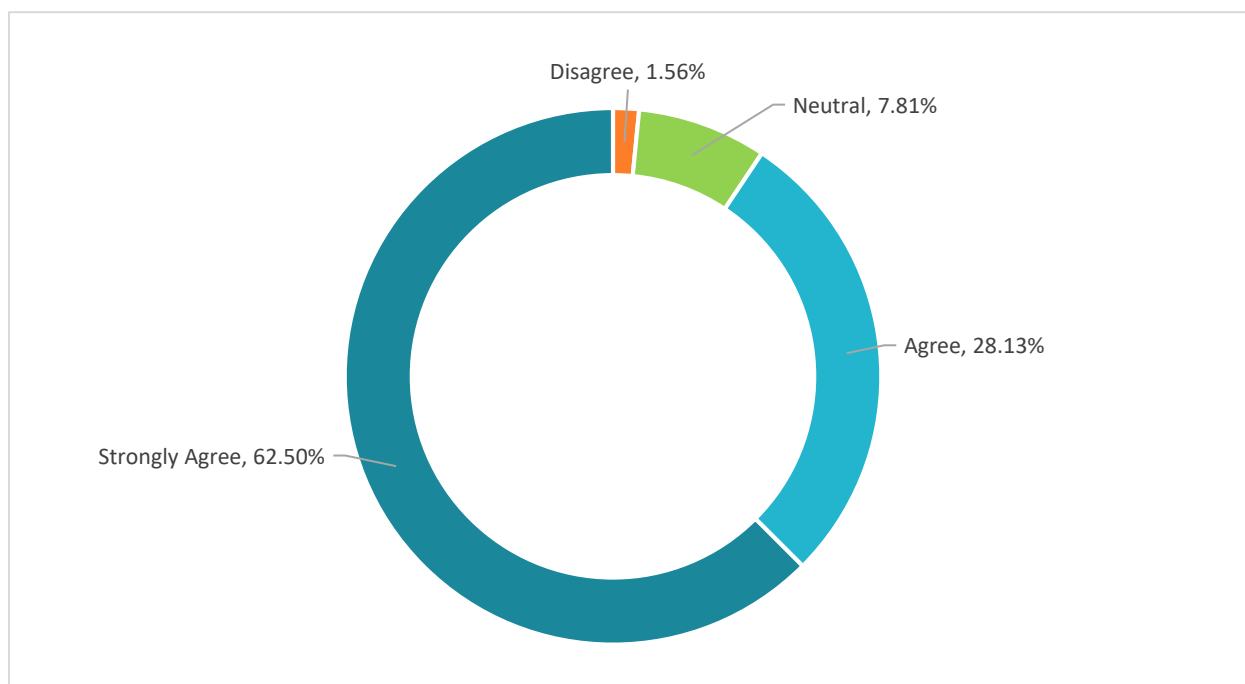
Question 13: To what extent do you agree with the future state for the GATEWAY neighbourhood?



Question 14: To what extent do you agree with the future state for the INDUSTRIAL neighbourhood?



Question 15: To what extent do you agree with the future state for the RED CLIFFS, COULEES, & NATURAL AREAS neighbourhood?



Question 16: If you have any additional comments on the MDP, please provide them below.

Your survey does not allow a person to select strongly agree as a single choice.	Work on developing the Eastside. In terms of infrastructure for better accessibility and parks and recreation to go along and compliment the proposed expansion and future development of this residential area. The are needs to addressed and given higher priority in maintaining the land and giving it a better "curb appeal" in order to entice more people to move. Better access to a park that's close and development and maintenance of curbside property owned by the town. It needs to look attractive to be attractive.
offer incentives to develop in the industrial neighbourhood	I am especially interested in the Eastside development. How soon will it start and what are the possibilities for a church site?
Population of 9000?? I thought it was closer to 5-6000??	
I love our town with it's peace, friendliness, local businesses and the river valley!! One thing that would help traffic at the Broadway and Mitchell intersection would be a route at the bottom by the golf course and new development (Jesmond?) to get to the highway....that would be awesome and save a lot of traffic!!	Driving down Mitchell street, getting further south, the town looks dirty and unappealing. The houses are in rough shape the fences are worn, and it looks awful. It would be nice if that street could have a barrier between the road and houses so it didn't look so bad.
The town needs to clean up the down area. Please do something about that eye sore of an old service station at the corner of Broadway & 3rd. street. Connect 9th avenue to samis drive . This will enhance the sale of residential & commercial lots. And buy the way this means more tax income for the town. Especially the sale of some large commercial lots in the area. Why is the town not lobbying the provincial government to build that middle school in east side? Our present school building's are overcrowded & the junior high school is in need of renovations. Don't forget that the RMAP school is bulging at the seams from overcrowding. Many senior Redcliff citizens do not stay in town as they get older because of physical or medical disability. Why? There are no long term healthcare facilities in town that's why. We need to look after all our citizens no matter what age they are.... I find that these surveys are often a wasof time as there doesn't seem to be an appetite for change & the will to do anything. Let's go Town council & administration & get to work & prove you're worthy of our tax payers salary	I would like to see the town push to get a high school built so our children can start and finish school with the same people in the town they grow up in. An upgraded water park and a new playground in the SE area of town would also be well received.
	urban rejuvenation is a bad place to invest in property
	I think question 10 needs to be a high priority.
	It would be great to see Town employees actually from Redcliff! Especially important roles!! Does someone from Medicine hat really care how the Town ends up?! Probably not! Locals for Locals sounds correct.
Wish there were plans for a high school to be built in Redcliff. Very important to maintain the integrity of the park/wild spaces such as the coulees -- i.e. no building or development there.	The Main street & Redcliff way roads could use some work

<p>Putting priority for a High School and major renovations to Parkside School.</p> <p>Leaving the coulee alone and not creating more mountain bike paths.</p> <p>Doing something with the eye sore gang hangout on the corner of 3rd street.</p> <p>A community hall that can be used for all.</p> <p>Skateboard park a yes.</p> <p>Don't put a campground down by the river we have no proper access.</p>	<p>There's a lot of great potential in Redcliff, but I'd recommend being more consistent with developers and the requests for development. So many people turn away from coming to Redcliff because MDP has made it extremely difficult to develop. Small town feel but we don't want it dying either with so many people discouraged, word of mouth goes fast- lets make it positive feedback.</p> <p>Redcliff has a lot of very unsightly lots and bylaw should enforce some yard maintenance and up keep to keep Redcliff more pleasant to walk and drive through.</p> <p>If the standards are there for new developments it should be maintained with the old ones.</p>
<p>We live in the new part of Eastside. Couple issues I have is the lack of regular upkeep and maintenance of the area; grass and weeds growing in empty lots and through cracks in the sidewalks. As well, architectural standards developed and adhered to - chicken wire used in place of proper fences of yards.</p>	<p>***Also- the campground needs more trees!!!! There's so much potential there as well- draw people in with a beautiful campground. We have the pool and great trails for hiking and biking- keep the people coming. Money in keeps our town prosperous!!</p>
<p>I would love to see the development of a campground in the river bottom, with a footbridge across to Echo Dale. I would also recommend a golf cart track up to the course, with a few dozen sites having permanent leases with golf memberships. This would be wicked for our economy. And may save the golf course.</p>	<p>Our main concern is that we are on 5th NW. This area does not have sufficient lighting for my wife to feel safe walking at night. In addition, for some reason, we don't show up on Google, SkipTheDishes, etc.</p> <p>Second concern is placing 4 way stop at the corner of the Husky. It will make it easier to turn out on busy days.</p>
<p>River Valley: no campground</p>	<p>Your plan for the city looks good. I agree with most of it, now lets make it happen!</p>
<p>Urban Rejuvenation: if urban and continue to emphasize 'homes' in between, WATCH what you allow to be grown in the greenhouses?</p> <p>River Valley: keep all natural. no more development for private use - too costly. Nature is for all to enjoy, not a select few! No more development of homes for private use by river areas.</p> <p>Red Cliffs, Coulees, and Natural Areas: Keep as natural park area, for public use only.</p>	<p>I would like to see more things in the river valley park (playground equipment).</p> <p>more sidewalks on the avenue streets on the south side of Redcliff.</p> <p>also concerned the bike trails in the coulees are wrecking the land and accumulating garbage.</p> <p>I am looking forward to the new skateboard park.</p>

Our Reference: 2100-REDC

January 17, 2019

James Johansen
Director of Planning & Engineering
jamesj@redcliff.ca
Town of Redcliff
PO Box 40, #1 – 3 Street NE
Redcliff, AB T0J 2P0

Dear Mr. Johansen:

RE: **DRAFT MUNICIPAL DEVELOPMENT PLAN
TOWN OF REDCLIFF**

Alberta Transportation has received and reviewed the Town of Redcliff Draft Municipal Development Plan.

Alberta Transportation's primary objective is to allow subdivision and development of properties that are subject to review and comment by Alberta Transportation pursuant to the control lines stipulated in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009, and the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017, in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the document appears to have been prepared on sound planning principles and development strategies. The document is well organized and thoroughly covers all the issues that are pertinent when establishing a framework for subsequent land use redesignation, subdivision, and development within a plan area.

The goals and policies of **SECTION 6.2.9 – GATEWAY (Trans-Canada Highway (1)), Policies 1-8**, adequately address the need for the community to maintain safe and efficient transportation routes and, moreover, the willingness to coordinate with regional and provincial land use authorities to that end.

Given the foregoing, strictly from Alberta Transportation's point of view, we do not have any concerns with the Draft Municipal Development Plan as proposed and/or the document being adopted by the Town of Redcliff land use authority.

We would appreciate it if you could provide Alberta Transportation with a copy of the final plan for our files and future reference.

Thank you for the referral and opportunity to comment.

Yours truly,



Leah Olsen
Development/Planning Technologist

LO/jb

cc: Town of Redcliff – jordanz@redcliff.ca



CYPRESS COUNTY

816 - 2nd Avenue, Dunmore

Alberta T1B 0K3

Phone: (403) 526-2888

Fax: (403) 526-8958

www.cypress.ab.ca

January 17, 2019

Town of Redcliff
PO Box 40, 1 – 3rd Street NE
Redcliff AB T0J 2P0

RE: DRAFT TOWN OF REDCLIFF MUNICIPAL DEVELOPMENT PLAN

Dear Mr. Johansen;

Thank you for providing Cypress County with the opportunity to review and provide comments on the Town of Redcliff's draft Municipal Development Plan (MDP).

It is the County's understanding that the intent of the MDP is to provide a vision and proactive plan for the Town of Redcliff's growth, development and redevelopment. In addition, the MDP is being revisited to align with recent amendments to the Municipal Government Act, as well as the South Saskatchewan Regional Plan adopted in 2014.

In reviewing the draft MDP, the County wishes to provide our support in respect of future annexation and land requirement corridors in accordance with the Tri-Area Intermunicipal Development Plan (Tri-Area IDP), Future Land Use Concept.

The County acknowledges under Section 4.2.4 Land, that the Town forecasts additional land requirements near the end of the MDP lifespan. Further, the MDP provides that the Town of Redcliff will continue to annex land to accommodate forecasted population growth in accordance with the Tri-Area IDP. In addition, Cypress County supports the policies contained within Section 6.1.4 Food & Agriculture to promote the continued existence of agricultural land, and to protect agricultural land from incompatible land uses. Cypress County also acknowledges that under Section 6.1.8 Land Use, that it is the intent of the Town to prioritize the development of brownfield and serviced infill land prior to the use of greenfield lands.

Cypress County appreciates the opportunity to review and provide comments on the draft Municipal Development Plan. Please provide our office with an electronic version of the MDP upon adoption.

Sincerely,

Kaylene Simpson
Planning Supervisor

From: [Christy Garland](#)
To: [Jordan Zukowski](#)
Cc: [James Johansen](#)
Subject: RE: CIRCULATION NOTICE: Town of Redcliff Municipal Development Plan
Date: January 30, 2019 12:01:48 PM
Attachments: [image002.png](#)

Hi Jordan,

UDS has reviewed this document and doesn't have any concerns from a gas or electric distribution perspective. I've also responded to the circulation which was sent around the city for comment through the planning department with this same comment.



Christy Garland, P.Tech(Eng) PMP
Engineering Manager
Utility Distribution Systems, City of Medicine Hat

tel: 403.525.8807
chrgar@medicinehat.ca
www.medicinehat.ca

From: Jordan Zukowski <JordanZ@redcliff.ca>
Sent: Wednesday, January 09, 2019 9:23 AM
To: Christy Garland <CHRGAR@medicinehat.ca>
Cc: James Johansen <JamesJ@redcliff.ca>
Subject: CIRCULATION NOTICE: Town of Redcliff Municipal Development Plan

Christy,

Please find attached a circulation notice letter and Redcliff's draft Municipal Development Plan. Please provide any comments you may have with respect to the plan by the stipulated date on the notice.

Kind regards,

Jordan Zukowski B.Sc., MPlan
Planning Specialist
Town of Redcliff
PO Box 40, #1-3rd Street NE
Redcliff, AB T0J 2P0
403-548-6141
jordanz@redcliff.ca
www.redcliff.ca

From: [Sean MAXWELL](#)
To: [Jordan Zukowski](#)
Cc: [James Johansen](#)
Subject: Re: CIRCULATION NOTICE: Town of Redcliff Municipal Development Plan
Date: January 10, 2019 1:31:25 PM
Attachments: [ATT00001.png](#)

Good Afternoon Jordan,

I have examined the town's MDP. It is extremely interesting. I note a couple of points regarding bylaw and such, but nothing specific to policing, which is not unexpected. I believe that the RCMP's role in this is best served in terms of being aware of the consistent growth within the community and discussions regarding policing needs, including the growth of the municipal policing contract alongside the growth of the Town of Redcliff. In terms of this, 2 years would be a minimum requirement if and when the town's needs require growth in this area. As I already meet with council on a quarterly basis, this is certainly something to be discussed annually for a medium to long term plan.

Let me know if you need anything further, but from what I can see on the plan I certainly support it.

Thanks,

Sean

(Sean Maxwell), S/Sgt.
Detachment Commander
Redcliff Detachment
Phone: (403)548-2288
email: sean.w.maxwell@rcmp-grc.gc.ca
>>> Jordan Zukowski <JordanZ@redcliff.ca> 2019/01/09 11:19 AM >>>
Sean,

Please find attached a circulation notice letter and Redcliff's draft Municipal Development Plan. Please provide any comments you may have with respect to the plan by the stipulated date on the notice.

Kind regards,

Jordan Zukowski B.Sc., MPlan
Planning Specialist
Town of Redcliff
PO Box 40, #1-3rd Street NE
Redcliff, AB T0J 2P0
403-548-6141
jordanz@redcliff.ca
www.redcliff.ca

From: [Derrin Thibault](#)
To: [Jordan Zukowski](#)
Cc: [James Johansen](#)
Subject: RE: CIRCULATION NOTICE: Town of Redcliff Municipal Development Plan
Date: January 11, 2019 11:36:52 AM
Attachments: [image003.png](#)
[image001.png](#)

I have gone through the document and have no additional comments to make, other than it is a very good document from my perspective.

Thanks.

Derrin Thibault
Director of Community & Protective Services
Town of Redcliff
Box 40, #1 -3 Street NE
Redcliff, AB T0J 2P0
Ph: 403-548-6387
Fax: 403-548-6623
Email: derrint@redcliff.ca Website: www.redcliff.ca



From: Jordan Zukowski <JordanZ@redcliff.ca>
Sent: Tuesday, January 8, 2019 5:00 PM
To: Derrin Thibault <derrint@redcliff.ca>
Cc: James Johansen <JamesJ@redcliff.ca>
Subject: CIRCULATION NOTICE: Town of Redcliff Municipal Development Plan

Derrin,

Please find attached a circulation notice letter and the draft MDP. Please provide any comments you may have with respect to the plan by the stipulated date on the notice.

Kind regards,

Jordan Zukowski B.Sc., MPlan
Planning Specialist
Town of Redcliff
PO Box 40, #1-3rd Street NE
Redcliff, AB T0J 2P0
403-548-6141
jordanz@redcliff.ca
www.redcliff.ca



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Leduc-Beaumont*

FEB 04 2019

AR96073

January 28, 2019

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

Dear Mayor Kilpatrick,

Through the Alberta Community Partnership (ACP) program, the Government of Alberta encourages strengthened relationships between municipalities and co-operative approaches to service delivery. By working in partnership with our neighbours, we help to build vibrant, resilient communities for the benefit of all Albertans.

I am pleased to inform you that the Town of Redcliff has been approved for a grant of \$80,000 under the Intermunicipal Collaboration component in support of your Fire Services Collaboration Study project.

The conditional grant agreement will be sent shortly to your chief administrative officer to obtain the appropriate signatures.

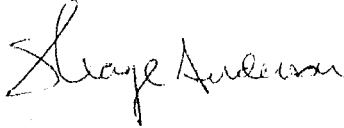
The provincial government looks forward to celebrating your ACP-funded project with you and your municipal partnership. I encourage you to send invitations for these milestone events to my office. If you would like to discuss possible events and activities to recognize your ACP achievements, please contact Municipal Affairs Communications, toll-free at 310-0000, then 780-427-8862, or at acp.grants@gov.ab.ca.

.../2

- 2 -

I congratulate the partnership on initiating this project, and I wish you every success in your efforts.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shaye Anderson".

Hon. Shaye Anderson
Minister of Municipal Affairs

cc: Reeve Dan Hamilton, Cypress County
Arlos Crofts, Municipal Manager, Town of Redcliff
Tarolyn Aaserud, Chief Administrative Officer, Cypress County



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Leduc-Beaumont*

FEB 04 2019

AR95860B

January 24, 2019

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

Dear Mayor Kilpatrick,

The Alberta Government is committed to making the lives of Albertans better. By providing significant funding to our municipal partners through the Municipal Sustainability Initiative (MSI), we continue to assist municipalities in building strong, safe, and resilient communities while respecting local priorities.

I am pleased to accept the following eligible projects submitted by your municipality under the MSI capital program.

CAP-10939	Broadfoot Place and Stone Place Road Rehabilitation	\$165,000
CAP-10940	Rec-Tangle Arena Parking Lot Upgrades	\$330,000
CAP-11059	Salt and Sand Spreader	\$125,000
CAP-11060	Gravel Truck Purchase	\$250,000

My ministry welcomes the opportunity to celebrate your MSI project milestones with you, so please send invitations for these events to my office. If you would like to discuss possible project recognition events and activities, as outlined in the program guidelines, please contact Municipal Affairs Communications, toll free at 310-0000, then 780-427-8862, or at ma.msicapitalgrants@gov.ab.ca.

As partners in supporting Alberta's communities, I look forward to working together to move your infrastructure priorities forward.

Sincerely,

Hon. Shaye Anderson
Minister of Municipal Affairs

cc: Arlos Crofts, Municipal Manager, Town of Redcliff

TOWN OF REDCLIFF MUNICIPAL MANAGER REPORT TO COUNCIL

February 11, 2019



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MUNICIPAL MANAGER

Ongoing Projects

- Continued work and coordination with regard to ICF. Met multiple times with CMH and CC administration to prepare for ICF Steering Committee meetings (these meetings will now be occurring more frequently).
 - Preparation of meeting notes and review of committee minutes etc...
- Working with Redcliff Fibre (Certainteed) to obtain required lands for 3rd and 3rd lift station attenuation project. Working with legal counsel for the drafting of a purchase agreement. Subdivision of lands has proceeded and are awaiting some signatures from the landowner.
- Responding to, in coordination with Planning and Engineering, developer inquiries.
- Working through final stages of cell tower lease agreement.
- Participated in a preliminary review of a safety program.
- Working with CPS in developing a bylaw enforcement escalation process guide (the principle being progressive based measures with reasonable timeframes). Currently researching strategies that are being used in other municipalities.
- Assisted with staff and union consultation with regard to proposed employee benefits package. Now working with staff to implement (looking like a tentative April implementation).
- Preliminary research regarding municipal tax policy; primarily with regard to the most effective way forward in dealing with recent changes to agricultural assessment improvement exemptions. The Town's contract assessor has been very helpful in providing useful information, legislation interpretation, and some potential options that could be considered moving forward.
- Attended and met with the attendees of the last Municipal Development Plan open house. This open house was also an initial opportunity to obtain public feedback with regard to the skatepark concept. There appeared to be a rather healthy attendance.

Ongoing Day to Day Responsibilities

- Legal files continue to require large amounts of time.
- Council meeting preparation and Request for Decision Review and drafting.
- Responding to media inquiries and fulfilling communications officer role duties.
- HR functions represent a significant portion of the municipal manager regular work week (40%-50% weekly). Recruitment continues to occupy much of administration's time.
- Correspondence with CUPE as required (ie. development of letters of understanding so that collective agreement reconciles with new employment standards that have recently changed).
- Reviewing and signing off on procedures as they are updated.
- Responding to councillor inquiries, and providing update, as they arise.
- Assistance with employee vacancy recruitments.

COMMUNITY & PROTECTIVE SERVICES

Parks, Recreation and Facilities

Rec-Tangle:

- Continue ice maintenance and operations
- Replace covering on lobby benches
- Complete office renovations
- Complete security system relocation
- Complete electrical adjustments

Facilities:

- Complete building inspections and perform minor repairs as necessary
- Begin pool pump installations
- Begin replacing pool chemical injection lines
- Paint trim at town hall
- Replace front and rear doors at town hall
- Call for quotations for town hall bathroom renovations
- Replace light fixtures at town hall as necessary
- Complete electrical repair at Seniors Center
- Complete drywall repair at library
- Complete cold weather checks of buildings

Parks:

- Install locks on ball diamonds
- Empty garbage cans on trails and in town

Other:

- Project planning for 2019

FCSS, Community Services and Special Events

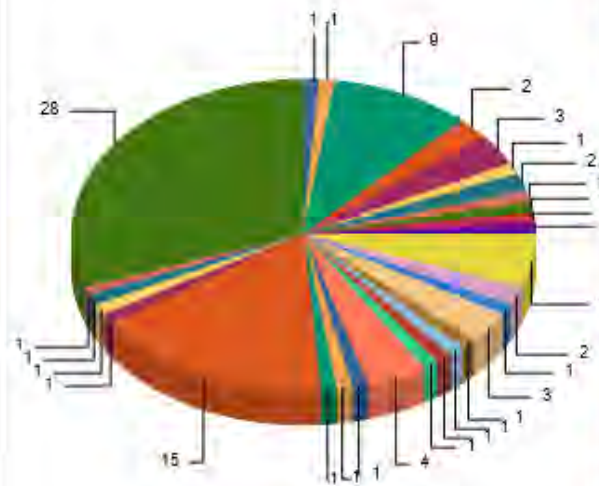
- Participated in Skateboard Park meeting with the Planning and Engineering Department
- Finalized 2019 swimming lesson schedule
- In-put Swimming Lesson's into rec-desk and announced to the public
- Met with Medicine Hat Stampede office re: Musical Ride Event, July 2019
- Met with RCMP re: Musical Ride Event, July 2019
- Attended Coordinated Community Response meeting
- Assisted with facilitation of Skate Park Open House
- Applied for STEP grant
- Applied for Canada Employment Job grant
- Received approval for New Horizon's Grant – Seniors Society Computers, software and facilitation
- Received approval for Canada Day Grant
- Began planning for Volunteer/Citizen of the year celebration
- Applied for Municipal Cannabis Transition Grant program
- Attended Community Assistance Network Meeting
- Received FCSS Grant applications, held review meeting and chose 2018 grant recipients

- Assisted with on-site Community Counselling provided by AHS
- In conjunction with McMann Parent link, hosted weekly play groups
- Hosted various cultural, recreational and preventative programming such as:
 - Canadian Fire Arms
 - Community Kitchen
 - Parent and Me cooking Class
 - Monthly Family Fun night - Playdough
 - Adult Open Craft Night
- Attended monthly DREAMS meeting
- Met with client(s) needing connection to resource (food bank, Alberta Works, AISH, Community Housing)
- Bookings for programming ongoing
- Bookings for Ice, ball diamonds, swimming lessons, ongoing
- Continued facility bookings for private events
- Completed AR requests for previous month
- Pulled reports from RecDesk system for payment transfers
- Weekly Commentator/Redcliff Reports updated and sent out
- Weekly updates completed on Electronic Sign
- Input new programming into Rec Desk

Bylaw and Protective Services

- Continuing to work on Business Licenses and New Companies.
- The RCMP and Redcliff Bylaw have been actively involved in an ongoing neighbour dispute between two rate payers. This is ongoing.
- Ensuring the residents continue to maintain their sidewalks.
- The parking issue in the 1400 block of Highway Ave S.E. is ongoing and continually monitored.
- Unsightly properties in the South East area have been an ongoing issue.
- Completed update of Draft Health and Safety Program and presented to leadership.
- Beginning AEMA's Community Emergency Management Program (CEMP).
- Followed up with City of Medicine Hat regarding 911 services. IAmResponding paging interface has been updated through dispatch.
- Continued researching means to update Fire Services records and data to a digital platform.

Count of Incident Types



BYLAWS : ALARM	1
BYLAWS : ASSIST MVC	1
BYLAWS : ASSIST OTHER DEPT	9
BYLAWS : ASSIST OTHER DEPT : ASSIS FIRE	2
BYLAWS : ASSIST PUBLIC	3
BYLAWS : ASSIST PUBLIC : NEIGHBORHOOD DISPUTE	1
BYLAWS : BUSINESS LICENSE : BUSINESS LICENSE INQUIRY	2
BYLAWS : BUSINESS LICENSE : CANCELLED BL	1
BYLAWS : BUSINESS LICENSE : OP. WITHOUT BUSINESS LICENSE	1
BYLAWS : CAT : AT LARGE	1
BYLAWS : CAT : DECEASED	1
BYLAWS : DOG : AT LARGE	5
BYLAWS : DOG : DOG BARKING OR HOWLING	2
BYLAWS : DOG : DOG IN AREA WHERE DOGS PROHIBITED BY A SIGN	1
BYLAWS : DOG : IMPOUNDED	3
BYLAWS : DOG : LICENSED DOG NOT WEARING LICENSE TAG	1
BYLAWS : DOG : MISSING	1
BYLAWS : FIREWORKS	1
BYLAWS : GARBAGE : DEPOSIT HAZARDOUS WASTE	1
BYLAWS : NUISANCE/UNSIGHTLY : OWNER OR OCCUPANT OF PROPERTY OR PREMISES PERMIT TO BE/REMAIN UNSIGHTLY	4
BYLAWS : PARKS RECREATION PUBLIC AREAS : DAMAGE TO PROPERTY	1
BYLAWS : STREET : NON-PERMITTED USE OF STREET	1
BYLAWS : STREET : PROTECTION/ MAINTENANCE OF SIDEWALKS	1
BYLAWS : TRAFFIC : PARKING	15
BYLAWS : TRAFFIC : PARKING : PARK AGAINST FLOW OF TRAFFIC	1
BYLAWS : TRAFFIC : PARKING : PARK VEHICLE WITHOUT LICENCE PLATE	1
BYLAWS : TRAFFIC : STOPPING / STANDING / PARKING : PARKING A TRAILER ON A HWY	1
BYLAWS : TRAFFIC : STOPPING / STANDING / PARKING : PARKING MV BEING SERVICED / REPAIRED / FOR SALE ON HWY	1
BYLAWS : TRAVIS PERMITS	28
Total:	92

PUBLIC SERVICES

Department

- Preparing diversion water license transfer documents for Alberta Environment and Parks
- Public Tenders for Scale house, Operations Building, Earthworks
- Prepare construction management documents
- Transfer Site, Scale System, and Operations Building design assistance and budget tracking
- 3rd St NE initial road design for spring construction
- Worked with Engineering for the 4th St SE water and sewer upgrades
- Drainage review and initial assessments 8th St SW and 3rd Ave SW intersection
- Landfill Annual Report
 - Submit by 04/30, 2019
- Water Annual Report
 - Submit by 02/28, 2019
- Sanitary Annual Report
 - Submit by 02/28, 2019

Water and Sewer Utilities

- Completed several locate requests
- Completed water treatment daily duties
- Completed repairs in the water Plant
- Weekly water testing
- Pre/Post construction inspections for new housing developments
- Completed daily inspections of sewer lifts
- Installed Radio Read meters
 - 175 radio meters installed since January 1st, 2019
- Helped with snow clearing
- Finished complete water analysis for water treatment plant and distribution system
- Completed Yearly cleaning of clarifiers
- Repaired or replace water meters
- River Intake Dive Inspection Occurring Feb 11-12

Municipal Works

- Conducted various Funeral interments
- Hauled sand and gravel to stock pile in yard
- Bin placements/pickups as needed
- Repair garbage can lid's (on going)
- Bladed gravel roads in town
- Fix various signs around town
- Sanded Roads as needed
- Hauled snow from arena
- Cleared sidewalks of snow

- Snow clearing
- Repaired water leak at 101 2nd Street NE
- Cleaned up alleys of garbage around bins
- Cleaned up shop
- Cleaned vehicles
- Scraped ice build up off roads coming off green houses
- Started flooding outdoor rink
- Supervisor and Staff training

Landfill Authority

- Picked garbage inside landfill and in neighboring field after a wind event (on going)
- Clean scales and under scales (on going)
- Hauled cover soil (on going)
- Ridgeline hauling in soil
- Maintained roads inside landfill (on going)
- Equipment maintenance (on going)
- Cleaned up shop (on going)
- Completed daily compacting
- Cleared snow
- Moved screens as needed for windy days
- Training new staff
- Cleared snow as needed
- Had furnace fixed by Atron
- Landfill Manager attended Biocover Workshop

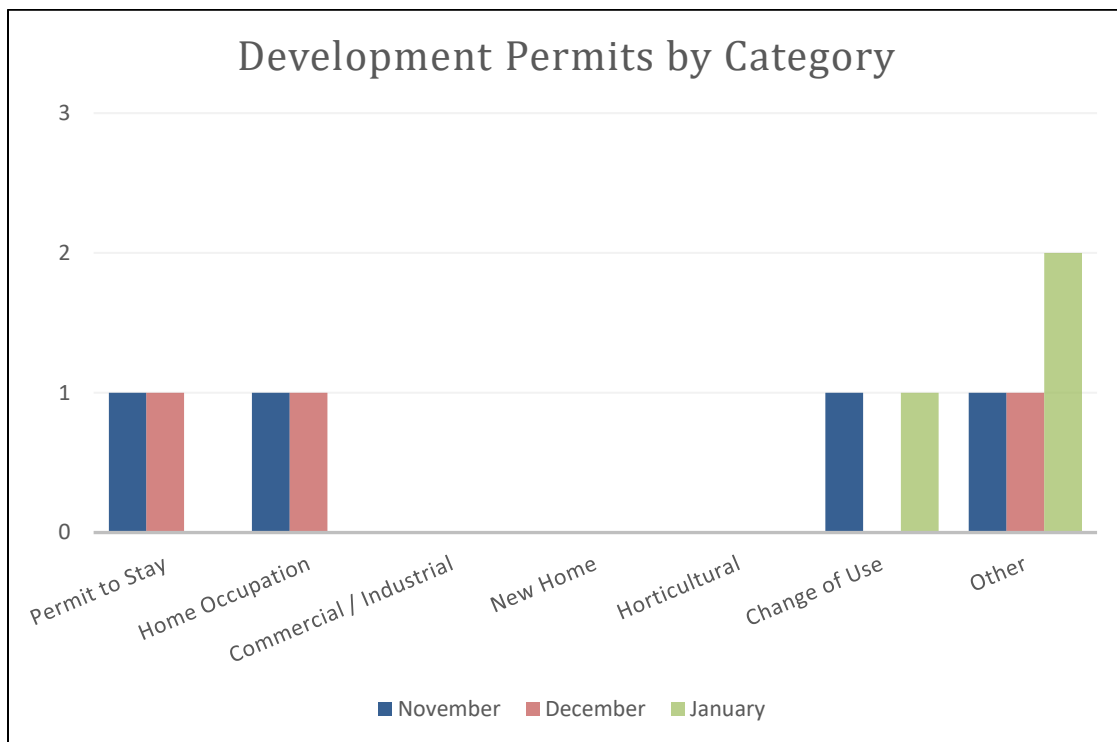
PLANNING & ENGINEERING:

Priorities for January

- Sanitary Sewer Master Plan
- Subdivision Procedure
- Asset Management
- LUB
- Eastside ASP

Planning

- Land Use Bylaw – The overall LUB rewrite has starting. The intent is that as sections are drafted, they will be brought to Council for presentation and review. The first item that will be brought to Council will be the organization of the document with other sections to follow. It is expected that the project will be completed in 2019.
 - The MDP is in final public consultation with the MDP scheduled to be brought to Council for first reading of the adopting bylaw on February 11, 2019.
- Development Permits – From November 2018 to January 2019 the Town of Redcliff issued the following Development Permits as shown below:

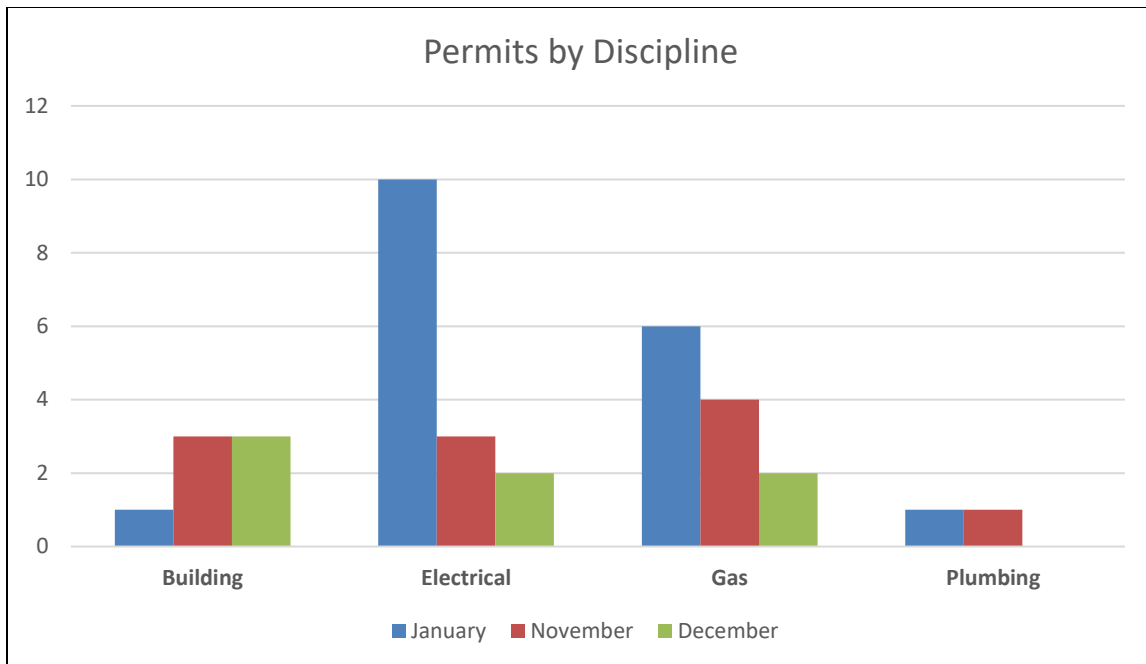


Subdivisions

Agreements

Safety Codes

Safety Codes Permits issued by the Town from November 2018 – January 2019 are as follows.



Engineering

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

Studies:

Inflow and Infiltration Study

The Town's sanitary sewer model is now calibrated 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:

3rd and 3rd Lift Station Upgrades

The plan of subdivision has been approved. The local manager of CertainTeed has been authorized to sell the Town the land needed for this project.

Sanitary Sewer Improvements

Planning & Engineering and Public Services will undertake additional work on the sanitary sewer system in 2019 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.

Jesmond Lift Station Upgrade

Council approved upgrading at the Jesmond lift station. Preliminary engineering is completed and detailed design has commenced.

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, for the 2018 grant cycle, that the project was deemed eligible but is not being funded. Still awaiting news with regard to the 2019 grant cycle.

Eastside Sewage Surge Tanks

Preliminary design report is 50% complete.

FINANCE AND ADMINISTRATION

- Year End Audit
- Finance Clerk has been hired
- Regular daily duties related to finance

LEGISLATIVE & LAND SERVICES

- Ongoing inquires re: general land sales. One pending sale.
- 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.
- Website update project is in process.
- Recruitment for Executive Assistant completed – starting date February 25, 2019.

Explanation to the 2018 Fourth Quarter Financial Report - Town of Redcliff

	First Column	2nd Column	4thColumn	4th Column	5th Column
	2018 Actual Revenues and Expenses	2018 Budgeted Revenues & Expenses	2018 Actual is Compared to 2018 Budget,the Percentage of Revenues Generated and the Expenses Expended	2017 Actual Revenues and Expenses in the Same 4thQtr	Compared to the Same 4thQtr in 2017
Total Revenues	14,781,804.00	14,540,578.00	101.66%	14,029,125.00	5.37%
			Generated 101.66% , 1.66% High Than 2018 Budgeted Revenues		5.37% Higher Than Revenues Generated in the Same 4thQtr in 2017.
Total Expenses	13,931,505.00	17,721,522.00	78.61%	16,953,528.00	-17.83%
			Expended 78.61% of 2018 Budgeted Expenses, if Unfunded Amortization of \$3,180,944 is Included (18%), the Percentage Should be Adjusted to 96.61%. Then there is a 3.39% (100%-96.61%) Lower Than 2018 Budgeted Expenses		0.17% [18%-17.83%] Higher Than the Expenditures in the Same 4th Qtr if the Estimated Amortization of \$3,180,944 (18%) is Factored in.
Excess of Revenue Over Expense	850,299.00	(3,180,944.00)		(2,924,403.00)	

Explanation to the 2018 Fourth Quarter Financial Report - Redcliff/Cypress Landfill

	First Column	2nd Column	4thColumn	4th Column	5th Column
	2018 Actual Revenue and Expenses	2018 Budget	2018 Actual is Compared to 2018 Budget,the Percentage of Revenues Generated and the Expenses Expended	2017 Actual Revenues and Expenses in the Same 4thQtr	Compared to the Same 4thQtr in 2017
Operating Revenues	2,099,801.55	2,046,109.00	102.62%	1,798,195.62	16.77%
			Generated 102.62%, 2.62% Higher Than 2018 Budgeted Revenues		16.77% Higher Than Revenues Generated in the Same 4thQtr in 2017.
Operating Expenses	1,381,369.31	2,046,109.00	67.51%	2,077,843.79	-33.52%
			Expended 67.51% of 2018 Budgeted Expenses, if Unfunded Amortization of \$277,568 is Included (13.57%), the Percentage Should be Adjusted to 81.08%		19.95% [-33.52%+13.57%] Lower Than Expended in 2017 if the Estimated Amortization of \$277,568 (13.57%) is Factored in.
Excess of Revenue Over Expense	718,432.24	-		(279,648.17)	\$279,648.17 is the 2017 Landfill Amortization, which was Transferred to Landfill Reserve at Year End.

TOWN OF REDCLIFF
For the Twelve Months Ending Monday, December 31, 2018

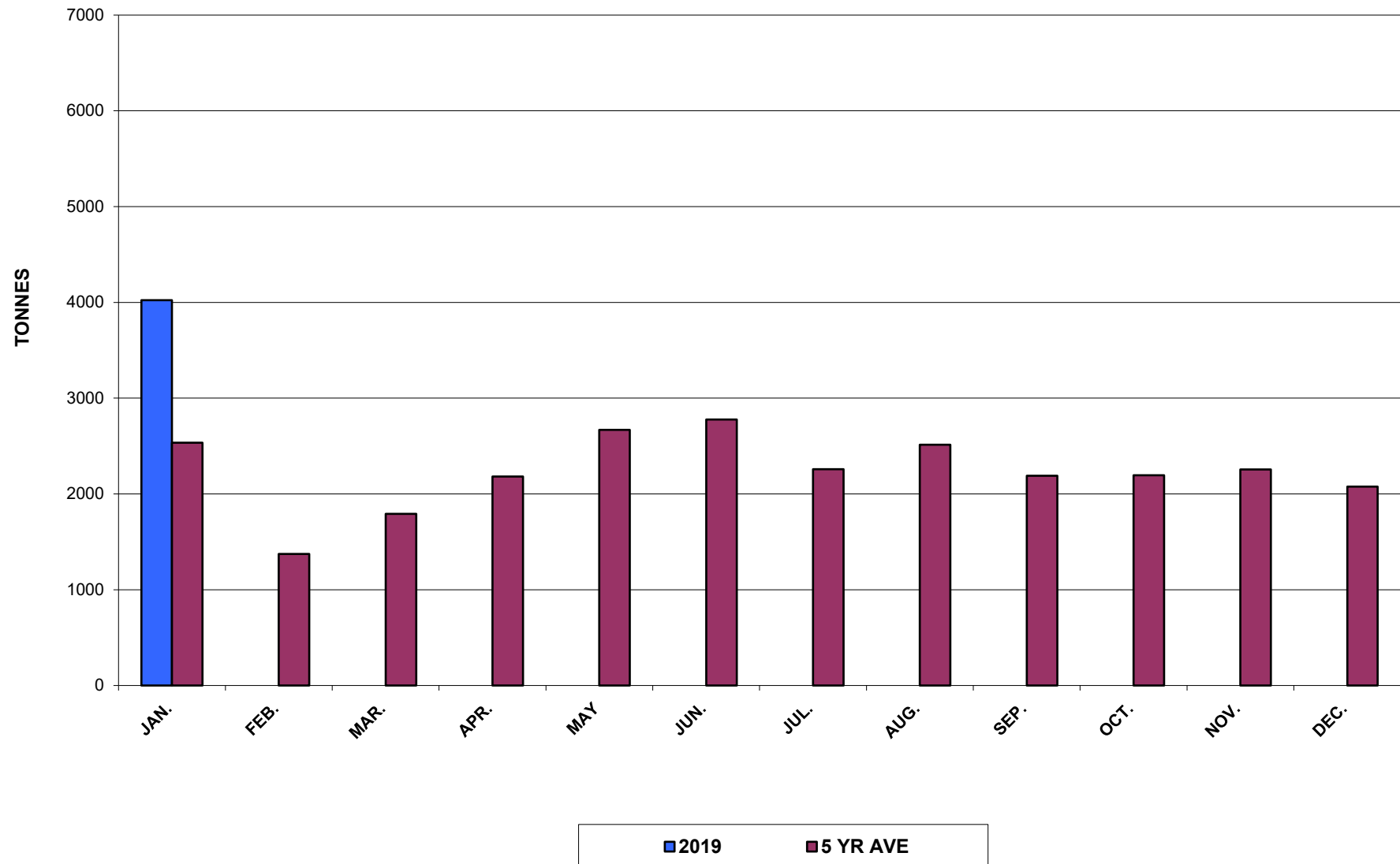
	2018 Actual	2018 Budget	% of Budget	2017 Actual	% Prior Period
REVENUES					
TAXES, REQUISITION AND SPECIAL ASSESSMENT REVENUE	\$8,024,160	\$7,967,004	100.72%	\$7,819,025	2.62%
GOODS & SERVICES REVENUES					
ADMINISTRATION	22,698	13,560	167.39%	24,106	(5.84%)
PROTECTIVE SERVICES	150	1,616	9.28%		0.00%
PUBLIC WORKS	41,268	44,730	92.26%	55,967	(26.26%)
WATER UTILITY	2,519,041	2,435,300	103.44%	2,463,598	2.25%
SANITARY UTILITY	1,249,625	1,113,669	112.21%	1,115,889	11.98%
WASTE UTILITY	694,754	529,184	131.29%	512,901	35.46%
COMMUNITY SERVICES	5,834	9,331	62.52%	2,948	97.91%
DEVELOPMENT & LAND SERVICES	255,369	441,716	57.81%	358,396	(28.75%)
PARKS & RECREATION	291,255	215,010	135.46%	281,094	3.61%
	5,079,994	4,804,116	105.74%	4,814,898	5.51%
PENALTIES	52,699	88,600	59.48%	75,407	(30.11%)
OTHER GENERAL REVENUE	852,101	605,444	140.74%	663,113	28.50%
GRANTS & CONTRIBUTION	626,350	589,432	106.26%	623,391	0.47%
TRANSFERS - RESERVE & OTHER	146,500	485,982	30.15%	33,291	340.07%
TOTAL REVENUES	14,781,804	14,540,578	101.66%	14,029,125	5.37%
EXPENSES					
SALARIES, WAGES & BENEFITS					
ADMINISTRATION	631,246	684,636	92.20%	706,521	(10.65%)
PROTECTIVE SERVICES	217,294	301,693	72.02%	242,894	(10.54%)
PUBLIC WORKS	584,576	641,334	91.15%	587,004	(0.41%)
WATER UTILITY	551,919	614,370	89.84%	567,645	(2.77%)
SANITARY UTILITY	254,519	269,891	94.30%	254,759	(0.09%)
WASTE UTILITY	199,767	209,987	95.13%	200,410	(0.32%)
COMMUNITY SERVICES	98,840	107,663	91.81%	120,382	(17.89%)
DEVELOPMENT & LAND SERVICES	441,252	433,942	101.68%	392,473	12.43%
PARKS & RECREATION	688,340	774,057	88.93%	750,700	(8.31%)
	3,667,754	4,037,572	90.84%	3,822,788	(4.06%)
CONTRACTED & GENERAL SERVICES					
ADMINISTRATION	603,550	705,881	85.50%	548,161	10.10%
PROTECTIVE SERVICES	1,023,884	1,166,348	87.79%	1,115,060	(8.18%)
PUBLIC WORKS	286,543	377,908	75.82%	309,749	(7.49%)
WATER UTILITY	165,817	400,400	41.41%	84,872	95.37%
SANITARY UTILITY	663,243	549,300	120.74%	476,867	39.08%
WASTE UTILITY	154,092	123,800	124.47%	111,913	37.69%
COMMUNITY SERVICES	120,749	127,769	94.51%	114,636	5.33%
DEVELOPMENT & LAND SERVICES	100,445	313,526	32.04%	124,716	(19.46%)
PARKS & RECREATION	178,284	142,168	125.40%	128,656	38.57%
	3,296,608	3,907,100	84.37%	3,014,631	9.35%
MATERIALS, GOODS & UTILITIES					
ADMINISTRATION	37,251	44,193	84.29%	25,373	46.82%
PROTECTIVE SERVICES	60,907	63,202	96.37%	51,626	17.98%
PUBLIC WORKS	232,069	288,855	80.34%	236,847	(2.02%)
WATER UTILITY	373,204	369,510	101.00%	279,762	33.40%
SANITARY UTILITY	15,853	20,700	76.58%	10,766	47.25%
WASTE UTILITY	110,022	138,500	79.44%	84,086	30.84%
COMMUNITY SERVICES	5,003	2,576	194.24%	2,488	101.03%
DEVELOPMENT & LAND SERVICES	37,084	52,725	70.33%	14,696	152.34%
PARKS & RECREATION	247,167	247,649	99.81%	197,039	25.44%
	1,118,559	1,227,909	91.09%	902,683	23.91%
AMORTIZATION		3,180,944	0.00%	3,323,668	(100.00%)
REQUISITION AND TOWN CONTRIBUTION	2,400,482	2,412,030	99.52%	2,361,914	1.63%
DEBT MAINTENANCE & BANK CHARGES	747,732	740,123	101.03%	747,215	0.07%
TRANSFERS - EQUITY, RESERVE & OTHER	2,700,370	2,215,844	121.87%	2,780,629	(2.89%)
TOTAL EXPENSES	13,931,505	17,721,522	78.61%	16,953,528	(17.83%)
EXCESS OF REVENUE OVER EXPENSE	850,299	(3,180,944)	(26.73%)	(2,924,403)	(129.08%)

REDCLIFF/CYPRESS LANDFILL

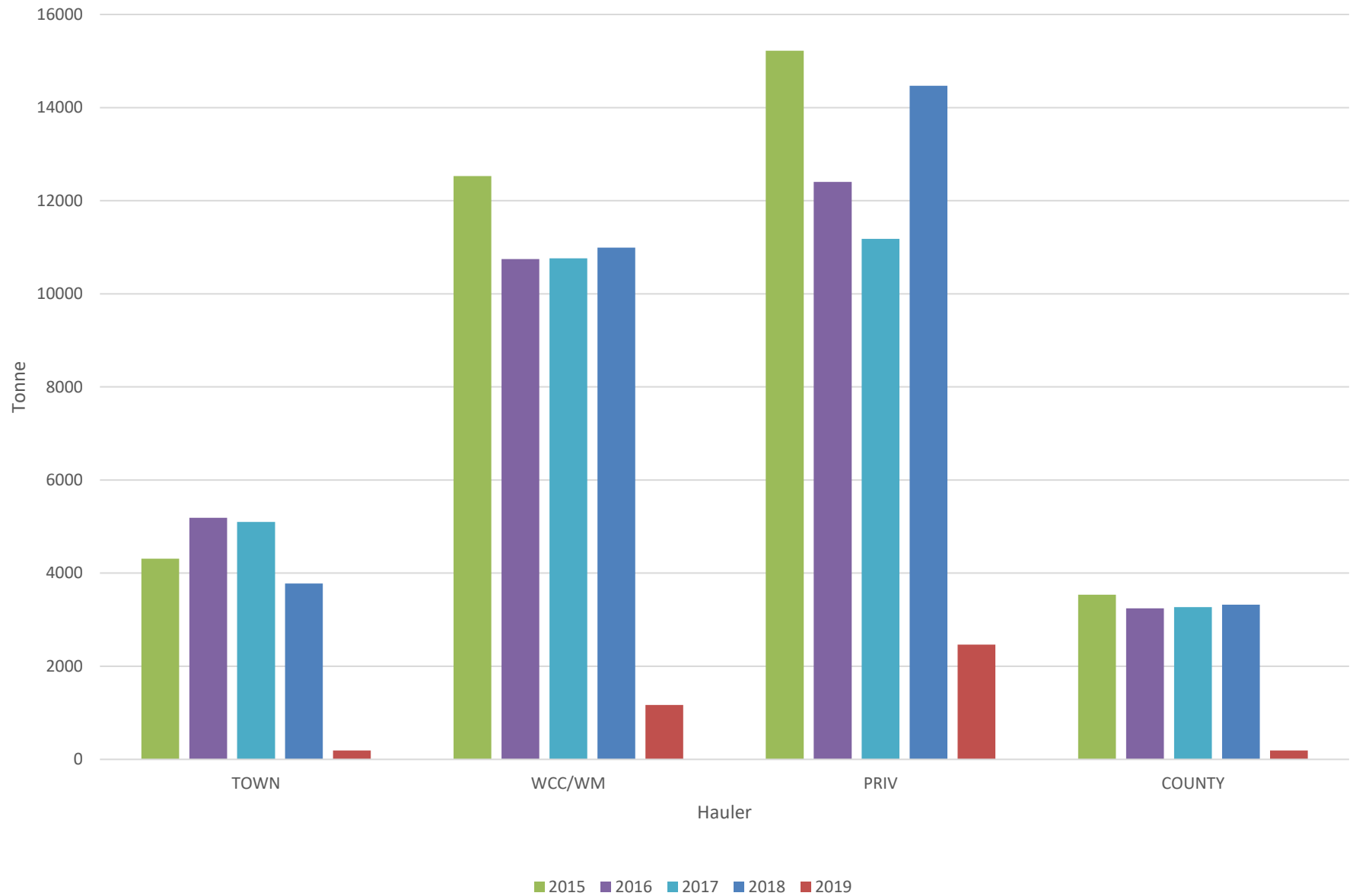
For the Twelve Months Ending Monday, December 31, 2018

	<u>2018 Actual</u>	<u>2018 Budget</u>	<u>% of Budget</u>	<u>2017 Actual</u>	<u>% Prior Period</u>
Landfill Revenue	\$2,099,801.55	\$2,046,109.00	102.62%	\$1,798,195.62	16.77%
Landfill Expense	1,381,369.31	2,046,109.00	67.51%	2,077,843.79	(33.52%)
EXCESS OF REVENUE OVER EXPENSE	718,432.24		0.00%	(279,648.17)	(356.91%)

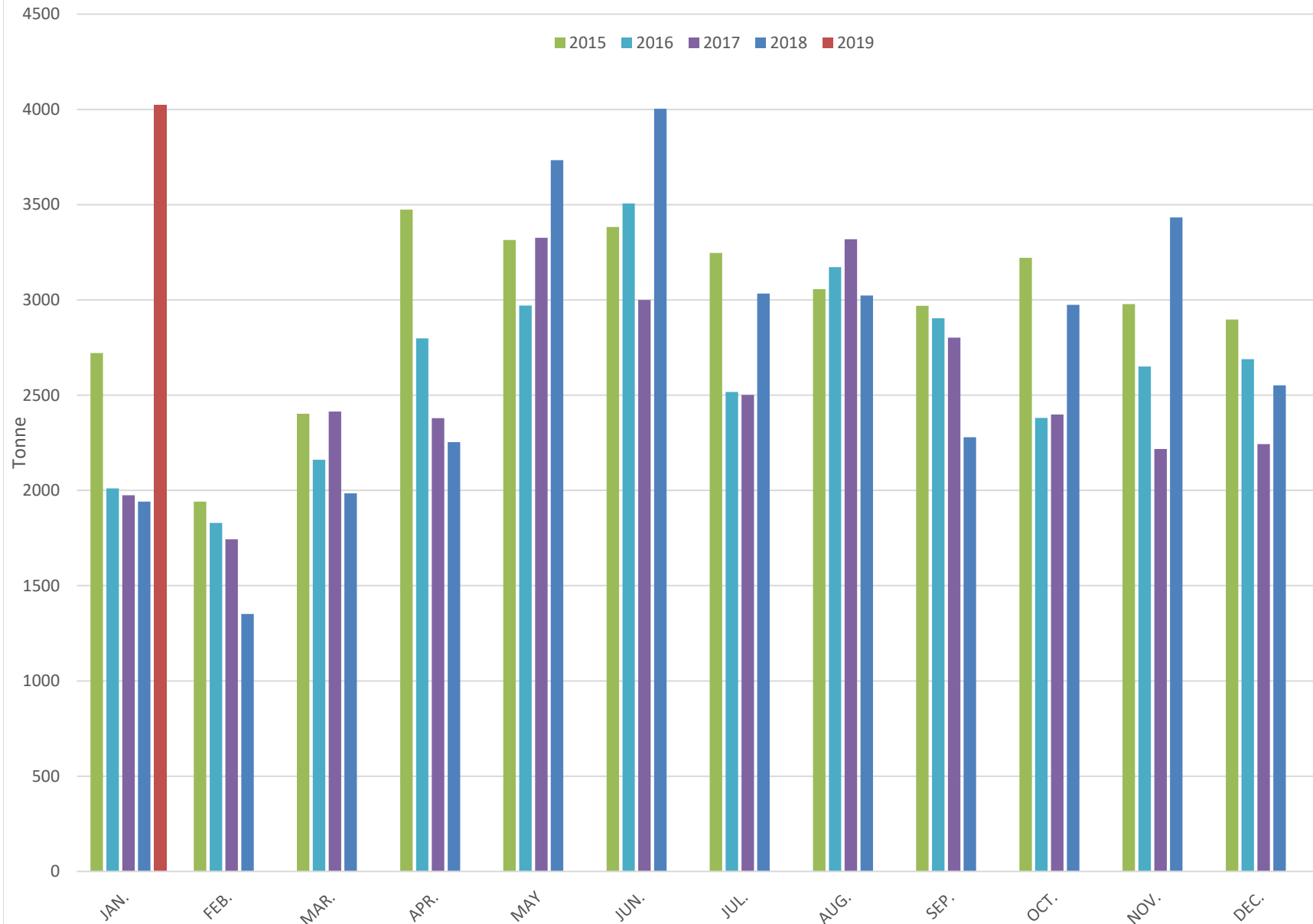
**REDCLIFF/CYPRESS REGIONAL LANDFILL
2019 VS 5 YEAR AVERAGE
TO JANUARY 31, 2019**



REDCLIFF/CYPRESS REGIONAL LANDFILL
DELIVERIES BY SOURCE 2015-2019
TO JANUARY 31, 2019



REDCLIFF/CYPRESS REGIONAL LANDFILL
DELIVERIES IN TONNES 2015-2019
TO JANUARY 31, 2019





COUNCIL IMPORTANT MEETINGS AND EVENTS

Date	Meeting / Event	Where / Information
February 18, 2019	Statutory Holiday Family Day Town Office Closed	
February 25, 2019	Council Meeting	Town Hall Council Chambers 7:00 p.m.