

BYLAW NO. 3436

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 3375, the River Ridge Estates Conceptual Scheme Bylaw, and Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw.

WHEREAS an application has been made to amend the River Ridge Estates Conceptual Scheme as set out in Schedule "A" to this Bylaw;

AND WHEREAS a related application has been made to amend the land use designation of the lands shown on Schedule "B" to this Bylaw and legally described as

- (1) Block 3, Plan 0113531
 - (2) Portion of 12th Avenue NW, Plan 388 H.H.
 - (3) Portion of 3rd Street NW Plan 388 H.H.
 - (4) Portion of Road Plan 8110199
- (the "subject lands");

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on August 19, 2002 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:


1. The River Ridge Estates Conceptual Scheme, adopted by Bylaw No. 3375, is amended as set out in Schedule "A" to this Bylaw.
2. Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw, is amended by re-designating the subject lands as R3 "Medium Density Residential District" and C3 "General Commercial District, as set out in Schedule "B" to this Bylaw.

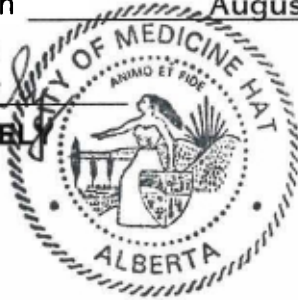
READ A FIRST TIME in open Council on July 22, 2002

READ A SECOND TIME in open Council on August 19, 2002

READ A THIRD TIME in open Council on August 19, 2002

SIGNED AND PASSED on August 20, 2002


MAYOR - GARTH VALLEY




CITY CLERK - LARRY P. GODIN



River Ridge Estates



Conceptual Scheme

~Revised Bylaw No. 3436, August, 2002~

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RIVER RIDGE INITIAL CONCEPTUAL SCHEME

1.0 INTRODUCTION

1.1 Forward

This report has been prepared by Focus Intec on behalf of Medican Developments Ltd. The purpose of the plan is to provide a framework for development within the plan area. As no area structure plan exists, this framework is essential to establish the overall objectives and guiding principals for the development. The project is based on development objectives that will achieve the highest urban residential standards possible in an innovative development form consistent with market requirements. It is the intent to pursue an orderly, economical staged development at the earliest date possible.

1.2 Report Format

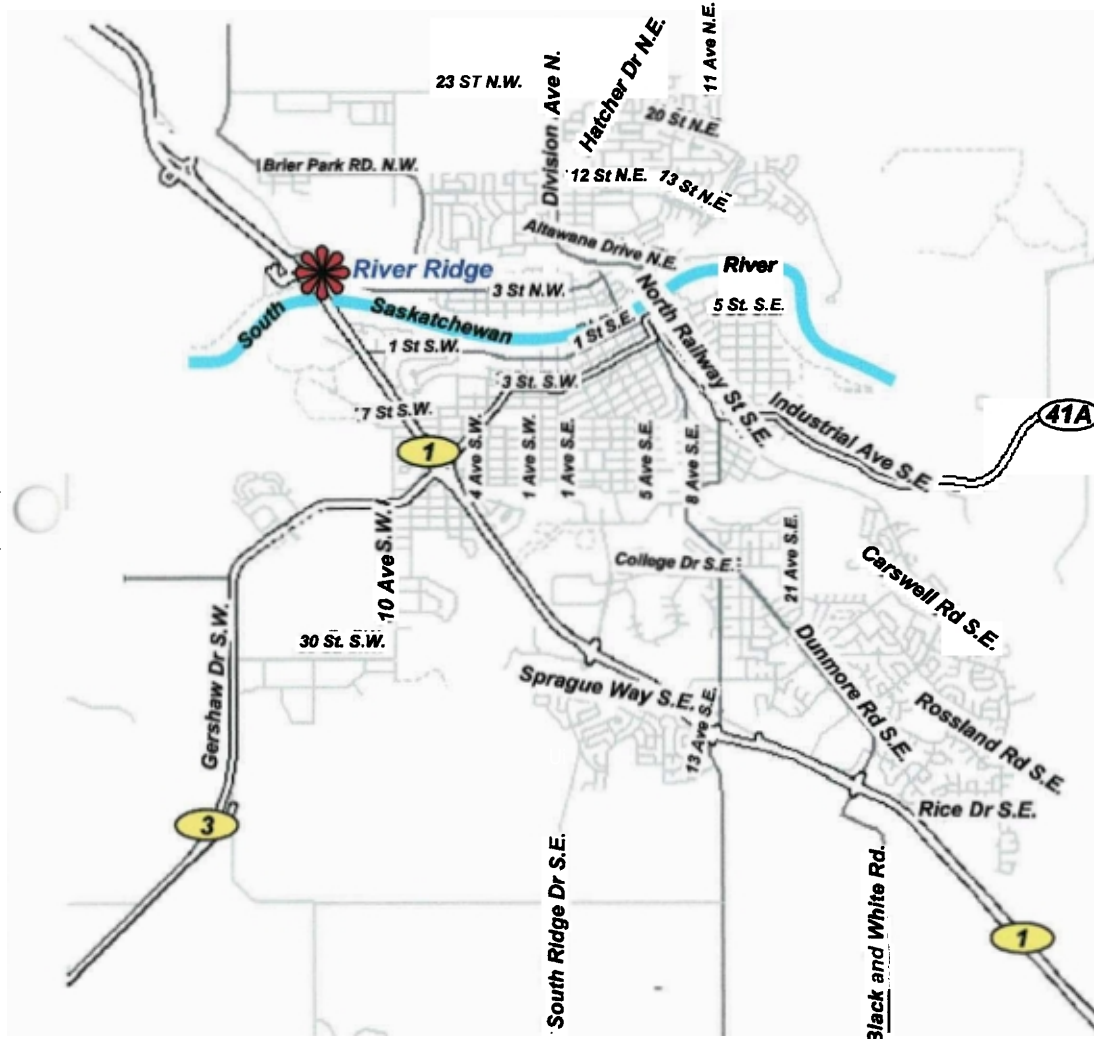
This report is divided into eight sections containing the relevant criteria for the evaluation of the project. Sections 1 through 3 will provide background information necessary to prepare various design options that have evolved. Sections 4 through 7 describe the relevant elements of the plan including the plan objectives, the land use concept, and the proposed servicing and transportation considerations. Section 8 describes the anticipated implementation process.

2.0 PHYSICAL ANALYSIS

The following outlines the physical opportunities and constraints that have been evaluated in the preparation of this plan.

2.1 Location and Context

The property is located in the western part of Medicine Hat. It is bounded on the south by the TransCanada Highway, on the north by 3rd Street N.W. and on the east by the South Saskatchewan River and existing residential development (see **Figure 1**). It is located within a short 5-minute drive from the City's downtown core and contains approximately 11.20 hectares of land. Across both the river and the highway, is the Medicine Hat power generating plant. Across the highway to the south is the future Burnside neighborhood. To the north beyond 3rd Street is the CP Rail mainline. The views provided by the exceptional topography and the South Saskatchewan River will provide excellent opportunities for incorporation into this development.



LEGEND:



Location of Development

**Primary Highway**

Figure 1
Location
Plan

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2.2 *Topography and Vegetation*

The land slopes from west to east with an overall elevation difference of approximately 25 metres throughout the site. Some filling has occurred in the central area of the plan and regrading will be required in order to maximize the development potential and view opportunities that the site has to offer. Vegetation on the land is limited to a sparse woodlot in the northeasterly corner. It is anticipated that the existing vegetation will be removed and replaced with new landscaping through the development process (see **Figure 2**).

Adequate protection for the river vegetation from construction traffic will be made through the development phases with the installation of demarcation fences. Re-vegetation of the existing grasses and shrubs of any disturbed natural areas outside of the development area will be undertaken with the final phase of development.

2.3 *Soils*

A geotechnical analysis has been performed on the property. It indicates that the soils are suitable for the proposed development. An evaluation of the setback requirements from the riverbank has been completed and is presented with EnviroGeo Testing's report Slope Stability Analysis/Geotechnical Investigation submitted under a separate cover. That information will be provided as soon as it is available.

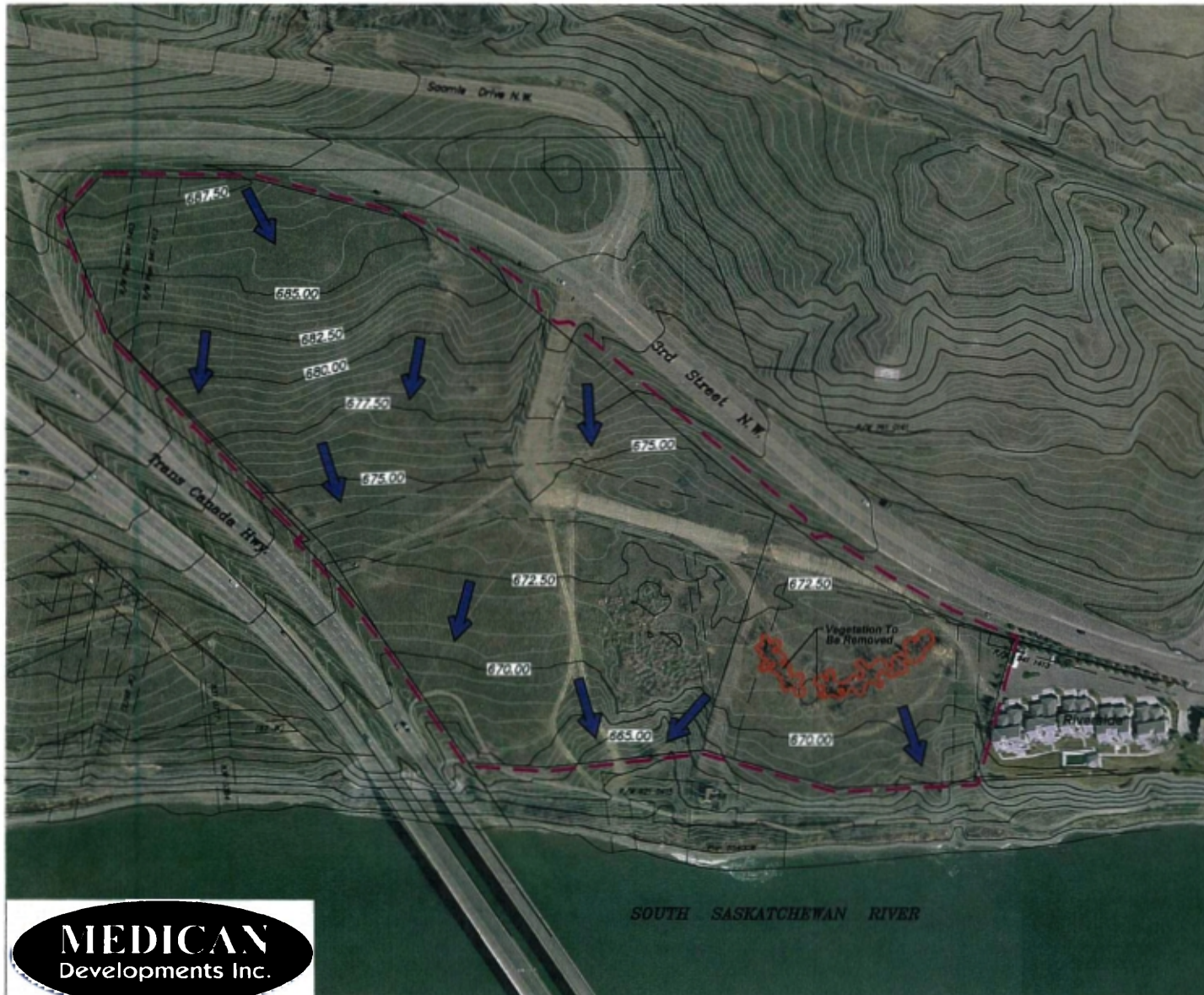
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2.4 *Land Ownership*

The entire subject property is owned by Medican Developments Ltd. No other land ownership exists within the plan boundary and will therefore not pose any constraints to development.

2.5 *Surrounding Land Uses*

Adjacent to and east of the subject property is the only developed area in the vicinity and consists of a high quality townhouse development. The South Saskatchewan River, the TransCanada Highway, 3rd Street and the rail line all surround the property as noted previously and provide sufficient transition between any existing and future land uses beyond these facilities. As the proposed use for the site is residential, surrounding land uses are not anticipated to have any negative impacts on this development nor vice versa.



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River Ridge Estates

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Scale: 1" = 1000'

LEGEND:

- Development Boundary — — — — —
- Direction of Slope →
- Existing Vegetation To Be Removed 

Figure 2
Topography
Plan

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2.6 *Existing Conditions*

Ubiquitous underground and above ground utilities traverse the property. Right of way plan 941 1413 encumbers the entire property and includes both the powerline located at the north end of the property and the waterline running through the middle of the property. Both of the above mentioned utility lines must remain, while the overhead powerlines located in the center of the property will be removed and replaced with underground lines. A 200 mm sanitary sewer connection located at the northeast corner will be abandoned, however the 450 mm line at the same location will remain for future connection. The 100 mm water main feeding the City of Medicine Hat pump house will be replaced through the development with a proposed 200 mm distribution system. The 400 mm water main that once fed NW Nitro Chemicals has been previously abandoned. The 1200 mm storm outfall on the eastern boundary will remain. The 100 mm gas line located adjacent to 3rd Street will remain as part of the new gas supply system. All remaining asphalt from the old highway will be removed and disposed of in accordance with good engineering practices. (see **Figure 3**). The existing pedestrian bikeway is located on the subject property and will have to be relocated. Details of the relocation will be dealt with at the development stage.

2.7 *Public Consultation*

Prior to submission of this Conceptual Scheme, a public information session was held at the Medicine Hat Lodge Hotel. The meeting was advertised in the local newspaper and was attended by approximately 30 people. General comments about the project indicated an overall feeling of support. No objections were registered at the meeting.

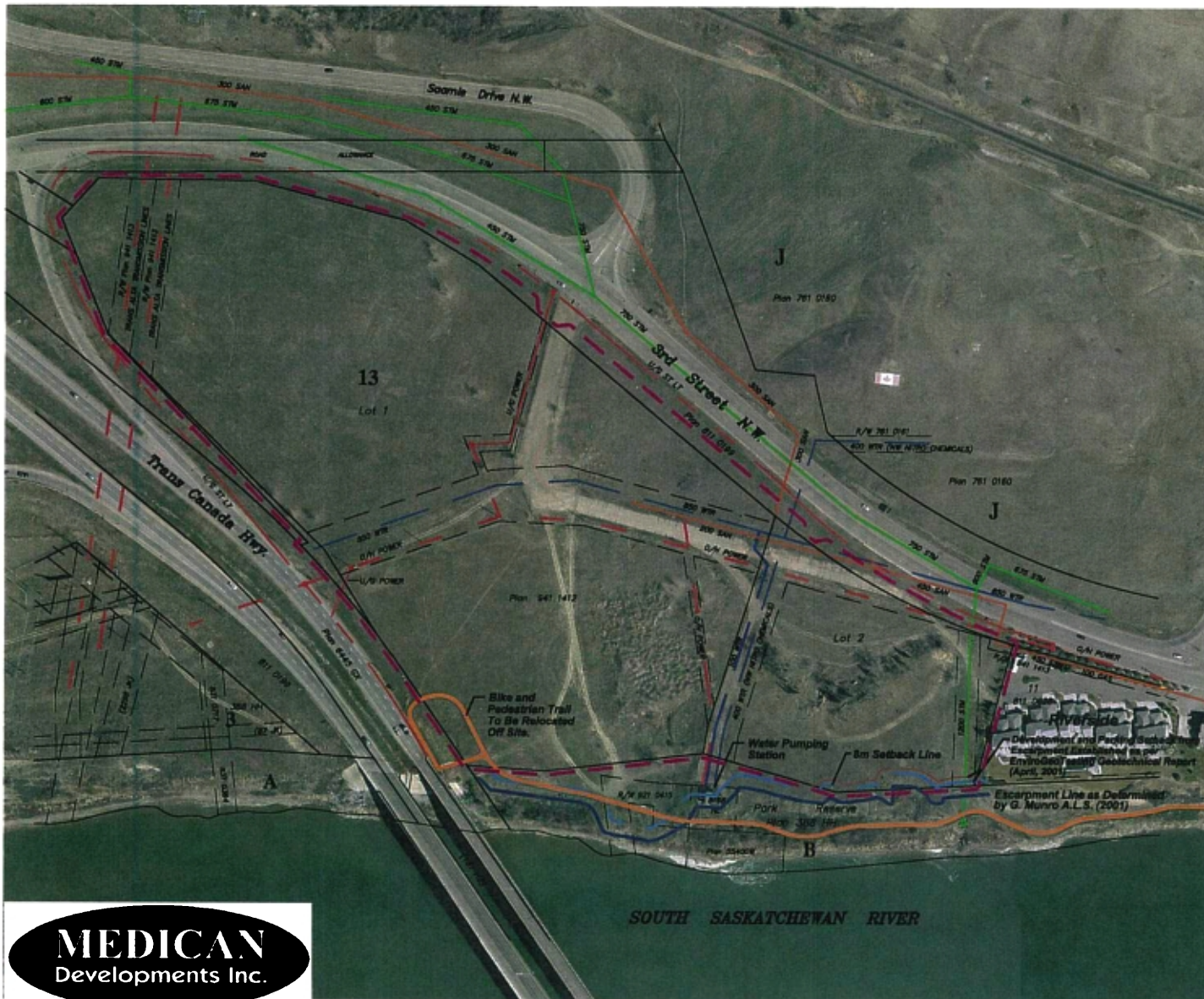
3.0 POLICY FACTORS INFLUENCING THE PLAN.

3.1 *Municipal Framework*

The City of Medicine Hat Municipal Development Plan identifies this area as being suitable for residential development. It further recognizes the Burnside neighborhood to the west as commencing with the first stage of residential expansion (between 1999 and 2004). In order for Burnside to commence, its servicing must flow eastward through the subject property. It is therefore appropriate to service this property prior to the Burnside development proceeding. The subject property is therefore suitable for immediate development.

3.2 *Land Use Bylaw*

The lands are currently districted DC Direct Control under the Medicine Hat Land Use Bylaw. A redistricting to the R1, R3 and C3 Districts will be required in order to allow development to proceed.



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Scale: 1" = 100'

LEGEND:

- Development Boundary ---
- Gas Line ---
- Overhead Power Line ---
- Sanitary Line ---
- Storm Line ---
- Water Line ---
- Underground Power Line ---

Figure 3
Existing Conditions
Plan

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4.0 PLAN OBJECTIVES

The recognition of the potential role of the development area as an important segment of the urban fabric of Medicine Hat leads to the formulation of a number of objectives that should serve to guide the development of the area. The area is primarily residential with a limited portion set aside for commercial and business uses.

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4.1 Overall Objectives

- i) To develop a safe and secure community that is consistent and compatible with itself;
- ii) To provide services to standards of the City of Medicine Hat;
- iii) To provide planning flexibility and stimulate innovation in planning and design of residential areas;
- iv) To encourage energy efficiency in planning with the use of proper site orientation techniques, and vegetation planting wherever possible;
- v) To offer commercial employment opportunities in close proximity to a residential area, sensitively integrated into the area through the use of appropriate buffering techniques;
- vi) To offer a living alternative for aging persons that is integrated into the residential composition of the community; and
- vii) To maximize the development aesthetics and view opportunities through unique and innovative lot and building orientation techniques and the use of focal points, view and vistas.

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4.2 Residential Objectives

- i) To create an attractive residential neighborhood to accommodate approximately 615 people;
- ii) To conform to neighborhood planning requirements utilizing quality urban design principles; and
- iii) To offer a visible but secure residential housing option for retiring empty-nesters and those requiring varying levels of assisted living.
- iv) To offer an assisted living complex to accommodate elderly persons who enjoy a higher level of independence and also those seniors who require a basic level of care, allowing residents to age in place.

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4.3 *Commercial Options*

- i) To provide commercial uses to serve the day to day convenience needs within the residential development as well as Crescent Heights and Riverside areas; and
- ii) To provide employment opportunities for a limited amount of office/business development.

4.4 *Open Space Objectives*

- i) To meet the needs of future residents for parks and open space;
- ii) To maximize the open space opportunity by special orientation of the dwelling units and corresponding lots;
- iii) To maximize the available views of the South Saskatchewan River Valley while maintaining appropriate development setbacks; and
- iv) To provide opportunities to access city wide facilities through the regional trail system adjacent to the property.

4.5 *Transportation*

- i) To provide safe and convenient access for vehicles and pedestrians;
- ii) To make available a portion of the land for recreational vehicle storage;
- iii) To maximize the access opportunities from 3rd Street; and
- iv) To limit non-resident traffic into the development through the use of security gate systems.

4.6 *Utilities*

- i) To provide an economical servicing system and phasing sequence based on extending Municipal services and utilities;
- ii) To provide an allowance through the proposed development for the future tie in by the Burnside development;
- iii) To incorporate stormwater retention or detention facilities into the plan as amenity areas where practical, in accordance with Alberta Environment standards; and
- iv) To utilize the existing utility rights-of-way to the fullest extent possible.

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Scale: 1" = 100'

LEGEND:

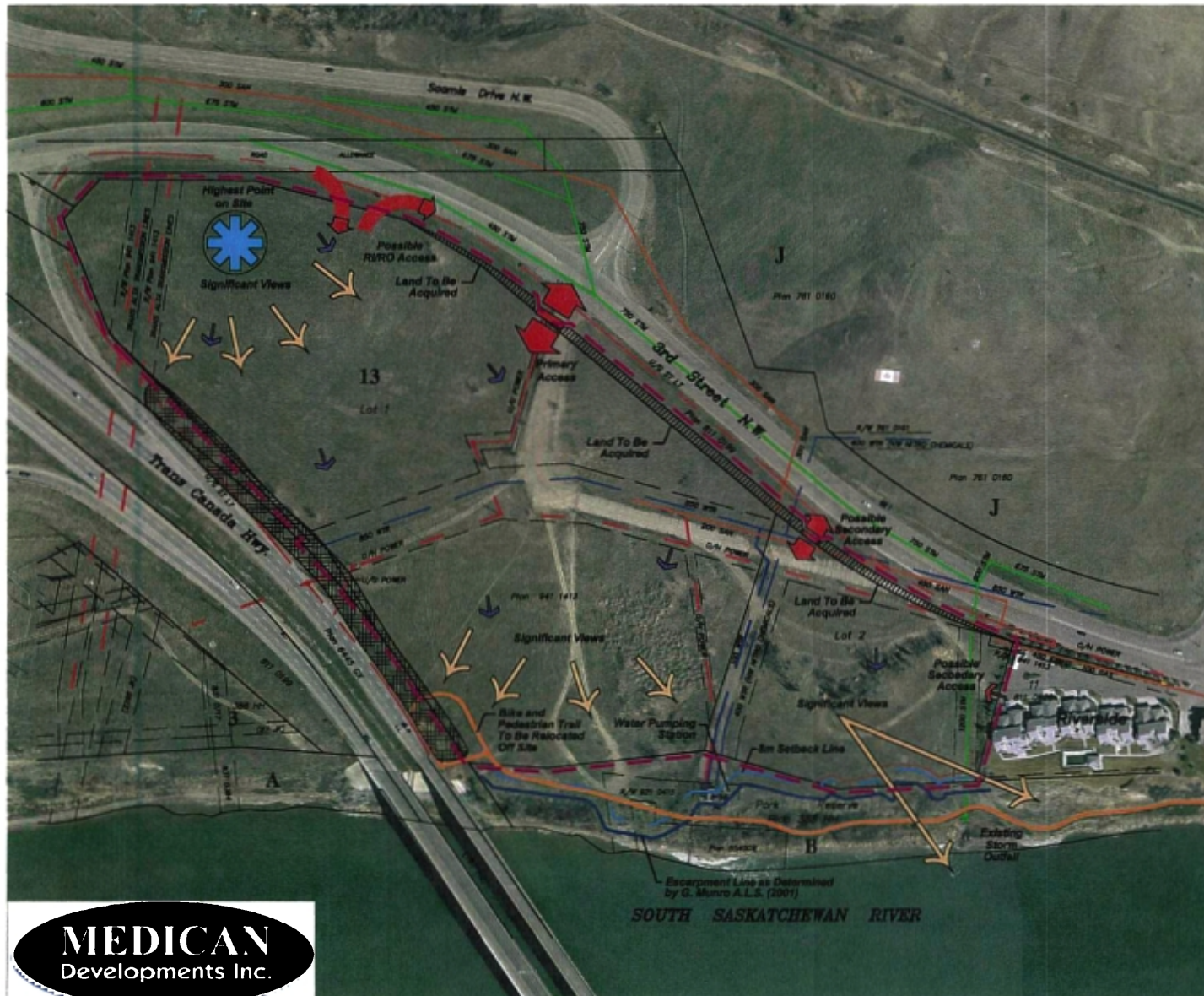
Development Boundary	---
Gas Line	---
Overhead Power Line	---
Sanitary Line	---
Storm Line	---
Water Line	---
Underground Power Line	---
Direction of slope	→
Noise Attenuation Recommended	▤
Access Locations	➡
Prominent Views	←

Figure 4

Opportunities and Constraints Plan

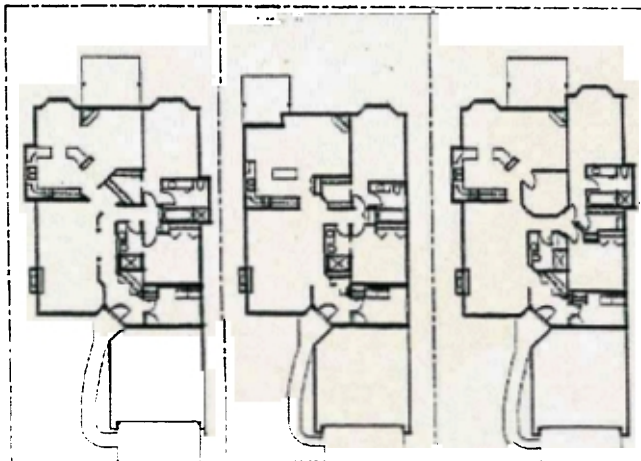
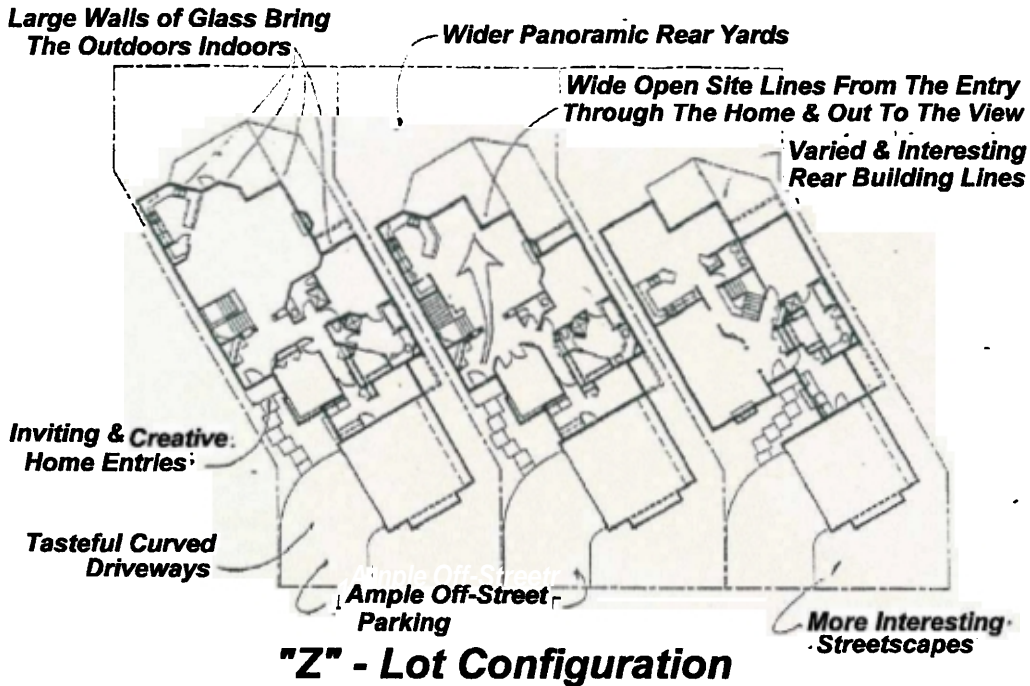
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The Advantages to "Z"-Lot Configurations



The use of the "Z"-lot will maximize exposure to view opportunities, as well as soften the overall esthetics of the streetscape.

Figure 5
"Z" Lot Configuration

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5.0 LAND USE CONCEPT

The River Ridge Conceptual Scheme has been developed through extensive research and careful site evaluation. The plan is a culmination of various design alternatives that have been developed using the principles of maximizing the use of walkout basements, maximizing the view opportunities, and promoting an aesthetically pleasing, safe community for adult living. A number of constraints were identified in the initial review process as noted on **Figure 4**. These constraints have been systematically addressed whether through incorporation into the plan, relocation of the facility or through its removal. In addition, consultation with the City of Medicine Hat has been ongoing throughout the development of the various alternatives. Through careful evaluation, a final development concept was prepared with the due consideration to the following criteria.

- The powerline right-of-way 941 1413 at the north end of the property is permanent and will remain. This represents a good opportunity for recreational vehicle storage;
- The main development access will be from 3rd Street N.W. at the Saamis Drive intersection;
- A second development access to the east, will be provided along 3rd Street;
- An assisted living development will be placed between the two entrances with access provided to the East. The development access will be constructed adequate distance south of 3rd Street NW and to the city standards to allow adequate access to all domestic, service, and emergency vehicles. As per the revised traffic assessment completed by Finn Transportation Consultants dated June 14, 2002, the assisted living project will not generate traffic volumes that would affect the performance of the East access onto 3rd Street NW.
- A small office/commercial development will be provided west of the main entrance access along 3rd street; gaining access from the internal road system south of 3rd Street NW.
- The existing water feeder must be retained as a feeder main and will also be incorporated into the plan and used for service;
- The addition of a UROW through the site to accommodate the future Burnside development sanitary sewer force main;
- An 8-metre development setback and an 11 metre parking setback will be provided as necessary, along the southern portion of the site, as per the geotechnical report provided by EnviroGeoTesting (April, 2001). Land below this setback line, not already designated as reserve, will be dedicated as Environmental Reserve. Details of the exact size and dimensions of the E.R. parcel will be provided at the subdivision stage.
- Landscaped amenity areas will be provided wherever possible. Most lots will have direct access to landscaped areas, primarily located adjacent to the rear of the properties. Details will be provided at the subdivision stage. All open space opportunities and amenity areas will be privately owned parcels with

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Floor Plan

Front and Rear Elevations

River Ridge Estates

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Note: This Drawing is an Artist's concept only and does not obligate Medican Adult Communities or its Agents to install or construct any facility. Lot layout and overall design are schematic only and subject to Municipal approval.

Figure 6
Typical Elevation and
Floor Plan on a Z-Lot

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Figure 7
"Z" Lot
Features

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Scale: 1" = 1000'



LEGEND:

- Development Boundary — — — — —
- Bike/Pedestrian Trail —————>
- Site Traffic Access <—>
- Single Family □
- Park/Open Space ■
- Multi-Family ■
- Commercial ■

Note:
Lot layout and overall design are schematic only and subject to Municipal approval.

Figure 8
Design
Concept

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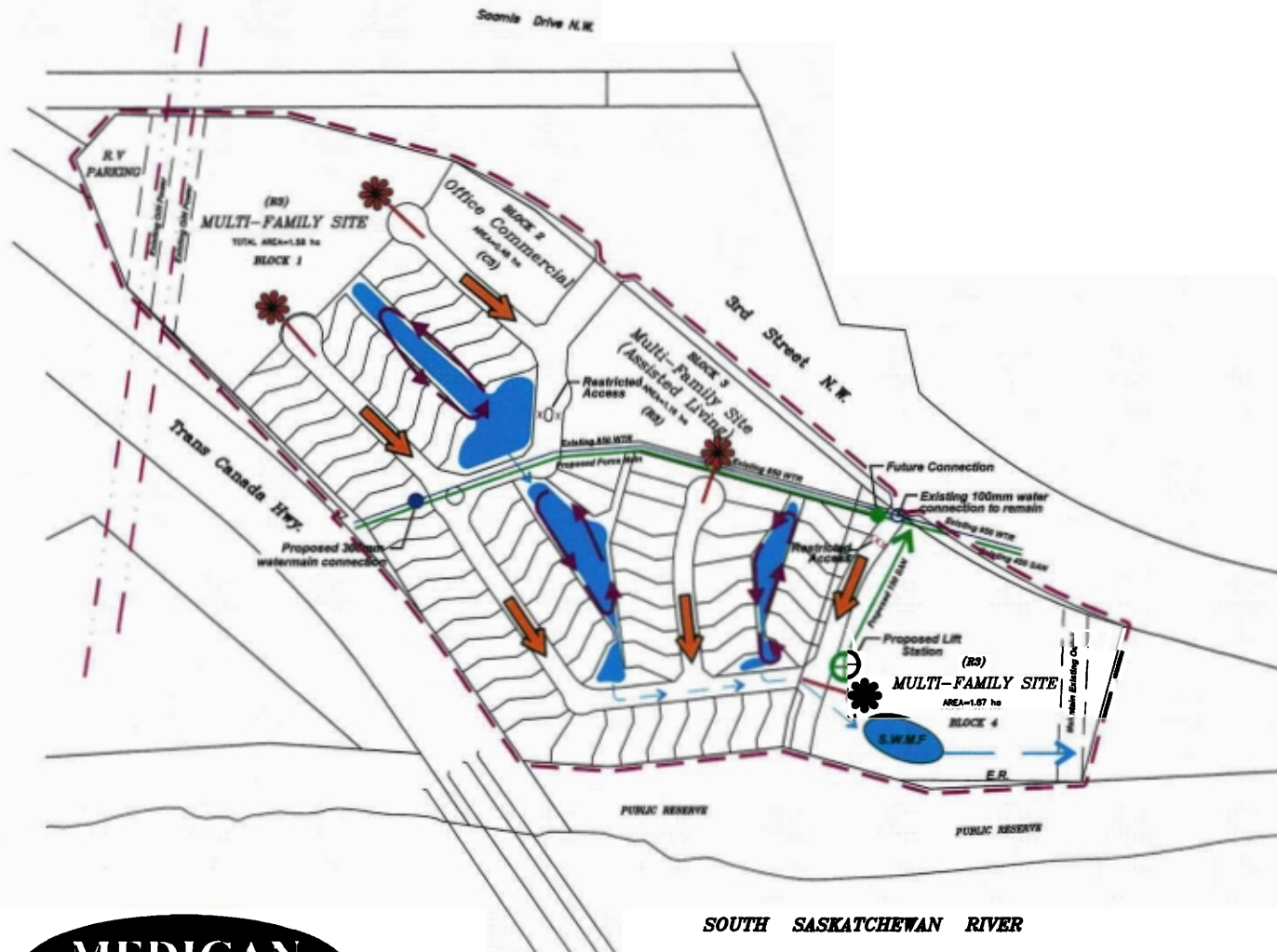
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Scale: 1" = 100'



LEGEND:

- Development Boundary
- Direction of Flow
- Point of Service
- Proposed Lift Station
- Storm Water Management Facility
- Direction of Drainage (Overflow Only)
- Pond Circulation

Figure 9
Servicing
Plan

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the condominium association accepting the responsibility for their maintenance;

- Reserve land was provided under plan 388HH in 1957 however, the Municipal Government Act does not recognize reserve dedication prior to the 1963 Planning Act. Therefore, Municipal Reserves will be provided by cash in lieu.
- The use of “z” lots provides an increased exposure to view opportunities and serves to soften the streetscape by reducing the impact of attached garages as seen on **Figures 5 through 8**. The adjacent walls of dwelling units will be fire rated to allow for a reduction in the sideyard and separation space between units to 2.5 feet and 5.0 feet respectively. All single family lots will be developed using the “z” lot concept.
- A noise attenuation berm will be placed to the west side of the development to minimize traffic noise from the adjacent Trans Canada Highway. Details of the size and extent will be confirmed at the time of subdivision;
- A large landscaped amenity area will provide a focal point inside the security gates at the main entrance.

The resulting development will provide an attractive residential community with extensive and unique amenity features with spectacular views and vistas marketed towards adult empty-nesters.

6.0 SERVICING

Figure 9

6.1 Sanitary Sewer System

The site generally slopes from the northwest to the south and east. The sanitary main system is proposed as a gravity system draining to a proposed lift station located in the area of the multi-site in the southeast corner of the project. The lift station would pump into the existing 450 mm sanitary main on 3rd Street.

The main system would generally be at a minimum depth (as per City standards), because of the excellent grades throughout the site leading to the lift station. The pipes would be polyvinyl chloride (PVC) to insure good jointing of the pipe and a virtually watertight system. Manholes will be spaced as required and maximum spacing adhered to. Should velocities exceed the maximum because of the grades, drop manholes will be used where required to dissipate the energy.

The lift station will be designed to meet the City standards and will be staged according to the requirements of the development. It is expected there will be a dual pumping system, one pump on and one off. An emergency overflow will discharge sanitary flows, in case of system failure, into the storm pond. An emergency gate will be closed to contain all overflows until such time as it can be properly cleaned up.

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Sanitary flows were reviewed for the proposed Assisted Living project and it was determined the peak flows are less than the original land use. Dry weather storage volumes are slightly greater and will be accommodated through modifying the pump cycling times, maintaining manufacturer recommended maximum cycles/hour.

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Allowance has been made in the land areas for future construction of the extension of the 450 mm to the west to service the Burnside neighbourhood across the highway. As this main does not benefit the development area, it would be uneconomical to install the pipe now.

6.2 Waterworks

Presently an 850 mm water transmission line crosses the property. It is expected this line will continue as a feeder main and will also be the water source for the development area. Two tie-ins are necessary for this development. The two existing 200mm connection points will be utilized. These two connections will bring security of source to the development area should a break occur affecting one of the sources. This protection will insure proper supply to the multi-sites proposed. Pressure reducing valves will be installed at both connections. All connections will be done to the City's standards to maintain the system integrity.

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Domestic water and fire flow requirements for the proposed Assisted Living project will be adequately supplied by the internal distribution system currently in place.

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The pipes within the development will be PVC-Blue Brute such that proper jointing and ease of maintenance will be available and to protect against active soils that could affect iron piping.

6.3 Storm Sewers and Management System

The storm sewer system will be a combination of piping, flowing waterways and a stormwater detention pond and outfall. The waterway system is intended to convey the storm water from the rear of the adjacent lots for rainfall events of up to a 1 in 5 year storm intensity. Water will cascade from the upper part of each pond through a series of pools and waterfalls to the pond's lower pool. From there it will be recirculated back to the upper pool. Additional make up water will be introduced into the system by park service as demand dictates. Major storm flows beyond the 1:5 year magnitude will be retained and be discharged to the piped system when flow levels have dropped.

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The piped system will be similar in function and will handle the remaining stormwater runoff up to a 1 in 5 year magnitude. The pipes will convey the water to the detention pond where it will be discharged to the existing storm outfall to

the east downstream of the water pumphouse intake. Additional flows above the 1 in 5 year intensity will surcharge to the roads and be conveyed overland to the pond. The pond will be a dry pond sized to accommodate up to in 100 year storm events and as noted earlier will discharge into the existing storm sewer outfall. The pond will be constructed with a fore bay to catch siltation and to provide confinement for sanitary sewer overflow, if the situation occurs. A 'stormceptor' device has been installed to effectively remove silt and contaminants prior to discharge to the existing storm outfall system. The storm pond will be setback a minimum of 8 metres away from the surveyed escarpment line and all storm water management facilities shall be developed as per Alberta Environment guidelines.

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The individual R3 and C3 sites will be required to provide dry ponds on site to store the required volumes for a 1:100 year storm. The stored volumes will be released at a controlled rate to the piped system.

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7.0 TRANSPORTATION

The transportation system has been designed with safety in mind. A limited access security gate will be provided at both 3rd Street access points. Streets will encourage pedestrian traffic within the vehicle carriageways to discourage excessive speeds.

Natural traffic calming measures have become commonplace for many North American cities. River Ridge will reduce the carriageway width to 9.0 m with parking restricted to one side only. This width allows for a 2.50 m wide parking lane and two 3.25 m wide drive lanes. With parking restricted to one side only, vehicle accessibility will be accommodated, while reducing the speed through the environmental design of the roadways. Adequate visitor parking will be provided within each front drive for single family developments and within each apartment site for the apartment developments. Recreational vehicle storage will be provided at the north end of the site and will not be permitted within the residential areas. No access to the commercial site will be available from within the gated area.

Access to the C3 and R3 sites will be available from the adjacent internal roadways. Projected volumes are not significant and as such, will not affect the operation levels of the affected 3rd Street NW intersections. The proposed assisted living complex is proposing on site parking at a rate of 1 stall per 2.5 units.

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A sound attenuation and abatement study is currently being completed and will be submitted under separate cover. The findings of that study will be addressed during the detailed design stage of both infrastructure and buildings.

8.0 GAS DISTRIBUTION

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The proposed Assisted Living project will not require a change to the existing gas distribution system. The location and depth of the section of mainline running along 3rd St. NW (outside the previous north property line of the site) will require further review once the site development plans and grades have been completed. Relocation of the main line will be completed if required.

9.0 ELECTRICAL

The location and depth of bury of the existing primary distribution line buried with in the utility easement will require further review once the development plans and grades have been established. The relocation or grade adjustment will be completed if deemed necessary.

10.0 TELECOM AND CABLE

The telephone and cable television mainlines which are located with the City Electric primary cable will require further review once the development plans and grades have been established. Realignment and/or grade adjustment will be completed if deemed necessary.

11.0 IMPLEMENTATION

The plan area will be developed in stages as shown on Figure 10. Redistricting applications will be submitted to conform to the current Conceptual Scheme. In addition to the R1 districting for the single family residential development, R3 districts will be utilized for both the apartment sites as well as the Assisted Living site. A C3 district will accommodate the commercial area. (see Appendix B). A Bareland Condominium plan will be submitted to allow the development of the residential areas in a staged approach. The commercial, open space, and Assisted Living areas will not form part of the Condominium plan. Redivision of the Condominium plan will occur in an orderly fashion as development proceeds.

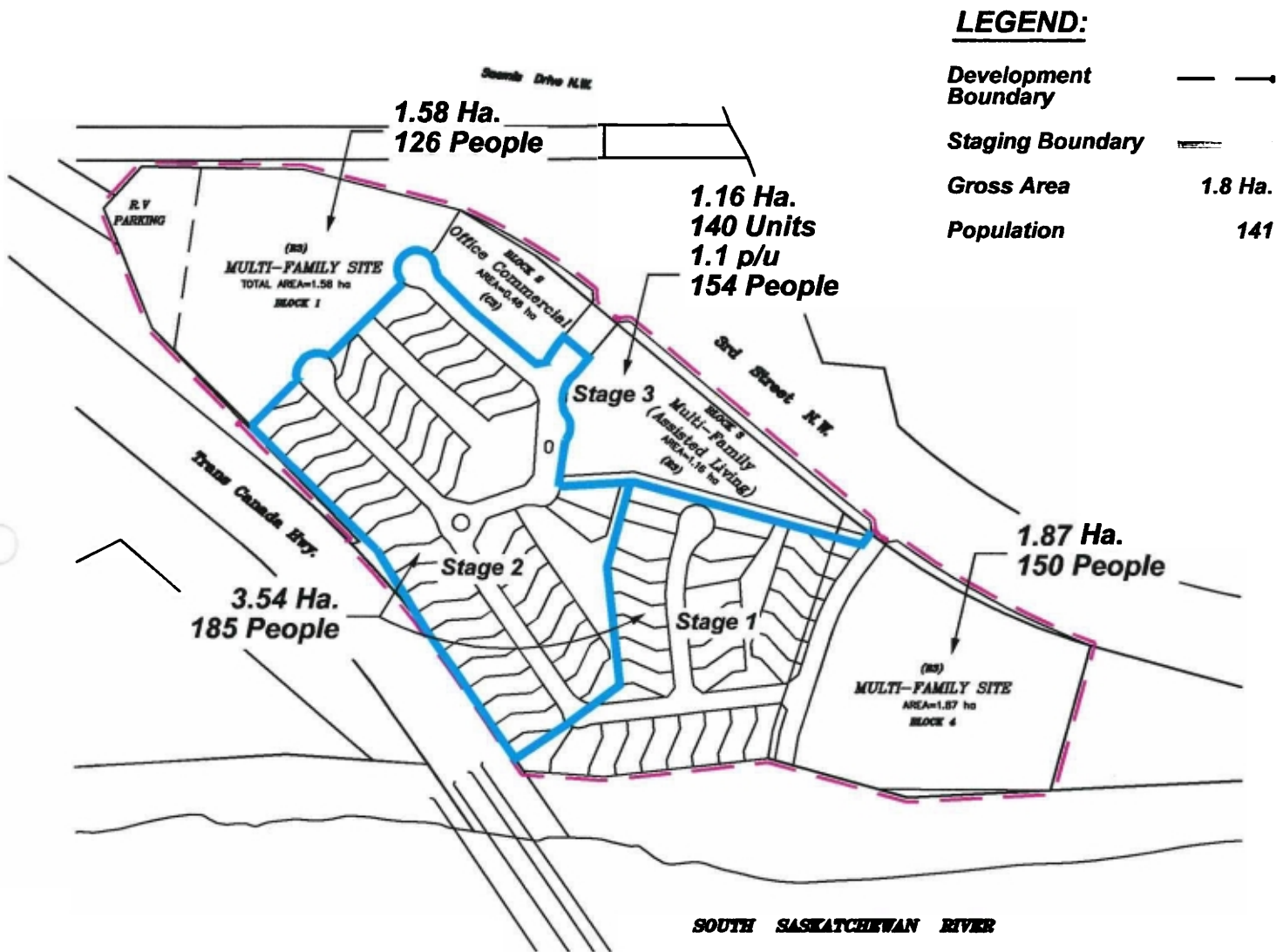


Figure 10
Staging
Plan

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DEVELOPMENT STATISTICS

Appendix A

River Ridge Conceptual Scheme Development Statistics

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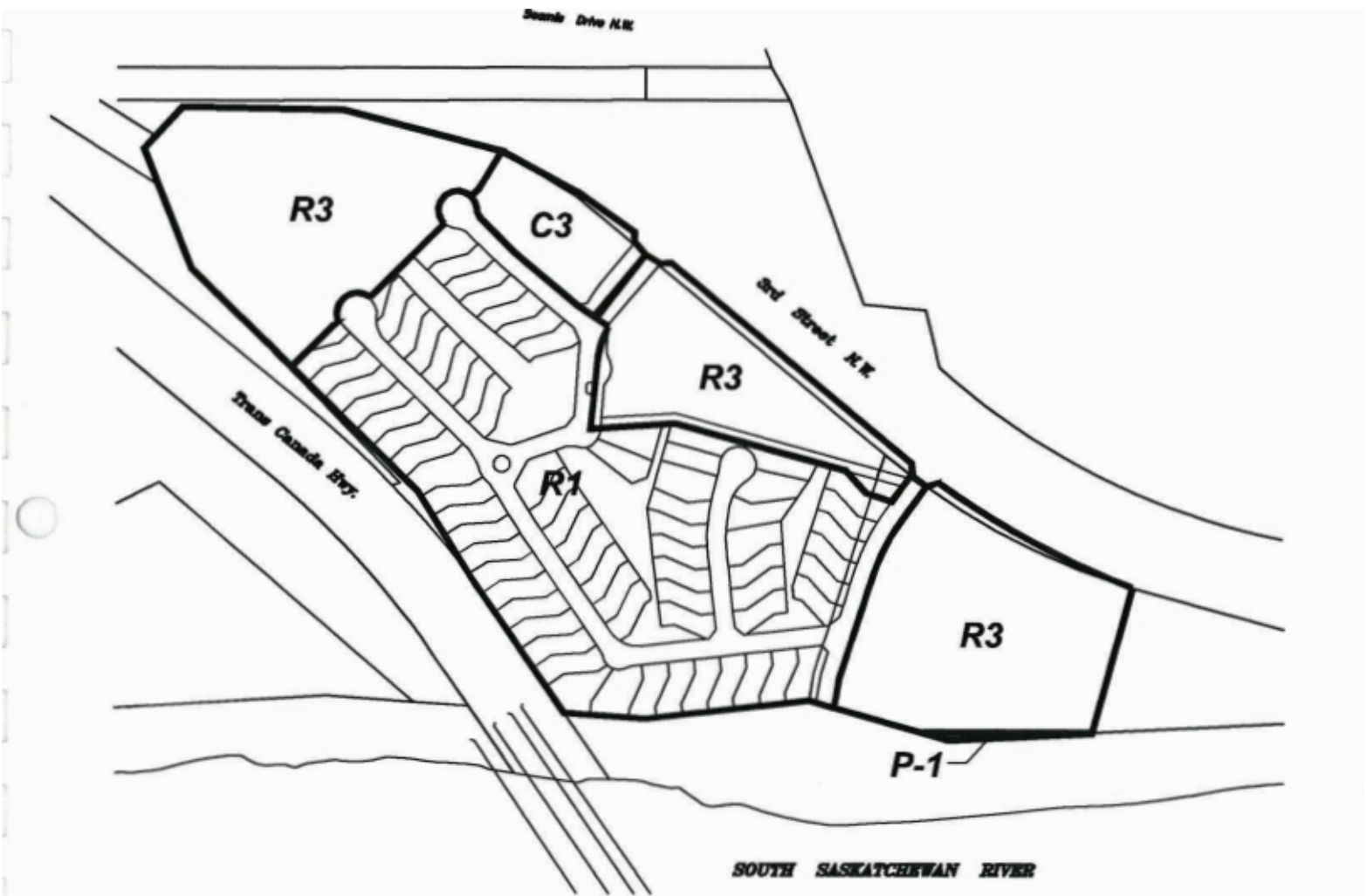
	<u>ha</u>	<u>%GDA</u>
Gross Area	11.39	
Environmental Reserve	0.03	
Gross Developable Area	11.36	100.00%
Landscape Amenity Area	0.98	8.62%
Local Roads	1.37	12.05%
Net Developable Area	9.01	79.31%

Land Uses

	<u>ha</u>	<u>Units</u>	<u>Population</u>
Residential (R1)	3.54	71	185
Multi-Family Residential (R3)	3.45	172	276
Assisted Living (R3)	1.16	140	154
Commercial (C3)	0.48		
RV Parking	0.38		

Notes:

1. Assume 50 Units/ha for Multi-Family Residential Sites
2. Population Generation: 2.6 Persons/Unit for Single Family. 1.6 Persons/Unit for Multi-Family. 1.1 Persons/Unit for Assisted Living Facility.
3. Student Generation: Marketed primarily to adults therefore no students are anticipated.
4. Assisted Living Facility Planned for 140 units.

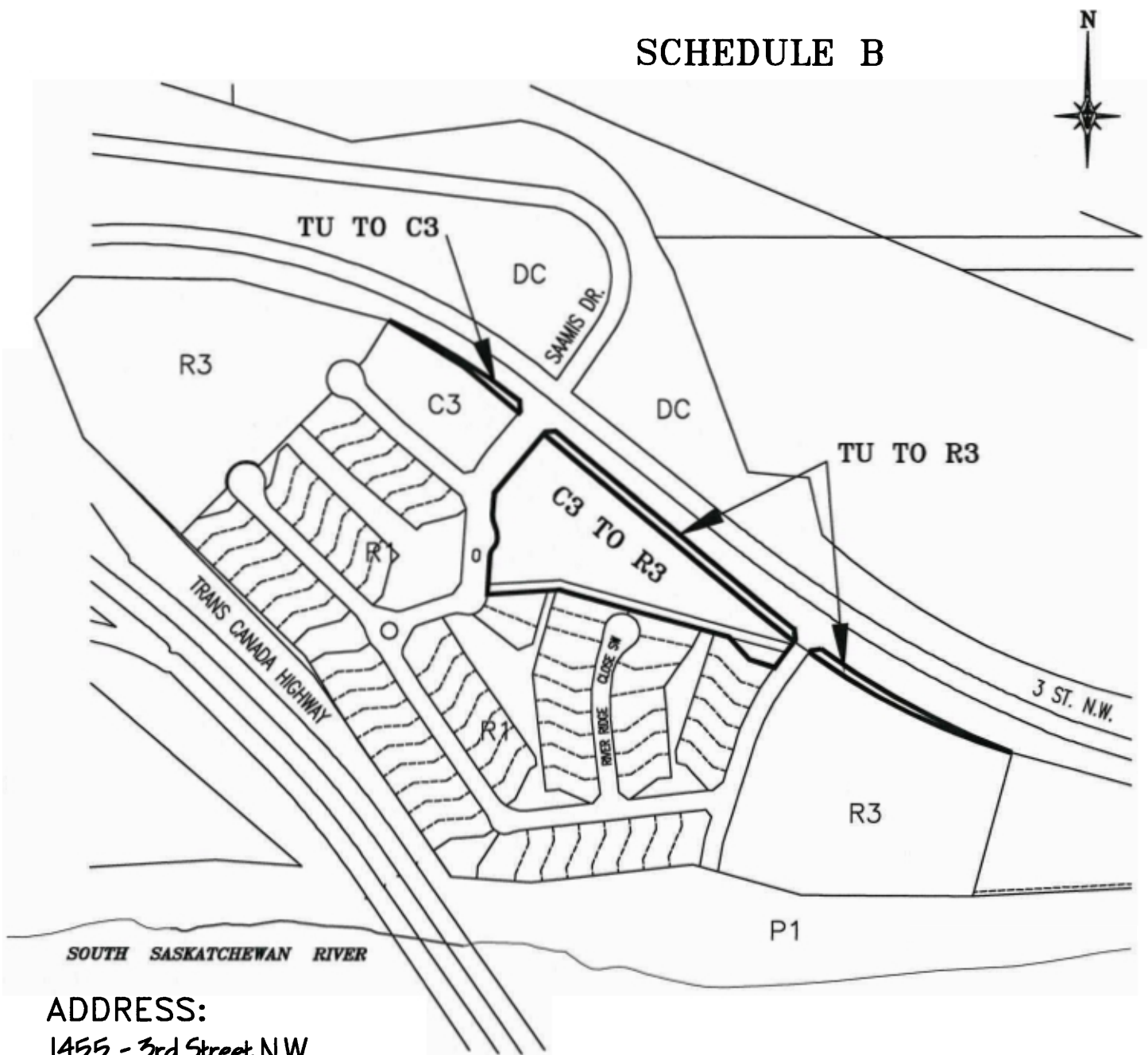


Appendix 'B'

Zoning Plan

FOCUS INTEC

SCHEDULE B



ADDRESS:

1455 - 3rd Street N.W.

LEGAL DESCRIPTION:

BLOCK 3, PLAN O11 3531 AND PORTION OF ROAD PLAN B11 0199 AND PARTS OF 12th AVE. N.W. PLAN 388 H.H. AND 3rd STREET N.W. PLAN 388 H.H.

PROPOSED LAND USE RECLASSIFICATION

From C3 – "General Commercial District"
To R3 – "Medium Density Residential District" and
From TU – "Transportation & Utilities District"
To R3 – "Medium Density Residential District" and
From TU – "Transportation & Utilities District"
To C3 – "General Commercial District"

See # 3554

BYLAW NO. 3437

A BYLAW OF THE CITY OF MEDICINE HAT to authorize the Municipal Council of the City of Medicine Hat (hereinafter called the "City") to incur an indebtedness by the issuance of debentures to the Alberta Municipal Financing Corporation for the purpose of financing subdivision development in Saamis Heights and Ranchlands (hereinafter called the "Project").

WHEREAS:

Council has decided to pass a Bylaw pursuant to Section 251 of the ***Municipal Government Act*** RSA 2000 Chapter M-26 to authorize the financing, undertaking and completing of the Project;

The City has made plans, specifications and estimates for the Project and confirms that the total estimated cost of the Project is ELEVEN MILLION EIGHT HUNDRED FORTY FIVE THOUSAND DOLLARS (\$11,845,000.00);

The City estimates that the sum of ONE MILLION FOUR HUNDRED NINETY FIVE THOUSAND DOLLARS (\$1,495,000.00) will be received from the City's Working Capital and applied to the cost of the Project.

In order to complete the Project it is estimated that it will be necessary for the City to borrow the sum of TEN MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS (\$10,350,000.00) (the "indebtedness") on the terms and conditions referred to in this Bylaw;

The City will repay the indebtedness over a period of fifteen (15) years in annual instalments, with interest not exceeding ten per cent (10%) or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually;

The amount of the existing debenture debt of the City at June 1, 2002 is \$173,175,934.13 no part of which is in arrears;

The estimated lifetime of the Project is forty (40) years;

All required approvals for the Project will be obtained and the Project will be in compliance with all Acts and Regulations of the Province of Alberta;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of financing the Project the sum of TEN MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS (\$10,350,000.00) be borrowed from

Alberta Municipal Financing Corporation by way of debentures on the credit and security of the City at large.

2. The debentures to be issued under this Bylaw shall not exceed the sum of TEN MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS (\$10,350,000.00) and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.
3. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding ten per cent (10%) or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
4. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of fifteen (15) years, in accordance with the schedule attached and forming a part of each debenture.
5. The debentures shall be payable in lawful money of Canada at the Treasury Branch in the City of Medicine Hat or at such other bank or financial institution as the City may authorize as its banking agency during the currency of the debentures.
6. The Mayor and the Chief Commissioner shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
7. The debentures shall be signed by the Mayor and the Chief Commissioner and the City Clerk shall affix the corporate seal of the City to the debentures.
8. There shall be levied and raised in each year of the currency of the debentures a rate or rates on the assessed value of all lands and improvements shown on the assessment roll, sufficient to provide an annual tax adequate to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
9. The indebtedness will be contracted on the credit and security of the City at large.
10. The net amount realized by the issue and sale of debentures authorized under this Bylaw shall be applied only for the purpose for which the indebtedness was created.

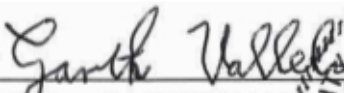
11. This Bylaw shall take effect on the day that it is passed.

READ A FIRST TIME in open Council on July 8, 2002

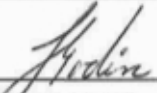
READ A SECOND TIME in open Council on August 6, 2002

READ A THIRD TIME in open Council on August 6, 2002

SIGNED AND PASSED on August 7, 2002


MAYOR - GARTH VALLELY




CITY CLERK - LARRY P. GODIN