

file

A G E N D A

For the REGULAR MEETING OF RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, DECEMBER 22, 1975 commencing at 2 p.m.

- (1) Confirmation of the December 8th, 1975 Minutes and the Special Minutes of December 15, 1975
- (2) UNFINISHED BUSINESS
 - 1) City Engineer - RE: Petition from Red Deer Public School District No. 104 for Pedestrian Activated Lights at the Intersection of 37 Avenue & Ross Street .. 1
 - 2) City Clerk - RE: Intersection of McVicar Street & McIntosh Ave. .. 14
 - 3) City Clerk - RE: Highland Green Neighborhood Shopping Centre Site .. 21
 - 4) Mayor McGregor - RE: Suggestions from Development Appeal Board for Amendment to Zoning Bylaw and in respect of maximum height of building .. 24
- (3) REPORTS
 - 1) City Engineer - RE: Removal of Parking Stalls on Gaetz Avenue & 49 Avenue .. 28
 - 2) City Engineer & City Treasurer - RE: Spitter Parking Lots .. 32
 - 3) Sr. Associate Planner - RE: Housing Starts, City of Red Deer, January - September 1975 .. 35

4)	City Engineer - RE: Traffic Lights at 59 Avenue & 67 Street	.. 36
5)	City Assessor - RE: Pines Subdivision Lot 2, Block 9, Plan 752-0506	.. 37
6)	City Assessor - RE: Lease of Farmlands to R.S. Edgar	.. 39
7)	City Assessor - RE: Pt. W.1/2 Sec. 17/38/27/W4 (former Cronquist Lands)	.. 40
8)	Development Officer - RE: New License Bylaw	... 43
9)	Chairman, Social Service Board - RE: 1976 Budget - Red Deer District Preventive Social Services	.. 53
10)	Red Deer Industrial Airport Commission - RE: Establishment of an Airport Vicinity Protection Area	.. 56
11)	Mayor McGregor - RE: Naming of Streets in Cronquist Property, Bower Place and Oriole Park Extension	.. 57
12)	City Treasurer - RE: Proposed Increase - Power Rates	.. 58
13)	Recreation Board - RE: Provincial Major Cultural/Recreation Grant Ap- plications	.. 67
14)	Recreation Board - RE: Y.M.C.A. Ap- plication for Major Cultural/Recreational Grant	.. 68
15)	Recreation Board - RE: Museum Application for Major Cultural/Recreational Grant	.. 69
15a)	Recreation Board - RE: City Grant Ap- plication for Senior Citizens Drop In Centre	.. 75
16)	City Clerk - RE: Zoning Amendments	.. 78
17)	City Assessor - RE: W 1/2 Sec. 31/ 38/27/4	.. 79
18)	City Treasurer - RE: Landbanking of part of West half of Section 11/38/27/4 and part of the S.W. 1/4 11/38/27/4 by the Alberta Housing Corporation	.. 81

(4) WRITTEN INQUIRIES

(5) CORRESPONDENCE

- 1) Lawrence G. Decore - RE: Normandeau Commercial Area Proposal by Decore - Foster .. 84
- 2) Red Deer Public Library - RE: Appointments to the Library Board .. 85
- 3) Corley Homes Ltd. - RE: License No. 5092 .. 86
- 4) Alberta Brewers' Agents Ltd. - RE: Application for purchase of Lot 3, Block 1, Plan 2151 M.C. .. 88
- 5) Thanet Investments - RE: Condominium Townhousing on Lot C, Plan 5746 A.H. (5922 - 62 St.) .. 91
- 6) Mustang Acres Ltd. - RE: Design for 66 lots at Mustang Acres .. 94
- 7) Parkland Humane SPCA - RE: Assistance in locating suitable Shelter Facilities and/or Financial Assistance .. 111

(6) PETITIONS & DELEGATIONS

- 1) City Clerk - RE: Petition from West Park Residents .. 119

(7) NOTICES OF MOTION

(8) BYLAWS

- 1) Bylaw 2011/W-75 - first reading
- 2) Bylaw 2011/X-75 - first reading
- 3) Bylaw 2011/Y-75 - first reading
- 4) Bylaw 2011/Z-75 - first reading
- 5) Bylaw 2011/AA-75 - first reading
- 6) Bylaw 2011/BB-75 - first reading
- 7) Bylaw 2011/CC-75 - first reading
- 8) Bylaw 2085/Q-75 - three readings
- 9) Bylaw 2485/75 - three readings
- 10) Bylaw 2486/75 - first reading
- 11) Bylaw 2487/75 - first reading

NO. 1

December 4th, 1975

TO: City Clerk

FROM: City Engineer

RE: Petition from Red Deer Public School District #104
for Pedestrian Activated Traffic Lights
at the Intersection of 37 Avenue and Ross Street

References Attached: 1) Your Memorandum dated November 17th, 1975.
2) Letter from W.T. Brownlee, November 6th, 1975.
3) Letter from Alice Vig, December 2nd, 1975
4) Letter from City Engineer to W.T. Brownlee,
dated October 20th, 1975.
5) Letter from W.T. Brownlee, October 9th, 1975.
6) Letter from Clayton W. Mills, October 1st, 1975.
7) Letter from City Engineer to Mrs. Sherwin,
dated September 18th, 1975.

This department has just completed a traffic count and intersection analysis at this intersection. We applied this information to Crosswalk Warrant adopted by Council in 1973, and find that this intersection does not come close to warranting pedestrian activated street lights. Although our Crosswalk Warrant indicates a signed crosswalk is warranted on the basis of peak hourly traffic only, we feel that the signed crosswalk at the intersection of 38 Avenue and Ross Street should be used.

We suggest that the children could be instructed by their parents and the school to use the crosswalk at 38 Avenue and Ross Street rather than the intersection of 37 Avenue and Ross Street. We also recommend the use of a school patrol at this intersection.

Please find attached in addition to the reference material, a copy of the Intersection Analysis and the City of Red Deer Warrants for School and Pedestrian Crossings.

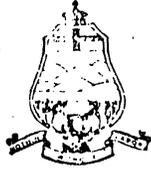

R.J. MCGHEE, P. Eng.
City Engineer

AH/jt
Attachs.

MAYOR'S COMMENTS:

Concur with the recommendations of the City Engineer.

"R. N. MCGREGOR"
Mayor



RED DEER PUBLIC SCHOOL DISTRICT No. 104

Offices: 4747 - 53rd Street

Phone 347-1101

RED DEER, ALBERTA

T4N 2E6

JAMES W. MUZA
Secretary-Treasurer

G. H. DAWE
Superintendent of Schools

November 6, 1975

Mr. R. Stollings
City Clerk
City of Red Deer
RED DEER, Alberta

Dear Mr. Stollings:

As I mentioned to you earlier by phone, the parents of children at Joseph Welsh Elementary School are concerned about the crossing at 37th Avenue and Ross Street. At a recent Parent/Teacher Meeting, it was discussed again and the enclosed petition was circulated subsequently for presentation to the Council.

I would appreciate it if you would bring this to the attention of the Council. Could you also please advise either myself or Mr. Clayton Mills, the Principal of Joseph Welsh, of the date on which it will be considered so there might be representation at the meeting?

Yours sincerely,

W. T. Brownlee

W.T. Brownlee
Deputy Superintendent

WTB:dlb
Enclosure
c.c. Mr. Mills

*Recd
17 of 27
Nov 11/75
L/S*

Joseph Welsh Elementary School,
Red Deer.

To the City Council of Red Deer

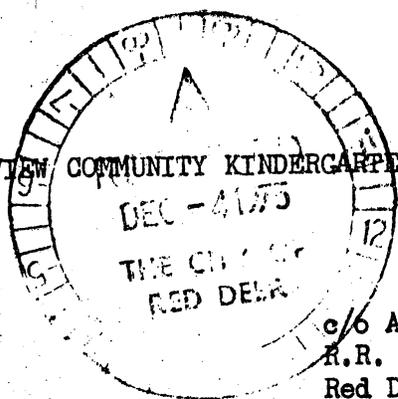
At a Parent/Teacher Meeting at Joseph Welsh Elementary School, on Wednesday, 29th October, much concern was expressed at the hazards facing children from the new sub-division on Michener Hill, crossing Ross Street, to attend school.

There have been several bad incidents at the Corner of 37th Avenue and Ross Street, in spite of police patrolling, and it should be borne in mind that all of the houses there have not yet been occupied - so the problem will grow.

We, the undersigned, respectfully request you to consider the provision of a pedestrian push-button type of controlled crossing, at the very earliest opportunity.

- 1. Bill Burns... 343-2199. 3098 51st close Red Deer (C. Hill)
- 2. Mary Ann Burns... " " " " " " " " *
- 3.
- 4.
- 5. LAUREN KENTON...
Ron Stenhouse
- 6. ...
- 7. ...
- 8. ... 3707-50 A St
- 9. ... 3702-50-A-St
- 10. ... 3007-38...
- 11. ... 111...
- 12. ... 3103-50...
- 13. ...
- 14. ... 3610-50 St
- 15. Bill M... Red Deer
- 16. Jan M...
- 17. Dianne M...

EASTVIEW COMMUNITY KINDERGARTEN SOCIETY (RED DEER)



c/o Alice Vig
R.R. # 2
Red Deer, Alberta

December 2, 1975

Mayor Roy McGregor
City Hall
Red Deer, Alberta

Dear Sir:

This letter is in support with a letter you recently received from the Joseph Welsh Elementary School requesting a pedestrian light at 37th avenue and Ross Street. We have small children crossing that intersection to attend kindergarten and return home. We feel that at present it is an unsafe situation.

We trust you will give our request immediate consideration.
Thank-you.

Yours truly,
Alice Vig
Alice Vig
Secretary-Treasurer
Eastview Community
Kindergarten Society
(Red Deer)

c.c. City Engineer
City Hall
Red Deer, Alta.

October 20, 1975

Mr. W.T. Brownlee
Deputy Superintendent
Red Deer Public School District No. 104
4747 - 53 Street
RED DEER, Alberta

PROPOSED CROSSINGS, ROSS STREET
EAST OF 40 AVENUE

REFERENCE: Your letter dated 9 October 1975

Dear Sir:

Thank you for your inquiry regarding pedestrian crosswalks on Ross Street adjacent to the new Michener Hill Sub-division.

As you are aware, we recently painted a crossing at 38 Street in response to requests from residents of Michener Hill. This location was considered most suitable because of the anticipated construction of a skating rink and adventure playground in Michener Hill, an attraction for children and other pedestrians from the Eastview area. The ASH pool complex may be opened to the public, and this should also generate some pedestrian traffic at this location.

To determine an appropriate response to requests for various traffic control measures, we generally conduct pedestrian and traffic vehicle counts, and apply the data to the crosswalk warrant adopted by Council in 1973. This warrant takes into account the relative numbers of cars and vehicles, the delay (a measure of the difficulty in crossing) and other factors relating to the performance of the crossing.

Our counts show a very small number of pedestrians crossing Ross Street at 37 Avenue, and do not indicate any unusual delay or inconvenience in crossing. It was our general observation that most children did not cross at intersections at all, but rather jay-walked at random.

We generally make exception to the warrant where school patrols are established, with the view that painted walks may assist the patrol members in controlling queues of children waiting to cross. If a patrol is established at this location, we would certainly consider painting the pavement despite the low indicated usage of the crossing. However, considering the 37 Avenue at the existing crossing, where it would be convenient to the entire subdivision rather than to just the short row of houses in fronting Ross Street. At the same time, we would ask you to encourage kindergarten children to use the existing crosswalk at 38 Avenue.

If large numbers of pedestrians begin to use the crossing at 38 Avenue, or if traffic on Ross Street increases substantially, we would consider additional traffic control measures. We will monitor the area periodically to determine if serious delays are occurring before pedestrians can cross safely and comfortably.

I am enclosing a copy of our warrant for pedestrian crossings for your information. Please contact us if you require further information.

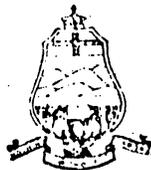
Yours truly,

R.J. McGhee, P. Eng.
City Engineer

NWN/gjs

c.c.: Insp. C. Coutts
R.C.M.P.
City Clerk

Enclosure



RED DEER PUBLIC SCHOOL DISTRICT No. 104

Phone 347-1101

Offices: 4747 53rd Street

RED DEER, ALBERTA

T4N 2E6

G. H. DAWE
Superintendent of Schools

JAMES W. MUZA
Secretary-Treasurer

October 9, 1975

Mr. R. McGhee
City Engineer
City of Red Deer
RED DEER, Alberta

Dear Bob:

The staff and a number of parents at Joseph Welsh Elementary School are concerned about the students' crossing Ross Street on the east side of 40th Avenue. Vehicles proceeding west on Ross Street usually travel at a considerable speed until they approach the lights at 40th Avenue. They have asked about the possibility of a traffic light at Ross Street and 37th Avenue.

There is also concern that the crosswalk recently installed at 38th Avenue should have been at 37th which is the avenue the children travel from school on their way to the new development.

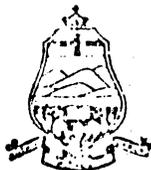
I would appreciate it if you could consider this matter and advise me of the possibilities of changes to alleviate the problem. I am enclosing a copy of the letter from the principal of the school.

Yours sincerely,

W.T. Brownlee

W.T. Brownlee
Deputy Superintendent

WTB:d1b
Enclosure
c.c. Mr. Mills



RED DEER PUBLIC SCHOOL DISTRICT No. 104

Joseph Welsh SCHOOL

4401 - 37 Avenue
T4N 2T5

RED DEER, ALBERTA

October 1, 1975

Mr. Wm. Brownlee,
Deputy Superintendent
Red Deer Public S.D.#104
RED DEER, Alberta.

Dear Bill,

Further to our telephone conversation re a crosswalk on Ross Street. Since talking to you, a crosswalk has been painted on 38th Avenue and Ross Street. However, a letter from a parent from the Michener Hill development has been received and I discussed the matter with her by telephone. Also, at a recent kindergarten meeting, concern was discussed re the speed of the traffic along Ross Street. I have contacted the R.C.M.F. and they have agreed to patrol the area as often as possible. In a telephone conversation with a parent yesterday from the development it was stated that there has been no change in the speeding problem along Ross Street.

We are considering school patrols for the area but this will not assist the kindergarten children.

I would be pleased if you would discuss this with the city, with the hope that a light could be installed at the corner of 37th Avenue and Ross Street.

Thank you for your interest and assistance in this community problem.

Sincerely,

Clayton W. Mills
(Principal)

CWM:es

September 18th, 1975

Mrs. Sherwin
3715 - 50 A Street
RED DEER, Alberta

Dear Mrs. Sherwin:-

With reference to your request for a marked crosswalk at the intersection of 38 Avenue and Ross Street, we have just completed a study of this intersection and will be installing a signed crosswalk. It will cross Ross Street on the east side of 38 Avenue. We hope to complete this installation within the next four weeks.

If you have any further questions regarding this matter, please contact this office.

Yours truly,

R.J. McGHEE, P. Eng.
City Engineer

AH/jt

c.c. Meter & Sign Foreman

INTERSECTION ANALYSIS
ROSS STREET and 37 AVENUE

FACTORS

- A. Physical Characteristics
- B. Accident History
- C. Pedestrian Volumes and Delays
- D. Vehicle Volumes

Physical Characteristics

Ross Street is a major arterial road running East-West with 37 Avenue joining from the south to form a "T" intersection. Sight distances are good. An unsigned painted crosswalk exists across Ross Street at the east side of 38 Avenue. There is a stop sign on 37 Avenue at Ross Street.

Accident History

There have been no pedestrian accidents recorded at this intersection in the past five years. From 1969 to 1972 there were no recorded vehicle accidents. In 1973 there was one recorded accident and in 1974 there were two recorded accidents. This low accident rate would suggest that no particular hazard exists at this intersection.

Pedestrian Volumes and Delays

7:00 A.M. - 9:00 A.M. - 20 pedestrians crossed at this intersection.
All crossed safely with no delay.

11:00 A.M. - 2:00 P.M. - 33 pedestrians crossed.
All crossed safely with no delay.

4:00 P.M. - 6:00 P.M. - 32 pedestrians crossed. Only two pedestrians experienced a short delay of 30 seconds.

Vehicle Volumes

See Appendix "A" for breakdown.

COMMENTS

According to the "Warrants for School and Pedestrian Crossings" (adopted by Council Resolution, November 1973), no changes to the existing crossing are justified by numbers of pedestrians or by delay.

TIME	ROSS ST				ROSS ST				TOTAL TRAFFIC THROUGH INTERSE 10N
	A	B	C	D	E	F	G	H	
7:00-7:15	8	2	1	16	14	2	2	2	65
7:15-7:30	9	5	2	25	27	2	1	1	65
7:30-7:45	9	6	0	32	48	0	0	0	65
7:45-8:00	23	4	0	47	38	0	0	4	65
8:00-8:15	49	17	3	120	127	3	7	7	325
8:15-8:30	12	1	0	25	25	0	2	2	65
8:30-8:45	8	1	0	32	12	0	3	3	65
8:45-9:00	19	2	1	36	9	1	3	3	65
	15	0	1	25	19	1	6	6	65
	54	4	2	118	65	2	14	14	357
11:00-11:15	2	0	1	17	12	1	8	8	40
11:15-11:30	4	2	1	13	18	1	3	3	41
11:30-11:45	2	3	1	13	20	1	8	8	47
11:45-12:00	4	1	7	26	22	7	7	7	67
	12	6	10	69	72	10	26	26	195
12:00-12:15	8	0	2	26	35	2	23	23	64
12:15-12:30	6	3	1	15	30	1	9	9	66
12:30-12:45	10	1	0	18	27	0	10	10	80
12:45-1:00	17	3	1	30	27	1	2	2	80
	41	7	4	89	119	4	44	44	304
1:00-1:15	13	1	1	25	26	1	7	7	73
1:15-1:30	9	0	1	26	17	1	9	9	62
1:30-1:45	7	0	0	24	12	0	8	8	51
1:45-2:00	14	1	0	28	19	0	3	3	65
	A3	2	2	103	74	2	27	27	351

50 ST + 37 AVE LOT 21/75

ROSS ST	ROSS ST		ROSS ST		ROSS ST		ROSS ST		TIMES	TOTAL TRAFFIC THROUGH INTERSECTION
	A	B	C	D	E	F	G	H		
7	0	1	46	23	13				4:00 - 4:15	90
8	0	3	56	31	18				4:15 - 4:30	116
15	1	1	45	30	17				4:30 - 4:45	109
4	3	5	35	30	20				4:45 - 5:00	97
34	4	10	182	114	68					412
7	1	0	24	35	19				5:00 - 5:15	86
7	1	0	18	38	25				5:15 - 5:30	81
6	1	1	15	30	14				5:30 - 5:45	67
7	1	0	17	27	23				5:45 - 6:00	75
27	4	1	74	130	81					317
<p>Total no. of cars present during study period</p> <p>2059</p>										

CITY OF RED DEER
ENGINEERING DEPARTMENT

WARRANTS FOR SCHOOL AND PEDESTRIAN CROSSINGS

Adopted by Council Resolution
November 5th, 1973

TYPE	Measured Pedestrian Volume (Peak Hour)	Peak Hour Volume Traffic	Average Pedestrian Delay	Recommended Location	Marking or Designation	Signs/Controls	Remarks
Unmarked Crosswalks	Less than 40	Less than 200 vph	-	At intersections	Nil	Nil	-
Marked Crosswalk	40-60	200-400 vph	60+ sec.	Signalized intersections, Business district, Playgrounds,	Paint striping	Pedestrian lights	
					Paint striping	Nil	Overhead signing on multi-lane optional
				School routes	Paint striping and X-sign	School patrol recommended	Overhead signing on multi-lane optional
Pedestrian Actuated Controlled Crosswalk	60+	400+	60+ sec.	1,000 ft. from nearest signal	Paint striping	Pedestrian actuated signal	

NO. 2

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Intersection McVicar Street and McIntosh Avenue

Following is a letter received from the Red Deer Roman Catholic Separate School District No. 17 and presented to Council November 10, 1975. At the November 10, 1975 meeting this item was set over for a period of time until a traffic study of the area could be completed. The study has now been completed and appears following the letter from the Separate School Board.

"R. STOLLINGS"
City Clerk

Red Deer Roman Catholic Separate School District No. 17

3827 - 39 Street — Phone ~~343-1055~~ 343-1055 343-1001 343-1017

RED DEER, ALBERTA T4N 0Y6

J. DOCHERTY
SUPERINTENDENT OF SCHOOLS

T. SMILEY
SECRETARY-TREASURER

File No.

October 22, 1975

City Council
City of Red Deer
City Hall
Red Deer, Alberta

Gentlemen:

On October 20, 1975, at a regular meeting of the Board of Trustees of this District, Trustee D. Kolasa cited a matter concerning the safety of citizens of Red Deer.

With the opening of the Kin City Arena, and the increased vehicular and foot traffic to this facility, a hazardous situation is developing.

The intersection of McVicar Street and McIntosh Avenue has been a busy one, complicated in part by the effective use of the facilities of the Christian Reformed Church, and the practice of parking vehicles on both sides of the thoroughfare.

The parking lot opposite the church has one of its accesses directly across from McVicar Street. Motorists have been seen to proceed east on McVicar, and enter the parking lot without noticeably slowing for the crossing of the intersection.

Traffic will likely increase as the Morrisroe Community Association builds up its facilities.

Kin City Arena houses skating activity in early morning as well as late afternoon and evening hours. Children cross the intersection and the parking lot when winter darkness prevails, going to or from one of the four schools in the immediate area, or the Arena.

Without doubt, personnel of the City of Red Deer are better able to determine whether improved lighting, traffic

Page 2

control devices, fencing or a combination of these would increase the safety potential of pedestrians and vehicles.

This Board would be grateful for your consideration and elimination of these hazards.

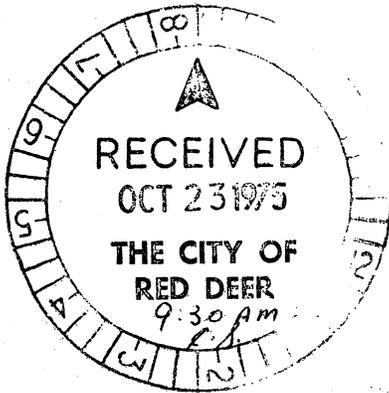
Thank you.

Yours truly,



T. Smiley
Secretary-Treasurer

TS/lm



December 8th, 1975

TO: City Clerk
FROM: City Engineer
RE: Council Resolution of November 10th, 1975 -
McVicar Street and McIntosh Avenue

We have completed a traffic and pedestrian count at the above mentioned intersection, and completed an intersection analysis. In summary, our findings are as follows:-

- No accidents recorded at this intersection.
- No pedestrian or vehicular delays.
- Very low traffic flow (maximum flow in one hour was 69 cars).
- Visibility was good with the exception of parked cars.
- Pedestrian volume was light (18 pedestrians crossed the intersection between 3:30 and 4:15 P.M. on November 26th, 1975).

Our study indicates that street lights or signing are not warranted at this intersection.

The E. L. & P. Department have indicated that they can improve the lighting by replacing an existing 250 watt mercury vapor light on the north-west corner of the above mentioned intersection, with a low pressure sodium unit from their existing stock at an estimated cost of \$60.00.

We recommend that this change should be made as soon as possible.

For your information, please find attached copies of our intersection analysis and intersection flow summary.


R. J. MCGHEE, P. Eng.
City Engineer

AH/jt

Attachs.

INTERSECTION ANALYSISMcVICAR STREET and McINTOSH AVENUEDATE:

November 23rd, 1975.
November 26th, 1975.

FACTORS

- Physical Characteristics of the Intersection.
- Accident History
- Pedestrian Volumes and Delays
- Availability of Crossing Gaps for Pedestrians.
- Vehicle Volumes and Delays

PHYSICAL CHARACTERISTICS

McIntosh Avenue is a through street with McVicar Street joining from the west to form a "T" intersection. The "entrance" to the Kin City is opposite McVicar Street. Sight distances are good to excellent in all directions.

ACCIDENT HISTORY

According to the Engineering Department Accident Records, there has never been a reportable accident at this intersection.

PEDESTRIAN VOLUMES AND DELAYS AND TRAFFIC VOLUMES AND DELAYS

~~Two pedestrian and traffic counts were done at this intersection. The first was done on Sunday, November 23rd, 1975 from 9:45 a.m. to 11:15 a.m. to coincide with the church service at the Christian Reform Church. Counters at the Kin City arena and at the intersection were used to check the number of pedestrians from nearby schools along this route.~~

During the counts there were no pedestrian or vehicle delays nor were there any dangerous situations noted.

GENERAL COMMENTS

The reason for a Sunday morning count was because it was the opinion of the caretaker at the Kin City Arena that the greatest amount of traffic congestion occurred on Sunday morning when people were arriving and leaving the Christian Reform Church. Services at the Church start at 10:00 A.M. and on the day of the study were over at 11:15 A.M. On the morning of the study the Tom Thumb hockey league had reserved times from 9:00 A.M. to 10:00 A.M., from 10:00 A.M. to 11:00 A.M., and from 11:15 A.M. to 12:15 P.M. Only two youngsters were observed to leave the arena and cross McIntosh Avenue. Most others were picked up by parents and a few crossed the field in other directions.

(Continued.....)

GENERAL COMMENTS
(Continued)

Church patrons used the Kin City Arena parking lot until it was full, then parked on both sides of McIntosh Avenue in front of the church for a distance of 200 to 300 feet north of the intersection of McVicar Street and McIntosh Avenue. (It was noted that there is no sign in the Kin City Arena parking lot asking the public to restrict the parking to patrons of the Kin City Arena).

During the two hour count a total of only 102 cars went through the intersection. While the church service was in session (from 10:00 to 11:15 A.M.), 29 cars went through the intersection.

On Wednesday, November 26th, 1975, a short count was taken from 3:30 P.M. (when school is let out) to 4:15 P.M. when it appeared that the majority of students using this route had passed through. The number of pedestrians crossing at the intersection was 18. The number of vehicles through the intersection was 47. Although the count was only for 3/4 of an hour, the volumes indicate that they would not be close to those required by the Warrants for School and Pedestrians Crossings for even an unmarked crossing.

The Intersection Flow Analysis Summary shows that on Sunday morning the peak traffic flow was between 9:45 A.M. and 10:00 A.M., and between 11:15 and 11:30 A.M. These were the times when people were arriving at and leaving the Church. All other times show very low traffic volumes through this intersection.

MAYOR'S COMMENTS:

Concur with the recommendations of the City Engineer and suggest the E. L. & P. Department be instructed to change the light fixture as suggested.

"R. N. MCGREGOR"
Mayor

INTERSECTION FLOW ANALYSIS SUMMARY

		FROM NORTH ON McINTOSH AVE		FROM SOUTH ON McINTOSH AVE		FROM WEST ON McVICAR ST		TOTAL		ENTRANCE TO PARKING LOT		EXIT FROM PARKING LOT	
		RIGHT	SOUTH	LEFT	NORTH	LEFT	RIGHT			IN	OUT	IN	OUT
NOV 23, 1975	9:45 10:00	3	2	4	2	2	5	23	20	2	1	3	
	10:00 10:15	2	2	0	0	0	0	4	3	3	2	5	
	10:15 10:30	2	1	0	1	1	0	5	2	1	0	2	
	10:30 10:45	0	0	1	1	0	0	2	2	0	0	0	
	10:45 11:00	1	2	1	3	0	0	7	6	0	1	10	
	11:00 11:15	6	4	0	0	0	1	11	13	2	0	8	
	11:15 11:30	14	4	4	7	8	10	47	4	7	0	12	
11:30 11:45	1	2	0	0	0	1	4	3	0	0	0		
TOTAL		34	17	10	14	11	17	102					

NOV 26/75	3:30 3:45	2	2	3	3	2	3	15	0	0	0	0
	3:45 4:00	3	2	6	3	5	3	22	0	0	1	1
	4:00 4:15	1	2	2	1	8	3	17	2	0	0	2
	TOTAL	6	6	11	7	15	9	54				

		NORTH CROSSWALK	SOUTH CROSSWALK	WEST CROSSWALK
NOV 26/75	3:30 3:45	5	0	5
	3:45 4:00	1	1	3
	4:00 4:15	1	1	1

NOTE: 1. PEDESTRIAN COUNTS WERE NOT TAKEN SUNDAY NOV 23, 1975 BECAUSE OF THE CONSIDERABLE AMOUNT OF JAY-WALKING AND THE NUMBER OF CHILDREN RUNNING BACK & FORTH FROM PARKED CARS TO THE CHURCH.

HOWEVER IT WAS NOTED THAT ONLY 2 YOUNGSTERS LEFT THE KIN CITY ARENA AND CROSSED McINTOSH AVE. DURING THE TWO HOUR COUNT. OTHER YOUNGSTERS WERE PICKED UP BY PARENTS OR WENT IN OTHER DIRECTIONS.

2. No Pedestrian delays were recorded during either of the above counts

NO. 3

18 December 1975

TO: COUNCIL

FROM: CITY CLERK

RE: HIGHLAND GREEN NEIGHBORHOOD SHOPPING
CENTRE SITE

As requested by Council, the Economic Development Committee at their meeting December 12th, 1975 reviewed the matter of advertising and sale of the above mentioned site. In addition, the Committee considered the timing of this sale with the result a resolution was passed as follows:

"That the Economic Development Committee recommend to Council that the Highland Green Commercial Site be advertised for development as outlined in the report of the City Assessor dated November 3, 1975 subject to re-examination of the proposed sale price."

For the information of Council, we will reproduce hereafter the report of the City Assessor dated November 3rd. The Assessor has reviewed the proposed sale price as indicated in his report (\$48,000.) and is of the opinion the price is fair and equitable in relation to other properties in the area.

"R. STOLLINGS"
City Clerk

November 3, 1975

TO: CITY COUNCIL
FROM: CITY ASSESSOR

Re: Highland Green - Commercial Site
Lot 30, Block 14, Plan 4332 T.R.

Further to City Council's resolution of October 14th, 1975, instructing the administration to proceed with the advertising for submissions for the development of the proposed commercial site in the Highland Green subdivision, may we submit the following;

- (1) City Council rezoned the site from R.R. to C.3.

"The site in question has a 220 foot frontage and a depth of 466.70 feet with an area of 102,674 square feet or 2.35 acres. Proposed rezoning to C.3 or Commercial Neighborhood Zone.

The developer is to comply with all the provisions of the Zoning By-law as it affects a C.3 zone.

No access is to be allowed from 64 Avenue or the lane to the east of the site. The access will be limited to Horn Street.

Extract from the Zoning By-law C.3 Zone.

Uses Allowed

See Table 6 of Zoning Bylaw

Maximum floor area
Maximum Height
Minimum front yard
Minimum side yard
Minimum rear yard
Minimum landscaped area
Parking

One-third of site area or 34,220 sq.ft.
Three Storeys
30 feet
30 feet
30 feet
15% of site area
One for each 125 sq.ft. of ground floor area plus one for each 500 sq.ft. of floor above ground floor.

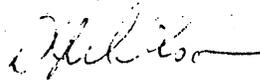
Minimum No. of loading spaces

one opposite each loading door, with a minimum of one.

Where a site in a C.3 Zone has a common boundary with a Residential Zone or Park Zone, a fence or boundary wall shall be erected along the common boundary not less than eight feet high and a design and construction approved by the Municipal planning Commission. Where a lane separates the site from a residential zone or Park Zone, the fence or boundary wall shall be erected abutting the boundary of the lane, shall be not less than 6 feet high and of a design and construction approved by the Municipal Planning Commission ".

- (2) Sale price \$48,000.00
1/3 on signing of agreement
1/3 within 4 months
1/3 within 8 months
(10% deposit to accompany submission)
- (3) Developer to make arrangements with E.L. & P. respecting power ie transformers, costs, easements, etc.
- (4) Prepayment of sewer and water connections prior to issuing of a building permit.
- (5) Municipal Planning Commission approval - parking, landscaping, etc.
- (6) No access to laneways or 64th Avenue.

Respectfully submitted,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg

Mayor's Comments

Concur with the recommendations of the City Assessor.

"R.N. MCGREGOR"

NO. 4

December 18, 1975

TO: COUNCIL
FROM: MAYOR R. N. MCGREGOR

RE: Suggestion from Development Appeal Board
for amendment to Zoning Bylaw and in respect
of maximum height of buildings

At the last meeting of Council a letter was brought forward from the Development Appeal Board suggesting the Zoning Bylaw be amended to allow buildings of three stories or more in height in commercial zones. This suggestion came about as a result of the Black Knight Hotel proposal which had to be appealed to the Appeal Board. Comments of the various departments appear hereunder and generally speaking no one department is opposed to the change in the bylaw providing some control is retained. The amendment suggested by the Red Deer Regional Planning Commission (Bylaw No. 2011/CC-75) will allow the Municipal Planning Commission to rule on this sort of application and should provide the control desired.

It was noted that the Planning Commission were suggesting an amendment which would have been applicable to C.5 zones only. It is my recommendation this amendment should include C.3, C.4 and C.6 zones to maintain uniformity and for this reason the amending bylaw attached includes all four zones. Recommend council give first reading to the amendment proposed. I understand the Planning Commission have no objection to my suggestion to include C.3, C.4 and C.6 zones.

"R. N. MCGREGOR"
Mayor

December 15, 1975

TO: City Clerk R. Stollings

FROM: Fire Chief Wm. Thomlison

Re: Letter of November 21, 1975 from the
Red Deer Development Appeal Board

In regards to the request to relax or change by-law 2011 which outlines what maximum height buildings are allowed in certain areas, may I point out the following:

1. There are three or more buildings within the city now that are too high for our aerial ladder.
2. There are Provincial regulations that become stronger as the building increases in height and they change at 60 feet, 120 feet, etc, therefore it would be our responsibility to see that these buildings comply with the Provincial regulations which cover them quite adequately.
3. Basically fire fighting in a high rise, be it 10, 15 or 30 stories is pretty much alike, there is only the problem of having to go higher and more people to evacuate, but the basic principles of fighting high-rise fires are the same.

Therefore, considering these points, we have no objections whatever to the above mentioned zoning by-law being relaxed or changed.



Wm. N. Thomlison,
FIRE CHIEF

December 16th, 1975

TO: City Clerk

RE: MAXIMUM HEIGHT OF BUILDINGS -
Your Memofandum of December 11th, 1975

We are of the opinion that this requirement should be retained in the Bylaw. It provides an opportunity for discussion of a proposal at the appeal board level, which may be lost otherwise.

Generally any building over three stories is a substantial structure which could have a great impact on the surrounding area. Public exposure for these larger developments would to some degree be made through the appeal process.



R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

c.c. Planning Commission
Building Inspector
Fire Chief

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET
P.O. BOX 5002

RED DEER, ALBERTA
T4N 5Y5

TELEPHONE: 346-3394

FILE No.

December 17, 1975.

Mr. R. Stollings,
City Clerk,
City Hall,
RED DEER, Alberta.

Dear Sir:

RE: Height Restriction - Highway Commercial Zone

The Zoning Bylaw restricts the height of buildings in the C5Zone to a maximum of three stories. In this zone hotels, motels etc. are allowed under the Use Table. Until now we did not have any hotels in the C5Zone higher than three stories, and it appeared to be in line with the type of development we expected in the City.

Recently in the case of the Black Knight Hotel and the inquiry of the Capri Moter Inn, it becomes clear that developers are considering taller buildings than otherwise allowed under the Bylaw.

The taller buildings provide more efficient use of land by leaving more space for parking and land scaping. It gives a sense of urban development and provides distinguishing land marks for the City's skylines.

We recommend the the provision of the Bylaw be amended to provide authority for the Municipal Planning Commission to approve the height. The required amendments are attached herewith for the first reading of the City Council.

Yours truly,
D. Rouhi
D. ROUHI, MCIP,
Senior Associate Planner.

DR/lac

Encl.

MEMBERS

- CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
- TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
- VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
- SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
- COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

NO. 1

December 10th, 1975

TO: Mayor McGregor
FROM: City Engineer

We are proposing that 19 parking stalls be removed on Gaetz Avenue and 49 Avenue in the downtown area to ease traffic congestion, as was recommended in "the Red Deer Transportation Study, Working Paper No. 3".

We concur with the recommendations and suggest they be implemented immediately.

Please find attached an extract from the Red Deer Transportation Study Working Paper No. 3, and a draft Commissioner's Order for your consideration.


R.J. MCGHEE, P. Eng.
City Engineer

BW/jt

Attach.

December 9th, 1975

REMOVAL OF PARKING STALLS ON GAETZ AVENUE AND 49 AVENUE

Following is an extract from "The Red Deer Transportation Study, Working Paper No. 3".

"Gaetz Avenue and 49th Avenue are presently performing two major functions - providing downtown access from both the north and south parts of the City, and providing the only direct connection between these same two areas. Within the downtown itself, there is congestion on both streets. One of the causes is the parking that is supplied on both streets.

Backups are occurring along Gaetz due to the stoppage of the east lane by traffic desiring to turn left at 48th Street, 49th Street, Ross Street, 51st Street and 52nd Street.

The space provided at the end of the block for left turning traffic is not enough to allow for more than one car, and the single vehicle is not generally able to leave the through lane entirely. Thus, if more than two vehicles are turning, the east through lane becomes blocked. The situation is aggravated in the afternoon and peak periods by the heavy pedestrian movements.

Two stalls should be removed on the east side of Gaetz Avenue, immediately north of all previously mentioned intersections. This will result in a loss of ten (10) stalls from this street. However, the traffic should flow much more easily during the day.

On 49th Avenue, the same problem also exists with turning vehicles not having enough space to get out of the through lanes. Therefore, the following stalls should be removed from 49th Avenue: -

- the first two stalls on both sides of the road south of 49th Street;
- the first stall on the east side of the road south of Ross Street;
- the first two stalls on both sides of the road south of 51st Street.

This will result in the loss of nine (9) stalls on 49th Avenue.

The net loss of stalls on the one-way couplet will be nineteen (19) stalls, but is essential to reduce congestion on the through lanes."

December 10th, 1975

TO: City Clerk
 FROM: Mayor McGregor

Under authority of Section 1101 of Bylaw No. 2282, being the Traffic Bylaw of the City of Red Deer, I, the undersigned Commissioner of the City of Red Deer, do hereby direct that the following parking meters be removed and the areas be designated as "No Parking" zones:-

1. The first two meters on the east side of Gaetz Avenue immediately north of 48 Street.
2. The first two meters on the east side of Gaetz Avenue immediately north of 49 Street.
3. The first two meters on the east side of Gaetz Avenue immediately north of 50 (Ross) Street.
4. The first two meters on the east side of Gaetz Avenue immediately north of 51 Street.
5. The first two meters on the east side of Gaetz Avenue immediately north of 52 Street.
6. The first two meters on both sides of 49 Avenue immediately south of 49 Street.
7. The first meter on the east side of 49 Avenue immediately south of 50 (Ross) Street.
8. The first two meters on both sides of 49 Avenue immediately south of 51 Street.

R.N. MCGREGOR, MAYOR

Filed with the City Clerk this _____ day of _____, 1975

c.c. City Engineer
 R.C.M.P., City Detachment
 Meter & Signs Foreman
 Transit Superintendent

CITY CLERK

MAYOR'S COMMENTS:

Concur with recommendations of the Traffic Study and am of the opinion that the reduction of this number of stalls should have Council's consideration prior to a "Commissioner Order" being issued as provided in the Traffic Bylaw.

"R. N. MCGREGOR"
Mayor

DATE: December 12, 1975

TO: Mayor, City Council

FROM: City Engineer & City Treasurer

RE: SPITTER PARKING LOTS

Background

Spitter parking lots were introduced some years ago to provide parking for patrons of downtown businesses. For 25¢ a person could purchase a spitter ticket that would allow him to park anytime during the day in any of the spitter lots. This allowed a person to park his car at different locations in the downtown area during the day without having to keep feeding parking meters.

Problem

During the last few years parking requirements in the downtown area for customers of businesses have increased dramatically. This has meant parking demands of persons employed in the downtown area have also increased.

It appears the three spitter lots located in the downtown area are mainly used now by employees of downtown businesses and not customers of the businesses. The employees are parking their cars early in the morning and parking all day for 25¢.

Recommendation

The purpose of the City providing parking in the downtown area was for customers of the businesses. To ensure spitter lots are used for this purpose it is recommended they be converted to two hour meters charging 5¢ per hour.

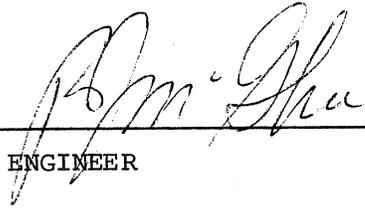
There are three spitter lots located in the downtown area. One of these is on the property the Provincial Government is to erect its building in 1976. It is not recommended this lot be converted to meters.

- 2 -

The proposal is to convert the other two spitter lots marked (1) and (2) on the attached map to meters. The lot marked (1) will provide 28 parking stalls and (2) will provide 26 parking stalls.

Cost

The estimated cost of conversion based on 27 double headed meters at \$270 each is \$7,290. It is recommended the cost be charged to the Off-Street Parking Fund. The present balance of this fund is \$50,043.21.



CITY ENGINEER



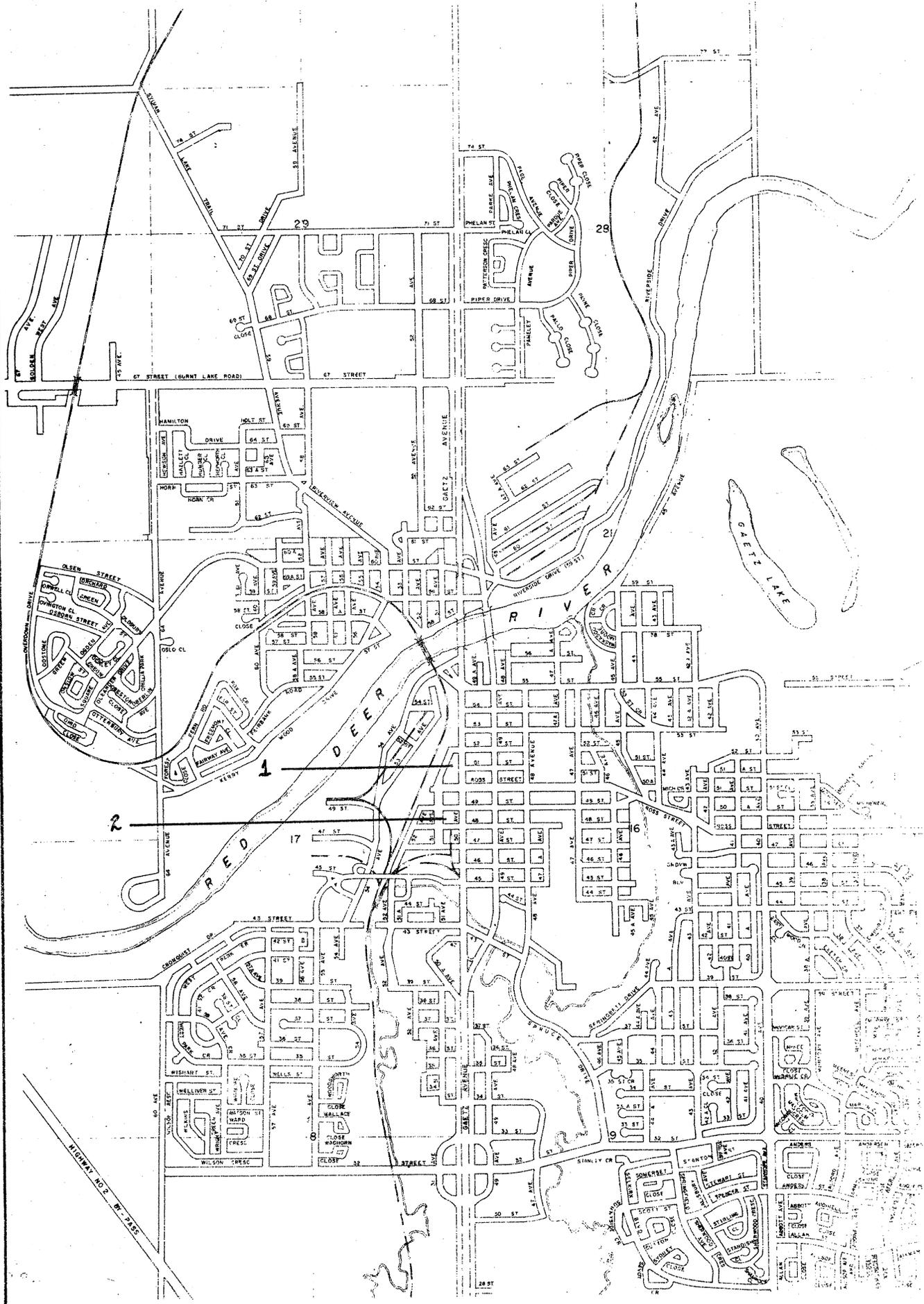
CITY TREASURER

AW:mg

MAYOR'S COMMENTS:

In view of the Customer Parking needs, concur with the recommendations of the City Treasurer and City Engineer.

"R. N. MCGREGOR"
Mayor



RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

P.O. BOX 5002
RED DEER, ALBERTA
T4N 5Y5RED DEER, ALBERTA
T4N 2N1

TELEPHONE: 346-3394

FILE No.

December 9, 1975.

Mr. R. Stollings,
City Clerk,
City Hall,
RED DEER, Alberta.

Dear Sir:

RE: Housing Starts, City of Red Deer,
January - September 1975

The total housing starts in the City of Red Deer for the first nine months of 1975 was 526 units. This compares with 360 units for the same period in 1974.

The following table indicates the housing starts for all Alberta centres having a population of 10,000 and more.

	Housing Unit Starts		Per Cent Increase or Decrease
	Jan-Sept. 1974	Jan.-Sept. 1975	
Edmonton Metro	2,974	4,006	+ 34.7
Calgary Metro	5,290	4,736	- 10.5
City of Lethbridge	468	678	+ 44.9
City of Red Deer,	360	526	+ 46.1
City of Medicine Hat	572	774	+ 35.3
City of Grande Prairie	238	163	- 31.5

The City of Red Deer recorded a 46.1 per cent increase or the highest percentage rate of increase for the first nine months of this year among the centers.

In the City of Red Deer, 385 housing units were completed (January to September, 1975) and 467 units were under construction as of September 30, 1975.

I would appreciate it if you would bring the above information to the attention of the City Council and the Housing Committee.

Yours truly,


D. ROUHI, MCIP,
Senior Associate Planner.

DR/lac

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

NO. 4

December 9th, 1975

TO: City Clerk
FROM: City Engineer
RE: Council Resolution to Review
Traffic Lights at 59 Avenue and 67 Street

The Traffic Advisory Committee at its meeting of December 1st, 1975, reviewed the need for traffic lights at this intersection. They recommended that traffic lights be installed in 1976.

The Electric Light & Power Department will be including this item in their 1976 budget.


R.J. MCGHEE, P. Eng.
City Engineer

AH/jt

c.c. R.M. Watson,
E. L. & P. Supt.

MAYOR'S COMMENTS:

Recommend Council approve ordering and installation of these lights as quickly as possible providing funds in the 1976 budget.

"R. N. MCGREGOR"
Mayor

16 December 1975

TO: CITY COUNCIL
FROM: CITY ASSESSOR.

Re: The Pines Subdivision
Lot 2, Block 9, Plan 752-0506 - Immediately east
of the Senior Citizens Lodge. (see attached sketch).

With reference to the following City Council resolution.

"Council of the City of Red Deer having considered correspondence dated June 28, 1974 regarding a proposed site for a Senior Citizens Lodge in the Pines Subdivision, Red Deer, do hereby resolve and agree that the City provide a 2.5 acre parcel for the sum of \$60,000. and in addition, the City reserve, at least for the time being, the remaining .8 acres pending possible expansion of the site or for other similar uses, and as recommended to Council, July 2, 1974." (shown as Lot 2 on attached)

As Lot 2 is not a viable unit for Multiple Family development due to its present size, we recommend that the aforementioned resolution be amended to have Lot 2 consolidated with Lot 3, Block 9, The indicated use of Lot 3 is for Multiple Family development.

In addition to the above request, the Planning Commission has asked that the most westerly 20 feet throughout of Lot 2 be registered as a pedestrian walkway to allow access to the school and recreation sites situated immediately north of Lot 2, therefore making it easier for the future residential population which will be situated south of Lot 2, to reach the school and recreation facilities.

Respectfully submitted,



D.J. Wilson, A.M.A.A.
City Assessor.

WL/cg
attach.

MAYOR'S COMMENTS: Concur with the recommendation of the City Assessor. For the information of Council these recommendations have also been agreed to by the Municipal Planning Commission.

"R. N. MCGREGOR"
Mayor



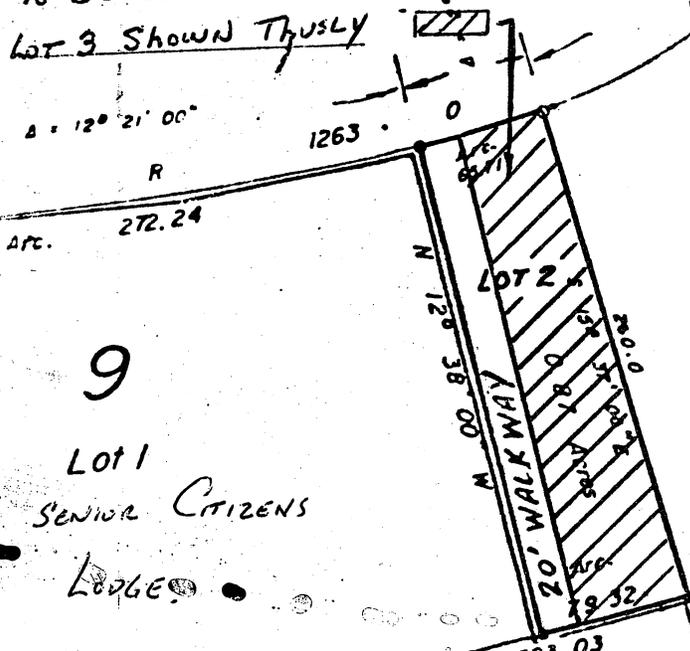
LOT 5
12.08 Acres

**FUTURE SCHOOL & RECREATION
SITE.**

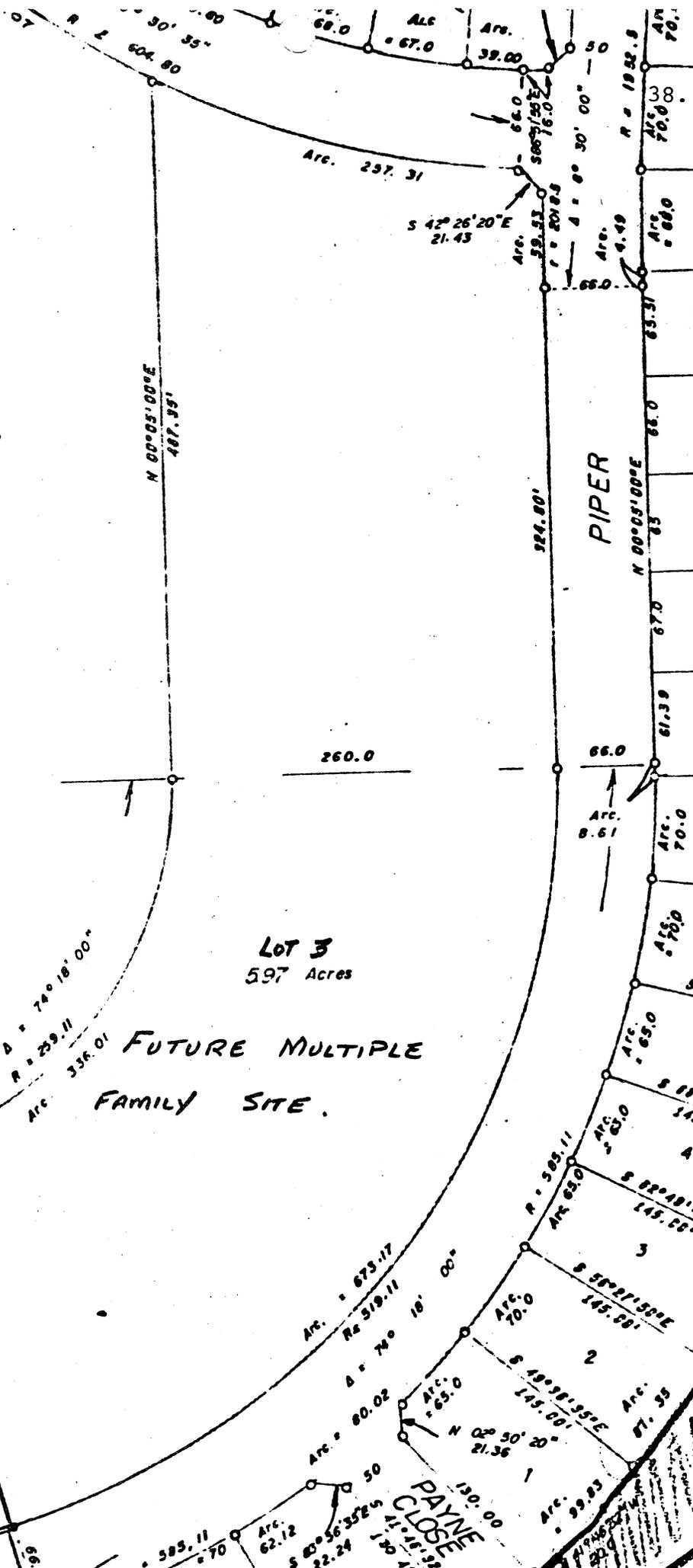
LOT 3
597 Acres

**FUTURE MULTIPLE
FAMILY SITE.**

NOTE: PORTION OF LOT 2.
TO BE CONSOLIDATED WITH
LOT 3 SHOWN THUSLY



9
LOT 1
**SENIOR CITIZENS
LODGE.**



16 December 1975

TO: CITY COUNCIL

FROM: CITY ASSESSOR

Re: Lease of Farm Lands to R.S. Edgar.
 Pt. of S.W. 1/4 Sec 32-38-27-4 - 70 aerable acres.
 Pt. of N.W. 1/4 Sec 32-38-27-4 - 76 aerable acres.

Further to Council resolution of November 24th, 1975, approving the lease of the above described lands to Mr. R.S. Edgar, we wish to advise that Mr. R.S. Edgar is unable to proceed with the lease of the said lands due to health reasons.

The additional tenders received on the said lands are as follows.

1. Pt. of S.W. 1/4 Sec. 32-38-27-4 (124 acres - 70 aerable acres) - no additional cash tenders received.

An offer of crop sharing (1/3 to City - 2/3 to leasee) was received from Greg Roth of # 5, 5340 47 Ave., Red Deer.

2. Pt. N.W. 1/4 Sec. 32-38-27-4 (97 acres, 76 aerable)

(i) H. Hueppelsheuser, R.R.# 1, Blackfalds, 18.00/acre or 22.97/aerable acre = \$1,746.00.

Note: Mr. Hueppelsheuser has leased this land from the City for the passed two years, on a cash basis.

(ii) W.F. Milne, R.R.# 1, Red Deer, 14.50/acre or 18.51/aerable acre = \$1,406.00.

The successful tenders from Mr. R.S. Edgar were \$30.00/aerable acre for each 1/4 section.

We respectfully request Councils guidance in re-leasing the above lands.



D.J. Wilson, A.M.A.A.
 City Assessor.

WL/cg

MAYOR'S COMMENTS: In view of the withdrawal of Mr. Edgar we would suggest all tenders for the above lands be rejected and the lease of these lands be retendered on a 3 year basis as per the decision of Council, December 8, 1975.

"R. N. MCGREGOR"
 Mayor

December 16, 1975

TO: CITY COUNCIL
FROM: CITY ASSESSOR

Re: Pt. W. 1/2 Sec. 17-38-27-W4
(former Cronquist Lands)

May we advise that A.S.B. Industries Ltd., the purchasers of the former Cronquist property located in West Park and the C.P.R. Industrial area, have made application for the subdivision of the land.

The proposed subdivision was approved by the subdivision committee of the Red Deer Regional Planning Commission subject to the following conditions.

1. That all easements required by the City be registered by an easement plan of survey in favour of the City of Red Deer against each related lot at the expense of the new developer.
2. The property is to be rezoned to R1C and I2 to correspond with the design layout.
3. On matters of servicing the lots with utilities, roads and lanes, etc., two options are open to the developer. However, in view of the fact that many lots have flankages to street and land pattern, and thus the City will not be able to recover all related costs if a combination of options is employed, the developer must select the option he considers most suitable to him and remain with his selection throughout the entire development of the parcel being subdivided. The options open for servicing are as follows:
 - (a) the prepayment of all on-site and off-site services for utilities, roads, etc., to the City at the current rate per applicable front foot related to new lots to be created, or
 - (b) the developer is to undertake to install all on-site utilities and roads, etc., to the satisfaction of the City Engineer and to prepay to the City of Red Deer all off-site services and all on-site services as may be applicable at the current rate per applicable front foot related to new lots to be created.

If the developer elects to choose option (b), then a signed agreement will be required between the developer and the City on engineering standards, etc.. The agreement shall be prepared to the satisfaction of the City Solicitor and the City Engineer and shall be at the expense of the developer.

If option (a) is accepted, the City shall install all services within twelve (12) months of registration of any subdivided portion.

It should also be noted that all engineering and field inspections should be carried out by the City or its Consulting Engineers related to option (b) at the expense of the developer.

4. Service connections from utility mains to each individual lots are to be prepaid by the developer at the current rate per lot for connection from a lane or street or to be installed by the developer if option (b) is elected by the developer.

5. If alternative (b) is selected, the developer will be responsible to obtain any necessary Provincial permits and to make satisfactory arrangements with Northwestern Utilities, Alberta Government Telephones and Community Video, to provide their services to the proposed lots, all of which shall be located to the satisfaction of the City Engineer.

6. All existing taxes owing on the property to be subdivided, must be paid to the City before subdivision of land can be allowed (required by the Planning Act).

7. All recreation charges must be prepaid at current rates applicable.

8. Public Reserve is to be dedicated as shown. (Section 20 (3) of the Sub. & Transfer Reg.)

9. All of the above conditions must be complied with before any final linen plans are signed for final approval by the Red Deer Regional Planning Commission.

Note: - Current rate prices are subject to changes made by the City at any time.

- All survey posts adjacent to the rear of the lots shall be offset ten feet onto new lots.
- Some small changes are to be made in the design layout as indicated on the plan."

- 3 -

The developers have requested to proceed under item 3-A (prepayment of services) and request City Councils consideration and approval to the following rates as per correspondence and discussions with the City Administration.

- (1) Approval for City to undertake servicing of the areas, (may be phased into two parts, residential and industrial).
- (2) Approval of the following rates and levies.
 - (a) utilities - residential area - \$115.25 per assess. foot.
 - (b) utilities - industrial area - \$107.85 per assess. foot.
 - (c) water and sewer connection - \$360.00 per lot residential.
 - (d) water and sewer connection at current rate applicable at time of issuing bldging permit. *INDUSTRIAL*
 - (e) recreation levy - residential area - \$130.00 per unit.

The above utilities include -

Water main, sanitary sewer main, paved roads, sidewalk, curb and gutter, street lighting, trunk storm sewer, trunk sanitary sewer, major thoroughfare, storm drainage, underground power and administration.

* No sidewalk in the Industrial area.

Respectfully submitted,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg
cc: A.S.B. Industries Ltd.
R. McGhee, City Engineer
D. Rouhi, MCIP
R. Watson, E.L. & P.

MAYOR'S COMMENTS: Concur with the recommendations of the City Assessor

"R. N. MCGREGOR"
Mayor

NO. 8

December 17, 1975

TO: CITY COUNCIL
FROM: DEVELOPMENT OFFICER

RE: New License Bylaw

A new license bylaw has been drafted for your consideration.

The main reason for a new bylaw is housekeeping. There are a number of changes which I will outline and explain the reason for the the proposed changes.

- (1) The bylaw is divided into two parts. First Part covering general provisions and administration, second part covering the fees to be charged.

This bylaw will make it easier to administrate and answer inquiries.

- (2) Elimination of reference to Federal or Provincial acts and other City Bylaws. This change will eliminate the need to amend the bylaw when changes are made in other acts or bylaws and will help in prosecutions as conflicts will not arise.
- (3) Places all license fees with the exception of two on a yearly basis. This will eliminate unfair fees structure especially in the field of door to door sales. The two are (a) special auctioneers and (b) circuses and other shows.

These two are treated differently for control purposes only and by this method of licensing we know when they will be in operation.

- (4) Changes in fee structure provides for a closer relationship within the groups and from one group to another.

It should be noted that the fees for non resident door to door sales persons based on a yearly fee is quite high. We have had problems with some persons employed and have had to spend considerable

time investigating complaints.

The fee structure in some cases has resulted in a reduction of fees and in others an increase. These changes are of a minor nature.

Yours truly,

G. K. JORGENSEN
Development Officer

P A R T I I I

Schedule "A"
Bylaw 2485/75

S C H E D U L E O F F E E S

Type of Business	Resident	Non Resident	Home Occupation
1. Abattoirs	\$15.00		
2. Advertisers on Foot or Vehicle	\$15.00	\$100.00	
3. Ambulance per Vehicle	\$15.00		
4. Amusement Parks & Shooting Galleries	\$15.00	\$100.00	
5. Apartment House per Suite	\$ 2.00		
6. Auctioneers	\$15.00	\$100.00	\$80.00
Special Auctioneers	\$100.00	(for first 30 days & \$5.00 per day thereafter)	
Assistant Auctioneers	\$10.00		
7. Auto Camps & Trailer Courts per Stall	\$ 1.00		
8. Automatic Devices & Vending Machines			
(a) Cigarette	\$ 5.00	\$ 10.00	
(b) Confectionery - Non-Alcoholic Beverages	\$ 5.00	\$ 10.00	
(c) Music Vending	\$ 5.00	\$ 10.00	
(d) Weighing Machine	\$ 1.00	\$ 2.00	
(e) Match Vendors	\$ 1.00	\$ 2.00	
(f) Other Merchandise not Specifically Mentioned	\$ 5.00	\$ 10.00	
(g) Amusement Vending	\$ 5.00	\$ 10.00	
(h) Vending Machines with Heads (per head)	\$ 1.00	\$ 2.00	
9. Automobile Dealers	\$15.00		
10. Bake Shops & Bakery Delivery per Vehicle	\$15.00	\$100.00	
11. Baths and Health Spas	\$15.00		
12. Barber or Beauty Parlor	\$10.00		\$80.00

Schedule "A"
Bylaw 2485/75

Type of Business	Resident	Non Resident	Home Occupation
13. Beer Parlors	\$50.00		
Cocktail & Dining Lounges	\$50.00		
Clubs	\$15.00		
14. Bicycle	\$ 1.00		
15. Billiard Room or Bowling Alley	\$10.00		
16. Book Agents, Canvassers		\$300.00	\$80.00 per year
Book Agents, Canvassers (group)			
Where any person is an employee of some other person licensed under this section, such employee may take out a license for the period running concurrently with the period of the license issued to the employer and shall pay therefore			
A fee of		\$120.00	\$80.00 per year
PROVIDED however that not more than four (4) employees' licenses shall be issued under this section for each employer's license.			
17. Boxing & Wrestling (Professional)	\$25.00	\$100.00	
18. Building Movers	\$15.00	\$100.00	\$80.00
19. Cabarets	\$25.00		
20. Commercial Agents	\$15.00	\$300.00	\$80.00
21. Circuses or other Shows			
Per day on Public Holidays		\$200.00	
Per day on Non-Public Holidays		\$100.00	
22. Cleaners & Dyers - Per Truck		\$100.00	
- Per Business	\$10.00		
23. Contractor - Builder/General	\$100.00	\$300.00	\$200.00
24. Sub-Contractors & Sub-Trades in the building trades, excavator, concrete placer, plasterers stucco & drywaller, brick block or stone mason, floor layer or finished, painter & paper	\$15.00	\$100.00	\$80.00

Type of Business	Resident	Non Resident	Home Occupation
hanger, roofing & siding applicator, structural steel erectors, insulators, carpenters & cabinet makers and wood workers, plumbers & gas fitters, elec- trical contractors, sheet metal workers, steam fitters, all other trades not listed. (See special conditions for combination trades licenses)			
25. Detective Agencies	\$ 15.00	\$100.00	\$ 80.00
26. Electronic Services	\$ 15.00	\$100.00	\$ 80.00
27. Flea Markets	\$ 15.00		
28. Fish Dealers	\$ 15.00	\$100.00	\$ 80.00
29. Halls	\$ 25.00		
30. Hotels & Motels per room	\$ 1.00		
31. Janitor Service	\$ 15.00	\$100.00	\$ 80.00
32. Kindergartens & Nursery Schools	\$ 1.00		
33. Laundries	\$ 10.00		
34. Milk Deliveries per Truck		\$100.00	
35. Motor Livery & Taxi Cab Vehicles per vehicle	\$ 15.00		
36. Motor Livery & Taxi Cab Drivers	\$ 5.00		
37. Pawnbrokers	\$ 15.00		
38. Photographers (street)	\$ 15.00	\$200.00	\$ 80.00
39. Photographers, photo enlarging or coloring	\$ 15.00	\$200.00	\$ 80.00
40. Phrenologist	\$200.00		
41. Landscaping	\$ 15.00	\$100.00	\$ 80.00

Schedule "A"
Bylaw 2485/75

Type of Business	Resident	Non Resident	Home Occupation
42. Rooming & Boarding House	\$ 15.00		
43. Second Hand Dealer	\$ 15.00		
44. Sign Writers & Sign Erectors & Bill Posters	\$ 15.00	\$100.00	\$ 80.00
45. Stands & Vending Vehicles for vending confectionery, pop corn, peanuts, ice cream, etc.	\$ 25.00		\$ 80.00
46. Theatres & Drive In Theatres	\$ 25.00		
47. Tractors, construction machines & motor trucks			
first machine	\$ 25.00	\$ 50.00	
each additional machine	\$ 5.00	\$ 5.00	
48. Small vehicles and machinery for landscaping each unit	\$ 5.00		
49. Home Occupations not listed			\$ 80.00

EXISTING BUSINESS LICENSE FEES

ABATTOIRS	\$ 5.00 (annual)
ADVERTISERS	25.00 (annual)
AMBULANCES	10.00 (annual)
AMUSEMENT PARKS & SHOOTING GALLERIES	10.00 (annual - resident)
Non-Resident for the first day - \$20.00, for each succeeding day - \$15.00	
APARTMENT HOUSES	2.00 (annual per suite)
AUCTIONEERS	10.00 (semi-annual)
ASSISTANT AUCTIONERS	5.00 (semi-annual)
AUTO CAMP & TRAILER COURTS	1.00 (annual per stall for each trailer stall)
An annual fee of \$1.00 per accommodation unit each auto court, motel or similar institution	
AUTOMOBILE DEALER	25.00 (annual)
BAKE SHOPS & BAKERY DELIVERIES	5.00 (annual per business in the case of products
baked in the City)	
An annual fee of \$75.00 per truck, in the case of products not baked in the City	
BATHS	15.00
BARBER OR BEAUTY PARLOUR	95.00 (annual in the case of such business con-
ducted as a home occupation)	
An annual fee of \$5.00 in the case of all others	
BEER PARLOURS, COCKTAIL LOUNGES & CLUBS ...	75.00 (annual - Beer Parlours)
	25.00 (annual - Cocktail Lounges)
	15.00 (annual - Clubs)
BICYCLES50 (annual)
BILLIARD ROOM AND BOWLING ALLEYS	5.00 (annual)
BILL POSTERS	10.00 (annual)
BOOK AGENTS	5.00 (monthly - resident)
	15.00 (monthly - non-resident)
	5.00 (monthly - employee)
BOXING & WRESTLING	25.00 (annual)
BUILDING MOVERS	10.00 (annual)
CABARETS	25.00 (annual)
COMMERCIAL AGENTS	2.00 (semi-annual - Resident)
	32.50 (semi-annual - Home Occupation)
	37.50 (semi-annual - Non-Resident)
CHIMNEY SWEEPS	2.00 (annual - resident)
	10.00 (annual - non-resident)

CIRCUSES & OTHER SHOWS	200.00 (per day when held on a public holiday)
When held on any day other than a public holiday -	\$100.00 per day
CLEANERS & DYERS	100.00 (annual per truck where the cleaning is not done in the City)
An annual fee of \$5.00 per business premises where the cleaning is done in the City	
COAL DEALERS	5.00 (annual - maintaining or operating)
	5.00 (annual - agent for a coal dealer)
	30.00 (annual - non-resident)
CONTRACTORS	
Builder	170.00 (annual - Home Occupation)
	100.00 (annual - Resident)
	300.00 (annual - Non-Resident)
Sub - Contractor	70.00 (annual - Home Occupation)
	10.00 (annual - Resident)
	75.00 (annual - Non-Resident)
DETECTIVE AGENCIES	5.00 (annual)
	10.00 (annual)
ELECTRONIC SERVICES	10.00 (annual - resident)
	7.00 (annual - home occupation)
	75.00 (annual - non-resident)
ELECTRICIANS	\$ 20.00 (annual - resident)
	95.00 (annual - home occupation)
	200.00 (annual - non-resident)
FISH DEALERS	5.00 (semi-annually - resident)
	70.00 (semi-annually - home occupation)
	50.00 (semi-annually - non-resident)
GAS FITTERS	20.00 (annual - resident)
	95.00 (annual - home occupation)
	200.00 (annual - non-resident)
HALLS	5.00 (annual)
HOMES FOR THE AGED & INFIRM	1.00 (annual for each set of buildings)
HOTELS50 (annual per room)
JANITOR SERVICE	5.00 (annual - resident)
	70.00 (annual - home occupation)
	90.00 (annual - non-resident)
KINDERGARTENS & NURSERY SCHOOLS	1.00 (annual)
LAUNDRIES	5.00 (annual - resident)
	75.00 (annual - non-resident)
METAL WORKERS	20.00 (annual - resident)
	75.00 (annual - non-resident)
MILK DELIVERIES	100.00 (annual - non-resident)
MOTOR LIVERIES & TAXI-CABS	10.00 (annual for each vehicle)
MOTOR LIVERY OPERATORS & TAXI-CA DRIVERS ..	2.00 (annual)
PAWNBROKERS	15.00 (annual)
PHOTOGRAPHERS (STREET)	35.00 (annual - resident)
	200.00 (annual - non-resident)

PHOTOGRAPHERS & PHOTO ENLARGING OR COLORING reduction for any part of the year)	200.00 (annual which shall not be subject to
PHOTO FINISHING	10.00 (annual - home occupation)
PHRENOLOGIST	500.00 (annual)
LANDSCAPING	5.00 (annual - resident)
	70.00 (annual - home occupation)
	50.00 (annual - non-resident)
PLUMBERS	20.00 (annual - resident)
	95.00 (annual - home occupation)
	200.00 (annual - non-resident)
ROOMING HOUSE	10.00 (annual)
SHEET METAL WORKERS	20.00 (annual - resident)
	95.00 (annual - home occupation)
	200.00 (annual - non-resident)
SIGN WRITERS & SIGN ERECTORS	10.00 (annual - resident)
	70.00 (annual - home occupation)
	100.00 (annual - non-resident)
STANDS (PEANUT VENDORS, POPCORN VENDORS, & ICE CREAM TRUCK VENDORS)	25.00 (annual)
STEAM FITTERS	20.00 (annual - resident)
	95.00 (annual - home occupation)
	200.00 (annual - non-resident)
THEATRES	10.00 (annual)
THEATRES (DRIVE-IN)	25.00 (annual)
TRACTORS AND CONSTRUCTION MACHINES	\$ 25.00 (annual for the first machine) 5.00 (annual for each additional machine)
For non-residents an annual fee of \$50.00 for machine	the first machine and \$5.00 for each additional
VEHICLES	10.00 (annual for each truck operated)
WELDERS	10.00 (annual - resident)
	70.00 (annual - home occupation)
	75.00 (annual - non-resident)
WINDOW DEMONSTRATIONS	25.00 (per day)

Mayor's Comments

We have reviewed the proposed changes in detail with the Development Officer. Recommend that Council pass the new Bylaw as prepared in order that the change in fees may become applicable January 1st, 1976.

"R.N. MCGREGOR"
Mayor

NO. 9

TO: Mayor R. N. McGregor and Members of City Council

FROM: J. Oldring, Chairman
Social Service Board, Red Deer and District

SUBJECT: 1976 BUDGET - RED DEER AND DISTRICT PREVENTIVE SOCIAL SERVICES

On behalf of the Social Service Board, I would like to offer the following comments.

The total Board met on three separate occasions November 13, December 2, and December 9, to carefully consider the various budgets proposed. A further meeting was held on December 15 by a Committee appointed by the Social Service Board to deal specifically with the presentation of the budget to City Council. All budgets were returned to the various agencies and cut wherever possible; a concerted effort indeed was made to adhere to the 11% maximum guideline.

Although some budgets were kept to or held even somewhat below the suggested 11% guideline, other budgets exceeded the 11% because of reasons beyond controls of agency boards. Union Agreements and previously established board agreements on salaries, increased food costs at the Day Care Centers, and increased rents in some instances are major factors in the budgets.

The Social Service Board recommends that one of four proposed new projects for Red Deer be considered for approval. "Mothers' Day Out" at the total cost of \$810 with the City share being \$160. Because of severe financial restraints, the Board does not recommend for City Council approval three proposed new projects:

1. AID Service of Red Deer;
2. Red Deer Catholic Family and Child Service;
3. Red Deer Day Care Coordinator for the Red Deer Day Care Society and Red Deer College Child Care Advisory Committee.

However, increase from 5 to 8 month operation of the Red Deer College Day Care Program and increase from 7 to 12 month operation for 1976 for the Red Deer Family Day Home Care program are strongly recommended.

I would like to mention that two projects for the Town of Innisfail have been approved in principle by the Social Service Board at their meeting of October 9, 1975:

1. Innisfail Day Care Center;
2. Senior Citizens Drop-In Center.

The municipality of Innisfail has approved these programs for cost sharing purposes. The City of Red Deer is not financially involved in these two projects in any way.

P.S.S. Budget 1976

- 2 -

A schedule comparing the 1975 City ^{P.S.S.} Budget with the proposed City Share of the 1976 Preventive Social Services Budget will be made available prior to City Council Meeting. Also, another accompanying schedule is summarized as follows:

<u>Element of Cost</u>	<u>Gross Budget 1976</u>	<u>Gross Budget 1975</u>
Personnel Services	83%	84%
Travel and Subsistence	3	3
Materials and Supplies	7	7
Other	7	6
TOTAL Gross Budget	100%	100%
Above reduced by revenue	26	23
Percentage of Net Budget to Gross Budget	74%	77%

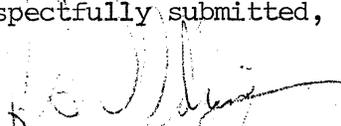
Mrs. Judy Sakofsky has been appointed by the Social Service Board to present an overview of the proposed budgets. Mr. W. H. Irvine, Director of Preventive Social Services, and Mr. A. Wilcock, City Treasurer, will elaborate on more technical aspects of the budget. All project boards will have representation at the meeting of City Council on December 22, 1975, to reply to any questions that may arise from their various budget proposals.

Should City Council approve the 1976 Budgets submitted, we recommend that the following operating advances to private agencies be authorized as follows:

<u>Name of Agency</u>	<u>1976 Budget</u>	<u>Recommended Operating Advance</u>	<u>Frequency of Claims</u>
Red Deer Family Service Bureau	\$95,220	\$ 8,000	Monthly
Family Life Education Council of Red Deer and District	1,590	400	Quarterly
V.O.N. Meals on Wheels	5,670	1,500	Quarterly
Red Deer Day Care Society (including Family Day Home Care)	73,770	6,200	Monthly
Red Deer and District Council on Aging	18,110	1,600	Monthly
TOTAL		\$17,700	

City Council's kind consideration of the 1976 Budget of Red Deer and District Preventive Social Services and the recommendations of its Board would be much appreciated.

Respectfully submitted,


J. Oldring, Chairman
Social Service Board
Red Deer and District

JW:mt

NOTE:- The Schedules referred to in the first paragraph of page 2 of the above report are included with the Council Agenda as an additional item.

"R. STOLLINGS"
City Clerk

NO. 10

December 17, 1975

TO: CITY COUNCIL

FROM: RED DEER INDUSTRIAL AIRPORT COMMISSION

Alberta Regulation 291/75 being the Airport Vicinity Protection Area General Regulations recently passed by the Province received consideration at the Airport Commission meeting of December 16, 1975. Following is a resolution of the Airport Commission in regards to this matter;

"That the Airport Commission recommend to Council of the City of Red Deer that the City of Red Deer proceed with the request for the establishment of an Airport Vicinity Protection Area."

A copy of the aforementioned regulations will be attached to the Council Agenda. I would be pleased to answer any questions members of Council may have relative to this matter.

Respectfully submitted

Alderman N. McKenzie
Chairman
Red Deer Industrial Airport Commission

CS/mt

December 18, 1975

NO. 11

TO: CITY COUNCIL

FROM: MAYOR R. N. MCGREGOR

We have received two letters from the Red Deer Regional Planning Commission suggesting that Council select from prepared lists sufficient names to name the new streets in the Cronquist Property, the Bower Place Sub. and the Oriole Park Ex. The list of names have been prepared by the Red Deer & District Archives Committee with the exception of those suggested for the Oriole Park Extension as the initial naming of streets in this area did not follow the pattern of naming streets after former residents.

It is my view that it is completely unnecessary for Council to spend time in selecting names for streets, but rather this function can be handled by the Red Deer Regional Planning Commission, City Assessor and the City Engineer providing, of course, they follow the policy of firstly approaching the Archives for a list from which to select names.

Recommend Council authorize the above named persons to select names for all future subdivisions without the necessity of going before Council. Individual Council members may wish to participate in the selection.

"R. N. MCGREGOR"
Mayor

M E M O

58.

NO. 12

TO: City Council

December 16, 1975.

FROM: E. L. & P. Supt.

COPY: City Treasurer

Re: Proposed Increase - Power Rates

Our costs for wholesale power purchased from Calgary Power Ltd. will increase by 15.4% effective January 1, 1976 plus 9.0% effective July 1, 1976.

To provide funds to cover this increase in our costs, I recommend that City Council approve a rate increase for all of our residential, commercial and industrial customers based on the revised rates shown in the enclosed rate schedules which form a part of By-Law No. 2085; effective dates to be January 1, 1976 and July 1, 1976 as marked.

These new rates will increase our customers' power bills by approximately 8% on January 1, 1976 plus another 5% on July 1, 1976. The enclosed table can be used to compare Red Deer's rates with those in other Alberta cities.

I also recommend that the \$ 2.00 service charge be raised to \$ 5.00 and to \$ 20.00 where the service must be provided while our serviceman is on overtime rate.

These service charges are for connecting, reconnecting and transferring meters; for taking special or extra meter readings and for making service calls where the problem is in the customer's electrical system or equipment or where our serviceman is unable to enter the premises; all as covered by Section 9, Section 12(1) and Section 12(2) of By-Law No. 2085. These service charges have not been changed since 1961.

Yours truly,



R. M. Watson, P. Eng.

E. L. & P. Supt.

Residential Customer 500 KWHr/month

- all discounts applied (Provincial; nat. gas rebate; early payment)

<u>CITY</u>	<u>Net Monthly Power Bill</u> Nov./75	<u>After Proposed Increases for 1976</u>	
		Jan/76	July/76
City of Medicine Hat	\$ 8. <u>85</u>		
City of Calgary	\$ 9. <u>12</u>		\$ 10. <u>94</u>
Calgary Power Ltd. St. Albert; Sherwood Park	\$ 9. <u>94</u>	\$ 11. <u>45</u>	\$ 12. <u>48</u>
City of Lethbridge (est. Prov. Disc. @ 5%)	\$ 9. <u>98</u>		
City of Red Deer	\$ 10. <u>00</u>	\$ 10. <u>85</u>	\$ 11. <u>35</u>
City of Edmonton	\$ 10. <u>70</u>		
Calgary Power Ltd. Camrose; Wetaskiwin	\$ 11. <u>25</u>	\$ 12. <u>81</u>	\$ 13. <u>97</u>
Alberta Power Ltd. Drumheller; Stettler	\$ 15. <u>60</u>		

SCHEDULE "A"

BY-LAW #2085

For all Billings
Issued after
Effective January 1, 1976

ELECTRIC LIGHT AND POWER RATES

General:

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

Where service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. Domestic Rate:

Applies to one family, dwelling units having a separate meter

0 to 25 KWH per month --- \$2.70

Next 125 KWH per month @ 3.5¢ per KWH

All over 150 KWH per month @ 1.6¢ per KWH

Minimum Charge \$2.70 per month

Discount 10% for bills paid within ten days of issue

62. Revenue Producing House Rate:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month ---- \$2.70

All over 25 KWH per month @ 3.5¢ per KWH

Minimum Charge \$2.70 per month

Discount 10% for bills paid within ten days of issue

SCHEDULE "A"

BY-LAW #2085

For All Billings

Issued After

Effective January 1, 1976

ELECTRIC LIGHT AND POWER RATES

63. Commercial Rate - Section 1:

Applies to commercial, business, industrial and most other non-dwelling type installations plus the "house lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;
or 240 volts, three phase, 3 wire;
or 208Y/120 Volts, three phase, 4 wire.

0 to 25 KWH per month ----- \$3.00
Next 425 KWH per month @ 7.0¢ per KWH
Next 1575 KWH per month @ 3.8¢ per KWH
Next 5100 KWH per month @ 1.9¢ per KWH

Minimum Charge \$3.00 per month

Discount 10% for bills paid within ten days of issue

64. Commercial Rate - Section 2:

Applies to commercial and industrial installations where service is taken at the voltages listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month.

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 Hours x KVA of Demand @ 6.0¢ per KVAH
Next 20 Hours x KVA of Demand @ 4.0¢ per KVAH
All additional KWH per month @ 1.8¢ per KWH

Minimum Charge will be the greater of:

50 KVA and 7125 ----- \$192.25 per month

or \$2.75 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

76. Primary Rate - Section 1:

Applies where customer has supplied all transformers, switchgear etc.; service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.0¢ per KVAH
Next 20 Hours x KVA of Demand @ 3.0¢ per KVAH
All additional KWH per month @ 1.6¢ per KWH

Minimum Charge will be the greater of:

100KVA and 7125 KWH ----- \$230.00 per month

or \$2.50 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective January 1, 1976

ELECTRIC LIGHT AND POWER RATES

77. Primary Rate - Section 2:

Applies where 23,900 volts is available and customer has supplied all transformers, switchgear etc.; service is taken at 23,900 volts, balanced three phase; and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.0¢ per KVAH
Next 20 Hours x KVA of Demand @ 3.0¢ per KVAH
All additional KWH per month @ 1.5¢ per KWH

Minimum Charge will be the greater of :

300 KVA and 7125 KWH ----- \$393.75
or \$2.50 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

78. Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at the voltages listed for rate 63; and where the demand is not less than 50 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours xKVA of Demand @ 5.3¢ per KVAH
Next 50 Hours x KVA of Demand @2.0¢ per KVAH
All additional KWH per month @ 1.4¢ per KWH

Minimum Charge will be the greater of:

50 KVA and 7125 KWH ----- \$163.50 per month
or \$1.75 per KVA of Demand per month

No Discount is allowed

79. Primary Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at 4160 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours x KVA of Demand @ 3.2¢ per KVAH
Next 25 Hours x KVA of Demand @ 1.9¢ per KVAH
All additional KWH per month @ 1.2¢ Per KWH

Minimum Charge will be the greater of:

100 KVA and 7125 KWH ----- \$153.00
or \$1.75 per KVA of Demand per month

No Discount is allowed.

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective July 1, 1976

ELECTRIC LIGHT AND POWER RATES

General:

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

Where service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. Domestic Rate:

Applies to one family, dwelling units having a separate meter

0 to 25 KWH per month	-----	\$2.80
Next 125 KWH per month	@ 3.6¢ per KWH	
All over 150 KWH per month	@ 1.7¢ per KWH	

Minimum Charge \$2.80 per month

Discount 10% for bills paid with in ten days of issue

62. Revenue Producing House Rate:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month	----	\$2.80
All over 25 KWH per month	@ 3.6¢ per KWH	

Minimum Charge \$2.80 per month

Discount 10% for bills paid within ten days of issue

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective July 1, 1976

ELECTRIC LIGHT AND POWER RATES

63. Commercial Rate - Section 1:

Applies to commercial, business, industrial and most other non-dwelling type installations plus the "house lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;
or 240 volts, three phase, 3 wire;
or 208Y/120 volts, three phase, 4 wire;

0 to 25 KWH per month ----- \$3.20
Next 425 KWH per month @ 7.4¢ per KWH
Next 1575 KWH per month @ 4.0¢ per KWH
Next 5100 KWH per month @ 2.0¢ per KWH

Minimum Charge \$3.20 per month
Discount 10% for bills paid within ten days of issue

64. Commercial Rate - Section 2:

Applies to commercial and industrial installations where service is taken at the voltages listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month.

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 Hours x KVA of Demand @ 6.4¢ per KVAH
Next 20 Hours x KVA of Demand @ 4.2¢ per KVAH
All additional KWH per month @ 1.9¢ per KWH

Minimum Charge will be the greater of:
50 KVA and 7125 KWH ----- \$203.38 per month
or \$3.00 per KVA of Demand per month
Discount 10% for bills paid within ten days of issue

76. Primary Rate - Section 1:

Applies where customer has supplied all transformers, switchgear etc.; service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.4¢ per KVAH
Next 20 Hours x KVA of Demand @ 3.2¢ per KVAH
All additional KWH per month @ 1.7¢ per KWH

Minimum Charge will be the greater of:
100 KVA and 7125 KWH --- \$245.13 per month
or \$2.75 per KVA of Demand per month
Discount 10% for bills paid within ten days of issue.

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective July 1, 1976

ELECTRIC LIGHT AND POWER RATES

77. Primary Rate - Section 2:

Applies where 23,900 volts is available and customer has supplied all transformers, switchgear etc.; service is taken at 23,900 volts, balanced three phase; and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.4¢ per KVAH

Next 20 Hours x KVA of Demand @ 3.2¢ per KVAH

All additional KWH per month @ 1.6¢ per KWH

Minimum Charge will be the greater of:

300 KVA and 7125 KWH --- \$420.00

or \$2.75 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

78. Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at the voltages listed for rate 63; and where the demand is not less than 50 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours x KVA of Demand @ 5.6¢ per KVAH

Next 50 Hours x KVA of Demand @ 2.2¢ per KVAH

All additional KWH per month @ 1.5¢ per KWH

Minimum Charge will be the greater of

50 KVA and 7125 KWH --- \$175.63 per month

or \$2.00 per KVA of Demand per month

No Discount is allowed

79. Primary Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at 4160 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours xKVA of Demand @ 3.4¢ per KVAH

Next 25 Hours x KVA of Demand @ 2.0¢ per KVAH

All additional KWH per month @ 1.2¢ per KWH

Minimum Charge will be the greater of:

100 KVA and 7125 KWH ---- \$160.50 per month

or \$2.00 per KVA of Demand per month

No Discount Allowed.

MAYOR'S COMMENTS

Reluctantly concur with recommendation of the the E.L. & P. Superintendent. An amending bylaw is attached to this agenda.

"R.N. MCGREGOR"
Mayor

December 18, 1975

NO. 13

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: PROVINCIAL MAJOR CULTURAL/RECREATIONAL
GRANT APPLICATIONS

At the December 17, 1975 meeting of the Recreation Board the Board received the attached report of the Priorities Committee as proposed for them by the Recreation Superintendent.

The report was approved in principle and the recommendations were individually reviewed and approved for submission to City Council for consideration and approval.

Because of the length and complexity of the report Council may wish to deal with it in stages or at a special meeting. There are, however, a number of matters that require immediate attention and separate reports and recommendations dealing with these are submitted separately.

Respectfully,



HARRY KUHARCHUK, Chairman
Recreation Board

Mayor's Comments

Time has not permitted me to comment on this and the following reports from the Recreation Board, but I feel they must be considered very carefully by Council before a final decision is made.

"R.N. McGREGOR"
Mayor

NO. 14

December 18, 1975

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: Y.M.C.A. APPLICATION FOR MAJOR
CULTURAL/RECREATIONAL GRANTS

There is some urgency in dealing with this matter so as to give the Y.M.C.A. long awaited direction.

The matter is dealt with in some detail in the Priorities Committee report pages 18 & 19 and the recommendations #27 and 28, Page 19 have been approved by the Board.

Representative of the Y.M.C.A. and the Recreation Board and Staff will be on hand to answer any questions Council may have that might assist Council in making a decision.

Respectfully



HARRY KUHARCHUK, Chairman
Recreation Board

NO. 15

December 18, 1975

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: Museum Application for Major
Cultural/Recreational Grant

In assessing this project the priorities Committee and the Recreation Board are agreed that this project should have high priority and a special joint committee of the Board and Museum Society has been established to assemble all of the information necessary for preparation of a grant application which will, of course, be submitted for Council approval.

The Board believe that early appointment of a Curator or Director would be very beneficial to the successful planning of the facility and will recommend that the Society seek Council support so such an appointment can be made.

It is now apparent that the application will not be ready by December 31st and therefore, will be applied for in 1976. The Society has, however, indicated that they will require a city contribution of \$100,000. and access to the grant in the amount of \$300,000. This is included in the summary sheets appended to the report of the Priorities Committee and it is recommended that Council gives tentative approval to these requests subject to the presentation to Council by the Society of a properly documented grant application. This tentative approval will give the society the assurance they need to proceed with their complete financial plan.

For information of Council the present proposed capital funding is as follows:-

Provincial Matching Grant

National Exhibition Center	\$200,000	N/A
Chamber of Commerce Fund	100,000	100,000
Community Contributions	100,000	100,000
City of Red Deer	<u>100,000</u>	<u>100,000</u>
	500,000	300,000
Total Project	\$800,000	

Council will note that the Society plan to include the National Exhibition Center and the College have also indicated an interest. Unless proven otherwise the Board are of the opinion that this facility and service is best accommodated with the Community Museum.

Mayor and Council
Page 2
December 18, 1975

Your tentative approval to be confirmed when details are finalized is respectfully requested.

A handwritten signature in cursive script, appearing to read "H. Kuharchuk".

HARRY KUHARCHUK, Chairman
Recreation Board

DATE: December 18, 1975

TO: City Clerk

FROM: City Treasurer

RE: Provincial Major Cultural/Recreational Grant Applications

It will be necessary for Council to approve Debenture Bylaws for any projects approved under the above program requiring financial assistance from the City. It is my recommendation Bylaws be proceeded with following approval of grant applications by the Provincial Government. This time is recommended because funding arrangements (i.e. actual grant approved) will be more certain.

The City of Red Deer will be required to absorb the net operating costs for the new facilities such as the Museum and Senior Citizen Center. As a rule of thumb each \$10,000 of net operating cost added to the City budget adds approximately \$1.15 to the average homeowner tax bill.

Y.M.C.A.

The Y.M.C.A. application was considered closely by the Priorities Committee. One of the important items reviewed was available funding for capital and operating costs. I have taken the liberty of attaching a report I submitted to the Recreation Superintendent. The report conclusions, based on presently available information, was that a shortfall of at least \$366,213 existed in capital funding; and that operating deficits would probably occur.

The report from the Recreation Department recommends the Y.M.C.A. not be allowed to commence construction on their facilities until capital funding is confirmed. In addition, an agreement regarding contributions by the City for use of the pool should be negotiated with the understanding City contributions would not exceed negotiated amounts.



A. Wilcock
City Treasurer

AW:mg

Att'd.

DATE: December 15, 1975

TO: Recreation Superintendent

FROM: City Treasurer

RE: Request For Recreation-Cultural Grant by Y.M.C.A.

You indicated to me you would like my comments on the operating costs and capital funding for the above.

Operating

Attached is a statement comparing projected operating revenues and expenditures for the Lethbridge, Medicine Hat and Red Deer Y.M.C.A.'s for the fiscal year 1978-9.

You will note a deficit of \$34,000 for Lethbridge and \$32,600 for Medicine Hat are projected. It is, of course, a projection but for the year ended August 31, 1974 Lethbridge did have a deficit of \$1,595. Medicine Hat for the year ending August 31, 1975 was projecting a deficit of \$8,150. The increased deficits for 1978-9 are indicative of expenditures rising at a faster rate than available revenues.

The 1978-9 projection prepared by the Y.M.C.A. appears overly optimistic regarding Administration and Program salaries. It appears when this projection is compared with Lethbridge and Medicine Hat that deficits can be expected unless other revenue sources are found. I would question what is the \$13,000 shown for government grant revenue. This could increase any possible deficit.

Capital

The Y.M.C.A. is proposing \$1,200,000 of expenditure. Available revenues would appear to be:

Pledges	\$347,287
Major Cultural Recreation Grant (1/4 of \$739,000 swimming pool costs)	369,500
	<u>\$716,787</u>

There is a shortfall of \$483,213 in the available revenues. If the handball court was deleted the shortfall would be \$366,213. The Y.M.C.A. presumably intends to obtain these additional funds from fund raising.

Summary

It is my opinion the Y.M.C.A. will experience operating deficits. At this time the amount is difficult to determine. Presumably the City would be approached for assistance.

There is significant shortfall in capital project revenues. Unless this can be obtained by fund raising any loans received will contribute to the operating deficit.

A. Wilcock
City Treasurer

AW:mg

COMPARISON OF LETHBRIDGE, MEDICINE HAT () RED DEER

Y.M.C.A. OPERATING STATEMENTS

1978 - 9

	Lethbridge (See Note A)	Medicine Hat (See Note B)	Red Deer (See Note C)
<u>REVENUE:</u>			
Memberships	\$ 77,800	\$ 57,700	\$ 53,500
United Way Grant	20,900	16,100	19,000
Program Fees	20,500	51,400	15,891
Room & Equipment Rentals	2,800	2,500	2,200
Sale of Supplies	2,500	6,000	2,000
Interest	3,000	-	2,400
Government Grants	-	-	13,000
	127,500	133,700	107,991
<u>EXPENDITURE:</u>			
Administration			
Salaries & Payroll			
Insurance	45,200	84,200	32,800
Retirement Fund	2,000	3,200	1,360
Postage, Stationery, Office & Telephone	7,300	4,900	2,750
National & Regional Council Fees	3,400	2,200	2,200
Conference & Travel	3,100	2,400	2,000
Advertising	1,600	1,500	1,100
Insurance	1,300	1,600	880
Data Processing	900	700	600
Audit Fees	1,700	600	1,100
Interest & Exchange	2,300	3,300	1,480
Sundry	800	-	771
Building Maintenance			
Wages	15,400	13,600	10,050
Utilities	17,300	11,800	12,000
Repairs & Supplies	10,700	8,600	7,200
Program Costs			
Salaries	45,000	19,200	29,500
Equipment & Supplies	3,500	5,500	2,200
Towells, laundry & Sundry	-	3,000	-
	161,500	166,300	107,991
NET DEFICIT	34,000	32,600	Ø

NOTES:

- A. Lethbridge 1973-4 statement adjusted at 8% per year for five years for costs, 2.5% for revenues.
- B. Medicine Hat 1975-6 budget adjusted at 8% per year for three years for costs, 2.5% for revenues.

NO. 15A

December 18, 1975

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: City Grant Application for Senior Citizens
Drop In Center

The Recreation Board received a report from the special committee and reviewed the Priorities Committee's recommendations related to this project.

The Board are satisfied that it is sufficiently far advanced to justify immediate application to the Provincial Government prior to the 1975 deadline of December 31st.

Council approval of the project and the first reading of a Debenture Bylaw is now required.

Plans of the site and the building concept will be available for examination at the City Clerk's Office on Friday until Monday.

Approval of Council should be conditional on financial arrangements satisfactory to the City Treasurer.

The staff and Committee members will be at the Council meeting to answer any questions. The attached report of the Recreation Superintendent outlines the proposed financing which I assume will require specific approval.

Respectfully,



HARRY KUHARCHUK, Chairman
Recreation Board

REPORT ON PROPOSED CAPITAL FUNDING FOR CITY OF
RED DEER SENIOR CITIZENS DROP IN CENTER

The Architect rounded estimates for this project are as follows:

Total facility as designed \$520,000. This includes services to the building and all cost but does not include the parking lot, final landscaping, park improvements or Architect's fees.

This total can be reduced by the following deletions.

Delete contingencies	\$25,000
Delete basement finishing	78,000
Delete elevator	20,000
Delete kitchen equipment	20,000
Delete concession equipment	2,000
Delete Fireplace	5,000
	<u>\$150,000</u>

This would reduce the project cost to \$370,000 plus Architect's fees of \$25,900 or a total of slightly less than \$400,000 which is about \$50,000 in excess of the original goals of \$350,000.

The project could be reduced in size, however, this may not be in the best interests of the City and since it is too early to evaluate this and since the grant application can be reduced at a later date the Board recommend that Council give first reading to a bylaw that will provide not less than \$65,000 or more than \$100,000 of city funds. In either case it would be understood that the amount designated would be the maximum city commitment. The funding arrangements would then be as follows:

1975 Project Cooperation Kiwanis	\$15,500	\$15,500
1976 Project Cooperation Kiwanis	15,500	15,500
Balance of Kiwanis Contribution	69,000	69,000
Lions Club Contribution	30,000	30,000
Senior Citizens Organizations	5,000	5,000
Chamber of Commerce Fund	50,000	50,000
City of Red Deer	<u>65,000</u>	<u>65,000</u>
	<u>\$250,000</u>	<u>\$250,000</u>

Total \$500,000.

By increasing the city contribution to \$100,000 there would be \$70,000 more available should it be required and although a final decision may approve a less costly project the problem of preparing new bylaws for L.A.B. and resulting delays would be eliminated if Council should wish to increase the total cost.

It should be noted that the Committee asked the Board to seek a sum of \$50,000 only from the city but in view of the uncertainty of the end cost and the fact that parking, exterior lighting and other costs have not been included the Board agreed to the higher request.

Respectfully,

DON MOORE,
Recreation Superintendent

NO. 16

December 19, 1975

TO: CITY COUNCIL

FROM: CITY CLERK

RE: Zoning Amendments

Attached to this Agenda are several amendments to the Zoning Bylaw No. 2011. Following is a brief summary of the proposed changes in respect of each bylaw.

- 1) Bylaw No. 2011/W-75 - rezoning of Swell Investments Site for Twin Tower Condominium
- 2) Bylaw No. 2011/X-75 - Thanet Investments - proposed condominium site north of 62 Street and west of 59 Avenue
- 3) Bylaw No. 2011/Y-75 - rezoning of next stage of the Pines Subdivision
- 4) Bylaw No. 2011/Z-75 - rezoning of shopping center and condominium site - South Hill
- 5) Bylaw No. 2011/AA-75 - change in bylaw to allow the Development Officer to grant up to 6" relaxations on sideyard requirements in respect of private garages on residential sites
- 6) Bylaw No. 2011/BB-75 - change in minimum number of parking spaces in R.2, R.3.B. and R.3.A. zones
- 7) Bylaw No. 2011/CC-75 - amendment to Bylaw to allow Municipal Planning Commission to approve buildings in excess of 3 stories in height in C.3, C.4, C.5 and C.6 zones.

The above bylaws may be given first reading only at this meeting of Council.

"R. STOLLINGS"
City Clerk

NO. 17

18 December 1975

TO: CITY COUNCIL
 FROM: CITY ASSESSOR
 RE: W. 1/2 Sec. 31-38-27-W4 (275 Ac.+--)

May we advise that Mr. Bill Edgar made the following offer to the City of Red Deer to acquire his and his fathers lands located adjacent to Highways #2 and 11.

The offer is subject to the following terms and conditions:

S.W. 1/4 - 144 ac.

- (1) \$4,000.00 per acre (less house site)
- (2) \$160,000.00 down payment, balance over 5 annual payments.
- (3) No interest.
- (4) Approximately 3 (+-) acres to be reserved out of the 1/4 section, (house site).
- (5) In-lieu-of no interest charges on outstanding balance, the owner has right to farm the lands at no cost until such time as the lands are required by the City for subdivision.
- (6) City has right to pay out balance for subdivision purposes.
- (7) Right to farm the north 219 (?) acres of the E.1/2 of Sec. 31 under the same terms and conditions of existing lease. (\$2,628 per year payable, January 1), terms of lease to be same as S.W. 1/4 . (ie when required by City). 90 acres of this land is pasture, 27 acres is marginal-good for nothing, 102 acres, aerable
- (8) Existing barns, sheds and fencing to be removed within 60 days on notice from the City. City responsible for clean up of foundations, etc..
- (9) City to pay any crop damage if lands taken during crop season.

TO: CITY COUNCIL

Page 2

- (10) City to pay taxes.
- (11) Maximum 10 year agreement re farming rights.

N.W. 1/4 - (131 +- acres).

Same terms as the S.W. 1/4 excepting down payment to be \$ 128,000.00 and no lands reserved for house site (item 4).

Respectfully submitted,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg

Mayor's Comments

Concur with the recommendations of the Assessor, subject to approval of debenture Bylaw's by all approving authorities.

"R.N. MCGREGOR"
Mayor

NO. 18

DATE: December 18, 1975

TO: Mayor, City Council

FROM: City Treasurer

RE: Landbanking of part of West half of Section 11/38/27/4
(240 acres) and part of the S.W. ¼ 11/38/27/4 (75 acres)
by the Alberta Housing Corporation

Introduction

On September 29, 1975 City Council passed the following resolution:

"Resolved, that Council of the City of Red Deer approve the Alberta Housing Corporation Land banking for the City of Red Deer, part of the West half Section 11/38/27/4 (240 acres) and part of the S.W.¼ 11/38/27/4. (75 acres)."

The agreements regarding the above purchase have now been received by the City of Red Deer from Alberta Housing Corporation. Main terms of the agreement are:

1. Purchase price of One Million, Two Hundred and Sixty Thousand Dollars
2. A one time administrative charge of 5% of the purchase price
3. An interest charge of 9-3/8% computed semi-annually on the purchase price of the land.
4. Agreement to purchase the land by the City on or before August 1, 1990.

In 1974 the City of Red Deer had entered into an agreement with Alberta Housing Corporation for the purchase of land in North Red Deer. The terms of this purchase were:

- 2 -

1. Purchase price of Four Hundred and Eighty-Five Thousand Three Hundred and Three Dollars
2. A one time administrative charge of 1-1/2% of the purchase price
3. An interest charge of 8-1/8% computed semi-annually on the purchase price of the land
4. Agreement to purchase the land by the City on or before May 31, 1999.

In comparing terms of the two agreements it will be noted the one time administrative charge has increased from 1-1/2 to 5% and the interest rate from 8-1/8 to 9-3/8%.

Alberta Municipal Finance Corporation

The Alberta Municipal Finance Corporation makes long term funding available to Alberta Municipalities. The current interest rate is 10-3/8%.

In early 1975 the Provincial Government announced the following financing programme:

"...provide, by way of direct cash payments to local government borrowers, assistance toward the cost of interest on most A.M.F.C. loans and debentures issued after 1st January, 1974, that carry an interest rate in excess of eight (8%) per cent."

It was further stated:

"The Government will make annual cash payments to local governments having loans from A.M.F.C., that bear an interest in excess of 8%, sufficient to reduce the cost of interest on those loans to 8%."

There were some exclusions in this programme:

"The programme of assistance toward the costs of interest will not apply to:

- a) loans from sources other than A.M.F.C.

. . . 3

- 3 -

- b) loans made for these "utilities", namely -
 - (i) electric power generating and distribution system;
 - (ii) municipal telephone systems; or
 - (iii) municipal natural gas systems
- c) sewage treatment projects that are being assisted through the Sewage Treatment Assistance Programme of Alberta Environment.

Recommended Action

If we assume the Provincial programme of assistance for borrowings from A.M.F.C. will continue for the life of debentures issued, then it will result in a lower cost if land purchases are financed through A.M.F.C. rather than A.H.C.

As the City of Red Deer has not received any indication from the Provincial Government that its programme of interest reduction will not continue for the life of the debentures, it is recommended we purchase the land acquired by A.H.C. in 1975 and finance the cost by debenture borrowing. The land in North Red Deer would continue to be banked by A.H.C.



A. Wilcock
City Treasurer

AW:mg

NO. 2

Red Deer Public Library

MacDonald Coleman, B.A., B.Ed., B.L.S., Librarian

4818 - 49th Street
 Red Deer, Alberta, Canada
 T4N 1T8

December 10, 1975

Mr. Roy McGregor, Mayor
 City of Red Deer
 City Hall
 Red Deer, Alberta

Dear Mr. McGregor:

The Board of the Red Deer Public Library at their meeting of December 9th passed a motion to request respectfully that the Mayor and Councillors appoint the following persons to the Board of the Red Deer Public Library for the period of January 1, 1976 to December 31, 1978, in accordance with Section 18 of the Libraries Act:

Mrs. Alice Hogan - 3529 - 44th Avenue
 Red Deer

Mr. G. H. Dawe - 4124 - 52nd Street
 Red Deer

These appointments, if approved by you and Council, will complete the membership of the Public Library Board.

Thank you very much for your consideration of this request.

Yours sincerely,



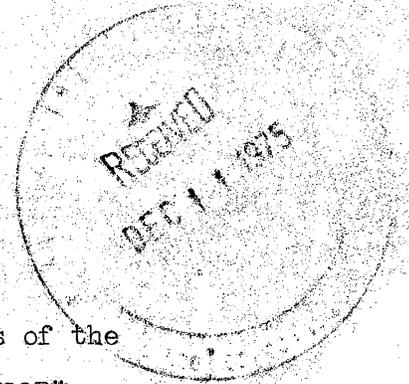
G. H. Dawe,
 Secretary-Treasurer.

GHD/kb

MAYOR'S COMMENTS:

Concur with the recommendations of the Library Board.

"R. N. MCGREGOR"
 Mayor



CORLEY HOMES LTD.

9620 - 149 Street
Edmonton, Alberta

December 11, 1975

City of Red Deer
City Clerk
Red Deer, Alberta

ATTENTION: MR. R. STOLLINGS

Dear Sir,

RE: LICENCE NO. 5092

With regards to the above noted Building Contractors Licence, we would like to request that the term be changed to run for the year ending 1976.

The reasons for this request are; when we went to City Hall with regard to this licence, we were under the impression that the licence would be from October 1975 to October 1976. Secondly, we were hoping to obtain some building lots in your lot draw of November 1975; which was not the case.

Therefore, there has been no activity or use of this licence during the short period of 60 days for the cost of \$300.00.

Due to the short period of time that this licence was valid, we feel due request is not out of line.

We thank you in advance for your attention and remain,

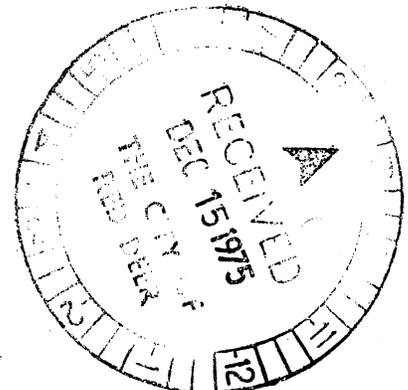
Yours very truly,

Shirley Cormack

CORLEY HOMES LTD.

SHIRLEY CORMACK (MRS.)
PRESIDENT

SC/dmm



TO: City Clerk

DATE: December 16th, 1975

87.

FROM: License Inspector

RE: Corley Homes Ltd. request for Refund of License Fee.

The applicant applied for and received a license as a Building Contractor by telephone and payment through the local bank.

The reason for telephone request was because of the mail strike and the applicant wished to qualify for the residential lot draw.

The License was mailed and has the expiry date written on it. Due to the mail strike, it would have been delivered in the last few days and the expiry date would have then been noticed resulting in this request for a refund.

The By-Law does not have a provision for refunding monies. Licenses are generally issued to firms who are committed to carry on business in the City and it is not set up to control the sale of residential lots. Therefore City Council will have to consider this request.

I would make the following observations. Should City Council consider refunding or transferring the funds to cover a license for next year, you may be setting a precedence not only in the case of lot draws where license is required, but also in the case of work being carried out for short period of time that require yearly license, i.e. trades in construction of buildings, fruit sales, equipment installation.

This type of business is carried out in the City for a short period of time and are in competition to local business. I therefore cannot recommend that City Council refund these monies or transfer License to cover 1976.


T. J. ANDERSON,
License Inspector.

/jck

MAYOR'S COMMENTS: Concur with the recommendations of the Building Inspector as the current Bylaw contains no provision for refunds or transfer of License and to enter into this sort of arrangement could create many difficult administrative problems such as: who determines when a particular business has ceased operations for a period of time.

"R. N. MCGREGOR"
Mayor

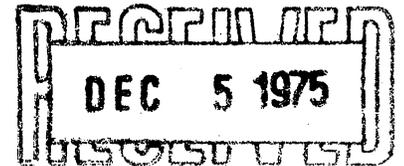


BREWERS' AGENTS LIMITED

HEAD OFFICE:
P.O. BOX 1240
T2P 2L2
1004 - 825 - 8TH AVE. S.W.
CALGARY, ALBERTA
T2P 2T3
TELEPHONE: 265-2490

December 3, 1975

City of Red Deer
City Commissioner's Dept.
City Hall
4914 - 48th Avenue
RED DEER, Alberta
T4N 3T4



ATTENTION: Mr. W. Pander
Director Economic Development

Dear Sir:

The Alberta Brewers' Agents Limited, a company responsible for warehousing of brewery products and empty containers for the Alberta Brewers, has purchased the Alberta Liquor Control Board offices and warehouse building located on Riverside Drive (Lot 2, Block 1, Plan ~~4576MC~~ *214 R.S.N.*).

To keep pace with the projected growth of the City of Red Deer, the Alberta Brewers' Agents Limited will be faced with the necessity of increase of its space for operations. In this regard, the Alberta Brewers' Agents hereby makes application to the City of Red Deer for purchase of Lot 3, Block 1, Plan ~~4576MC~~ *2151 m.c.* P.

The attached Site Plan shows the existing Alberta Brewers' Agents building located on the property, together with diagrammed truck circulation. It is readily apparent that expansion of the warehousing area (as outlined in green) is impossible if space for truck movement is to be maintained. Also, it would be impossible to expand the existing warehouse in a southerly direction, as it would effectively close the operation down. Accordingly, the only way to achieve this expansion is eastward into Lot 3, as shown in red on the plan. The canopy and platform lift shown on the east side of the existing building is an immediate addition planned.

The existing property has an approximate area of 40,934 sq. ft. while that of the existing building is 14,200 sq. ft., giving a 34.7% development. Lot 3 has 30,000 sq. ft., giving a total property of 70,934 sq. ft., so that the present development is at 20% of the combined area. However, if a projected expansion of 6,400 sq. ft. were to take place, the ratio of building development to total property would stand at 29%.

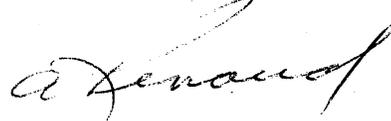
City of Red Deer
December 3, 1975
Page 2

89.

We do not anticipate immediate warehouse expansion, however, should the present population increase to 50,000 or 60,000 within the next 5 or 10 years, we project our volume and space requirements would double, as the existing warehouse is near its operating capacity.

We trust this offer to purchase will meet with your approval. Also enclosed is a copy of the site plan, outlining the properties in question.

Yours truly,



A. Renaud,
General Manager

AR/crk

Enclosure

cc Mr. D.J. Wilson
Land, Assessment and Taxation Office

December 15, 1975

TO: CITY COUNCIL

RE: ALBERTA BREWERS AGENTS
& LOT 3 BLOCK 1 PLAN 2151 M.C. (4700 Block 59 Street)

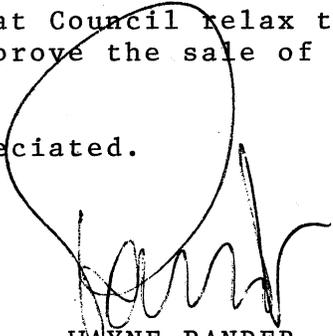
The ALBERTA BREWERS AGENTS LTD., owners of the former Alberta Liquor Control Board Warehouse at 4770 Riverside (59 Street) Drive, have obtained an Option to Purchase the subject lot.

Under the terms of the City's land sale policy a minimum building size of 33.3% or 10,000 sq. ft. should be erected on the site. The applicant, however, wishes to purchase the property to facilitate a planned future expansion of 6,400 square feet, truck movements, and generally improved customer service.

As noted in the attached letter, the present building occupies 34.7% of the existing site and if the firm proceeds with the sale, and no expansion is undertaken, the existing building would provide only 20% site coverage of the existing and optioned lots. If the projected expansion (6,400 sq. ft.) were to take place, the ratio of building development to total property would be 29%.

The City Assessor and I recommend that Council relax the building size commitment in this case, and approve the sale of the subject property to Alberta Brewers Agents.

Your consideration will be most appreciated.



WAYNE PANDER, Director
Economic Development

WLP/gr

Attach:

c.c. City Assessor

MAYOR'S COMMENTS:

Concur with the recommendations of the Economic Development Director.

"R. N. MCGREGOR"
mayor

NO. 5

THANET INVESTMENTS LTD.
#200, 12404 - 112 Avenue
Edmonton, Alberta T5M 2S8
Telephone: 452-8479

91.

THANET INVESTMENTS

Property Development

12th December 1975

Mr. R Stollings,
City Clerk,
City of Red Deer,
Red Deer,
Alberta.

Attention: Mr. Stollings

Dear Sir:

Further to our telephone conversation earlier this month, we wish to formally apply for approval to erect Condominium Row Townhousing on Lot C, Plan 5746 AH (5922 - 62 Street) in accordance with plans that are lodged with the building department, and that have been approved by the Municipal Planning Commission.

If it is possible could you please inform me on which date and at what time this matter will be presented to council so that I may be present at that meeting to answer any questions that may arise.

Sincerely yours,



J. T. S. Drummond

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET
P.O. BOX 5002

RED DEER, ALBERTA
T4N 5Y5

TELEPHONE: 346-3394

FILE No.

December 19, 1975.

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alberta.

Dear Sir:

RE: Thanet Investments
Lot C Plan 5746 A.H.

The site in question is a five (5) acre parcel south of 63rd Street and west of 59th Avenue.

The site is vacant and the applicant proposes to build 94 units of condominium row townhousing. The project has gone through the following process:

1. The Red Deer Regional Planning Commission approved the change in the boundary (subdivision) but we have not received the linen plan.
2. The Municipal Planning Commission approved the project subject to rezoning, etc.
3. The first reading of the zoning bylaw is now before the City Council.

We have no objection to the approval of this project as condominium scheme is subject to the approval of rezoning and the linen plan.

Yours truly,

D. Rouhi
D. ROUHI, MCIP,
Senior Associate Planner.

DR/lac

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

December 16th, 1975

TO: City Clerk

RE: Thanet Investments Condominium Proposal -
Lot C, Plan 5746 A.H. (5922 - 62 Street)

We would have no objections to the proposal provided that Lot C remains as one parcel. We are unable to comment on the servicing aspects as the respective plans have not been received but we do not foresee any great problems.



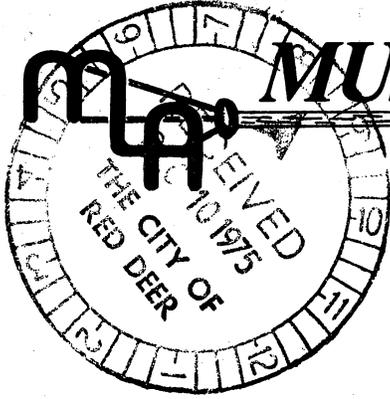
R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

MAYOR'S COMMENTS

The Assessor and Building Inspector have no objections to the Condominium proposal. Council will note that the site must first be rezoned before a permit can be issued and, therefore, we would suggest Council approve the Condominium proposal subject to rezoning being finalized.

"R.N. MCGREGOR"
Mayor



MUSTANG ACRES LTD. A MOBILE HOME PARK STORE & LAUNDROMAT

Located West of 59 Ave. & 68 St., Red Deer, Alberta

GENERAL OFFICE 5425 - 50 AVENUE

OFFICE PHONE (403) 347-7731

TELEX ... 038-319

Louis Janko; President and General Manager

December 9, 1975

Mayor and Council
City of Red Deer
City Hall
Red Deer, Alberta

We enclose plans specifications and design for the 66 new lots under construction at Mustang Acres and request final reading and approval.

1. 2 copies of legal survey
2. 5 copies of lot and street layout plan
3. 1 copy of landscaping and fencing design
4. 2 copies of typical lot layout plan
5. 2 copies of paving and gravelling details
6. 1 copy of sewer and water plans
7. 1 copy of electrical plans
8. 1 copy of existing lot and street layout plan

In addition to the mentioned enclosures we advise that street and sidewalk construction will be carried out as follows:

Street Construction

- A. Street on north side of Lot 7A will be paved 36' width with 4' sidewalk on north side connecting present Mustang Acres development with new 63 Ave. Also providing access from present Cayuse Ave.
- B. 63rd Ave. Close in Lot B paved 40' width with 4' sidewalks all around.
- C. Street and sidewalk on 63rd Ave. constructed by City.
- D. Crescent in Lot 6 paved 40' width, no sidewalks.

Off Street Parking Pads and Parking Lots

- A. All standard lots have a 20' X 10' paved off street parking pad. East side of 63rd Ave. pad will be 30' to allow crossing over boulevard. North and south side of 69 Street pads will be 22' long to allow for 2' boulevard. All construction as per details attached.

Continued.....



MUSTANG ACRES LTD. A MOBILE HOME PARK STORE & LAUNDROMAT

Located West of 59 Ave. & 68 St., Red Deer, Alberta

GENERAL OFFICE 5425 - 50 AVENUE

OFFICE PHONE (403) 347-7731

TELEX 038-319

Louis Janko; President and General Manager

Page Two.....

- B. Three parking lots are being provided one approximately 100 X 40' at east end of (Mustang Acres 69 Street) on north side. The other at west end of the same size, both gravelled, compacted and lighted, also fenced on three sides.
- C. Parking lot on east side of Lot B is also compacted and gravelled and fenced all around for protected storage of boats, trailers etc.

Landscaping

Every lot will have approximately 1200 sq. ft. of sod placed immediately after occupancy, after blocking skirting and attachments are completed the balance of the lot will be seeded to grass.

Where the top soil has been removed there will be approximately 4 inches of top soil hauled in and placed on lot before sod and seed are planted.

Everyone of the 66 lots will have a large spruce tree planted on the lot as indicated in plan. In addition other trees will be planted, such as beaver lodge poplar, northwest poplar, American elm and green ash wherever a suitable space exists providing the area is free of underground services.

Fencing

All boundry fences as indicated on plan are to be constructed of 1 X 6 or 1 X 8 common spruce 4 ft. high and stained dark brown. Pressure treated posts with minimum 4 inch. tops are used and are placed every 8 ft. Two 2 X 4 stringers are used all around. Side yard fences are the same except 3 ft. high.

Continued.....



MUSTANG ACRES LTD. A MOBILE HOME PARK STORE & LAUNDROMAT

Located West of 59 Ave. & 68 St., Red Deer, Alberta

GENERAL OFFICE 5425 - 50 AVENUE

OFFICE PHONE (403) 347-7731

TELEX ... 038-319

Louis Janko; President and General Manager

Page Three.....

With reference to the letter dated November 18, 1975 from D.J. Wilson, City assessor, we advise as follows:

Page 1 Item 2

Off Site Charges

8.39 acres at \$2700.00 per acre=.....22,653.00

We agree, providing, the current approved rate is in fact \$2700.00 per acre. Please advise date of increase.

Page 1 Item 3

On Site Charges

Applicable footage 1678.50 ft. @ \$40.90=68,650.65

R.M. Watson E.L. & P.Supt. letter of Nov. 28, 1975 for street lighting. Agreed to this charge.....4,720.63

Page 1 Item 4

On Site Charges for Water Main, Sanitary Sewer, Storm Drainage at \$35.60=24,991.20

Agreed to this charge.

Page 2 Item 5

Administration

702 ft. @ \$11.00.....7,722.00

We do not understand why this charge is applied and we do not agree with it.

Page 2 Item 6

Recreation

66 units at 72.00 per unit 4,752.00

This is a new one that we did not know anything about. Further more we are required to deed 10% of our land for public reserve plus provide 10% for play areas within our own development.

In addition we have provided playground equipment, skating rink, horse shoe pit' etc. and if we had to pay 72.00 per unit

Continued.....



MUSTANG ACRES LTD. A MOBILE HOME PARK STORE & LAUNDROMAT

Located West of 59 Ave. & 68 St., Red Deer, Alberta

GENERAL OFFICE 5425 - 50 AVENUE

OFFICE PHONE (403) 347-7731

TELEX 038-319

Louis Janko; President and General Manager

Page Four.....

in addition it would be a double
levey, therefore we do not agree
to paying \$4752.00

Summary of charges

Off Site.....	22, 652.00
On Site roads & sidewalks.....	68,650.65
On Site E.L. & P. street lighting...-...	4,720.63
On Site sanitary & stor sewer.....	<u>24,991.20</u>
Total agreed to	121,015.48

With regard to payment of the 121,015.48 we offer the following plan:

- 10% payment upon approval
- 40% Payment upon commencement of street, sidewalk and sewer construction approximately May 15, 1976
- 50% payment on completion of construction approximately August 30, 1976.

It should be noted that Alberta Housing Corp. will not make advances prior to construction, therefore the foregoing schedule is prsented for your approval. If required we would provide an assignment from AHC to the City of Red Deer for the amount due.

Upon approval of the proposed subdivision we will provide the City with the public reserve owing of 3.90 acres, and the streets and easments as required by the City.

We agree to provide the City with the 64 Ave. road allowance, but do not agree to providing 33 ft. widening and 20 ft. utility lot free, as this is for off site use such as future developments and main throughfare traffic, therefore the extra reserve as stated in Mr. Wilson's letter is not acceptable.

Continued.....



MUSTANG ACRES LTD. A MOBILE HOME PARK STORE & LAUNDROMAT

Located West of 59 Ave. & 68 St., Red Deer, Alberta

GENERAL OFFICE 5425 - 50 AVENUE
OFFICE PHONE (403) 347-7731

TELEX --- 038-319
Louis Janko; President and General Manager

Page Five.....

He states 1.56 acres being provided as excess reserve, then add to that 33 ft. street widening .89 acres add 20ft. utility lot .59 acres. Therefore the extra land required by the City is 1.56 plus 1.48 = 3.04 acres. We agree however to sell this land to the City for a price of 20,000.00 per acre=

60,800.00

Price arrived as follows:
Basic virgin land value 10,000.00 per acre.
Add City costs to bring land to serviced status.

121,015.00 City total
(8,208.00) Less Off Site Charge on 3.04 acres
112,807.00 ÷ (8.39 acres + 3.04 acres = 11.43 acres) = 9869.00
Per acres of City charges.
Therefore rounded to 20,000.00 per acre.

Summary

Amount owing to City as per forgoing.....	121,015.48
Less 3.04 acres at 20,000.00.....	<u>60,800.00</u>
Net amount due to City.....	60,215.48

In addition to the foregoing we have paid survey of all of 63 Ave. and 69 St. also street widening, street reserve and utility lot all being part of the City's 64 Ave. development. We cleared approximately 300 ft. X 66 ft. of 63 Ave. and 100ft. X 50 ft. of 69 St. This area was covered by a heavy stand of trees. During our construction we also removed top soil and roots then back filled with sand and clay making the road bed ready for continuation of construction. Basic levels and base preparation was done on approximately 1000ft. of 66 ft. width of 63 Ave. and approximately 200 ft. of 50 ft. width of 69 St.

Continued.....



MUSTANG ACRES LTD. A MOBILE HOME PARK STORE & LAUNDROMAT

Located West of 59 Ave. & 68 St., Red Deer, Alberta

GENERAL OFFICE 5425 - 50 AVENUE

OFFICE PHONE (403) 347-7731

TELEX --- 038-319

Louis Janko; President and General Manager

Page Six.....

Therefore we request a credit from the City towards street construction cost of the following:

A.	Legal survey of street as per City request.....	600.00
B.	Clearing of trees.....	1200.00
C.	Preparation of roadways.....	<u>4000.00</u>
	Total requested.....	5800.00

Please give this matter your earliest attention so that we can proceed with final construction of the proposed project as per plans and details attached.

Yours very truly,

Louis Janko
President
Mustang Acres Ltd.

LJ/caj

December 19th, 1975

TO: City Clerk

RE: MUSTANG ACRES LIMITED -
Your Memorandum of December 11th, 1975

The following comments are made as they relate to this department:-

1. Installment Payments

If City Council are in agreement to such an arrangement, we would suggest that the City Treasurer be authorized, in consultation with this office, to formalize such terms. Should agreement be not obtained with the developer, it could then be brought back to Council.

A second alternate would be for Council to set such terms.

2. Widening and Utility Lot Adjacent to 64 Avenue

It has been City policy to obtain the necessary road widenings, utility lots, etc., related to subdivisions. These areas are necessary for the provision of transportation routes and utility installations. This policy has been applied, where necessary, for all subdivisions, whether the lands are City or privately owned.

3. Legal Survey Costs

These costs are applicable to the respective subdivision. If the City incurs any legal survey costs, it has been the policy to charge the related subdivision and recover this cost.

4. Clearing of Trees

We did not have an opportunity to view the site prior to the clearing so we have no basis to assess the costs. A recommendation for a credit cannot be made. The current charges for roadway construction are applicable throughout the City. If adverse construction conditions are encountered, we would not require the developer to pay the extra costs. The existing site conditions are a basis from which we would work.

5. Preparation of Roadways

Sanitary sewer, drainage pipe, catch basins, water mains, hydrants, etc., will be installed, utilizing the road rights-of-way. Therefore, any improvements will be lost because of this underground construction.

RJM/jt

c.g. City Assessor
Planning Director
E. L. & P. Supt.
City Treasurer


R.J. MCGHEE, P. Eng.
City Engineer

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

TELEPHONE: 346-3394

P.O. BOX 5002
RED DEER, ALBERTA
T4N 5Y5RED DEER, ALBERTA
T4N 2N1

FILE No.

December 18, 1975

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

Re: Mustang Acres Ltd.The Design

The design appears to be in line with the proposed subdivision layout except for the dimension south of the school which should be 416.25 feet rather than 392 feet.

Public Reserve

The regulation covering public reserve is covered under the Planning Act and the Subdivision and Transfer Regulation, the excess reserve is 1.56 which the City is trying to acquire if suitable arrangements can be made. Otherwise, the size of the school should be reduced by that amount.

Road Widening and Utility Lot

Road widening, a utility lot, lane or street are necessary for access point and extension of utilities to the area. These areas will be taken out in favour of municipality in any public or private subdivision of land with no cost to the City.

Servicing, Drainage, etc.

Mr. Wilson will comment on these aspects of development.

Yours truly,


D. Rouhi, M.C.I.P.,
Senior Associate Planner

/mjw

cc: Mr. Wilson

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

December 15, 1975

TO: City Clerk R. Stollings
FROM: Fire Chief Wm. Thomlison

Re: Mustang Acres Ltd

On going through the plans and specifications for new lots at Mustang acres, we have no objection to any of it except that we must insist that hydrants are placed at the location where we have marked them in red with an X and a circle.

We have marked some of them in with an arrow and "or" location, the reason for this is we are not sure where the water mains are going to be. These hydrants must be installed, either by Mustang Acres or by the City, depending on whose property it is, as they are vitally needed for fire fighting purposes.

If you wish any further information, please contact me.



Wm. N. Thomlison,
FIRE CHIEF

WNT/cb

December 17, 1975

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER

RE: Extension to Mustang Acres

The Plans submitted for layout of lots, landscaping, fencing, play areas and storage areas will have to be submitted to Municipal Planning Commission for their approval.

We submitted a plan to Municipal Planning Commission on October 14, 1975 for approval. The commission advised Mr. Janko that they were not in a position to formally approve the application until all conditions of subdivision had been met.

We will re-submit the proposed design to the Committee as soon as the subdivision conditions have been met.

Yours truly,


G. K. JORGENSON
Development Officer

December 18, 1975

TO: CITY COUNCIL
FROM: CITY ASSESSOR

Re: Mustang Acres

With reference to Mr. L. Janko's letter of December 9th, 1975, may I submit the following observations for City Councils guidance.

(a) Copy of our letter of November 18, 1975.

Mustang Acres Limited
5425 50 Ave.
Red Deer, Alta.

Dear Sir;

Re: Proposed Subdivision
S.W. 1/4 Sec. 29-38-27-4
Lot 5, Plan 6562 E.T.

Further to our recent conversation respecting your application for subdivision, may I submit the following breakdown of charges, etc., for your consideration prior to forwarding same to City Council for ratification.

..... 2

November 18, 1975

Re: Mustang Acres - S.W. 29-38-27-W4

Page 1

1. Water, Sanitary Sewer & Storm Sewer Connections to be at current rates at time of application for same.

2. Off-Site Charges - (8.39 acres)

Trunk Storm Sewer	\$ 920.00	
Trunk Sanitary Sewer	\$ 520.00	
Major Thoroughfare	\$1,260.00	
	<u> </u>	
	\$2,700.00	Per Acre

Applicable Acreages

Lot 7A	-	1.28 ac.
Lot 8	-	2.47
Lot 6	-	4.64
		<u> </u>

8.39 @ \$2,700.00 per acre = \$22,653.00

3. On-Site Charges

Paved Road	\$26.20	
Monolithic Sidewalk	14.70	
Street Lighting)		N/C Sub Contracted
Underground Power)		N/C Sub Contracted
	<u> </u>	
	\$40.90	

Applicable Footage

Lot B	475.00'
Lot 7A	560.12'
Lot 6	643.38'
	<u> </u>

1,678.50' @ \$40.90 = \$68,650.65

4. On-Site Charges

Water Main	\$14.10
Sanitary Sewer	7.90
Storm Drainage	13.60
	<u> </u>
	\$35.60

Applicable Frontages

Lot B	475.00'
Lot B	227.00'
	<u> </u>

702.00' @ \$35.60 = \$24,991.20

Mustang Acres - S.W. 29-38-27-W4

5. Administration

\$11.00 per assessable foot	
702 @ \$11.00	\$7,722.00

6. Recreation

61 Units	
61 @ \$72.00 each unit	\$4,392.00

7. Summary of Cost

Off-Site	\$22,653.00
On-Site	68,650.65
On-Site	24,991.20
Administration	7,722.00
Recreation	4,392.00
	<u>\$128,408.85</u>

8. Public Reserve owing 3.90 acs.

Public Reserve provided

R-1	.36 ac.
R-1	.51 ac.
	4.59 school - recreation
	<u>5.46 ac.</u>

Extra Reserve	5.46
	<u>-3.90</u>

1.56 ac.

Satisfactory arrangements to be made with City Council respecting the 1.56 acres.

Mustang Acres - S.W. 29-38-27-W4

Page 3

9. Satisfactory arrangements to be made with City Council for an agreement for maintenance of your private services that will be located within the street right-of-ways.

10. Authorization from City Council to provide the necessary utility extension to service your proposal.

Would you please forward a price per acre for the extra land going to public reserve (Item 8) for City Council's consideration.

Should you have any questions pertaining to the above, please feel free to contact either Mr. McGhee or myself at your convenience.

Yours truly,



D.J. Wilson, A.M.A.A.
City Assessor.

DJW/cg

cc: R. McGhee, City Engineer ✓
R. Watson, E.L. & P. Supt.
D. Rouhi, Assoc. Planner

To: City Council
 RE: Mustang Acres

(4)

December 17/75

- (b) Offsite charges of \$2700.00 per acre approved City Council, January 6, 1975.
- (c) Arrangement for street lighting and underground power is to be made with R.M. Watson, E.L. & P. Superintendent, prices not quoted in our letter of November 18, 1975.
- (d) Administration charges were instituted in 1974. The City Treasurer made a detailed report in 1975 part of which stated the following:-

"That City of Red Deer has been committing itself to substantial development of residential and industrial subdivisions over the next few years. This increasing committment has required a review of our cost allocation system to ensure subdivisions are being charged a reasonable share of administration and short term financing costs."

On the basis at the review of budget discussions, City Council approved the existing rate of \$11.00 per assessable foot.

- (e) Recreation Levy
 The following resolution was passed by City Council January 20, 1975.

"RESOLVED, that Council of the City of Red Deer agree the Recreation Charge for the area known as Normandeau and the area known as North Red Deer (North of 67 Street and West of 59 Avenue) be as follows:

- (1) That the undeveloped land in the areas above described that is either city owned or 5 acres or more in size be assessed a recreation charge of \$72.00 per dwelling unit, as a condition of subdivision.

To : City Council
 RE: Mustang Acres

(5)

December 17/75

- (2) That the new mobile home park development charge be based on \$36.00 per dwelling unit.
- (3) That the Community be required to provide tennis courts from their own funds.

and as submitted to Council, January 20, 1975."

(f) Installment Payments

Present policy requires full payment of services and recreation prior to the survey linen being forwarded to Edmonton for registration. If payments are to be deferred, the accounts and dates should be to the City Treasurer and City Engineer's satisfaction.

(g) Public Reserve

The matter of public reserve is governed by the Subdivision and Transfer regulations and I assume the planning commission will be supplying this portion of Mr. Janko's letter.

- (h) The reserve quote in my letter of November 18, 1975 indicated an excess of 1.56 acres

The City of Red Deer and the Red Deer Public School Board agreed in 1973 to acquire lot 5, plan 6562 E.T. (2.07 acres) for the sum of \$15,000.00. This land was to form part of the school and recreation site when and if the balance of the lands were obtained from Mustang Acres. The proposed plan indicates a schoold and recreation site of 6.75 acres which includes the 1.56 acres excess to the public reserve requirements. I am of the opinion that the price indicated by Mr. Janko is unrealistic and would recommend that if a suitable price can not be negotiated that the site be reduced to 5.19 acres.

To: City Council
RE: Mustang Acres

(6)

December 17/75

Recommend City Council approve the rates and conditions of my letter of November 18, 1975.



D.J. WILSON,
City Assessor

c.c. R. McGhee
D. Rouhi
R. Watson

Mayor's Comments

Concur with the observations of the administration and recommend no change in prepayment of service and recreation charges. Council will recall a similar application was denied at a recent meeting of Council. Capital financing of private enterprise should not be a responsibility of the City.

"R.N. MCGREGOR"
Mayor

Parkland Humane S. P. C. A.

P.O. Box PET

Red Deer, Alberta, Canada T4N 5H3

December 3, 1975

Mayor McGregor
Members of City Council
City Hall
Red Deer, Alberta

Dear Sirs:

The Parkland Humane S.P.C.A. desire your assistance in either locating suitable shelter facilities and/or financial assistance in the construction of a shelter.

It has been aptly said that the first S.P.C.A. was Noahs' Ark. Since Noahs' time the domestic animal population has grown to a point where it is completely out of control. It is we humans who are responsible for this situation, and it is we humans who must make the necessary corrections. The present pet problems in Red Deer show clearly that the S.P.C.A. is badly needed.

Since the end of July, 1975, our Society has placed nearly fifty animals in new homes (the majority of which being cats), returned numerous pets to their owners and answered calls concerning distressed animals. These services were provided without shelter facilities and proper equipment, with a great deal of difficulty. Needless to say, if shelter facilities were available, far more cases could have been cared for.

Once facilities are available and operational, the Parkland Humane S.P.C.A. hopes to present an extensive program on educating the general public on the proper care of pets. Spaying and neutering would be strongly stressed in this program.

Our program would also be presented to the schools with hopes of assisting teachers and students in realizing their responsibilities and the special problems created by pets in the classroom as well as at home.

Since our formation, many problems have been presented to us, many of a cruel nature, that would seem to necessitate the need for an S.P.C.A. Special Constable in the Red Deer area.

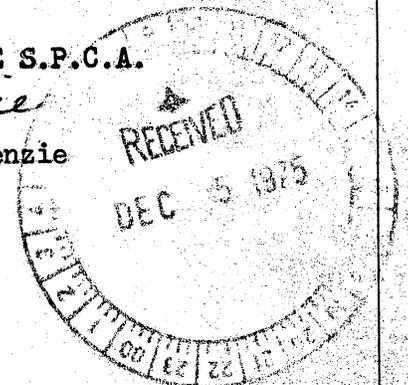
The present membership in the Parkland S.P.C.A. is 120. It is hoped that 1976 will bring a marked increase in this number.

At the present time we are looking ahead to the pet population explosion in the Red Deer area, 20 years from now. It has been estimated that one cat, should all her offspring survive, would re-produce 84,000,000 cats in a ten year period. I am sure that you will find this as horrifying as we do.

As you can see by some of the facts presented here, it is time for an active S.P.C.A. in Red Deer. However, until such time as shelter facilities are found, our work is seriously hampered.

Yours truly,
PARKLAND HUMANE S.P.C.A.

Janet McKenzie
Mrs. Janet McKenzie
Secretary



December 16, 1975

TO: MAYOR

FROM: BUILDING INSPECTOR

RE: S.P.C.A. Request for assistance in providing
an animal shelter

The S.P.C.A. does provide a type of service in a community that cannot be provided to the satisfaction of a segment of the population by a City Pound.

There are many persons who are not in agreement with methods used in disposing of unwanted or uncared for pets by a City Pound. These persons have a variety of methods that they would like to see implement that cannot be totally integrated with a pound, however, can be implemented with a compromise in a privately funded society such as S.P.C.A. Our bylaw provides for control and disposition of dogs but does not provide for cats. S.P.C.A. can and does look after the unwanted cats.

The following information is being included in this report to provide you with an understanding of our operation so that in meeting with S.P.C.A. you will be able to judge their request in light of what is being provided from the tax dollar.

Some of the concerns expressed by people about city pounds methods of operation are real and some are unfounded in our particular case. These concerns do have a bearing on the founding of S.P.C.A. branches and are as follows:-

- 1) use of unwanted pets by the university
- 2) placing of dead carcasses in a sanitary land fill site
- 3) mistreatment of impounded animals
- 4) having to make private arrangements for cats
- 5) handling of injured animals.

These five items are the major concerns that have been expressed to me regarding the operation of a pound and there are probably many minor concerns that I have not personally encountered.

I believe that our contractor has one of the finest pound facilities in the province. His methods of operating and disposing of animals does partially cover the concerns expressed and is not probably widely known.

The pound is being operated in conjunction with a boarding kennel and animal care salon - hair clipping etc. The people employed have a genuine concern over proper housing, feeding, cleanliness, health and disposition of animals being housed whether they are impounded or boarded.

Regarding items 1 - 5 listed above I will comment on each point

- (1) The disposition of animals that are not claimed or sold is covered by the universities act. They have first claim on number and size. The pound keeper receives \$5.00 per animal taken. These monies just cover the cost of housing and feeding. The city should not get involved in providing housing, care and feeding of animals for the purpose of selling to avoid delivery to the university.
- (2) The placing of dead animals in a sanitary land fill is the least expensive of the alternate of providing and burying in a pet cemetery.
- (3) Mistreatment of impounded animals. This is unfounded. A visit to our pound would show people the attention given to all animals by their response to the presence of the staff.
- (4) The City is not in a position to control cats and the Poundkeeper has elected to carry on the service to the public at a very nominal fee which covers feeding or disposal costs. I do not believe the city should get involved without being covered by a bylaw.
- (5) Handling of injured animals. We place a nominal amount in the budget to provide veterinarian services for injured dogs. I recently signed a request for payments to a vet to cover his services for three injured dogs picked up on the streets. We do our best to have these dogs given proper care. This fact is probably not known.

The Poundkeeper has a policy in selling of Impounded Dogs. Wherever possible these dogs are sold out of the City. The reason is that these dogs have a tendency to run at large and to just sell them will probably result in having them run at large and be picked up again.

I am enclosing our animal control sheet up to the end of

November 1975.

October

In conclusion although I do think there maybe a need for a S.P.C.A. organization that will serve the City of Red Deer and smaller communities in the surrounding area (Sylvan Lake, Blackfalds, Penhold Air Base and Penhold Town). I question that the tax dollar should be spent in providing facilities for a private group.

Yours truly,

G. K. JORGENSEN
Development Officer

Alberta Animal Control Report

Alberta Animal Control provides the following services to the City of Red Deer:

- (1) Enforces the dog control bylaw (picking up stray or any other dog running at large.
- (2) Apprehending of domestic animals such as horse, cows, pigs, etc.
- (3) Picking up all wounded and dead dogs and cats on city property, on a 24 hour basis 7 days a week.
- (4) Investigates all complaints such as biting dogs, barking dogs, animals in distress.
- (5) Trapping of pest (skunks, muskrats, etc.)

These above services are required in our contract with the City of Red Deer.

The following services are provided by Alberta Animal Control which are not financially supported by the City.

- 1) Residents of the City of Red Deer can bring their unwanted dog or litter of dogs to our shelter at no charge. Residents outside the City are charged \$3.00 per dog.
- 2) Residents of the City of Red Deer can bring there unwanted cats or stray cats to our shelter for which they are charged \$1.00 per cat. This amount is the same for a resident outside the City.
- 3) We have a service for lost dogs and cats which is used quite extensive, and successful.

Alberta Animal Control handles in excess of 200 animals a month which have been brought to our shelter. Not all of these animals come from the City of Red Deer, but also from outlaying areas. Through the years our shelter has become well known by residents of Central Alberta. A home is found for most of these animals and the small percentage which is unsuccessful in finding a home are put to sleep in a humane manner.

This service is financially self-supporting, because the new pet owners pay a fee when acquiring an animal. When we started this service, we gave the animals away at no charge, but soon found out that if people do not make a small investment in there new pet, they would not take care of it.

To handle all these animals we have built this year a brand new kennel which is 3250 sq. ft. in size. It is one of the most modern kennels in Alberta and can handle 80 animals at one time. In order to look after all these animals and extra work, we have 2 fulltime staff and 2 part time staff.

Mayor's Comments

I concur with the concluding remarks of the Development Officer and in particular the matter of whether or not City tax dollars should be spent on providing assistance to a private organization when in fact many of the programs and facilities being offered by the Humane Society are currently being provided by the City and Alberta Animal Control. As Council are aware, Alberta Animal Control have recently constructed new kennels which are among the most modern in Alberta. In addition, the City are contributing approximately \$20,500. (1975) for Animal Control which is not strictly limited to dog control only.

Recommend the S.P.C.A. be encouraged to develop their facilities through use of private funds.

"R.N. McGREGOR"
Mayor

PETITIONS AND DELEGATIONSNO. 1

TO: CITY COUNCIL

FROM: CITY CLERK

The following petition has been received from the residents of the West Park Subdivision and Riverview Park.

WEST PARK PETITION

"The undersigned citizens of West Park in the City of Red Deer hereby petition the City Council of Red Deer to install traffic lights on the hazardous intersection of 43 Street and 55 Avenue."

The above petition has been signed by 335 residents of the West Park Area including a few of the residents in the Riverview Park Area.

R. STOLLINGS
City Clerk

December 15th, 1975

TO: City Clerk

RE: PETITION FOR TRAFFIC LIGHTS -
43 STREET and 55 AVENUE INTERSECTION

To assist City Council in evaluating the petitioners' request, we have attached a copy of this department's comments to Mayor R. McGregor.

We have no further comments at this time.

This particular intersection has been discussed by the Traffic Advisory Committee, which has also received copies of this report.



R.J. MCGHEE, P. Eng.
City Engineer

RJM/jt

Attachs.

September 24th, 1975

TO: Mayor R. McGregor
FROM: City Engineer

INTERSECTION ANALYSIS -
55 AVENUE and 43 STREET
WEST PARK

- Reference: A. Letter from S.D. Fraser, Pastor, Parkland Christian Church, April 23rd, 1975.
B. Letter from Mrs. E. Carr dated April 2nd, 1975.
C. Uniform Traffic Control Devices for Canada.
D. Warrants for School and Pedestrian Crossings.

With the increase of traffic on 55 Avenue attributable to the enlarged area of the West Park Subdivision, some persons have expressed concern that existing stop signs are not sufficient to control traffic at the intersection of 55 Avenue and 43 Street, south of the 45 Street Overpass. Several calls and three written requests for changes at this intersection have been received in the past six months. The suggestions have ranged from installing full traffic signal system to suspending a flashing light over the intersection.

To measure the degree of traffic control required at this intersection, we examined the following factors:-

- a. Physical characteristics of the intersection;
- b. Traffic volumes;
- c. Pedestrian volume and delay;
- d. Traffic speeds; and
- e. Collision record.

Physical Characteristics

The general layout of the intersection appears in Annex "A". To the south, 55 Avenue ascends a 3.5 percent grade followed by a 9 percent grade; to the west 43 Street climbs a 5.5 percent grade; the east approach connects to the 54 Avenue truck route; and the north approach joins the 45 Street Overpass. The west leg of 43 Street leads to Highway 2.

Stop signs are installed on 43 Street. A turning bay allows traffic proceeding south on 55 Avenue to swing west to 43 Street.

Icing conditions have been noted on both hills, and both have been assigned a high priority for snow removal and salting.

Sight distances are excellent in three directions. The boat manufacturing concern on the parcel north-east of the intersection recently fenced their storage yard, and discontinued parking vehicles and equipment where they might have obscured the view of westbound drivers.

(Continued.....)



Mayor McGregor

- 2 -

September 24th, 1975

Traffic Volumes

Traffic volumes are sampled annually in the vicinity of this intersection. A special intersection count was carried out in August 1975 to examine turning and through movements.

For an approximate idea of the trends in traffic volume, we examined peak hour counts from the 45 Street Overpass and from 43 Street.

T.1 OBSERVED PEAK HOUR VOLUMES - 45 STREET OVERPASS

<u>TIME</u>	<u>1972*</u>	<u>1973*</u>	<u>1974</u>	<u>1975</u>
7:00 - 8:00 A.M.	359	376	401	590
8:00 - 9:00 A.M.	454	410	480	560
11:00 - 12:00 Noon	475	522	511	737
12:00 - 1:00 P.M.	594	616	596	736
1:00 - 2:00 P.M.	525	559	555	689
4:00 - 5:00 P.M.	693	636	721	1,004
5:00 - 6:00 P.M.	588	641	612	551

* 5 day average

T.2 OBSERVED PEAK HOUR VOLUMES - 43 STREET WEST OF 55 AVENUE

<u>TIME</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>
7:00 - 8:00 A.M.	184	174	308	288
8:00 - 9:00 A.M.	159	166	253	309
11:00 - 12:00 Noon	274	248	331	248
12:00 - 1:00 P.M.	301	274	316	394
1:00 - 2:00 P.M.	276	245	257	339
4:00 - 5:00 P.M.	328	337	478	490
5:00 - 6:00 P.M.	337	295	348	480

T.3 APPROACH VOLUMES DURING AFTERNOON PEAK HOURS

<u>TIME</u>	<u>ROUTE</u>	<u>VOLUME</u>	<u>PERCENT</u>
4:00 - 5:00 P.M.	43 Street Westbound	181	32
4:00 - 5:00 P.M.	55 Avenue Southbound	388	68

(Continued.....)

Mayor McGregor

- 3 -

September 24th, 1975

Peak hour volumes on both 55 Avenue and 43 Street have increased with the extension of West Park. A comparison of the very limited samples we have taken suggests a traffic increase of 25 percent during peak hours on 55 Avenue and 10 percent during peak hours on 43 Street. Notwithstanding these increases, traffic was observed to flow smoothly on the day of the study. Traffic on 55 Avenue moved smoothly with no delay. Some vehicles moving into the intersection from 43 Street experienced maximum delays of 30 seconds at the stop signs. Turning movements from west to north were delayed a maximum of 60 seconds at peak hours.

The observed performance of the intersection was good. The limited delay experienced by vehicles at the stop signs indicates that traffic gaps are relatively plentiful, and with approximately two cars approaching on 55 Avenue to every car on 43 Street, it would appear that the existing control, from traffic volume considerations, is logical and correct.

Pedestrian Volumes

On the day of observation, pedestrians experienced no difficulty in crossing the intersection, even during peak traffic flows. Many pedestrians jay-walked prior to reaching the intersection. Pedestrian crossings at the authorized point were recorded, as follows:-

T.4 OBSERVED PEDESTRIAN DELAY - 43 STREET and 55 AVENUE		
<u>TIME</u>	<u>NO. OF PEDESTRIANS</u>	<u>DELAY EXPERIENCED BEFORE SAFE CROSSING</u>
7:00 - 8:00 A.M.	3	0 seconds
8:00 - 9:00 A.M.	3	0 seconds
11:00 - 12:00 Noon	7	0 seconds
12:00 - 1:00 P.M.	(5	0 seconds)
	(2	60 seconds)
1:00 - 2:00 P.M.	14	0 seconds
4:00 - 5:00 P.M.	9	0 seconds
5:00 - 6:00 P.M.	(5	0 seconds)
	(1	60 seconds)

Traffic Speeds

During peak hours of travel, the speeds of 505 vehicles on 55 Avenue were measured by radar. Approximately 55 percent of the vehicles travelled at 30 miles per hour or less: about 90 percent of the vehicles travelled at 35 miles per hour or less, and the highest record speed was 41 miles per hour. The most common speed was exactly 30 miles per hour. A speed distribution worksheet is attached as Annex "B".

(Continued.....)

Mayor McGregor

- 4 -

September 24th, 1975

Collision Record

The performance of this intersection from a safety viewpoint was measured from records of reported collisions involving damage exceeding \$200. Owing to increased costs of collision repair, more and more incidents become "reportable" despite the relatively minor nature of the damage. Despite this inflation factor, the accident rate at this intersection is very low. Tabulations of collision factors are attached as Annex "C".

T.5 COLLISION SUMMARY - 55 AVENUE and 43 STREET			
<u>YEAR</u>	<u>NUMBER OF COLLISIONS</u>	<u>NUMBER OF INJURIES</u>	<u>NUMBER OF FATALITIES</u>
1969	1	0	0
1970	5	0	0
1971	6	0	0
1972	6	0	0
1973	0	0	0
1974	1	1	0
1975 (June)	9	0	1

An examination of the collision factors report shows that:-

- most collisions occurred under clear daylight conditions;
- road conditions were dry, rated as good;
- most drivers were apparently in normal condition; and
- vehicle condition was generally good.

However, eleven vehicles entered the intersection while it was unsafe to do so. Twelve drivers failed to yield the right-of-way. In only one recorded case did a driver ignore the stop signs and cause a collision. This suggests that some collisions may be attributable to driver error, e.g. entering when it is unsafe to do so, but that few were caused by failure to observe existing signs.

Discussion

In view of the increase in traffic, the increase in the number of collisions, and the concern of several local residents, several alternatives should be examined.

- A. The intersection could be left in its present configuration;
- B. Some minor changes could be made to signing, street lighting, or sight distances to correct current deficiencies, if any; or
- C. Traffic signals could be installed.

(Continued.....)

Background

Any changes should be considered with respect to the future role of the intersection. The current Seven Year Plan envisages the extension of the 54 Avenue truck route to 32 Street in 1979. We would further anticipate that an interchange with 32 Street and Highway 2 would be constructed, and that the present access of Cronquist Drive to the Highway would be permanently closed. Heavy traffic and cross traffic to the highway will therefore be removed in the foreseeable future.

Traffic signals are intended to apportion the right-of-way among conflicting streams of traffic. Our surveys indicate that much more traffic uses 55 Avenue than 43 Street, and that delays at the stop signs on 43 Street even during the heaviest peak hours are not lengthy. A fixed time signal would not only delay all the southbound traffic on 55 Avenue, but could actually extend the delay to vehicles on 43 Street by denying them the opportunity to use the existing gaps in the 55 Avenue traffic stream.

Although it might be argued that stop signs are "dangerous" because of the possibility of vehicles proceeding into the intersection without stopping, the physical characteristics of this intersection might create much more serious hazards if traffic signals were installed. The grades on the south approach of 55 Avenue and on the west approach of 43 Street are steep enough that unexpected signal changes might force some drivers into heavy braking, skidding and possible loss of control under winter driving conditions. Vehicles stopped at the bottom of the hill might find it difficult to ascend 55 Avenue from a standing start. At the present time, drivers on 43 Street are warned by a "stop ahead" sign that they must exercise caution in descending the hill.

The Uniform Traffic Devices for Canada Manual provides a method to evaluate requests for signalization based on vehicle volumes and the collision record. Using this nationally accepted guideline, no traffic signals are warranted at this intersection at this time.

Recent changes in outside storage facilities near the intersection have improved sight distances from 43 Street to the north. This may reduce the incidence of "entering unsafe" collisions.

Minor changes to any intersection facilities should be examined by the criterion of "cost effectiveness". Since most collisions at this location occurred under good lighting conditions, and dry pavement conditions, it may not be justifiable to make improvements to lighting on roads when funds are required to remedy other, more pressing problems. The collision record indicates that a primary cause of collisions at this location is driver error in entering the intersection when it is unsafe to do so. Flashing lights, advance warning signs or other additions would not address this problem.

In view of the 55 Avenue and 43 Street road grades, the current traffic volumes, the collision record, and the observed performance of the intersection, no changes are recommended at this time. We strongly recommend

(Continued.....)

Mayor McGregor

- 6 -

September 24th, 1975

adherence to the guidelines of the Uniform Traffic Control Devices of Canada, which, in this case, suggests that signals are not warranted at this location. We would review the vehicle volumes and safety record at regular intervals, reporting on any significant changes, and look for long term, significant improvement when the truck route is extended and the Cronquist Drive access to Highway 2 is closed.



R.J. MCGHEE, P. Eng.
City Engineer

Annex "A" - Intersection Detail
Annex "B" - Vehicle Speeds
Annex "C" - Collision Characteristics

NWN/jt

c.c.

E. L. & P. Superintendent
General Public Works Superintendent
R.C.M.P.
Transit Superintendent
Bylaw Enforcement Officer

127.

THE CITY OF RED DEER
INTERSECTION
DETAIL
55th AVE. & 43rd STR.
SCALE: 1" = 30'
DATE: SEPT 1975
DRAWN BY: M.F.
PROJECT NO.



43rd STREET

AVENUE

55th

STOP

O H.P.

O L.S. STOP

O H.P.

O L.S.

O H.P.

O H.P.

O H.P.

LEGEND:
O L.S. LIGHT STANDARD
O H.P. HYDRO POLE
▲ SIGNS
— GUIDE WIRES

SPEED IN MILES PER HOUR	7:45 A.M. to 8:30 A.M.	11:45 A.M. to 1:30 P.M.	4:30 P.M. to 5:30 P.M.		
	No of VEHICLES	No of VEHICLES	No of VEHICLES	UNDER 30	UNDER 35
10					
11		1			
12					
13					
14					
15					
16					
17					
18					
19		1			
20		4	2		
21		2	1		
22		3	1		
23	1	1			
24	4	11	5		
25	5	19	4		
26	3	18	4		
27	1	15	10		
28	7	25	16		
29	3	19	18		
30	17	42	28		
31	1	25	9		
32	7	22	11		
33	7	21	8		
34	6	23	9		
35	3	11	7		
36	2	11	3		
37	1	2	2		
38		5	6		
39	1	5	2		
40		3			
41		1			
42					
43					
44					
45			1		
TOTAL No. OF VEHICLES	69	289	147		

	UNDER 30	UNDER 35
7:45 A.M. to 8:30 A.M.	59%	94%
11:45 A.M. to 1:30 P.M.	55%	71%
4:30 P.M. to 5:30 P.M.	61%	90%

WEATHER CONDITIONS

	1969	1970	1971	1972	1973	1974	1975
(1) Clear		4	3	4		1	9
(2) Cloudy	1		1	1			
(3) Fog or Mist							
(4) Dust or Smoke							
(5) Rain		1					
(6) Snow or Sleet			2	1			
(7) Not Known							

LIGHT CONDITIONS

	1969	1970	1971	1972	1973	1974	1975
(1) Daylight		4	6	5		1	8
(2) Dusk	1						1
(3) Dawn							
(4) Darkness with Road Not Lighted							
(5) Darkness with Road Lighted . . .		1		1			1
(6) Glare (Sun)							
(7) Not Known							

ROAD CONDITIONS

	1969	1970	1971	1972	1973	1974	1975
(1) Good	1	5	6	6		1	9
(2) Defective							
(3) Under Repair							
(4) Under Construction							
(5) Obstruction Not Lighted							
(6) Obstruction Lighted							
(7) Not Known							

ROAD SURFACE

	1969	1970	1971	1972	1973	1974	1975
(1) Dry		3	2	4		1	3
(2) Wet		1	2				2
(3) Muddy							
(4) Snowy		1	2	1			
(5) Icy	1			1			4
(6) Loose Sand or Gravel							
(7) Oily							
(8) Not Known							

TYPE OF ACCIDENT

	1969	1970	1971	1972	1973	1974	1975
(1) Through the Light							
(2) Out of Control	1	1		1			3
(3) Left Turn Unsafe							1
(4) Enter Unsafe		3	3	3		1	1
(5) Rear End			2	2			2
(6) Lane Change			1				1
(7) Careless		1					1

CONDITION OF DRIVER

	1969	1970	1971	1972	1973	1974	1975
(A) Apparently Normal		5	11	6		2	14
(B) Extreme Fatigue							
(C) Physical Defect - Eye							1
(D) Physical Defect - Ear							
(E) Physical Defect - Other							1
(F) Confused by Traffic							3
(G) Ability Impaired by Alcohol		2	1				
(H) Ability Impaired by Drugs							
(J) Had Been Drinking	1	1		3			5
(K) Not Known							1

CONDITION OF VEHICLE

	1969	1970	1971	1972	1973	1974	1975
(A) Apparently Good	1	7	12	9		2	17
(B) No chains or snow tires - Slippery Roads							
(C) Brakes Defective							
(D) Steering Mechanism Defect							
(E) Puncture or Blow Out							
(F) Glaring Headlights							
(G) Headlights Dim							
(H) Headlights Out (Both)							
(J) Headlight Out (One)							
(K) Tail Light Out or Obscured		1					
(L) Other Defects							
(M) Not Known							1

DRIVER ACTION

	1969	1970	1971	1972	1973	1974	1975
(A) No Known Infraction	1		2	2		1	7
(B) Drove Off Highway							
(C) Failed to Yield Right-of-way		3	4	1		1	3
(D) Following Too Closely							1
(E) On Wrong Side of Road							
(F) Failed to Signal							
(G) Through Street Did Not Stop			1				
(H) Speed Too High for Conditions			1	1			3
(J) Hit & Run (Apprehended)							
(K) Hit & Run (Not Apprehended)		1					1
(L) View Obstructed							
(M) Careless Driving		1		1			1
(N) Cutting In							
(P) Car Ran Away				1			1
(R) Improper Passing Curve or Hill							
(S) Passing on Wrong Side							
(T) Improper Passing @ Intersection							
(U) Improper Left Turn Cutting Corner							
(V) Parked Illegally							
(W) Driver Lost Control							1
(X) Not Known				1			1



"K" Division

YOUR NO.
VOTRE NOOUR NO.
NOTRE NORed Deer City Detachment,
Box 533,
Red Deer, Alberta.
T4N 5G1

December 15th, 1975.

TO: R. Stollings,
City Clerk

FROM: Inspector C.C. Coutts

RE: Petition for Traffic Lights
43rd Street & 55th Avenue

In reference to your memorandum, dated 12 DEC 75, please be advised that it is felt that this intersection is one of the more hazardous in the City.

During the past year, besides one fatality, thirteen other accidents have occurred at this intersection and out of these thirteen, three were injury accidents.

It is felt that with the increased traffic flow in this area, some type of traffic lights should be installed, even just a flashing red and yellow light might suffice.

C.C. Coutts
(C.C. Coutts) Insp.,
Officer i/c Red Deer City Detachment.

Investigator:
Cpl. D.G. Harrison.

:jeo.

MAYOR's comments: We concur with the recommendations of the City Engineer and as the petitioners have not seen this report at this time, would suggest that same be made available to them at Council prior to discussion. I have some concerns as to the ability of traffic being able to negotiate a safe stop from the south during winter months.

"R. N. MCGREGOR"
Mayor

Bylaw No. 2011/W-75

Being a Bylaw to amend Bylaw No. 2011, as amended, being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-187 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1975.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1975.

Bylaw No. 2011/X-75

Being a Bylaw to amend Bylaw No. 2011 as amended, being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map No. A-188 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 1975.

READ A SECOND TIME IN OPEN COUNCIL this day of 1976.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of
1976.

MAYOR

CITY CLERK

BYLAW NO. 2011/BB-75

Being a Bylaw to amend Bylaw No. 2011 as amended,
being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) Bylaw No. 2011, as amended is further amended as hereinafter set out.
- (2) Table E of Bylaw No. 2011 is amended by deleting under the column headed "Minimum Number of parking spaces" R2 and R3 and substituting the following:

<u>ZONE</u>	<u>MINIMUM NUMBER OF PARKING SPACES</u>
<u>R2</u>	
Single Family	one per dwelling unit
Semi-detached	one per dwelling unit
Duplex	one per dwelling unit
Triplex	one and one-third per dwelling unit
Row Houses	one and one-half per dwelling unit
Apartments	one and one-half per dwelling unit
<u>R3B</u>	
Semi-detached	one per dwelling unit
Duplex	one per dwelling unit
Triplex	one and one-third per dwelling unit
Row Houses	one and one-half per dwelling unit
Apartments	one and one-half per dwelling unit
<u>R3A</u>	one per dwelling unit

- (3) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 1975.

READ A SECOND TIME IN OPEN COUNCIL this day of 1976.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of
1976.

MAYOR

CITY CLERK

BYLAW NO. 2011/CC-75

Being a Bylaw to amend Bylaw No. 2011 as amended, being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) Bylaw No. 2011, as amended, is further amended as hereinafter set out.
- (2) Table B of Bylaw No. 2011 is amended by adding under the column headed "Maximum Height" and opposite "C.3 Zone", "C.4 Zone", "C.5 Zone" and "C.6 Zone" the words, "Unless otherwise approved by the Municipal Planning Commission".
- (3) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 1975.

READ A SECOND TIME IN OPEN COUNCIL this day of 1976.

READ A THIRD TIME AND FINALLY PASSED this day of
1976.

MAYOR

CITY CLERK

BYLAW NO. 2085/Q-75

Being a Bylaw to amend Bylaw No. 2085 as amended, being the Electric Utility Bylaw.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER ENACT AS FOLLOWS:

- (1) Effective January 1st, 1976 Schedule A of Bylaw 2085 is repealed in its entirety and the attached Schedules A are substituted therefor.
- (2) This bylaw shall become effective on the dates indicated on Schedules "A" hereto attached and which Schedules form part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1975.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1975.

MAYOR

CITY CLERK

SCHEDULE "A"

BY-LAW #2085

For all Billings
Issued after
Effective January 1, 1976

ELECTRIC LIGHT AND POWER RATES

General:

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

Where service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. Domestic Rate:

Applies to one family, dwelling units having a separate meter

0 to 25 KWH per month --- \$2.70

Next 125 KWH per month @ 3.5¢ per KWH

All over 150 KWH per month @ 1.6¢ per KWH

Minimum Charge \$2.70 per month

Discount 10% for bills paid within ten days of issue

62. Revenue Producing House Rate:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month ---- \$2.70

All over 25 KWH per month @ 3.5¢ per KWH

Minimum Charge \$2.70 per month

Discount 10% for bills paid within ten days of issue

SCHEDULE "A"

BY-LAW #2085

For All Billings

Issued After

Effective January 1, 1976

ELECTRIC LIGHT AND POWER RATES

63. Commercial Rate - Section 1:

Applies to commercial, business, industrial and most other non-dwelling type installations plus the "house lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;
or 240 volts, three phase, 3 wire;
or 208Y/120 Volts, three phase, 4 wire.

0 to 25 KWH per month ----- \$3.00

Next 425 KWH per month @ 7.0¢ per KWH

Next 1575 KWH per month @ 3.8¢ per KWH

Next 5100 KWH per month @ 1.9¢ per KWH

Minimum Charge \$3.00 per month

Discount 10% for bills paid within ten days of issue

64. Commercial Rate - Section 2:

Applies to commercial and industrial installations where service is taken at the voltages listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month.

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 Hours x KVA of Demand @ 6.0¢ per KVAH

Next 20 Hours x KVA of Demand @ 4.0¢ per KVAH

All additional KWH per month @ 1.8¢ per KWH

Minimum Charge will be the greater of:

50 KVA and 7125 ----- \$192.25 per month

or \$2.75 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

76. Primary Rate - Section 1:

Applies where customer has supplied all transformers, switchgear etc.; service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.0¢ per KVAH

Next 20 Hours x KVA of Demand @ 3.0¢ per KVAH

All additional KWH per month @ 1.6¢ per KWH

Minimum Charge will be the greater of:

100KVA and 7125 KWH ----- \$230.00 per month

or \$2.50 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued: After
Effective January 1, 1976

ELECTRIC LIGHT AND POWER RATES

77. Primary Rate - Section 2:

Applies where 23,900 volts is available and customer has supplied all transformers, switchgear etc.; service is taken at 23,900 volts, balanced three phase; and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.0¢ per KVAH

Next 20 Hours x KVA of Demand @ 3.0¢ per KVAH

All additional KWH per month @ 1.5¢ per KWH

Minimum Charge will be the greater of :

300 KVA and 7125 KWH ----- \$393.75

or \$2.50 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

78. Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at the voltages listed for rate 63; and where the demand is not less than 50 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours xKVA of Demand @ 5.3¢ per KVAH

Next 50 Hours x KVA of Demand @2.0¢ per KVAH

All additional KWH per month @ 1.4¢ per KWH

Minimum Charge will be the greater of:

50 KVA and 7125 KWH ----- \$163.50 per month

or \$1.75 per KVA of Demand per month

No Discount is allowed

79. Primary Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at 4160 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours x KVA of Demand @ 3.2¢ per KVAH

Next 25 Hours x KVA of Demand @ 1.9¢ per KVAH

All additional KWH per month @ 1.2¢ Per KWH

Minimum Charge will be the greater of:

100 KVA and 7125 KWH ----- \$153.00

or \$1.75 per KVA of Demand per month

No Discount is allowed.

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective July 1, 1976

ELECTRIC LIGHT AND POWER RATES

General:

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

Where service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. Domestic Rate:

Applies to one family, dwelling units having a separate meter

0 to 25 KWH per month	-----	\$2.80
Next 125 KWH per month	@ 3.6¢ per KWH	
All over 150 KWH per month	@ 1.7¢ per KWH	

Minimum Charge \$2.80 per month

Discount 10% for bills paid with in ten days of issue

62. Revenue Producing House Rate:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month	----	\$2.80
All over 25 KWH per month	@ 3.6¢ per KWH	

Minimum Charge \$2.80 per month

Discount 10% for bills paid within ten days of issue

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective July 1, 1976

ELECTRIC LIGHT AND POWER RATES

63. Commercial Rate - Section 1:

Applies to commercial, business, industrial and most other non-dwelling type installations plus the "house lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;
or 240 volts, three phase, 3 wire;
or 208Y/120 volts, three phase, 4 wire;

0 to 25 KWH per month ----- \$3.20
Next 425 KWH per month @ 7.4¢ per KWH
Next 1575 KWH per month @ 4.0¢ per KWH
Next 5100 KWH per month @ 2.0¢ per KWH

Minimum Charge \$3.20 per month
Discount 10% for bills paid within ten days of issue

64. Commercial Rate - Section 2:

Applies to commercial and industrial installations where service is taken at the voltages listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month.

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 Hours x KVA of Demand @ 6.4¢ per KVAH
Next 20 Hours x KVA of Demand @ 4.2¢ per KVAH
All additional KWH per month @ 1.9¢ per KWH

Minimum Charge will be the greater of:
50 KVA and 7125 KWH ----- \$203.38 per month
or \$3.00 per KVA of Demand per month
Discount 10% for bills paid within ten days of issue

76. Primary Rate - Section 1:

Applies where customer has supplied all transformers, switchgear etc.; service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.4¢ per KVAH
Next 20 Hours x KVA of Demand @ 3.2¢ per KVAH
All additional KWH per month @ 1.7¢ per KWH

Minimum Charge will be the greater of:
100 KVA and 7125 KWH --- \$245.13 per month
or \$2.75 per KVA of Demand per month
Discount 10% for bills paid within ten days of issue.

SCHEDULE "A"

BY-LAW #2085

For All Billings
Issued After
Effective July 1, 1976

ELECTRIC LIGHT AND POWER RATES

77. Primary Rate - Section 2:

Applies where 23,900 volts is available and customer has supplied all transformers, switchgear etc.; service is taken at 23,900 volts, balanced three phase; and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 Hours x KVA of Demand @ 6.4¢ per KVAH

Next 20 Hours x KVA of Demand @ 3.2¢ per KVAH

All additional KWH per month @ 1.6¢ per KWH

Minimum Charge will be the greater of:

300 KVA and 7125 KWH --- \$420.00

or \$2.75 per KVA of Demand per month

Discount 10% for bills paid within ten days of issue

78. Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at the voltages listed for rate 63; and where the demand is not less than 50 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours x KVA of Demand @ 5.6¢ per KVAH

Next 50 Hours x KVA of Demand @ 2.2¢ per KVAH

All additional KWH per month @ 1.5¢ per KWH

Minimum Charge will be the greater of

50 KVA and 7125 KWH --- \$175.63 per month

or \$2.00 per KVA of Demand per month

No Discount is allowed

79. Primary Off-Peak Rate:

Applies where power is disconnected between the hours of 4:45 PM and 7:00 PM; where service is taken at 4160 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month

First 25 Hours xKVA of Demand @ 3.4¢ per KVAH

Next 25 Hours x KVA of Demand @ 2.0¢ per KVAH

All additional KWH per month @ 1.2¢ per KWH

Minimum Charge will be the greater of:

100 KVA and 7125 KWH ---- \$160.50 per month

or \$2.00 per KVA of Demand per month

No Discount Allowed.

BYLAW NO. No. 2485/75

BEING A BYLAW OF THE CITY OF RED DEER
TO CONTROL, REGULATE AND LICENSE
BUSINESSES

Council of the City of Red Deer enacts as follows:

1. This Bylaw may be cited as "The Licensing Bylaw".

PART 1

- 2.1 No person shall carry on any business mentioned in Schedule "A" attached to and forming a part of this bylaw without first being the holder of a valid and subsisting license to do so and having paid to the City the fee therefore, computed in accordance with the said Schedule "A".
- 2.2 No license fee shall be abated for any portion of the calendar year that has elapsed prior to the license being granted.
- 2.3 Each license granted pursuant to this bylaw shall automatically terminate at 11:59 o'clock in the afternoon on the 31st day of December in the calendar year in which such license was granted.
- 2.4 If a license granted under this bylaw is revoked, that portion of the license fee therefore which the number of months of the current calendar year unexpired is of twelve shall be refunded.
3. The License Inspector shall grant or renew a license upon receipt of the proper fee therefore, but may refuse to grant or renew the license on such grounds as are set forth in Section 7 hereof.
- 4.1 All licenses granted pursuant to this bylaw remain the property of the City.
- 4.2 All licenses granted pursuant to this bylaw to businesses that are carried on at a fixed location, shall be conspicuously displayed at or near the main entrance thereto.
- 4.3 All licenses granted pursuant to this bylaw to businesses that are not carried on at a fixed location shall be carried on the person or in or on the vehicle or apparatus from which such business is carried on and shall be shown to the License Inspector, the designate of the License Inspector or Peace Officer upon demand.

- 4.4 The License Inspector or his designate may issue concurrent licenses to businesses which carry on their business from several locations, vehicles or apparatus simultaneously.
- 4.5 All licenses granted pursuant to this bylaw shall be issued in a form approved by the Council under the hand of the License Inspector or his designate.
- 4.6 Council shall from time to time by resolution appoint such license inspectors as it deems necessary.
- 5.1 No transfer of a license granted pursuant to this bylaw shall have any effect without the prior written approval of the License Inspector.
- 5.2 No transfer of a license granted pursuant to this bylaw shall have any effect without the transferee paying therefore a fee equal to the greater of two percent of the original license fee or one dollar.
6. The License Inspector shall:
 - 6.1 Grant, refuse to grant, revoke, renew or refuse to renew licenses pursuant to this bylaw;
 - 6.2 Enforce the provisions of this bylaw;
 - 6.3 Maintain appropriate records pertaining to the licensing of businesses, infractions of this bylaw, and generally all matters arising out of the application and enforcement of this bylaw.
- 7.1 The License Inspector shall refuse to grant, refuse to renew, or revoke a license, if in his opinion, and upon reasonable grounds, he believes that:
 - 7.1.1 The applicant is not bona fide;
 - 7.1.2 The applicant or licensee has previously violated the provisions of this bylaw or its predecessors;
 - 7.1.3 The applicant or licensee is not worthy of the public trust;
 - 7.1.4 The applicant or licensee has withheld or concealed information from the License Inspector, his designate or peace officer;
 - 7.1.5 The licensee refuses to admit the License Inspector, his designate or a peace officer unto the premises, vehicles or apparatus from which the business is carried on from;

- 7.1.6 There are other just and reasonable grounds for so doing.
- 7.2 The License Inspector may suspend the effect of his revocation of a license upon the performance by the licensee of any conditions stipulated in writing by the License Inspector.
- 7.3 The licensee shall immediately upon being given verbal notice, or upon being served with written notice of the revocation of his license, terminate the operation of his business.
- 7.4 In any case where the License Inspector refuses to grant a license or to renew a license or revokes a license, the applicant or licensee, as the case may be, may appeal therefrom to the Council.
8. No business whether or not licensed pursuant to this bylaw, shall use any highway within the control, management or direction of the City for the purposes of display, advertising, or carrying on any business without first obtaining permission therefore as required by the City.
- 9.1 Any person, contravening the provisions of this bylaw shall be liable upon conviction therefore to a fine of not less than \$25.00 and not more than \$500.00 exclusive of costs, and in case of non-payment of the fine and costs so imposed, the person shall be imprisoned for a period of time not to exceed 60 days unless the time and costs including the costs for committal are sooner paid.
- 9.2 Where contravention of this bylaw is the non-payment of the license fee, the Magistrate or Justice may adjudge payment of the license fee in addition to imposing the penalty stated in Section 9.1.
10. In this bylaw, unless the context otherwise requires:
- 10.1 Abattoir means the business of slaughtering livestock or means the preparation of meat and other products from carcasses for human consumption or as commercial by-products.
- 10.2 Advertiser means (1) the business of distributing advertising material and samples from door to door;
- (2) a sandwich board man who walks about the streets on foot carrying an advertising placard, sign or other device;
- (3) any person who employs a vehicle, horse, animal, or other device for the purpose of advertising any business on the streets of the City.

- 10.3 Ambulance means the business of operating a vehicle designed or used for the purpose of conveying the sick or injured person or persons.
- 10.4 Amusement parks and shooting galleries means the business of operating a shooting gallery, carnival, mechanical ride or rides or other forms of amusement.
- 10.5 Apartment means a building containing three or more individual units or suites, but does not include multi-use buildings which contain two or more individual units or suites.
- 10.6.1 Auctioneer means any person who sells, offers for sale, or tends to sell goods, chattels or anything whatsoever by public auction.
- 10.7 Automobile dealer means any person who carries on the sale of new and used motor vehicles.
- 10.8 Bake Shops and baking products means the business of selling or delivering to the retail consumer thereof products from a bake shop or bakery.
- 10.9 Baths means the business of providing the facilities and services for Sauna, Turkish, Finnish, Russian or Steam baths.
- 10.10 Barbershop means the business of cutting, trimming, waving, curling, and colouring of the hair and shaving and trimming of the beard.
- 10.11 Beauty Parlour means the business of cutting, trimming, waving, curling, and colouring of the hair.
- 10.12 Beer Parlours, taverns, cocktail lounges, dining lounges, and clubs means the business of operating premises for the sale of alcoholic beverages either exclusively or in conjunction with another commodity or service.
- 10.13 Bicycle means a vehicle propelled by pedalling and consisting of two or more wheels but does not include kiddies tricycles or carts.
- 10.14 Billiard rooms means the business where billiard or pool tables or similar tables thereto are kept for the use of the public.
- 10.15 Bowling alley means the business of operating alleys for bowling.

- 10.16 Book agents means the business of going from door to door or place to place for the purpose of selling or taking orders for books, magazines, periodicals or publications, or the selling or taking of subscriptions therefore.
- 10.17 Boxing and wrestling means the business of conducting or sponsoring any boxing or wrestling contest.
- 10.18 Business shall have the meaning ascribed to it by the Municipal Government Act.
- 10.19 Commercial agent means the business of direct selling or offering of goods, services or both, or entering into agreements where the sale of goods or services or both, for immediate or future delivery or performance, where the seller or his salesman as a normal practice in that business solicits, negotiates or concludes sales or agreements at the buyer's residence or place of business but does not include a bona fide commercial traveller.
- 10.20 Circus means the business of maintaining and operating a menagerie, animal show, wax work, side shows, displays of juggling, riding, rope walking, slight of hand tricks or other exhibitions with the use of animals or equipment.
- 10.21 City means the City of Red Deer.
- 10.22 Cleaners and dyers means the business of drycleaning, dyeing, sponging or pressing of clothes, or any one or more of these.
- 10.23 Contractor means the business of supervising or co-ordinating sub-trades involved in the erection, alteration or reparation of buildings.
- 10.24 Council means the Council of the City of Red Deer.
- 10.25 Electronic services means the business of maintaining or servicing of electronic equipment.
- 10.26 Highway shall have the meaning ascribed to it in the Highway Traffic Act.
- 10.27 Home occupation shall have the meaning ascribed to it by the City of Red Deer's Zoning Bylaw No. 2011.
- 10.28 Motel and Hotel means the business of providing sleeping accommodation for guests.
- 10.29 Janitor service means the business of cleaning or maintaining in a clean condition any part or all of the interior or exterior of buildings and dwelling houses and includes the business of cleaning rugs and upholstery.

- 10.30 Kindergarten and Day Nurseries means the business of maintaining and operating premises for either instruction or care of children under the age of six years.
- 10.31 Laundries means the business of washing, ironing, starching and pressing of clothing, or any washable articles and things, or any of these processes and includes the business of maintaining premises and equipment containing such machinery as will carry out any or all of these processes for use by the general public.
- 10.32 Milk deliveries means the business of delivering or offering for sale milk products to the consumer thereof at the consumer's residence.
- 10.33 Non-resident means a person who does not reside in the City, provided that if such person pays to the City a business tax in respect of a business, he shall be deemed for the purpose of that business to be a resident.
- 10.34 Pawnbroker means any person who loans money on the pledge or pawning of personal property on the condition that it may be redeemed.
- 10.35 Person shall have the meaning ascribed to it by the Interpretation Act.
- 10.36 Photographers means the business of taking, developing or enlarging photographs or any or all of these processes from a fixed or moveable location.
- 10.37 Place of entertainment means the business of maintaining or operating premises or places to provide facilities for entertainment which are classed as:
- 10.37.1 Halls
- 10.37.2 Theatres
- 10.38 Resident means a person who resides in the City.
- 10.39 Rooming and boarding house means the business of maintaining and operating premises in which three or more boarders or roomers are accommodated other than the members of the family of such operator.
- 10.40 Sign writer and sign erectors means the business of drafting, composing, and constructing signs and includes the business of erecting signs or other advertising devices.
- 10.41 Second hand dealer means the business of operating premises for the carrying on of the purchasing, selling, or exchanging articles or things of any kind or nature which have been worn or used and shall include the business of purchasing, selling, exchanging or in any way dealing in scrap metal or junk.

- 10.42.1. Stands - Mobile canteens means the business of operating facilities not being part of a shop or building for the sale of food and non-alcoholic beverages.
- .2 - Fruit and vegetable stands
- 10.43 Taxi Cab means the business of operating a vehicle for conveyance of passengers for fare.
- 10.44 Taxi cab drivers means any person who is engaged in the operating of a taxi cab.
- 10.45 Trailer parks means the business of maintaining and operating grounds and facilities for the accommodation of holiday trailers and mobile homes.
- 10.46 Tractors and construction machinery means the business of operating construction machinery.
- 10.47 Vending machines means a coin operated device for the purpose of vending merchandise, service or entertainment.
- 10.48 Vehicle shall have the meaning ascribed to it by the Highway Traffic Act.
11. EXCEPTIONS
- 11.1 No license is required for the carrying on of any business that:
- 11.2 Is operated by a non-profit club or association for the entertainment of its members and guests of members.
- 11.3 Concerns the sale of agricultural produce grown in the Province of Alberta and sold by the producer thereof to the consumer thereof;
- 11.4 Concerns the sale of fish caught in the Province of Alberta and sold by the catcher thereof to the consumer thereof;
- 11.5 Is carried on in the Exhibition Grounds during the Red Deer Exhibition;
- 11.6 Is carried on in conjunction with and on the grounds of the Red Deer Folk Festival during the Folk Festival;
- 11.7 Is an amateur boxing or wrestling match;
- 11.8 Consists of vending machines that are placed to be accessible only to the employees of the licensee and are not intended for the use of the public.

- 11.9 Any concession run by the City or its employees on behalf of the City.
12. Where, in the License Inspector's opinion, a natural combination of business is carried on or will be carried on by the licensee or prospective licensee in a subcontractors or sub-trades category, it shall be lawful for the License Inspector to waive payment of the fee for all but one of these licenses.
13. BICYCLES
- 13.1 All owners of bicycles shall obtain a license therefore and shall provide the License Inspector or his designate with the following information:
- 13.2 The owner's name.
- 13.3 The owner's address.
- 13.4 The owner's telephone number, if any.
- 13.5 The make, model, colour and serial number of the bicycle.
14. BILLIARD ROOMS
- 14.1 No licensee of a billiard room shall permit any person under the age of fourteen years to frequent or attend at his place of business unless accompanied by a parent or guardian.
- 14.2 A licensee of a billiard room shall inquire of any person whom he has reason to believe is under the age of fourteen years as to his age.
- 14.3 A licensee of a billiard room shall request any person who is not fourteen years of age or older to leave the premises.
- 14.4 No licensee of billiard rooms or bowling alleys shall open for business on Sundays until after 1:30 o'clock in the afternoon.
15. BOOK AGENTS
- 15.1 Seven clear days prior to the commencement of his business operation every licensee of the business of book agent shall provide the following information to the License Inspector and shall advise the License Inspector of any changes in the following information in writing:
- 15.2 The names of the persons comprising his sales crew;
- 15.3 The place or places of residence of the members of his sales crew, together with their address in the city.

15.4 The provincial license number of each sales person.

16 SPECIAL AUCTION

- 16.1 A person who by himself or by the employment of another person sells by auction articles of jewellery or merchandise which are new or represented as being new shall take out a special auctioneer license and shall pay therefore a fee of one hundred dollars for the first twenty-five business days on which such auctions are to be held in each year, and in addition, five dollars for each day such auctions are to be held thereafter until a maximum fee of two hundred dollars has been paid by one such licensee in any calendar year.
- 16.2 The owner, tenant or licensee of any premises in which such an auction is carried on shall be liable to ensure that the person carrying on the auction has the special auctioneer license required by subsection 16.1.
- 16.3 Before any license is issued under subsection 16.1 the applicant for such license shall provide a bond in the amount of five thousand dollars conditioned on the applicant paying to any person who may suffer loss by reason of any breach of contract, misrepresentation, fraud, breach of warranty, failure to account or any breach of any other Act, law, bylaw or regulation by the applicant, his servants or agents, the amount such person has lost, and conditioned further on the applicant, paying all licenses and fines which may be levied or imposed on the applicant, his servants or agents.
- 16.4 The License Inspector shall not issue a special auctioneer license pursuant to the provisions of subsection 16.1 to a natural person until he has been a resident of the City for not less than six months or to a body corporate until it has carried on business in the City for not less than six months.
- 16.5 No license shall be required under this section for any public officer who sells merchandise at a sale as the result of a bankruptcy or a sale held by order of any court or a sale held pursuant to powers derived from the Federal, Provincial or Municipal Law or Statute.
- 16.6 If a person who has obtained jewellery or other merchandise, at an auction to which this section applies returns such jewellery or other merchandise to the holder of the special auctioneer license from which he obtained it or to the owner, tenant or licensee of the premises in which such auction was held within three days of the date on which he obtained such jewellery or merchandise and alleges that it is not of the quality and value which it was represented when he purchased the same at such auction the said holder of the special auctioneer license or the owner, tenant or licensee to whom the purchaser applied shall return to the purchaser the full amount which the purchaser paid for such goods, and failing such payment the purchaser shall have a right to claim such amount secured by the bond filed pursuant to the provisions of subsection 16.3.

- 16.7 No person holding or required by this section to hold a special auctioneer license shall sell or permit to be sold prize packages at public auction, or dispose of articles of merchandise in any form by chance or by lot.
- 16.8 No person holding or required to hold a license under this section shall employ any other person to bid on any articles at an auction sale to which this section applies, or employ any person to act as a "puffer," "encourager," or "capper" to raise the selling price of any article.
- 16.9 Every person holding or required to hold a special auctioneer license under the provisions of this section shall when any article is put in his hands for sale, give a receipt containing an itemized statement of each such article entrusted to such person for sale as aforesaid, including a statement of the commission agreed upon in connection with such proposed sale, and whenever such person shall have sold any such article he shall upon demand, strictly account to the person turning such articles over to him, first deducting from the amount received his agreed commission; and if no commission shall have been agreed upon, the person holding or required to hold a special auctioneer license shall not be entitled to deduct a commission.
- 16.10 Every person holding or required to hold a special auctioneer license under this section shall keep proper books of account of the business transacted by him whether on his premises or elsewhere, which books shall set forth the names and addresses of purchasers purchasing any article of merchandise, and such person holding or required to hold such license shall permit the License Inspector and the Chief of Police to inspect all books required to be kept under this bylaw, at all times during business hours and take copies of extracts therefrom.
- 16.11 The Council after giving a holder of a special auctioneer license notice and after allowing him or his representative opportunity to be heard before Council, for just and reasonable grounds may revoke any special auctioneer license.
- 17 PAWN BROKER
- 17.1 A license shall not be issued to any person who carries on business as an auctioneer, or as a second hand dealer, or both for the purpose of disposing of goods under pledge or pawn.
- 17.2 Every pawn broker shall keep a book or other record in a form satisfactory to the police, in which shall be recorded in permanent form, at the end of each transaction the following information;

- 17.2.1 An accurate description of the property pawned or pledged.
- 17.2.2. A statement of any description, mark or other identifying characteristic of such property;
- 17.2.3 The date and time such property was acquired by the pawn broker;
- 17.2.4 The Rate of interest to be paid by the pledgor;
- 17.2.5 The name, address and an accurate description of the person from whom the property was acquired.
- 17.3 No entry in such book or record shall be erased, obliterated or defaced, nor shall any portion thereof be torn out or removed.
- 17.4 Every pawn broker shall at the time of each transaction deliver to the person pawning or pledging personal property with him a personal note or memorandum signed by him containing a summary of the items set forth in section 17.2.1 to section 17.2.5 no charge shall be made or received by the pawn broker for such note or memorandum.
- 17.5 The book of record and any personal property in a pawn broker's premises shall be open for inspection at all times by any peace officer, license inspector or a license inspector's designate.
- 17.6 Every pawn broker shall before 12:00 o'clock noon on any day his business premises is lawfully open for business deliver to the police:
 - 17.6.1 A detailed and accurate description of all personal property received by him upon pledge or pawn during the period preceding 10:00 o'clock in the forenoon of the said day and after 10:00 o'clock in the forenoon of the previous day on which his shop was last lawfully open for business;
 - 17.6.2 The date and time of day when each property was received,
 - 17.6.3 The serial or folio number in the pawn broker's book of record;
 - 17.6.4 The name, address and a detailed description of the person or persons from whom the pledge or pawn was received, including the description of the clothing and any other distinguishing feature of the pledgor.
 - 17.6.5 Such report shall be made in forms approved by the License Inspector.

- 17.7 When any property is received or sold, the pawn broker shall enter same into such book or record:
- 17.7.1 The name and address of the person purchasing or redeeming such property;
- 17.7.2 The date of such redemption or sale.
- 17.8 No pawn broker shall permit any property received by him as a pledge or pawn or otherwise as security for any loan, to be redeemed or removed from his place of business until at least 72 hours has elapsed from the time of first receiving such property, and no property shall be sold until a period of three months has elapsed from the time such property was received by the pawn broker.
- 17.9 No pawn broker shall take any property as a pledge or pawn for security for any loan from any of the following classes of persons:
- 17.9.1 Any person who appears to be intoxicated.
- 17.9.2 Any person under the age of eighteen years.
- 17.9.3 Any person who the pawn broker believes to have a criminal record or to have acquired the property illegally.
- 17.10 No pawn broker shall carry on business in any premises which is connected by a doorway to any other premises or buildings.
- 17.11 No pawn broker shall employ to take or receive any pawn or pledge, any person under 18 years of age nor any person who has been convicted of theft or possession of stolen property.
- 17.12 No pawn broker shall purchase or otherwise acquire any personal property which is second hand except where such personal property has been sold as an unredeemed pledge or pawn and is re-acquired from the purchaser.
- 17.13 No pawn broker shall receive or accept any property as a pledge or pawn between the hours of 6:00 o'clock in the afternoon and 9:00 o'clock in the forenoon of the following business day.
18. STREET PHOTOGRAPHER

- 18.1 No person shall be licensed as a street photographer without the prior approval of the City Commissioners.
- 18.2 Any person licensed as a street photographer shall so carry on his business as to avoid obstructing, or interfering with persons on the street, sidewalk or public place and shall not solicit or accept payment from any person for any picture taken or about to be taken.
- 18.3 Such person shall not operate a camera within 200 yards of any other photographer or the premises of a photographer.
- 18.4 Any person licensed as a street photographer shall collect any unused cards, tickets, or advertising material handed and discarded by the public in the area where the pictures are being taken, and shall keep the said area in a tidy condition.
19. SECOND HAND DEALERS
- 19.1 A licensee shall not be required to hold a license for dealing in second hand goods where the second hand goods are accepted as part of the consideration for the purchase price of the new goods or chattels.
- 19.2. Every second hand dealer shall keep a book or other record in duplicate of the following information:
- 19.2.1 An accurate description of the second hand goods including serial numbers, makes and models and any distinguishing features, including the fact that the serial number had been removed or is missing;
- 19.2.2 The date and time of day when such second hand goods were acquired;
- 19.2.3 The name, address and an accurate description of the person from whom the second hand goods were acquired;
- 19.2.4 The amount paid for the second hand goods.
- 19.3 No entry made in such book or record shall be erased, obliterated or defaced nor shall any portion thereof be torn out or removed, and every person who erases, obliterates, defaces, destroys, alters, mutilates or falsifies any second hand dealer's book or record is guilty of an offence against this bylaw.
- 19.4 The book or record referred to herein and any personal property in the second hand dealer's shop or place of business shall be open to inspection at all times by any peace officer, license inspector or license inspector's designate and the duplicate copy of such book or record shall be delivered to the peace officer, license inspector or license inspector's designate upon request.

- 19.5 No second hand dealer shall dispose of or undertake the repair of any second hand goods of the fair market value of under \$50.00 until seventy-two hours have elapsed from the time of his acquisition of the same.
- 19.6 No second hand dealer shall dispose of or undertake the repair of any second hand goods of the fair market value of over \$50.00 until ten clear days have elapsed from the date on which he acquired the same.
- 19.7 Every second hand dealer shall keep separate and apart from his other goods those goods referred to in sections 19.5 and 19.6 until the time set forth in those sections has elapsed.
- 19.8 This section shall not apply to:
- 19.8.1 The purchase of second hand goods, wares, merchandise or other effects bargained for or delivered to the purchaser at any place outside the City, although such person may dispose of the same within the City;
- 19.8.2 Persons who deal in second hand books;
- 19.8.3 Auctioneers;
- 19.8.4 Thrift Shops, and clothing banks, operated by any church or charitable organization.
20. No person shall place any prophylactic vending machines in any location without the approval in writing of the License Inspector.
21. MOBILE HOMES
The owner/operator of every licensed mobile unit park in the City of Red Deer must notify the license Officer of the City of Red Deer in writing:-
- (a) The name and address of owner; size, make, and serial number of each mobile unit in the Mobile Unit Park within fourteen (14) days of being occupied, and
- (b) any change of ownership or occupancy or any removal of a mobile unit from the Park within fourteen (14) days of the change or removal.
22. City of Red Deer Licensing Bylaw #2151 is repealed effective _____ o'clock on the _____ day of _____ A.D., 1975.
23. This Bylaw comes into force at _____ o'clock on the _____ day of _____, A.D., 1975.

P A R T I I I

Schedule "A"
Bylaw 2485/75

S C H E D U L E O F F E E S

Type of Business	Resident	Non Resident	Home Occupation
1. Abattoirs	\$15.00		
2. Advertisers on Foot or Vehicle	\$15.00	\$100.00	
3. Ambulance per Vehicle	\$15.00		
4. Amusement Parks & Shooting Galleries	\$15.00	\$100.00	
5. Apartment House per Suite	\$ 2.00		
6. Auctioneers	\$15.00	\$100.00	\$80.00
Special Auctioneers	\$100.00	(for first 30 days & \$5.00 per day thereafter)	
Assistant Auctioneers	\$10.00		
7. Auto Camps & Trailer Courts per Stall	\$ 1.00		
8. Automatic Devices & Vending Machines			
(a) Cigarette	\$ 5.00	\$ 10.00	
(b) Confectionery - Non-Alcoholic Beverages	\$ 5.00	\$ 10.00	
(c) Music Vending	\$ 5.00	\$ 10.00	
(d) Weighing Machine	\$ 1.00	\$ 2.00	
(e) Match Vendors	\$ 1.00	\$ 2.00	
(f) Other Merchandise not Specifically Mentioned	\$ 5.00	\$ 10.00	
(g) Amusement Vending	\$ 5.00	\$ 10.00	
(h) Vending Machines with Heads (per head)	\$ 1.00	\$ 2.00	
9. Automobile Dealers	\$15.00		
10. Bake Shops & Bakery Delivery per Vehicle	\$15.00	\$100.00	
11. Baths and Health Spas	\$15.00		
12. Barber or Beauty Parlor	\$10.00		\$80.00

Schedule "A"
Bylaw 2485/75

Type of Business	Resident	Non Resident	Home Occupation
13. Beer Parlors	\$50.00		
Cocktail & Dining Lounges	\$50.00		
Clubs	\$15.00		
14. Bicycle	\$ 1.00		
15. Billiard Room or Bowling Alley	\$10.00		
16. Book Agents, Canvassers		\$300.00	\$80.00 per year
Book Agents, Canvassers (group)			
Where any person is an employee of some other person licensed under this section, such employee may take out a license for the period running concurrently with the period of the license issued to the employer and shall pay therefore			
A fee of		\$120.00	\$80.00 per year
PROVIDED however that not more than four (4) employees' licenses shall be issued under this section for each employer's license.			
17. Boxing & Wrestling (Professional)	\$25.00	\$100.00	
18. Building Movers	\$15.00	\$100.00	\$80.00
19. Cabarets	\$25.00		
20. Commercial Agents	\$15.00	\$300.00	\$80.00
21. Circuses or other Shows			
Per day on Public Holidays		\$200.00	
Per day on Non-Public Holidays		\$100.00	
22. Cleaners & Dyers - Per Truck		\$100.00	
- Per Business	\$10.00		
23. Contractor - Builder/General	\$100.00	\$300.00	\$200.00
24. Sub-Contractors & Sub-Trades in the building trades, excavator, concrete placer, plasterers stucco & drywaller, brick block or stone mason, floor layer or finished, painter & paper	\$15.00	\$100.00	\$80.00

Type of Business	Resident	Non Resident	Home Occupation
hanger, roofing & siding applicator, structural steel erectors, insulators, carpenters & cabinet makers and wood workers, plumbers & gas fitters, elec- trical contractors, sheet metal workers, steam fitters, all other trades not listed. (See special conditions for combination trades licenses)			
25. Detective Agencies	\$ 15.00	\$100.00	\$ 80.00
26. Electronic Services	\$ 15.00	\$100.00	\$ 80.00
27. Flea Markets	\$ 15.00		
28. Fish Dealers	\$ 15.00	\$100.00	\$ 80.00
29. Halls	\$ 25.00		
30. Hotels & Motels per room	\$ 1.00		
31. Janitor Service	\$ 15.00	\$100.00	\$ 80.00
32. Kindergartens & Nursery Schools	\$ 1.00		
33. Laundries	\$ 10.00		
34. Milk Deliveries per Truck		\$100.00	
35. Motor Livery & Taxi Cab Vehicles per vehicle	\$ 15.00		
36. Motor Livery & Taxi Cab Drivers	\$ 5.00		
37. Pawnbrokers	\$ 15.00		
38. Photographers (street)	\$ 15.00	\$200.00	\$ 80.00
39. Photographers, photo enlarging or coloring	\$ 15.00	\$200.00	\$ 80.00
40. Phrenologist	\$200.00		
41. Landscaping	\$ 15.00	\$100.00	\$ 80.00

Schedule "A"
Bylaw 2485/75

Type of Business	Resident	Non Resident	Home Occupation
42. Rooming & Boarding House	\$ 15.00		
43. Second Hand Dealer	\$ 15.00		
44. Sign Writers & Sign Erectors & Bill Posters	\$ 15.00	\$100.00	\$ 80.00
45. Stands & Vending Vehicles for vending confectionery, pop corn, peanuts, ice cream, etc.	\$ 25.00		\$ 80.00
46. Theatres & Drive In Theatres	\$ 25.00		
47. Tractors, construction machines & motor trucks			
first machine	\$ 25.00	\$ 50.00	
each additional machine	\$ 5.00	\$ 5.00	
48. Small vehicles and machinery for landscaping each unit	\$ 5.00		
49. Home Occupations not listed			\$ 80.00

BYLAW NO. 2486-75

Being a Bylaw of the City of Red Deer to authorize the acquisition of lands for the purpose of subdivision and building sites and to provide for the issue of debentures therefor.

WHEREAS it is deemed expedient, pursuant to Section 311 of the Municipal Government Act, to acquire lands for the purpose of subdivision and building sites which lands are generally described as follows:

South west quarter of Section 31/38/27/W4 containing 141 acres more or less.

AND WHEREAS the estimated purchase price for acquiring the aforesaid lands is \$564,000.00.

AND WHEREAS the approval of the County of Red Deer No. 23, in which the land is situated, has been received for the purchase of the land by the City.

AND WHEREAS the indebtedness shall be repaid over a period of twenty-five (25) years in equal annual installments of interest not exceeding twelve (12) per cent per annum.

AND WHEREAS the amount of the equalized assessment to the City as last determined and fixed by the Assessment Equalization Board is \$73,657,230.00.

AND WHEREAS the amount of the existing debenture debt of the City is \$14,017,988.00 no part of which is in arrears.

NOW THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:-

- (1) The Mayor and City Clerk are hereby authorized to execute and deliver agreements for the purchase of the above described lands in accordance with the foregoing
- (2) That for the purpose aforesaid, the sum of Five Hundred and Sixty Four Thousand Dollars (\$564,000) shall be borrowed by way of debenture on the credit and security of the City of Red Deer at large, which amount is to be paid by the City from sub-division lot sale proceeds.

- (3) The debentures to be issued under this Bylaw shall be for the said sum of Five Hundred and Sixty Four Thousand Dollars (\$564,000) shall be in denominations of One Hundred Dollars (\$100.00) or any multiple thereof, shall be dated the 1st day of February 1976 or upon such other day as may be appropriate having regard to the date of borrowing and 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 installments during the said Twenty-five (25) years.
- (4) The debentures maturing in each of such years shall bear interest during the currency of the debentures, at a rate not exceeding twelve per centum (12%) per annum, payable annually on the 1st day of February in each year, or on such other day in each year as may be appropriate having regard to the date of the borrowing, and shall have coupons attached thereto for the payment of principal and interest.
- (5) The debentures with coupons thereto attached, shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer, or such other bank as may be appropriate, and at such other branches at the said Bank as may be appropriate.
- (6) The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
- (7) The coupons attached to the said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and such signatures may be engraved or lithographed.
- (8) The payment of the principal and interest falling due each year on such debentures shall be made from the sale of subdivision lots.
- (9) The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

(10) The net amount realized by the issue and sale of debentures issued under this bylaw shall be applied only for the purpose for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

(11) This bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ A.D., 1976.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of
A.D., 1976.

BYLAW NO. 2487-75

Being a Bylaw of the City of Red Deer to authorize the acquisition of lands for the purpose of subdivision and building sites and to provide for the issue of debentures therefor.

WHEREAS it is deemed expedient, pursuant to Section 311 of the Municipal Government Act, to acquire lands for the purpose of subdivision and building sites which lands are generally described as follows:

North West quarter of Section 31/38/27/W4 containing 131 acres more or less

AND WHEREAS the estimated purchase price for acquiring the aforesaid lands is \$524,000.00.

AND WHEREAS the approval of the County of Red Deer No. 23, in which the land is situated, has been received for the purchase of the land by the City.

AND WHEREAS the indebtedness shall be repaid over a period of twenty-five (25) years in equal annual installments of interest not exceeding twelve (12) per cent per annum.

AND WHEREAS the amount of the equalized assessment to the City as last determined and fixed by the Assessment Equalization Board is \$73,657,230.00.

AND WHEREAS the amount of the existing debenture debt of the City is \$14,017,988.00 no part of which is in arrears.

NOW THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:-

- (1) The Mayor and City Clerk are hereby authorized to execute and deliver agreements for the purchase of the above described lands in accordance with the foregoing
- (2) That for the purpose aforesaid, the sum of Five Hundred and Twenty Four Thousand Dollars (\$524,000.00) shall be borrowed by way of debenture on the credit and security of the City of Red Deer at large, which amount is to be paid by the City from subdivision lot sale proceeds.
- (3) The debentures to be issued under this Bylaw shall be for the said sum of Five Hundred and Twenty Four Thousand Dollars (\$524,000.00) shall be in denominations of One Hundred Dollars (\$100.00) or any multiple thereof, shall be dated the 1st day of February 1976 or upon such other day as may be appropriate having regard to

the date of borrowing and 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 installments during the said Twenty-five (25) years.

- (4) The debentures maturing in each of such years shall bear interest during the currency of the debentures, at a rate not exceeding twelve per centum (12%) per annum, payable annually on the 1st day of February in each year, or on such other day in each year as may be appropriate having regard to the date of the borrowing, and shall have coupons attached thereto for the payment of principal and interest.
- (5) The debentures with coupons thereto attached, shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer, or such other bank as may be appropriate, and at such other branches at the said Bank as may be appropriate.
- (6) The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
- (7) The coupons attached to the said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and such signatures may be engraved or lithographed.
- (8) The payment of the principal and interest falling due each year on such debentures shall be made from the sale of subdivision lots.
- (9) The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
- (10) The net amount realized by the issue and sale of debentures issued under this bylaw shall be applied only for the purpose for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

(11) This bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this ____ day of _____ A.D., 1975.

READ A SECOND TIME IN OPEN COUNCIL this ____ day of _____ A.D., 1976.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this ____ day of _____ A.D., 1976.

MAYOR

CITY CLERK