

DATE: March 5, 1991  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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## SUMMARY OF DECISIONS

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
MONDAY, MARCH 4, 1991,  
COMMENCING AT 4:30 P.M.

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Meeting of February 19, 1991.

### DECISION - APPROVED

PAGE

### (2) UNFINISHED BUSINESS

- 1) City Clerk - Re: Herb James/Lot 6, Block 7, Plan 902-1466/175 Douglas Ave./Discharge of Caveat . . 1

### DECISION - DISCHARGE OF CAVEAT DENIED

- 2) City Clerk - Re: Cemetery Bylaw Amendment 2952/A-91 . . 15

### DECISION - 1ST & 2ND READINGS

- 3) Taxi Review Ad Hoc Committee - Re: Subsidized Taxi Service for the Elderly . . 23

### DECISION - APPROVED RECOMMENDATIONS OF ADHOC COMMITTEE

(3) PUBLIC HEARINGS

(4) REPORTS

- 1) Public Works Manager - Re: Small Business Hazardous Waste Minimization Pilot Program . . 28

**DECISION - APPROVED SUPPORT OF PROGRAM WITH NO FINANCIAL ASSISTANCE AT THIS TIME AND LIMITED CITY MANPOWER ASSISTANCE**

- 2) Red Deer Regional Planning Commission - Re: Ald. Pimm/Written Enquiry/Information System/Future Planned Uses of Neighboring Lands . . 32

**DECISION - ACCEPTED REPORT AS SUBMITTED**

- 3) Red Deer Regional Planning Commission - Re: City of Red Deer Outline Plan and Subdivision Guidelines . . 38

**DECISION - APPROVED CITY OF RED DEER OUTLINE PLAN AND SUBDIVISION GUIDELINES WITH SAME TO BE INCLUDED AS A POLICY IN THE COUNCIL POLICY MANUAL**

- 4) Dir. of Financial Services - Re: Laidlaw/Request for Fuel Surcharge for Garbage Collection Contract . . 40

**DECISION - DENIED LAIDLAW'S REQUEST FOR REIMBURSEMENT OF UNUSUAL FUEL PRICE INCREASES IN 1990**

- 5) Public Works Manager - Re: Public Works Report/January 1 to December 31, 1990 . . 44

**DECISION - ACCEPTED REPORT AS SUBMITTED**

- 6) Engineering Department Manager - Re: The City of Red Deer's Transportation Bylaw 3031/91 . . 52

**DECISION - 1ST READING**

- 7) Acting Recreation & Culture Manager - Re: Community Recreation & 1991 Grant Applications . . 53

**DECISION - APPROVED 1991 COMMUNITY RECREATION & CULTURAL GRANT ALLOCATIONS**



- 8) Director, Community Services - Re: Red Deer Arena/Overexpenditure . . 61

**DECISION - APPROVED OVEREXPENDITURE**

- 9) Director, Community Services - Re: Municipal Historic Resource Bylaw 3035/91 - Canadian Pacific Railroad Station . . 63

**DECISION - APPROVED CPR STATION TO BE DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE**

- 10) GPEC Consulting Ltd. - Re: Application for Development Permit/Golfland Red Deer - Family Golf Centre . . 68

**DECISION - APPROVED APPLICATION**

(5) WRITTEN ENQUIRIES

(6) CORRESPONDENCE

- 1) Cameron Graham - Re: Miniature Horses/Use of Waskasoo Park Trails . . 90

**DECISION - DENIED REQUEST FOR USE OF TRAILS FOR MINIATURE HORSES**

- 2) Red Deer Neon Signs Ltd. - Re: Sultana's Beauty Clinic/4713 - 50 Ave. - Canopy/Height Relaxation . . 94

**DECISION - APPROVED RELAXATION OF THE SIGN BYLAW**

- 3) Waskasoo Museum Foundation - Re: Clay Ellis Sculpture/Request for Grant from Red Deer Heritage Fund . . 101

**DECISION - DENIED REQUEST FOR GRANT MONIES**

- 4) The Canadian Federation of Independent Grocers - Re: Concerns over Retail Expansion . . 106

**DECISION - RECEIVED AND FILED AS INFORMATION**

- 5) Waskasoo Museum Foundation - Re: Sunnybrook Farm Agricultural Interpretive Centre/Request for Grant from Red Deer Heritage Fund . . 110

**DECISION - DENIED REQUEST**

- 6) Fred R. Dicy - Re: Concerns/Blue Box Recycling Program . .115

**DECISION - DENIED REQUEST**

- 7) Waskasoo Museum Foundation - Re: Old Red Deer Court House/Request for Grant from Red Deer Heritage Fund . .119

**DECISION - APPROVED REQUEST FOR GRANT IN THE AMOUNT OF \$8,900.00**

- 8) Alberta Municipal Affairs - Re: 1991 Equalized Assessment . .123

**DECISION - RECEIVED AND FILED AS INFORMATION**

- 9) PCS Publishing Inc. - Re: CPR Bridge/Development . .135

**DECISION - APPROVED DEMOLITION OF THE CPR BRIDGE**

(7) PETITIONS & DELEGATIONS

(8) NOTICES OF MOTION

(9) BYLAWS

- 1) 2672/D-91 - Land Use Bylaw Amendment/Redesignation/Portion of College Lands from PS to P1 - 1st reading . . 68

**DECISION - 1ST READING**

- 2) 2952/A-91 - Cemetery Bylaw Amendment - three readings . . 15

**DECISION - 1ST & 2ND READINGS**

- 3) 3031/91 - The City of Red Deer's Transportation System Bylaw - first reading . . 52

**DECISION - 1ST READING**

- 4) 3035/91 - Municipal Historic Resource Bylaw, CPR Station - three readings . . 63

**DECISION - 1ST READING**

ADDITIONAL AGENDA

- 1) Airport Commission - Re: Sale of Hangar #3 to Red Deer Truss

**DECISION - SALE APPROVED**

- 2) Land Administrator - Grade Stabilization - Berm/Lot 8, Plan 782-2528/Northlands Industrial CN Real Estate

**DECISION - AGREED TO SELL PORTION AS PER REPORT**

# A G E N D A

\* \* \* \* \*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

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**COMMENCING AT 4:30 P.M.**

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**Committee of the Whole**

- 1) Legal Opinion
- 2) Land Matter
- 3) Land Matter
- 4) Land Matter
- 5) Administrative Matter

UNFINISHED BUSINESSNO. 1

DATE: February 20, 1991  
TO: City Council  
FROM: City Clerk  
RE: HERB JAMES - PURCHASE OF LOT 6, BLOCK 7, PLAN 902-1466  
175 DOUGLAS AVENUE -  
UNDER HOMEOWNER OR CONTRACTOR CATEGORY

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The attached material pertaining to the above topic appeared on the Council agenda of February 19, 1991. The item, however, was tabled for two weeks at the request of Mr. Herb James.

We are once again reproducing all of the material on this agenda for Council's consideration.



C. Sevcik  
City Clerk

CS/jt

Att.

DATE: February 12, 1991  
TO: City Clerk  
FROM: City Assessor  
RE: HERB JAMES  
LOT 6, BLOCK 7, PLAN 902-1466  
175 DOUGLAS AVENUE (SEE ATTACHED MAP)

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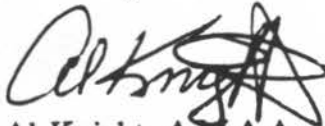
We respectfully submit the attached request from Mr. H. James to have the purchase of Lot 6 recognized as being purchased under the contractor and not the homeowner category so the caveat presently registered against the title for the 12-month residency clause may be discharged, and then Mr. & Mrs. James would have the option to sell the home at any time prior to the 12-month residency condition being completed.

We note that this request was previously reviewed by the City Commissioner in accordance with City Council resolution dated February 2, 1981 (copy attached). The decision of the Commissioners denied the request. Please see attached.

Please note that the issuance of a contractors license, with office to be located in a residence, is subject to the Municipal Planning Commission approval and a two week appeal period from the date it is advertised in the local newspaper.

This information as to the contractors license for a home occupation was presented to the applicant at the time of purchase, and it was our understanding that they did not want to follow this procedure due to the time involved as the lot they wanted may have been taken by another party, and also it was late in the year for commencing construction.

A review of City records as of this date indicates that Mr. James has not received approval for a City of Red Deer contractors license.



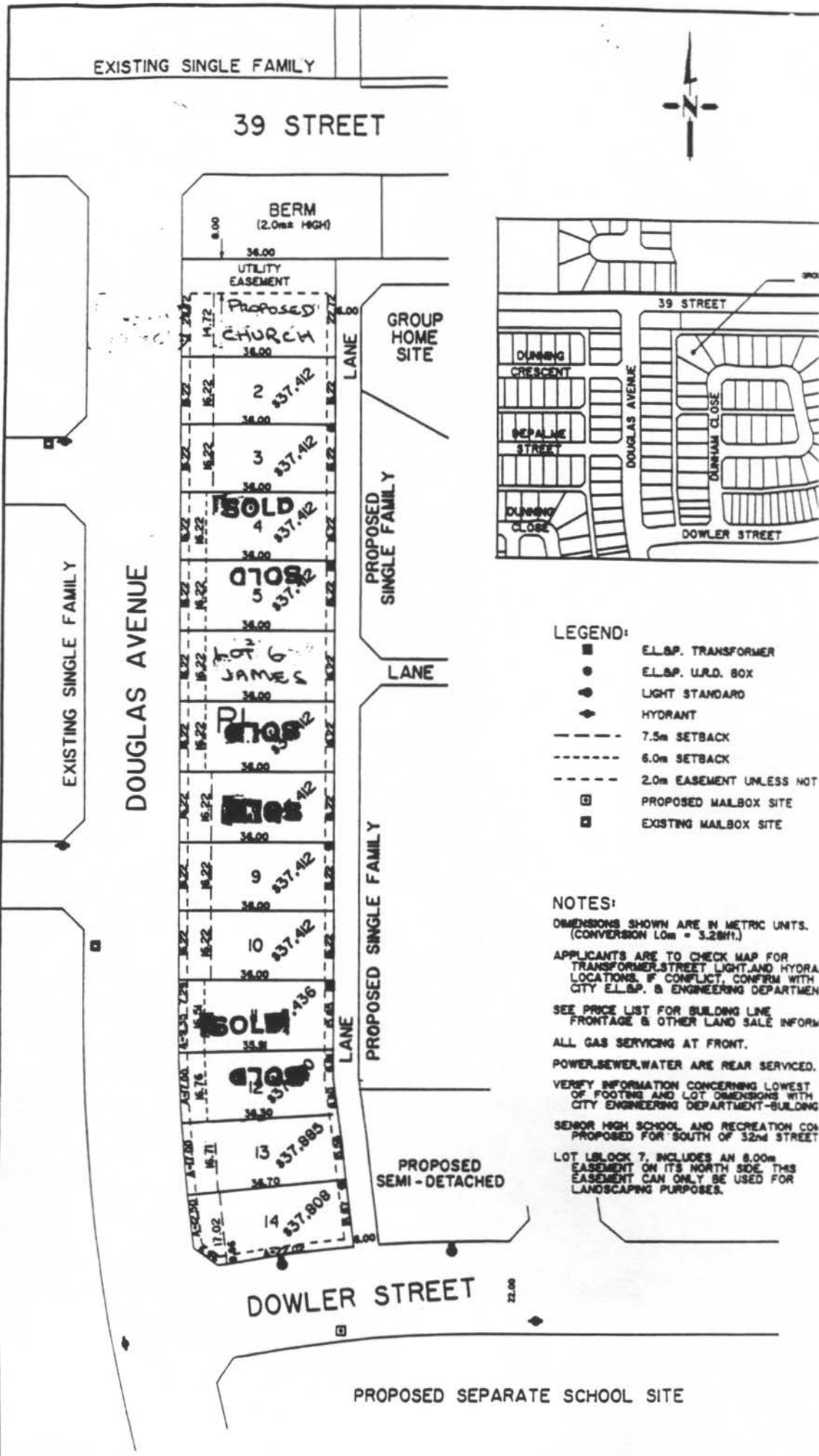
Al Knight, A.M.A.A.  
City Assessor

WFL/ngl

Enc.

c.c. Director of Finance





February 4, 1981.

TO: City Assessor

FROM: City Clerk

RE: Delinquent Land Sale Agreements

At the meeting of Council, February 2, 1981, the following resolution was passed in respect of your report of January 26, concerning the above topic.

"RESOLVED that Council of the City of Red Deer having considered report dated January 26th, 1981 from the City Assessor re: Land Sale Agreements, hereby authorize the City Commissioners to approve or disapprove requests pertaining to the following items subject to the penalty resolution passed by Council September 26th, 1977, and further provided that the Commissioners decision may be appealed to City Council:

- (1) Assignment of agreements
- (2) Addition and/or deletion of names of purchasers
- (3) Extension of option dates subject to 1% of total purchase price penalty
- (4) Extension of commencement of construction dates for these agreements that are in default of starting on time subject to 1% of total purchase price penalty."

We trust the action taken by Council in this instance will be acceptable to you.

  
R. Stollings  
City Clerk

RS/ds

c.c. City Commissioner  
City Treasurer  
Econ. Dev. Dir.

Herb + Colleen James

90 Douglas Ave

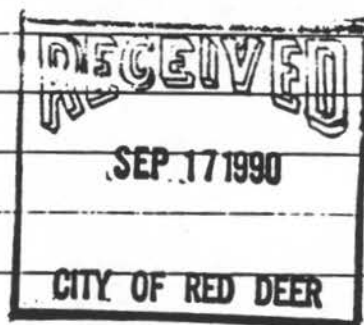
Red Deer.

ph: 343-2610

Put in Dep and  
AVE  
JA 1003 50  
bid 600  
1B

Sept. 15/90

City of Red Deer.  
Lot Sales Dept.



Dear Sir / madam:

Enclosed is our cheque for \$600.00 as a deposit  
a lot on Douglas Ave. I have listed the  
lots in order of preference, starting with our  
first choice being Lot #6. Please reserve  
one of them for us. We should be back in  
Red Deer on Tues or Wed of next week.

Thank you.

H. R. James.

- |      |     |
|------|-----|
| 1st. | #6  |
| 2nd  | #5  |
| 3rd  | #8  |
| 4th  | #10 |
| 5th. | #4  |

- |      |     |
|------|-----|
| 6th  | #9  |
| 7th  | #3  |
| 8th  | #2  |
| 9th  | #13 |
| 10th | #14 |

THE CITY OF RED DEER  
LAND SALE REGISTRATION

NO. \_\_\_\_\_

## HOMEOWNER APPLICANTS

LOT 6 BLOCK 7 PLAN 802-1466  
WE HERBERT R. & COLLEEN JAMES

90 DOUGLAS AVE RED DEER AB T4R  
Mailing Address City Province Postal Code  
Business Phone 342 1010 Residence Phone 340-3548

THE APPLICANT hereby acknowledges having read and understood the rules, regulations and conditions established by the City governing eligibility of persons to purchase residential lots, and hereby declares his eligibility to purchase a lot from the City. Should the applicant subsequently be found not eligible to purchase a lot, or select a lot but fail to execute and deliver to the City the Option Agreement respecting such lot in accordance with the City's requirements and conditions, the deposit of \$600.00 delivered to the City with this application shall belong absolutely to the City as liquidated damages and not as penalty or forfeiture.

THE APPLICANT hereby acknowledges his obligation to execute and deliver to the City an Option to Purchase Agreement in form satisfactory to the City, together with one third of the purchase price less the deposit of \$600.00 within thirty days of the City forwarding such document to the Applicant.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_

Colleen James  
Applicant or Authorized Agent



Mark an X in the box if first time homebuyer.

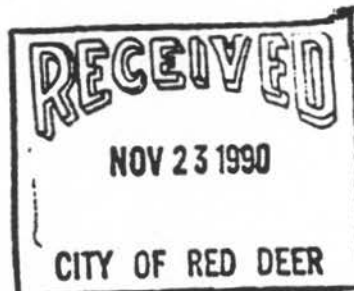
*Letter attached.*

7

Herb James  
90 Douglas Ave  
Red Deer, Ab.

Nov. 20, 1990

Mr. William F. Lees  
Land Supervisor  
City of Red Deer  
Land, Tax & Assessing Dept.  
P.O. Box 5008  
Red Deer, Ab. T4N 3T4



Dear Mr. Lees:

I am writing with regard to our recent conversation at City Hall re: Purchase of residential lot at 175 Douglas Ave.  
Legal Description: Lot 6 Blk 7 Pln 902-1466

I am asking that the Caveat No. 902317229, dated October 25, 1990 and registered against our property be discharged for the following reasons:

- 1.. When we applied for a lot it was by mail, with a deposit cheque, on a weekend, as we were leaving for a short holiday. When we returned on Tuesday we went to City Hall to sign the forms, and apply for a contractors permit. The clerk told us that we could not apply for a permit as we had already reserved a lot as a non-contractor. We discussed all the options with her and she stated that the only way was to forfeit our deposit, apply for a contractors license, then apply for a building permit. We decided to proceed with it rather than forfeit the money & time. I don't believe this information was accurate or fair to us.
- 2.. When we purchased the lot, we were aware from the map that a church was proposed for the corner of Douglas Ave, But we were not informed that it was to be a Mosque with its potential traffic & vandalism problems.
- 3.. We were not aware that a 100 suite apartment was being planned for the south end of Douglas Ave, which will dramatically increase traffic flow past our house.
- 4.. Just 2 days ago we found a notice in the paper that the house next to us is being planned with a 0.3 meter relaxation on our side, so that instead of a minimum distance of 10 feet separation (which is hardly adequate) now we will have only 9 ft!

I therefore request that we be allowed to pay the contractor's fee as we were prepared to do originally, so that the caveat can be removed from our title, and we can have the option to sell our home without a \$5000.00 penalty.

Thank you for your attention to this matter,

Yours truly,

*H. R. James*  
Herb James

*Colleen James*  
Colleen James

DATE: November 29, 1990  
TO: City Commissioners  
FROM: Land Supervisor  
RE: H.R. & N.C. JAMES  
LOT 6, BLOCK 7, PLAN 902-1466  
175 DOUGLAS AVENUE

---

With reference to the attached letter from Herbert R. and N. Colleen James requesting a relaxation of the residency clause and the \$5,000.00 penalty, we respectfully submit the following summary:

Prior to their written application to purchase a lot (attached) Mrs. James checked map and brochure several times at the Land Counter.

Normally written applications are not accepted but to accommodate the James' in their holiday schedule and timing to build we accepted their request by mail.

Sept 17, 1990                      A written request to purchase a lot on Douglas Avenue with #6 being first choice. Deposit of \$600.00 also received.

Upon the James return from holidays they came to City Hall and ask if they could buy this Lot as a contractor. It was explained to them that if they wanted to buy as a contractor that they would forfeit their deposit and that they would have to wait until a Contractor's License could be approved. They decided to go ahead with a homeowner Lot.

We also had Mrs. James sign the application upon their return from holidays

Oct. 4, 1990                      Agreement was signed at our Counter and payment received in full.

Nov. 2, 1990                      Customers in and stated they were aware that Lot One (1) was a proposed church. However, they did not know it was a mosque. MPC Advertised this in the Advocated on Aug. 31, 1990.

We advise that we have had discussions with the Church as to the final design of the church building to assure that the architecture of this building will be in line with the present residential development. If the architectural appearance of the church is not acceptable, the recommendation would be to not proceed with the sale of the church lot.

Nov. 23, 1990                      The attached letter arrived requesting the residency Clause be relaxed so that the James' may sell this property without taking up residency on the property



The City of Red Deer  
Page 2  
November 29, 1990


It seems from their original letter of application that a Church was no problem as they would take any lot on Douglas Avenue and the ones the furthestest from the Church site were their last choices.

The Apartment site has been shown on all the maps and is much closer to the James present address now than it will be in the new lot.

In view of the above we recommend that their request be denied.

  
William F. Lees

WFL/dm  
Att.

Not approved Dec 4/90  




**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6188

Land, Tax, and Assessment Department 342-8119

December 6, 1990

Mr. and Mrs. Herb James  
90 Douglas Avenue  
Red Deer, Alberta

Dear Mr. and Mrs. James:

RE: LOT 6, BLOCK 7, PLAN 902-1466  
175 DOUGLAS AVENUE

Further to your correspondence of November 20, 1990 regarding the purchase of Lot 6 and the request to relax the residency condition pertaining to the development of Lot 6.

The City Commissioners reviewed your request and we advise that the relaxation is not to be granted.

Please advise if you wish this matter to be presented to City Council.

With reference to the Church, we advise that recent discussions with the Church have confirmed that it is their intent to design a building that will be compatible with the architecture of the residential dwellings in this area.

If you wish to discuss these matters please contact me at 342-8121.

Yours truly,

William F. Lees  
Land Supervisor

WFL/dm

**RED DEER***a delight  
to discover!*

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6186

Land, Tax, and Assessment Department 342-8119

January 28, 1991

Crowe Duhamel Manning  
2nd Floor, 5233 - 49 Avenue  
Red Deer, Alberta  
T4N 6G5

Attention: Dennis W. Crowe

Dear Sir:

RE: LOT 6, BLOCK 7, PLAN 902-1466  
175 DOUGLAS AVENUE, RED DEER, ALBERTA  
JAMES, HERBERT AND COLLEEN

---

Thank you for your letter of January 22, 1991.

Please be advised that The City of Red Deer is not in a position to Discharge the Caveat until the Twelve (12) month residency condition has been satisfied.

Please advise if further information is required.

Yours truly,

William F. Lees  
Land Supervisor

WFL/dm

**RED DEER***a delight to discover!*

Herb James  
175 Douglas Ave  
Red Deer, Ab.  
TR4 2G5

February 1, 1991

Mr. William F. Lees  
Land Supervisor  
City of Red Deer  
Land, Tax & Assessing Dept.  
P.O. Box 5008  
Red Deer, Ab. T4N 3T4

Dear Mr. Lees:

With reference to your letter of December 6, 1990 regarding the denial of our request to have a Caveat withdrawn from our property at the above address, I am requesting you to present it to City Council as you offered, and failing satisfaction from that I will be seeking Legal advice for a Suit of Discrimination, against the City.

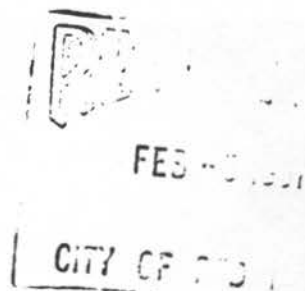
What I mean by satisfaction is:  
That we be allowed to pay the contractor's fee as we were prepared to do originally, so that the caveat can be removed from our title, and we can have the option to sell our home without a \$5000.00 penalty.

Please inform me of the Council's decision.

Sincerely,

*H. R. James*

Herb James



Commissioners' Comments

The authority to grant relaxations to the requirements of the land sales agreement has been delegated to the Commissioners within certain guidelines. In reviewing the attached application we could find no reason to grant a relaxation and accordingly the applicant is now appealing our decision to Council. Based on past Council decisions, there would not appear to be any grounds for a relaxation of these circumstances and we would recommend this application be denied.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 5, 1991

Mr. Herb James  
175 Douglas Avenue  
RED DEER, Alberta  
TR4 2G5

Dear Sir:

RE: PURCHASE OF LOT 6, BLOCK 7, PLAN 902-1466  
175 DOUGLAS AVENUE

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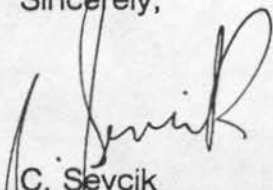
I would advise that your request to have the purchase of the above noted lot recognized as being purchased under the Contractor and not the Homeowner category, received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Herb James to have the purchase of Lot 6, Block 7, Plan 902-1466 recognized as being purchased under the Contractor and not the Homeowner category, be denied and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk

CS/jt

c.c. City Assessor  
Director of Financial Services

*a delight  
to discover!*

NO. 2

DATE: February 22, 1991  
TO: City Council  
FROM: City Clerk  
RE: CEMETERY BYLAW AMENDMENT 2952/A-91

---

The above noted amending bylaw was presented to Council February 19, 1991. The proposed amendments included in Bylaw 2952/A-91 may be summarized as follows:

1. Schedule D - Cemetery Rate Increases
2. The City to charge a fee for storage and handling of concrete grave liners
3. The City enabled to sell concrete grave liners to the public.

At the above noted Council meeting, said bylaw was tabled prior to voting on first reading and the administration was directed to review the bylaw.

Enclosed hereafter is a further report from the administration with respect to this matter.



C. Sevcik  
City Clerk

CS/jt

Att.

**DATE: February 25, 1991**

**CS-P-2.643**

**TO: CITY COUNCIL**

**FROM: DON BATCHELOR  
Parks Manager**

**RE: CEMETERY BY-LAW 2952/88 - PROPOSED AMENDMENTS**

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City Council considered revisions to the Cemetery By-law at its regular meeting of February 19, 1991, at which time the following resolution was passed:

"Resolved that the first reading of By-law 2952/A-91 be tabled to a subsequent meeting of Council pending receipt of additional information."

This report has been revised incorporating some alternatives and recommendations relative to the sale of concrete liners. These recommendations and amendments to the Cemetery By-law 2952/88 are attached elsewhere in the agenda.

The purpose of the proposed amendments are as follows:

1. To amend Schedule D of the by-law to enable 1991 cemetery rates to be charged based on the approved 1991 budget.
2. To enable The City to apply a concrete and wood grave liner storage, handling and installation fee.
3. To make concrete liners mandatory with sales conducted both by The City and funeral homes.

1. 1991 Cemetery Rates

Attachment 1 outlines cemetery rates in Red Deer since 1985, as a chronological progression to keep pace with inflation and to move more towards a self-sufficient cemetery operation, which is less dependent on tax subsidy. The rates, as outlined on proposed Schedule D of the by-law, would create a 69% sufficiency rate, up 5% from 1990. The cemeteries have progressed significantly in this direction (see Attachment 2) and at the same time have significantly increased the perpetual care fund. Attachment 3 outlines cemetery rates in other municipalities across Alberta; Red Deer rates remain among the lowest in the province.

...2/

## 2. Grave Liners - Installation Fee

The second point is with respect to a storage, handling and installation fee for grave liners. This proposed fee can be easily justified as payment for services rendered. At present funeral homes order and sell grave liners to the public but The City handles and installs the liners at no cost.

A grave liner is a container made of wood or concrete. Liners are approximately 2.5 metres long by .75 metres high and wide. Concrete liners weigh  $\pm 545$  kg (1200 lbs.) and wood liners weigh  $\pm 45$  kg (100 lbs.). The purpose of a grave liner is to:

- prepare the plot for burial such that a casket can be placed in the ground without fear of the earth side walls collapsing.
- provide a box or container that caskets can be lowered into and that are secure and provide protection to the casket and the deceased.
- enable backfilling and compaction over the liner after burial is complete such that settlement over the grave site will be minimal.

Although funeral homes sell these liners to the public, The City actually does all the handling and installation including:

- storing the liners in the cemetery maintenance yard;
- loading and transporting the liner to the specific grave location for burial purposes;
- lowering and securing the liner into the grave site as part of grave preparation;
- returning to the grave site after the burial has occurred to place the concrete lid on the liner.

The four services presently carried out by The City to install grave liners, as outlined above, are done so with no compensation or fee to reimburse for labour and equipment expenses. The rates proposed on Schedule D for the handling and installation of grave liners (i.e. \$55) is a fee enabling The City to recover costs actually incurred.



3. Grave Liners - Sale

In view of Council's tabling motion concerning the by-law, the Administration considered three alternatives to deal with the issue of selling liners as outlined below:

Option 1 - Concrete liners would be mandatory with all burials, but the sale of liners would be left exclusively with funeral homes. Wood liners may be authorized in special instances for personal or religious reasons.

This alternative was not preferred as the compulsory use of concrete liners, without some assurance of reasonable sale prices, could increase burial costs to the public. This unchecked method of selling liners does not deal with the issue of liners being part of the burial/cemetery operation.

Option 2 - Concrete liners would be mandatory with exclusive sale rights being that of The City. Funeral homes could continue to sell fancy vaults only. Wood liners may be authorized in special instances for personal or religious reasons.

Although this alternative recognizes that liners are part of the burial or cemetery operation, and is similar to The City of Edmonton's Cemetery By-law, it was viewed that this alternative does not recognize the traditional sale of liners by funeral homes in Red Deer.

Option 3 - Concrete liners would be mandatory with the sale of the liners being conducted both by The City and funeral homes. Wood liners may be authorized in special instances for personal or religious reasons. A significant surcharge would apply to the use of wood liners which would be used for the necessary landscape repairs on the plot over the next ten years. Funeral homes would continue to exclusively sell the fancy burial vaults.

This alternative is being recommended as it provides the most options to the public. Although concrete liners are mandatory, thereby minimizing long-term maintenance costs, the public has the choice of purchasing from the funeral homes or The City, and special dispensation will be considered for wood liners. Fancy vaults remain as an option through funeral homes. The public's choices under this alternative could be based on price, convenience, tradition, and personal or religious preference.

Conclusion:

The City would be able to make concrete liners available to those who have pre-purchased plots (3,600 in total) at the same value as at the time of a new plot purchase.

If The City and funeral homes were to sell the mandatory concrete liners, I estimate that approximately 80% of all burials would use concrete. At present, only 50% of all burials use concrete liners. With the reasonable rate of concrete liners sold by The City, and the surcharge applied to wooden liners, it becomes more economical to the public to use concrete liners. This would reduce longer term settlement and re-landscaping costs over burial plots by approximately one half.

The option, as recommended above, recognizes that concrete liners reduce long-term maintenance costs of the cemetery, that liners are part of the cemetery operation and provides for reasonable and economical choices by the public.

**RECOMMENDATION:**

That City Council give first, second and third reading to the proposed Cemetery By-law Amendment 2952/A-91.



DON BATCHELOR

:ad  
Atts.

- c. Alan Wilcock, Director of Financial Services  
Craig Curtis, Director of Community Services  
Charlie Sevcik, City Clerk  
Red Deer Memorial Society  
Red Deer Funeral Home  
Eventide Funeral Home



# • Parks • Community Services Red Deer

## CITY OF RED DEER 1985 - 1991 CEMETERY RATE COMPARISONS

\*NOTE: All Figures In Dollars (\$)

	SINGLE PLOT (Regular)			SINGLE PLOT (Cremated)			BURIALS			WEEKEND ADDITIONAL CHARGES	DISINTERMENT	REINTER.
	Resident	Non Resident	Perpetual Care	Resident	Non Resident	Perpetual Care	Adult	Child	Cremated			
1985	160	190	110	40	55	20	150	35	25	100	120	150
1986	200	230	130	50	65	25	165	85	30	110	175	165
1987	200	230	135	50	65	25	175	85	30	165	175	175
1988	220	250	135	55	70	25	190	90	35	185	190	190
1989	230	260	150	55	70	30	200	95	40	195	200	200
1990	240	280	165	60	75	35	210	100	45	210	210	210
Proposed 1991	265	365	185	75	110	45	235	115	60	230	300	230

## CITY OF RED DEER CEMETERIES

## 12 Year History Tax Subsidization - Cemetery Operations

	<b>Budget Total</b>	<b>Revenues</b>	<b>Tax Allocation</b>	<b>% Tax Alloc.</b>	<b>Perpetual Care Total \$</b>
1980	113,300	54,400	58,900	52	15,500
1981	142,100	74,700	67,400	47	28,700
1982	183,800	82,900	100,900	55	44,800
1983	219,300	85,500	133,700	61	64,600
1984	230,400	92,000	138,400	60	81,400
1985	214,200	83,800	130,400	61	98,500
1986	258,400	115,400	143,000	56	125,200
1987	234,700	130,400	104,300	44	155,600
1988	216,000	140,400	75,630	35	177,200
1989	207,000	133,000	74,000	36	200,100
1990	230,000	147,000	83,000	36	236,100
1991	283,200	197,700	85,500	31	Proj. 280,000



# Parks • Community Services Red Deer

## EXAMPLES OF BURIAL CHARGES

### ALBERTA MUNICIPALITIES

#### 1990 RATES

	<u>Plot Purchase &amp; Burial (Resident)</u>	<u>Cremated Plot Purchase &amp; Burial (Resident)</u>
CALGARY	\$935	\$180
MEDICINE HAT	580	204
LETHBRIDGE	600	200
EDMONTON	880	430
GRANDE PRAIRIE	757	217
LEDUC	650	150
ST. ALBERT	735	350
RED DEER 1990	615	140
PROPOSED 1991 RED DEER	685	180

#### Commissioners' Comments

At the last Council meeting during the debate on the proposed change to the Cemetery Bylaw, questions were raised with respect to a more rational approach to the provision and pricing of the various services associated with the cemetery operation. We believe the attached report from the Parks Manager addresses these concerns. This report was prepared in conjunction with the City Clerk's Department who deal with the public in the sale of the plots.

Essentially, the report adopts the approach that the provision and preparation of the grave, the operation of the cemetery and the ongoing maintenance is the responsibility of the City while all else is the responsibility of the Funeral Homes.

As Council can see although we have made substantial progress, the taxpayer still subsidizes the cemetery operation to a significant extent. As a significant portion of this subsidy is due to maintenance, and concrete liners significantly reduce this maintenance we are recommending that concrete liners be made mandatory in order to help make the cemetery self sufficient. We would therefore concur with the recommendation of the Parks Manager that Council support option #3. This option would make concrete liners a requirement, still provide for the sale of concrete liners by the Funeral Homes even though we believe this to be part of the grave preparation and thus the City responsibility, and would provide for the use of wooden liners for personal or religious preference.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

**BYLAW NO. 2952/A-91**

BEING a By-law to amend the Cemetery By-law No. 2952/88;

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

That By-law No. 2952/88, being the Cemetery By-law, be amended as follows:

1 Section 12 is deleted and replaced with a new Section 12 as follows:

"A burial lot deed shall be completed in the form of Schedule "A" upon the purchaser paying or being invoiced the amount set forth in the tariff of fees contained in Schedule D."

2 Section 15 is deleted and replaced with new Section 15 as follows:

"Notwithstanding Section 14, a burial lot deed may be transferred back to the City whereupon the transferor shall be entitled to receive a refund of the original purchase price, including the amount paid for perpetual care, less an administration fee of 10% of the foregoing amounts."

3 New Section 27(6) and 27(7) are added as follows:

27(6) "Storage and placement of concrete and wood liner shall be subject to a fee as outlined in Schedule D."

27(7) "The City shall offer the option of purchasing concrete liners at the time of plot purchase and/or burial in accordance with the fee outlined in Schedule D."

4 Existing Schedule D is hereby deleted and replaced with new Schedule D attached hereto.

5 This by-law shall come into full force and effect upon third reading thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF FEBRUARY, 1991;

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF FEBRUARY, 1991;

READ A THIRD TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF FEBRUARY, 1991.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

*This bylaw draft abandoned at in favor of second draft considered at meeting of March 4/91 C.P.*

By-law 2952/A-91

SCHEDULE D  
1991 Rates

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON-RES.</u>
Single lot for persons 5 years or over	4' X 12' or 4' X 10' or 4' X 9'	265	185	365
Military (Field of Honour)	4' X 12' or 4' X 10' or 4' X 9'	0	185	0
Double lot for persons 5 years or over	8' X 12' or 8' X 10' or 8' X 9'	530	370	730
Youth lot for persons 1-5 years of age	4' X 6'	135	80	180
Infant lot for persons 1 year and under	3' X 5'	105	60	140
Lot for cremated remains	24" X 24"	75	45	110
Purchase Concrete Liners		225	0	225

BURIALS

CHARGES

For the burial of the body of a deceased person 5 years or over.	235
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	115
For the burial of the body of a deceased person under the age of 1 year.	55
For the extra depth (8") to permit double burial of bodies of persons of any age (extra charge).	75



For the burial of cremated remains of any body.	60
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	240
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	120
Storage, Handling and Installation fee for Concrete or Wood Liners	55

INTERMENT & DISINTERMENTS

CHARGES

For the disinterment of a deceased person of the age of 5 years or over.	300
For the disinterment of a deceased person under the age of 5 years.	250
For the disinterment of the cremated remains of any body.	75
Reinterments shall be at burial rates.	
Sale/transfer of deed back to the City (Administration Fee)	10%

MONUMENTS

Application Fee	12
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**CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS**  
Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN\*  
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Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
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\* Denotes Professional Corporation  
\*\* Denotes Student-At-Law

Your file:  
Our file: 18,020 DJS

February 26, 1991

City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

**ATTENTION: Donna Souch**  
**City Clerk Steno**

Dear Donna:

**RE: Cemetery Bylaw**

Pursuant to your telephone instructions of today's date, enclosed please find the revised Cemetery Bylaw amendment.

Yours truly,



THOMAS H. CHAPMAN, Q.C.  
THC/vjh  
Enclosure

## CEMETERIES - SALE OF LINERS

1.	<u>Burials Using:</u>	<u>1987</u>	<u>1990</u>	<u>% Total</u>
■	Concrete Liners	40%	84	49
■	Wooden Liners	51%	60	35
■	No Wooden Liners	-	1	0
■	Fancy Vaults	9%	<u>28</u>	<u>16</u>
			173	100

NOTE: In 1987 approximate percent concrete - 40%; wooden - 51%, vaults - 9%

### 2. Incremental Cost of Settlement Repairs

■	Concrete Liners & Fancy Vaults	\$120 ~	
■	No Liners	\$175 ~	
■	Wooden Liners	\$235 ~	335.00

### 3. Pre-sold Cemetery Plots (burial services not performed to date)

Red Deer Cemetery	1210
Alto Reste Cemetery	<u>2464</u>
TOTAL	3674

### 4. Cemetery Expenditures/Revenues/Tax Support

	<u>Total Budget</u>	<u>Revenues</u>	<u>Tax Support</u>	<u>% Tax Support</u>
1985	214,200	83,800	130,400	61
1986	258,400	115,400	143,000	56
1987	234,700	130,400	104,300	44
1988	216,000	140,400	75,630	35
1989	207,000	133,000	74,000	36
1990	230,000	147,000	83,000	36
1991	283,200	197,700	85,500	31

Perpetual Care Fund

OFFICE CONSOLIDATION

BYLAW 2952/88

CEMETERY BYLAW

## CEMETERY BYLAW

BYLAW NO. 2952/88

Being a By-law of the City of Red Deer to provide for the control and regulation of the Red Deer Cemetery and Alto Reste Memorial Gardens.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

TITLE - This Bylaw to be cited as the "Cemetery Bylaw".

### DEFINITIONS

1. In this By-law, unless the context otherwise requires:
  - (a) "Cemetery Foreman" means the City employee actually working at the cemetery under the instruction and supervision of the Manager.
  - (b) "Cemetery" means the Cemetery in the City known as the Red Deer Cemetery, and the Cemetery situate outside the boundaries of the City known as Alto Reste Memorial Gardens Cemetery, both of which are owned and operated and under the control of the City."
  - (c) "City" means the City of Red Deer, in the Province of Alberta.
  - (d) "City Clerk's Department" means the department of the City directed by the City Clerk.
  - (e) "Commissioners" means the Mayor & Commissioner of the City.
  - (f) "Common Ground" means that portion of a cemetery which is so designated on the cemetery plans in the City Clerk's Department, on the surface of which cremated human remains may be scattered."
  - (g) "Deed" means the application for burial lot deed when accepted by the City.
  - (h) "Department" means the Parks Department of the City.
  - (i) "Director" means the Director of Community Services for the City.
  - (j) "Family Lot" means a lot or a number of lots which lie adjacent to one another and which are to be reserved for the burial of more than one deceased member of a family.

By-law 2952/88

- (k) "Flowering Ornamental" means any perennial, annual and bi-annual flowering plant.
- (l) "Foundation" means any structure for the purpose of supporting or providing a base for a monument.
- (m) "Grave" means a lot used as a place of burial.
- (n) "Holiday" means: New Year's Day, Good Friday, Easter Monday, Victoria Day, Canada Day, Civic Holiday in August, Labour Day, Thanksgiving, Remembrance Day, Christmas Day, Boxing Day, and all holidays proclaimed or adopted by The City.
- (o) "Lot" means a lot as shown on a cemetery plan on record in the City Clerk's Department.
- (p) "Manager" means the Manager of Parks for the City and shall include any person authorized by the Manager to carry out his duties.
- (q) "Monument" means any structure in a cemetery erected or constructed on any grave or lot for memorial purposes.
- (r) "Resident" means a person who has been ordinarily living in the City and has resided in the City immediately preceeding his or her death or his or her application to purchase a lot.
- (s) "Woody Ornamental" means any trees, shrubs, creepers and climbers.
- (t) "Working Hours" means regular hours of work from 8:00 a.m. to 4:30 p.m. each day Monday through Friday excluding holidays.

DUTIES, RIGHTS AND POWERS OF THE MANAGER

- 2. All the powers granted to the Manager by this By-law shall be subject to the supervision and control of the Director.
- 3. The Manager shall have charge of the cemetery and shall exercise control over all persons employed therein.
- 4. The Manager shall have authority to order that the graves in any particular section of the cemetery shall be laid in any direction he may consider suitable.
- 5. The Manager shall have the authority to remove any funeral designs or floral pieces which may become wilted, or any other article or thing after the expiration of 5 days from placement.

By-law 2952/88

6. The Manager shall have the right to remove any woody ornamentals situated on or about the cemetery which become by means of their roots or branches or in any other way detrimental to adjacent lots, walks or driveways, prejudicial to the general appearance to the grounds or dangerous or inconvenient to the public.
7. (1) No person shall disturb the quiet or good order of the cemetery.  
(2) A member of the Royal Canadian Mounted Police or the Manager, Cemetery Foreman, or other person from time to time in charge of the cemetery may evict therefrom, using such force as is reasonably necessary, or deny entrance, to any person who contravenes paragraph '(1)' hereof.

LOTS

8. The cemetery plans of the lots made available by the City for burial purposes now on record in the office of the City Clerk's Department, together with all subsequent plans of cemetery lands approved by the Manager, shall be the plans of the cemetery herein referred to and all interments shall be made and records kept by the City Clerk's Department in accordance with such plans.
9. The purchase price for burial lots shall be as established in Schedule "D" annexed hereto.
10. Effective upon passage of this bylaw, all double and single family lots hereafter surveyed shall have dimensions of 8 feet by 12 feet and 4 feet by 12 feet respectively, and all cremated remains lots hereafter surveyed shall have dimensions of 2 feet by 2 feet. Youth lots shall be 4 feet by 6 feet and infant lots 3 feet by 5 feet.
11. 1) The City Clerk's Department shall:
  - (a) administer all sales of deeds and interments in the cemetery, and receive all monies therefrom.
  - (b) upon payment by any person to the City of the full price of any deed, furnish such person with a receipt for the sum paid.

By-law 2952/88

- 2) Cemetery deed purchases may be invoiced to the respective purchaser upon request and at the discretion of the City Clerk's Department.
12. A burial lot deed shall be issued in the form of Schedule "A" hereunto annexed upon the purchaser paying the amounts set forth in the tariff in Schedule "D" hereunto annexed and forming part of this By-law.
13. The funds received by the City for perpetual care will be invested by the City and the interest therefrom shall be used to offset the maintenance of the Cemetery.
14. No deed shall be resold to any other party, however deeds may be transferred from one family member to another family member but no transfer shall be valid unless such transfer is duly registered with the City Clerk's Department.
15. Notwithstanding Section 14, the owner of a deed may transfer same back to the City and shall be entitled to the refund of the original purchase price including the amount paid for perpetual care, without interest.
16. No lots shall be used for any purpose other than burial grounds for human bodies, and the cremated remains of human bodies.
17. Posts to mark the limits of the lots shall be permitted, provided that they are placed within the limits of the lots and are level with and not projecting above the ground.
18. The City shall not be liable for damages resulting from theft, vandalism or damage howsoever caused to monuments erected upon a burial lot.

BURIALS

19. Whenever a lot is held by two or more persons, an order for interment in such lot or any part thereof will be accepted by the City Clerk's Department from any one of the said persons or their personal representative.
20. No person shall accept any fee or reward for the interment of any body in a lot of which such person is the deed holder, or over which he exercises any power of control.
21. 1) No burial shall be permitted in the cemetery unless a proper burial permit or certificate of cremation is produced by the party applying for the burial.



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- 2) Between the months of May and October inclusive in any year, all applications for burials shall be made to the City Clerk's Department at least 7.5 working hours before the time for interment.
  - 3) Between the months of November of one year and April of the following year inclusive, all applications for burials shall be made at least 15.0 working hours before the time for interment.
22. No interment shall be permitted until a Burial Application and Permit in the form of Schedule "A" hereunto annexed has been completed and given to the Cemetery Foreman. Such permit shall contain the following particulars:
- (a) Description of burial lot.
  - (b) Name of deceased
  - (c) Name of undertaker or person responsible for burial
  - (d) Date and time of burial
  - (e) Name of applicant for burial permit.
23. No interment or funeral service shall be permitted in a cemetery on a Sunday or holiday except with special permission in writing from the manager which may only be granted in cases of special emergency or circumstances which in the opinion of the manager justifies or requires such interment or funeral service. An application for special permission herein shall be made to the City Clerk's Department not less than 15 regular City working hours prior to the date of interment.
24. A charge for overtime will be payable by the applicant of the burial permit if it is necessary for workmen to remain after their usual working hours.
25. The deed holder or the person instructing the City to open a grave shall give complete and precise instructions and the City shall not be responsible for any errors resulting from the lack of proper instruction.
26. 1) Graves shall be dug and interments made only by persons supervised by and under the direction of the Cemetery Foreman or Manager.
- 2) No person or persons not under the control or supervision of the Cemetery Foreman or Manager shall open any grave for the purpose of interring or removing a body.
27. 1) No grave for the burial of a deceased person the age of six (6) years or over shall be less than 6 feet in depth from the surface of the ground surrounding the grave.



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- 2) No grave for the burial of a deceased person five (5) years of age or under shall be less than 5 feet in depth from the surface of the ground surrounding the grave.
  - 3) No grave for the burial of cremated remains shall be less than eighteen (18) inches in depth from the surface of the ground surrounding the grave.
  - 4) No grave for the burial of two bodies, one above the other, shall be less than 8 feet in depth from the surface of the ground surrounding the grave.
- 2952/A-90 5) Where an adult body is buried in a regular lot without the use of a vault or a concrete liner, the applicant shall pay the fee specified in Schedule "D".
28. 1) The burial of cremated remains shall be in such portion or portions of the cemetery as may from time to time be designated by the Manager.
  - 2) The cremated remains of a person to be buried in the same regular lot in which a body is or is to be buried, shall be placed adjacent to the monument.
  - 3) Cremated human remains may be scattered on the surface of common ground at no charge. Applicants shall complete a Burial Application and Permit and supply the City Clerk's Department with a copy of the Certificate of Cremation.
- 2952/A-90 4) No burial of cremated remains on designated cremated remains lots on which an existing monument is erected shall be allowed between November 1 of one year, and April 30 of the next year then following.
29. 1) When more than one body is interred in the same grave, the last interment shall be at a depth of at least three (3) feet from the surface of the ground to the top of the coffin or casket and in no case shall the bodies of more than two persons be interred in the same grave.
  - 2) When more than one body is to be interred in the same grave, the lower burial shall require a concrete outer case or vault.
  - 3) No second interment shall be permitted in any lot in the cemetery on which there are unpaid charges due and payable to the City.

Bylaw 2952/88

30. The cremated remains of not more than 12 persons may be interred in a special lot reserved for that purpose or in a 4 feet by 9 feet or in a 4 feet by 10 feet or in a 4 feet by 12 feet family lot.
31. No cremation shall be performed at a cemetery anytime during a funeral or burial service at such cemetery.
32. All work in the immediate vicinity of a grave shall be discontinued during a burial service.

MONUMENTS

33. All persons employed in the construction and erection of monuments or doing other work in the cemetery, whether employed by the City or not, shall be subject to the direction and control of the Manager.
34. 1) No monument shall exceed a height of 5 feet from the surface of the ground adjacent to the grave and no monument shall exceed the maximum horizontal dimensions of the foundation as set out in Schedule "C".  
2) No monument or foundation shall be placed on a lot until an application is made to the City Clerk's Department and a permit in the form of Schedule "B" hereunto annexed has been issued.  
3) All foundations or monuments shall be confined within the boundaries of the respective lots, and all monuments shall be placed in a manner as to maintain whenever possible, a proper alignment consistent with grave monuments on adjacent lots.
- 2952/A-90 4) Not more than two monuments shall be placed upon a single lot. The second monument placed upon a single lot shall be a flat monument and shall contain an area sufficient to accommodate inscriptions of possible future burials.
35. No foundations or monuments shall be erected on Sundays or holidays.
36. All persons erecting monuments shall ensure that such monuments are firmly secured to the foundation with glue and/or setting compound.
37. All foundations placed in a cemetery shall be made of concrete, be flush with ground level and shall conform to the specifications and dimensions of Schedule "C" annexed hereto.

Bylaw 2952/88

38. All flat monuments placed in a cemetery shall be flush with ground level and conform with the specifications of Schedule "C" annexed hereto.
  39. All monuments on cremation lots shall be flat monuments.
  40. Monuments with urns attached are prohibited.
  41. 1) Except as provided in Subsection 2) concrete or stone slab grave covers exceeding the dimensions specified in Schedule "C" shall not be permitted in a cemetery.
- 2952/A-90 2) Stone-slab grave covers exceeding the dimensions specified in Schedule "C" may be permitted in the Gardens of Christus and Devotion of the Alto Reste Cemetery, as shown on the cemetery plan in the City Clerk's Department, but only if the respective lots were purchased prior to December 31, 1989.
- 2952/A-90 3) No monuments shall be erected on any lot containing group stillborn burials. In the area designated by the Manager for all group stillborn burials, the City shall erect a single monument upon which the applicant may place a brass plaque identifying the deceased. The applicant will be required to obtain a monument permit and the size of the plaque will be as specified by the Manager.
42. All foundations and monuments not installed in strict conformance to this Bylaw shall be removed at the request of the Cemetery Foreman within five (5) working days.
  43. All persons erecting monuments shall ensure that the surrounding areas are restored to and left in the same condition as found prior to installation.
  44. Whenever the owner of a monument neglects to make the required repairs or alterations to a monument within 30 days after receiving written notice from the Manager to do so, the Manager shall have the power to repair such monument and charge the cost thereof to the owner which may be recovered as a debt from the owner to the City.
  45. No monuments shall be erected from November 1st until the end of April following, except at the discretion of the manager.

Bylaw 2952/88 .

VISITORS

46. No person other than an employee under the direction of 2952/A-90 the Manager shall enter or remain in the cemetery between sunset of one day, and sunrise of the day next following.

VEHICLES IN THE CEMETERIES

47. No person shall drive any vehicle through any cemetery at a greater rate of speed than 20 km/h.
48. The Manager may prohibit the driving of vehicles in any part of a cemetery.
49. The Manager may prohibit the driving of any vehicle in the cemetery when the roads are in an unfit condition.
50. The owner of any moving vehicle shall be responsible for any damage done by such vehicle within the boundaries of the cemetery.

FIELD OF HONOR

51. The City shall set aside and maintain in a cemetery an area which shall be known as the "Field of Honor" which shall be reserved for burial of members and ex-members of the Canadian and British Naval, Military and Air Forces upon request of a relative or the Department of Veterans Affairs or Department of National Defence.

Bylaw 2952/88

52. Spouses of members and ex-members of the Naval, Military and Air Forces may be buried in the same lot as his/her spouse only if the first burial is that of the member or ex-member.

#### GENERAL PROVISIONS

53. Any Society desiring to hold a memorial service at the cemetery shall give the Manager at least 10 days notice in writing of their intention to do so.
54. No person shall:
- (a) erect fences, railings, walls, copings, hedges in or around any lots.
  - (b) destroy, damage, deface or write upon any monument, or other structure or object in any cemetery.
  - (c) deposit any paper, sticks, or refuse of any kind on any portion of the lands within the boundaries of the cemetery except in receptacles provided for that purpose.
  - (d) remove the sod in graves or from any portion of any lot in the cemetery without first obtaining the consent of the Cemetery Foreman.
55. All grading, seeding of grass, and sodding work shall be done under the direction of the Cemetery Foreman by employees of the City.
56. No person, other than the Manager, an employee under the direction of the Manager, the owner of a deed or his agent, shall be permitted to care for any lot in any cemetery.
57. Benches may be permitted in a cemetery at such locations as the Manager may direct.
58. No animal shall be allowed in any cemetery unless such animal is on a leash and accompanied by an adult person.

#### FEEES AND CHARGES

59. The fees and charges set forth in Schedule "D" annexed hereto are hereby established as the charges for services provided under this bylaw.

Bylaw 2952/88

PENALTY

60. Any person who commits a breach of any of the provisions of this bylaw shall on conviction for such breach, be liable to a penalty of not less than One Hundred (\$100.00) and not exceeding One Thousand (\$1,000.00) dollars exclusive of costs, or in the case of non-payment of the fine and cost imposed, to imprisonment for any period not exceeding sixty (60) days.

61. By-law No 2890/86 and all amendments thereto are hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 7 day of March  
A.D., 1988.

READ A SECOND TIME IN OPEN COUNCIL this 7 day of March  
A.D., 1988.

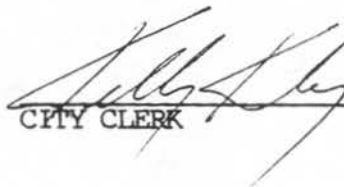
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 21 day of  
March A.D., 1988.

MAYOR



Assist.

CITY CLERK



Bylaw 2952/88

SCHEDULE A  
THE CITY OF RED DEER

PART 1 - APPLICATION TO PURCHASE BURIAL DEED

NAME OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

In making this application, and in consideration of The City of Red Deer selling to the undersigned, the undersigned acknowledges and agrees:

1. This application shall constitute a binding contract between the parties for the purchase of the lots specified, and all of the provisions of the Cemetery By-Law as amended from time to time hereafter shall be deemed to be included as terms and conditions of this contract.
2. That the title deed issued for the lot shall not be a title in fee simple, but shall be an easement or license only to use the burial lot.
3. That this agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and, where permitted, their assigns.
4. The undersigned hereby waives, releases and discharges The City, its officers, agents and employees from all claims, demands and rights of action which the undersigned may hereafter have against The City for loss or damages, howsoever caused, resulting from the theft or vandalism to the monuments or grave markers situate with, upon or under the lots howsoever caused.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

LOT DESCRIPTION		
Single ( ) Double ( )		
Ashes ( ) Other _____		
(1-5900-0000-451)	\$ _____	Garden: _____
Perpetual Care ( )		Section: _____
(1-5900-0000-598)	\$ _____	Plot: _____
TOTAL PAYMENT REQUIRED:	\$ _____	Lot: _____
		Letter: _____ Sub: _____
		Sub. Division: _____

In consideration of the payment in the amount herein set forth made by the Applicant, The City hereby grants to the Applicant a burial lot deed entitling the Applicant to a licence or easement to use the burial lot herein described and have access thereto:

City Clerk's Department

Per: \_\_\_\_\_



Bylaw 2952/88

PART II - BURIAL APPLICATION AND PERMIT

NAME OF DECEASED: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME OF APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE OF BURIAL: \_\_\_\_\_ TIME: \_\_\_\_\_

SERVICE FROM: \_\_\_\_\_ Church/Chapel

Burial: Wooden Box ( ) Concrete Liner ( ) Ashes ( )

Vault ( ) Other ( )

\$ \_\_\_\_\_

Surcharge (Settlement Repair):

\$ \_\_\_\_\_

Overtime Charges \_\_\_\_\_ hours at \_\_\_\_\_/hour :

\$ \_\_\_\_\_

Other Charges \_\_\_\_\_

\$ \_\_\_\_\_

(1-5900-0000-452)

TOTAL

\$ \_\_\_\_\_

The Applicant acknowledges and agrees that a permit for burial is issued subject to the provisions of The City of Red Deer Cemetery By-Law and amendments thereto.

\_\_\_\_\_  
SIGNATURE OF APPLICANTPERMIT FOR BURIAL

The City of Red Deer grants permission for the burial of the above deceased in the \_\_\_\_\_ Cemetery this \_\_\_\_\_ day of \_\_\_\_\_, 199\_.

\_\_\_\_\_  
CITY CLERK'S DEPARTMENTPART III - RECEIPT

OR

The charges herein shall be invoiced to

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Invoiced this \_\_\_\_\_ day of \_\_\_\_\_ 1990

Plot	\$ _____	1-5900-0000-451
Perp. Care	\$ _____	1-5900-0000-598
Surcharge	\$ _____	1-5900-0000-452
Burial	\$ _____	1-5900-0000-452
Overtime	\$ _____	1-5900-0000-452
Other	\$ _____	
TOTAL	\$ _____	



SCHEDULE B

PERMIT NO:

MONUMENT PERMIT  
BYLAW NO: 2952/A90

NAME OF MONUMENT COMPANY: \_\_\_\_\_

NAME OF: PURCHASER: \_\_\_\_\_ DECEASED: \_\_\_\_\_

LOCATION: GARDEN \_\_\_\_\_ SECTION \_\_\_\_\_ PLOT \_\_\_\_\_ LOT \_\_\_\_\_ SUBD. \_\_\_\_\_

TYPE OF MONUMENT: FLAT \_\_\_\_\_ PILLOW \_\_\_\_\_ UPRIGHT \_\_\_\_\_

MATERIAL USED: GRANITE \_\_\_\_\_ BRONZE \_\_\_\_\_ MARBLE \_\_\_\_\_ OTHER \_\_\_\_\_

SIZE OF MONUMENT: \_\_\_\_\_ HEIGHT \_\_\_\_\_ FOUNDATION PROPOSED: YES \_\_\_\_\_ NO \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

DATE OF APPLICATION: \_\_\_\_\_ EST. DATE OF PLACEMENT: \_\_\_\_\_

FEE: \_\_\_\_\_ CASH \_\_\_\_\_ CHEQUE \_\_\_\_\_ INVOICE \_\_\_\_\_

APPLICATION COMPLETED BY: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_

-----  
OFFICE USE ONLY

FOUNDATION REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

MONUMENT APPROVED FOR PLACEMENT BY: \_\_\_\_\_

DATE OF APPLICATION: \_\_\_\_\_ DATE OF PLACEMENT: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: ALL MONUMENTS MUST BE PLACED IN ACCORDANCE WITH THE CITY OF RED DEER  
CEMETERY BYLAW NO. 2952/88 AND AMENDMENTS THERETO.  
PERMITS MUST BE PRESENTED TO CARETAKER PRIOR TO PLACEMENT.  
ALL PERMITS ARE VALID FOR A PERIOD OF 60 CALENDAR DAYS FROM THE DATE OF  
APPLICATION.

Color Distribution: White - Monument Company  
Goldenrod - Caretaker  
Green - Records

Bylaw 2952/88

## SCHEDULE 'D'

## 1990 RATES

PLOT	SIZE	RESIDENT	PERPETUAL CARE	NON-RESIDENT
Single lot for persons 5 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	240.00	165.00	280.00
Military (Field of Honor)	4' x 12' or 4' x 10' or 4' x 9'	0	165.00	0
Double lot for persons 5 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	480.00	330.00	560.00
Youth lot for persons 1-5 years of age	4' x 6'	120.00	70.00	130.00
Infant lot for persons 1 year of age and under	3' x 5'	90.00	50.00	100.00
Lot for Cremated Remains	24" x 24"	60.00	35.00	75.00

BURIALSCHARGES

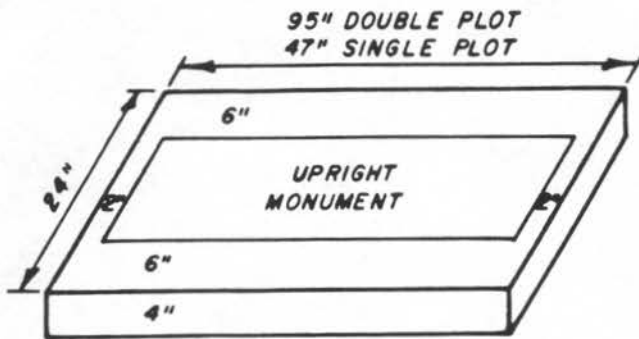
For the burial of the body of a deceased person five years or over.	210.00
For the burial of the body of a deceased person between the ages of one & five years.	100.00
For the burial of the body of a deceased person under the age of one year.	50.00
For extra depth (8'), to permit double burial of bodies of persons of any age (extra charge).	65.00
For the burial of cremated remains of any body.	45.00
Additional charges in respect of any burials carried out on a Saturday, Sunday or holiday.	225.00
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	100.00

INTERMENT AND DISINTERMENTS

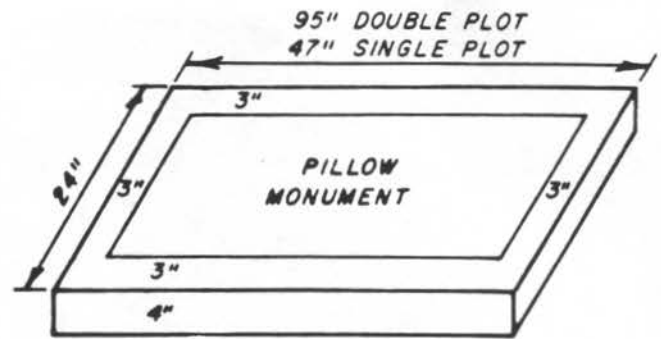
For the disinterment of the body of a deceased person of the age of five years or over.	225.00
For the disinterment of the body of a deceased person under the age of five years.	140.00
For the disinterment of the cremated remains of any body.	50.00
Re-interment shall be at burial rates.	

MONUMENTS

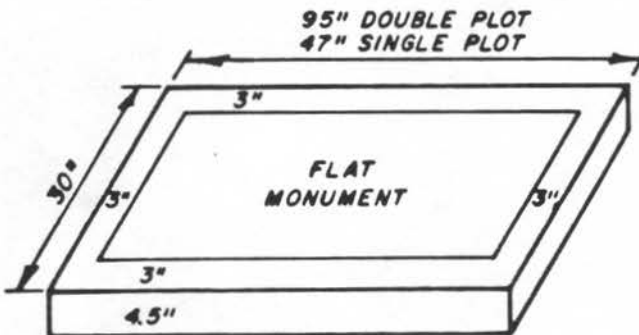
Application Fee	10.00
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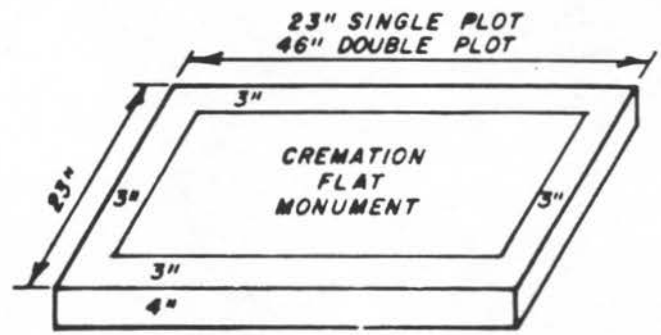
MINIMUM CONCRETE DEPTH - 4"



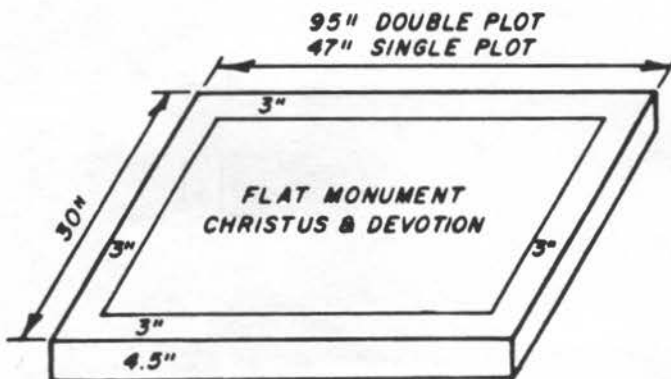
MINIMUM CONCRETE DEPTH - 4"



MINIMUM CONCRETE DEPTH - 4.5"



MINIMUM CONCRETE DEPTH - 4"



MINIMUM DEPTH UNDER  
MONUMENTS - 2.5"

MINIMUM CONCRETE DEPTH - 4.5"

NOTE: ALL DIMENSIONS INDICATE MAXIMUM SPECIFICATIONS.

: ALL FOUNDATIONS ARE TO BE PRECAST OR POURED IN PLACE CONCRETE.

**CITY OF RED DEER  
Parks Department**

## MONUMENT FOUNDATION SPECIFICATIONS

SCALE: N.T.S.

APP. BY:

DRAWING NO.

DRAWN BY: C.E.J.B.

DATE: FEB. 5/88

DRAFT

**DATE:** February 25, 1991

**CS-P-2.643**

**TO:** CITY COUNCIL

**FROM:** DON BATCHELOR  
Parks Manager

**RE:** CEMETERY BY-LAW 2952/88 - PROPOSED AMENDMENTS

---

City Council considered revisions to the Cemetery By-law at its regular meeting of February 19, 1991, at which time the following resolution was passed:

"Resolved that the first reading of By-law 2952/A-91 be tabled to a subsequent meeting of Council pending receipt of additional information."

This report has been revised incorporating some alternatives and recommendations relative to the sale of concrete liners. These recommendations and amendments to the Cemetery By-law 2952/88 are attached elsewhere in the agenda.

The purpose of the proposed amendments are as follows:

1. To amend Schedule D of the by-law to enable 1991 cemetery rates to be charged based on the approved 1991 budget.
2. To enable The City to apply a concrete grave liner storage, handling and installation fee.
3. To make concrete liners mandatory with sales conducted both by The City and funeral homes.

An additional amendment to the Cemetery By-law and Schedule D will be prepared and presented to City Council in late spring to assign fees to the columbarium which is presently being designed and tendered.

1. 1991 Cemetery Rates

Attachment 1 outlines cemetery rates in Red Deer since 1985, as a chronological progression to keep pace with inflation and to move more towards a self-sufficient cemetery operation, which is less dependent on tax subsidy. The rates, as outlined on proposed Schedule D of the by-law, would create a 69% sufficiency rate, up 5% points from 1990. The cemeteries have progressed significantly in this direction (see Attachment 2) and at the same time have significantly increased the perpetual care fund. Attachment 3 outlines cemetery rates in other municipalities across Alberta; Red Deer rates remain among the lowest in the province.

2. Grave Liners - Installation Fee

The second point is with respect to a storage, handling and installation fee for grave liners. This proposed fee can be easily justified as payment for services rendered. At present funeral homes order and sell grave liners to the public but The City handles and installs the liners at no cost.

A grave liner is a container made of wood or concrete. Liners are approximately 2.5 metres long by .75 metres high and wide. Concrete liners weight  $\pm 545$  kg (1200 lbs.) and wood liners weight  $\pm 45$  kg (100 lbs.). The purpose of a grave liner is to:

- prepare the plot for burial such that a casket can be placed in the ground without fear of the earth side walls collapsing.
- provide a box or container that caskets can be lowered into and that are secure and provide protection to the casket and the deceased.
- enable backfilling and compaction over the liner after burial is complete such that settlement over the grave site will be minimal.

Although funeral homes sell these liners to the public, The City actually does all the handling and installation including:

- storing the liners in the cemetery maintenance yard;
- loading and transporting the liner to the specific grave location for burial purposes;
- lowering and securing the liner into the grave site as part of grave preparation;
- returning to the grave site after the burial has occurred to place the concrete lid on the liner.

The four services presently carried out by The City to install grave liners, as outlined above, are done so with no compensation or fee to reimburse for labour and equipment expenses. The rates proposed on Schedule D for the handling and installation of grave liners (i.e. \$55) is a fee enabling The City to recover costs actually incurred.

3. Grave Liners - Sale

In view of Council's tabling motion concerning the by-law, the Administration considered three alternatives to deal with the issue of selling liners as outlined below:

Option 1 - Concrete liners would be mandatory with all burials, but the sale of liners would be left exclusively with funeral homes.

This alternative was not preferred as the compulsory use of concrete liners, without some assurance of reasonable sale prices, could increase burial costs to the public. This unchecked method of selling liners does not deal with the issue of liners being part of the burial/cemetery operation.

Option 2 - Concrete liners would be mandatory with exclusive sale rights being that of The City. Funeral homes could continue to sell fancy vaults only. Special dispensation may be given for the use of wooden liners.

Although this alternative recognizes that liners are part of the burial or cemetery operation, and is similar to The City of Edmonton's Cemetery By-law, it was viewed that this alternative does not recognize the traditional sale of liners by funeral homes in Red Deer.

Option 3 - Concrete liners would be mandatory with the sale of the liners being conducted both by The City and funeral homes. Wood liners may be authorized in special instances for personal or religious reasons. A significant surcharge would apply to the use of wood liners which would be used for the necessary landscape repairs on the plot over the next ten years. Funeral homes would continue to exclusively sell the fancy burial vaults.

This alternative is being recommended as it provides the most options to the public. Although concrete liners are mandatory, thereby minimizing long-term maintenance costs, the public has the choice of purchasing from the funeral homes or The City, and special dispensation will be considered for wood liners and fancy vaults. The public's choices under this alternative could be based on price, convenience, tradition, and personal or religious preference. The City could make concrete liners available to those who have pre-purchased plots (3,600 in total) at the same value as at the time of a new plot purchase.



If The City and funeral homes were to sell the mandatory concrete liners, I estimate that approximately 80% of all burials would use concrete. At present, only 50% of all burials use concrete liners. With the reasonable rate of concrete liners sold by The City, and the surcharge applied to wooden liners, it becomes more economical to the public to use concrete liners which will reduce longer term settlement and re-landscaping costs over burial plots by approximately one half. The option, as recommended above, recognizes that concrete liners reduce long-term maintenance costs of the cemetery, that liners are part of the cemetery operation and provides for reasonable and economical choices by the public.

**RECOMMENDATION:**

That City Council give first, second and third reading to the proposed Cemetery By-law Amendment 2952/A-91.

DON BATCHELOR

:ad

Atts.

- c. Alan Wilcock, Director of Financial Services  
Craig Curtis, Director of Community Services  
Charlie Sevcik, City Clerk  
Red Deer Memorial Society  
Red Deer Funeral Home  
Eventide Funeral Home

BEING a By-law to amend the Cemetery By-law No. 2952/88;

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

That By-law No. 2952/88, being the Cemetery By-law, be amended as follows:

1 Section 12 is deleted and replaced with a new Section 12 as follows:

"A burial lot deed shall be completed in the form of Schedule "A" upon the purchaser paying or being invoiced the amount set forth in the tariff of fees contained in Schedule D."

2 Section 15 is deleted and replaced with new Section 15 as follows:

"Notwithstanding Section 14, a burial lot deed may be transferred back to the City whereupon the transferor shall be entitled to receive a refund of the original purchase price, including the amount paid for perpetual care, less an administration fee of 10% of the foregoing amounts."

3 New Section 27(6) and 27(7) are added as follows:

27(6) "Storage and placement of concrete and wood liners<sup>s</sup> shall be subject to a fee as outlined in Schedule D."

27(7) CONCRETE LINERS OR VAULTS ARE REQUIRED FOR ALL BURIALS.  
SPECIAL DISPENSATION MAY BE GRANTED BY THE CITY FOR THE  
USE OF WOODEN LINERS IF FOR RELIGIOUS OR PERSONAL PREFERENCE  
REASONS. CONCRETE LINERS SHALL BE SOLD BY THE CITY  
IN ACCORDANCE WITH THE RATE OUTLINED IN SCHEDULE D.

4 Existing Schedule D is hereby deleted and replaced with new Schedule D attached hereto.

5 This by-law shall come into full force and effect upon third reading thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF FEBRUARY, 1991;

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF FEBRUARY, 1991;

READ A THIRD TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF FEBRUARY, 1991.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



By-law 2952/A-91

SCHEDULE D  
1991 Rates

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON-RES.</u>
Single lot for persons 5 years or over	4' X 12' or 4' X 10' or 4' X 9'	265	185	365
Military (Field of Honour)	4' X 12' or 4' X 10' or 4' X 9'	0	185	0
Double lot for persons 5 years or over	8' X 12' or 8' X 10' or 8' X 9'	530	370	730
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Infant lot for persons 1 year and under	3' X 5'	105	60	140
Lot for cremated remains	24" X 24"	75	45	110
Purchase Concrete Liners		<del>225</del> 250	0	<del>225</del> 250

BURIALS

CHARGES

For the burial of the body of a deceased person 5 years or over.	235
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	115
For the burial of the body of a deceased person under the age of 1 year.	55
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge).	75

For the burial of cremated remains of any body.	60
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	240
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	<del>120</del> 150
Storage, Handling and Installation fee for Concrete or Wood Liners	55

INTERMENT & DISINTERMENTS

CHARGES

For the disinterment of a deceased person of the age of 5 years or over.	300
For the disinterment of a deceased person under the age of 5 years.	250
For the disinterment of the cremated remains of any body.	75
Reinterments shall be at burial rates.	
Sale/transfer of deed back to the City (Administration Fee)	10%

MONUMENTS

Application Fee	12
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DRAFT

DATE: February 25, 1991

CS-P-2.643

TO: CITY COUNCIL

FROM: DON BATCHELOR  
Parks Manager

RE: CEMETERY BY-LAW 2952/88 - PROPOSED AMENDMENTS

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*delete  
or  
place  
at end  
of report*

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DON BATCHELOR

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Craig Curtis, Director of Community Services  
Charlie Sevcik, City Clerk  
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*the burial of the body of a deceased person 5 years or over*

*adult*

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



By-law 2952/A-91

SCHEDULE D  
1991 Rates

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For the extra depth (8") to permit double burial of bodies of persons of any age (extra charge).	75



For the burial of cremated remains of any body.	60
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	240
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	<del>150</del> 175 <del>120</del>
Storage, Handling and Installation fee for Concrete or Wood Liners	55

<u>INTERMENT &amp; DISINTERMENTS</u>	<u>CHARGES</u>
For the disinterment of a deceased person of the age of 5 years or over.	300
For the disinterment of a deceased person under the age of 5 years.	250
For the disinterment of the cremated remains of any body.	75
Reinterments shall be at burial rates.	
Sale/transfer of deed back to the City (Administration Fee)	10%

<u>MONUMENTS</u>	
Application Fee	12

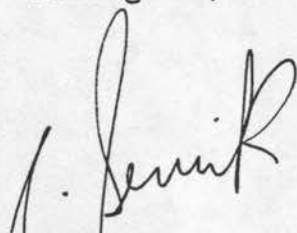
DATE: March 5, 1991  
TO: City Council  
FROM: City Clerk  
RE: CEMETERY BYLAW AMENDMENT 2952/A-91

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The above noted amending bylaw was given first and second reading at the Council meeting of March 4, 1991. The proposed amendments included in Bylaw 2952/A-91 may be summarized as follows:

1. The City to charge a fee for storage and handling of concrete grave liners
2. Concrete liners or vaults are required for all burials of the body of a deceased person five years or older, with the City being enabled to sell concrete grave liners to the public
3. Schedule D - Cemetery Rate Increases, as approved during 1991 budget deliberations.

Council did not give unanimous consent for third reading at the March 4th Council meeting and, accordingly, we present the bylaw for third reading at this meeting.



C. Sevcik  
City Clerk

CS/jt

Att.

c.c. Parks Manager  
Director of Community Services  
Council and Committee Secretary, Cheryl

NO. 3

**DATE:** February 22, 1991  
**TO:** CITY COUNCIL  
**FROM:** BILL STATNYK, Chairman  
Ad Hoc Committee  
Subsidized Taxi Review

---

At the January 21, 1991 City Council Meeting, Council considered the report that reviewed the subsidized taxi service as well as the comments of the F.C.S.S. Board and the Administration relative to the future of the service. Council adopted the following resolution:

"Resolved that Council of The City of Red Deer, having considered the report on the subsidized taxi service review and having considered the recommendations of the F.C.S.S. Board, hereby agree to appoint a three-member Council Committee for the following purposes:

1. To obtain any additional information necessary to clarify the issue of special transportation for the elderly,
2. To articulate a clear set of objectives for the continuation of the service that specifies the population for whom the service is intended,
3. To determine how the service should operate and which City department should be responsible for the service,
4. To review the budget necessary for its 1991 operation."

The Council Committee consisted of Alderman Larry Pimm, Alderman Dennis Moffat, Alderman Roy McGregor and myself. In addition, the City Commissioner, Community Services Director, Transit Manager and Social Planning Manager attended meetings of the Council Committee.

The Council Committee has now concluded its review and obtained the necessary information to clarify the issue of special transportation for the frail elderly. The Red Deer Action Group for the Physically Disabled has been consulted and agreed to the direction proposed by the Council Committee.

City Council  
February 22, 1991  
Page 2

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RECOMMENDATION:

It is recommended as follows:

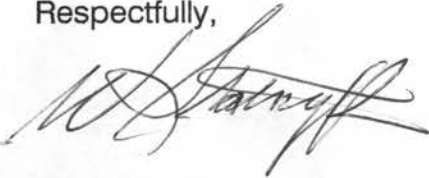
1. That the guidelines for the special transportation service for frail elderly attached and dated January 1991 be approved by Council.
2. That persons aged 65 and over are eligible for the service on the basis of their medical need and not on the basis of their income level, and that all persons who apply for the service will require medical verification of need from a doctor or a health nurse.
3. That the special transportation service for the frail elderly be operated jointly with with the Handibus service effective May 1, 1991.
4. That the joint service operate on a partially integrated basis for a six-month trial period after which time a further report will be taken to City Council.
5. That the joint service will be monitored during the six-month trial period with respect to the amount of usage of the service by individuals, and the times in which the service is in greatest demand.
6. That the number of trips for after-hours taxi be limited as required to fit the available budget for contracted taxis.
7. That the Transportation Committee that manages the service be given considerable flexibility in the administration of this integrated service during the trial period in order to match demands for the service with the available budget.
8. That the budget for the integrated service, as attached and dated January, 1991 be adopted, such budget including 55 hours per week of contracted cab service and the fee set at \$3.00 per person per trip.

City Council  
February 22, 1991  
Page 3

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9. That this service continue to be the responsibility of the Social Planning Department.

Respectfully,



Bill Statnyk,  
Council Committee Chairman

RA/ad  
Atts.

- c. Frances Craigie, Chairman, F.C.S.S. Board  
Gordon Paton, Chairman, Red Deer Action Group Board  
Craig Curtis, Director of Community Services  
Alan Wilcock, Director of Financial Services  
Grant Beattie, Transit Manager  
Rick Assinger, Social Planning Manager  
Howard Maki, Manager, Action Bus

JANUARY 1991

**GUIDELINES FOR SPECIAL TRANSPORTATION SERVICE  
FOR THE FRAIL ELDERLY**

The Special Transportation Service for the frail elderly is an extension of The City of Red Deer public transit service designed to accommodate the special transportation needs of frail elderly persons aged 65 and over. The service should be seen as a part of the public transportation service offered by The City of Red Deer and users of the service should be treated in a way similar to those who use public transit. The fee for the service is established in relation to the cost of providing the service.

The Special Transportation Service for the frail elderly will operate according to the following criteria:

- 1) Persons aged 65 and over who have difficulty using the regular transit system may qualify for the service.
- 2) All applicants must produce medical verification from a doctor or health nurse indicating the extent of disability and need for the service.
- 3) The availability of service to those who qualify will be determined annually at the time that the budget for the service is approved.
- 4) The user cost for the service will be determined annually at the time of budget approval.

JANUARY 1991

**REVISED BUDGET**  
**INTEGRATION OF SUBSIDIZED TAXI SERVICE**  
**WITH HANDIBUS**

The estimated cost of operating the service as proposed is as follows:

1)	Administration cost (6 hrs. per week)	\$ 5,700
2)	Increased dispatcher time (additional 15 hrs. per week)	8,150
3)	Contracted cost for two cars: 55 hrs/week or 2,860 hours per year at \$20/hour	57,200
4)	Use of taxis at peak periods and after hours	<u>10,000</u>
	Total Costs	\$81,050
	Fares at \$3.00/trip X 11,000	<u>33,000</u>
	Net City Cost	\$48,050

Commissioners' Comments

We would concur with the recommendation of the Ad Hoc Committee. Council should note that under the proposal the subsidized taxi service would be operated by the Handi Bus Service, but not fully integrated initially so that the scope of the taxi service can be determined, but once full integration takes place further economies can be received as a result of the integration. Council should further note that the budget as proposed is virtually identical with that approved by Council.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



DATE: January 22, 1991  
TO: Social Planning Manager  
FROM: City Clerk  
RE: SUBSIDIZED TAXI SERVICE REVIEW

---

*not for agenda*

At the Council meeting January 21, 1991, various reports concerning the above topic received consideration.

At the above noted meeting Council passed the following motion to establish an ad hoc committee to undertake a further review.

"RESOLVED that Council of The City of Red Deer, having considered the Report on the Subsidized Taxi Service Review and having considered the recommendations of the F.C.S.S. Board, hereby agree to appoint a three member Council committee for the following purposes:

- 1) To obtain any additional information necessary to clarify the issue of Special Transportation for the elderly,
- 2) To articulate a clear set of objectives for the continuation of the service which specifies the population for whom the service is intended,
- 3) To determine how the service should operate and which City department should be responsible for the service, and
- 4) To review the budget necessary for its 1991 operation."

I would further advise that at the aforesaid Council meeting the following members of Council agreed to serve on the ad hoc committee:

Alderman Pimm  
Alderman Moffat  
Alderman Statnyk  
Alderman McGregor

Social Planning Manager  
January 22, 1991  
Page 2

The decision of Council in this instance is submitted for your information and I trust that you will convene a meeting of the ad hoc committee to undertake the review and to report back to Council in due course.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
F.C.S.S. Board  
Alderman Pimm  
Alderman Moffat  
Alderman Statnyk  
Alderman McGregor

*not for agenda*

SP-3.106

*backup.*

**DATE:** February 26, 1991  
**TO:** MICHAEL DAY  
City Commissioner  
**FROM:** RICK ASSINGER  
Social Planning Manager  
**RE:** SUBSIDIZED TAXI SERVICE REVIEW

---

The proposed integration of the Transportation Service for the frail elderly with the Handibus Service is not expected to adversely impact the budget for the Handibus Service in 1991 or subsequent years. In fact, as was indicated in the Subsidized Taxi Service Review Report, it is predicted that the integration of the two services will reduce the pressures to expand the Handibus operation, at least in the immediate future, through economies that can be achieved as a result of the integration.

With respect to the budget for the Transportation Service for the frail elderly, a 3% increase over last year's budget results in a figure of \$47,890. The proposed budget of \$48,050 is only \$160 off this mark. I would also remind you that the actual expenditure for 1990 will exceed the budget for 1990 by \$10,000. Therefore, the budget as proposed for 1991, is considerably under the actual for 1990.

*R. Assinger*  
RICK ASSINGER

RA/kl

**DATE:** March 5, 1991  
**TO:** Social Planning Manager  
**FROM:** City Clerk  
**RE:** SUBSIDIZED TAXI REVIEW

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The recommendations from the Ad Hoc Committee pertaining to Subsidized Taxi Review dated February 22, 1991 received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion approving the recommendations as outlined in the said report.

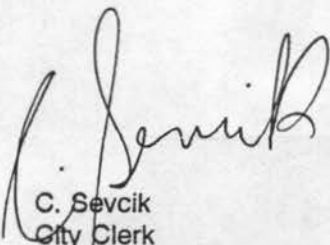
"RESOLVED that Council of The City of Red Deer, having considered report dated February 22, 1991 from the Ad Hoc Committee - Subsidized Taxi Review, hereby approves the recommendations as outlined in the above noted report and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith a copy of the following which is relevant to the above noted resolution:

1. The report to City Council from the Ad Hoc Committee dated February 22, 1991
2. The Guidelines for Special Transportation Service for the Frail Elderly referred to in the report dated February 22, 1991
3. The revised budget integration of Subsidized Taxi Service with handibus referred to in the February 22, 1991 report.

I trust that you will take whatever action is deemed appropriate. As noted in the recommendations, the Special Transportation Service for the Frail Elderly is to be operated jointly with the handibus service effective May 1, 1991 and that the joint service operate on a partially integrated basis for a six-month trial period, after which time a further report is to be taken to City Council. Accordingly we will be looking forward to receipt of a further report to go back to Council concerning this matter on or about November 1, 1991.

Trusting you will find this satisfactory, and I assume that you will see to the carrying out of Council's resolution in this instance.



C. Sevcik  
City Clerk

CS/jt

Att.

c.c. City Commissioners  
Director of Community Services  
Director of Financial Services  
F.C.S.S. Board

Red Deer Action Group Board  
Transit Manager  
Action Bus Manager

DATE: February 25, 1991  
TO: City Clerk  
FROM: Public Works Manager  
RE: **SMALL BUSINESS HAZARDOUS WASTE MINIMIZATION PILOT PROGRAM**

---

Attached is a letter from Alberta Special Waste Management Corporation (ASWMC) requesting The City of Red Deer join with them in a pilot project for hazardous waste minimization.

During the past two Residential Hazardous Waste Roundups, some commercial hazardous waste was collected at the same time. In 1990 this waste cost The City of Red Deer \$15,000 to dispose of. The whole area of commercial hazardous waste has been identified as a concern by the Administration and Members of Council have expressed a desire to see this issue addressed.

The pilot study proposed by the Province is the first step toward this. It will, however, not solve the problem as to how to handle commercial waste at the 1991 Residential Hazardous Waste Blitz. This will have to be address separately.

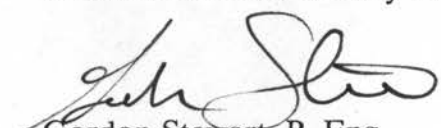
My understanding at the ASWMC request is there are two components of it:

1. As a corporation and corporate citizen, the City opened its operations for a hazardous waste audit.
2. The City would participate on a steering committee to help guide and direct the study and encourage local participation.

The requirement for resources, such as staff time required, has not been identified and we have not budgeted any funds for this project. However, we support the initiative as it has been advanced by the Corporation.

### **RECOMMENDATION**

That the City support the Small Business Hazardous Waste Minimization Pilot Project with the clear understanding that no City funds are available at this time and manpower involvement must be very limited.

  
Gordon Stewart, P. Eng.  
Public Works Manager

GAS/emg

c.c. Director of Engineering Services

### **Commissioners' Comments**

We would concur with the recommendations of the Public Works Manager.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



## Alberta Special Waste Management Corporation

610. 10909 JASPER AVENUE, EDMONTON, ALBERTA, CANADA T5J 3L9 (403) 422-5029 FAX (403) 422-9627

CITY OF RED DEER  
**RECEIVED**  
FEB 11 1991  
PUBLIC WORKS DEPT.

February 11, 1991

Bryon C. Jeffers, P.Eng.  
Director of Engineering Services  
City Hall  
4914 - 48 Avenue  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Jeffers:

RE: Small Business Hazardous Waste Minimization Pilot Program

Alberta Special Waste Management Corporation is charged with ensuring the development of a special waste management system for handling, treating and disposing of hazardous wastes generated in Alberta. The Corporation is concerned that all components of the system are established, operated and maintained in a manner that protects the health and safety of the public and the environment. Wherever possible we seek to encourage generators and private sector companies to find solutions that meet their needs and achieve high environment and public health standards.

As you and your staff are aware, small business hazardous waste generators have many special concerns and may have difficulty finding solutions.

Alberta Special Waste Management Corporation is undertaking a Small Business Hazardous Waste Minimization Pilot Program to:

1. identify the issues and barriers to proper hazardous waste management for typical small business;
2. work through a Small Business Hazardous Waste Audit with participating businesses;



-2-

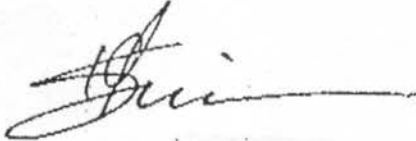
3. identify main opportunities for hazardous waste minimization, recycling and residual waste treatment for typical small business;
4. produce aids for in-house use by small volume waste generators to allow them to perform hazardous waste audits and develop business specific hazardous waste management plans, and;
5. promote examples of businesses which have worked through this process and have demonstrated success in waste minimization and good environmental practices that benefit their operation.

In undertaking this Small Business Hazardous Waste Minimization Pilot Program we would like to work with the City of Red Deer as our pilot community. From our perspective, Red Deer is a community with the typical range of Alberta businesses and you and your staff have demonstrated a high degree of interest and understanding in addressing the hazardous waste management issues of businesses in your community.

Attached is a preliminary proposal outlining the program objectives, time line and roles of participants for your review. We would welcome your comments on our proposed approach.

We hope that the City of Red Deer will consider joining us in this important initiative and we would appreciate hearing from you by March 1, 1991.

Yours truly,



K.J. Simpson  
President and C.E.O.

/mb

c.c. Vance MacNichol, Alberta Environment

JW-S6-6



PRELIMINARY PROPOSAL  
SMALL BUSINESS HAZARDOUS WASTE MINIMIZATION PILOT PROGRAM

**PURPOSE AND OBJECTIVE:** To identify key issues and concerns that typical Alberta small volume hazardous waste generators find are barriers to complying with the Hazardous Waste Regulations. To Develop standard practical approaches that small generators might use to overcome these concerns. Produce materials to promote small business hazardous waste minimization using specific examples demonstrating success.

TIME LINE	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
<u>COMMUNICATION TO ASSOCIATIONS</u>												
<u>INITIAL CONSULTATION WITH PARTICIPANTS</u>												
- Preparation												
<u>CONSULTATION WITH PARTICIPANTS</u>												
- Small Business												
- Municipal Government												
- Provincial Government												
<u>DEVELOP FIRST DRAFT</u>												
- Standard Audits and Alternatives and Report to Participants												
<u>PRODUCTION OF FINAL WASTE MANAGEMENT PLANS FOR EACH SMALL BUSINESS SECTOR</u>												
- Environmental Audit Forms Waste Minimization Plans Recycle Alternatives												
<u>COMMUNICATE</u>												
- Copies of Final Products to Participants												
- Success												

DATE: March 5, 1991  
TO: Public Works Manager  
FROM: City Clerk  
RE: SMALL BUSINESS HAZARDOUS WASTE MINIMIZATION PILOT PROGRAM

---

Your report dated February 25, 1991 pertaining to the above topic received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report from the Public Works Manager dated February 25, 1991 re: Small Business Hazardous Waste Minimization Pilot Program, hereby agrees to support the Small Business Hazardous Waste Minimization Pilot Project subject to Alberta Special Waste Management Corporation being advised as follows:

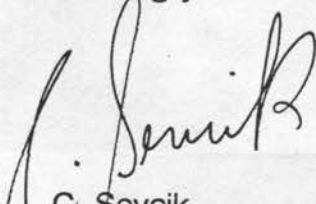
1. That no City funds are available at this time for this Project
2. That City of Red Deer manpower involvement must be very limited

and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust that you will convey Council's decision to Alberta Special Waste Management Corporation.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. Director of Engineering Services  
Director of Financial Services

**RED DEER  
REGIONAL PLANNING COMMISSION**2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

**TO:** City Clerk

**FROM:** Paul Meyette  
Principal Planner

**DATE:** February 13, 1991**RE:** Alderman Pimm - Written Enquiry

At the December 10, 1990 Council meeting Alderman Larry Pimm submitted the following inquiry:

Would the administration outline the procedures for providing accurate information to members of the public in regards to future planned uses of neighbouring lands. What if any improvements could be initiated to reduce the incidence of members of the public being misinformed or uninformed about planned uses for neighbouring parcels of land?

Administrative responses were received by Council on January 7, 1991. The responses were reviewed and it was agreed that they should be compiled to develop an information system. In order to achieve that Council passed the following resolution

"RESOLVED that Council of the City of Red Deer hereby agrees that the City administration together with the Planning Commission and the School Boards develop an information system that would be appropriate for information on future subdivisions as recommended to Council January 7, 1991."

Subsequent to the January 7, 1991 Council meeting, a process for involving and informing the public of planning for new neighbourhoods was developed. The process was forwarded to City departments, the two school boards and Fred Lebedoff (President, Urban Development Institute - Red Deer Chapter) for comment. The process was revised to reflect the comments received.


... 2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALD • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

The only outstanding issue in regards to the process is the difference between the two school boards in terms of providing public notification of their respective school sites. The different approaches by the two boards may cause some confusion. We will discuss this issue with representatives from the school boards at our scheduled joint planning committee meeting on February 20, 1991.

It is in the interests of everyone concerned with new residential development to ensure that the public has an understanding of and an opportunity to participate in the planning for new neighbourhoods. We are confident that the process as outlined will provide a higher level of public awareness and increased opportunities to participate in the planning process.

  
Paul Meyette, ACP, MCIP  
Principal Planner

PM/kjc

CC: U.D.I. - Fred Lebedoff

## PROPOSED PROCESS FOR INVOLVING AND INFORMING THE PUBLIC OF THE PLANNING FOR NEIGHBOURHOODS

---

### PLANNING

1. **Area Structure Plans** - An area structure plan is a generalized plan covering several quarter sections identifying major roads and major land uses (including residential, schools, commercial, industrial and parks). An area structure plan has statutory requirements for public participation as outlined in the Planning Act.

The area structure plan public participation process will be the first opportunity for people to become aware of plans for new neighbourhoods. There will be two opportunities for the public to participate in the area structure plan. The first opportunity will be at a public meeting/open house; the second opportunity will be at a formal public hearing.

The City currently has one area structure plan - the Northwest Area Structure Plan. A second area structure plan - the Easthill Area Structure Plan is proposed to be completed in 1991/92.

2. **Area Redevelopment Plans** - An area redevelopment plan is a plan which is used to guide redevelopment in an existing neighbourhood or area. This plan identifies major land uses and has the same statutory requirements for public participation as an Area Structure Plan.

Opportunities for public input and comment will be the same as those outlined for an Area Structure Plan.

3. **Community Services Master Plan** - A community service master plan identifies the components of a standard neighbourhood recreation area. These plans are reviewed by the public at a public meeting/open house prior to adoption by Council.

4. **Outline Plans** - Outline Plans provide a greater level of detail than an area structure plan. In an outline plan, the local and collector roads are identified, the park and school sites are shown and land use details are provided. Generally outline plans are completed for a quarter section in area and must conform to an area structure plan.

The public participation process for outline plans will provide a second opportunity for people to become aware of the planning proposals for new neighbourhoods. Outline plans will be taken to a public information meeting in an adjoining neighbourhood by the developer prior to consideration by Council; the preliminary design of the neighbourhood recreation area will also be presented at this time. This public information meeting will supplement the area structure plan process by allowing public input to the more detailed design including the road pattern.

5. **Land Use Redesignation** - Land use redesignation will occur prior to subdivision approval. Only the area to be developed will receive the appropriate residential, commercial or industrial designation. Where there is potential for a school to be built, the entire joint use recreation site will be designated Public Service District (PS), rather than Parks and Recreation District (P1). The designation "PS" will provide an indication to home purchasers that there is potential for a school to be built on the site.

Public participation in the land use redesignation process is required through the Planning Act. The public is notified of the proposed redesignation through an advertisement; public input is provided at the public hearing stage.

## LAND SALES

6. **City Lot Sales** - The City of Red Deer is a major developer of land within the City supplying approximately 40% of the residential lots. The City already provides information to prospective purchasers about proposed adjacent land use. In order to supplement this information, prospective purchasers will also be supplied with a copy of the appropriate area structure plan map which will provide guidance for land use over a large area. The Area Structure Plan Map will indicate points of contact for further information for prospective purchasers. Plans for the neighbourhood recreation area will also be included in the lot sales package.
7. **Other Lot Sales** - The Development Industry will be encouraged to provide similar information as the City will provide.

## SCHOOL BOARDS

8. **Red Deer Public School District** - The Red Deer Public School District will place signs with the following wording at the road intersection adjoining potential school sites:  
  
"The site is available for a future Public School. No building is planned at this time. For further information telephone 343-1405."
9. **Red Deer Catholic Board of Education** - The Red Deer Catholic Board of Education will rely on the foregoing planning and land sale process to provide information to the public.

## ENQUIRIES

10. **Public Enquiries** - City Departments, the Red Deer Regional Planning Commission as well as the School Board Administration are available to answer enquiries pertaining to City development. It is, however, the responsibility of prospective purchasers or real estate agents to seek this information.



## OVERVIEW

**PROPOSED PROCESS FOR INVOLVING AND INFORMING THE PUBLIC OF THE  
PLANNING FOR NEIGHBOURHOODS**

<b>Initiative</b>	<b>Public Information/Involvement</b>
1. Area Structure Plans (new neighbourhoods)	(a) Public Meeting/Open House (b) Council - Public Hearing
2. Area Redevelopment Plans (older neighbourhoods)	(a) Public Meeting/Open House (b) Council - Public Hearing
3. Community Services Master Plan	(a) Public Meeting/Open House (b) Council - during adoption
4. Outline Plans Neighbourhood Recreation Area Plans	(a) Public Meeting/Open House (b) Council - during adoption
5. Land Use Redesignation	(a) Council - Public Hearing
6. City Lot Sales	(a) Area Structure Plan Map included in sales packages (b) Further points of contact identified (c) Preliminary Plan of Neighbourhood Park
7. Other Lot Sales	(a) Private development industry will be encouraged to supply the same information provided in City lot sales packages
8. Public School Board	(a) Red Deer Public School District will place signs in new neighbourhoods
9. Red Deer Catholic Board of Education	(a) No additional action
10. Public Enquiries	(a) City Departments, the Planning Commission and School Board Administration will continue to be available to answer public enquiries





# RED DEER PUBLIC SCHOOL DISTRICT NO. 104

4747 - 53 Street

RED DEER, ALBERTA  
T4N 2E6Phone (403)343-1405  
Fax (403)347-8190

## BOARD OF TRUSTEES

B.I. HOPFNER  
Chairman  
L.L. CAMPBELL-CARDWELL  
S.A. DYMIANIW  
L.E. GODDARD  
L.D. HARRIS  
K.G. HAUCK  
D.R. PICKERING

January 29, 1991

Red Deer Regional Planning Commission  
2830 Bremner Avenue  
RED DEER, Alberta  
T4R 1M9



## ADMINISTRATIVE STAFF

D.A. BLACKER  
Superintendent of Schools

L.G. LUDERS  
Deputy Superintendent

L.A. PIZZEY  
Assistant Superintendent  
(Human Resources)

R.E. CONGDON  
Assistant Superintendent  
(Business Services)

## CO-ORDINATORS

A. BURLEY  
DR. R.B. DRYSDALE  
E.M. KULMATYCKI  
R.R. LANG  
R.W. PAWLOFF  
J. ST-JEAN

**ATTENTION: Mr. Paul Mevette**  
**Principal Planner**

## RE: PUBLIC INFORMATION PROCESS FOR SCHOOL SITES

The Red Deer Public School District has reviewed the procedures as outlined in your letter of January 19, 1991. It is our view that the process being proposed should greatly assist in ensuring that the public has access to the correct information regarding the zoning and location of future school sites.

Yours sincerely,

R. E. Congdon  
Assistant Superintendent  
Business Services

REC:jhb

## Commissioners' Comments

Attached is the response to the written enquiry submitted by Alderman Pimm regarding public information of future planned uses of neighboring lands. We think the administration has proposed an excellent solution respecting lands over which we have some control or through other government agencies, some influence.

Unfortunately, it does not offer a solution to the problem of inaccurate, or misleading information provided during private transactions and regrettably we know of no solution to this problem.

"R.J. MCGHEE", Mayor  
"M.C. DAY", City Commissioner

DATE: January 8, 1991  
TO: Principal Planner  
FROM: City Clerk  
RE: ALDERMAN PIMM WRITTEN INQUIRY  
FUTURE PLANNED USES OF NEIGHBOURING LANDS

---

*This pt not for  
agenda.*

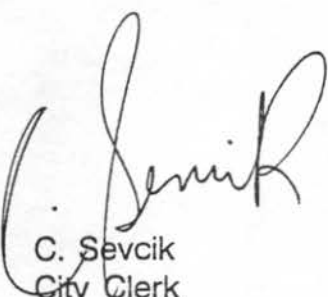
The above matter received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer hereby agrees that the City administration together with the Planning Commission and the School Boards develop an information system that would be appropriate for information on future subdivisions as recommended to Council January 7, 1991."

For your information, I am also enclosing herewith all of the reports that appeared on the Council agenda pertaining to this matter (pages 81-88).

In accordance with Council's decision, I would request that you coordinate the development of this information system between the Planning Commission, the administration and the two school boards.

The decision of Council in this instance is submitted for your information and I trust you will take appropriate action.



C. Sevcik  
City Clerk  
CS/jt  
Att.

c. City Commissioner  
Director of Engineering Services  
Director of Community Services  
City Assessor  
Bylaws & Inspections Manager  
Public School Board  
Catholic Board of Education



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BRENNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394  
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

TO: City Commissioner  
Director of Community Services  
City Assessor  
Bylaws and Inspections Manager

DATE: January 10, 1991

FROM: Paul Meyeette, Principal Planner

RE: Alderman Pimm's Written Enquiry  
Future Planned Uses of Neighbouring Lands

At the meeting of January 7, 1991, Council requested the development of an information system to encourage public awareness of land uses in new subdivisions. A draft of this process is enclosed for your review. I would appreciate your comments on this draft by February 1, 1991.

In order to prepare a report back to Council on March 4, I am proposing the following timelines:

January 14 -	Distribution of Draft Process to City Administration/School Board Administration
February 1 -	Responses received from City Administration/School Board Administration
February 4/5 -	Revise proposed process (if necessary)
February 7 -	Meeting with School Board Administration to review revised process
February 12 -	Discuss revised process with City Administration following subdivision committee meeting
February 15 -	Submit finalized process to City Clerk for Council Agenda
March 4 -	Council Meeting

I trust that this timeline is acceptable and look forward to your initial response by February 1, 1991.

  
PAUL MEYETTE, ACP, MCIP  
PRINCIPAL PLANNER

PM/pim

c/c City Clerk

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTTLER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

TO: Ray Congden  
Joe Docherty

DATE: January 10, 1991

FROM: Paul Meyette, Principal Planner

RE: Public Information Process for School Sites

COPY

At the meeting of January 7, 1991, Council requested the development of an information system to encourage public awareness of land uses in new subdivisions.

I have prepared a draft public information process for your review. I would be interested in having your written comments by February 1. It is my intention to address this issue at our February 7 Joint Use Committee meeting in order that I can finalize your input in terms of the public information process. Your comments will be incorporated in my report for the March 4 City Council meeting.

For your information, the following timelines will be used in responding to the Council enquiry:

January 14 -	Distribution of Draft Process to City Administration/School Board Administration
February 1 -	Responses received from City Administration/School Board Administration
February 4/5 -	Revise proposed process (if necessary)
February 7 -	Meeting with School Board Administration to review revised process
February 12 -	Discuss revised process with City Administration following subdivision committee meeting
February 15 -	Submit finalized process to City Clerk for Council Agenda
March 4 -	Council Meeting

I will look forward to your initial response by February 1, 1991.

  
PAUL MEYETTE, ACP, MCIP  
PRINCIPAL PLANNER

PM/pim

c/c Craig Curtis  
Don Batchelor  
City Clerk

MUNICIPALITIES WITHIN COMMISSION AREA

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DATE: February 28, 1991  
TO: City Council  
FROM: City Clerk  
RE: SIGNAGE OF FUTURE SCHOOL SITES

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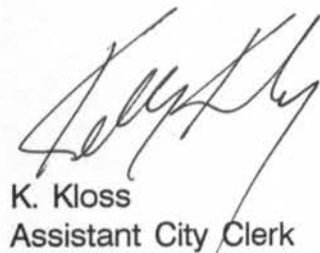
The attached letter is to provide backup information to Item 4.1

RE: RED DEER REGIONAL PLANNING COMMISSION

RE: ALD. PIMM / WRITTEN ENQUIRY / INFORMATION SYSTEM /

FUTURE PLANNED USES OF NEIGHBORING LANDS

It was not received on time for inclusion in the Agenda.



K. Kloss  
Assistant City Clerk

KK/jt

Att.



## THE CITY OF RED DEER

CS-P-2.675

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Parks Department - 342-8159

February 28, 1991

Red Deer Catholic Board of Education  
3827 - 39 Street  
Red Deer, Alberta  
T4N 0Y6

Attention: Mr. G. Deck, Chairman

Dear Sir:

### **RE: SIGNAGE OF FUTURE SCHOOL SITES**

The Joint Planning Committee, a body established through the terms of the Joint Use Agreement with representatives of both School Boards, Red Deer Regional Planning Commission and the Community Services Division of the City, has identified a major concern relative to the inconsistent policy between the two Red Deer School Boards to sign future school sites.

At present, the Public School Board places signs on potential building sites for all future schools that clearly informs the public that the area is demarcated for a school building, but that development of that school is tentative (subject to review). Furthermore, a telephone number is listed enabling the public to inquire for further information.

The wording of the sign in use is as follows:

"This site is available for a future public school. No building is planned at this time. For further information telephone 343-1405."

The intent of the sign is to inform the public that a school may be built in that respective location.

The Joint Planning Committee is of the opinion that both School Boards should undertake similar positions relative to signage such that a consistent message is being relayed to the public regardless of whether it is a Public or Catholic School.

Signs can be easily fabricated by the City at approximately \$300/sign. Maintenance and repairs would be routinely scheduled as part of the City sign maintenance program. Although these costs would be the responsibility of the respective School Board, the number of signs placed at any one time would be minimal. The intent would be to only place the signs after the area is subdivided and designated for school and/or park purposes. At present, only one sign would be required by the Catholic Board of Education, that being on the Deer Park site (Douglas Avenue).

In view of the above, I ask, on behalf of the Joint Planning Committee, that you please reconsider the Board's decision to not sign potential future school sites. I request that further consideration be given to installing signs as outlined above. Please contact me if further clarification is required.

Yours truly,



CRAIG CURTIS, Chairman  
Joint Planning Committee

DB/ad

c. Joint Planning Committee



**DATE:** March 5, 1991  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** **ALDERMAN PIMM - WRITTEN ENQUIRY  
PROPOSED PROCESS FOR INVOLVING AND INFORMING THE PUBLIC  
OF THE PLANNING FOR NEIGHBOURHOODS**

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Your report dated February 13, 1991 pertaining to Alderman Pimm's written enquiry and the "Proposed Process for Involving and Informing the Public of the Planning for Neighbourhoods" was presented to Council March 4, 1991.

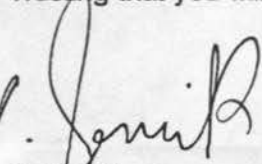
The "Proposed Process for Involving and Informing the Public of the Planning for Neighbourhoods" was accepted by Council with the following comments:

1. Under "City Lot Sales" add a further statement to the effect that "More detailed information is available from .... (and then specify the name of office and phone number)."
2. Under "Red Deer Catholic Board of Education" Council would hope that the Catholic Board of Education would undertake a similar position relative to signage consistent with the message being relayed to the public by the Public School Board. It was noted that a letter from Mr. Craig Curtis, Chairman of the Joint Planning Committee, was sent to the Catholic Board of Education and that this matter would be considered at their next meeting. If the Board agrees with this suggestion, the "Proposed Process..." should be amended to incorporate this change.

The above is submitted for your information and I trust that you will:

1. Follow up with Mr. Craig Curtis on the response from the Catholic Board of Education
2. Incorporate all changes in the "Proposed Process..." referred to above
3. Ensure all relevant departments, school boards and private developers are fully aware and familiar with the "Proposed Process for Involving and Informing the Public of the Planning for Neighbourhoods".

Trusting that you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ft  
c.c.

Director of Community Services  
Director of Engineering Services  
City Assessor  
Fire Chief  
Transit Manager  
Association Planner G. Klassen

Bylaws & Inspections Manager  
Economic Development Manager  
E. L. & P. Manager  
Public Works Manager  
City Commissioners



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

TO: C. Sevcik, City Clerk

DATE: February 25, 1991

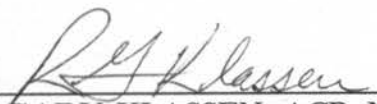
FROM: Gary Klassen, Associate Planner

RE: City of Red Deer Outline Plan and Subdivision Guidelines

Please find attached copies of the above noted report for Council's consideration. The purpose of the document is to provide direction to developers in the preparation and submission of outline plans and subdivision applications.

The document has been reviewed and endorsed by the City's Subdivision Committee and by the local chapter of the Urban Development Institute (letter attached).

I would recommend that if Council finds the document acceptable, it adopt a resolution accepting it as the guidelines for the outline plan and subdivision processes, and that the guidelines be referenced in the Council Policy Manual.

  
\_\_\_\_\_  
R. GARY KLASSEN, ACP, MCIP  
ASSOCIATE PLANNER

RGK/pim

Enc.

MUNICIPALITIES WITHIN COMMISSION AREA

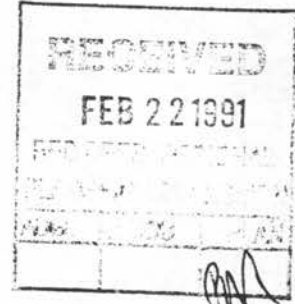
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**URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER**

1, 5579-47 STREET  
RED DEER, ALBERTA T4N 1S1  
PHONE 343-0817

21 February 1991

**RED DEER REGIONAL PLANNING COMMISSION**  
2830 Bremner Avenue  
Red Deer, Alberta  
T4R 1M9



Attention: Mr. Gary Klassen

Dear Sir:

**Re: City of Red Deer  
Outline Plan & Subdivision Guidelines  
February 1991**

The Urban Development Institute, Red Deer Chapter, has reviewed the Outline Plan and Subdivision Guidelines and concurs with the contents therein contained.

The members of the Institute were grateful for your efforts in allowing us to review the draft edition of the guidelines.

Yours truly,

Fred L. Lebedoff, R.E.T.  
**Red Deer Chapter Chairman**  
FL\*tj

Commissioners' Comments

We would concur with the recommendations and recommend Council approve the guidelines which are submitted as an attachment to the agenda.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**CITY OF RED DEER**  
**OUTLINE PLAN AND SUBDIVISION GUIDELINES**



**February, 1991**

**CITY OF RED DEER**  
**OUTLINE PLAN AND SUBDIVISION GUIDELINES**

**February, 1991**

Prepared by  
City Planning Services  
Red Deer Regional Planning Commission

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## **1.0 INTRODUCTION**

The land development process in Alberta is marked by distinct steps that have been established by the Planning Act. The City of Red Deer has implemented the statutes according to its requirements and preferences. The following sections outline in detail two key elements in land development which includes the outline plan and subdivision approval process.

It should be noted that this document is a guideline in regards to the outline plan and subdivision processes, and where appropriate, specific policies and standards which are applicable to a development should be referenced.

## **2.0 CONSULTATION: CITY, REGIONAL PLANNING COMMISSION AND OTHER AGENCIES**

It is strongly recommended that in the preliminary outline plan or subdivision stage the applicant or appointed agent consult with City Planning Services (RDRPC), the City Engineering Department and other affected agencies such as school boards or utility companies before submitting an outline plan or subdivision application for the following reasons:

- to save the applicant time and money in preparing plans which may prove to be unacceptable.
- to allow City Planning Services to review the proposal, design, concept, its conformity with current planning policy and to then advise the proponent accordingly.
- to allow the City Engineering Department to comment on the location, availability and method of servicing the development area.

## **3.0 OUTLINE PLAN APPROVAL PROCESS**

The developer is responsible for preparing a detailed outline plan for the land area. This type of plan is not required by the Planning Act but is considered by the City of Red Deer as a pre-condition for subdivision of larger land areas (eg. quarter section). The outline plan must implement the development concepts of any applicable area structure plan or concept plan, the general municipal plan, the land use by-law, and be in conformity with the regional plan, where applicable.

### **3.1 Content**

The outline plan must show in detail the type, size and location of all land uses; the transportation network; the location and size of neighbourhood facilities such as schools and parks; the staging of development; and conceptual servicing design.

### **3.2 Review Procedure**

The review process usually takes two to four months and includes the following steps.

1. The developer submits an outline plan to City Planning Services of the Red Deer Regional Planning Commission.
2. City Planning Services prepares a background report which reviews the proposal in terms of conformity with statutory or other planning documents and highlights other planning considerations.
3. The outline plan and the background report is circulated by City Planning Services, to City departments and if necessary, appropriate outside agencies.
4. A summary of circulation comments is prepared by City Planning Services and is circulated to members of the City Subdivision Committee.
5. The City Subdivision Committee meets to review the circulation comments and makes recommendations in regard to the outline plan. As part of this review, it may be necessary for the Subdivision Committee,



City Planning Services and City departments to meet with the developer in order to clarify positions or resolve concerns.

6. City Planning Services and appropriate City departments, in conjunction with the developer, will hold a public information meeting in regard to the proposed outline plan. The purpose of the meeting is to ensure that the general public in the area is aware of future proposed development and has an opportunity to comment on the plan. The direct costs of holding the meeting, including advertising, are to be covered by the developer.
7. City Planning Services forwards, on behalf of the City Subdivision Committee, the outline plan as revised, if necessary, with recommendations to Council for consideration.
8. City Council considers the outline plan and may approve it by resolution with or without conditions. An approved outline plan is considered the basis from which decisions on future subdivisions for that area are made. If refused, the developer must make changes to the plan in accordance with directions from Council and administration.

#### **4.0 SUBDIVISION APPLICATION**

The Red Deer Regional Planning Commission is the subdivision approving authority for the City of Red Deer. As such, an application for the subdivision of land within the City must be submitted to the RDRPC to be processed by its City Planning Services section.

The applicant will be expected to submit a plan of subdivision which complies with any applicable statutory structure plan, concept plan, outline plan or standards in the land use by-law which have been adopted by City Council and be in conformity with the Regional Plan, where applicable. It is recommended that the applicant seek the help of a professional consultant in order to achieve the best subdivision design and best use of the site.

#### **5.0 SUBMISSION OF TENTATIVE PLAN OF SUBDIVISION**

The landowner or an agent (with a letter of authorization) acting on behalf of the land owner is required to submit to the RDRPC the following documents when making a formal application for subdivision:

1. Fifteen copies of the plan of subdivision to a scale of not less than 1:2000:
  - (a) showing the location, dimensions and boundaries of the land to be subdivided;
  - (b) clearly outlining the land which the applicant wishes to register in a land titles office;
  - (c) showing the location, dimensions and boundaries of,
    - (i) each new lot to be created,
    - (ii) the reserve land, if any,
    - (iii) the right of way of each public road, and
    - (iv) other rights of way;
  - (d) showing the location and dimensions of buildings on the land that is the subject of the application and specifying those buildings that are proposed to be demolished or moved, if any;
  - (e) showing the location of any existing or proposed railway lines or spur tracks;
  - (f) describing the use or uses proposed for the land that is the subject of the application;
  - (g) showing existing tree lines and topography;
  - (h) such other information as may be required by the RDRPC.
2. A Copy of the Certificate of Title.

The subdivision approving authority is required to make a decision on an application for subdivision within 60 days from the date of receipt or it is deemed refused unless an extension of time is provided by the applicant.

## 6.0 PROCESSING SUBDIVISION APPLICATIONS

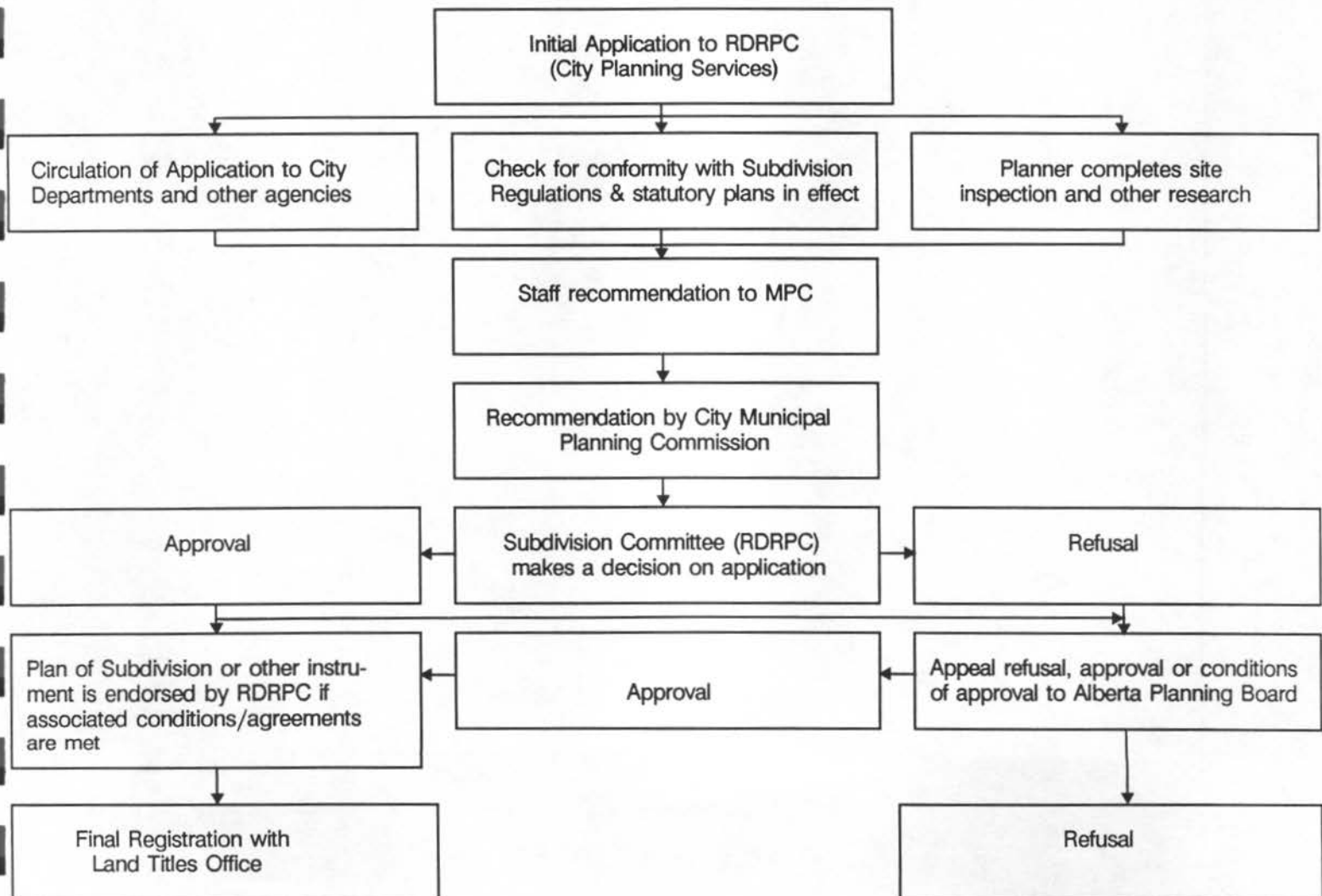
Upon submission of a completed application, City Planning Services forwards copies of the application to City departments and other agencies requesting their comments on the proposed subdivision. If the land is not zoned for the proposed uses, then the applicant must apply to City Council for a redesignation before final approval of the subdivision can be given.

The Subdivision Committee of the RDRPC will decide on the application after the recommendation of the City Municipal Planning Commission is received. The decision of the Subdivision Committee may be appealed to the Alberta Planning Board within 30 days of the receipt of the written decision by the applicant, City Council or a school authority. An adjacent land owner may appeal within 14 days from the date on which the decision was first published in the Red Deer Advocate.

### 6.1 Subdivision Approval Process

The following is an overview of the subdivision process for the City of Red Deer which is administered by City Planning Services of the Red Deer Regional Planning Commission.

#### City of Red Deer Subdivision Approval Process



## 7.0 PLANNING CONSIDERATIONS

Any subdivision plan should be based on sound planning principles and should contribute to the orderly growth of the community. Furthermore, the proposed plan of subdivision shall comply with the Regional Plan, the General Municipal Plan, any statutory plans, concept plan, approved outline plans and the land use bylaw. Any application for subdivision requiring amendments to the above documents shall not be approved until the required amendments are in place.

### 7.1 Physical Factors Affecting the Design

In a subdivision layout, careful consideration should be given to the following:

- soil conditions;
- topography and drainage;
- natural features such as rivers, creeks, trees, that should be conserved and incorporated in the design.

### 7.2 Residential Subdivision

#### 7.2.1 Street Layout

The subdivision street layout should be designed with regard to topography, natural features, clarity of movements and street function. A subdivision layout must be integrated with the existing street network so that there are at least two points of access in all phases of development. A temporary access may be used in a phase where a permanent access is designed to occur in a subsequent phase.

#### 7.2.2 Residential Density

In the developing areas of the City, the residential density is based on a maximum of 45 persons per gross hectare of land under subdivision. A quarter section of land containing approximately 65 hectares would have a potential population of about 2,900 persons.

The total number of persons are calculated according to the following persons per unit standard:

<u>Unit Type</u>	<u>Persons Per Unit Standard</u>
Detached dwelling	3.4
Semi-detached dwelling	3.3
Multi-attached dwelling	3.0
Multiple family dwelling	
- Bachelor	1.6
- One bedroom	2.4
- Two or more bedrooms	3.0

#### 7.2.3 Street Classification

For the purpose of these guidelines the streets or roads in and around a subdivision have been classified as follows:

- a) **Arterials:** These roads carry large volumes of all types of traffic with speeds of generally 60 km/h. These roads have limited access and should be found in the periphery of neighbourhoods. The right-of-way for major thoroughfares is 60 metres with 28.8 metres of carriageway.
- b) **Collector streets:** These streets are intended to collect traffic from local streets and feed them into arterials. The right-of-way recommended is 22 metres with a carriageway of 12 metres.
- c) **Local streets:** Streets of this type are intended solely for localized or neighbourhood traffic

wherein through traffic is discouraged. The local streets will have a 16 metre right-of-way and 10 metres for the carriageway. A local street along multiple family housing will have an 18 metre right-of-way and a 12 metre carriageway.

#### 7.2.4 Public Reserve

Under the provisions of the Planning Act the applicant will be required to either dedicate 10 percent of the land as municipal or school reserve, or provide 10% of the value of the land to the City in lieu of land. Consideration of allocations are done in consultation with the City and school boards.

The provision of environmental reserves is also required when portions of the site consists of a swamp, a gully, or contains other natural features as outlined in the Planning Act.

#### 7.2.5 Schools, Parks and Recreation

An area structure plan, area redevelopment plan, concept plan or outline plan will normally indicate the location of schools, parks and recreation areas. These are generally known as neighbourhood centres and are conveniently located in a quarter section in such a way that residents have reasonable access to the centre.

Pursuant to the requirement in the Planning Act for a dedication of 10% of the land or value of land for parks and school purposes, the following standard is recommended in a neighbourhood of one quarter section in size (65 ha):

Neighbourhood centre with or without school	5.1 ha
Parkette	1.0 ha
Linkage	<u>0.4 ha</u>
Total	6.5 ha

Each neighbourhood should have a conveniently located neighbourhood centre which has the following facilities:

- 1- school building to accommodate grade levels as determined by their respective school system;
- 1- neighbourhood community shelter approximately 93 to 163 sq. m in size to accommodate rink skate change and summer playground activities;
- 1- elementary play equipment area;
- 1- preschool play equipment area;
- 1- preschool play equipment;
- 2- class "B" fastball/softball diamonds non-overlapping;
- 2- class "B" sportsfields (1 class B sportsfield if there is a school);
- 1- multi-use hard surface area for tennis (2 courts), basketball, volleyball and tetherball (to be converted to hockey in the winter);
- 1- hockey rink, complete with lighting;
- 1- snowslide;

extensive landscaping and tree planting.

In addition to the neighbourhood site, small parkettes as well as pedestrian/bicycle paths and buffer reserves may be required.

The following policies have been adopted by City Council regarding dedication and development of recreation areas:

- no more than 50% of a neighbourhood ( $\pm$  65 ha) should be subdivided without substantial portions of the major neighbourhood recreation site being dedicated as municipal reserve;

- the applicant applying for subdivision of a quarter section be advised that he should provide:
  - an overall plan of the quarter section, including municipal and school reserve;
  - a plan of development of the recreation area;
  - phasing of development for the whole quarter section, including the phasing of the recreation area;
  - a plan indicating where the topsoil will be stockpiled and how it affects the development of a recreation area.

#### **7.2.6 Utility Lots**

The areas or portions thereof required for utility lots, including detention pond areas, are subject to the policies and guidelines as established by the respective City departments.

#### **7.2.7 Easements**

The easements required should be provided by a plan of survey and at no cost to the City. Existing easements, especially those for gas or TransAlta use, may stay as easements and/or may be marked as municipal reserve or utility lot, but under no circumstances will these be included in the reserve calculation.

#### **7.2.8 Housing Adjacent to Arterials and Expressways**

Lots should be designed to back onto these types of roads with no means of direct access thereto. In most cases the right-of-way should permit the construction of a berm, in accordance with City Council Policy 548, between the road and the housing to minimize noise. When an adequate right-of-way does not exist, then the creation of a buffer area between the house and road is recommended.

#### **7.2.9 Housing Adjacent to Railway Track**

The location of housing adjacent to a railway track should be avoided if possible. Otherwise, it is recommended the lots be set back a minimum distance of 12 metres from the edge of the railway right of way when backing into the track, with a minimum distance of 28 metres to the nearest wall of the house.

#### **7.2.10 Transit System**

The neighbourhood layout should be designed to permit the easy circulation of bus services. The bus route is generally located on collector streets in such a manner that the route is within walking distance and does not exceed 450 metres from each house. The bus route requires the approval of the Transit Superintendent.

#### **7.2.11 Housing Adjacent to Other Land Uses**

##### **a) Commercial Sites**

If a commercial site, whether a local convenience facility or a district shopping centre, is to form part of the subdivision application, the type and location must be determined according to an area structure plan, or in its absence an outline plan. The size and the uses proposed must be in accordance with the provisions of the land use bylaw. The commercial site in a residential area requires careful planning in relation to adjacent residential areas. Screening shall be provided to protect the residents from the commercial traffic and to minimize noise and visual nuisance. Generally, in residential areas lanes should not be shared with the commercial site.

##### **b) Industrial Uses**

A proposed residential use adjacent to an existing industrial use must be planned to



separate the two uses completely. Screening shall be provided as in a commercial site, furthermore it is recommended that the housing back onto the industrial area rather than fronting it. The industrial and residential traffic should be separated. A buffer of 12 metres or an increased residential lot depth is also recommended.

c) Land Adjacent to High Vapour Pressure (HVP) Pipelines or Well Sites.

It is recommended when subdivision of land is adjacent to (H.V.P.) pipelines or well sites, appropriate legislation be consulted for setbacks.

#### **7.2.12 Community Facilities**

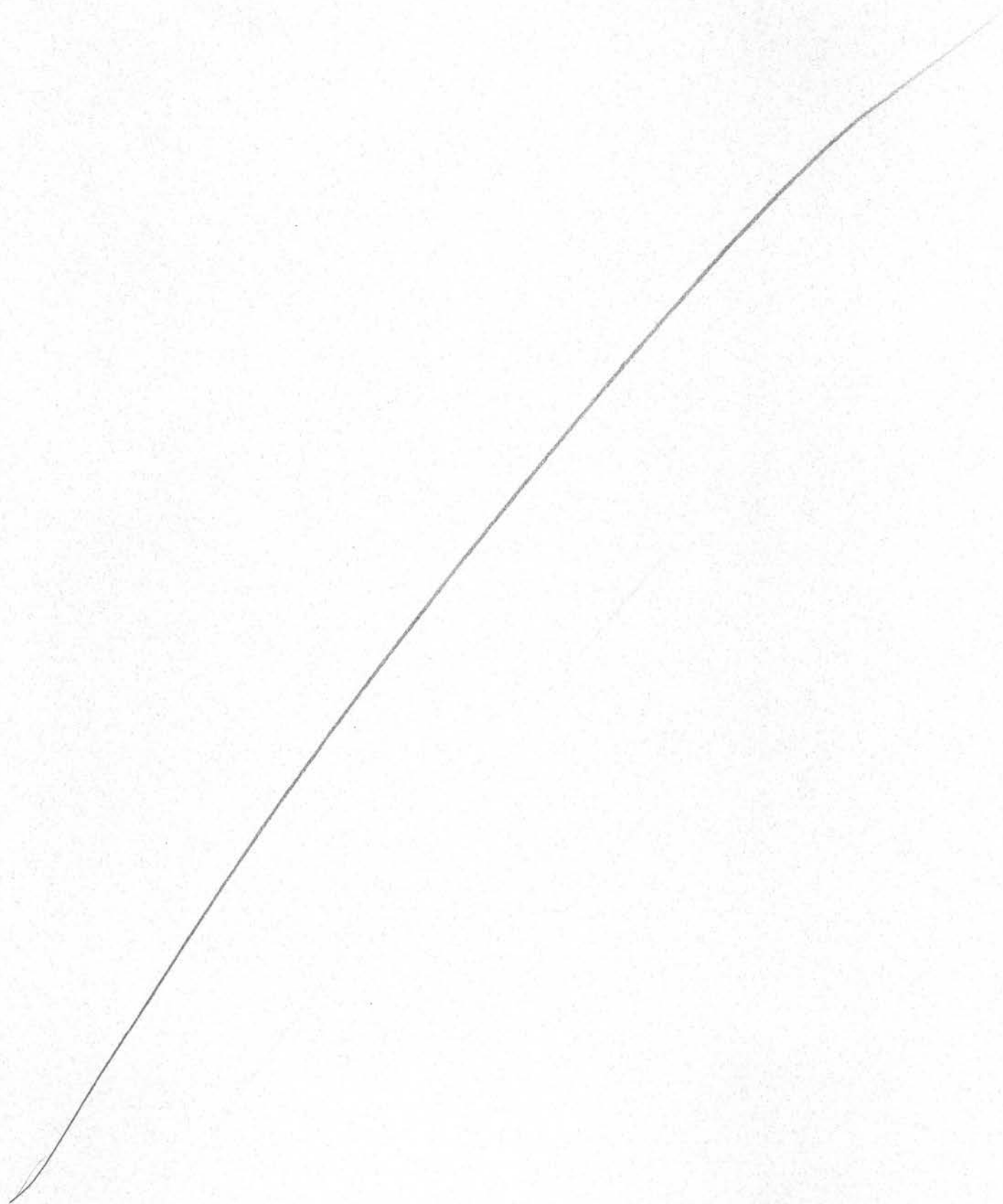
A residential subdivision should be well served by community facilities including school, parks, recreation, church, kindergarten and daycare facilities. It is recommended that the location of a kindergarten or daycare facility be chosen with great care, possibly close to a recreation or school site. It is advisable that the plan of subdivision indicates the location of a church, daycare, kindergarten, senior citizen's lodge, nursing home, or social care facility, if any of these uses is planned for the area. Failing to do so may create problems when the above uses are proposed for the established area.

## 8.0 OTHER REFERENCE DOCUMENTS

The following is a list of reference documents which may be of assistance in the development of outline plans and subdivision applications.

- Planning Act, Revised Statutes of Alberta 1980, Chapter P-9
- Subdivision Regulation (Planning Act), Alberta Regulation 132/78 as amended
- Red Deer Regional Plan, 1986
- Red Deer General Municipal Plan, Adopted, 1980
- Red Deer Land Use By-law, Adopted 1980, as amended
- East Hill Concept Plan, Approved 1989
- Northwest Area Structure Plan, Adopted 1989
- Red Deer Recreation, Parks and Culture Master Plan, updated 1986
- Design Guidelines for Subdivisions, Engineering Department, 1990





**DATE:** March 5, 1991  
**TO:** Associate Planner, Gary Klassen  
**FROM:** City Clerk  
**RE:** CITY OF RED DEER OUTLINE PLAN AND SUBDIVISION GUIDELINES

---

Your covering memo dated February 25, 1991 pertaining to the above topic and "The City of Red Deer Outline Plan and Subdivision Guidelines dated February 1991" as prepared by City Planning Services, Red Deer Regional Planning Commission, was presented on the Council agenda of March 4, 1991.

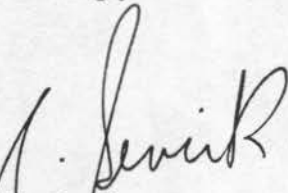
At the above noted meeting Council passed the following motion approving the above noted document.

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated February 25, 1991 re: City of Red Deer Outline Plan and Subdivision Guidelines, hereby approves the document titled City of Red Deer Outline Plan and Subdivision Guidelines - February, 1991, and further that same be included as a policy in the Council Policy Manual, and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and I would advise that we will be preparing a policy for inclusion in the Council Policy Manual which will be sent out under separate cover.

I also trust that you will ensure all relevant departments, school boards and private developers are fully familiar with the document and assure that all receive copies for their records and reference.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c.	City Commissioners	Director of Community Services
	Bylaws & Inspections Manager	Director of Engineering Services
	City Assessor	Economic Development Manager
	E. L. & P. Manager	Fire Chief
	Public Works Manager	Transit Manager
	Principal Planner	

NO. 4

FILE: FUELSUR.CHG

DATE: February 26, 1991

TO: CITY CLERK

FROM: DIRECTOR OF FINANCIAL SERVICES

RE: FUEL SURCHARGE FOR GARBAGE COLLECTION CONTRACT

### Background

The City of Red Deer and Laidlaw Waste Systems entered into a contract for Laidlaw Waste systems to collect garbage within the City for the five years, January 1, 1988 to December 31, 1992. The contract was the result of a tender process.

The terms of the contract provided for Laidlaw to be paid based on tendered unit prices for 1988. The unit prices varied depending on type of customer.

After 1988 the unit prices were to increase each year by the average increase in the CPI (Consumer Price Index) for Edmonton and Calgary. The unit prices for 1990 increased by 4.2% and for 1991 will increase by 6.1%. Other than the CPI increase and provisions for increases due to increases in The City landfill charge, the contract made no provision for increases.

### Laidlaw Request For Fuel Surcharge

Laidlaw has requested The City reimburse Laidlaw for unusual fuel price increases in 1990. The price increases have been as follows:

DATE	DIESEL PRICE PER LITRE	INCREASE	
		\$	%
Jan. 1/90	\$.3053		
Sept. 1/90	.3127	\$.0074	2.4%
Oct. 1/90	.3135	.0008	.3%
Nov. 1/90	.4246	.1111	35.4%
Dec. 1/90	.4427	.0181	4.3%
Cumulative increase		\$.1374	45%

City Clerk  
February 26, 1991  
Page 2 FILE: FUELSUR.CHG

The reimbursement requested by Laidlaw is \$8,309.49 as detailed in the attached letter from Laidlaw. The amount requested represents .4% of the \$1,988,519 contract payment for 1990. Laidlaw has indicated this would be a one time payment as no additional reimbursement would be requested for 1991 even though high prices continued into early 1991.

Conclusion

The City is under no legal obligation to make the payment as requested by Laidlaw. It is Council's decision as to whether a payment would be justified.

In making a decision, Council may want to take into consideration that other contractors dealing with The City on a fixed price basis could also justify and make a similar request.

If Council did decide to make a payment, then it is my opinion the amount requested would appear a reasonable calculation of extraordinary costs.



A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/mrk

c.c. Director of Engineering services

AW:MRK

Att.


**WASTE SYSTEMS LTD.**

7940 - 25 Street  
 P.O. Box 12006  
 Edmonton, Alberta  
 T5J 3L2  
 Tel (403) 440-1700  
 Fax (403) 440-4776

January 14, 1991

The City of Red Deer  
 Box 5008  
 Red Deer, Alberta  
 T4N 3T4

Attention: Mr. Alan Wilcock,  
 Director of Financial Services  
 -----

Dear Sir:

Re: Fuel Surcharge

Further to our discussions last week relative to providing you with the exact fuel cost increase amounts through the month of December, 1990, please refer to the table below which shows price increase, litres used and the extra cost to Laidlaw:

<u>Date</u>	<u>Price Increase</u>	<u>Litres Used</u>	<u>Cost Increase</u>
Oct. 1/90	\$ .0008/litre	41215	\$ 32.97
Nov. 1/90	\$ .1119/litre	35527	3,975.47
Dec. 1/90	\$ .13/litre	33085	<u>4,301.05</u>
			\$8,309.49

Our request of the City of Red Deer is that they cover this additional cost of \$8,309.49 to the end of December, 1990, for fuel price increase cost caused by the Middle East crisis, which we consider over and above the cost of living allowance.

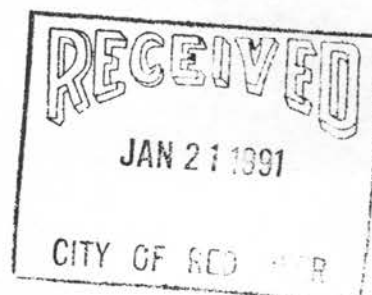
We thank you in advance for your consideration in this regard.

Sincerely yours,

Lynn M. Bishop, P. Eng.,  
 Vice President, Western Region,  
 North America

LMB/aam

cc Mr. Bryon C. Jeffers  
 Director of Engineering Services



Commissioners' Comments

We cannot support the request by Laidlaw, reimbursement due to abnormal fuel cost. All our contractors and indeed the City have had to cope with the same problem and after a temporary increase, fuel costs have now returned to Gulf war prices. Accordingly the higher prices have had a very short duration relative to a 5 year contract and should be reflected in the C.P.I. anyway.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



DATE: March 5, 1991  
TO: Director of Financial Services  
FROM: City Clerk  
RE: FUEL SURCHARGE FOR GARBAGE COLLECTION CONTRACT

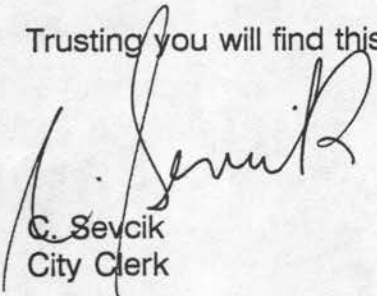
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Your report dated February 26, 1991 pertaining to a request from Laidlaw Waste Systems that the City reimburse Laidlaw for unusual fuel price increases in 1990 received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion denying Laidlaw's request.

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Financial Services dated February 26, 1991 re: Fuel Surcharge for Garbage Collection Contract, hereby agrees that the request from Laidlaw for the City to reimburse Laidlaw for unusual fuel price increases in 1990 be not approved and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and I trust that you will convey Council's decision to Laidlaw Waste Systems Ltd.

Trusting you will find this satisfactory and that you will advise Laidlaw.



C. Sevcik  
City Clerk

CS/jt

c.c. Director of Engineering Services

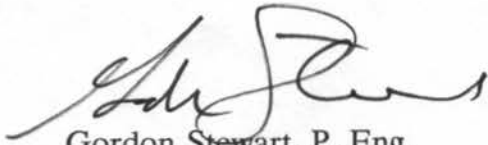


NO. 5

DATE: February 25, 1991  
TO: City Clerk  
FROM: Public Works Manager  
RE: PUBLIC WORKS REPORT JANUARY 1 TO DECEMBER 31, 1990

---

Attached is the Public Works Department report for 1990. This report is presented for the information of Council.



Gordon Stewart, P. Eng.  
Public Works Manager

GAS/fm  
attachment

c.c. Director of Engineering Services

## PUBLIC WORKS DEPARTMENT REPORT - 1990

### INTRODUCTION

The Public Works Department of The City of Red Deer operates under the following purpose statement:

"To deliver: efficient, friendly, high quality service to the public, at the same time maximizing the effectiveness of the tax dollar."

Once again the year was a busy one for Public Works. Activities such as the highest river levels in 20 years, the spring rains and the visit of the Queen provided for a hectic spring. With the retirement of George Young and the acquisition of responsibility for garbage collection as well as the inauguration of the Blue Box recycling program, there have been some shifts in responsibilities. These changes appear to be working out well.

### A. PUBLIC WORKS OFFICE AND SCALE

"Busy" was the key word in the Public Works office in 1990. Over the year, our staff processed about 25,000 time sheets and answered some 24,000 telephone calls on all matters concerning the Public Works operation. The volume of correspondence received and produced continues to increase, reflecting the size and diversity of our department. We arranged about 550 utility locations in 1990. Cost monitoring, staff records and all other aspects of the office operation occurred on an ongoing basis.

The weigh scale in the Public Works yard issued 40682.95 tonnes of inventoried gravel and sand material, in addition to approximately 1700 tonnes of other materials - black dirt, salt, cold mix, asphalt and coal. Equipment was hired as needed, from 30 local contractors for our department as well as for Parks, and we issued fuel to City equipment in a back-up capacity.

### B. SOLID WASTE/METERS & SIGNS

#### OVERVIEW

A new Solid Waste Section was created in the Public Works Department in 1990. The section is responsible for recycling (new), garbage collection (transferred from Building Inspections) and sanitary landfill operations (transferred from the Water and Waste Water Section), tool crib, maintenance of the Public Works yards and buildings. Within the section under the direct supervision of the Meter & Signs Supervisor are sign installation and maintenance and parking meters installation and maintenance.

Responsibility for street painting and water meters has been transferred out of this section to the Roads Section and Water and Waste Water Sections respectively.

Following is a brief overview of the activities of each subsection.

### SANITARY LANDFILL OPERATIONS

Well testing this summer around the site indicated no leachate migration.

A very successful Household Toxic Waste Round-up was held this year this year, and although within budget, cost almost double the 1989 round-up.

<u>LANDFILL OPERATING COST</u>	<u>1989</u>	<u>*1990</u>
**Total	\$484,566	\$543,244

\* first December Treasurers Report (will not include some December expenditures)

\*\* does not include transfer to operating reserves

### ANNUAL DISPOSAL

YEAR	TOTAL TONNES RECEIVED ANNUALLY	OPERATING EXPENDITURES	COST PER TONNE
1986	60,100	440,463	7.32
1987	64,520	436,924	6.77
1988	71,464	425,376	5.95
1989	70,896	484,566	6.83
1990	72,164	543,244	7.52

### BREAKDOWN OF WASTE RECEIVED (in metric tonnes)

<u>Generator</u>	<u>1989</u>		<u>1990</u>	
Commercial	20,990	29.6%	21,721	30.0%
Residential	13,641	19.2%	13,328	18.5%
Roll-off	10,300	14.5%	10,734	14.9%
Demolition	9,678	13.6%	9,156	12.7%
Private Commercial	6,946	9.8%	7,489	10.4%
Private Residential	5,818	8.2%	6,423	8.9%
Liquid	2,474	3.4%	2,230	3.1%
Special Waste	436	0.6%	507	0.7%
Town of Penhold	416	0.6%	376	0.5%
County	197	0.3%	200	0.3%
Total	70,896	100.0%	72,164	100.0%

GARBAGE COLLECTION

The transfer of garbage collection responsibilities from the Building Inspection Department to Public Works transpired smoothly. Laidlaw Waste Systems appear to be operating the contract in an effective manner and very few complaints are received.

<u>GARBAGE DISPOSAL COST</u>	<u>1989</u>	<u>*1990</u>
Total	\$2,233,766	\$2,411,966

\* first December Treasurers Report (will not include some December expenditures)

RECYCLING PROGRAM

City Council approved the "Blue Box" Recycling Program in 1990 and awarded the recycling contract to Laidlaw Waste Systems Ltd. Preparations for start up in April 1991 are proceeding on schedule.

PARKING METERS

	<u>1988</u>	<u>1989</u>	<u>1990</u>
Meters Installed	40	46	278
Meters Removed		34	65
Total Meters	1332	1344	1557
Vandalized	137	122	49
Annual Inspections	1320	345	472
Complaints	761	1902	2046
Daily Repair/Replacement	382	633	1005
Ticket Spitter Servicing	71	51	49
Meters Hooded	127	193	227

SIGN INSTALLATION AND MAINTENANCE

	<u>1988</u>	<u>1989</u>	<u>1990</u>
Signs Installed	891	649	521
Signs Removed	351	381	435
Total Signs			9439
Repair/Replacement	1096	1012	1855
Road Closures	218	81	78

The Queen's visit and the Westerner Parade were the most significant road closures this year and both were executed with few problems.

A total of 462 square feet of sign material was recycled by the sign shop resulting in a 25% savings over new material.

### C. WATER & WASTEWATER

The Water & Wastewater Section of the Public Works Department undertook 20 construction projects during 1990 at an estimated cost of \$790,000.

The storm drainage system including the lift station and large creek culverts performed well during the heavy June rains and no major problems were encountered. Three storm sewer mains were replaced or repaired at a cost of \$30,000.

The water distribution system experienced 63 water main breaks during 1990. The five year average is 49.2 leaks per year with a frequency of 0.146 leaks per kilometer of main.

During 1990, approximately \$160,000 was spent replacing undersized old water mains and improving the cathodic protection on areas of concern in the system. Approximately \$330,000 was spent replacing or repairing old obsolete valves, hydrants and undersized services.

In 1990, 354 new meters were installed bringing the total to 15,569. Also, 1049 meter inspections and replacements were carried out.

15 main replacements were completed on the wastewater collection system (267.91 km.) as a result of the camera inspection program. Approximately \$220,000 was spent cleaning, televising, repairing and replacing mains.

There were 275 blocked sewer services. The five year average is 341.4. \$58,000 was spent clearing, televising and relaying sani sewer services.

There were 23 new services installed into the system for a cost of \$167,000.

The Red Deer Industrial Airport enjoyed a successful year highlighted by a visit from Her Majesty, Queen Elizabeth II. Other events included the Airshow, Canada Games Committees, visit from the Governor General and a Fly-in Breakfast.

### D. CIVIC GARAGE

The garage staff have been busy keeping all the equipment in good running order. Our welding shop has been very busy this year setting up new trucks along with all the other welding. Our body shop completed the rebuild on the seventh bus and this is right on schedule. The ongoing tenders and related paper work for the fleet system have kept the office staff busy.

This year, the garage staff have processed 6195 work orders for the equipment pool. There were 1129 preventive maintenance inspections and 343 road calls. Of these repairs, 1429 were scheduled repairs and 4766 were unscheduled. The average dollar value of each work order was \$237.50. The average labour hours per work order were 2.8 hours.

The percentage of repair orders completed in 24 hours was 86% and 7% within 48 hours.

About 4,251 hours were spent working on general ledger account numbers. This includes such things as meter and signs, trailers, small equipment, capital costs, tampers, etc.

### E. ROADS

Maintenance on City streets had a continued improved success, with skin patching and frost boil repairs being completed in various areas of the City.

Cracksealing was done throughout the City with C-190 hot pour sealant. Due to past problems with rubberized products, five different hot pour rubberized materials were placed in five different locations as a test program in 1990. These areas are being monitored with results to be compiled in the spring of 1991.

The crown paving program started in June, with a contractor doing concrete repairs. The grinding of gutters and paving followed, with the completion of 13 projects by the end of July and within budget.

Sidewalk repairs as usual was a major activity (\$250,000) all over the City. In addition, the carry over of the Safe Streets program from 1989 was completed, at a cost of \$76,000.

\$96,000 of a \$98,000 budget was spent on lane maintenance and restoration. Due to wet conditions and the requirement for extra grading, \$10,000 more than estimated was spent on maintenance and less restoration was done.

The completion of the paving of the West Yards was done within budget.

The Roads Section and Parks Department completed spring clean up by May 31 with an early start of April 17, and a budget over run of 2%. This was accomplished by using three street sweepers on double shift during the above period. The regular street sweeping program of \$52,000 allows only a very bare minimum service to the public as the City becomes larger. This only includes the sweeping of arterials and some bus routes, and attempting to respond to most complaints to the Public Works Department.



Snow and ice control was busy in 1990, with 148.8 centimetres (58.6") of snowfall. The budget of \$570,000 was exhausted by late November, and Council authorized an additional \$100,000 to finish the year. Final costs were .03% under the total amount of \$670,000. Sanding operations distributed 7972 tonnes of sanding material, as well as 440 tonnes of road salt.

Roads Section also completed 9 construction projects of various sizes this year.

## **F. TREATMENT PLANTS**

### **Water Treatment Plant**

Major activities at the Water Treatment Plant included modifications to the sludge dewatering plant.

Electrical problems plagued our high lift pumps which pump the water out to the distribution system. One pump has been to Westinghouse and back several times.

The last half of 1990 was rather busy with several projects nearing completion. Due to heavy rainfall, the conditions in the Red Deer River in July still persisted with high levels. At peak, the river had increased from 280 to 650 cubic meters per second.

An inspection of the City's Horton Water Spheroid was undertaken in July. The consultants recommendation was to sandblast, clean and re-coat the internal structure. The work is budgeted for 1991.

The Water Treatment Plant computer control system was evaluated and a two year modification and upgrade is budgeted for in 1991/1992.

Since the placement of the Dixon Dam upstream on the Red Deer River, the Water Plant has been plagued with spring and winter shut downs due to frazil ice in the low lift pump wells and associated piping. A 5000 pound two piece steel shroud was placed around the river intake structure in November to try and reduce incoming sediment, but especially frazil ice. This was recommended through a Hardy B.B.T. evaluative study and has been very successful. This will lead to a reduction in natural gas used to heat water for ice melt.

A study was also completed for the electrical control system for the Plant's energy recovery high lift variable speed pumps. A strong recommendation to replace this system in 1991 was accepted due to frequent failures and parts availability.



### Wastewater Treatment Plant

The major event at the Wastewater Treatment Plant was the commissioning of the new plant computer control system and the subsequent transition period. The changeover actually went very well, and only a small amount of operating data was lost.

During the month of June, due to excessive rainfall and basement sumps discharging into the City collection system, the plant operated at above design capacity round the clock for most of the month. The average plant flow is approximately 32,000 cubic meters per day. During the high rainfall period, recorded flows were in excess of 63,636 cubic meters per day. During this period, the plant experienced the first occasion when it could not take all the flow, and bypassed into the river (0.8% of flow). Extensive analysis proved the material to be primarily rain water, and its B.O.D. was almost that of the river and our suspended solids were less than river water. Environment was kept up to date daily and had no concerns with the small flow which was bypassed.

By mid June, due to the plant operating at above (14%) design capacity, no digester lagoon supernatant had been processed through the plant. Supernatant is stored over the winter and then treated during the spring and summer. The lagoons were reaching capacity and the pressure was on to empty them. By year end, due to excellent weather for the remainder of the year, all the lagoons were empty. This turned out to be the best year we have ever had for processing supernatant.

As 1990 draws to a close, the Plant operation is now monitored by a very up to date and efficient, computer control system. The operators are enjoying all the effective formats for data presentation and Plant control.

We maintained our Plant effluent quality within the Alberta Environment license guidelines: BOD<sub>5</sub> yearly average 4.9 Mg/L requirement 20 Mg/L  
Suspended solids yearly average 8.5 Mg/L requirement 20 Mg/L

### Commissioners' Comments

This is submitted for Council's information.

"R.J. MCGHEE"  
Mayor

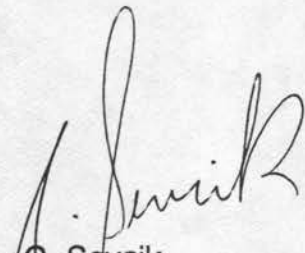
"M.C. DAY"  
City Commissioner

DATE: March 5, 1991  
TO: Public Works Manager  
FROM: City Clerk  
RE: PUBLIC WORKS REPORT  
JANUARY 1 TO DECEMBER 31, 1990

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Your report dated February 25, 1991 pertaining to the above matter was presented on the Council agenda of March 4, 1991. Your report was accepted for information and it was agreed that same be filed.

We thank you for your report in this instance.



C. Sevcik  
City Clerk

/jt

c.c. City Commissioners  
Director of Engineering Services

NO. 6

620-010

DATE: February 21, 1991  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: TRANSPORTATION BY-LAW UPDATE

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On May 28, 1990, City Council adopted The City of Red Deer's Transportation Study Update done by IMC Consulting Group Inc. As a result, several changes were made to the Transportation Network. We, therefore, respectfully request that Council amend the Transportation By-law according to the attachment.

Also attached is a copy of the administrative procedures set out by Alberta Transportation and Utilities under the Alberta Cities Transportation Partnership. As provided therein, the By-law must receive first reading at Council, then be advertised. Before second reading and final passing of the By-law, public representations must be heard. After final passing, the By-law is to be sent to the Lieutenant Governor in Council for final approval.



Ken G. Haslop, P. Eng.  
Engineering Department Manager

TCW/emg  
Att.

#### Commissioners' Comments

We would recommend Council proceed in accordance with the recommendations as outlined by the Engineering Department Manager.

The administrative procedures referred to by the Engineering Department Manager are rather lengthy and have not been attached to the agenda. They are available in the Engineering Department Office should any Aldermen wish to review them or receive a copy.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: March 5, 1991  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: TRANSPORTATION BYLAW UPDATE  
BYLAW NO. 3031/91

---

Your report dated February 21, 1991 pertaining to the above matter was presented on the Council agenda of March 4, 1991.

At the above noted meeting Bylaw 3031/91 was given first reading. This office will now proceed in accordance with Section 4 of the City Transportation Act with public notice of the proposed bylaw to appear in the Red Deer Advocate on March 15th and 22nd for a public hearing to be held on Monday, April 15th.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. Council & Committee Secretary, Wilma



DATE: March 5, 1991  
TO: City Council  
FROM: City Clerk  
RE: TRANSPORTATION BYLAW UPDATE - BYLAW NO. 3031/91

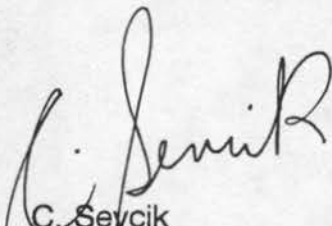
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Bylaw No. 3031/91, being a bylaw of The City of Red Deer to establish a Transportation System for The City of Red Deer was given first reading at the Council meeting of March 4, 1991.

In accordance with the City Transportation Act, Section 4, said bylaw was advertised for a public hearing to be held on Monday, April 15, 1991, commencing at 7 p.m. or as soon thereafter as Council may determine.

The Act further states that "The Council, after considering the representations made to it concerning the proposed bylaw, may (a) pass the proposed bylaw, (b) make the amendment that it considers necessary to the proposed bylaw and pass the proposed bylaw as amended, or (c) defeat the proposed bylaw."

Following passage of the bylaw, the bylaw is to be sent to the Minister for approval by the Lieutenant Governor in Council and the Lieutenant Governor in Council may vary or approve the bylaw in full or in part, and if the bylaw is varied or approved in part only, it shall be enforced and take effect as approved.



C. Sevcik  
City Clerk

CS/jt

NO. 7

FILE NO.: R-35933

DATE: FEBRUARY 25, 1991

TO: CHARLIE SEVCIK  
City Clerk

FROM: ED MORRIS  
Acting Recreation & Culture Manager

RE: COMMUNITY RECREATION CULTURAL GRANT APPROVAL -  
MAY 4, 1991 COUNCIL MEETING

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The attached is the recommendation from the Recreation, Parks & Culture Board for the 1991 Community Recreation Cultural grant program. If possible, I would appreciate it being placed on the March 4 Council agenda for final approval so that we may proceed with their submission to the Provincial Government.

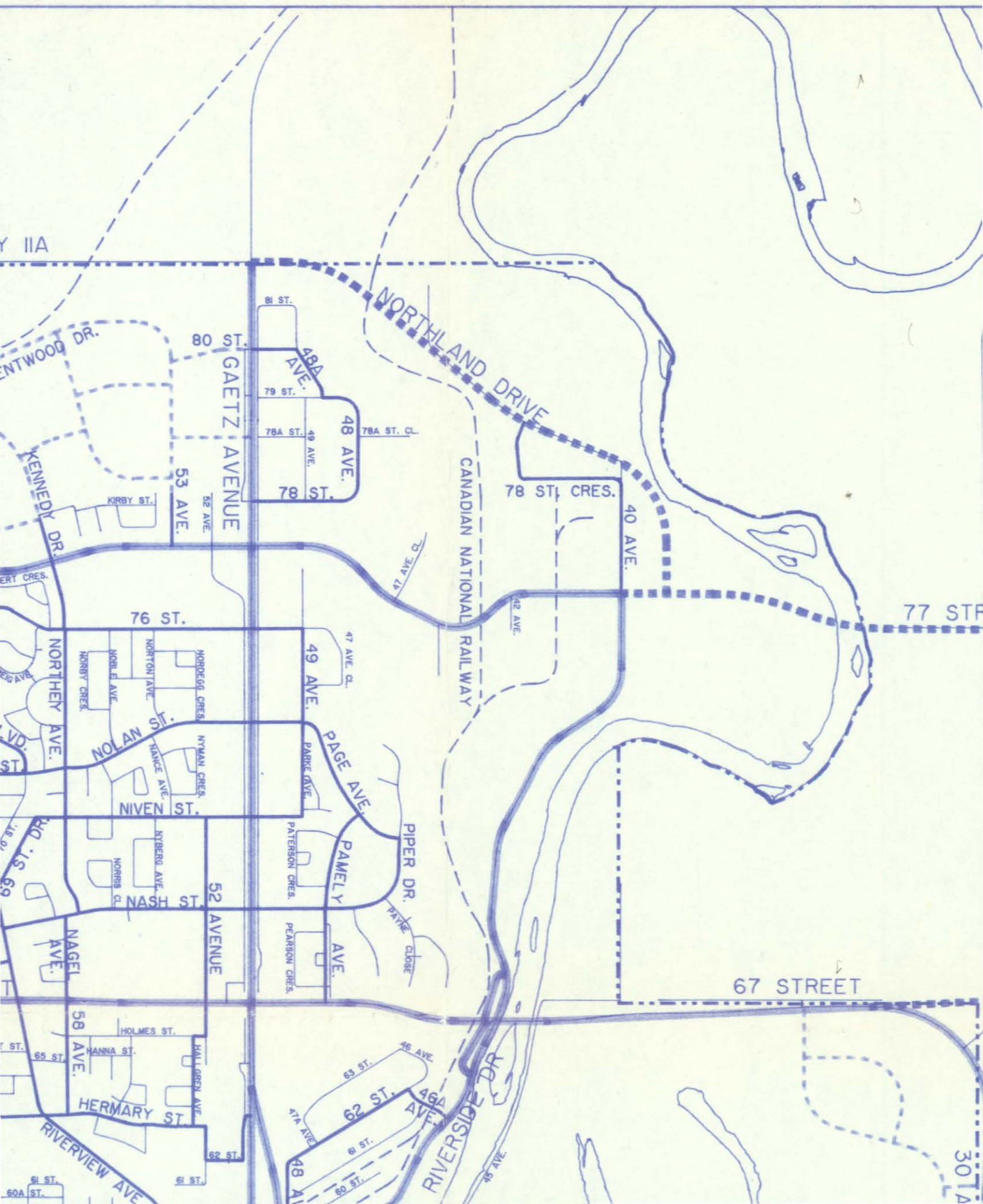


ED MORRIS

/cjm

Attachments

c. Craig Curtis





File No. R-34524

DATE: February 22, 1991

TO: Mayor & Council

FROM: Lynne Paradis  
Recreation, Parks & Culture Board

RE: COMMUNITY RECREATION & CULTURAL 1991 GRANT APPLICATIONS

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The Recreation, Parks & Culture Board, in a special meeting held Thursday, February 21, reviewed 63 grant requests from community service organizations. These applications totalled \$777,735.60, and the funds available for distribution totalled \$227,688.00. After a thorough review of all applications, the Board recommends to you the approval of the projects attached.

  
Lynne Paradis

/ns

Attachments

c. Craig Curtis

1991 CRC GRANT APPLICATIONS - APPROVED BY RECREATION, PARKS & CULTURE BOARD

FILE #	ORGANIZATION	PROJECT	DESCRIPTION	RECREATION	CULTURE	REQUESTED	APPROVED
001	RED DEER CONCERT SOCIETY	OPERATING	1991/92 Concert Series		8,019.00	8,019.00	3,219.00
002	RED DEER KIWANIS FESTIVAL OF THE PERFORMING ARTS	OPERATING	Annual Festival		3,150.00	3,150.00	2,000.00
003	PIPER CREEK OPTIMIST CLUB OF RED DEER	PLANNING	Library Expansion Study		15,000.00	15,000.00	
004	PIPER CREEK OPTIMIST CLUB OF RED DEER	CAPITAL	Library Expansion		100,000.00	100,000.00	47,000.00
005	CENTRAL ALBERTA REGIONAL SCIENCE FAIR SOCIETY	CAPITAL	Display tables, tablecloths.	2,000.00	2,000.00	4,000.00	
006-A	THE ALBERTA BATON TWIRLING ASSOCIATION	CAPITAL	Trophies & medals	800.00		800.00	
006-B	THE ALBERTA BATON TWIRLING ASSOCIATION	OPERATING	Parkland Open Championship	500.00		500.00	500.00
007	THE CENTRAL ALBERTA PIONEERS AND OLD TIMERS ASSOCIATION	CAPITAL	Chairs & carpet	3,000.00	1,000.00	4,000.00	
008-A	RED DEER & DISTRICT ALLIED ARTS COUNCIL	OPERATING	Community Arts Centre		25,000.00	25,000.00	25,000.00
008-B	RED DEER & DISTRICT ALLIED ARTS COUNCIL	OPERATING	Six concerts		2,000.00	2,000.00	2,000.00
008-C	RED DEER & DISTRICT ALLIED ARTS COUNCIL	OPERATING	Arts Directory		500.00	500.00	
009-A	DAWE SCHOOL AND COMMUNITY SUPPORT SOCIETY	PLANNING	Playground Expansion	2,000.00		2,000.00	
009-B	DAWE SCHOOL AND COMMUNITY SUPPORT SOCIETY	CAPITAL	Playground expansion	10,000.00		10,000.00	2,500.00
010	LINDSAY THURBER HIGH SCHOOL BOOSTER CLUB	CAPITAL	Volleyball courts	2,100.00		2,100.00	1,000.00

## 1991 CRC GRANT APPLICATIONS - APPROVED BY RECREATION, PARKS &amp; CULTURE BOARD

FILE #	ORGANIZATION	PROJECT	DESCRIPTION	RECREATION	CULTURE	REQUESTED	APPROVED
011	RED DEER NATIVE FRIENDSHIP SOCIETY	CAPITAL	Parsons House Renovation		100,000.00	100,000.00	10,000.00
012	CENTRAL ALBERTA THEATRE	CAPITAL	Sound system & library		1,550.00	1,550.00	
013	YMCA OF R.D. & DISTRICT	CAPITAL	Debt retirement	100,000.00		100,000.00	
014-A	RED DEER INTERNATIONAL FOLK FESTIVAL SOCIETY (1984)	OPERATING	'91 Folk Festival		7,350.00	7,350.00	6,000.00
014-B	RED DEER INTERNATIONAL FOLK FESTIVAL SOCIETY (1984)	OPERATING	Multicultural Centre		7,200.00	7,200.00	4,500.00
014-C	RED DEER INTERNATIONAL FOLK FESTIVAL SOCIETY (1984)	CAPITAL	Memorial Ctre conversion		15,000.00	15,000.00	5,000.00
015-A	MORRISROE COMMUNITY ENHANCEMENT ASSOCIATION	CAPITAL	Playground enhancement	10,000.00		10,000.00	3,000.00
015-B	MORRISROE COMMUNITY ENHANCEMENT ASSOCIATION	PLANNING	A.L. Gaetz Playground	2,500.00		2,500.00	1,500.00
016	ROYAL CANADIAN LEGION RED DEER LEGION #35	OPERATING	PeeWee Hockey Tournament	11,600.00		11,600.00	
017-A	RED DEER ORCHESTRA ASSOCIATION	CAPITAL	Music pieces		1,000.00	1,000.00	1,000.00
017-B	RED DEER ORCHESTRA ASSOCIATION	OPERATING	Concerts & workshops		18,480.00	18,480.00	11,219.00
018	RED DEER GYMNASTIC ASSOCIATION	CAPITAL	Trampoline floor	3,000.00		3,000.00	1,500.00
019	CLEARVIEW MEADOWS COMMUNITY ASSOCIATION	CAPITAL	Playground enhancement	18,400.00		18,400.00	9,000.00
020	ORIOLE PARK SCHOOL DEVELOPMENT SOCIETY	CAPITAL	School entrance paving	3,680.00		3,680.00	
021	TREE HOUSE YOUTH THEATRE SOCIETY	OPERATING	"Charlotte's Web"		1,250.00	1,250.00	1,250.00

## 1991 CRC GRANT APPLICATIONS - APPROVED BY RECREATION, PARKS &amp; CULTURE BOARD

FILE #	ORGANIZATION	PROJECT	DESCRIPTION	RECREATION	CULTURE	REQUESTED	APPROVED
022	CENTRAL ALBERTA TALENT EDUCATION SOCIETY (C.A.T.E.S.)	OPERATING	Suzuki workshop		1,645.00	1,645.00	
023	PINES COMMUNITY ASSOCIATION	CAPITAL	Playground enhancement	10,000.00		10,000.00	
024-A	RED DEER BOXING CLUB	PLANNING	Permanent facility room	500.00		500.00	
024-B	RED DEER BOXING CLUB	CAPITAL	Van & video equipment	5,900.00		5,900.00	
024-C	RED DEER BOXING CLUB	OPERATING	Prov/National Championships	5,663.00		5,663.00	
025-A	BOWER PLACE COMMUNITY ASSOCIATION	PLANNING	Bower Place Park	3,500.00		3,500.00	3,000.00
025-B	BOWER PLACE COMMUNITY ASSOCIATION	CAPITAL	Bower Park development	17,300.00		17,300.00	
026	ST. MARTIN DE PORRES PARENT ASSOCIATION	CAPITAL	Playground beautification	2,000.00		2,000.00	1,000.00
027	ROYAL CANADIAN LEGION RED DEER BRANCH	CAPITAL	"Doll House" furnishings		1,935.00	1,935.00	
028	MICHENER HILL CURLING CLUB	CAPITAL	Ceiling repairs	1,500.00		1,500.00	
029-A	ROYAL CANADIAN LEGION RED DEER BRANCH	CAPITAL	Memorial Ctre wheelchair ramp		7,000.00	7,000.00	7,000.00
029-B	ROYAL CANADIAN LEGION RED DEER BRANCH	CAPITAL	Track resurfacing	50,000.00		50,000.00	47,500.00
030-A	NORMANDEAU CULTURAL AND NATURAL HISTORY SOCIETY	CAPITAL	Museum Projection Booth		3,000.00	3,000.00	2,500.00
030-B	NORMANDEAU CULTURAL AND NATURAL HISTORY SOCIETY	CAPITAL	Museum exhibition panels		5,000.00	5,000.00	
031-A	RED DEER & DISTRICT MUSEUM SOCIETY	CAPITAL	Storyline - Sunnybrook Farm		2,500.00	2,500.00	
031-B	RED DEER & DISTRICT MUSEUM SOCIETY	CAPITAL	Agricultural equipment		5,100.00	5,100.00	

## 1991 CRC GRANT APPLICATIONS - APPROVED BY RECREATION, PARKS &amp; CULTURE BOARD

FILE #	ORGANIZATION	PROJECT	DESCRIPTION	RECREATION	CULTURE	REQUESTED	APPROVED
032	RED DEER CENTRAL LIONS SPEED SKATING CLUB (1985)	PLANNING	Oval building expansion	3,500.00		3,500.00	
033-A	CENTRAL ALBERTA PHOTOGRAPHIC SOCIETY	CAPITAL	Slide duplicator		600.00	600.00	
033-B	CENTRAL ALBERTA PHOTOGRAPHIC SOCIETY	OPERATING	Guest Speakers		350.00	350.00	
034	PARENTS FOR MOUNTVIEW SCHOOL SOCIETY	CAPITAL	Playground improvements	22,500.00		22,500.00	9,000.00
035-A	CENTRAL ALBERTA ISLAMIC CULTURAL ASSOCIATION	PLANNING	Islamic Centre		10,000.00	10,000.00	
035-B	CENTRAL ALBERTA ISLAMIC CULTURAL ASSOCIATION	CAPITAL	Islamic Centre		70,000.00	70,000.00	
036	R.D.M.H.A.	CAPITAL	Hockey, office equipment	4,755.00		4,755.00	
037	PARKLAND SOCCER ASSOCIATION	CAPITAL	Office equipment	4,605.00		4,605.00	
038	CANADIAN SKI ASSOCIATION ALBERTA DIVISION	CAPITAL	Water ramp upgrading	4,000.00		4,000.00	
039	OPTIMIST CLUB OF RED DEER	CAPITAL	Playground enhancement	20,000.00		20,000.00	9,000.00
040-A	JOSEPH WELSH SCHOOL ADVISORY COUNCIL	PLANNING	Schoolyard development	2,939.54		2,939.54	
040-B	JOSEPH WELSH SCHOOL ADVISORY COUNCIL	CAPITAL	Park furniture	1,279.81		1,279.81	1,000.00
041-A	MARYVIEW PARENT ADVISORY SOCIETY	PLANNING	Playground expansion	2,500.00		2,500.00	1,500.00
041-B	MARYVIEW PARENT ADVISORY SOCIETY	CAPITAL	Playground expansion	10,250.00		10,250.00	
042	BIG BROTHERS AND BIG SISTERS OF RED DEER AND DISTRICT	CAPITAL	Meeting & crafts room	6,579.19	2,193.06	8,772.25	4,000.00

## 1991 CRC GRANT APPLICATIONS - APPROVED BY RECREATION, PARKS &amp; CULTURE BOARD

FILE #	ORGANIZATION	PROJECT	DESCRIPTION	RECREATION	CULTURE	REQUESTED	APPROVED
043	RED DEER CATHOLIC SCHOOLS' FRENCH IMMERSION PARENTS' ASSOCIATION	PLANNING	Playground expansion	2,000.00		2,000.00	1,500.00
044	THE PHILIPPINE-CANADIAN ASSOCIATION OF RED DEER AND DISTRICT	PLANNING	Dance workshop		1,689.00	1,689.00	
045	CENTRAL ALBERTA REFUGEE EFFORT (C.A.R.E.) COMMITTEE	OPERATING	Multicultural Express		7,373.00	7,373.00	3,500.00
Total:				350,851.54	426,884.06	777,735.60	227,688.00



CS-3.115

**DATE:** February 26, 1991

**TO:** CITY COUNCIL

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** 1991 C.R.C. GRANT APPLICATIONS  
A memo from the Chairman of the Recreation, Parks & Culture Board, dated February 22, 1991, refers.

---

1. The Community Recreation/Cultural (C.R.C.) Grant applications were reviewed and commented on by the Parks and Recreation & Culture Managers, the Museums Director and myself. These comments were considered by the Recreation, Parks & Culture Board at its meeting on February 21, 1991. The board recommendations for funding are outlined in the attached report.

2. **RECOMMENDATION**

It is recommended that City Council endorse the C.R.C. Grant allocations, as proposed by the Recreation, Parks & Culture Board.



CRAIG CURTIS

:dmg

- c. Lynn Paradis, Chairman, Recreation, Parks & Culture Board  
Lesia Davis, A/Recreation & Culture Manager  
Morris Flewwelling, Museums Director  
Don Batchelor, Parks Manager  
Rick Assinger, Social Planning Manager

Commissioners' Comments

We would concur with the recommendations of the Recreation, Parks and Culture Board.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: March 5, 1991  
TO: Acting Recreation & Culture Manager  
FROM: City Clerk  
RE: COMMUNITY RECREATION CULTURAL GRANT APPROVAL

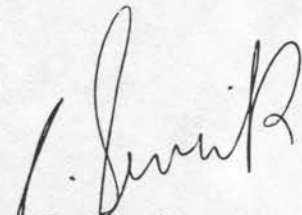
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I would advise that the above matter received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Acting Recreation & Culture Manager dated February 25, 1991 re: Community Recreation Cultural Grant Approval - recommendation from the Recreation, Parks & Culture Board, hereby approves the 1991 Community Recreation Cultural Grant allocations, as proposed by the Recreation, Parks & Culture Board, and as presented to Council March 4, 1991."

The decision of Council in this instance is submitted for your information. I assume that you will inform the successful organizations of their proposed grant allocations.

I trust you will find this satisfactory.



C. Sevcik  
City Clerk

/jt

c.c. City Commissioners  
Director of Financial Services  
Director of Community Services  
Parks Manager  
Museums Director  
Social Planning Manager  
Chairman, Recreation, Parks & Culture Board

DATE: March 11, 1991  
TO: City Council  
FROM: City Clerk  
RE: RED DEER BOXING CLUB

---

At the Council meeting of March 4, 1991, when the Community Recreation Culture grant approval as recommended by the Recreation Board was being considered, Mayor McGhee suggested that consideration be given to approving a grant to the Red Deer Boxing Club in the amount of \$1,000 to assist in hosting the Canadian Intermediate and Senior National Team Boxoffs to be held in November of 1991.

The following motion was introduced at the March 4th meeting.

Moved by Alderman Statnyk, seconded by Alderman Surkan

"THAT a grant of \$1,000 be given to the Red Deer Boxing Club to hold their national event in Red Deer."

Prior to voting on the above motion, the matter was tabled for more information and an application to appear on the agenda. Enclosed herewith is the information requested.

C. Sevcik  
City Clerk

CS/jt

Att.

Aug. 27/91  
no further information has  
been received therefore filed  
as directed by the Mayor  
R.J. McShue  
ps.

FILE NO.: R-35958

**DATE:** March 6, 1991  
**TO:** CHARLIE SEVCIK  
City Clerk  
**FROM:** LESIA DAVIS  
Acting Recreation & Culture Manager  
**RE:** **RED DEER BOXING CLUB - C.R.C. APPLICATION**

---

Attached please find information on the Boxing Club as requested by you. I have highlighted areas relevant to their National Championship.

I trust this is the information you require.



LESIA DAVIS

/cjm

COMMUNITY RECREATION/CULTURAL GRANT PROGRAM

1991 PROPOSAL FORM

NAME OF COMMUNITY SERVICE ORGANIZATION: \_\_\_\_\_

RED DEER Boxing Club

MAILING ADDRESS: 10 MacLeod Close

RED DEER ALA. T4N-0K4

TELEPHONE NO.: 343-6794

NAME OF CONTACT PERSON: Robert Carswell

TITLE: President  
(eg. President, Secretary)

ADDRESS: 10 MacLeod Close RED DEER, ALTA.

BUSINESS TELEPHONE NO: 340-5213

RESIDENCE TELEPHONE NO: 343-6794

CONSUMER AND CORPORATE AFFAIRS REGISTRATION NO: 50393581

PROPOSAL CATEGORY: Please check appropriate category (ies)

RECREATION PROJECT ☒

CULTURAL PROJECT ☐

PLANNING ☒

CAPITAL ☒

OPERATING ☒

DEBT RETIREMENT ☐

## C.R.C. GRANT PROPOSAL

### RED DEER BOXING CLUB

#### 1) PROPOSAL AND PROGRAM OUTLINE TO FOLLOW ;

1) Planning project- Our club is in it's 3rd year of operations and are still trying to locate a permanent facility. At this time we are training in a warehouse located at 5012 51 ave. This building is allocated to be torn down in the future so we in time will have to relocate again, so our first project is to construct a permanent facility room either in an existing facility or else where.

2) Video equipment ( tri-pod and video camera ) for the use of visual training and to promote our local club in the sport of amateur boxing. For use at all club cards as well as at provincial and national Championships. A video camera can be very beneficial for training and competition to develop techniques and style as well as improve on the athletes total development.

3) Van to be as a club van for transportation to and from any club cards as well as tournaments. A van like this could be available for club use as well as other community organizations in need of use. The van would need to be possibly a 15 passenger. There are some major Championships coming up in the future to our city of Red Deer, ex; the nov. 1991 Canadian Intermediate and senior team box offs - a club van could be used to transport each provincial team to Red Deer from the airport in Calgary and Edmonton. Cost to rent a unit would equal approximately half the cost of a reliable \$10,000.00 passenger van. The Red Deer boxing club on its own would really benefit from the use of such a vehicle as the club cards in the province alone can run as many as three to four a month. The on going servicing, maintenance and repairs would be covered by the club.

4) Operating project- purpose, hosting the promotion and holdings of the provincial Championships ( Silver gloves ) to be held in Red Deer in Feb. of 1991 as well as the Canadian Intermediate and senior National team box-offs to be held in Nov. 1991.

Costs would involve - competitors, coaches and officials.  
- lodging , meals, transportation.  
- medals, advertising and promotional material

This hosting project would be a one time event.

#### 2) EVIDENCE OF FINANCIAL RESPONSIBILITY

Last financial statement submitted to consumer and corporate affairs is attached.

#### 3) EVIDENCE OF OPERATIONAL CAPABILITY

The club in it's first year of operation was utilized by a membership of over 30 boxers and 4 coaches, in it's 2nd year it grew to over 40 boxers and seven coaches as well as possible judges and referees plus public assistance of parents and relatives. During it's first year of operations the club attended



and had champions in all tournaments in there respective categories. The second year proved to just as promising as the first. Head coach Rob Carswell has been a boxer, coach, referee/judge and provincial board member in one or more of these positions for over twenty years in the Taber and Lethbridge/Calgary area and has been devoting his time for the last three years here in Red Deer.

Accountable expences and receipts, facility, equipment and competition expences in an excess of \$15,000.00. Main revenue comes from the clubs volunteers working bingos as well as boxing cards, grants donations and registration fees. Copy of financial records are attached.

#### 4) WHO WILL BENIFIT

The community will benefit from the National Championships exposure, teams from all the provinces will be attending. Provincial Championships all zones representing all the zones will also be attending for the competition. This will bring business to all aspects of the community. The local club members in excess of 30 members and the community as a whole will take part in the promotion of amateur boxing in Red Deer on a provincial and national level. The club is a community club open to all who have an interest in serving and helping kids to reach their goals. The club would benifit as per more training and techniques could be learned from use of the video camera as well as transportation to and from venues would be possible.

#### 5) HOW WILL THEY BENEFIT

- incoming revenue from out of town visitors
- club and organization developement
- transportation to and from club cards as well as competitions

#### 6) WHAT PERCENTAGE OF THE BENEFICIARIES ARE NOT RESIDENTS OF THE CITY OF RED DEER.

The community as a whole are the beneficiaries as they will all have a part in the Nationals as well as the Provincial tournaments. Out side communities should also be able to benefit and take part in any of the tournanements on a club or individual basis as the added interest would be a benefit to all concerned.

#### 7) WILL THE COMMUNITY BENEFIT, IF SO HOW.

This has been covered in the previous statements.

#### 8) ASSESSMENT OF ACCESSIBILITY

The only barriers would be that other community groups would need to check with the club in advance as per the use of the van so there would be no double bookings. There would need to be a responsible adult with every group as to eliminate damage as well responsibility for those in his/her care.



# 9) PROJECT BUDGET

1) Planning Project  
advise and planning for training facility on existing facility to make it more serviceable.  
grant request planning project costs \$500.00  
matching funds no matching of funds as government funding on planning project is equal to 100%.

2) Video equipment \$1800.00  
matching funds \$900.00 cash *A on form*

grant request \$900.00  
3) Van \$10,000.00  
matching funds \$5,000.00 CASH *Box form*

grant request \$5,000.00

4) Operating project-hosting  
For Nationals \$6,250.00 *Box form*  
matching funds \$1,875.00 cash

grant request \$4,375.00 70% / 30%

For Pronincials Championships (Silver Gloves)  
\$1,840.00  
matching funds \$ 552.00 cash *Box form*

grant request \$1,288.00 70% / 30%

## 10) FIVE YEAR OPERATING BUDGET Not applicable

## 11) MATCHING OF GOVERNMENT FUNDS

planning project- no matching

video equipment - 50/50 grant to cash  
grant \$900.00

van - cash \$900.00  
- 50/50 grant to cash  
grant \$5,000.00  
cash \$5,000.00

operating project-host  
Nationals

----- Action plan (what and how) This is a canadian championship for intermediate boxers to compete at the National level. By whom-C.A.B.A.. When-November 1991. Where- Red Deer Alta.

Estimated Expenditures

-Travel 10 x \$600.00 = \$6,000.00  
10 people per team x 10 teams = \$60,000.00  
-Lodging / meals to be covered by C.A.B.A.  
-rent venue site  
-team travel to Red Deer from airports 2 vans  
-to rent a van would cost \$100.00 per day plus .20 a klm.  
x 10 days = \$1,000.00 plus the mileage

Source(s) of Potential funding

-C.A.B.A. EACH TEAM \$3,000.00 x 10 = \$30,000.00  
-PROVINCIAL ASSOC. EACH TEAM \$3,000.00 X 10 TEAMS = \$30,000.00  
-City of Red Deer - venue site -CENTRIUM \$ ?????  
-Red Deer Boxing Club - transportation \$2,000.00 x 2 = \$4,000.00  
plus gas \$700.00 est.  
drivers wages - 10 days = \$700.00  
competition gloves-3 sets = \$720.00  
handwraps for competitors = \$130.00

Silver gloves

-----action plan (what and whom) this tournament is for the boxers with 10 or less bouts. This tournament is also used for the intermediate box-offs to select a place on the Alberta Team best boxer of the tournament for the Winter Games. The best boxer of this tournament receives the Silver Boy Award. The association assists the host club by paying the officials expences and the doctors fee through Alta and Recreation Parks Grants. By whom- Red Deer boxing club. When- Feb 1991  
Where- Red Deer

Estimated Expenditures

Officials	mileage	\$1,025.00
	accommodations	\$300.00
	meals	\$450.00
		-----
		\$1,775.00

Doctors fees	\$250.00
	-----
	\$2,025.00

Sources of potential funding

-A.A.B.A.- competitor and coaches lodging	\$600.00
-Alta Rec and Parks	\$2,025.00
-Host, Red Deer Boxing Club medals	\$300.00
advertising	\$150.00
activity for boxers	\$350.00
fuel for transportation to venue from lodging	\$250.00
handwraps for competitors	\$ 90.00
hospitality suite	\$100.00
venue site rental 3 days	\$600.00

TOTAL FOR RED DEER BOXING CLUB	\$1,840.00
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12) WILL ONGOING FINANCIAL ASSISTANCE BE REQUIRED

We see no need for assistance in the future upon approval of the above items as these are our main concerns and if we could have assistance with them this will meet our needs as a club greatly in so far as training and transportation to venues as well as the prospects of a permanent facility in the future.

13) A COPY OF OUR CONSUMER AND CORPORATE AFFAIRS CERTIFICATE  
Registration # 50393581 copy is attached

14) DID WE RECEIVE OTHER C.R.C. GRANTS

1988- \$1000.00

1989- \$1000.00

all have been sent in to date.

NO. 8

CS-3.121

**DATE:** February 27, 1991  
**TO:** CITY COUNCIL  
**FROM:** CRAIG CURTIS, Director  
Community Services Division  
**RE:** RED DEER ARENA:  
OVEREXPENDITURE

---

1. The hot water holding tank at the Arena recently failed and had to be replaced. The repair was undertaken at a cost of \$1,233.00, which cannot be accommodated within the Recreation & Culture Department's operating budget without further program cuts.
2. Repair of the hot water holding tank is a small issue in itself. However, it is symbolic of the problem outlined in the Community Services Division's Facility Management/Maintenance Plan. There are insufficient funds in our operating budgets to cover the increased cost of maintaining and upgrading our aging facilities. During 1991, we will bring forward alternative strategies for implementing the plan.
3. **RECOMMENDATION**

I support the comments of the Recreation & Culture Manager and recommend that City Council approve an overexpenditure of \$1,233.00 in the Recreation & Culture Department budget for repairs to the Arena.

  
CRAIG CURTIS

:dmg

- c. Lesia Davis, A/Recreation & Culture Manager  
Don Batchelor, Parks Manager  
Rick Assinger, Social Planning Manager  
Rich Roberts, Facility Operations Supervisor

FILE NO.: R-35943

DATE: FEBRUARY 26, 1991  
TO: MAYOR & COUNCIL  
FROM: ED MORRIS  
Acting Recreation & Culture Manager  
RE: RED DEER ARENA - COST OVERRUN

---

On January 21, 1991 the hot water holding tank at the Red Deer Arena failed to the extent that it required replacement. This holding tank is critical to the ice resurfacing operation in that it supplies large amounts of hot water to the ice resurfacing machine. Due to the emergent nature of this situation, immediate repair was necessary. The City policy of competitive bidding was followed and four telephone bids were acquired. The repair was effected by Archer Mechanical, the lowest bidder, at \$1,233.00.

Replacement of the water tank was a non-budgetted item, as its replacement was not a forecast requirement. Regrettably we do not have a contingency sum in the Arena budget for circumstances such as this; therefore, the 1991 Arena budget will be overspent by \$1,233.00.

In light of the circumstances and the lack of a contingency sum to buffer the cost, I would make the following recommendation:

RECOMMENDATION:

That Council consider this item and approve it as an over-expenditure to the 1991 budget.



ED MORRIS

/cjm

c. Craig Curtis  
Harold Jeske

Commissioners' Comments

We would concur with the recommendation of the Dir. of Community Services.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: March 5, 1991  
TO: Director of Community Services  
FROM: City Clerk  
RE: RED DEER ARENA: OVEREXPENDITURE


---

I would advise that the above matter received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services dated February 27, 1991 re: Red Deer Arena/Overexpenditure, hereby approves an overexpenditure of \$1,233.00 in the Recreation & Culture Department's 1991 budget for repairs to the Arena and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust you will find this satisfactory.



C. Sevcik  
City Clerk

/jt

c.c. Acting Recreation & Culture Manager  
City Commissioners  
Director of Financial Services  
Harold Jeske  
Rich Roberts



NO. 9

CS-3.118

DATE: February 26, 1991

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director  
Community Services Division

RE: DESIGNATION OF THE  
HISTORIC C.P.R. STATION BUILDING

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1. The only historical vista in downtown Red Deer is the view down Ross Street, past the Cenotaph to the C.P.R. Station. The importance of retaining this vista is described in the Downtown Concept Plan, prepared by the Red Deer Regional Planning Commission, which includes the following two recommendations:

"It is recommended that the preservation and adaptive reuse of the C.P.R. Station be actively pursued as part of the detailed study of the railway yards. Potential uses include commercial/retail, an information bureau, an alternative gallery or specific use museum, which could be part of a major development in the area. (pg. 148)"

"It is recommended that the historic vista down Ross Street be preserved by retaining the C.P.R. Station in its present location. (pg. 149)"

The Downtown Concept Plan, as a whole, was adopted as a working policy document. However, the above two recommendations were approved by City Council on May 26, 1986.

2. The historic C.P.R. Station is an important feature along the Red Deer Historical Walking Tour, which has become an attraction for visitors to the city. The tour was initiated by the Historical Preservation Committee in 1983, and has been reprinted on three occasions. A revised publication of the tour was released and presented to City Council at its meeting on August 20, 1990. A copy of the entry relating to the C.P.R. Station is attached.
3. On August 15, 1990, the federal Environment Minister, Robert de Cotret, proclaimed the Heritage Railway Stations Protection Act. The act was an initiative of a private member of parliament and received the support of all parties. The act provides for designation of railway stations as "Heritage Railway Stations", and is

.../2



City Council  
Page 2  
February 26, 1991  
Designation of C.P.R. Station Building

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intended to encourage the preservation of stations owned or controlled by a railway company to which the Railway Act applies. According to the act, no railway company may, in any way, alter or dispose of a designated Heritage Railway Station, owned by it or under its control, without the authorization of the Governor-in-Council. A railway company planning such action must give public notice of its intention, thereby, providing an opportunity to concerned citizens and groups to comment on the proposal.

At the same time as finally proclaiming the Act, the federal government simultaneously designated twelve significant railway station buildings across Canada, including the C.P.R. Station in Red Deer. A report from the National Historic Sites and Monuments Board clearly outlined the considerable historical significance of the building.

Designation of the Red Deer C.P.R. Station was complicated by the fact that, in terms of the railway relocation agreement of June 13, 1988, the C.P.R. Station and adjacent land will become City property through a land exchange. Once the land transfer has been finalized, designation as a "Heritage Railway Station" will no longer apply.

4. In June 1990, Normandeau Cultural & Natural History Society and a number of other groups put forward a recommendation that the City reaffirm its decision to preserve the C.P.R. Station in its existing location.

Preservation of the C.P.R. Station was considered by City Council at its meeting on September 4, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer, having considered correspondence and reports to Council September 4, 1990 pertaining to the C.P.R. Station and the one-way couplet, hereby agrees as follows:

1. To reaffirm Council's decision of May 26, 1986 to retain the C.P.R. Station in its present location.
2. To reaffirm Council's approval of the one-way couplet.

City Council  
Page 3  
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Designation of C.P.R. Station Building

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3. That the request from the Normandeau Cultural and Natural History Society that the Station be integrated into any redevelopment of the railway yards be held in abeyance pending the outcome of the work being undertaken by the administration with the Gelmon Corporation for the redevelopment on the site.
4. That Council express its general preference that the architectural character of the station's facade and roofline be integrated into any adjacent redevelopment on the rail yards."
5. Preservation of the C.P.R. Station was also considered during the negotiation of a sale agreement with Gelmon Corporation for the purchase of a portion of the railway lands vacated by the Major Continuous Corridor Project. The land sold to Gelmon Corporation includes the Historic C.P.R. Station, and its future is protected through the following clause in the agreement approved by City Council on January 21, 1991.
  - "(c) The Optionees acknowledge and agree that a further fundamental purpose of the City in granting this option is to ensure that the Railway Station Building, which has been designated an Historic Railway Station, shall be preserved in its current architectural form and that all renovations thereto shall comply with all relevant legislation. The City may, at any time thereafter, designate the said Railway Station as a municipal historic resource and site, and/or request its designation as a Provincial Historical Site, and the Optionees hereby waive all claim for and release the City from, of and against any liabilities for any compensation to which it may otherwise be entitled. The City shall not, by bylaw or otherwise, restrict the use of the Railway Station Building, it being the intent of the parties that the Optionees may use the building for any of the permitted and/or discretionary uses specified for C2 land under the City of Red Deer Land Use Bylaw."
6. Now that the agreement with Gelmon Corporation has been finalized, it is an appropriate time to proceed with the further designation of the C.P.R. Station as a municipal and provincial historic site. Therefore, it is proposed that the building be designated by City Council as a Municipal Historic Resource, and that application be submitted to the Province for its designation as a Provincial Historic Resource.

City Council  
Page 4  
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Designation of C.P.R. Station Building

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The municipal designation basically ensures the preservation of the building and requires the approval of restoration plans by City Council. Municipal designation provides some assistance in obtaining provincial designation, which is achieved through an order signed by the Minister of Culture & Multiculturalism. Once the building is designated, the owner is eligible to apply for funds from the Province through the Alberta Historical Resources Foundation for ongoing maintenance and repairs to the structure.

7. RECOMMENDATION

It is recommended that City Council:

- Approve a bylaw designating the historic C.P.R. Station as a Municipal Historic Resource.
- Authorize the administration to submit an application to the Province for the designation of the C.P.R. Station as a Provincial Historic Resource.



CRAIG CURTIS

:dmg

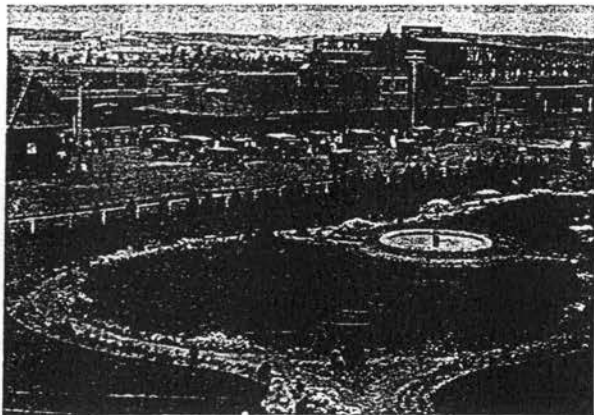
Att.

- c. Morris Flewwelling, Museums Director  
Eileen Dubois, Chairman, Normandeau Cultural & Natural History Society  
Dr. R. Lampard, Chairman, Historical Preservation Committee  
Paul Meyette, Principal Planner, R.D.R.P.C.  
Michael Dawe, City Archivist  
Byron Jeffers, Director of Engineering Services  
Raymond P. Heard, Chairman, Archives Committee  
Alan Scott, Economic Development Manager

## I-15

## Canadian Pacific Railway Station Ross Street and 51 Avenue

The arrival of the Calgary and Edmonton Railway in the winter of 1890 brought a host of changes to the fledgling frontier community of Red Deer. The most obvious of these was the physical relocation of the settlement from "the Crossing" to the present site, five kilometres east. Lands north of Calgary were opened up for large-scale settlement. With its strategic location halfway between Calgary and Edmonton, Red Deer became the focal point for the distribution of supplies and services to new settlers. Businesses sprang up to meet the material needs of the burgeoning population. In 1907, Red Deer was designated the divisional point of the Canadian Pacific Railway.



C.P.R. Station, 1912.

In 1891, a small wood frame station was constructed on this site. When it became apparent that a more substantial facility was needed to accommodate the growing population, the original was moved directly south to make way for the present structure. Designed by a Winnipeg-based C.P.R. architect and erected under the watchful eye of a Winnipeg general contractor, the building was completed in 1910, at a cost of \$34,050.00.

### Commissioners' Comments

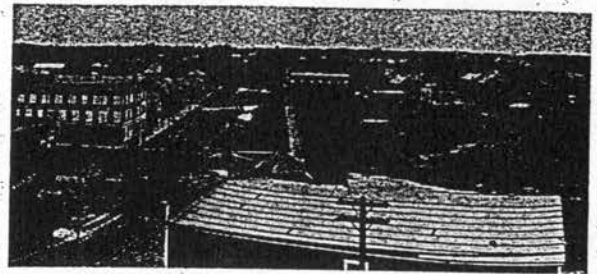
We would concur with the recommendation of the Dir. of Community Services. Council should note that if they agree with this course of action it will resolve the distress between CPR and the City caused by the unilateral action of the Federal Government.

An impressive building, the Red Deer Station features a central polygonal tower with a conical roof. The projecting eaves of the long, low roofline are supported by large brackets. Sandstone lintels and sills complete the window detailing.

Adjacent to the station was a large park, laid out by the C.P.R. in 1905. A water fountain, donated by Edward Michener, formed the focal point of the landscaping. The park served as a rest place for both travellers and local residents until its removal in 1960.

The C.P.R. station has long been a dominant landmark at the west end of Ross Street.

Following completion of the Calgary-Edmonton Railway in 1891, increasing numbers of settlers, salesmen and speculators arrived in Central Alberta. In response to this surge in traffic, a number of hotels sprang up adjacent to the C.P.R. Station.



View of C.P.R. Park and adjacent hotels, 1912.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

CITY ARCHIVES  
P.O. Box 800  
Red Deer, AB T4N 5H2  
(403) 343-6842

Mr. Jerry Ward  
Alberta Historic Sites Service  
Alberta Culture and Multiculturalism  
Old St. Stephen's College  
8820 112 Street  
Edmonton, AB  
T6G 2P8

March 8, 1991

Dear Sir:

Further to my letters of the 11th and 31st of January, please find attached an application for provincial designation of the C.P.R. station as a provincial historic resource. Enclosed are the Historic Resource Information form, photostat of the land title search, copy of the Red Deer Historical Walking Tour brochure, copy of the 1913 fire insurance plan of the station and grounds, the 1913 publicity illustration of the station vista, a copy of the news release on the station's designation as a federal heritage railway station and miscellaneous copies of applicable newspaper clippings. Also attached is a copy of a memo from Red Deer's City Clerk regarding City Council's decision to seek designation of the station as a provincial historic resource.

The photographic reference numbers are Provincial Historic Sites Service 78R 19419-22 and 78R 779-12; Canadian Inventory of Historical Buildings 72R 66128-32; Provincial Archives of Alberta A6251, A9852, P.A. 102\5; P.A.102\10; Glenbow Archives NA 2407\4, NA 2159\19 and Red Deer Archives P125\172, P186\489.

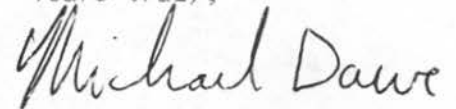


RED DEER

*a delight  
to discover!*

I hope the enclosed is satisfactory. I will forward a copy of the municipal designation by-law (By-Law 3035\91) if and when it is passed by City Council. If you should have any questions, please do not hesitate to write, or call me at 343-6842.

Yours truly,



Michael Dawe  
Archivist

MD\lo

c: Charles Sevcik, City Clerk  
Craig Curtis, Director, Community Services  
Stockwell Day, M.L.A. Red Deer North  
Hon. John Oldring, M.L.A. Red Deer South  
Dr. Robert Lampard, Historical Preservation Committee  
Paul Meyette, Red Deer Regional Planning Commission



HISTORIC RESOURCE INFORMATION FORM

Please provide as much detailed information as possible. Should you have a question, contact the Designation Liaison Officer.

A. Name of Resource: Canadian Pacific Railroad Station  
Address or location: 5102 Ross Street, Red Deer  
\_\_\_\_\_  
Legal land description: Lot 02A Plan 6233 RS  
County or I.D. - Tel. & Address City of Red Deer  
Box 5008, Red Deer, AB T4N 3T4  
Current Certificate of Title (photocopy) 892 225 217 +1  
Current Survey Plan (plan of subdivision) 8922237  
(available from Land Titles Office, Calgary or Edmonton)

B. Description of Resource:  
No. of structures: one  
Type of structure(s): Train Station  
\_\_\_\_\_  
Type(s) of Construction (Log, Frame, Brick, etc.): Brick and frame,  
sandstone foundation  
Present condition:  
roof Good  
\_\_\_\_\_  
siding(exterior finish) Good  
\_\_\_\_\_  
windows and frames Good  
\_\_\_\_\_  
foundation Good  
\_\_\_\_\_



Please provide responses to the following questions where possible. This will facilitate processing your request. If the information is not available, please indicate N/A.

1. a. If applicable, what was the date of construction? 1910

b. Original use(s) of the structure? Train Station

c. What was the nature and date of any later addition?

1913, 20 foot addition for freight offices/Dominion Express

2. a. What was the name of the architect, if one was involved?

Frederick Crossley, Winnipeg, C.P.R. staff architect.  
following C.P.R. Plan C.P.R. X-20B

b. What was the name of the builder?

J. McDermid and Company, Winnipeg

c. Had the architect or builder any special prominence in the community, province or nation?

Unknown

3. Is there something notable about the method of construction or the building materials used? Please explain and provide photographs.

Building marked with central tower, hipped roof, overhanging eaves and brackets to give it a distinctive silhouette.

Red Deer -manufactured brick was used in combination with sandstone foundation and trim.

4. a. Is the building on its original site?

Yes

- b. In what condition is the building? What alterations have been made in the cause of maintenance or renovations, and when? Good

Upper floor renovated into office and dormitory space in 1913. Renovated again in 1959.

Waiting rooms, office space renovated in 1970's.

Salmon-colored bricks have been covered with red cementitious paint.

Window patterns and main entrance have been altered.

5. Does the building fit in with the age, types, and styles of others on the street, or in the neighbourhood; or (in rural areas) does it match other aspects of the environment? Please explain. Yes.

The building is the focal point of the west vista along Red Deer's main commercial street.

Building is surrounded by four old hotels and old livery barn building, old restaurants and other businesses associated with transportation of people and freight.

(See attached photocopy of Western Canada Five Underwriters Association map, September 1913)

C. Historical Significance of the site or structure:

1. What was the significance of this site and/or structure in international , Canadian, provincial or local history? ( In other words, was this site or structure associated with major patterns in economic, social, political, cultural or any other broad development?)

Station was built as climax of an extensive construction program, initiated by the C.P.R. after its designation of Red Deer as a divisional point on the C. & E. Line in 1907. This building was the transportation and communication centre for the community and surrounding district for many years.

It remained one of the last railroaod passenger terminals in Alberta until the abandonment of the Dayliner service in September 1985.

2. Was any specific event of special importance associated with the site or structure? If so, provide an account of it.

Point of departure for troops in World War I (1914-1918) and World War II (1939-1945)  
Reception centre for such dignitaries as Sir Wilfrid Laurier (1910), Sir Robert Borden (1911), Duke of Connaught (1914), R.B. Bennett (several times), Lord Byng of Vimy (1922), Earl of Bessborough (1932), Lord Tweedsmuir (1937), Mackenzie King (1933), Duke of Kent (1941), Louis St. Laurent (1953), John Defienbaker (1962-63), Roland Michener (1967)

Designated heritage railway station by federal government under Heritage Railway Stations Protection Act, August 15, 1990

3. Did any specific person, group, organization or institution associated with the site or structure make a notable contribution to the local community, province or nation? If so, explain the contribution carefully.

C.P.R. was a major employer for City for many decades.

Townsite was originally developed in 1890/91 when C. & E. made agreement with Leonard Gaetz for acquisition of the land.

C.P.R. unions organized major social/entertainment events, particularly in 1920's and 30's.

4. Is there something unique or excellent about the artistic design and craftsmanship of the site and/or structure? Please elaborate.

Building has distinctive appearance with central tower, hipped roof, overhanging eaves and brackets.

Only the Lethbridge Station was built on similar plan, and it varies from Red Deer's on a number of details.

5. Is it a particularly important visual landmark? Please explain-provide photographs if applicable.

The station is the focal point on the west vista of Red Deer's main commercial street. It was designed to cover the 100 ft. breadth of the street and to provide a distinctive silhouette to the west end of Red Deer's downtown core. It symbolized the importance of the railroad to Red Deer's development as the commercial/transportation centre for Central Alberta.

(See attached copy Red Deer Historical Walking Tour booklet, and photocopy from Red Deer Advocate, 1913 Progress Issue).

D. Present use of site or structure:

Vacant.

Proposed or active land or building works underway - Please supply details, photos, and plans, etc., with this application.

Redevelopment proposal made as part of mall development plan of Gelmon Corporation for C.P.R. railyards, 1991.

(See attached clippings, Red Deer Advocate.)

E. Why do you feel the preservation of this resource is in the public interest?

C.P.R. Station is an integral part of Red Deer's downtown. Its destruction/removal would leave a major hole in the pattern of the district.

F. Present owner:

Name City of Red Deer Telephone: 342-8111  
Address P.O. Box 5008, Red Deer, AB T4N 3T4

G. Photographs:\*

Please provide recent photographs of the site or structure:

4 Exterior

4 Interior See attached letter for photo reference numbers

Ensure all photos have name, date and location of the site on the reverse

\*Photographs remain the property of the Alberta Government.

H. Sources of information and names, addresses and telephone numbers of people we can contact for further information:

Dr. Robert Lampard, Chairman, Red Deer Historical Preservation Committee,  
P.O. Box 800, Red Deer, AB T4N 5H2 Telephone: 340-5736

Mr. Paul Meyette, Red Deer Regional Planning Commission, 2830 Bremner Avenue,  
Red Deer, AB T4R 1M9 Telephone: 343-3394

Mr. Craig Curtis, Director, Community Services, City of Red Deer, P.O. Box 5008,  
Red Deer, AB T4N 3T4 Telephone: 342-8323

Please return to:

Designation Liason Officer  
Archaeological Survey of Alberta  
Alberta Culture  
8820 - 112 Street  
Old St. Stephen's College  
Edmonton, Alberta  
T6G 2P8  
(427-2355)

Recorded by:

Name: Michael Dawe  
Address: Box 800, Red Deer, AB T4N 5H2  
Telephone: 343-6844  
Date: February 18, 1991

DATE: March 5, 1991  
TO: Director of Community Services  
FROM: City Clerk  
RE: DESIGNATION OF THE CPR STATION BUILDING  
AS A MUNICIPAL HISTORIC RESOURCE  
AND PROVINCIAL HISTORIC RESOURCE



Your report dated February 26, 1991 pertaining to the above topic was considered at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion.

\*RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services dated February 26, 1991 re: Designation of the Historic C.P.R. Station Building, hereby:

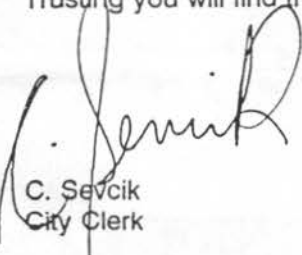
1. Agrees that the C.P.R. Station be designated as a Municipal Historic Resource
2. Agrees that the City administration be authorized to submit an application to the Province for the designation of the C.P.R. Station as a Provincial Historic Resource

and as recommended to Council March 4, 1991.\*

I would further advise that at the aforesaid meeting, Council gave first reading to Bylaw 3035/91, being a bylaw to designate the Canadian Pacific Railroad Station as a Municipal Historic Resource. This office will now proceed with notification to Gelmon Corporation and the CPR Legal Department as suggested by the Solicitor, and in accordance with the requirements of the Historical Resources Act. It is necessary that 60 days' notice be given and accordingly we will place this matter back on the Council agenda of May 13th for the public hearing and second and third reading.

With regard to the application to the Province for the designation of the CPR Station as a Provincial Historic Resource, I trust that you will ensure said application is prepared and submitted in due course.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Museums Director  
Principal Planner  
City Archivist  
Director of Engineering Services

Economic Development Manager  
Normandeau Cultural & Natural History Society  
Historical Preservation Committee  
Archives Committee  
City Solicitor



*Copied to: Council*

*91/03/20*

*co.*

*91/03/04*



LEGISLATIVE ASSEMBLY  
ALBERTA

STOCKWELL B. DAY, M.L.A.  
RED DEER NORTH CONSTITUENCY

March 13, 1991

Mr. Jerry Ward  
Alberta Historic Sites Service  
Alberta Culture and Multiculturalism  
Old St. Stephen's College  
8820 - 112 Street  
EDMONTON, Alberta  
T6G 2P8

Dear Mr. Ward:

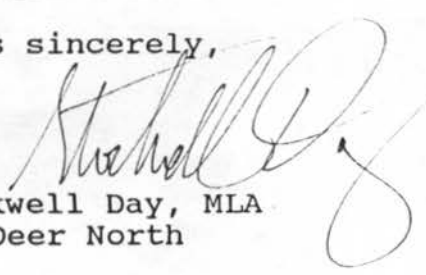
**RE: C.P.R. Station, Red Deer - Application for Provincial  
Designation, Provincial Historic Resource**

By way of this letter, I would like to add my wholehearted and full support and endorsement to the City of Red Deer's Archives application for provincial designation of the C.P.R. Train Station as a provincial historic resource.

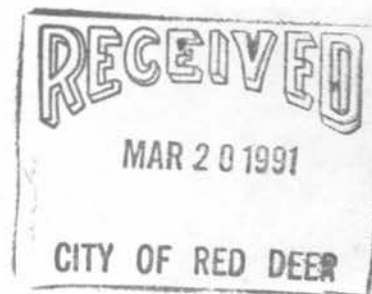
The C.P.R. station was the transportation and communication centre for the community and surrounding district and remained one of the last railroad passenger terminals in Alberta until the abandonment of the Dayliner service in 1985. This 1910 structure is a well-known landmark in Red Deer and Central Alberta, identified by its unique architectural design as well as the brick which was manufactured at the time in Red Deer. The building serves as a focal point along Red Deer's main commercial street surrounded by other historically important structures such as hotels, livery barn, restaurant and other businesses associated with the transportation of people.

I fully support and endorse this application and thank-you for your consideration of designation of the C.P.R. station as a provincial historic resource.

Yours sincerely,

  
Stockwell Day, MLA  
Red Deer North

SBD/lp



Legislature Office:  
513 Legislature Building  
Edmonton, Alberta T5K 2B6  
Telephone: (403) 427-1812  
Fax: (403) 427-1835

Constituency Office:  
#200, 4814 Ross Street  
Red Deer, Alberta T4N 1X4  
Telephone: (403) 342-2263  
Residence: (403) 340-8683  
Fax: (403) 340-3185



c.c. Hon. John Oldring, Minister  
Michael Dawe  
Charles Sevcik  
Craig Curtis  
Dr. Robert Lampard  
Paul Meyette

*Art. Pres. Comm.*  
*corrected page*  
TEMP. FILE: \_\_\_\_\_  
HISTORIC RESOURCE INFORMATION FORM *Ray*

Please provide as much detailed information as possible. Should you have a question, contact the Designation Liaison Officer.

A. Name of Resource: Canadian Pacific Railroad Station  
Address or location: 5102 Ross Street, Red Deer  
Legal land description: Lot 02A Plan 6233 RS  
County or I.D. - Tel. & Address City of Red Deer  
Box 5008, Red Deer, AB T4N 3T4  
Current Certificate of Title (photocopy) 892 225 217 +1  
Current Survey Plan (plan of subdivision) 8922237  
(available from Land Titles Office, Calgary or Edmonton)

B. Description of Resource:  
No. of structures: one  
Type of structure(s): Train Station  
Type(s) of Construction (Log, Frame, Brick, etc.): Brick and frame,  
sandstone foundation  
Present condition:  
roof Good  
siding(exterior finish) Good  
windows and frames Good  
foundation Good

FEB 19 '91 12:44 LANDTITLES EDM

P.1



# North Alberta Land Registration District

## LAND TITLE SEARCH

SEARCH DATE: 19/02/91

<b>LINC</b>	<b>SHORT LEGAL</b>	<b>TITLE NUMBER</b>
0011 238 086	6233RS;2A	892 225 217 +1

### LEGAL DESCRIPTION

PLAN 6233RS  
LOT 2A  
CONTAINING .6680 HECTARES ( 1.65 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8922237 SUBDIVISION	0.097	0.24	
EXCEPTING THEREOUT ALL MINES AND MINERALS			

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;27;38;17;E

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: YES

REFERENCE NUMBER: 161Y252B

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

892 225 217 +1	05/09/89	SUBDIVISION PLAN		
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### OWNERS

CALGARY AND EDMONTON RAILWAY COMPANY.  
OF 205-9 AVENUE S.E., CALGARY  
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

902 343 253	27/11/90	CAVEAT RE : OPTION TO PURCHASE CAVEATOR - GELMON CORPORATION. C/O GELMON & GELMON 1500, 777-8 AVE SW CALGARY ALBERTA T2P3R5 AGENT - MICHAEL J GELMON
-------------	----------	---

\*END OF SEARCH 19/02/91\* SR# - 8374242



Community Services

· Hist Preserv. Comm.

MEMORANDUM

TO: MIKE DAY

DATE: FEB 19, 1991

FROM: CRAIG CURTIS

RE: CPR STATION DESIGNATION

I enclose a draft of the designation application  
for the CPR station prepared by Mike Dave.

I think we should "show willing" and send it  
off as soon as possible. In view of recent position  
cuts at Alberta Culture & Multiculturalism it will  
likely take a year to process!

SIGNED: \_\_\_\_\_

cc. Pamel Meyette  
Ken Harlop.



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

CITY ARCHIVES  
P.O. Box 800  
Red Deer, AB T4N 5H2  
(403) 343-6842

Mr. Jerry Ward  
Alberta Historic Sites Service  
Alberta Culture and Multiculturalism  
Old St. Stephen's College  
8820 112 Street  
Edmonton, AB  
T6G 2P8

February 19, 1991

Dear Sir:

Further to any letters of the 11th and 31st ult., please find attached an application for provincial designation of the C.P.R. station as a provincial historic resource. Enclosed are the Historic Resource Information Form, photostat of the land title search, copy of Red Deer Historical Walking tour brochure, copy of 1913 fire insurance plan of station and grounds, 1913 publicity illustration of the station vista, and a copy of news release of the station's designation as a federal heritage railway station as well as miscellaneous copies of applicable newspaper clippings.

The photographic reference numbers are Provincial Historic Sites Service 78R 19419-22 and 78R 779-12; Canadian Inventory of Historical Buildings 72R 66128-32; Provincial Archives of Alberta A6251, A9852, PA 102/5, PA 102/10; Glenbow Archives NA 2407-4, NA 2159-19 and Red Deer Archives P 125-172, P186-489.

I hope the enclosed is satisfactory and if you have any questions, please do not hesitate to write, or call me at 343-6842.

Yours truly,

Michael Dawe  
Archivist

c: Dr. Robert Lampard, Historical Preservation Committee  
Mr. Paul Meyette, Red Deer Regional Planning Commission  
Mr. Morris Flewwelling, Normandeau Cultural and Natural History Society  
Mr. Craig Curtis, City of Red Deer, Community Services



RED DEER

*a delight  
to discover!*

TEMP. FILE: \_\_\_\_\_

HISTORIC RESOURCE INFORMATION FORM

Please provide as much detailed information as possible. Should you have a question, contact the Designation Liaison Officer.

A. Name of Resource: Canadian Pacific Railroad Station  
Address or location: 5102 Ross Street, Red Deer  
\_\_\_\_\_  
Legal land description: Lot 001 Plan 6233 RS  
County or I.D. - Tel. & Address City of Red Deer  
Box 5008, Red Deer, AB T4N 3T4  
Current Certificate of Title (photocopy) \_\_\_\_\_  
Current Survey Plan (plan of subdivision) \_\_\_\_\_  
(available from Land Titles Office, Calgary or Edmonton)

B. Description of Resource:  
No. of structures: one  
Type of structure(s): Train Station  
\_\_\_\_\_  
Type(s) of Construction (Log, Frame, Brick, etc.): Brick and frame,  
sandstone foundation  
Present condition:  
roof Good  
\_\_\_\_\_  
siding (exterior finish) Good  
\_\_\_\_\_  
windows and frames Good  
\_\_\_\_\_  
foundation Good  
\_\_\_\_\_



Please provide responses to the following questions where possible.  
This will facilitate processing your request. If the information is  
not available, please indicate N/A.

1. a. If applicable, what was the date of construction? 1910

b. Original use(s) of the structure? Train Station

c. What was the nature and date of any later addition?  
1913, 20 foot addition for freight offices/Dominion Express

2. a. What was the name of the architect, if one was involved?  
Frederick Crossley, Winnipeg, C.P.R. staff architect.  
following C.P.R. Plan C.P.R. X-20B

b. What was the name of the builder?  
J. McDermid and Company, Winnipeg

c. Had the architect or builder any special prominence in the  
community, province or nation?

Unknown

3. Is there something notable about the method of construction or the building materials used? Please explain and provide photographs.

Building marked with central tower, hipped roof, overhanging eaves and brackets to give it a distinctive silhouette.

Red Deer -manufactured brick was used in combination with sandstone foundation and trim.

4. a. Is the building on its original site?

Yes

- b. In what condition is the building? What alterations have been made in the cause of maintenance or renovations, and when? Good

Upper floor renovated into office and dormitory space in 1913. Renovated again in 1959..

Waiting rooms, office space renovated in 1970's.

Salmon-colored bricks have been covered with red cementitious paint.

Window patterns and main entrance have been altered.

5. Does the building fit in with the age, types, and styles of others on the street, or in the neighbourhood; or (in rural areas) does it match other aspects of the environment? Please explain. Yes.

The building is the focal point of the west vista along Red Deer's main commercial street.

Building is surrounded by four old hotels and old livery barn building, old restaurants and other businesses associated with transportation of people and freight.

(See attached photocopy of Western Canada Five Underwriters Association map, September 1913)

C. Historical Significance of the site or structure:

1. What was the significance of this site and/or structure in international , Canadian, provincial or local history? ( In other words, was this site or structure associated with major patterns in economic, social, political, cultural or any other broad development?)

Station was built as climax of an extensive construction program, initiated by the C.P.R. after its designation of Red Deer as a divisional point on the C. & E. Line in 1907. This building was the transportation and communication centre for the community and surrounding district for many years.

It remained one of the last railraod passenger terminals in Alberta until the abandonment of the Dayliner service in September 1985.

2. Was any specific event of special importance associated with the site or structure? If so, provide an account of it.

Point of departure for troops in World War I (1914-1918) and World War II (1939-1945)  
Reception centre for such dignitaries as Sir Wilfrid Laurier (1910), Sir Robert Borden (1911), Duke of Connaught (1914), R.B. Bennett (several times), Lord Byng of Vimy (1922), Earl of Bessborough (1932), Lord Tweedsmuir (1937), Mackenzie King (1933), Duke of Kent (1941), Louis St. Laurent (1953), John Defienbaker (1962-63), Roland Michener (1967)

Designated heritage railway station by federal government under Heritage Railway Stations Protection Act, August 15, 1990

3. Did any specific person, group, organization or institution associated with the site or structure make a notable contribution to the local community, province or nation? If so, explain the contribution carefully.

C.P.R. was a major employer for City for many decades.

Townsite was originally developed in 1890/91 when C. & E. made agreement with Leonard Gaetz for acquisition of the land.

C.P.R. unions organized major social/entertainment events, particularly in 1920's and 30's.

4. Is there something unique or excellent about the artistic design and craftsmanship of the site and/or structure? Please elaborate.

Building has distinctive appearance with central tower, hipped roof, overhanging eaves and brackets.

Only the Lethbridge Station was built on similar plan, and it varies from Red Deer's on a number of details.

5. Is it a particularly important visual landmark? Please explain-provide photographs if applicable.

The station is the focal point on the west vista of Red Deer's main commercial street. It was designed to cover the 100 ft. breadth of the street and to provide a distinctive silhouette to the west end of Red Deer's downtown core. It symbolized the importance of the railroad to Red Deer's development as the commercial/transportation centre for Central Alberta.

(See attached copy Red Deer Historical Walking Tour booklet, and photocopy from Red Deer Advocate, 1913 Progress Issue).

D. Present use of site or structure:

Vacant.

Proposed or active land or building works underway - Please supply details, photos, and plans, etc., with this application.

Redevelopment proposal made as part of mall development plan of Gelmon Corporation for C.P.R. railyards, 1991.

(See attached clippings, Red Deer Advocate.)

E. Why do you feel the preservation of this resource is in the public interest?

C.P.R. Station is an integral part of Red Deer's downtown. Its destruction/removal would leave a major hole in the pattern of the district.

F. Present owner:

Name City of Red Deer Telephone: 342-8111  
Address P.O. Box 5008, Red Deer, AB T4N 3T4

G. Photographs:\*

Please provide recent photographs of the site or structure:

4 Exterior

4 Interior See attached letter for photo reference numbers

Ensure all photos have name, date and location of the site on the reverse

\*Photographs remain the property of the Alberta Government.

H. Sources of information and names, addresses and telephone numbers of people we can contact for further information:

Dr. Robert Lampard, Chairman, Red Deer Historical Preservation Committee,  
P.O. Box 800, Red Deer, AB T4N 5H2 Telephone: 340-5736

Mr. Paul Meyette, Red Deer Regional Planning Commission, 2830 Bremner Avenue,  
Red Deer, AB T4R 1M9 Telephone: 343-3394

Mr. Craig Curtis, Director, Community Services, City of Red Deer, P.O. Box 5008,  
Red Deer, AB T4N 3T4 Telephone: 342-8323

Please return to:

Designation Liason Officer  
Archaeological Survey of Alberta  
Alberta Culture  
8820 - 112 Street  
Old St. Stephen's College  
Edmonton, Alberta  
T6G 2P8  
(427-2355)

Recorded by:

Name: Michael Dawe  
Address: Box 800, Red Deer, AB T4N 5H2  
Telephone: 343-6844  
Date: February 18, 1991



August 15, 1990

MEMORANDUM

TO: Board of Governors  
Heritage Canada

FROM: Jacques Dalibard, Executive Director

SUBJECT: HERITAGE RAILWAY STATION PROTECTION ACT



It gives me great pleasure to inform you that the Heritage Railway Station Protection Act came into force on August 15, 1990.

For Heritage Canada, this achievement represents more than ten years of concerted effort, not only in lobbying the federal government but also in research, making presentations, and countless meetings. I am doubly pleased that success has come as a result of the entire heritage movement across Canada working together. For our Canadian Heritage Network, this achievement is also a milestone for current and future initiatives.

The first railway stations to be given federal designation are:

- (1) Canadian Pacific Railway Station,  
Higgins Avenue, Winnipeg, Manitoba;
- (2) Union Station, Front Street,  
Toronto, Ontario;
- (3) Winnipeg Union Station, Winnipeg, Manitoba;
- (4) Canadian National Railways Station,  
Brantford, Ontario;
- (5) Canadian National Railways Station,  
Smithers, British Columbia;
- (6) Former Canadian National Railways Station,  
St. Thomas, Ontario;
- (7) Former Canadian Northern Railway Station,  
Dauphin, Manitoba;
- (8) Calgary and Edmonton Railway Station,  
Ross Avenue, Red Deer, Alberta;
- (9) Canadian Pacific Railway Station,  
Lake Louise, Alberta;



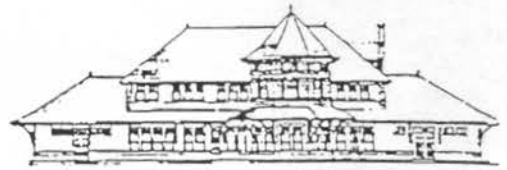
- (10) Former Canadian Pacific Railway Station,  
Virden, Manitoba;
- (11) Canadian National Railways Station,  
Aurora, Ontario;
- (12) Canadian Pacific Railway's Windsor Station,  
Montréal, Quebec

As you know, the Act is administered by the Historic Sites and Monuments Directorate of the Canadian Parks Service. Attached is a fact sheet which further explains the process of designation and protection.



Jacques Dalibard  
Executive Director

THE HERITAGE RAILWAY STATIONS  
PROTECTION ACT



The Heritage Railway Stations Protection Act responds to the long-standing and widespread concern that Canada's heritage railway stations were not being afforded an adequate level of protection. The initiative of a private Member of Parliament, the Act received the support of all parties and reflects the Government of Canada's stated commitment to the preservation of our built heritage.

The Act provides for the designation of railway stations as heritage railway stations and is intended to encourage the preservation of stations so designated for the benefit of future generations.

According to the Act, no railway company may, in any way, alter or dispose of a designated heritage railway station owned by it or under its control without the authorization of the Governor in Council. A railway company planning such action must give public notice of its intention thereby providing an opportunity to concerned citizens and groups to comment on the proposal.

A heritage railway station is one that is designated as such by the Minister of the Environment, on the recommendation of the Historic Sites and Monuments Board of Canada. Created in 1919, the Board is the statutory body appointed to advise the Minister on historical matters and its membership includes prominent historians, archivists and professionals in the heritage field from across Canada.

The Board evaluates railway stations referred to it for consideration in accordance with established historical, architectural and environmental criteria.

In order to be eligible for designation as a heritage railway station, a railway station must be owned or controlled by a railway company to which the Railway Act applies.

Any group or individual wishing to have a railway station considered for possible designation under the Heritage Railway Stations Protection Act should write to:

The Executive Secretary  
Historic Sites and Monuments Board of Canada  
Ottawa, Ontario K1A 0H3



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Bob Webster

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SERVICE ET DIRECTION

Red Deer Advocate

CITY/VILLE

Red Deer Alberta

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No. of pages including this cover page:

4

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EXPÉDITEUR

L. FRIEND

SERVICE & BRANCH  
SERVICE ET DIRECTION

National Historic Parks  
and Sites Directorate

FLOOR/ÉTAGE

3

TÉLÉPHONE  
FAX

997-4059  
(819) 953-4909

## HISTORIC SITES AND MONUMENTS BOARD OF CANADA

### HERITAGE RAILWAY STATION

#### HERITAGE CHARACTER STATEMENT

Former Calgary and Edmonton Railway Station  
Red Deer, Alberta

The Red Deer railway station was built in 1910 to plans prepared by Canadian Pacific Railway (CPR) staff architect Frederick Crossley of Winnipeg. It was erected on the former Calgary and Edmonton line which was purchased by the CPR in 1903. Red Deer was upgraded in 1907 to become a major divisional point for freight traffic along the Alberta north-south corridor. Refer to Railway Station Report 10.

#### Reason for Designation

The Red Deer railway station was designated a Heritage Railway Station because it reflects Red Deer's former status as a major rail shipping centre. As a divisional point, the station has played a significant role historically in nurturing the economic growth and the physical development of the community. Its architectural form speaks distinctly of its function as a railway station. The structure has also maintained its traditional relationship with the city's urban core and still serves as the focal point of Red Deer's main street.

#### Character Defining Features

The heritage character of the Red Deer station is defined on the exterior by the form of the building envelope as well as the extant historic fabric and detailing; on the interior, by those elements which recall the original functional layout; and by the existing contextual relationship with the neighbouring commercial streetscape.

The appearance of this building is distinguished by a number of architectural features which are commonly associated with the image of a Canadian railway station: a central tower, a hipped roof, overhanging eaves, and brackets. These features combine to create a distinctive silhouette, one which is recognizable even from a considerable distance. In order to preserve the essence of its design, the building must retain the delineation and clarity of its existing form and massing.

The other basic principle which governs the design concept is axial symmetry. The architectural composition, which was initially balanced on all elevations and also in plan, has lost some of its integrity as a result of subsequent disruptions in the earlier, uniform rhythm of the structural openings. Design of future interventions should give consideration to restoring the original pattern of fenestration and the original means of access into the building.

The importance of the Red Deer terminal was reflected in the selection of a local brick, in combination with sandstone trim, as the prime construction material. The brickwork, which is salmon pink in colour, has since been coated with a red cementitious paint. This modification, although out of character historically, does not significantly diminish the value of the building and most likely would be difficult to reverse without ensuing damage to the masonry. Detailed investigation and analysis should precede any alteration to this coating. Originally, the roof and turret were clad with wood shingles. If this treatment were reinstated, a clearer expression of the original design intent would be achieved and the heritage character of the building would be enhanced.

The station interior was austere conceived and detailed, and the original layout has since been altered such that, at a glance, it might appear that little evidence remains of its earlier function. The basic configuration of the building, however, has survived virtually intact. The former express room, the former baggage area, the general waiting room, and the upper level office/dormitory accommodation can still be identified as separate entities. This arrangement of spaces should be incorporated in any development plans.

Some of the characteristic elements of the early waiting room, namely a 14-foot ceiling height, axially placed bay windows, and a through circulation pattern linking the front of the station with the platform at the rear, have simply been masked by later installations and, therefore, the potential for recovering and retaining these historic features exists.

The perspective down Red Deer's straight and seemingly endless main street is typical of many western communities whose lifestyle revolved around the railway. It focuses on the railway station with its central turret, in confirmation of the railway's nuclear role in the development of the city. This relationship is now largely symbolic, but it is important to the character of both the



city and the station that it be preserved. The view down main street from the bay window and the complementary scale of the surrounding buildings are important to the station's landmark qualities. Recreating the traditional park-garden in its former location at the front of the building would greatly enhance the heritage character of the site and ensure that the immediate setting of the station remains open and uncluttered.

December 5, 1989





## CHAPTER 52 (4th Supp.)

An Act to protect heritage railway stations

[1988, c. 62, assented to  
22nd September, 1988]

## CHAPITRE 52 (4<sup>e</sup> suppl.)

Loi visant à protéger les gares ferroviaires  
patrimoniales

[1988, ch. 62, sanctionné le  
22 septembre 1988]

Short title	1. This Act may be cited as the <i>Heritage Railway Stations Protection Act</i> .	1. Titre abrégé: <i>Loi sur la protection des gares ferroviaires patrimoniales</i> .	Titre abrégé
Interpretation	2. (1) In this Act,	2. (1) Les définitions qui suivent s'appliquent à la présente loi.	Définitions
"alter" «modifier»	"alter" means to change in any manner and includes to restore, renovate or repair;	«caractéristique patrimoniale» Caractéristique d'une gare ferroviaire patrimoniale désignée par le ministre, sur recommandation de la Commission, comme caractéristique patrimoniale.	«caractéristique patrimoniale» «heritage feature»
"Board" «Commission»	"Board" means the Historic Sites and Monuments Board of Canada established by section 4 of the <i>Historic Sites and Monuments Act</i> ;	«Commission» La Commission des lieux et monuments historiques du Canada constituée par l'article 4 de la <i>Loi sur les lieux et monuments historiques</i> .	«Commission» «Board»
"heritage feature" «caractéristique patrimoniale»	"heritage feature" means any feature of a heritage railway station designated by the Minister on the recommendation of the Board as a heritage feature;	«gare ferroviaire patrimoniale» Gare désignée par le ministre, sur recommandation de la Commission, comme gare ferroviaire patrimoniale.	«gare ferroviaire patrimoniale» «heritage railway station»
"heritage railway station" «gare ferroviaire patrimoniale»	"heritage railway station" means any railway station designated by the Minister on the recommendation of the Board as a heritage railway station;	«ministre» Le membre du Conseil privé de la Reine pour le Canada chargé par le gouverneur en conseil de l'application de la présente loi.	«ministre» «Minister»
"Minister" «ministre»	"Minister" means such member of the Queen's Privy Council for Canada as may be designated by the Governor in Council to act as Minister for the purposes of this Act;	«modifier» Effectuer un changement quelconque, notamment restaurer, rénover ou réparer.	«modifier» «alter»
"prescribed" Version anglaise seulement	"prescribed" means prescribed by regulation of the Governor in Council.	(2) Sauf disposition contraire, les termes de la présente loi s'entendent au sens de la <i>Loi sur les chemins de fer</i> .	Loi sur les chemins de fer
Railway Act	(2) Unless otherwise provided, words and expressions used in this Act have the same meaning as in the <i>Railway Act</i> .		
Application	3. This Act applies to railway companies to which the <i>Railway Act</i> applies, including the Canadian National Railway Company in respect of both its railways and Canadian gov-	3. La présente loi s'applique aux compagnies de chemin de fer régies par la <i>Loi sur les chemins de fer</i> , ainsi qu'à la Compagnie des chemins de fer nationaux du Canada tant à	Application

ernment railways the management and operation of which are entrusted to it.

l'égard de ses propres chemins de fer qu'à l'égard de ceux du gouvernement canadien dont elle assume la gestion et l'exploitation.

Designation of stations

4. The Minister may, on the recommendation of the Board, designate

- (a) railway stations as heritage railway stations for the purposes of this Act; and
- (b) features of heritage railway stations as heritage features for the purposes of this Act.

4. Le ministre peut, sur recommandation du gouverneur en conseil, désigner, pour l'application de la présente loi :

- a) toute gare, gare ferroviaire patrimoniale;
- b) toute caractéristique d'une gare ferroviaire patrimoniale, caractéristique patrimoniale.

Désignation des gares

Prohibition

5. (1) Unless authorized by the Governor in Council, no railway company shall

- (a) remove, destroy or alter or sell, assign, transfer or otherwise dispose of a heritage railway station owned by it or otherwise under its control; or
- (b) alter any of the heritage features of a heritage railway station referred to in paragraph (a).

5. (1) Sauf autorisation du gouverneur en conseil, une compagnie de chemin de fer ne peut :

- a) enlever, démolir, modifier ou aliéner — notamment par vente ou cession — une gare ferroviaire patrimoniale dont elle est propriétaire ou dont elle a autrement le contrôle;
- b) modifier telle des caractéristiques patrimoniales de la gare.

Interdiction

Offence and punishment

(2) Any railway company that contravenes subsection (1) is guilty of an offence and liable to a fine of not less than fifty thousand dollars and not more than one million dollars.

(2) Toute compagnie de chemin de fer qui contrevient au paragraphe (1) commet une infraction et est passible d'une amende minimale de cinquante mille dollars et maximale de un million de dollars.

Infraction

Exception

(3) Subsection (1) does not apply in respect of the alteration of a heritage railway station or of any of the station's heritage features where the alteration is made in response to an emergency situation.

(3) Le paragraphe (1) ne vise pas la modification d'une gare ferroviaire patrimoniale, ou de telle de ses caractéristiques patrimoniales, découlant d'une situation d'urgence.

Exception

Idem

(4) Subsection (1) does not apply in respect of the sale, assignment, transfer or other disposition of a heritage railway station to a railway company.

(4) Le paragraphe (1) ne s'applique pas à l'aliénation — notamment par vente ou cession — d'une gare ferroviaire patrimoniale à une compagnie de chemin de fer.

Idem

Application for authorization

6. A railway company that plans

- (a) to remove, destroy or alter or to sell, assign, transfer or otherwise dispose of a heritage railway station owned by it or otherwise under its control, or
- (b) to alter any of the heritage features of a heritage railway station referred to in paragraph (a)

shall file an application for authorization to do so with the Minister in accordance with the regulations after having given public notice in the prescribed manner of its intention to file such an application.

6. Toute compagnie de chemin de fer qui décide d'enlever, de démolir, de modifier ou d'aliéner — notamment par vente ou cession — une gare ferroviaire patrimoniale dont elle est propriétaire ou dont elle a autrement le contrôle, ou de modifier l'une des caractéristiques patrimoniales de la gare, doit en demander l'autorisation au ministre selon les modalités réglementaires après avoir donné avis écrit, conformément aux règlements, de son intention de faire cette demande.

Demande d'autorisation

Notice of objection

7. (1) A person who objects to an application for authorization filed pursuant to section 6 may, within sixty days after the application is

7. (1) Une personne qui fait opposition à la demande d'autorisation déposée conformément à l'article 6 peut, au plus tard soixante jours

Avis d'opposition

	<p>filed, serve on the Minister a notice of objection in the form established by the Minister setting out the reason for the objection and any relevant facts.</p>	<p>après le dépôt de la demande, signifier au ministre un avis d'opposition, en la forme fixée par le ministre, indiquant le motif de l'opposition et tout fait pertinent.</p>	
Hearing and report	<p>(2) Where a notice of objection is served in accordance with subsection (1), the Minister may, within sixty days after the notice is served, refer the matter to the Board.</p>	<p>(2) Lorsqu'un avis d'opposition est signifié conformément au paragraphe (1), le ministre peut, au plus tard soixante jours après la signification, en saisir la Commission.</p>	Audition et rapport
Duties of the Board	<p>(3) Pursuant to a reference by the Minister under this section, the Board shall give all interested persons a reasonable opportunity to make representations to it and may hold a public meeting to determine whether the Minister should recommend that the Governor in Council grant the application for authorization filed pursuant to section 6.</p>	<p>(3) La Commission saisie de l'affaire par le ministre en vertu du présent article doit donner aux intéressés toute possibilité de présenter leurs observations et peut procéder à une réunion publique pour décider si le ministre devrait recommander au gouverneur en conseil d'accepter la demande d'autorisation faite en application de l'article 6.</p>	Fonctions de la Commission
Representations to the Board	<p>(4) Notice of any public meeting held under this section shall be published at least ten days prior to the date of the public meeting in at least one newspaper of general circulation in the municipality in which the heritage railway station is situated.</p>	<p>(4) Est publié un préavis d'une réunion publique d'au moins dix jours dans au moins un journal de circulation générale dans la municipalité où se trouve la gare ferroviaire patrimoniale.</p>	Observations faites à la Commission
Quorum	<p>(5) For the purposes of a reference under this section, one member of the Board constitutes a quorum.</p>	<p>(5) Pour la saisine d'une affaire sous le régime du présent article, le quorum de la Commission est fixé à un membre.</p>	Quorum
Report	<p>(6) After the conclusion of the Board's consideration of an application and in any event within six months after the application is filed, the Board shall submit to the Minister a report setting out its findings of fact and its recommendations as well as any information or knowledge that entered into the formulation of its recommendations.</p>	<p>(6) Après son examen de la demande, mais au plus tard six mois après le dépôt de celle-ci, la Commission doit soumettre au ministre et au ministre des Transports un rapport de ses conclusions sur les faits et de ses recommandations ainsi que des renseignements et connaissances dont elle s'est servie dans la formulation de ses recommandations.</p>	Rapport
Recommendations to the Governor in Council	<p>(7) After the receipt of the report referred to in subsection (6), the Minister may recommend that the Governor in Council grant the application for authorization.</p>	<p>(7) Après la réception du rapport, le ministre peut recommander au gouverneur en conseil d'accepter la demande d'autorisation.</p>	Recommandations au gouverneur en conseil
Authorization	<p>8. (1) The Governor in Council may, on the recommendation of the Minister and on such terms and conditions as the Governor in Council considers appropriate, authorize a railway company</p> <p>(a) to remove, destroy or alter or to sell, assign, transfer or otherwise dispose of a heritage railway station owned by it or otherwise under its control; or</p> <p>(b) to alter any of the heritage features of a heritage railway station referred to in paragraph (a).</p>	<p>8. (1) Le gouverneur en conseil peut, sur recommandation du ministre et selon les modalités qu'il juge appropriées, autoriser une compagnie de chemin de fer :</p> <p>a) à enlever, démolir, modifier ou aliéner — notamment par vente ou cession — une gare ferroviaire patrimoniale dont elle est propriétaire ou dont elle a autrement le contrôle;</p> <p>b) à modifier telle des caractéristiques patrimoniales de la gare.</p>	Autorisation

Idem

(2) The authorization referred to in subsection (1) is required in addition to and not in substitution for any other authorization or approval required by law.

(2) L'autorisation mentionnée au paragraphe (1) est nécessaire en sus et non au lieu de toute autre autorisation ou approbation légalement requise. Idem

Regulations

9. The Governor in Council may make regulations for carrying out the purposes and provisions of this Act and, without restricting the generality of the foregoing, may make regulations prescribing anything that by virtue of this Act may be prescribed by regulation.

9. Le gouverneur en conseil peut, par règlement, prendre toute mesure d'application de la présente loi, notamment toute mesure d'ordre réglementaire prévue par la présente loi. Rèlements

Coming into force

10. This Act or any provision thereof shall come into force on a day or days to be fixed by order of the Governor in Council.

10. La présente loi ou telle de ses dispositions entre en vigueur à la date ou aux dates fixées par décret du gouverneur en conseil. Entrée en vigueur

# Railway stations protected

By Chris Dawson

(Herald Banff bureau)

BANFF — The CP Rail station at Lake Louise is one of 12 stations across Canada to receive protected status from the federal government, it was announced Wednesday.

The station, originally built in the late 1880s but renamed the Lake Louise station by CP Rail in 1914, falls under the new Heritage Railway Stations Protection Act, proclaimed Wednesday by Environment Minister Robert de Cotret.

"It's a terrific move," said noted Banff poet and historian Jon Whyte. "I've always thought that it's one of the most elite small railway stations in the country."

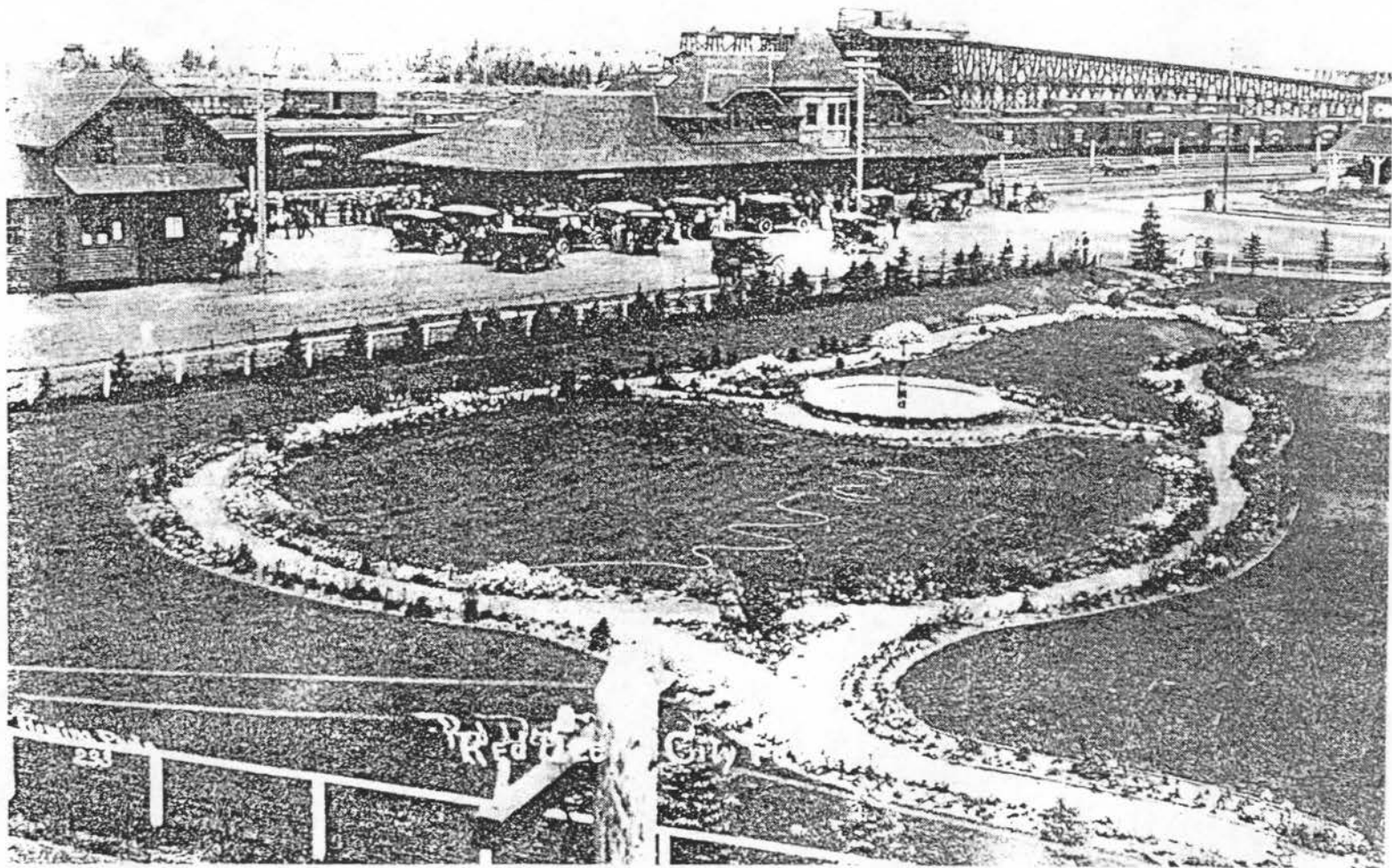
Whyte also praised the station for its architectural use of natural logs and large, prominent windows. For a time, he said, the blond-colored structure was the largest room in town, and frequently played host to Christmas parties and the like.

The only other Alberta station to be designated under the act is the so-called Calgary and Edmonton station in Red Deer.

Under the act, no railway company may remove, destroy or alter any heritage station without governor-in-council authorization. In addition, a company must notify the public of any plans to make changes to a heritage station.

A station is only given the heritage designation after consideration and recommendation by the Historic Sites and Monuments Board of Canada, a government spokesman said.





ONE YEAR AFTER RED DEER'S RAIL STATION WAS BUILT IN 1910 IT WAS BOTH A LANDMARK AND BUSY PLACE

... historical designation will preserve the character of the 80-year-old building

Photo courtesy of the Red Deer and District Museum and Archives

# Old train station gains special statu

By BOB WEBER  
of The Advocate

Red Deer's CP Rail station is one of two in Alberta to be designated a heritage railway station by Canada's Historic Sites and Monuments Board.

The designations came with the proclamation on Wednesday of the Heritage Railway Stations Protection Act by Environment Minister Robert de Cotret.

Under the act, no railway company may remove, destroy, alter or sell a heritage station under its control. Any such changes must be approved by the federal government.

The act is intended to preserve the character of historic railway stations, said Historic Sites and Monuments Board spokesman Lawrence Friend.

The act doesn't apply to stations not owned by railway companies. But in the

case of a sale, Mr. Friend said the board must approve the plans of any prospective owners for the building.

He said the board can block a sale as a last resort.

Red Deer's station, built in 1910, is now owned by Canadian Pacific. The city will take over the building under the rail relocation land exchange between the city and CP.

City council hasn't yet decided how to use the building.

But Pat Grainger, manager of Red Deer's major continuous corridor project, said the city isn't planning to move the building and is routing all new roads around it.

City archivist Michael Dawe welcomed the designation.

The station is not protected under local or provincial heritage laws.

"It's a very important building," said

Mr. Dawe.

The station's location had a strong impact on the development of downtown Red Deer, accounts for the concentration of hotels and restaurants at the west end of 1 Street.

"The whole design of downtown was a response to the railway station," he said.

Many local pioneers got their first glimpse of Red Deer from the station.

Five prime ministers and four governors general were greeted there, as was the arrival and departure point for soldiers in two world wars.

Mr. Dawe said the station's size and \$34,000 construction cost mean it was built from the first to be landmark.

"It was meant to be a key attraction for Red Deer and was meant to be a source of community pride from the day it was built."



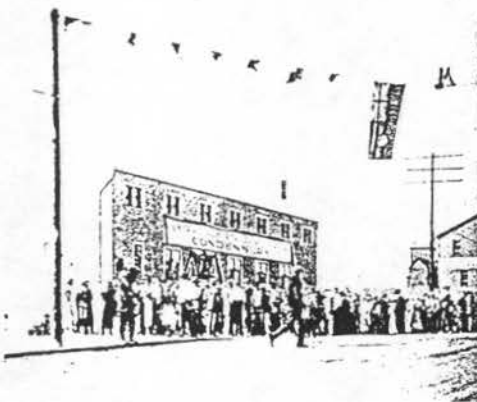
## Central Alberta Dairy Pool Condensery

Gaetz Avenue and 5400 Block

Development of a local dairy industry began in 1893 with the formation of the Red Deer Dairy Association. Over the years, a number of attempts were made to establish successful creamery operations and, by 1912, a new plant was constructed in Red Deer by A.H. Trimble. It was soon taken over by the newly formed Laurentia Milk Company which pioneered the production of homogenized milk and cream.

In 1924, the Central Alberta Dairy Pool was organized by the United Farmers of Alberta at Alix. The Pool expanded rapidly over the next decade and, in 1936, a milk condensery was built in Red Deer. Premier William Aberhart officiated at the September opening of the facility, indicating its importance to the province. Since the late 1930s, milk products from the plant have been marketed under the "Alpha" name, replacing the original "Alpine" label.

For years, the Alpha Dairy plant has been a familiar landmark in Red Deer. The original Central Alberta Dairy Pool condensery is still visible at the centre of the complex, although dominated by the additions built in 1942 and 1953. The combined structures attest to the long-standing and significant role the dairy industry has played in the Red Deer district.

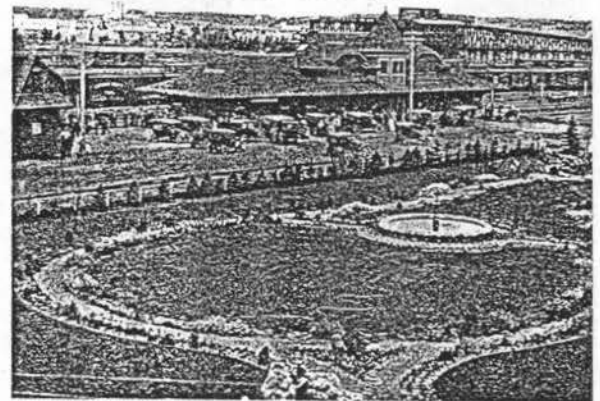


C.A.D.P. Condensery, Official Opening,  
September 1936.

## Canadian Pacific Railway Station

Ross Street and 51 Avenue

The arrival of the Calgary and Edmonton Railway in the winter of 1890 brought a host of changes to the fledgling frontier community of Red Deer. The most obvious of these was the physical relocation of the settlement from "the Crossing" to the present site, five kilometres east. Lands north of Calgary were opened up for large-scale settlement. With its strategic location halfway between Calgary and Edmonton, Red Deer became the focal point for the distribution of supplies and services to new settlers. Businesses sprang up to meet the material needs of the burgeoning population. In 1907, Red Deer was designated the divisional point of the Canadian Pacific Railway.



C.P.R. Station, 1912.

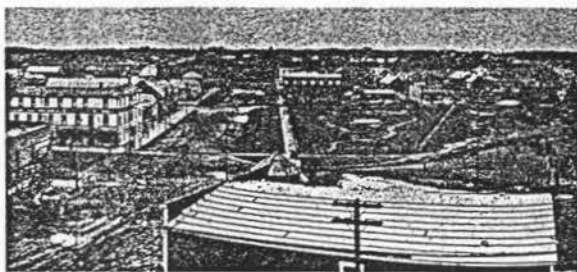
In 1891, a small wood frame station was constructed on this site. When it became apparent that a more substantial facility was needed to accommodate the growing population, the original was moved directly south to make way for the present structure. Designed by a Winnipeg-based C.P.R. architect and erected under the watchful eye of a Winnipeg general contractor, the building was completed in 1910, at a cost of \$34,050.00.

An impressive building, the Red Deer Station features a central polygonal tower with a conical roof. The projecting eaves of the long, low roofline are supported by large brackets. Sandstone lintels and sills complete the window detailing.

Adjacent to the station was a large park, laid out by the C.P.R. in 1905. A water fountain, donated by Edward Michener, formed the focal point of the landscaping. The park served as a rest place for both travellers and local residents until its removal in 1960.

The C.P.R. station has long been a dominant landmark at the west end of Ross Street.

Following completion of the Calgary-Edmonton Railway in 1891, increasing numbers of settlers, salesmen and speculators arrived in Central Alberta. In response to this surge in traffic, a number of hotels sprang up adjacent to the C.P.R. Station.



*View of C.P.R. Park and adjacent hotels, 1912.*

## Alberta Hotel/Buffalo Hotel 5031 Ross Street

The Alberta Hotel, Red Deer's first, was erected on this site in 1891. In 1912, a three-storey brick addition was constructed on the east side. Then, in 1939, the original portion of the Alberta Hotel was demolished and replaced with the present Buffalo Hotel. The 1912 addition remains.

The Buffalo Hotel serves as a fine example of the Art Moderne style of architecture popular in the 1930s and 1940s. Characterized by rounded corners, smooth walls and geometric detailing, it was considered a very "up-to-the-minute" architectural style. The use of glass blocks and black ceramic tile break the otherwise plain stucco finish. The revolving neon sign is one of the few remaining in both the City and the Province.



*Alberta Hotel, 1894.*



*Buffalo Hotel, 1939.*

# Office of the Mayor



August 28, 1990

The Honourable Robert de Cotret  
Minister of the Environment  
OTTAWA, Ontario  
K1A 0A6

Dear Mr. de Cotret:

I am instructed by the Members of City Council of The City of Red Deer to express their objection to the manner in which the railway station situate in Red Deer, Alberta has been designated as a heritage railway station pursuant to the Heritage Railway Stations Protection Act.

The objection is not on the question as to whether the station should be designated as a site, but rather that this action was taken by your department completely without notice to or consultation with Council or officials of The City of Red Deer.

Such consultation would have revealed that the City, by agreement with Canadian Pacific Limited dated the 13th day of June, 1988, is involved in a railway relocation project. Pursuant to the agreement, the railway company has agreed to sell to The City of Red Deer and The City of Red Deer has agreed to purchase from Canadian Pacific Limited, all of the railway lands including the railway station, and pursuant to that agreement, the City is the beneficial owner of the railway station. The sale has, in fact, been completed and is to be followed only by the Transfer of Land for registration at the Land Titles Office.

... /2

The Honourable Robert de Cotret  
Page 2  
August 28, 1990

Under these circumstances, we question the validity of the designation which has been given to this station and would advise that, in our opinion, the sale having been completed, no further application is required to give effect to the transfer of land.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. J. McGhee', with a stylized, cursive script.

R. J. McGHEE  
Mayor

/bd

c.c. Council Members  
City Clerk  
Director of Community Services  
Mr. Doug Fee, M.P.  
Mr. Morris Flewwelling, Director of Museums  
Mr. Michael Dawe, Archivist

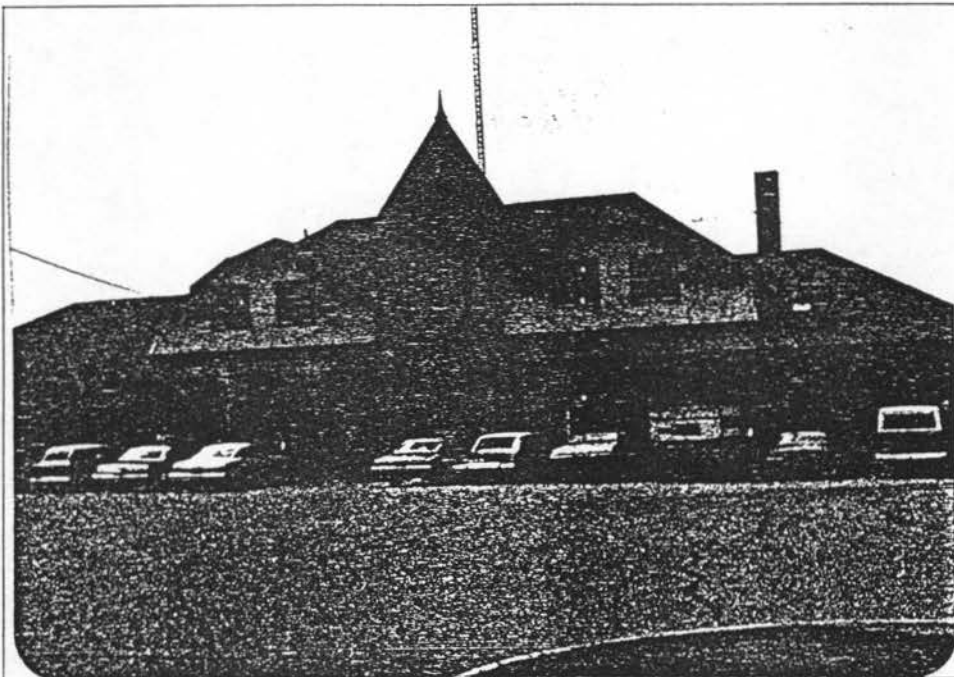
Mr. Jacques Dalibard, Executive Director  
Heritage Canada  
306 Metcalfe Street  
Ottawa, Ontario, K2P 1S2

INVENTORY  
SITE FORM

TYPE TRAIN STATION  
SUB-TYPE C.P.R.  
Borden Number RDI 1-042 Research File R 1

Legal 12 13 15 17 19 22 25 26 29 32 41 46 49 71 75  
LSD 1/4 S T R W  
LOT BLOCK PLAN  
Address 0-90E ROSS STREET  
Town RED DEER County Urban/Rural  
Name RED DEER STATION #2

Date of Construction 1910 Style 82  
Original Use TRAIN STATION Present Use TRAIN STATION  
(Active) Occasional Use/Abandoned/Ruins/Demolished  
Condition: Structure 6000 / Repair 6000 Alterations 98  
Dimensions 168 X 0



View EAST

Date of Photo MAY 16, 1978

Source

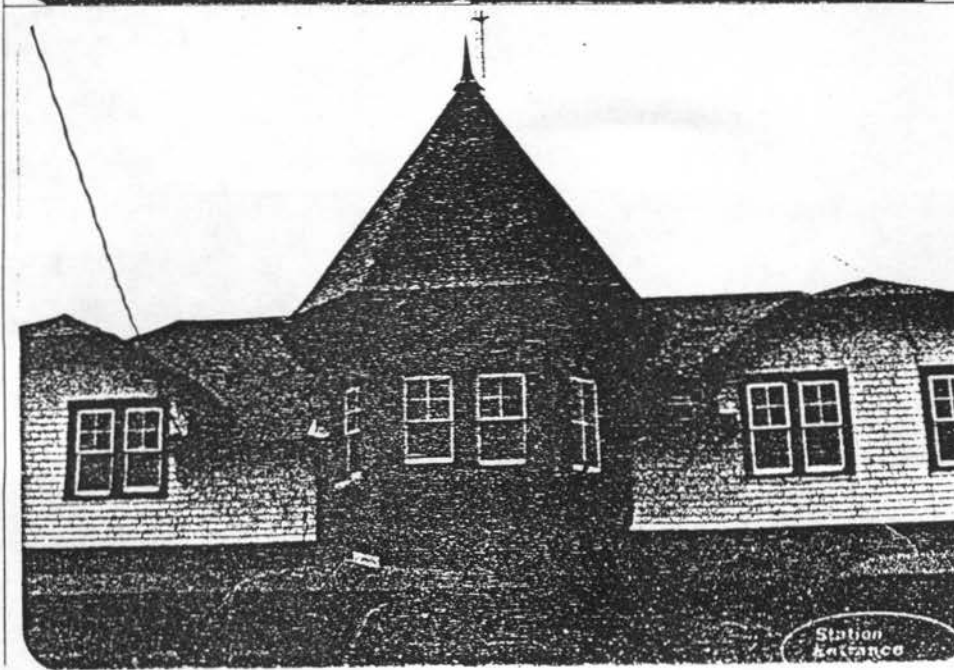
Negative Number 78R194-19A

View TOWER DETAIL - EAST FAC

Date of Photo MAY 16, 1978

Source

Negative Number 78R101 718



NUMERIC 0 1 2 5

ALPHA Ø I Z S X Ø





OF CPR WINNIPEG

GENERAL CONTRACTOR J. MCDEARMID AND COMPANY, WINNIPEG

Foundation ..... SANDSTONE

structure ..... BRICK - FRAME

Covering BRICK; WOOD SHINGLES

Roof Type ..... *Hip*

Roof Covering ASPHALT SHINGLES

Plan Shape RECTANGULAR

Number of Storeys ..... 1 1/2

Exterior Details BRACKETS UNDER PROJECTING EAVES; TURRET; HIPPED  
GABLE DORMERS; BAY WINDOWS; BELLCAST ROOF

## Interior Details

Setting / Environment / Garden LOCATED ON END OF MAIN COMMERCIAL STREET ADJACENT  
TO GRAIN ELEVATORS

## HISTORY

## Persons

Events SECOND STATION ON SITE FIRST WAS ERECTED IN 1891  
IS ONE OF FOUR STATIONS BUILT IN THIS PLAN AND IS PATTERNED AFTER LETHBRIDGE STATION  
CPR PLAN CPR X-20 B

COST OF CONSTRUCTION \$34,050, RENOVATED IN 1959

RED DEER WAS OFFICIALLY DESIGNATED A DIVISIONAL POINT IN 1908, AND WAS THE WESTERN TERMINUS OF A FEEDER LINE FROM MOOSE JAW

Trends MR. WELTON SUBCONTRACTED THE PLASTERING. RED DEER BRICK COMPANY SUPPLIED THE BRICKS. (2) RENOVATIONS TO UPPER FLOOR IN 1913. (3)

## COMMENTS

## SOURCES

(1) KORMA, LES. RAILWAY STATIONS IN ALBERTA. HISTORIC SITES SERVICE REPORT.  
1976 PAGES 151, 152.

### Designation Status

(2) TED MERRES' NOTES PG. 253

(3) RED DEER ADVOCATE APRIL 11, 1913 PG. 1

Form Completed on JUNE 22/78

by GUEN ANDERSON

Site Inspected on ..... MARCH, 78

by GLEN ANDERSON

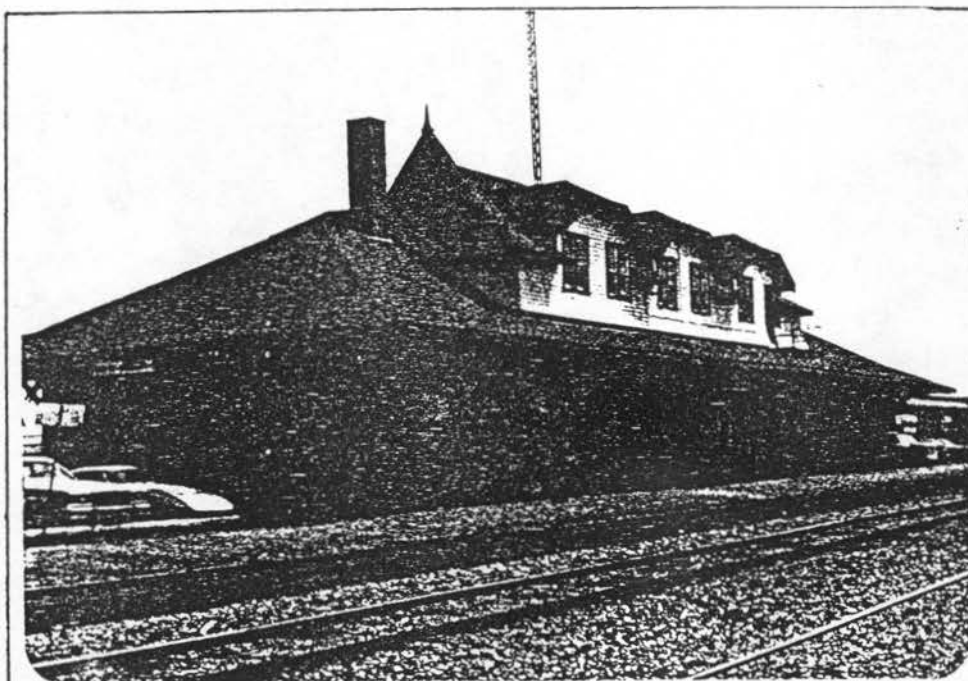
Address.....202 VENUEA AVE., RED DEER

Phone 346-7049



INVENTORY - Additional Views

Legal.....  
Town...RED DEER..... County...23.....  
Name...RED DEER TRAIN STATION.....



View.....

Date of Photo  
MAY 16, 1978.....

Source.....

Negative Number  
782194-22A.....

View.....

Date of Photo.....

Source.....

Negative Number.....

Legal

Address

Town RED DEER

Name C.P.R. STATION

Date of Construction

Original Use

Active/Occasional Use/Abandoned/Ruins/Demolished

Condition

Present Use

Alterations

Dimensions

View

SOUTH ELEVATION

Date of Photo

APRIL 1973

Source

R. BASSO

Negative Number

SLIDE

View

BRACKET DETAIL  
ON EAVES OF  
EAST ELEVATION

Date of Photo

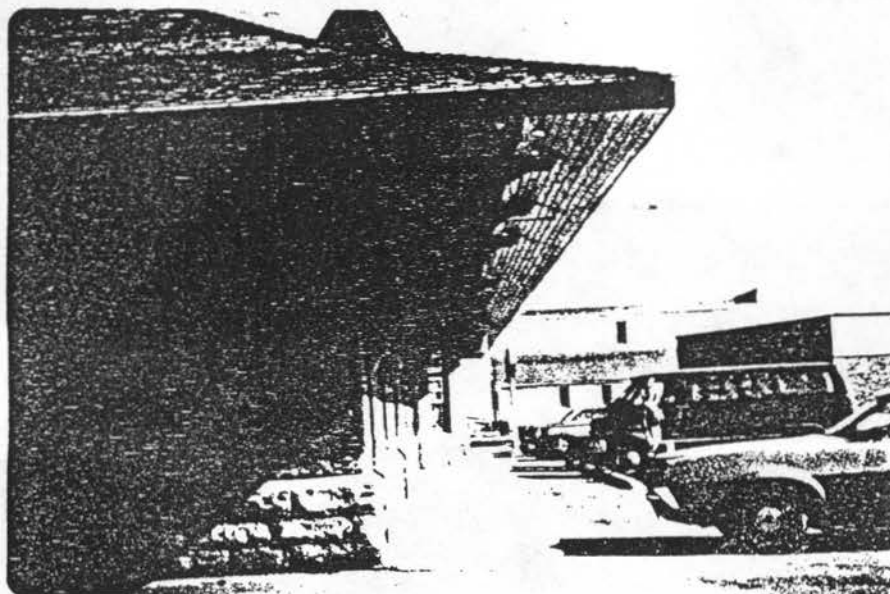
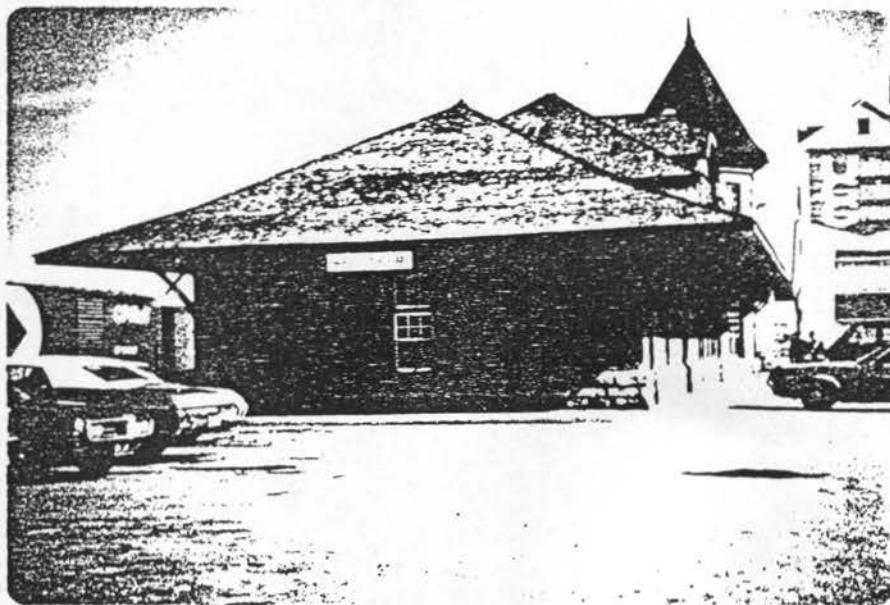
APRIL 1973

Source

R. BASSO

Negative Number

SLIDE



NUMERIC 0125

ALPHA Ø I Z S X Ø

## Architect / Builder / Patron / Designer / Engineer / Craftsman / Decorator

[illegible]

33	
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43	
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51	
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53

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57

## HISTORY · Persons

59[illegible][illegible]

88

91			
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## SOURCES

94  

95			
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98	
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10  
2

# Alberta

CULTURE  
HISTORIC SITES

## INVENTORY SITE FORM

TYPE TRAIN STATION

SUB-TYPE

Borden Number

Research File R

Legal

Address

Town

Name

Date of Construction

Original Use

Active/Occasional Use/Abandoned/Ruins/Demolished

Condition

Present Use

Alterations

Dimensions

View

EAST ELEVATION

Date of Photo

APRIL 1973

Source

R. BASSO

Negative per

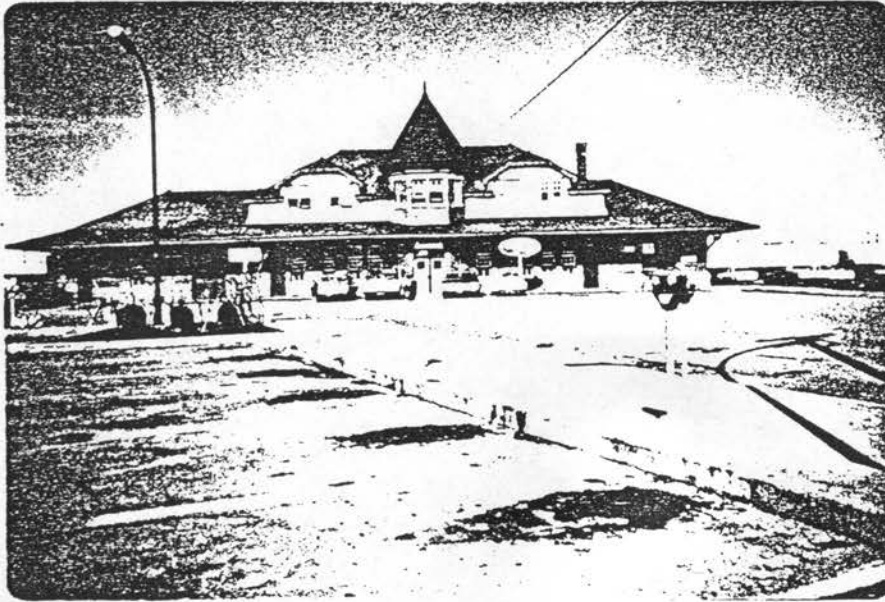
SLIDE

View

Date of Photo

Source

Negative Number



NUMERIC 0 1 2 5

ALPHA Ø I Z S X Ø



## Architect / Builder / Patron / Designer / Engineer / Craftsman / Decorator

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51	
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## HISTORY

59  

60

73

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Designation Status

24

by

95

by

98
----

Phone

10

10

## INVENTORY SITE FORM

TYPE TRAIN STATION

SUB-TYPE

Borden Number

Research File R

Legal

CPR RIGHT OF WAY

Address

Town RED DEER

Name CPR STATION HOUSE

Date of Construction

Original Use

Active/Occasional Use/Abandoned/Ruins/Demolished

Condition

LSD

LOT

71

County

Style

85

88

91

98

Alterations

8

92

95

98

91

94

97

100

103

106

109

112

115

118

121

124

127

130

133

136

139

142

View

Date of Photo

AUGUST 15, 1971

Source

C. I. H. B.

Negative Number

72 R661-25

View

Date of Photo

AUGUST 15, 1971

Source

C. I. H. B.

Negative Number

72 R661-32



NUMERIC 0 1 2 5

ALPHA Ø I Z S V Ø



# ARCHITECTURE

Architect / Builder / Patron / Designer / Engineer / Craftsman / Decorator

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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Foundation ..... 33

Structure BRICK ..... 35

Covering BRICK ..... 37

Roof Type HIP ..... 39

Roof Covering ..... 41

Plan Shape ..... 43

Number of Storeys 1 1/2 ..... 45

Exterior Details ..... 47 49 51

Interior Details ..... 53 55 57

Setting / Environment / Garden  
LOT SIZE - CPR RIGHT OF WAY.

HISTORY  
 Persons ..... 59 60 73

Events ..... 88 91

Trends

COMMENTS  
OWNER: CANADIAN PACIFIC RAILWAYS. RED DEER PUBLICATION DATED 1913 HAS PICTURES WHICH SHOWS STATION.

SOURCES  
1. H B 1972.  
2. ASSESSMENT ROLL.

Designation Status ..... 94

Form Completed on ..... by ..... 95

Site Inspected on ..... by ..... 98

Address ..... Phone ..... 100

2

Legal

Address

Town

RED DEER

County

Urban/Rural

Name

Date of Construction

Style

Original Use TRAIN STATION

Present Use TRAIN STATION

Active Occasional Use/Abandoned/Ruins/Demolished

Dimensions

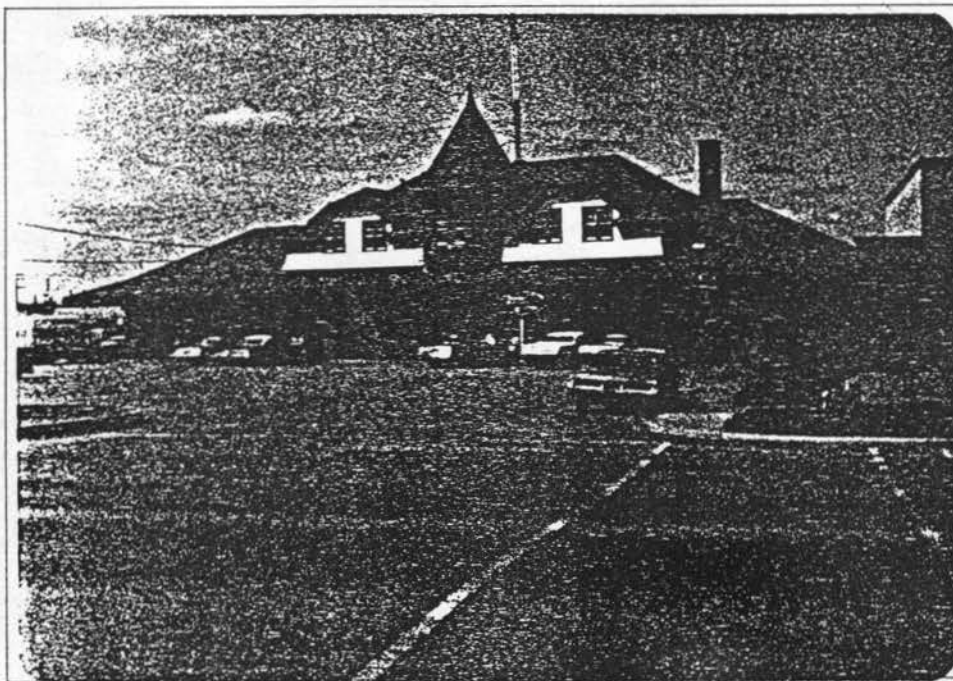
Condition: Structure

GOOD

/ Repair

GOOD

Alterations



View NORTH

EAST CORNER

Date of Photo

JULY 10, 1978

Source

S. LAZEAR

HISTORIC SITES  
SERVICE

Negative Number

78R77-9

View

EAST

ELEVATION

Date of Photo

JULY 10, 1978

Source

S. LAZEAR

HISTORIC SITES  
SERVICE

Negative Number

78R77-12

NUMERIC 0 1 2 5

ALPHA Ø I Z X Ø

## Architect / Builder / Patron / Designer / Engineer / Craftsman / Decorator / Contractor

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23

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[illegible][illegible]

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## SOURCES

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# Rail land plans on track

By JACK WILSON  
of The Advocate

The City of Red Deer and a Calgary developer are on the same rail land development wavelength.

The giant Gelmon Corp. and the city have agreed to a deal which would see Gelmon develop about 7.6 acres of land north of Ross Street. It will be vacated when the CP Rail yards are relocated in 1992.

Councillor Gail Surkan says plans are moving along smoothly. She is on the committee struck two years ago to ensure optimal use of the lands.



AL  
GELMON



RAIL SERVICE ENDS AT DOWNTOWN YARDS DEC. 31, 1991, AND GREAT PLANS AWAIT

Photo by RANDY FIEDLER

"The committee was established by council to examine the long-term use and ensure any development fit in with the existing downtown."

The committee hired Vancouver-based Urbanics, which provided internationally recognized Philip Boname as a consultant.

Mr. Boname has extensive experience in dealing with downtown issues, Ms. Surkan says.

The committee recognized a strong commercial component was a key to developing the vacated land.

Gelmon Corp. president Al Gelmon also recognized this fact.

"We're looking at this by taking it in stages," Mr. Gelmon says.

"Things are very preliminary now and we're certainly talking to possible tenants."

"We're going to work very hard to revitalize the downtown."

Ms. Surkan says the committee and Mr. Gelmon realize the new development and the existing downtown must complement each other for eventual success.

"We made it clear that we didn't want to drain the vitality from downtown" for the development's benefit, she says.

The first development component will be retail.

The concept to date is development of "power malls."

"In a power mall, the tenants are independent of one another in separate buildings," Ms. Surkan says.

"At this point we're not sure of who specifically they'll be. But they will be major traffic generators."

She says the development will not only be aimed at enhancing the downtown. It will also aim at the regional market.

"We want to make the core attractive to the whole region," she says.

She says once the traffic corridor routes have been set, traffic will flow smoothly downtown from all directions.

A one-way couplet connecting Ross Street and 49th Street to Taylor Drive will run south of the CP Rail station on its way through the yards.



GAIL  
SURKAN

Plans also call for twinning Taylor Bridge to handle increased traffic from the north.

The station will remain. It could be developed as a restaurant, although other options are possible.

"The area will have good access and good exposure," Ms. Surkan says.

Ms. Surkan estimates it could take three to five years to develop the retail section.

Once the retail component has been established, a hotel-convention centre could be considered.

Mr. Gelmon says in addition to the hotel, a water park or recreational facilities including racketball courts are possible.

The committee recognizes residential development is necessary.

Ms. Surkan says the land south of the rail yards abutting the West Park residential area is best suited for high-rise development.

"It's a natural area because it would be near an existing residential development."

The residential component will help downtown merchants, because they will form a permanent population for the core. A convention centre

and other public establishments or entertainment help keep people downtown.

Gelmon has been the first firm to approach the city about developing the land, Surkan said.

The city was under no pressure to develop the land.

"But obviously from a business sense, we need to recoup the land costs as quickly possible," she said.

The city bought the land from CP Rail for about \$1 million. The total relocation and major continuous corridor package is about \$72 million. The city pays 10 per cent the cost while the province picks up the rest.

Mr. Gelmon has agreed to pay \$1.72 million for 7.6 acres. He has an option to buy another 10 acres south of Ross Street for about \$2.26 million.

Mr. Gelmon is anxious to begin preliminary work. The city has an agreement with CP Rail and the remaining users to continue service until Dec. 31, 1991. The earliest work could begin is the spring of 1992.

Gelmon developed the land Mall 20 years ago.

# Gelmon ready to move on rail land

By JACK WILSON  
of The Advocate

A major Calgary firm aiming to develop vacated downtown railway lands appears to be close to forging ahead with its plans.

A highly-informed City Hall source says the Gelmon Corp. has sent the city a \$50,000 option fee to buy 7.6 acres of railway land.

The fee is part of an agreement package worked out earlier this year between the city and Al Gelmon, president of the company. The total price of the 7.6 acres north of Ross Street is \$1.72 million.

Gelmon has until Jan. 1 to set up a development package, which could be anchored by a major grocery store.

However, city council will be asked Monday to extend the deadline to Jan. 31 because not all the agreements have been finalized. Mr. Gelmon had hoped to appear

before council Dec. 24, but that meeting was cancelled because it's Christmas Eve.

Al Scott, the city's economic development manager, said Gelmon has submitted a site plan for its proposed development.

"We anticipate that negotiation to reach agreement on the land sale document will commence immediately," Mr. Scott said.

Mayor Bob McGhee said he expects Gelmon could be ready to make a presentation to council at its Jan. 7 meeting.

But the mayor said there could be some points in the agreement which require a decision from council and subsequent talks with Mr. Gelmon, delaying a final decision until Jan. 21.

Mr. Gelmon has a second option to buy another 10 acres of railway land, south of Ross Street, for about \$2.26 million. That option expires in 1995.

It is expected that Gelmon will use the parcel north of Ross Street for a "power mall," a group of independent stores which generate high volumes of pedestrian traffic.

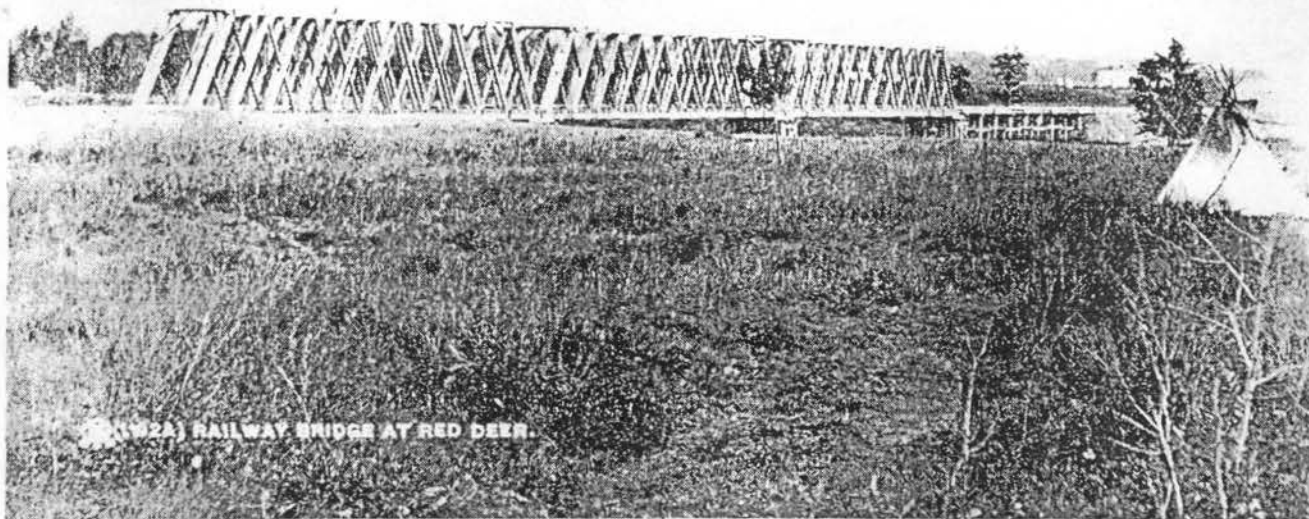
Paul Meyette, principal planner with the Red Deer Regional Planning Commission, said a power mall is composed of several major tenants congregated in one area, but not physically connected.

Mr. Meyette cited as an example of a power mall the development on Edmonton's southside where Toys R' Us and Canadian Tire are located.

The land on which Gelmon wants to build downtown will be vacated by CP Rail by 1992.

Gelmon's previous major project in Red Deer was construction of the Parkland Mall 20 years ago. Gelmon sold the mall in 1980.

Dec 8. 90



**THIS IS AN 1892 VIEW OF THE FIRST RAIL BRIDGE AT RED DEER, WHOSE RAMPARTS ARE STILL IN RIVER**  
... that's the Leonard Gaetz home at far end of bridge, with Cree tee-pee at left, near where Harper's Metals is today

Photo courtesy PROVINCIAL ARCHIVES

## Over 100 years, city's story linked to rail

By **MICHAEL DAWE**  
Special to The Advocate

One of the most interesting coincidences in our community's history is the fact that almost exactly 100 years after the railroad first reached Red Deer, the CP Rail line is being relocated out of the city.



The fact the city is here at all has much to do with a string of coincidences linked to the railway.

Talk of constructing a railway through Central Alberta dates back to the early 1880s when the CP Rail's transcontinental line was built across Southern Alberta.

The first concrete proposal came in 1885 with the chartering of the Alberta and Athabasca Railway Co. A scheme of a group of Minneapolis promoters, this rail line was originally intended to run from Calgary to Edmonton and Athabasca Landing.

The Riel Rebellion and financial difficulties stalled the project. However, plans were revived in 1887 after the emergence of a competing proposal, backed by a group of Toronto businessmen. In July 1887 grading for the A and AR began at the Alberta Lumber Co. mill site, downstream from the mouth of the Little Red Deer River.

Only one pile of grade was completed before financial problems again beset the company. The proj-

ect was revived again in 1889 when the Alberta and Athabasca was re-chartered and refinanced as the Alberta and Great Northwestern.

After some corporate dissension and disagreements with potential contractors, the company was re-incorporated in February 1890 as the Calgary and Edmonton Railway.

The venture was greatly strengthened by generous government support.

An annual subsidy of \$180,000, as well as a land grant of 1,920,000 acres was offered by the federal government. Also, the CP Rail agreed to sign a six-year lease to operate the new line.

Surveys began in the early spring of 1890. In June, actual construction began north of Calgary. On July 21, the official sod turning took place at Calgary with Lt.-Gov. Dewdney doing the honors.

One unresolved question was where the railroad would cross the Red Deer River. The surveyors ran trial lines at the mouth of the Blindman River, at the Red Deer Crossing settlement and near the mouth of the Little Red Deer River.

In late July, a meeting was held between the C and E's officials and Rev. Leonard Gaetz, homesteader of what is now downtown Red Deer. Rev. Gaetz had made a special trip to Ottawa in February to help lobby for the C and E's charter.

Now, he made the extraordinarily generous offer of a half-interest in his 1,200-acre farm if the railroad was built across his property. The company quickly accepted.

By late summer, grading work began north of the Red Deer River and tracklaying was started at Calgary. Within two months, 150 km of track had been built.

On Nov. 23, 1890, the first passenger train departed from south of Red Deer. The trip to Calgary took only 3½ hours to complete, as the train sometimes exceeded 50 km/h.

By Nov. 28, the track reached the Red Deer River. Shortly thereafter, work began on the railroad bridge. Meanwhile, a new townsite was surveyed. Although lots were not supposed to go on the market until May 1891, demand was so strong that sales began in late January. Prices ranged from \$40 to a high of \$200 for choice properties.

Several new houses and businesses were built in the new hamlet by both newcomers and the former residents of the Red Deer Crossing settlement. The new railroad station was built in less than one week. A bustling new community was rapidly emerging.

By the summer of 1891, the railroad had reached south Edmonton. The last spike was driven on July 15. In August, a special excursion train was run over the line with the return fare from Red Deer being \$5. One of the points of interest for the passengers was the old stage-coach station at the Blindman River.

An old way of life had passed and a new era had begun.

Michael Dawe is archivist with the Red Deer and district archives committee.



# Dayliner service ended four years ago

When was the last time Via Rail carried passengers between Edmonton and Calgary?

The Dayliner made its last stop in Red Deer on Sept. 6, 1985.

Via, which for seven years provided train service, received approval to drop the run from the Canadian Transport Commission, now the National Transportation Agency, after reporting continued losses.

Regional public affairs manager Mike Williams said Via couldn't compete with highway traffic and the refusal by CP Rail to allow Via to run the Dayliner on its track to downtown Edmonton didn't help ridership.

Level crossing accidents involving the Dayliner also hastened the demise of the twice-daily train service, Mr. Williams said from Winnipeg.

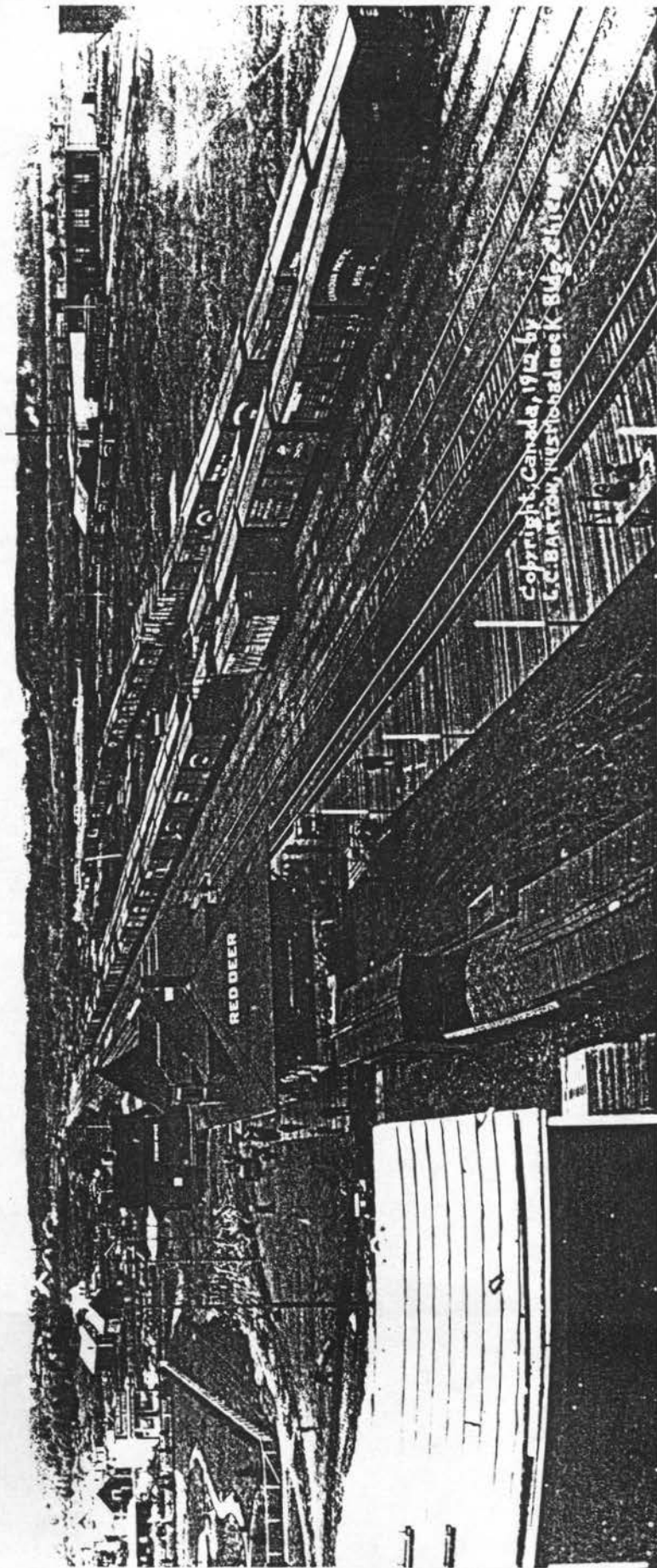
Red Deer rail passengers who still prefer to leave their cars at home must take the bus to catch the train in Edmonton or Calgary. The Via timetable includes a Greyhound bus sched-

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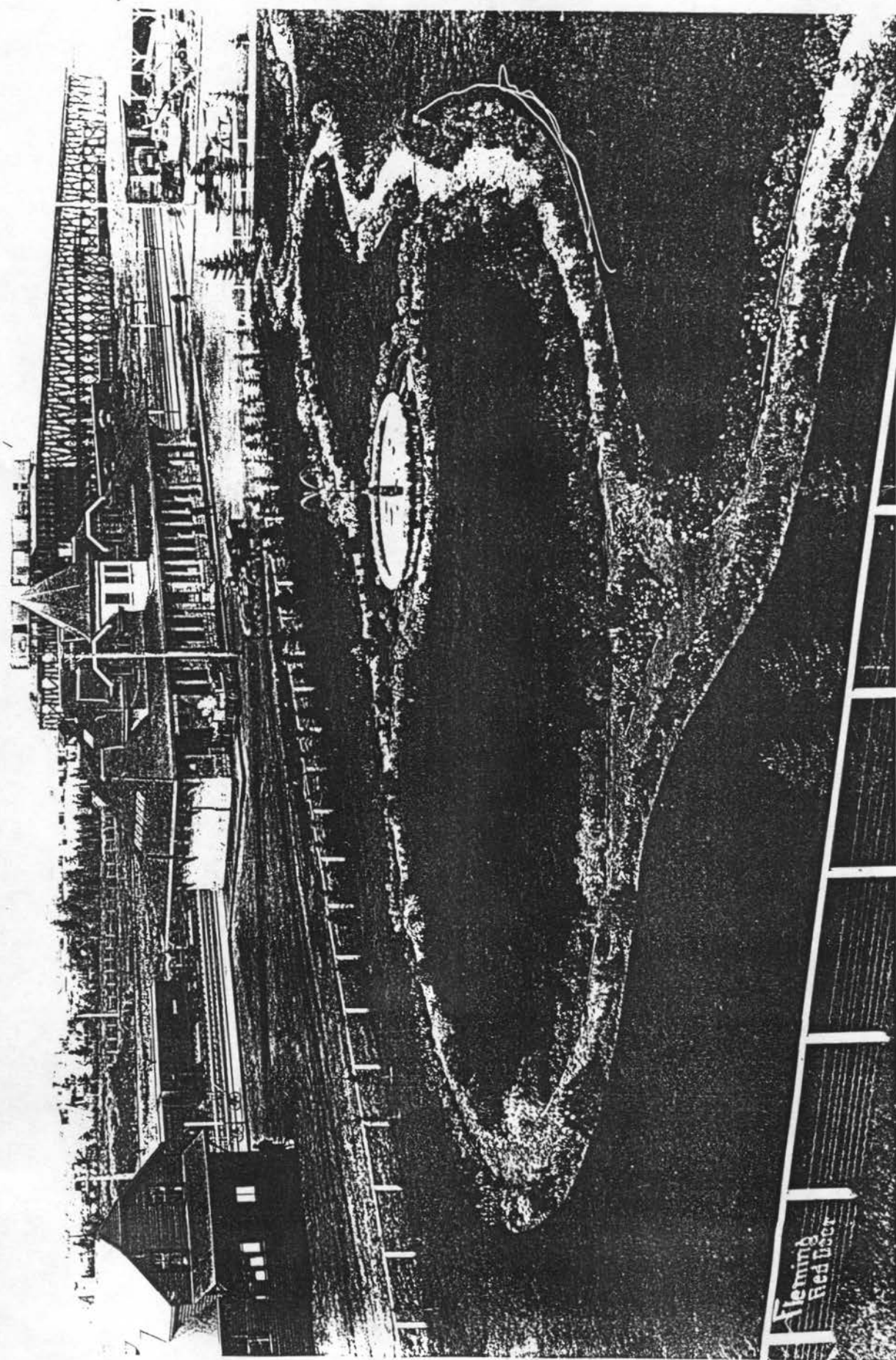
## Ask The Advocate

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ule for the area, Mr. Williams said.

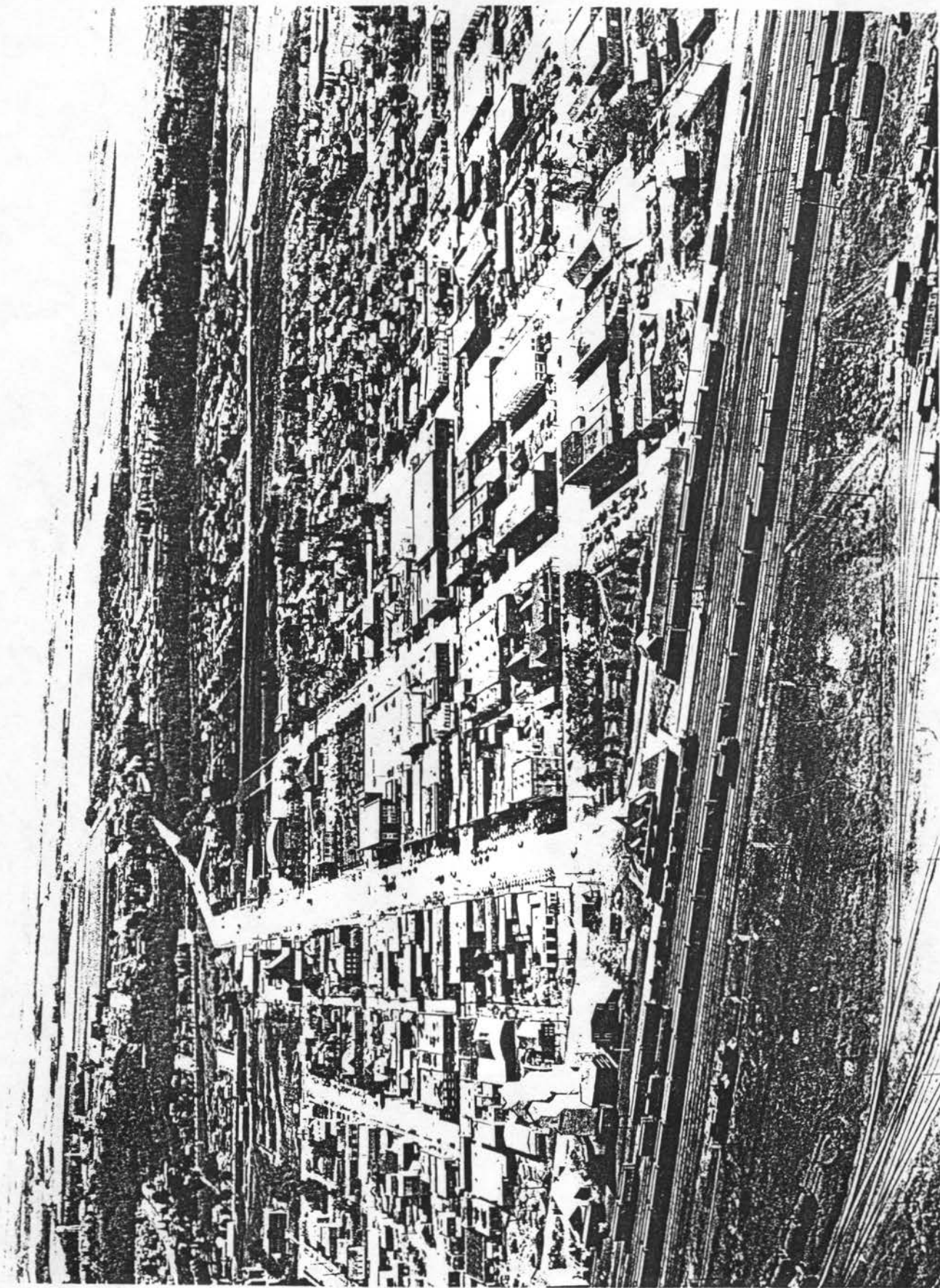


Provincial Archives  
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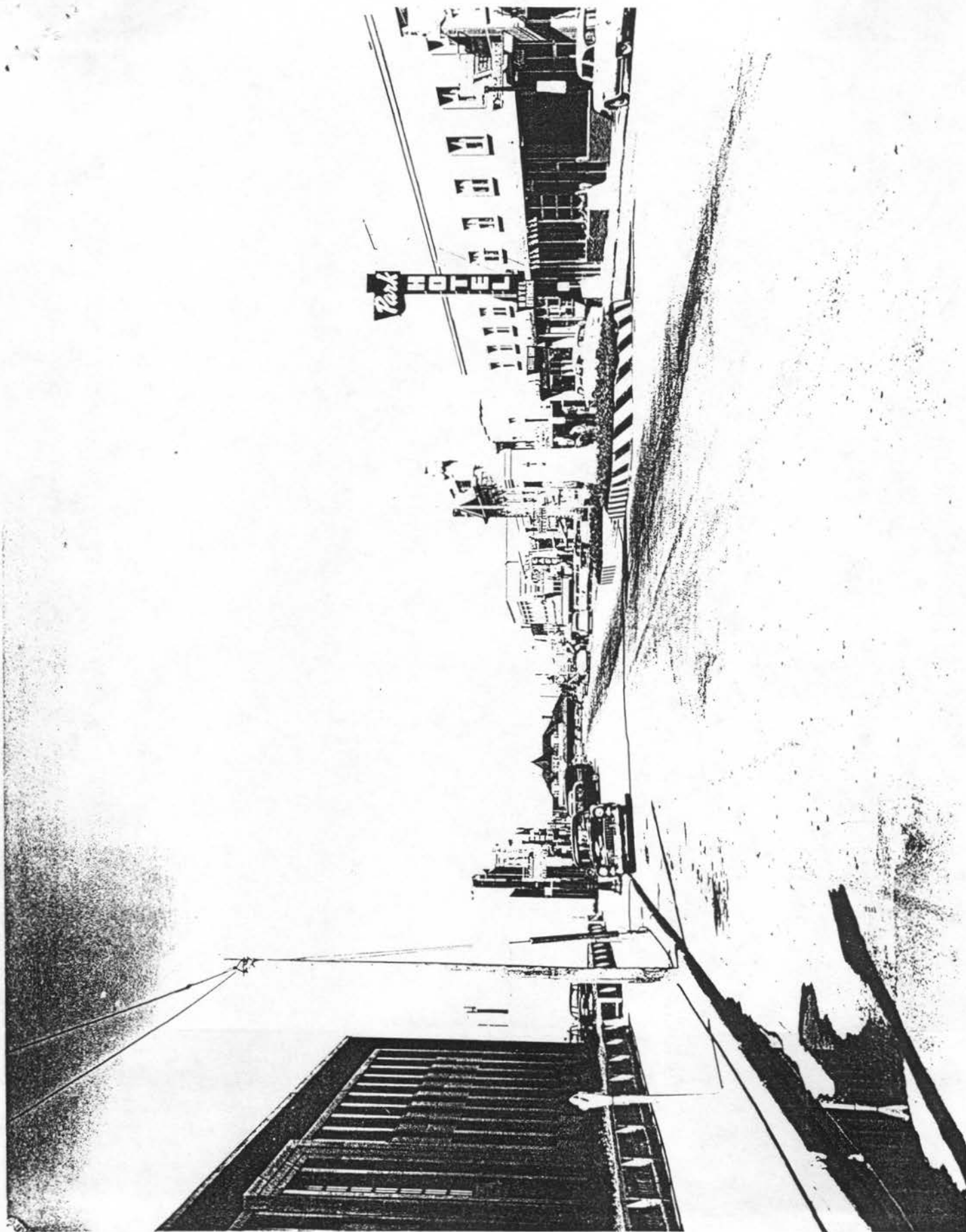


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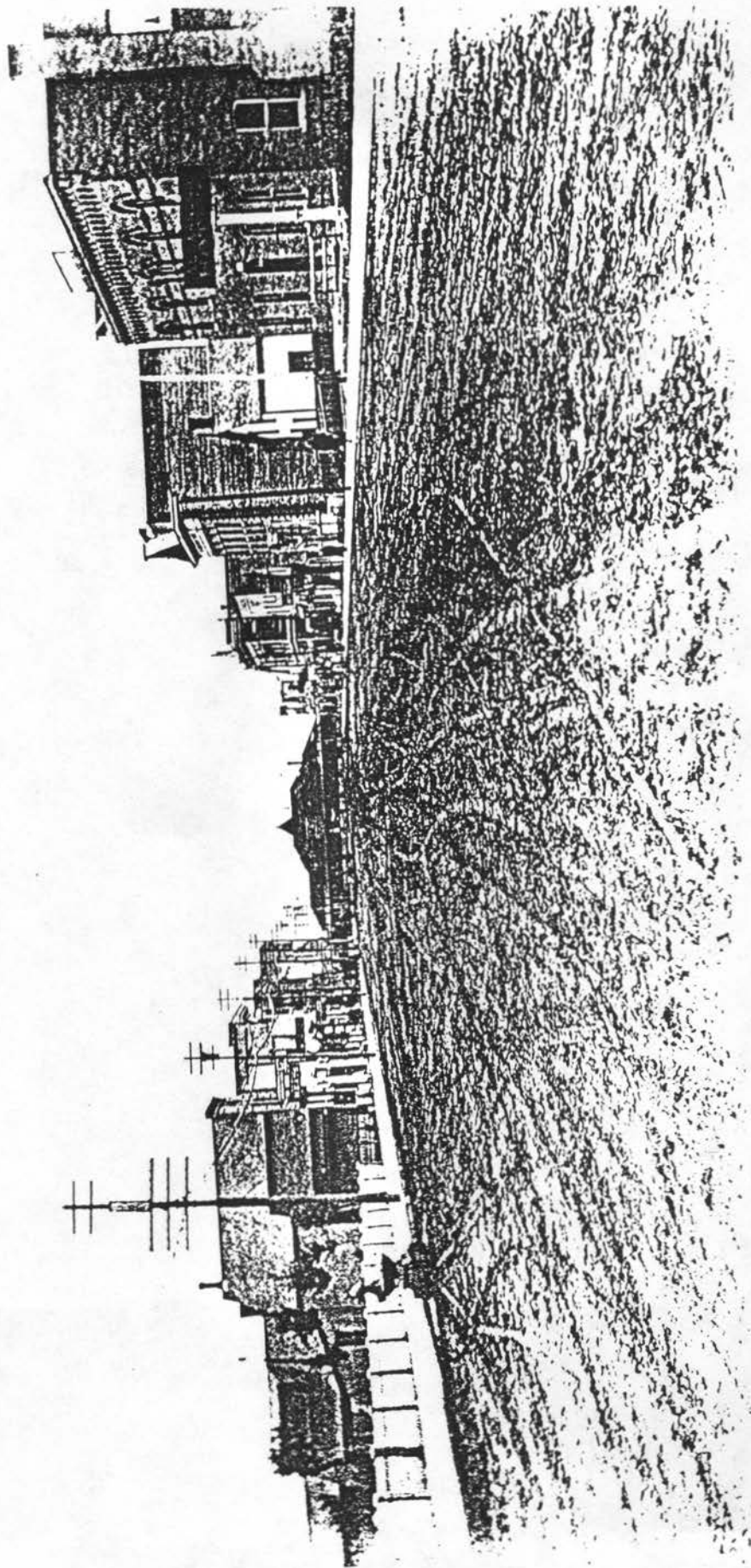




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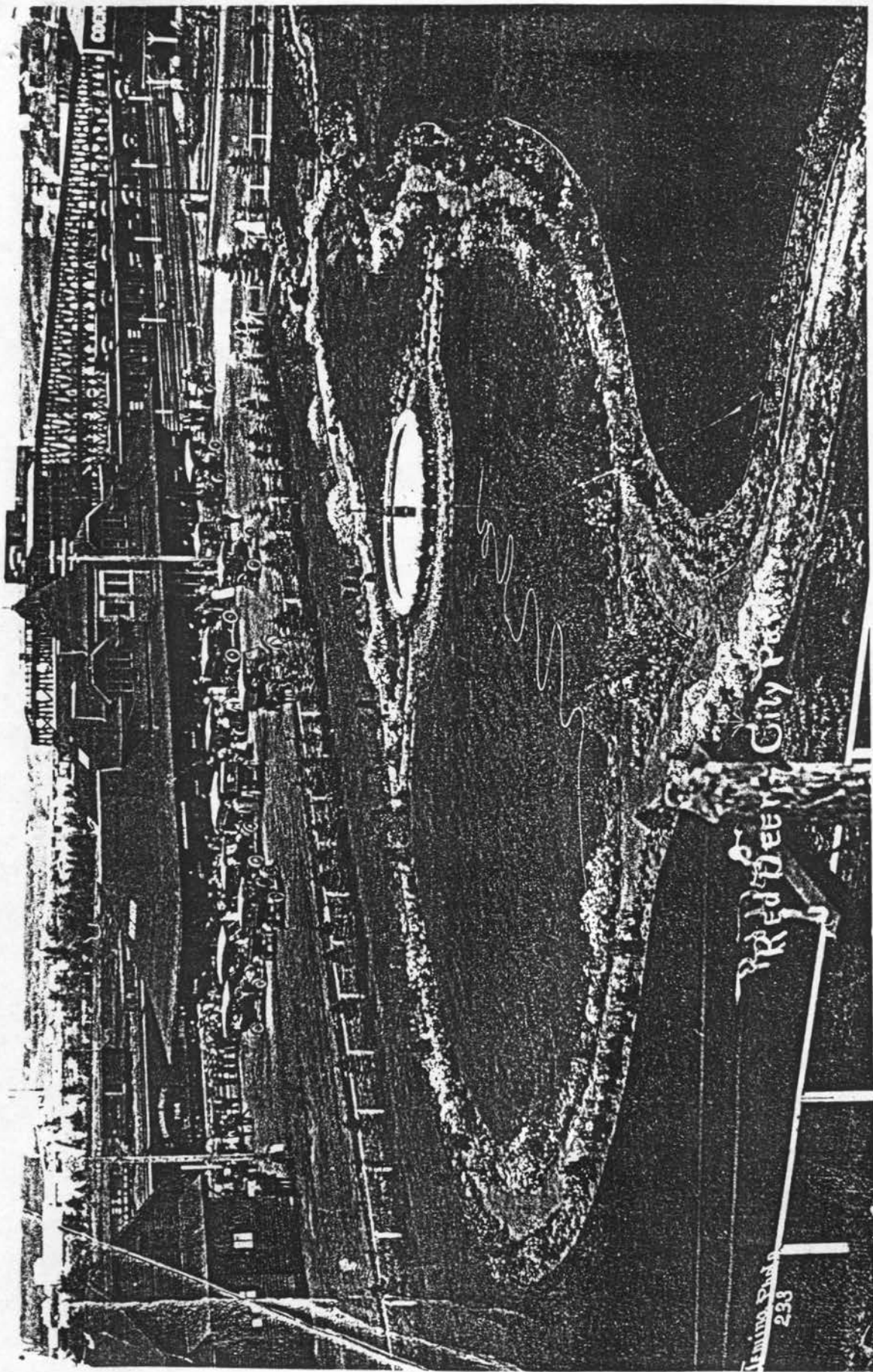


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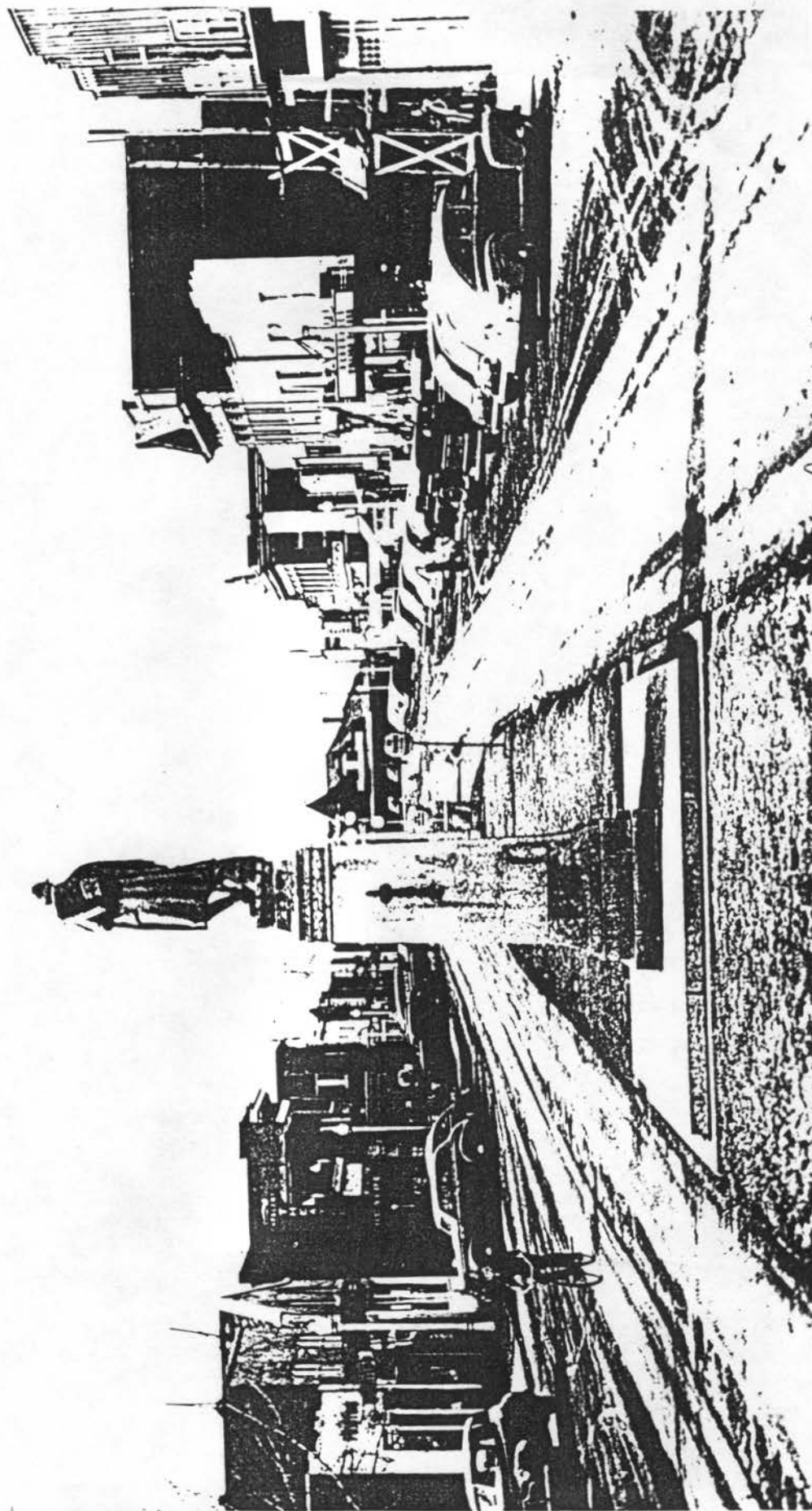




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Red Deer Archives  
P 125-172



Red Deer Archives P186-429



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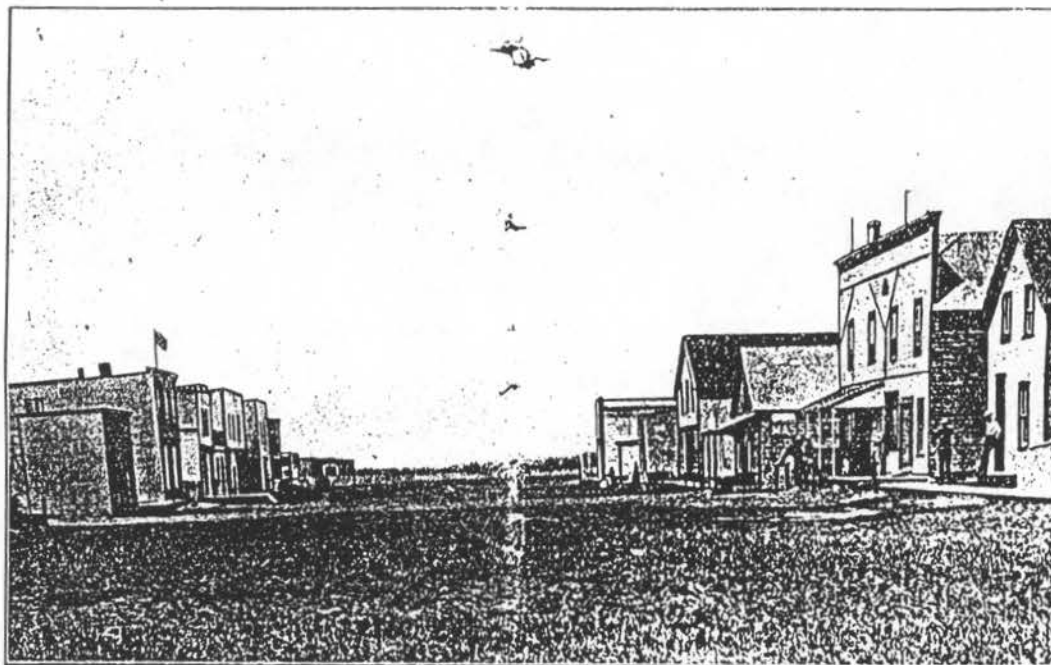
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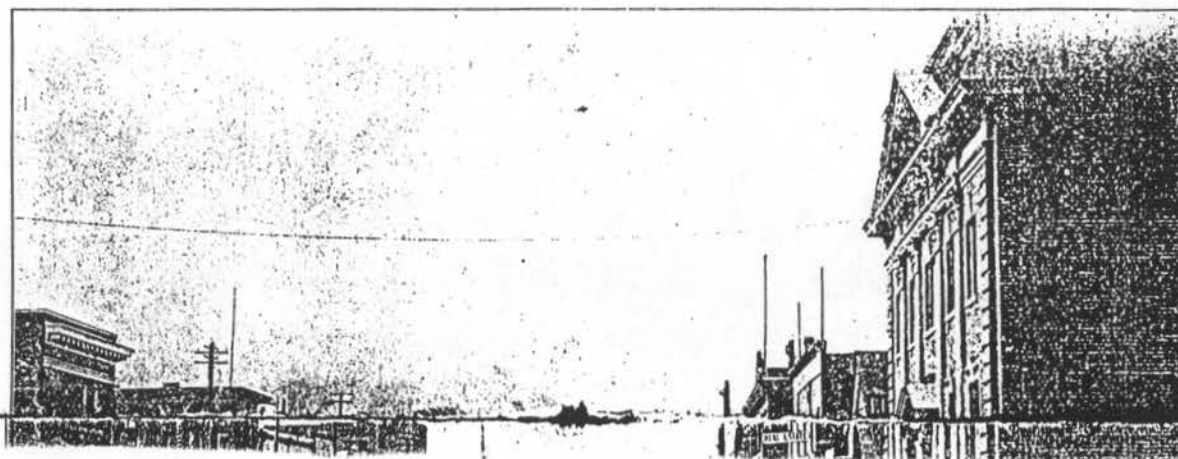
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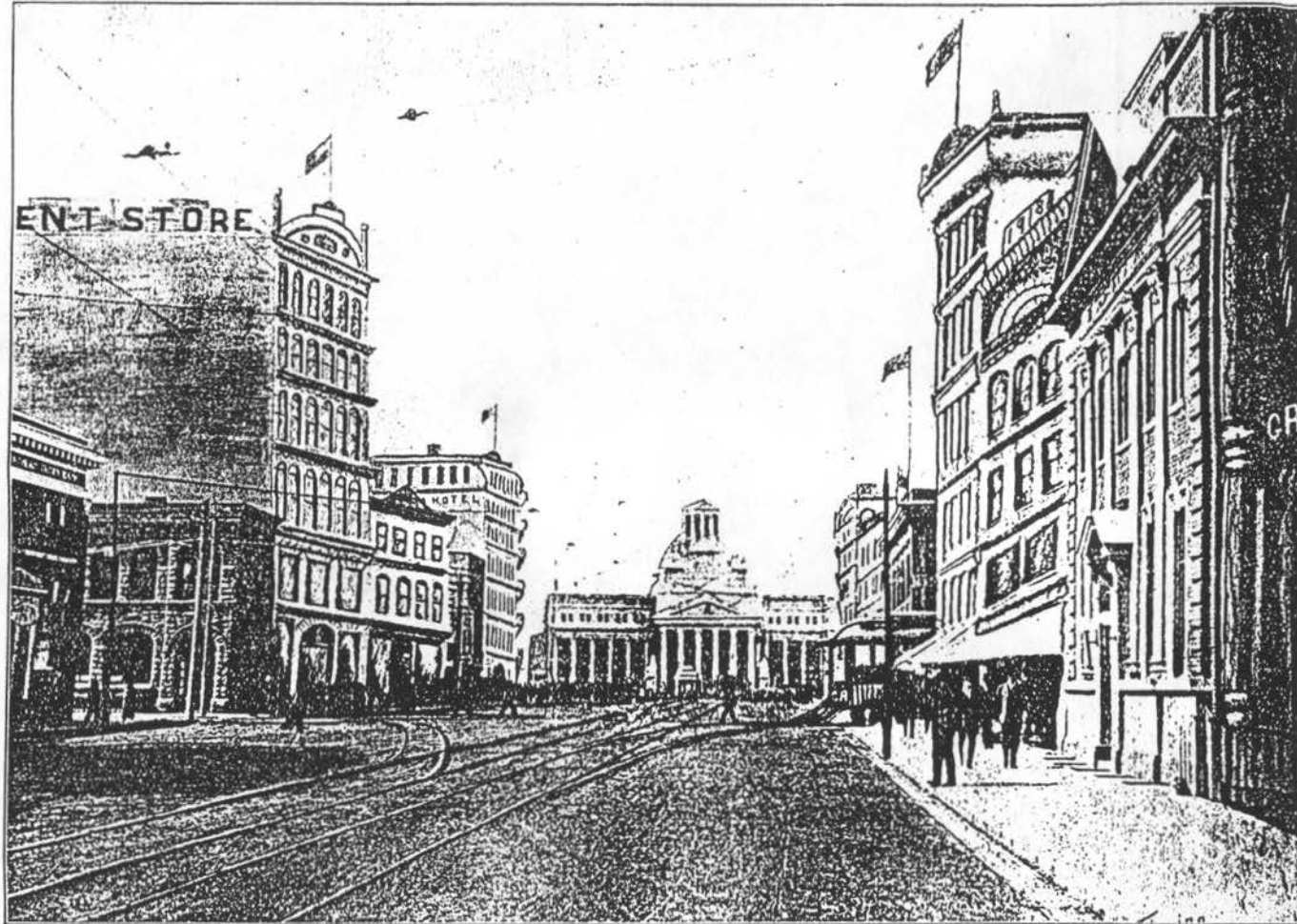
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RED DEER, 1913



RED DEER, 1923

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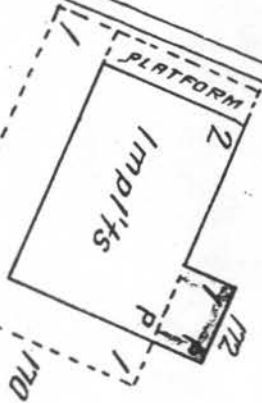
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CANADIAN PACIFIC RAILWAY

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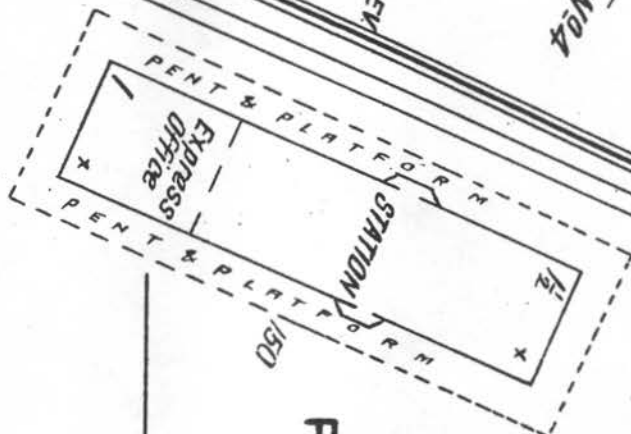
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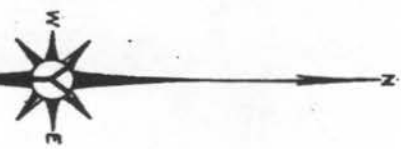
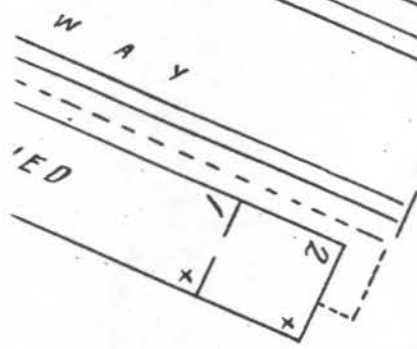
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Canada Post  
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To be filled in by the Office of Origin		À remplir par le bureau d'origine	
Office of Posting		Bureau de dépôt	
Item N° d'envoi	Date of Posting	Date de dépôt	

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RETURN TO:  
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MAR 14 1991  
CITY OF RED DEER  
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Gelman Corp.  
City clerks, Dept. mt.

RETURN TO: RETOURNER À:  
CITY OF RED DEER  
BOX 5008  
RED DEER, ALBERTA  
T4N 3T4

Postal CODE postal

ACKNOWLEDGEMENT OF RECEIPT  
OF A REGISTERED ITEM

AVIS DE RÉCEPTION D'UN  
ENVOI RECOMMANDÉ

To be filled in by Sender

À remplir par l'expéditeur

Name of addressee

Nom du destinataire

Street and No., Apt. No., P.O. Box or R.R. No. N° et rue, n° d'app., n° de C.P. ou de R.R.

City

Ville

Province

Country

Pays

Postal CODE postal

To be completed at destination

À compléter à destination

As a matter of priority this advice must be signed by the addressee or, if this is not possible, by another person authorized to do so under the regulations of the country of destination, or, if these regulations so provide, by the official of the office of destination and returned by the first mail direct to the sender.

Cet avis doit être signé en priorité par le destinataire et, si cela n'est pas possible, par une autre personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le prévoient, par l'agent du bureau de destination et renvoyé par le premier courrier directement à l'expéditeur.

The registered item referred to was delivered on:

L'item recommandé décrit a été livré le:

Signature of Official at Office of Delivery

Signature de l'agent du bureau de destination

Signature of Addressee or Authorized Representative

Signature du destinataire ou de son représentant

Date Stamp of Office of Delivery

Timbre à date du bureau de destination

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Canada Post  
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Acknowledgement  
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Canada Post  
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City Clerk's Dept  
C.P.R. Legal Calgary

RETURN TO: OF RED DEER

BOX 5008

RED DEER, ALBERTA

T4N 3T4

REC'D  
MAR 13 1991  
CITY OF RED DEER

To be completed at <b>Office of Origin</b>		A remplir par le <b>Bureau d'origine</b>		Please Print		En majuscules s.v.p.	
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# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

## DOUBLE REGISTERED

March 6, 1991

The Gelmon Corporation  
1500 First Alberta Place  
777 - 8 Avenue S.W.  
CALGARY, Alberta  
T2P 3R5

Attention: Mr. A.D. Gelmon

Dear Sir:

**RE: BYLAW NO. 3035/91 - TO DESIGNATE THE CANADIAN PACIFIC  
RAILROAD STATION AS A MUNICIPAL HISTORIC RESOURCE**

Council of The City of Red Deer at its meeting held on Monday, March 4, 1991 gave first reading to Bylaw No. 3035/91. This is a bylaw to designate the Canadian Pacific Railroad Station, located on Lot 2A, Plan 6233 R.S. in the City of Red Deer, as a Municipal Historic Resource. Enclosed herewith please find a copy of the aforesaid bylaw.

In accordance with the Historical Resources Act, Revised Statutes of Alberta 1980, Chapter H-8, notice is hereby given that Council of The City of Red Deer will consider passing Bylaw No. 3035/91 at its meeting to be held on Monday, May 13, 1991 commencing at 7 p.m. or as soon thereafter as Council may determine.

If you have any concerns with regard to the passage of the aforementioned bylaw, I trust that you will advise this office in writing prior to the Council meeting and/or be present at the Council meeting of May 13, 1991.

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik  
City Clerk  
CS/jt

Att.

c.c. City Commissioners  
Director of Community Services  
City Solicitor



RED DEER

*a delight  
to discover!*





# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

## DOUBLE REGISTERED

March 5, 1991

CPR Legal Department  
2300, 125 - 9 Avenue S.E.  
CALGARY, Alberta  
T2G 0P6

Attention: Ms. Laura Sugimoto

Dear Ms. Sugimoto:

**RE: BYLAW NO. 3035/91 - TO DESIGNATE THE CANADIAN PACIFIC  
RAILROAD STATION AS A MUNICIPAL HISTORIC RESOURCE**

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Sincerely,

C. Sevcik  
City Clerk  
CS/jt

Att.

c.c. City Commissioners  
Director of Community Services  
City Solicitor



RED DEER

*a delight  
to discover!*

**BYLAW NO. 3035/91**

Being a Bylaw to designate the Canadian Pacific Railroad Station as a Municipal Historic Resource.

WHEREAS Section 22 of the Historical Resources Act, Revised Statutes of Alberta 1980, as amended, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS the preservation of the Canadian Pacific Railroad Station in the City of Red Deer appears to be in the public interest;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1           The building known as the Canadian Pacific Railroad Station located on Lot 2A, Plan 6233 R.S. in the City of Red Deer is hereby designated as a Municipal Historic Resource.
- 2           This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 4    day of    March                   A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this       day of                   A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this       day of                   A.D. 1991.

---

MAYOR

---

CITY CLERK

**DATE:** March 5, 1991  
**TO:** Director of Community Services  
**FROM:** City Clerk  
**RE:** DESIGNATION OF THE CPR STATION BUILDING  
AS A MUNICIPAL HISTORIC RESOURCE  
AND PROVINCIAL HISTORIC RESOURCE

---

Your report dated February 26, 1991 pertaining to the above topic was considered at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion.

\*RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services dated February 26, 1991 re: Designation of the Historic C.P.R. Station Building, hereby:

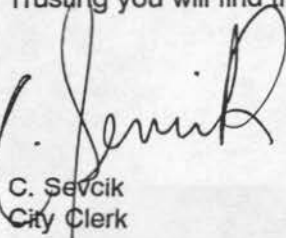
1. Agrees that the C.P.R. Station be designated as a Municipal Historic Resource
2. Agrees that the City administration be authorized to submit an application to the Province for the designation of the C.P.R. Station as a Provincial Historic Resource

and as recommended to Council March 4, 1991.\*

I would further advise that at the aforesaid meeting, Council gave first reading to Bylaw 3035/91, being a bylaw to designate the Canadian Pacific Railroad Station as a Municipal Historic Resource. This office will now proceed with notification to Gelmon Corporation and the CPR Legal Department as suggested by the Solicitor, and in accordance with the requirements of the Historical Resources Act. It is necessary that 60 days' notice be given and accordingly we will place this matter back on the Council agenda of May 13th for the public hearing and second and third reading.

With regard to the application to the Province for the designation of the CPR Station as a Provincial Historic Resource, I trust that you will ensure said application is prepared and submitted in due course.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Museums Director  
Principal Planner  
City Archivist  
Director of Engineering Services

Economic Development Manager  
Normandeau Cultural & Natural History Society  
Historical Preservation Committee  
Archives Committee  
City Solicitor



# consulting ltd.

engineers • planners • golf course designers

3694-001-02-12

January 28, 1991

The City of Red Deer,  
P.O. Box 5008,  
Red Deer, Alberta.  
T4N 3T4

Attention: Building Inspection Department

Dear Sirs,

Re: Application for Development Permit - "Golfland - Red Deer"  
Family Golf Centre.

Further to discussions and correspondence between your department and Mr Sherwood Young of Golfland Inc. in August of 1990 we hereby submit the attached material as an application on behalf of the Red Deer College (Landowner) and Golfland Inc. (Developer) for Development Permit Approval.

The site is currently zoned PS - Public Service (Institutional or Governemental) District under which the proposed use as a golf course/facility is considered a "permitted use".

Section 6.5.1.2(1) of Bylaw 2672/80 requires that a recreation and sport activity in this district must be operated or "sponsored" by a government body or agency for the participation of the public at large.

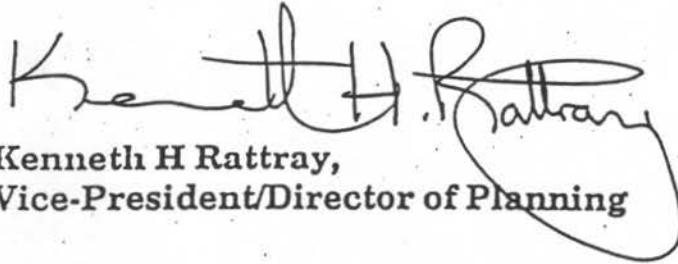
As is shown in our submission this is a fully public, family oriented facility to be developed and operated by Golfland Inc. on lands owned by the Red Deer College.

Golfland Inc. has negotiated a long term lease with the Red Deer College to permit the proposed development on this site of approximately 30 acres and thereby makes this application with the full knowledge and support of the College. It is therefore submitted that this lease agreement constitutes the "sponsor requirement" of a governmental body or agency, as required by the zoning.

We believe this application is self-explanatory, however, should you require additional information or clarification during the approval process please contact the undersigned or Mr Sherwood Young of Golfland Inc. at you convenience.

We look forward to a successful conclusion in this regard and ongoing discussion during additional permitting, approvals and construction of this exciting development.

Yours truly,  
GPEC CONSULTING LTD.

A handwritten signature in black ink, appearing to read 'Kenneth H Rattray', written over a large, loopy flourish that extends below the signature line.

Kenneth H Rattray,  
Vice-President/Director of Planning

cc: Red Deer College  
Attention: Don Haldane,  
Vice-President,  
Administrative Services



## INTRODUCTION

The proposed development site is an area of approximately 30 acres (12.14 ha), which is part of the Red Deer College land holdings on the west side of the City.

The proposal contemplates a family oriented golf theme park which will be open to the general public on a user pay basis.

The major components of the development will be a nine hole Par 3 golf course, a full featured practice facility and an 18 hole miniature golf course, complete with a modest building which will accomodate a novelty golf shop and food concession.

The total development will be constructed to a high quality of design with the dynamic atmosphere of a "theme park" catering to family golfing entertainment.

"**Golfland - Red Deer**" will be the first of a proposed chain of golfing theme parks aimed at catering to the broad base of active families, single, seniors, teenagers, tournaments, charity fund raisers, a teaching ground for beginners and a fun change of pace for the experienced golfer.

The site has an excellent exposure to the highway traveller and residents of the City of Red Deer. The varied terrain and perimeter tree cover provides an opportunity to create a pleasant golfing environment as well as a pleasing aesthetic image adjacent to the highway.

This land is seperated from the balance of the college lands by the Waskasoo Creek and valley, and from the balance of the urban area to the east by a large tract of privately owned, undeveloped property. Its proposed use will therefore have no adverse impact on existing development.

This report outlines all of the development components, standards, services and proposed objectives for "**Golfland - Red Deer**" and will assist the City in rendering an informed decision during development permit approval processing for this exciting development.



## SUMMARY

"Golfland - Red Deer" will be the first of a proposed chain of golfing theme parks aimed at catering to the broad base of active families, singles, seniors, teenagers, tournaments, charity fund raisers, a teaching ground for beginners and a fun change of pace for the experienced golfer.

The total development will be constructed to a high quality of design with the dynamic atmosphere of a theme park catering to family golfing entertainment.

The proposed site in Red Deer has excellent exposure to the highway traveller and residents of the City of Red Deer and District.

The site forms part of the Red Deer College land holdings and the College and Golfland Inc. have concluded successful negotiations of a long term lease of the lands for the proposed use.

The current zoning of the site is PS - Public Service (Institutional or Governmental) District under which the proposed use as a golf course/facility is a permitted use under the heading of "Recreational and Sport activities operated or sponsored by a government body or agency for the participation of the public at large."

It is respectfully submitted that the negotiated lease between Golland Inc and the Red Deer College meets the need for "sponsorship" by a government body or agency under the Bylaw.

Finally it is intended that the proposed facility will become an added asset to the recreation base of the City of Red Deer as a whole and the quality of development will be in keeping with the City's existing quality of life.

CS-3.124

**DATE:** February 27, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS, Director  
Community Services Division

**RE:** GOLFLAND: DEVELOPMENT APPLICATION  
ON RED DEER COLLEGE SITE  
A memo from the Recreation, Parks & Culture Board,  
dated February 14, 1991, refers.

---

1. Golfland Inc. is proposing to develop a family golf and recreation area on a portion of the Red Deer College site, adjacent to Highway 2 and south of Waskasoo Creek. The development proposal includes a 9-hole, par 3 golf course, driving range, and miniature golf course, as well as a golf shop, food concession and maintenance centre.
2. The development proposal was reviewed by the Parks Manager and the Recreation, Parks & Culture Board. Their comments have been passed on to the Municipal Planning Commission for consideration in the issuance of a Development Permit. However, the division's comments, which should be considered by City Council, are as follows:
  - It is considered that the proposed golf course and family recreation area would be an excellent use for the Red Deer College site. The associated landscaping and facilities will greatly enhance the appearance of the city from Highway 2. This was identified as a major objective in the report entitled "City of Red Deer Building & Landscape Design Standards for Development on Major Entry Arteries", which was recently approved by City Council.
  - The site is presently designated PS-PUBLIC SERVICE in the City's Land Use By-Law. This land use designation only permits recreational facilities "sponsored by a government body or government agency". As the golf course is a private venture, it is recommended that the site be redesignated P1-PARKS AND RECREATION, in which a golf course is a discretionary use.

.../2

Charlie Sevcik  
Page 2  
February 27, 1991  
Golfland: Red Deer College Site

---

- The development proposal has protected the integrity of Waskasoo Creek and the adjacent vegetation, with the exception of the upgrading of the existing bridge and access road. However, a stormwater retention pond is proposed immediately south of the creek, which could have an effect on the stability of the escarpment. In terms of City policy, the escarpment should be protected and the developer should be required to submit a geotechnical report, indicating that the proposed retention pond will not affect bank stability (City Council Policy Ref. #523).
- The development proposal suggests that the future access to the golf course might be via the Major Continuous Corridor to the east. This is a transportation issue which cannot be considered at this time. However, we are concerned that a future access road might detrimentally affect the Bower Natural Area to the east. This area is presently in private ownership and City Council has passed several resolutions supporting its acquisition as part of the Red Deer College grounds.
- All other development issues raised by the Parks Manager and the Recreation, Parks & Culture Board should be referred to the Municipal Planning Commission for consideration in the issuance of a Development Permit.

### 3. **RECOMMENDATION**

It is recommended that City Council support the development of a private golf and recreation area on a portion of the Red Deer College site, subject to the following conditions:

- That the site be redesignated from PS-PUBLIC SERVICE to P1-PARKS AND RECREATION in the Land Use By-Law.
- That the developer be required to submit a detailed geotechnical evaluation of the escarpment prior to a Development Permit being issued for the retention pond.

Charlie Sevcik  
Page 3  
February 27, 1991  
Golfland: Red Deer College Site

---

- That no consideration be given to future access from the Major Continuous Corridor at this time.



CRAIG CURTIS

:dmg

- c. Don Batchelor, Parks Manager  
Paul Meyette, Principal Planner, R.D.R.P.C.  
Lynne Paradis, Chairman, Recreation, Parks & Culture Board  
Lesia Davis, A/Recreation & Culture Manager

**DATE:** February 14, 1991

**TO:** CITY COUNCIL  
MUNICIPAL PLANNING COMMISSION

**FROM:** LYNNE PARADIS, Chairman  
RECREATION, PARKS & CULTURE BOARD

**RE:** GOLFLAND - RED DEER  
DEVELOPMENT APPLICATION

---

The Family Golf & Recreation Area proposal on Red Deer College lands submitted by GPEC Consulting Limited to the City for a Development Permit, has been considered and reviewed by the Recreation, Parks & Culture Board. Although this proposal was viewed by the Board as a unique and positive recreational development, which will supplement other park and recreational facilities in the city, the Board felt that a number of conditions should be attached to the Development Permit to ensure that development proceeds in a manner that is compatible with adjacent Waskasoo Creek and the natural area, and is attractive as a feature along Red Deer's perimeter adjacent to Highway 2.

Attached is the report submitted by the Parks Manager, relative to the development of the Family Golf Theme Park. The Recreation, Parks & Culture Board passed the following resolutions at their regular meeting of February 12, 1991 relative to this proposed development.

"THAT the Recreation, Parks & Culture Board support the application from Golfland and request that the Municipal Planning Commission approve the permit subject to:

1. Necessary Crossing Permits being obtained from Alberta Environment (Water Resources Act) for crossing Waskasoo Creek with a bridge and road;
2. Detailed landscaped plans being submitted to the Parks Department for review and approval;
3. No development proceeding below the top of bank of Waskasoo Creek other than upgrading of the existing bridge and access road;

...2/

City Council & Municipal Planning Commission  
February 14, 1991  
Page 2

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4. Consideration for access to this site from the Major Continuous Corridor not be given at this time until more detailed information relative to its effect on the Bower natural area is determined;
5. A geo-technical report be submitted in accordance with Council Policy No. 523 for the proposed stormwater pond and other developments adjacent to the creek or escarpment;
6. That the lease area be reclassified to P1, Park and Recreation District.

SAID APPROVAL BEING SUBJECT TO:

1. The road being surfaced to the satisfaction of the Parks Manager.
2. The maintenance building being screened and/or relocated to the satisfaction of the Parks Manager."

The above resolution and information is forwarded for your information and consideration.



LYNNE PARADIS

DB/ad

Att.

- c. Craig Curtis, Director of Community Services  
Paul Meyette, Principal Planner, Red Deer Regional Planning Commission  
Ryan Strader, Bylaws/Inspection Manager



DATE: February 5, 1991  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: DON BATCHELOR  
Parks Manager  
RE: GOLFLAND - RED DEER FAMILY GOLF CENTRE

---

Golfland Incorporated has negotiated an agreement with Red Deer College whereby the College has authorized the long-term lease of the area outlined on the attached map for the purposes of developing:

1. 9-hole, par 3 golf course
2. golf practise driving range
3. 18-hole miniature golf course
4. golf shop
5. food concession
6. maintenance centre
7. parking lot and access road

The architectural concept of the area would be a "Theme Park" catering to family entertainment. Golfland Incorporated has formally submitted (see Attachment 2) to The City for a Development Permit such that development can proceed in spring 1991, with a projected opening for summer 1992.

I have submitted this proposal to the Board for review at this time such that the Board may make recommendations to the Municipal Planning Commission on this development application. This project would be a most attractive recreational feature along Highway 2, and would be a unique development complimenting other existing recreational and park areas in the city.

The integrity of Waskasoo Creek has been protected as the development would be south of the top of bank, excepting the upgrading of an existing bridge and the development of an access road. The necessary permits must be obtained from Alberta Environment (Water Resources Act) for crossing the creek and ensuring that development is compatible with the creek escarpment and the area is stabilized and re-vegetated. Access to the site would be from 32 Street and 60 Avenue. Longer term plans to perhaps access this site from the Major Continuous Corridor may result in significant loss to the Bower natural area. At this time, I cannot support such a concept until more detailed information is available. Any expansion of this facility in an easterly direction would have significant detrimental effects on this natural area.

Extensive landscape standards would apply to the site, including within a 120-stall parking lot which would contain six (6) handicapped spaces. The Red Deer Tourist & Convention Board has recently had funding approved for a major "Welcome to Red Deer" sign which may be located along this section of Highway 2. The golf course development should incorporate the location of this sign in the design.

The proposed storm water retention pond immediately south of Waskasoo Creek should be considered only after a geotechnical report is completed in accordance with Council Policy #523. This report would indicate any impacts this pond would have on the creek and should stipulate water discharge rates into the creek.

The area is presently classified PS (Public Service District) in the Land Use By-law wherein recreational facilities sponsored by a government body or government agency is permitted. Since this land is being leased by the College to a private agency (Golfland Inc.), I am of the opinion that PS is an inappropriate land-use designation. A rezoning of this area to P-1 (Parks & Recreation District) would be more appropriate as golf courses, driving ranges and miniature golf developments by private enterprise are identified as discretionary uses.

#### RECOMMENDATIONS:

That the Recreation, Parks & Culture Board support the application as submitted and request that the Municipal Planning Commission approve the permit subject to:

1. Necessary crossing permits being obtained from Alberta Environment (Water Resources Act) for crossing Waskasoo Creek with a bridge and road.
2. Detailed landscape plans being submitted to the Parks Department for review and approval.
3. The golf course design incorporating the location of the new "Welcome to Red Deer" sign along Highway 2.
4. No development proceeding below the top of bank of Waskasoo Creek other than upgrading of the existing bridge and access road.
5. Consideration for access to this site from the Major Continuous Corridor not be given at this time until more detailed information relative to its effect on the Bower natural area is determined.

6. A geotechnical report be submitted in accordance with Council Policy #523 for the proposed storm water pond and other developments adjacent to the creek or escarpment.
7. That the lease area be reclassified to P-1, Parks & Recreation District.



DON BATCHELOR

DB/ad

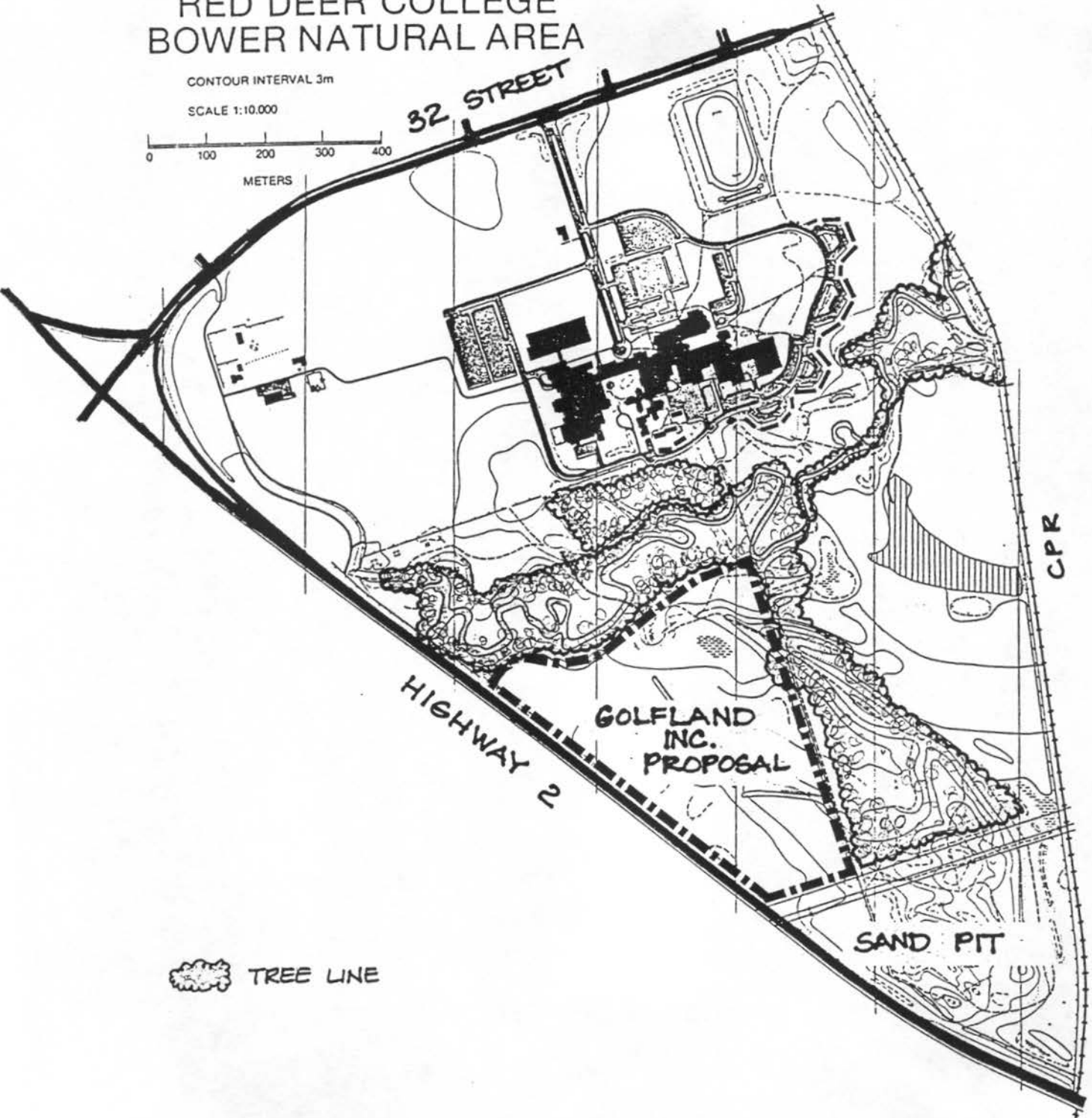
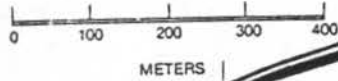
Atts.

- c. Lowell Hodgson, Recreation & Culture Manager  
Craig Curtis, Director of Community Services  
Ryan Strader, Inspections/By-laws Manager  
Allan Knight, City Assessor

# RED DEER COLLEGE BOWER NATURAL AREA

CONTOUR INTERVAL 3m

SCALE 1:10,000



DATE: February 1, 1991  
TO: D. Bonnett  
FROM: Fire Prevention  
RE: GOLF CENTER, 5700 - 32 STREET  
J/-/812-2461

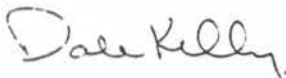
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The proposed development does not provide water for fire fighting purposes.

It is recommended that water supply be provided by use of cistern, draft hydrant and pond or water main. Information on different supply methods are available from the Fire Department.

It is also indicated that this is a summer season proposal, with no use in the winter. Please note that the Alberta Building Code requires access to all buildings, and that the access shall be maintained throughout the year.

Construction shall comply to the Alberta Building Code and the Alberta Fire Code.



Dale Kelly  
Fire Inspector

DK/dd

DATE: February 14, 1991  
TO: By-laws and Inspections Manager  
FROM: Engineering Department Manager  
RE: GOLFLAND AND FAMILY GOLF CENTRE  
PART OF N.W. 5-38-27-4  
SOUTH OF RED DEER COLLEGE/EAST OF HIGHWAY 2

---

Prior to the approval of the above noted proposed development, the developer should provide more detailed information with respect to servicing, fire protection, site grading, access, and traffic projections, etc. We have no objection to this proposal, subject to the following comments:

1. Although the access to the site as shown appears to be satisfactory, the developer should provide more information with respect to the following items:
  - a. The estimated traffic turning movements (peak hour) and required traffic control and road geometrics for the 60 Avenue and 32 Street intersection;
  - b. Requirements for upgrading of 60 Avenue (if any);
  - c. Access road construction and bridge upgrading;

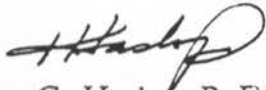
It should be noted that future access requirements to the east of the site will only be allowed at either 28 Street or 22 Street.

2. Additional information is required pertaining to size, alignment, valving, and metering of the water service as well as location of fire hydrants.
3. The developer will be required to pay off-site levies for water trunk mains and arterial roadways prior to issuance of a building permit, and for sanitary and storm mains when same are made available.



By-laws and Inspections Manager  
February 14, 1991  
File 290-009B  
Page 2

4. Since sanitary sewer mains are not presently available for the development, a septic tank will be permitted. The property owner will be required to sign a standard City of Red Deer Deferred Services Agreement and connect to services when available.



Ken G. Haslop, P. Eng.  
Engineering Department Manager

NPA/cy

- c.c. Fire Marshall
- c.c. Director of Community Services
- c.c. Public Works Manager
- c.c. Engineering Accountant
- c.c. Engineering Services Clerks
- c.c. Development Coordinator

TO: Craig Curtis, Don Bachelor, and Lowell Hodgson  
 From: Don Wales

Regarding: THE COLLEGE BOWER NATURAL AREA

1. Nowhere in Red Deer is there a significantly large area of native Aspen Parkland that can support educational activities that may require off trail exploration, semi-consumptive activities ( such as transect studies, collections, sampling, mark- recapture studies etc.) As attractive as the many parks in the Waskasoo system are, many are reclaimed gravel pits and feature vegetation that specializes in colonizing disturbed ground or landscaping vegetation provided by the Parks Dept. Gaetz Lake sanctuary on the other hand has strict regulations regarding off trail travel.
2. The Natural area is a unique mix of dense spruce, aspen /poplar stands, open fields, and a slow moving stream. There are excellent examples of natural terrestrial succession, north side/southside vegetation differences, agriculture vs cultivated field succession, abundant bird life, a resident deer population., and an extremely diverse flora.
3. In the winter the area provides non-motorized winter recreation such as cross country skiing, snowshoeing and ski orienteering. Although excellent beginner trails exist elsewhere in Waskasoo Park and "expert" trails are found at Riverbend, the College trails provide the best intermediate trails we have in the city. Despite Riverbend the College trails have been heavily used this winter and during a portion of this winter were considered in better condition than trails elsewhere in the city. Bus loads of school children still use the area each week and the city Jackrabbit program depends on the trails for one of its venues.
4. Of course the College itself benefits most from the natural area for many of its field oriented courses and for training athletic teams. It can be argued that whatever is good for the college is good for the community. The potential for spring and fall use has only been partially tapped and will grow if this land is protected.
5. The spruce hill side provide an attractive backdrop to the city when viewed from the east or north. Until the sand pit, the southern " gateway" to the city was an attractive preview of what the city is like in terms of parks and open green areas. Eventually the entire parcel of land could be mined.

June 14, 1990

To: Red Deer College Board of Governors  
 From: Brian Stackhouse  
 Re: Report on GolfLand Proposal

Don Wales, Don Haldane, Keith Woznesensky and I met yesterday with with Sherwood Young and Floyd ... from GolfLand. As we had anticipated, item #1 on the list below proved to be the most contentious. GolfLand wants to use approximately 5 acres from the Natural Area. We recommend strongly that, aside from paving the access road, the Natural Area should remain untouched. I personally regret that the conveniently available cultivated land is somewhat less than ideal for the GolfLand proposal. I do believe it is enough (barely!) and I forwarded a crude plan to Keith, Don and Don showing one way of fitting all the GolfLand components onto the 34 cultivated acres.

I have also been trying to meet with Michael O'Brien to discuss with him whether or not an environmental impact study (item # 10) is really necessary and hope to have done this by June 20. I believe Sherwood has adequately addressed the other issues we raised.

The preliminary report which we discussed yesterday follows:

Preliminary Report (incorporating minor modifications):

At its meeting on Wed., May 16, 1990, the RDC Board of Governors considered the proposal from Sherwood Young of GolfLand and: (a) approved in principle of this proposal, and

(b) appointed a committee consisting of Don Wales, Brian Stackhouse and Don Haldane to recommend conditions which should be applied to this proposal in order to minimize the destructive impact on the Natural Area.

On Wed., May 23, our committee walked over to the proposed GolfLand location, discussed its impact on the Natural Area and agreed upon the following recommendations:

(1) that the approximately 5 acre section of natural area (including a natural grassy hillside and a low area with some natural "scrub" plus a grove of aspen and mature spruce) in the North East corner of the proposed development (labelled practice area and intended to be the driving range on the GolfLand design) be excluded from the proposal and remain natural. The Natural Area is already small and we believe it would be a serious error to permit this section to be developed. Development is an irreversible process. Any attitude of "compromise" between developing a natural area and leaving it in its natural state

continued ...

- 2 -

results in the continual erosion of the natural area. Permitting a road through the Natural Area for access to GolfLand is already a major compromise and effectively represents putting 0.7 acres of asphalt through the Natural Area. From a scale orienteering map, Brian Stackhouse has estimated that excluding this 5 acres reduces that amount of land available from 39 acres to 34 acres. We are also aware that Sherwood Young stated in his presentation to the College Board that GolfLand would like at least 40 acres for their operation. We therefore suspect there will be considerable pressure to allow these 5 acres to be included in the proposed development and we strongly recommend that this pressure be resisted and that these 5 acres remain natural.

(2) that we be given the opportunity to look at detailed plans when they are available and possibly provide further input.

(3) that we be given the opportunity to review the GolfLand operation both in the construction phase and once it is running and possibly provide further input.

(4) that the access road which cuts across the Natural Area take the shortest practical route through the Natural Area, following the existing trail, about 350 m long, which the farmer presently uses for access instead of the longer route through the Natural Area shown on the GolfLand proposal. This is to minimize the number of acres of Natural Area lost due to the road.

(5) that the width of the access road be no more than 24 feet or as narrow as reasonably possible through the Natural Area and narrower in areas where a 24 foot width would require significant "modification" of the Natural Area such as near the bridge and along the road leading down to the bridge (the width of the bridge is 18 feet and the width of the ring road is 27 feet).

(6) that no "landscaping" be done in the Natural Area along the access road.

(7) that the access route for any services such as electricity and water which have to be brought across the Natural Area from the College be underneath or alongside the access road in order to avoid make a second cut through the Natural Area.

(8) that the speed limit along the access road be 20 km/hr.

(9) that the City of Red Deer be formally advised of the GolfLand proposal and given an opportunity to provide input. Because the land is in the City, we assume that they will ultimately have to approve the development plans anyway. The City could very well have comments to make, for example, about

continued . . .

- 3 -

the impact of drawing water from Waskasoo Creek and how these proposed Golf facilities fit in with existing and/or planned facilities in Red Deer.

(10) that an independent team of consultants be contracted to conduct an environmental impact study. We have concerns about the impact on wildlife movement, etc. of (a) putting an asphalt road with significant traffic flow through the Natural Area and (b) significantly larger numbers of people in the area adjacent to the Natural Area. We don't feel competent to comment on these effects but we do feel they should be looked at.

(11) that the development stay at least 6 feet away from the Natural Area in order to avoid accidental minor encroachments and to avoid interfering with root systems of trees in the Natural Area. This would also provide a perimeter trail for the GolfLand development.

Don Wales is planning (a) to talk to Michael O'Brien who has had experience in working from an environmentalist's perspective with the development of the Riverbend Golf Course and (b) to investigate the cost of an impact study and possible consultants. We are also concerned about the haste with which this proposal is progressing and with numerous questions which we believe need satisfactory answers before proceeding such as:

- Is there enough flow through Waskasoo Creek to make drawing water from the creek practical?

- Does the Alberta Environment Department have concerns about drawing water from the creek?

- Is a lake viable? The lake is shown in the plans on some of the highest ground and we believe there is a lot of sand underneath so we suspect such a lake would drain out through the sand.

- We suspect that the large spruce trees cannot be moved and expected to live as was proposed. This is not a major question because the large spruce trees are part of the 5 acre natural area we recommend be left natural.

In general, I do believe that a 34 acre Golf Park is a compatible use for the land adjacent to the Natural Area and is also an efficient use of that land.

cc. Don Haldane  
Don Wales  
Keith Woznesensky

respectfully submitted by  
Brian Stackhouse

P.S. I would be pleased to take any of you who are interested in a 30 minute walk through the Natural Area including showing you the controversial 5 acres either before 2:45pm the Board Meeting or during a break.



June 20, 1990

To: Red Deer College Board of Governors  
 From: Brian Stackhouse  
 Re: Supplementary Report on GolfLand Proposal

I met Monday (June 18) with Michael O'Brien, a long time member of the Red Deer River Naturalists and a knowledgeable and respected voice on environmental issues in Red Deer. He has had significant input into the planning of Waskasoo Park including the Riverbend Golf Course.

He shares our opinion that the 5 acre section of natural area proposed for inclusion in the GolfLand development should be left natural. The approximately 2 acres of forest is large enough and thick enough to bed down deer. The approximately 2 acres of grassy meadows are an important component of the Natural Area. They provide a home for numerous rodents and insects, etc. which are necessary to complete the food chain for the birds and animals which live in the adjacent forest. In Waskasoo's Gaetz Lake Sanctuary, for example, the McCulloch farmland was allowed to go back to its natural state in order to provide habitat for rodents and insects. The low area, approximately one acre, which is presently wet and which normally dries up in late summer and fall, offers yet another diverse habitat for frogs, water insects etc. which remain dormant when the area dries up. Presently, some farmers are being encouraged to flood low areas to create this type of habitat and drain them later to harvest a hay crop.

As well as agreeing with the concerns we have already raised, Michael suggested some additional restrictions:

(12) that an impermeable barrier be constructed below ground to stop the migration of chemicals (fertilizers, herbicides, pesticides) from the golf course into the wet lands. This could be done with a trench lined with plastic and then refilled with dirt. One of the plants we found in the woods adjacent to the wet lands was wild rhubarb which is quite selective and which indicates that the soil is not presently contaminated.

(13) that the perimeter fence for the golf course have a small enough mesh near ground level that golf balls do not accidentally roll through into the Natural Area. The underbrush along the margin of the forest is essential to a natural area, providing habitat for small animals, etc. A common practice with golf courses is to clear underbrush in the "rough". If this is not done, some of it still gets effectively cleared in the process of golfers looking for lost balls. The best solution appears to be to keep golf balls completely out of the Natural Area.

Although they look pretty, Golf Courses are not environmentally "friendly". A manicured fairway is virtually a desert in terms of wildlife. I urge you to restrict the GolfLand development to the 34 acres of land which is presently already cultivated. If these conditions can be met, I will not insist on an environmental impact study. Thank you for the opportunity to provide input.

cc. Don Haldane  
 Don Wales  
 Keith Woznesensky  
 Michael O'Brien

respectfully submitted by  
 Brian Stackhouse



Commissioners' Comments

The attached application for the Golf Course at the College was considered by the Municipal Planning Commission on Monday, February 25, 1991, and the application was denied because in M.P.C.'s view the site was inappropriately zoned. In general, the use is supported and we would therefore recommend Council rezone the site from PS to P1. With respect to the conditions recommended by the various bodies, these more properly are the responsibility of M.P.C. and will be dealt with by them if Council approves the rezoning of the site.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## M.P.C. ADDITIONAL AGENDA

February 25, 1991

---

J.

GPEC CONSULTING LTD.  
408 WILLOW PARK CENTRE  
10325 BONAVENTURE DRIVE S.E.  
CALGARY, ALBERTA  
T2J 5R8

Request approval of various items in connection with a "family golf centre", to be located on the Red Deer College site, 5700-32 Street (Lot J, Plan 812-2561) zoned PS. See Map J. We have attached, to the main agenda, several pages of their proposal, to give an indication of the scope of the development.

The first item to be decided is related to zoning. Currently, the site is zoned PS, in which one of the permitted uses is "Recreation or sports activities operated or sponsored by a governmental body or agency for the participation of the public at large". It is our opinion that the proposed use falls into this category, as the site is controlled by The College, leased to Golfland, and open to the public. This opinion is not shared by the Recreation, Parks, and Culture Board (see attached).

If the Municipal Planning Commission concurs with our opinion, regarding zoning, approval is required for site development - including site plan, parking layout, and landscaping.

Recommend approval subject to:

1. All conditions contained in the February 14, 1991 memo from the Engineering Department to be met prior to the building permit being issued (copy attached).
2. All conditions contained in the February 1, 1991 memo from the Fire Department being met prior to a building permit being issued (copy attached).

M.P.C. ADDITIONAL AGENDA

February 25, 1991

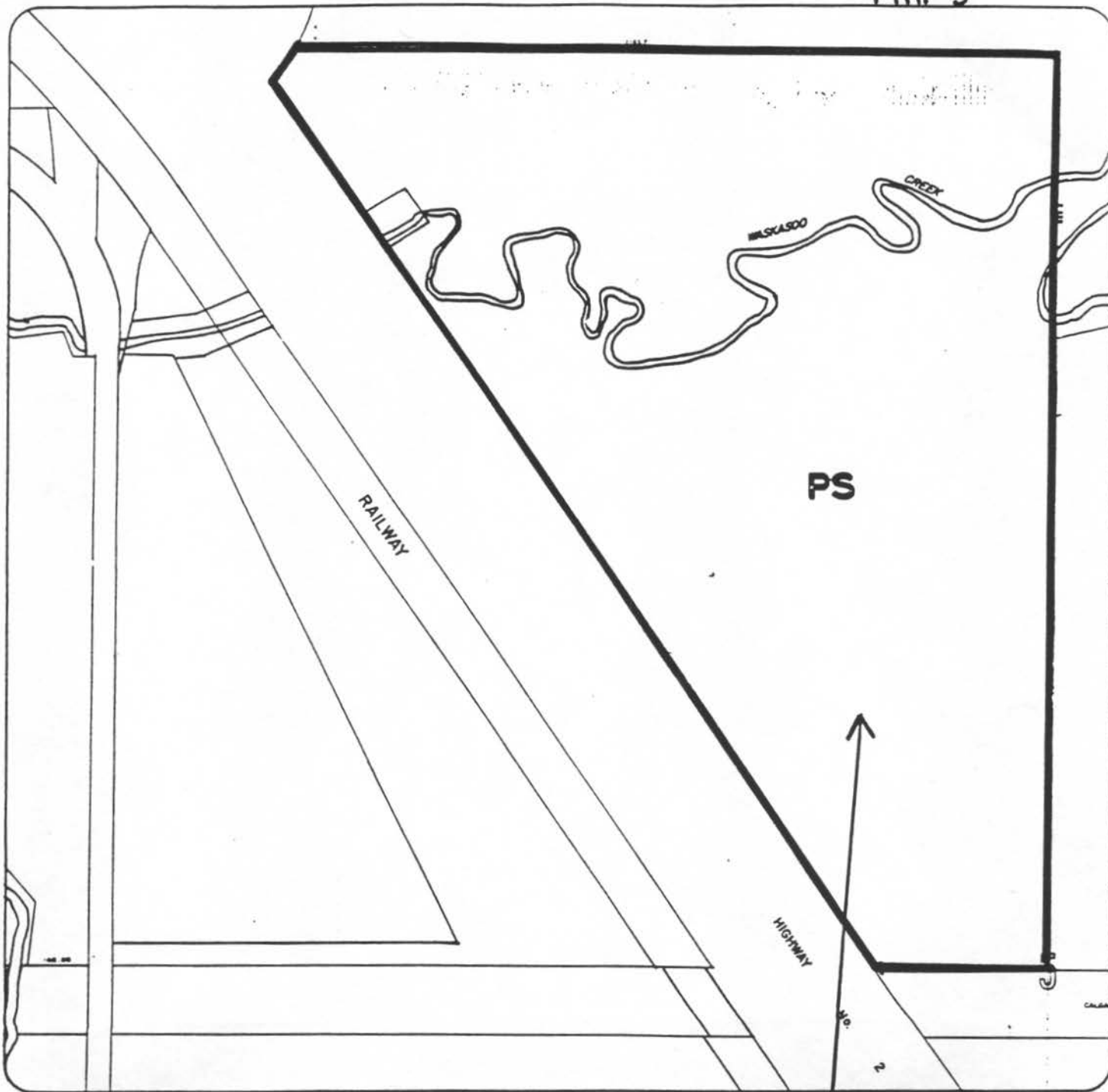
Page 2

3. Conditions 1, 3, 4, and 5 of the Recreation, Parks, and Culture Board memo of February 14, 1991 being met (copy attached).
  4. Detailed landscaping and building elevations being submitted to the Development Officer for approval.
  5. Advertising.
-

City of Red Deer --- Land Use Bylaw  
**Land Use Districts**

**E5**

MAP J



scale in metres

Revisions: LOT J, PLAN 812-2561

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

March 5, 1991

GPEC Consulting Ltd.  
#408 Willow Park Centre  
10325 Bonaventure Drive S.E.  
CALGARY, Alberta  
T2J 5R8

Attention: Mr. Kenneth H. Rattray,  
Vice-President/Director of Planning

Dear Sir:

**RE: GOLFLAND - RED DEER, FAMILY GOLF CENTRE -  
DEVELOPMENT APPLICATION ON RED DEER COLLEGE SITE**

Your proposal to develop a family golf and recreation area on a portion of the Red Deer College site, adjacent to Highway 2 and south of Waskasoo Creek, received consideration at the Council meeting of March 4, 1991.

Following is a resolution which was passed by Council in regards to your application.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from GPEC Consulting Ltd. dated January 28, 1991 re: Application for Development Permit/Golfland - Red Deer - Family Golf Centre - Portion of Red Deer College Site, hereby agrees as follows:

1. That said site be redesignated from PS - Public Service to P1 - Parks and Recreation in the Land Use Bylaw
2. That the Developer be required to submit a detailed geotechnical evaluation of the escarpment prior to a Development Permit being issued for the retention pond
3. That no consideration be given to future access from the Major Continuous Corridor

and as presented to Council March 4, 1991."

....2

*a delight  
to discover!*

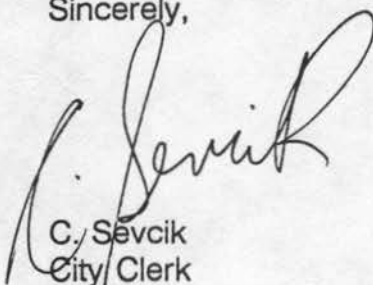
Mr. Kenneth H. Rattray  
GPEC Consulting Ltd.  
March 5, 1991  
Page 2

The decision of Council in this instance is submitted for your information and I am also enclosing herewith all administrative comment which appeared on the Council agenda (pages 72 to 89). I would draw your attention to the conditions recommended by the administration which as noted by the Commissioners, are more properly the responsibility of the Municipal Planning Commission and will be dealt with by the Commission if Council approves the redesignation of the site.

I would further advise that at the above noted Council meeting, first reading was given to Land Use Bylaw Amendment 2672/D-91, a copy of which is enclosed herewith. This bylaw pertains to the redesignation of the lands in question from PS to P1 designation. This office will now proceed with preparation of advertising for a public hearing to be held on Tuesday, April 2, 1991 commencing at 7 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the local newspaper on Friday, March 15 and 22, 1991. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising, which in this instance is \$500.00. We will require this deposit by no later than Tuesday, March 12th, to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I trust you will find this satisfactory, however, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk  
CS/jt  
Att.

c.c. Director of Community Services  
Recreation, Parks & Culture Board  
Recreation & Culture Manager  
Fire Chief  
Municipal Planning Commission

Parks Manager  
Principal Planner  
Bylaws & Inspections Manager  
Engineering Department Manager



**BYLAW NO. 2672/D-91**

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1           The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 3/91 attached hereto and forming part of the Bylaw.
- 2           This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this   4   day of       March           A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this       day of           A.D. 1991.

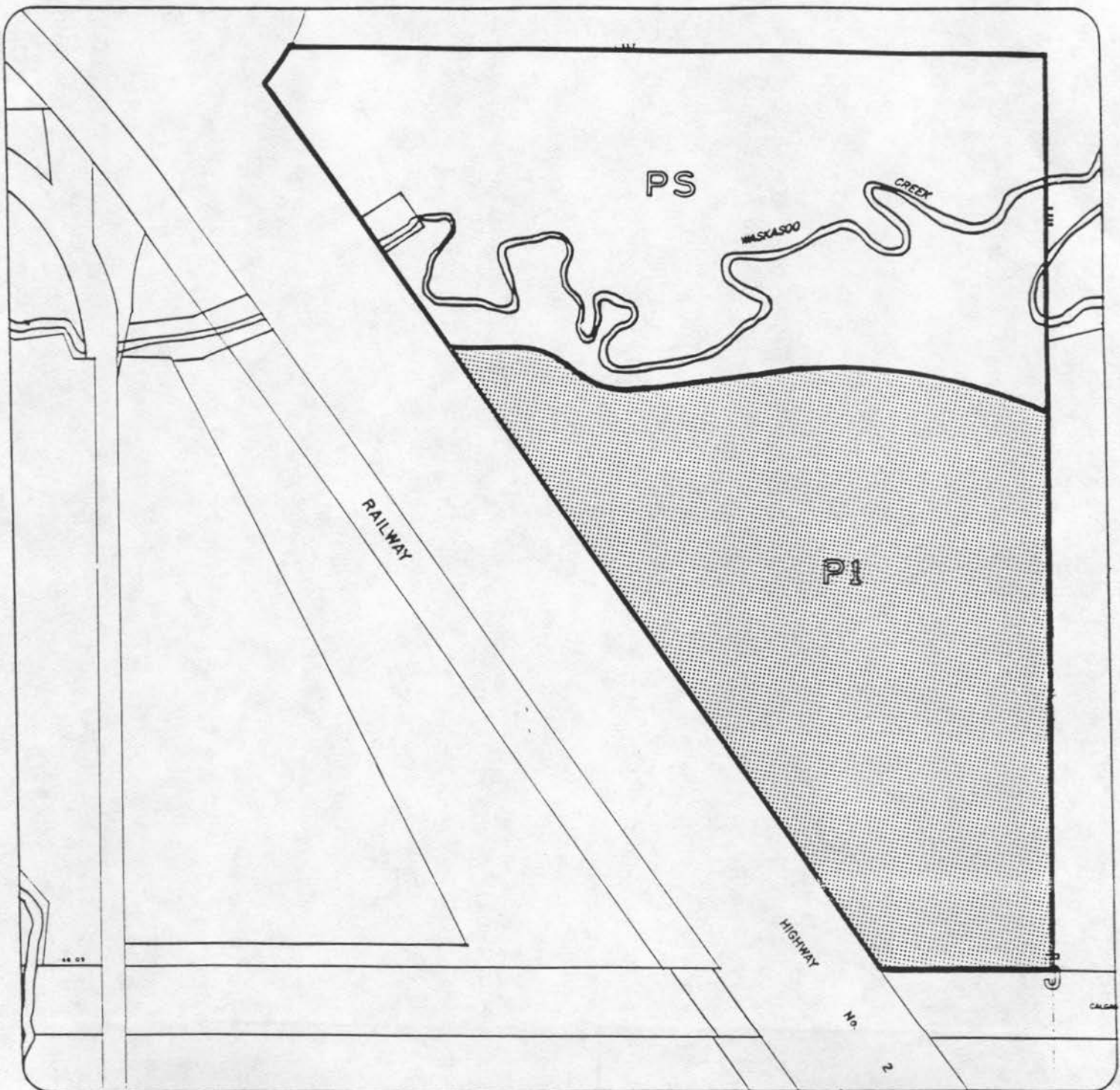
READ A THIRD TIME IN OPEN COUNCIL this       day of           A.D. 1991.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

City of Red Deer --- Land Use Bylaw  
**Land Use Districts**

**E5**



scale in metres

**Revisions :**

MAP NO. 3/91  
(BYLAW NO. 2672/D-91)

Change from **PS** to **P1** .



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

FILE No.

March 4/91

City Clerk's Department 342-8132

June 11, 1991

GPEC Consulting Ltd.  
408 Willow Park Centre  
10325 Bonaventure Drive S.E.  
CALGARY, Alberta  
T2J 5R8

Attention: Mr. Ken Rattray

Dear Sir:

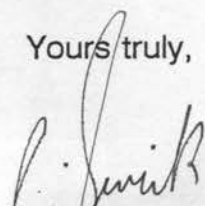
RE: PROPOSED GOLF COURSE  
NW 5-38-27-4  
CITY OF RED DEER

With reference to the above matter I am enclosing herewith a copy of a letter just received (June 11, 1991) from Alberta Transportation and Utilities advising of their future roadway requirements and additional lands needed to accommodate an access ramp associated with the continuous corridor construction and interchange work on Highway 2. Attached is the plan which indicates the proposed widening which is suggested should be taken into consideration with development of the golf course.

In addition, they point out that no access will be allowed onto Highway 2 and that they would request the opportunity to review the course layout, specifically with respect to whether golfers could hit balls in the direction of the highway.

Submitted for your information and appropriate action.

Yours truly,

  
C. Sevcik  
City Clerk  
CS/jt  
Att.

c.c. Bylaws and Inspections Manager  
Director of Community Services

Director of Engineering Services  
Principal Planner



*a delight  
to discover!*



TRANSPORTATION AND UTILITIES

Office of the District Transportation Engineer

4th Floor, Provincial Building, #404, 4920 - 51 Street, Red Deer, Alberta, Canada T4N 6K8 403/340-5200

May 30, 1991

File: City of Red Deer  
1564-Red Deer

JUN 11 1991

The City of Red Deer  
P. O. Box 5008  
Red Deer, Alberta  
T4N 3T4

*Kon*  
Not. Eng Dept.  
Forwarded to  
City Clerk.  
*K. Stel.*

Dear Sirs:

RE: PROPOSED GOLF COURSE  
NW 5-38-27-4  
HIGHWAY 2, CITY OF RED DEER

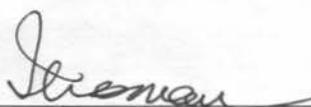
With reference to your proposed land use redesignation, we have reviewed our future roadway requirements and additional lands will be needed to accommodate an access ramp associated with the continuous corridor construction and interchange work on Highway 2. No access will be allowed onto Highway 2.

The attached plan indicates the proposed widening and this should be taken into consideration with development of the golf course.

We would also request the opportunity to review the course layout as to whether golfers could hit balls in the direction of the highway.

If you have any questions regarding this matter, please contact me or Lee Bowman at 340-5200.

Yours truly,

  
Tom Mammen, P. Eng.,  
ASST. DISTRICT TRANSPORTATION ENGINEER

LTB/mt

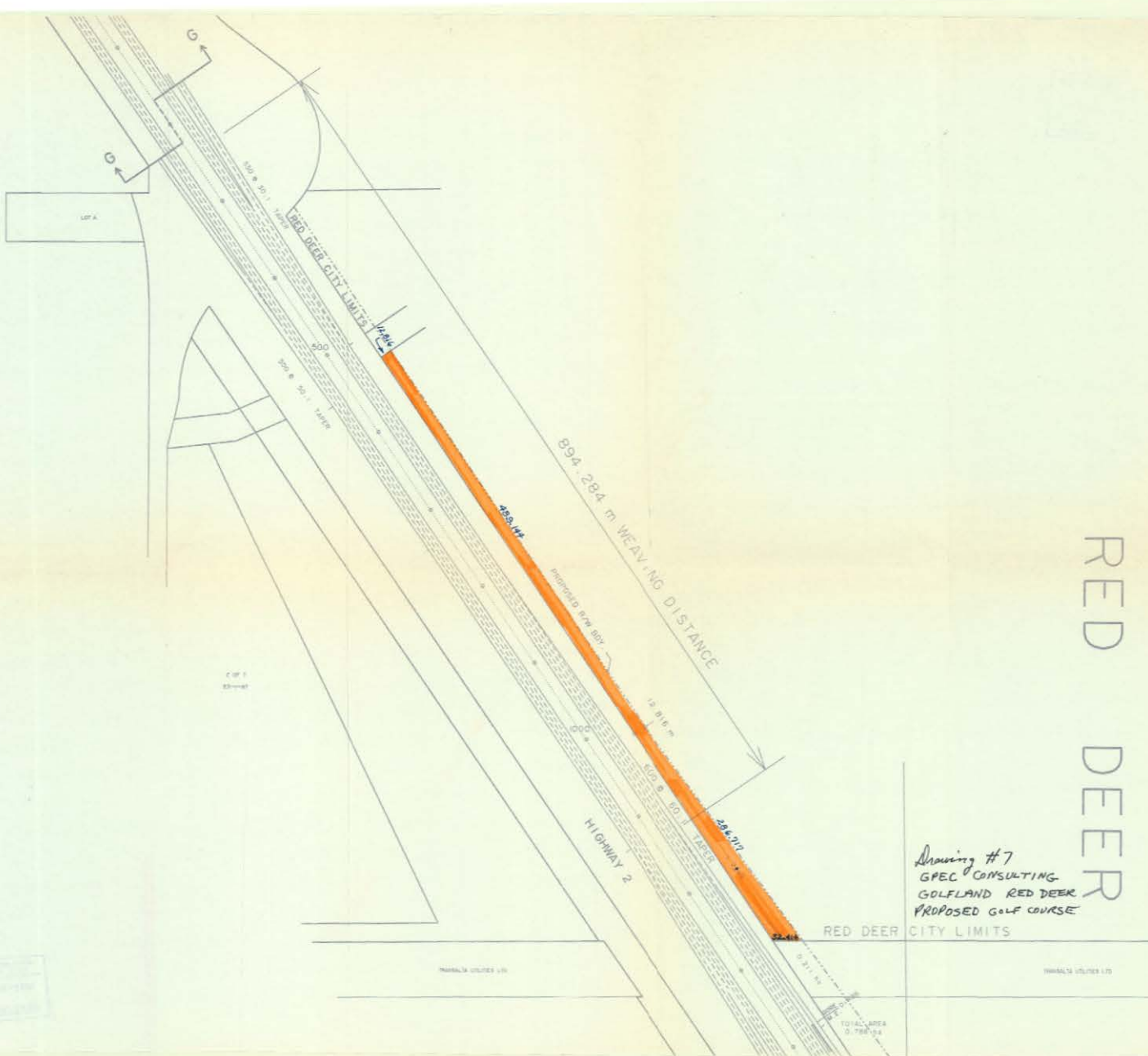
Attached  
C.C. D. J. Bussard  
M. Gerard (3180-1293)  
J. Freeman-Marsh





# RED DEER

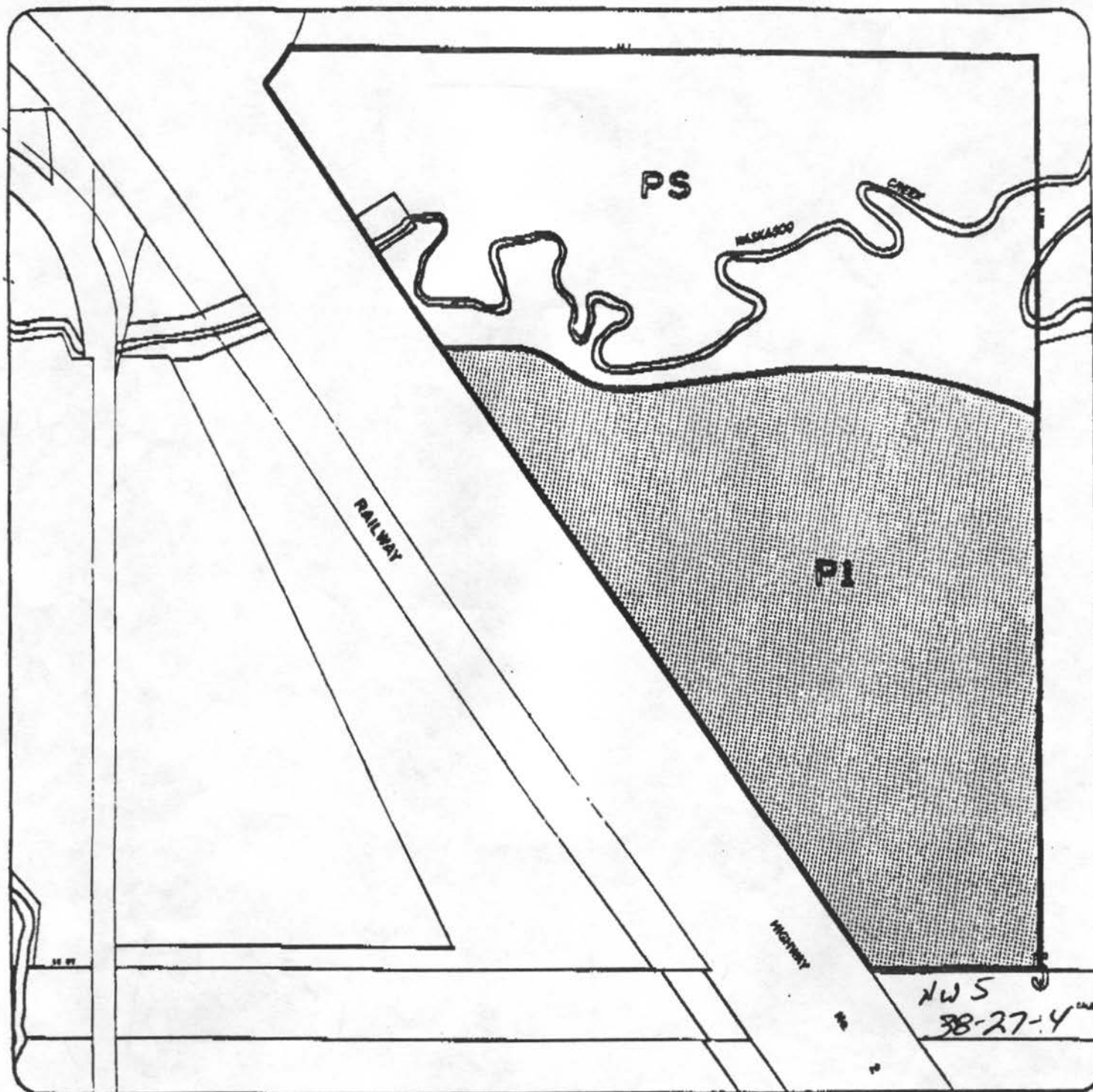
Drawing #7  
GPEC CONSULTING  
GOLFLAND RED DEER  
PROPOSED GOLF COURSE



33

# City of Red Deer --- Land Use Bylaw Land Use Districts

**E5**



Revisions :

MAP NO. 3/91



CORRESPONDENCE

NO. 1

Red Deer City Hall  
ATTN. City Clerk  
Charlies Sevcik

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

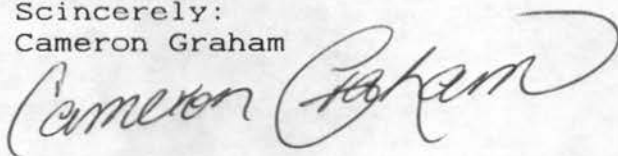
RECEIVED	
TIME	11:45 AM
DATE	FEB-15/91
BY	GT

Dear Sir:

I have recently moved to the city limits of Red Deer and I am just beginning to explore the many things the city has to offer. I have noticed that the city has an excellent system of bicycle and foot paths. I would very much like to use them. Last year I purchased my first miniature horse. I was told that many cities had bylaws that allowed them the same privileges as dogs. However on inquiring I have found that Red Deer has only a broad reference to horses in the bylaws forbidding them entry to most of these paths. I am writing to ask if the city would review this position or make some other arrangement with me to allow me to exercise my horses on these paths. I am located on the east side of the city and am therefore not close to Heritage Ranch so going there to do it is very difficult.

Miniature horses are no more a problem than dogs. In fact, my dog is nearly the same size as my stallion. They range in size from 30 to 38 inches tall. Due to this they can be kept under control at all times. I have had them in both small and large groups and they were not easily alarmed. In fact I had them in a petting zoo for children last summer without even one incident of children being scared or hurt by them. I have had them on fresh sod without leaving any tracks, and in the event that they left any messes I would clean them up immediately. (as is expected of dog owners) I am convinced that these animals are no more problem than dogs. They are more predictable, less capable of harming anyone, and more adept at handling strangers. A very definite classification can be made between miniature horses and other horses. Miniatures must be 34 inches and under for class A, and 38 inches and under for class B. Using height restrictions as a guideline I am sure some way can be arranged to allow me to exercise and train my horses in the same way others do their dogs. I believe they have just as much reason to use the paths as dogs, and in fact they may draw more people out into the parks to see them. Thank you for your consideration. Please get back to me with your decision.

Sincerely:  
Cameron Graham



- (j) No person shall light or fuel a fire on any City property except in areas specially designated for that purpose.
- (k) No person shall remove firewood from any park.
- (l) No person shall, without written permission, shoot, fire or explode any firearms, firecracker, torpedo, flare, airgun, or explosive of any kind in a park.
- (m) No person shall, without written permission or except in areas of the park specifically designed for such use, shoot, fire or release an arrow, dart or other projectile from a bow or crossbow in a park.
- (n) No person shall kill, injure, tease, molest or disturb any bird or animal, or take or destroy or disturb the eggs or young of such bird or animal in any park.
- (o) No person shall foul, pollute or deposit any foreign matter or thing in or on any fountain, reservoir, river, stream, lake, pond, pool or water in or on any park.
- (p) No person shall, without first having a contract or license to do so or obtaining the written permission of the Commissioner, sell or expose for sale any refreshment, goods, article or thing or offer any service for a fee in or on any park.
- (q) No person shall post, paint, or affix any advertisement, bill, poster, picture, matter or thing in or on any park or tree, structure or thing in any park.
- (r) No person shall damage, deface, destroy or remove a structure, fixture, improvement, sign, or any part thereof, or any other property or thing located in a park.

8. No person shall allow horses or other domesticated animals to run freely in any park. Horses shall be allowed on designated equestrian areas and trails only.

9. Dogs shall be allowed in parks on designated hiking or walking trails only, provided they are kept on a leash of a maximum length of 2 meters.

10. Persons who own or are in apparent control of dogs shall immediately remove any faeces deposited in the park by that dog.

CD-P-2.672

**DATE:** February 25, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** DON BATCHELOR  
Parks Manager

**RE:** CAMERON GRAHAM - MINIATURE HORSES

---

With respect to Mr. Graham's request to allow him to walk and exercise his miniature horses on the trails in Waskasoo Park, I have discussed this proposal with the Community Services Director and Acting Recreation & Culture Manager; we are opposed to this request.

The Parks and Public Facilities By-law prohibits horses in all public parks. Exceptions should not be made to the by-law based on the size, stature or nature of horses. Mr. Graham has indicated the horses are 30 - 38 inches tall; this is a very significant sized animal and could be very intimidating to some trail users. I feel approval of this request may cause some anxiety to existing park users, and may establish a most undesirable precedent with respect to exercising a variety of different animals in the City's park system.

Since Mr. Graham resides in the country, adjacent to farm and pasture land, he could approach those land owners for the purpose of exercising his horses.

**RECOMMENDATION:**

That City Council deny the request of Mr. C. Graham to exercise miniature horses along the City Trail System.

A handwritten signature in dark ink, appearing to read 'Don Batchelor', with a long horizontal line extending to the right.

DON BATCHELOR

:ad



Royal  
Canadian  
Mounted  
Police

Gendarmerie  
royale  
du  
Canada

93

Security Classification / Designation  
Classification / Désignation Sécuritaire

Your file

Votre référence

91 FEB 20

Our file

Notre référence

Mr. C. SEVCIK  
City Clerk  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta

Dear Sir:

RE: Cameron GRAHAM - Miniature Horses

Upon reviewing the correspondence submitted by Mr. GRAHAM, I do not foresee any problems or concerns that could involve our office.

Please convey this response at 04 MAR 91 Council meeting.

Yours truly

(R.L. BEATON) Insp.  
O. i/c Red Deer City Detachment

BH/lcv

/attch.

Commissioners' Comments

We would concur with the recommendation of the Parks Manager that the request be denied.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Canada

DATE

91 / 02 / 15

TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER ✓
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input checked="" type="checkbox"/>	PARKS MANAGER ✓
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input checked="" type="checkbox"/>	R.C.M.P. INSPECTOR ✓
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	CITY SOLICITOR ✓

FROM:

CITY CLERK

RE: CAMERON GRAHAM - MINIATURE HORSES

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

*C. Swick*  
C. SEVCIK  
City Clerk





## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Denartment 342-8132

15 February 1991

Cameron Graham  
R.R. 2, Site 2, Box 21  
RED DEER, Alberta  
T4N 5E2

Dear Sir:

RE: MINIATURE HORSES

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on March 4, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



*a delight  
to discover!*



DATE: February 19, 1991

FILE NO. 90-1700

TO: City Clerk

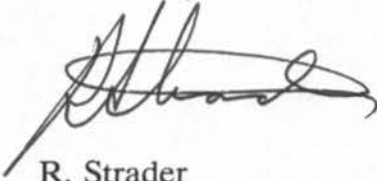
FROM: Bylaws and Inspections Manager

RE: **MINIATURE HORSES  
CAMERON GRAHAM**

---

In response to your memo of February 15, 1991, regarding the above referenced subject, we wish to advise that we have no comments, at this time.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a stylized, cursive flourish extending from the end of the signature.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 5, 1991

Mr. Cameron Graham  
R.R. 2, Site 2, Box 21  
RED DEER, Alberta  
T4N 5E2

Dear Sir:

**RE: MINIATURE HORSES**

Your request to exercise your miniature horses on the trails in the Waskasoo Park System received consideration at the Council meeting of March 4, 1991.

At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Cameron Graham re: Request to Allow the Walking and Exercising of Miniature Horses on the trails in Waskasoo Park, hereby agrees that said request be denied and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information. I am enclosing herewith all relevant material which appeared on the Council agenda of March 4, 1991.

I trust you will find this satisfactory. Please contact me if you have any questions.

Sincerely,

C. Sevcik  
City Clerk

/jt  
Att.

c.c. Director of Community Services  
Parks Manager  
Bylaws & Inspections Manager  
Insp., R.C.M.P.



RED DEER

*a delight  
to discover!*

NO. 2



# RED DEER NEON SIGNS LTD.

#8, BLDG. C, 2310 - 50 AVENUE  
RED DEER, ALBERTA T4R 1C5  
TELEPHONE (403) 342-4414  
FAX (403) 346-5551

February 14, 1991

Mayor Of Red Deer  
and  
City Council Members

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:40
DATE	Feb. 19/91
BY	AK

RE: SULTANA'S BEAUTY CLINIC 4713-50 Avenue, Red Deer.

On behalf of the above business, please accept this letter as a request to amend the canopy by-law restricting that canopies be 10' to grade, only in this particular application, and allow Sultana's canopy be installed 8' to grade.

You will note from the photo of the building enclosed, Temptations canopy is 8' to grade. The existing ledge is 10' to grade. In order to comply with the 10' to grade canopy by-laws, it would be necessary to install Sultana's canopy either

A] on the top of the ledge or B] jutting out from the ledge.

Either application will result in an esthetically displeasing overall look of the building.

We are, therefore, requesting that Sultana's be allowed to install their canopy in the same positioning as Temptations to achieve an overall consistency to the look of the building, as well as enhance and project an esthetically pleasing image for her business.

If you should have any questions please do not hesitate to call me.

It is my intention to attend the meeting in which this request will be heard.

Thanking you for your considerations, I remain,

Sincerely Yours,

*Michelle*  
Michelle Grimmelt  
Red Deer Neon Signs Ltd.

cc: Sultana's Beauty Clinic

Permit is for  
10' to Grade.

95  
No 002518 City of Red Deer Sign Permit

RED DEER, Alta., Jan 31, 1991

PERMISSION IS HEREBY GRANTED for the erection of a Canopy sign on the building on  
Lot 7-8 Block 20 Plan K. Red Deer, in accordance with application submitted  
herewith. This permit is granted for the sign in the above location only. A change in its position necessitates  
a new permit. Failure on the part of the owner to keep the sign securely attached to the building or the failure  
to pay the annual liability premiums may require cancellation of the permit and the removal of the sign.

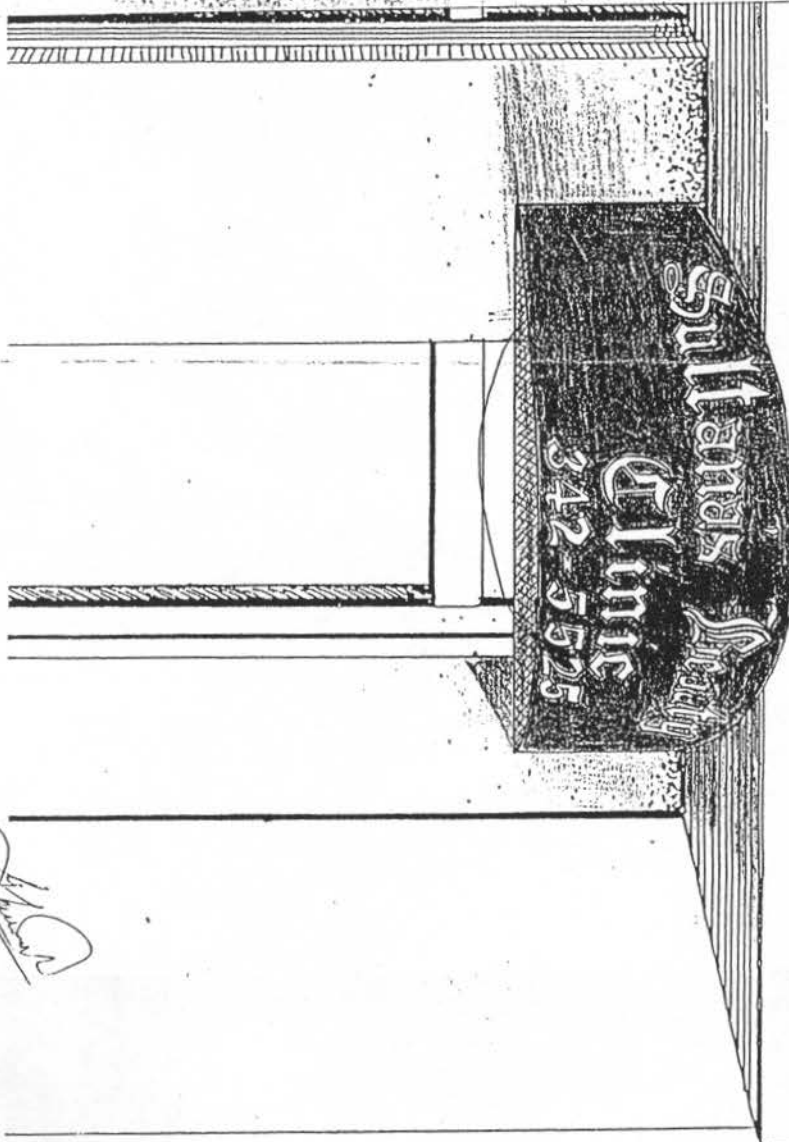
Sultana's Beauty Clinic  
4713-50 Avenue, 2nd Fl.

1 canopy sign  
3'6" x 2" x 2'

Total Area - 7m<sup>2</sup>

Total Fee - \$10.50

*M. M. M. M. M.*  
Red Deer Neon Owner or Agent of Owner  
80, 2510 50 Avenue  
Red Deer, Alta.  
Dated this 31st day of  
January 19 91  
*[Signature]*  
Building Inspector



*[Signature]*  
LAWRENCE  
APPROVED

DEERLY HEPBURN PH. 346-3171

2. PERMIT IS FOR PROPERTY OF RED DEER NEON SIGN AND  
IS NOT TO BE USED IN ANY MANNER OR IN ANY MANNER  
UNLESS OF THIS DEPARTMENT. ALL RIGHTS ARE RESERVED  
AND NO PART OF THIS PERMIT OR SIGN IS TO BE  
REPRODUCED OR TRANSMITTED IN ANY MANNER.

Approx. LTR WEIGHT  
Sultana's Beauty Clinic - 6'2"  
PHONE # - 4'2"  
Canopy  
Dimensions  
3'6" x 2' x 2'  
1' PROJECTION  
Backboard - 1111 white S.S.



DESIGN NO.	91-145	CLIENT	Sultana's Beauty Clinic	ARTIST	D. M. M.
SCALE	As shown	LOCATION	4713-50 AVE	SALES REP.	
DATE	JAN 11	NOT - ILLUSTRATED	drawn		



DATE: February 25, 1991

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: RED DEER NEON SIGNS  
CANOPY SIGN AT SULTANA'S BEAUTY CLINIC  
LOTS 7-8, BLOCK 20, PLAN K

---

In response to your memo of February 19, 1991, regarding the above, we have the following comments for Council's consideration.

The proposed canopy is to be erected at the same height as an adjacent canopy, which was built under a previous bylaw. We have had no complaints regarding the existing canopy; therefore, we have no objections to a relaxation of the Bylaw.

At present, the Sign Bylaw does not contain a provision for relaxing any of its provisions. While requests for relaxations do happen very infrequently, rather than bringing these matters to Council, they could be dealt with by committee. We suggest that the Municipal Planning Commission would be the appropriate body to deal with these applications.

We recommend the following:

1. The application to place the canopy at 2.4 metres be approved.
2. If Council agrees, to direct administrative staff to draft the necessary amendment.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs



RED DEER  
REGIONAL PLANNING COMMISSION

97

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

February 22, 1991

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: SULTANA's BEAUTY CLINIC  
4713 - 50 Avenue, Red Deer

The applicant is proposing to build a canopy sign 8 feet above the ground rather than the 10 feet as required under the Sign Bylaw.

There is an existing canopy which is 8 feet above the ground and located further to the north on the same building. Because of the existing overhang, it would be very difficult to build a canopy 10 feet above the ground.

If the applicant matches the existing canopy height of 8 feet, it would compliment the existing canopy and is acceptable to this department.

We would recommend the required relaxation be granted.

Yours truly,

D. Rouhi, MCIP, ACP  
SENIOR PLANNER, CITY SECTION  
DR/cc

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws/Insp. Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

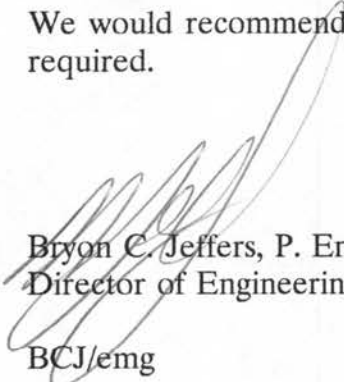


DATE: February 22, 1991  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: RED DEER NEON SIGNS - SULTANA'S BEAUTY CLINIC  
LOTS 7-11, BLOCK 20, PLAN K; 4713-50 AVENUE  
SIGN BY-LAW RELAXATION

---

Engineering Services would have no objection to the relaxation requested.

We would recommend that the City Solicitor advise whether an Indemnity Agreement is required.



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager

DATE: February 21, 1991

TO: C. Sevcik  
City Clerk


FROM: Daryle Scheelar  
E. L. & P. Dept.

RE: RED DEER NEON SIGNS - SULTANA'S BEAUTY CLINIC  
4713 - 50 AVENUE, RED DEER/SIGN BYLAW RELAXATION

---

E. L. & P. have no objection to the height of the proposed canopy, however, E. L. & P. would request that it not extend further (over the sidewalk) than the Temptation's canopy next door.

If you have further questions or comments, please advise.

  
Daryle Scheelar,  
Distribution Engineer

RL/jjd

CS-3.112

**DATE:** February 20, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** RED DEER NEON SIGNS:  
SULTANA'S BEAUTY CLINIC  
SIGN BY-LAW RELAXATION  
Your memo dated February 19, 1991 refers

---

1. Red Deer Neon Signs Ltd. is requesting the City to grant a relaxation of the Sign By-law to permit a proposed canopy at Sultana's Beauty Clinic to be installed at a height of 8 ft. above grade.
2. I have discussed the request with the Parks Manager and we have no objections from a Community Services perspective.



CRAIG CURTIS

:kl

- c. Don Batchelor, Parks Manager

Commissioners' Comments

We would concur with the recommendation of the Bylaws & Inspections Manager that Council approve the relaxation requested by amending the Sign Bylaw. We would further recommend that Council agree to the suggestion of the Bylaws & Inspections Manager that the power to grant relaxation be delegated to the Municipal Planning Commission and that this change be included in the amendment to the bylaw.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:


<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input checked="" type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input checked="" type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

FROM:

CITY CLERK

RED DEER NEON SIGNS - SULTANA'S BEAUTY CLINIC -  
RE: 4713 - 50 AVENUE, RED DEER / SIGN BYLAW RELAXATION

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

  
C. SEVCIK  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

19 February 1991

Red Deer Neon Signs Ltd.  
#8, Building C  
2310 - 50 Avenue  
RED DEER, Alberta  
T4R 1C5

Attention: Michelle Grimmelt

Dear Ms. Grimmelt:

RE: RED DEER NEON SIGNS - SULTANA'S BEAUTY CLINIC -  
4713 - 50 AVENUE, RED DEER / SIGN BYLAW RELAXATION

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on March 4, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



*a delight  
to discover!*

DATE; February 21, 1991

TO; City Clerk

FROM; Fire Chief

RE; RED DEER NEON SIGNS-SULTANAS BEAUTY CLINIC

We have no comments to offer regarding this relaxation.

  
R. Oscroft  
FIRE CHIEF



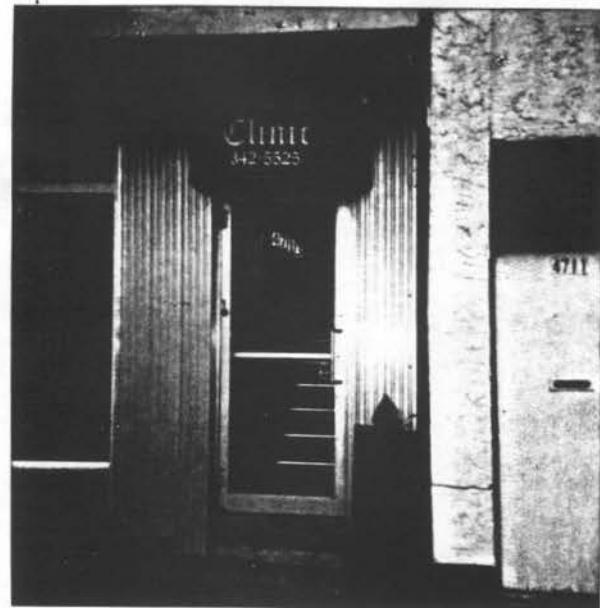


RED DEER NEON SIGNS LTD.

**MICHELLE GRIMMELT**  
SALES REPRESENTATIVE

#8, BLDG. C, 2310 - 50 AVENUE  
RED DEER, ALBERTA T4R 1C5

BUS. (403) 342-4414  
FAX. (403) 346-5551



8 Feet



PERMIT IS FOR 10' TO GRADE

# No 002518 City of Red Deer Sign Permit

RED DEER, Alta., Jan 31 1991

PERMISSION IS HEREBY GRANTED for the erection of a Canopy sign on the building on Lot 7-8 Block 20 Plan K, Red Deer, in accordance with application submitted herewith. This permit is granted for the sign in the above location only. A change in its position necessitates a new permit. Failure on the part of the owner to keep the sign securely attached to the building or the failure to pay the annual liability premiums may require cancellation of the permit and the removal of the sign.

Sultana's Beauty Clinic  
4713-50 Avenue, 2nd Fl,

1 canopy sign  
3'6" x 2" x 2"

Total Area - 7m<sup>2</sup>

Total Fee - \$10.50

*M. M. M. M. M.*

Red Deer, Neon Owner or Agent of Owner

BC, 2310 50 Avenue

Red Deer, AB

Dated this 31st day of

January 1991

*[Signature]*

Building Inspector

THE DEER IS THE PROPERTY OF RED DEER HIGH SCHOOL LTD AND IS NOT TO BE COPIED IN WHOLE OR IN PART WITHOUT PERMISSION OF THAT COMPANY. ACTUAL COLORS MAY VARY SLIGHTLY DUE TO TRANSLUCENCY OF ACETATE PLASTICS AND PAPER.

canopy dimensions

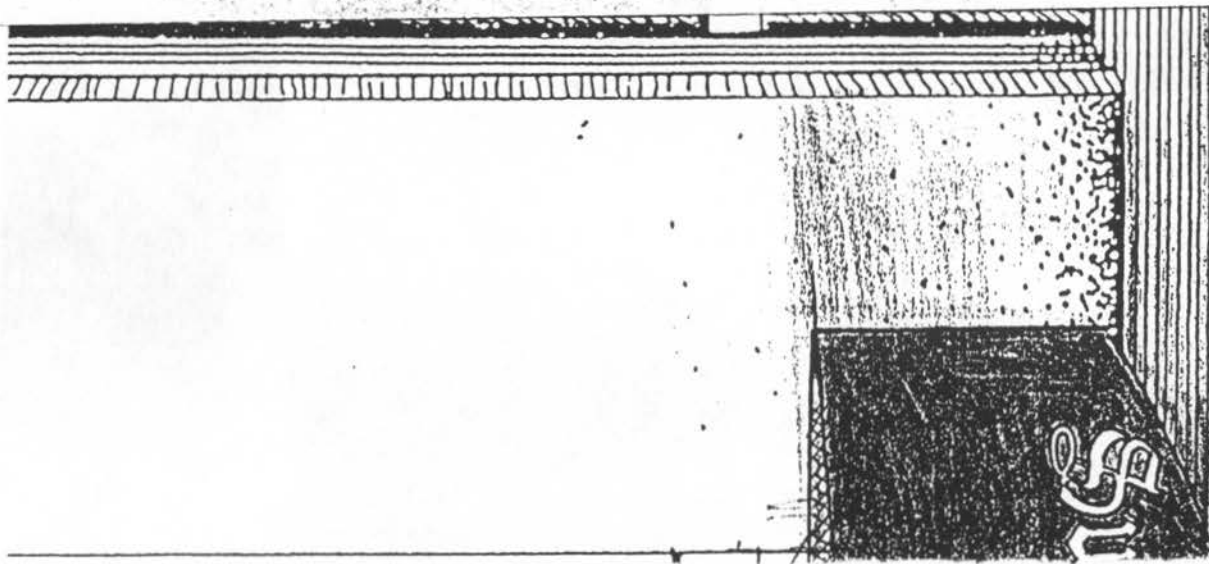
5'5" x 2' x 2'  
3'6" x 2' x 2' 1' projection

APPROX. LTR HEIGHTS

SULTANA'S BEAUTY CLINIC - 6'2"

PHONE # - 4'2"

Copy - white  
Background - white  
S.S.





Deer Neon

DESIGN NO. 91-145

CLIENT SUITANA'S Beauty Clinic

ARTIST D. Meyer

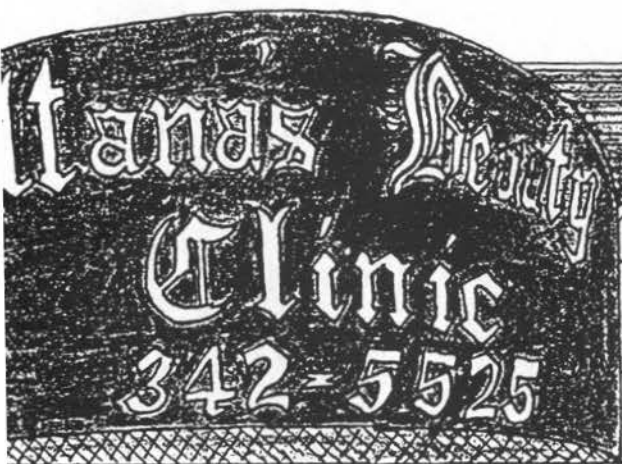
SCALE AS SHOWN

LOCATION 4713 - 50 AVE

SALES REP.

DATE JAN 11

NON-ILLUMINATED CANOPY



*[Signature]*

LANDLORD  
APPROVAL



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 5, 1991

Red Deer Neon Signs Ltd.  
#8, Bldg. C, 2310 - 50 Avenue  
RED DEER, Alberta  
T4R 1C5

Attention: Michelle Grimmelt

Dear Ms. Grimmelt:

**RE: SULTANA'S BEAUTY CLINIC, 4713 - 50 AVENUE**

Your request to have canopy restrictions relaxed for Sultana's Beauty Clinic, 4713 - 50 Avenue, received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Red Deer Neon Signs Ltd. dated February 14, 1991 re: Sultana's Beauty Clinic - 4713 - 50 Avenue/Canopy Height Relaxation, hereby agrees that the Sign Bylaw be amended to:

1. Approve the relaxation as requested by Red Deer Neon Signs Ltd.
2. Designate that the power to grant relaxations be delegated to the Municipal Planning Commission

and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and you may now make application to The City of Red Deer Building Inspection Department for a permit for the relaxation of the canopy height for Sultana's Beauty Clinic at 4713 - 50 Avenue.

I trust you will find this satisfactory. Please contact me if you have any questions.

Yours truly,

C. Sevcik  
City Clerk

/jt

c.c. City Solicitor  
Bylaws & Inspections Manager  
Council & Committee Secretary - Wilma  
Senior Planner

E. L. & P. Manager  
Director of Engineering Services  
Parks Manager  
Director of Community Services



*a delight  
to discover!*

DATE: March 5, 1991  
TO: City Solicitor  
FROM: City Clerk  
RE: RED DEER NEON SIGNS: SULTANA'S BEAUTY CLINIC  
4713 - 50 AVENUE - SIGN BYLAW RELAXATION

---

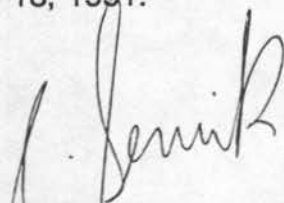
Red Deer Neon Signs' request to have the Sign Bylaw relaxed in regard to the height of the canopy at Sultana's Beauty Clinic at 4713 - 50 Avenue was considered by Council at its meeting of March 4, 1991 and at which meeting the following resolution was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Red Deer Neon Signs Ltd. dated February 14, 1991 re: Sultana's Beauty Clinic - 4713 - 50 Avenue/Canopy Height Relaxation, hereby agrees that the Sign Bylaw be amended to:

1. Approve the relaxation as requested by Red Deer Neon Signs Ltd.
2. Designate that the power to grant relaxations be delegated to the Municipal Planning Commission

and as recommended to Council March 4, 1991."

Please prepare an amendment to the Sign Bylaw 2996/89 to grant the Municipal Planning Commission authority to grant relaxations, for inclusion in the Council agenda of March 18, 1991.



C. Sevcik  
City Clerk

/jt

c.c. Bylaws & Inspections Manager



## WASKASOO MUSEUM FOUNDATION



NO. 3

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	am
DATE	91/02/15
BY	R. Benik

February 14, 1991

Mayor R. McGhee & Members of Council  
The City of Red Deer  
City Hall  
Red Deer, Alberta

Your Worship and Members of Council:

RE: CLAY ELLIS SCULPTURE

At their February 12 meeting, the Board considered correspondence from Mr. Morris Flewelling, Director of Museums, requesting the Board's approval to allocate up to \$500 from the Red Deer Heritage Fund to sandblast the blue paint from the Clay Ellis sculpture and to have Mr. Ellis restore the original finish to the piece. (See attached copy)

Accordingly, the Waskasoo Museum Foundation board passed a motion recommending that Council approve a grant from the Red Deer Heritage Fund up to \$500 to cover the costs of restoring the finish on the Ellis sculpture.

Yours truly,

per *M. Flewelling*

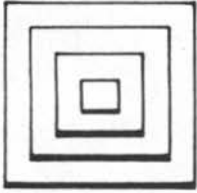
A. B. Armstrong  
Chairman

:er

cc: Graham Page, Red Deer College

Attachment





## Red Deer and District Museum and Archives

February 12, 1991

Mr. A. Armstrong, Chairman  
Waskasoo Museum Foundation  
#302, 4820 Gaetz Avenue  
Red Deer, Alberta  
T4N 4A4

Dear Mr. Armstrong:

### RE: CLAY ELLIS SCULPTURE

The major project in Red Deer to commemorate the 75th Anniversary of the Province of Alberta in 1980 was the commissioning of five pieces of sculpture developed through the Sculpture Symposium. The pieces were originally sited at five locations throughout the city.

The work by Clay Ellis of Medicine Hat was originally located in the park area on the north hill between Gaetz Avenue and 49 Avenue. The piece was subject to several attacks by vandals who spray-painted its natural rust colored surface. The Parks Department painted it a pale blue to cover the vandalism marks.

Ultimately it was relocated along with the piece by Merv Krivoschien and Allan Reynolds to the Red Deer College Campus. It has not, to my knowledge, been subject to vandalism in its new space, however, the blue paint remains. The paint has never been esthetically pleasing and serves no real purpose at this time.

It would seem appropriate to remove the blue paint by having the work sandblasted. The cost of this restoration treatment is estimated to be \$400. The artist is very happy to think that the paint may be removed and has offered to come to Red Deer to assist with restoring the original finish. Travel costs and materials should not exceed \$100. The Art & Design Department at the College are prepared to coordinate the project.

I would request consideration of the Board to approve a recommendation to Council of the City of Red Deer to appropriate a grant of \$500 from the Red Deer Heritage Fund to restore the finish of Ellis sculpture to its original form. The Board is reminded that the Red Deer Heritage Fund was formed from surplus funds from the 75th Anniversary celebration.

Yours truly,



Morris Flewwelling  
Director of Museums

MF:er

cc: Eileen Dubois, Chairman of the Normandeau Board

CS-3.108

**DATE:** February 20, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** RESTORATION OF CLAY ELLIS SCULPTURE:  
Grant Application to the Waskasoo Museum Foundation  
Your memo dated February 15, 1991 refers.

---

1. The Red Deer and District Museum and Archives is proposing to coordinate the sandblasting and restoration of the Clay Ellis sculpture at the Red Deer College. This sculpture was originally developed through a Sculpture Symposium commemorating the Province's 75th Anniversary and was located on the north hill between Gaetz Avenue and 49th Avenue. Following several vandal attacks, the sculpture was painted blue and ultimately relocated at the Red Deer College. The Museum has applied to the Waskasoo Museum Foundation for a grant of \$500 from the Red Deer Heritage Fund to undertake the restoration work.
2. The application was considered by the Waskasoo Museum Foundation at its meeting on February 12, 1991. The Foundation board approved a grant of \$500 from the Red Deer Heritage Fund and is recommending that City Council endorse its approval as required.
3. I have reviewed the grant application and my comments are as follows:
  - The purpose of the Red Deer Heritage Fund is outlined in an agreement between the City and the Waskasoo Museum Foundation. These funds may only be used "for the purposes of preservation, interpretation and restoration of historical buildings, structures and sites in the city of Red Deer and the immediate area surrounding the city, including necessary research and studies related to the above". In my view, the Clay Ellis sculpture cannot be considered an "historical structure" and consequently the project is not eligible for funding.
  - It is my view that this particular sculpture is of dubious artistic merit. I recognize that "beauty is in the eye of the beholder". However the sculpture was not well received by the Red Deer public and I cannot support any grant towards its "restoration".

Clay Ellis Sculpture  
 Page 2  
 February 20, 1991  
 CS-3.108

---

- The current assets of the Red Deer Heritage Fund are approximately \$400,000. However, an \$80,000 grant has been approved for the renovation/restoration of the former Armoury building as part of the Library Expansion project and a \$100,000 loan has been made to the Red Deer Native Friendship Society. Consequently it is necessary to only award grants to high-priority projects if the fund is to provide an ongoing legacy in the future.

4. RECOMMENDATION:

I do not support the comments of the Waskasoo Museum Foundation and recommend that City Council **not** approve the grant from the Red Deer Heritage Fund for the restoration of the Clay Ellis sculpture.



CRAIG CURTIS

:kl

- c. Lowell Hodgson, Recreation & Culture Manager  
 Don Batchelor, Parks Manager  
 Morris Flewwelling, Museums Director  
 Alan B. Armstrong, Chairman, Waskasoo Museum Foundation  
 Eileen Dubois, Chairman, Normandeau Cultural and Natural History Society

Commissioners' Comments

While we do not necessarily agree with some of the comments of the Dir. of Community Services, we do concur with his view that the request as outlined is not eligible for funding under the terms of the Foundation. We would, therefore, recommend that Council deny the request.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

TO:

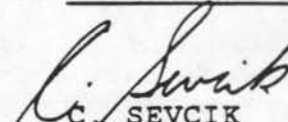
- ☒ DIRECTOR OF COMMUNITY SERVICES
  - ☐ DIRECTOR OF ENGINEERING SERVICES
  - ☐ DIRECTOR OF FINANCIAL SERVICES
  - ☐ BYLAWS & INSPECTIONS MANAGER
  - ☐ CITY ASSESSOR
  - ☐ COMPUTER SERVICES MANAGER
  - ☐ ECONOMIC DEVELOPMENT MANAGER
  - ☐ E.L. & P. MANAGER
  - ☐ ENGINEERING DEPARTMENT MANAGER
  - ☐ FIRE CHIEF
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  - ☐ RECREATION & CULTURE MANAGER
  - ☐ SOCIAL PLANNING MANAGER
  - ☐ TRANSIT MANAGER
  - ☐ TREASURY SERVICES MANAGER
  - ☐ URBAN PLANNING SECTION MANAGER
  - ☐
- 

FROM:

CITY CLERK

RE: WASKASOO MUSEUM FOUNDATION - CLAY ELLIS SCULPTURE

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

  
C. SEVCIK  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

15 February 1991

Waskasoo Museum Foundation  
Box 800  
RED DEER, Alberta  
T4N 5H2

Attention: A.B. Armstrong  
Chairman

Dear Sir:

RE: CLAY ELLIS SCULPTURE

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on March 4, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



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to discover!*





# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

March 5, 1991

Waskasoo Museum Foundation  
Box 800  
RED DEER, Alberta  
T4N 5H2

Attention: Mr. A.B. Armstrong  
Chairman

Dear Sir:

## RE: CLAY ELLIS SCULPTURE

Your request of February 14, 1991 that \$500 be allocated from the Red Deer Heritage Fund to sandblast the blue paint from the Clay Ellis sculpture was considered by Council at its meeting of March 4, 1991. Council passed the following motion denying this request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated February 14, 1991 re: Clay Ellis Sculpture, hereby agrees that the request to allocate up to \$500 from the Red Deer Heritage Fund to sandblast the blue paint from the Clay Ellis sculpture and to have Mr. Ellis restore the original finish to the piece, be denied, and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information.

I trust you will find this satisfactory. Please call me if you have any questions.

Sincerely,

C. Sevcik  
City Clerk  
CS/jt

c.c. Director of Community Services Museums Director  
Recreation & Culture Manager Parks Manager  
Chairman, Normandeau Cultural & Natural History Society



RED DEER

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to discover!*



# CFIG • The Canadian Federation of Independent Grocers FCEI • La Fédération Canadienne des Epiciers Indépendants

## OFFICERS AND DIRECTORS 1990-1991

Chairman  
RICHARD TINGLEY  
Tingley's Save-Easy  
Fredericton, NB 506-458-6283

First Vice Chairman  
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Krupp's Food Market Ltd.  
Kincardine, ON 519-396-3375

Second Vice Chairman  
LAWRENCE LANOVAR  
Lanovar Family Foods  
Duck Lake, SK 306-467-2288

Immediate Past Chairman  
JOHN DONALDSON  
Lori-Jo (Stratford) Ltd.  
Stratford, ON 519-271-0090

Secretary-Treasurer  
BILL WADE  
F.E. Wade Ltd.  
New Minas, NS 902-681-6173

## DIRECTORS

TAL ATKINSON  
Atkinson's Valu-Mart  
Amherstburg, ON 519-736-6110

DESI BELLIVEAU  
Foodland No. 30  
Weymouth, NS 902-637-7262

JIM ELSON  
Port Dover EMA  
Port Dover, ON 519-583-0741

JIM GAYNOR  
Gaynor's Foods Ltd.  
Selkirk, MB 204-482-8147

FRANCOIS GOULET  
Grande Riviere IGA  
Aylmer, PQ 819-664-0901

BLANE HAGEDORN  
H.W.M. Stores Ltd. (S.V. 23)  
Gibson, BC 604-686-2424

JERRY HOWARTH  
Bancroft IGA  
Bancroft, ON 613-332-2862

STEVE JONES  
Boisverts (1984)  
Slave Lake, AB 403-849-3062

PETER KAUFMANN  
Kaufmann Foods  
Winnipeg, MB 204-256-6181

BRUCE LOGAN  
Village Markets Ltd.  
Sooke, BC 604-642-4134

BOB MEEHAN  
Robert C. Meehan Ltd.  
St. Catharines, ON 416-937-0882

## ASSOCIATE MEMBERS COUNSEL

DAVE GRAHAM  
Kettogg Canada Inc.  
Rexdale, ON 416-675-5286

ERIC HELSTROM  
Pillsbury Canada Limited  
Willowdale, ON 416-494-2500

JACK INGRAM  
Christe, Brown & Co. Ltd.  
Toronto, ON 416-252-4411

GORD JOYCE  
Heldon Foods (1980) Ltd.  
Concord, ON 416-669-4343

CLARE KIRKWOOD  
Progressive Food Sales Inc.  
Mississauga, ON 416-696-4566

PAUL LANG  
J.M. Schneider Inc.  
Kitchener, ON 519-885-8100

JOE SMITH  
Scott Paper Limited  
Mississauga, ON 416-826-5450

RON TREMBLAY  
Hershey Canada Limited  
Toronto, ON 416-245-2221

AL TYREMAN  
Culinar Inc.  
Scarborough, ON 416-293-6201

NO. 4

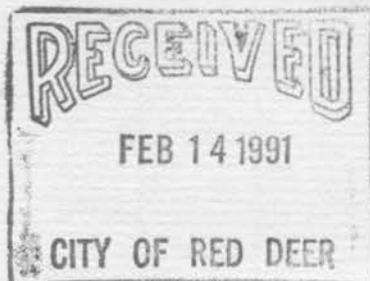
February 8, 1991

Mayor McGhee and Councillors  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T8N 3T4

Dear Mayor McGhee and Councillors:

The Canadian Federation of Independent Grocers is a non-profit association developed in 1962 for the purpose of furthering the unique interests of independent grocers in Canada. The organization now represents some 3,500 independently owned supermarkets with 1,700 of them located in Alberta.

The City of Red Deer is to be commended on initiating a market analysis to determine the need for additional retail outlets to maintain a progressive business community. Unfortunately the majority of the additional expansion recommended has been consumed by grocery retail alone. The independent grocers who have supermarkets located in Red Deer have expressed a great deal of concern over this decision as their source of livelihood could be in jeopardy. Being long-time residents of Red Deer and of course tax payers, these grocers feel the impact of opening additional grocery stores has been overlooked.



.../2

Studies indicate that the proposed amount of grocery retail requires a much larger population base. The population of Red Deer and vicinity has not increased sufficiently to enable all supermarkets to be viable. The concern of the independent grocers seems to be well-justified as they do not have access to the resources corporate chains do to sustain fair and healthy competition which is beneficial to the consumer. Ultimately if the independent supermarkets are forced to close their doors, it will be the citizens of Red Deer who will suffer.

CFIG supports the concept of retail expansion but urges the City of Red Deer to strive for a balance in retail that promotes a healthy economy and serves the needs of the people of Red Deer.

Yours truly,

A handwritten signature in cursive script that reads "Pat Fenrich".

Pat Fenrich  
CFIG Manager, Western Region

PF\*st





**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

TO: C. Sevcik  
City Clerk

DATE: February 25, 1991

FROM: Paul Meyette  
Principal Planner

RE: Canadian Federation of Independent Grocers

In their letter dated February 8, 1991 the Canadian Federation of Independent Grocers (CFIG) expressed concern about potential for overdevelopment of supermarket space in the City.

As noted in the (CFIG) letter, the City of Red Deer undertook a market analysis in 1990 to determine the potential for development in the City. The study identified development sectors which were overdeveloped and pointed out areas in which demand would exceed supply. In particular the study looked at uses which, in the context of city wide demand, could be located on the vacated CP rail yard.

In their market analysis, Urbanics Consulting Limited identified Department Store Type Retail Space as an area where additional floorspace would be warranted over the next few years. In view of this, the consultant proposed a balance of retail uses for the redevelopment of the CP rail yards; the recommendations included provision for a major food store on the site. It is in the context of these recommendations from the marketing consultant that the proposal for development of the CP rail yards is proceeding.

In their letter, the Canadian Federation of Independent Grocers indicated their support for retail expansion within the City and requested that the City attempt to achieve this in a balanced manner. Based upon the proposed development within the City, this balance of development is in fact being pursued. Not all proposals for development are within the City's jurisdiction however.

The comments and suggestions of the Canadian Federation of Independent Grocers appear to complement the approach already taken in terms of balanced development within the City.

  
PAUL MEYETTE, ACP, MCIP  
PRINCIPAL PLANNER

PM/pim  
c/c Economic Development Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

DATE: February 15, 1991

TO: Charlie Sevcik, City Clerk

FROM: Alan Scott, Manager Economic Development

RE: **THE CANADIAN FEDERATION OF INDEPENDENT GROCERS**

---

Mr. Fenrich, Manager, Western Region Canadian Federation of Independent Grocers refers on the second page of his letter to a study which indicates that the proposed amount of grocery retail requires a much larger population than exists in Red Deer and vicinity. I have not had the opportunity of seeing the study which Mr. Fenrich refers to.

A study commissioned by The City of Red Deer and completed by Urbanics Consultants Ltd. in 1990, would suggest that the space proposed by the Gelmon/Westfair Foods proposal, intended for a portion of the railway lands, is more or less what we will require by the time the first phase of the development is completed. The Urbanics Study indicates that additional Department Store Type Merchandise floor space of 118,000 sq. ft. would be required in 1993, and 284,000 DSTM floor space by 1996. Phase 1 of the Gelmon/Westfair proposal, calls for approximately 120,000 sq. ft. to be completed late in 1992. An additional 25,000 sq. ft. could be developed on Parcel 1 by 1994, with Parcel 2 intended for development between 1994 and 1996 and adding approximately 120,000 sq. ft. Therefore, the total Gelmon/ Westfair downtown proposal could add some 265,000 sq. ft. by 1996 or '97. This total is within 10,000 sq. ft. of what is proposed as being needed by 1996 according to the Urbanics Study.

The Urbanics Study goes on to refer specifically to uses which would be appropriate for the downtown railway lands. Urbanics suggests that a new grocery store "...of 35,000 to 40,000 sq. ft. would be an ideal tenant for the subject site. Other possible major grocery stores suitable for the subject site would be Save-On Foods or a Real Canadian Super Store, although these stores often require space in excess of 80,000 sq. ft."

It would appear therefore, the decision of Council to support the development of a Real Canadian Superstore on the railway lands site, together with some 40,000 - 50,000 sq. ft. of ancillary store space, is consistent with the recommendations contained within the Urbanics Study. Based on the scheduled timing of the development, it should fit in with the projected demands for new space in the City of Red Deer.

  
 Alan V. Scott  
 MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Commissioners' Comments

Submitted for Council's information.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 5, 1991

The Canadian Federation of Independent Grocers  
301, 11456 Jasper Avenue  
EDMONTON, Alberta  
T5K 0M1

Attention: Mr. Pat Fenrich  
CFIG Manager, Western Region

Dear Mr. Fenrich:

RE: CANADIAN FEDERATION OF INDEPENDENT GROCERS  
CONCERNS OF OVERDEVELOPMENT OF SUPERMARKET SPACE, RED DEER

Your letter of February 8, 1991 concerning the above was presented on the Council agenda of March 4, 1991. Your correspondence was accepted for information and it was agreed that same be filed.

We acknowledge your concerns and thank you for bringing these concerns to our attention. We would be interested in knowing which studies are referred to in page 2 of your letter.

If you have any questions, please do not hesitate to contact me.

Sincerely,

C. Sevcik  
City Clerk

P.S. We are enclosing the administrative comment which appeared on the Council agenda relevant to this item.

/jt

c.c. Economic Development Manager  
Principal Planner



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to discover!*



TO:

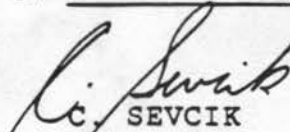
- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☒ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
- ☐ PARKS MANAGER
- ☐ PERSONNEL MANAGER
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- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ URBAN PLANNING SECTION MANAGER
- ☐

FROM:

CITY CLERK

RE: THE CANADIAN FEDERATION OF INDEPENDENT GROCERS

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

  
C. SEVCIK  
City Clerk



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

April 10, 1991

*file*  
*Council March 4/91*

The Canadian Federation of  
Independent Grocers  
#301, 11456 Jasper Avenue  
EDMONTON, Alberta  
T5K 0M1

Attention: Ms. Patricia D. Fenrich  
Manager, Western Region

Dear Ms. Fenrich:

**RE: CANADIAN FEDERATION OF INDEPENDENT GROCERS CONCERNS  
OF THE OVERDEVELOPMENT OF SUPERMARKET SPACE, RED DEER**

Your letter of March 22, 1991 pertaining to the above matter is hereby acknowledged with thanks.

You indicate in your letter that the City has not explained why it is using the monies raised through taxes of independent grocers and other retailers to support a loan to a conglomerate that is outside the tax base of Red Deer. We do not believe that this is a fair statement because when dealing with the terms of the land sales agreement with Gelmon Corporation and Westfair Foods Ltd., the following must be taken into consideration.

The northerly parcel of land acquired from the City for the development of some 140,000 sq.ft., including a food super store, will not be available for development until December 31, 1991. Commitments outstanding with existing rail users requires that CP Rail must remain in the existing yards until that date. It is doubtful that the rail will be removed during the cold winter months of January and February, so it is quite possible actual development of the land will not occur until the spring of 1992. The land sales agreement requires the purchaser pay for the land by September 30, 1992 or upon securing long term financing. Beyond September 30, 1992, any outstanding balance remaining unpaid, bears interest at the rate of 6% per annum.

....2



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to discover!*

Patricia D. Fenrich  
Canadian Federation of Independent Grocers  
April 10, 1991  
Page 2

All City land sales agreements, covering industrial and commercial land, provide the purchaser with up to eleven months to pay for the land. No interest accrues during this time. Looking at the agreement from that perspective and recognizing the delays until construction can commence, the deal on the railway lands is very similar to our standard industrial and commercial land sales agreement. The one significant difference is the developer can commence construction prior to making payment in full for the land. Recognizing the complexity of the project, and the posting of a \$1 million letter of credit to secure the City's position, this would not appear to be an unreasonable alteration to our standard agreement.

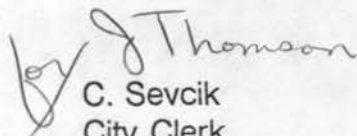
Dealing with the second point in your letter, it would appear that no recognition is given to the size of the primary trading area served by the City of Red Deer. According to the Urbanics Study, the primary trading area population is projected to be almost 85,000 people by 1993. The additional warranted department store type merchandise floor space, as identified in the Urbanics Study, is 118,000 sq.ft. for 1993.

This relates quite closely to the space proposed for Stage 1 of the Gelmon development. Certainly the Real Canadian Super Store is anticipated to be 90,000 sq.ft., which is larger than identified as being ideal in the Urbanics Study, but it should be pointed out that a development of this type will no doubt increase the market penetration the City of Red Deer has, not only within the primary market but also within the City's secondary market which, in total, consists of approximately 175,000 people. One only has to question half a dozen retailers to recognize that a very large percentage of their sales are to people from outside the City of Red Deer.

I believe the Gelmon development on the railway lands, when completed, will attract many new customers to the City of Red Deer who are presently shopping elsewhere. This should benefit all successful retailers within the City.

Again, we thank you for your letter and interest in this matter, and trust you will find same satisfactory.

Sincerely,



C. Sevcik  
City Clerk  
CS/jt

c.c. Commissioners  
Economic Development Manager

DATE: April 3, 1991  
TO: Charlie Sevcik, City Clerk  
FROM: Alan Scott, Manager Economic Development  
RE: **LETTER FROM CANADIAN FEDERATION OF INDEPENDENT GROCERS**

---

The letter from the above organization dated March 22, 1991, refers specifically to the following two concerns not addressed in our letter of March 5, 1991:

1. Terms attached to the land sales agreement with the Gelmon Corporation and Westfair Foods Ltd.
2. The need for additional grocery outlets to serve the City of Red Deer.

When dealing with the terms of the land sales agreement with Gelmon Corporation and Westfair Foods Ltd., a critical point is overlooked in the letter from the Canadian Federation of Independent Grocers. The northerly parcel of land acquired from the City for the development of some 140,000 sq. ft., including a food super store, will not be available for development until December 31, 1991. Commitments outstanding with existing rail users requires that CP Rail must remain in the existing yards until that date. It is doubtful that the rail will be removed during the cold winter months of January and February, so it is quite possible actual development of the land will not occur until the spring of 1992. The land sales agreement requires the purchaser pay for the land by September 30, 1992 or upon securing long term financing. Beyond September 30, 1992, any outstanding balance remaining unpaid, bears interest at the rate of 6% per annum.

All City land sales agreements, covering industrial and commercial land, provide the purchaser with up to eleven months to pay for the land. No interest accrues during this time. Looking at the agreement from that perspective and recognizing the delays until construction can commence, the deal on the railway lands is very similar to our standard industrial and commercial land sales agreement. The one significant difference is the developer can commence construction prior to making payment in full for the land. Recognizing the complexity of the project, and the posting of a \$1 million letter of credit to secure the City's position, this would not appear to be an unreasonable alteration to our standard agreement.



Charlie Sevcik

Page 2

April 3, 1991

*in your*  
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Alan V. Scott

MANAGER ECONOMIC DEVELOPMENT

AVS/mm

cc: Urban Planning Section Manager  
Red Deer Regional Planning Commission



# CFIG FCEI

THE CANADIAN  
FEDERATION OF  
INDEPENDENT  
GROCERS

LA FÉDÉRATION  
CANADIENNE  
DES ÉPICIERS  
INDÉPENDANTS

## BOARD OF DIRECTORS 1990-1991

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F.E. Wade Limited  
New Minas, NS 902-681-6173

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Bancroft IGA  
Bancroft, ON 613-332-2862

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Boisvert Super A  
Slave Lake, AB 403-849-3062

PETER KAUFMANN  
Kaufmann Bros. Foods  
Winnipeg, MB 204-256-6181

BRUCE LOGAN  
Village Food Markets  
Sooke, BC 604-642-4134

BOB MEEHAN  
Glenridge IGA Market  
St. Catharines, ON 416-927-0882

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GORD JOYCE  
Heldon Foods (1980) Ltd.  
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ERIC HELLSTROM  
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JACK INGRAM  
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Mississauga, ON 416-826-5450

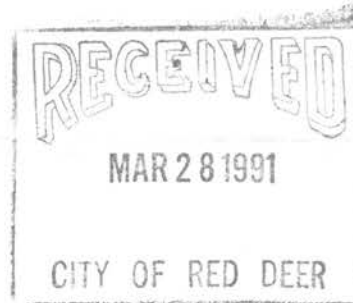
RON TREMBLAY  
Hershey Canada Limited  
Toronto, ON 416-245-2221

AL TYREMAN  
Culinar Inc.  
Scarborough, ON 416-293-8201

GLEN WILSON  
Kraft General Foods  
Don Mills, ON 416-441-5227

March 22, 1991

Mr. Charles Sevcik,  
City Clerk  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T5N 3T4



Dear Mr. Sevcik:

**Re: Canadian Federation of Independent Grocers Concerns of the  
Overdevelopment of Supermarket Space, Red Deer**

In response to your letter of March 5, 1991 there is one concern which was not addressed by the City of Red Deer. The City has not explained why it is using the monies raised through taxes of independent grocers and other retailers to support a loan to a conglomerate that is outside the tax base of Red Deer. The proposed retail area will be in direct competition with the existing retail, therefore a request for an explanation is justified.

You questioned the source of information regarding the statement "Studies indicate that the proposed amount of grocery retail requires a much larger population base ... to enable all supermarkets to be viable. Data published by Statistics Canada and Maclean Hunter Publication, and independent research conducted by CFIG, indicates that 150,000 sq. ft. of grocery retail, whether it be one or more stores, would require sales of \$500,000 to \$700,000 per week. This is \$26 million to \$36 million in sales per year. It was stated in a recent market survey that Red Deer with a population of 60,800 has food sales of \$94,222,976. The population forecast to 1995 is given as 68,800. This increase in population will not generate sufficient sales to enable both the existing and the proposed grocery stores in Red Deer to survive.

.../2





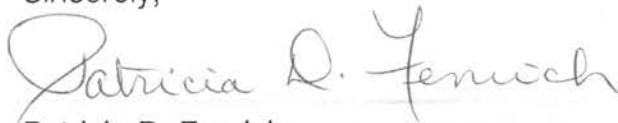
In a letter dated February 15, 1991 Alan Scott, Manager of Economic Development, stated that the Urbanics Study indicates 118,000 sq. ft. of Department Store Type Merchandise floor space could be accommodated in 1993 and that a new grocery store "... of 35,000 to 40,000 sq. ft. would be an ideal tenant." He proposes suitable tenants to be Save-on-Foods or The Real Canadian Superstore even though these stores require space of approximately 80,000 sq. ft. Clearly, these stores are too large for the recommended space.

In a recent article published in the Alberta Report magazine supportive information was given. One megastore alone requires a population base of 100,000 to be profitable. This requirement far exceeds the population of Red Deer. It was also pointed out by Jeff Ashton of Urbanics Consultant that the grocery market in Red Deer currently is sufficient for the trading area.

Food sales will remain static. The increase in grocery retail proposed will only further divide the distribution of food sales. The independent grocers in Red Deer, who have been citizens and taxpayers in your city for many years do not have the resources of the corporate chains. They feel that the City of Red Deer owes them an explanation as to why a mega food store is proposed as a tenant on the redevelopment site and why their tax dollars are used to finance a company that already has more advantages than an independent retailer who has been a long time resident.

Thank you for addressing our concerns. If you have any further questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Patricia D. Fenrich". The signature is written in dark ink and is positioned above the printed name and title.

Patricia D. Fenrich  
Manager, Western Region

\*pf

DATE March 28, 1991

TO:


<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input checked="" type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

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FROM: CITY CLERK

RE: OVERDEVELOPMENT OF SUPERMARKET SPACE, RED DEER/CFIG

Please submit comments on the attached to this office by April 8  
           for the Council Agenda of April 15/91.

  
C. SEVCIK  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

March 5, 1991

The Canadian Federation of Independent Grocers  
301, 11456 Jasper Avenue  
EDMONTON, Alberta  
T5K 0M1

Attention: Mr. Pat Fenrich  
CFG Manager, Western Region

Dear Mr. Fenrich:

RE: CANADIAN FEDERATION OF INDEPENDENT GROCERS  
CONCERNS OF OVERDEVELOPMENT OF SUPERMARKET SPACE, RED DEER

Your letter of February 8, 1991 concerning the above was presented on the Council agenda of March 4, 1991. Your correspondence was accepted for information and it was agreed that same be filed.

We acknowledge your concerns and thank you for bringing these concerns to our attention. We would be interested in knowing which studies are referred to in page 2 of your letter.

If you have any questions, please do not hesitate to contact me.

Sincerely,

C. Sevcik  
City Clerk

P.S. We are enclosing the administrative comment which appeared on the Council agenda relevant to this item.

/jt

c.c. Economic Development Manager  
Principal Planner

*a delight  
to discover!*



RED DEER  
REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

TO: C. Sevcik  
City Clerk

DATE: February 25, 1991

FROM: Paul Meyette  
Principal Planner

RE: Canadian Federation of Independent Grocers

In their letter dated February 8, 1991 the Canadian Federation of Independent Grocers (CFIG) expressed concern about potential for overdevelopment of supermarket space in the City.

As noted in the (CFIG) letter, the City of Red Deer undertook a market analysis in 1990 to determine the potential for development in the City. The study identified development sectors which were overdeveloped and pointed out areas in which demand would exceed supply. In particular the study looked at uses which, in the context of city wide demand, could be located on the vacated CP rail yard.

In their market analysis, Urbanics Consulting Limited identified Department Store Type Retail Space as an area where additional floorspace would be warranted over the next few years. In view of this, the consultant proposed a balance of retail uses for the redevelopment of the CP rail yards; the recommendations included provision for a major food store on the site. It is in the context of these recommendations from the marketing consultant that the proposal for development of the CP rail yards is proceeding.

In their letter, the Canadian Federation of Independent Grocers indicated their support for retail expansion within the City and requested that the City attempt to achieve this in a balanced manner. Based upon the proposed development within the City, this balance of development is in fact being pursued. Not all proposals for development are within the City's jurisdiction however.

The comments and suggestions of the Canadian Federation of Independent Grocers appear to complement the approach already taken in terms of balanced development within the City.

  
PAUL MEYETTE, ACP, MCIP  
PRINCIPAL PLANNER

PM/pim  
c/c Economic Development Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

DATE: February 15, 1991

TO: Charlie Sevcik, City Clerk

FROM: Alan Scott, Manager Economic Development

RE: **THE CANADIAN FEDERATION OF INDEPENDENT GROCERS**

---

Mr. Fenrich, Manager, Western Region Canadian Federation of Independent Grocers refers on the second page of his letter to a study which indicates that the proposed amount of grocery retail requires a much larger population than exists in Red Deer and vicinity. I have not had the opportunity of seeing the study which Mr. Fenrich refers to.

A study commissioned by The City of Red Deer and completed by Urbanics Consultants Ltd. in 1990, would suggest that the space proposed by the Gelmon/Westfair Foods proposal, intended for a portion of the railway lands, is more or less what we will require by the time the first phase of the development is completed. The Urbanics Study indicates that additional Department Store Type Merchandise floor space of 118,000 sq. ft. would be required in 1993, and 284,000 DSTM floor space by 1996. Phase 1 of the Gelmon/Westfair proposal, calls for approximately 120,000 sq. ft. to be completed late in 1992. An additional 25,000 sq. ft. could be developed on Parcel 1 by 1994, with Parcel 2 intended for development between 1994 and 1996 and adding approximately 120,000 sq. ft. Therefore, the total Gelmon/ Westfair downtown proposal could add some 265,000 sq. ft. by 1996 or '97. This total is within 10,000 sq. ft. of what is proposed as being needed by 1996 according to the Urbanics Study.

The Urbanics Study goes on to refer specifically to uses which would be appropriate for the downtown railway lands. Urbanics suggests that a new grocery store "...of 35,000 to 40,000 sq. ft. would be an ideal tenant for the subject site. Other possible major grocery stores suitable for the subject site would be Save-On Foods or a Real Canadian Super Store, although these stores often require space in excess of 80,000 sq. ft."

It would appear therefore, the decision of Council to support the development of a Real Canadian Superstore on the railway lands site, together with some 40,000 - 50,000 sq. ft. of ancillary store space, is consistent with the recommendations contained within the Urbanics Study. Based on the scheduled timing of the development, it should fit in with the projected demands for new space in the City of Red Deer.



Alan V. Scott

MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Commissioners' Comments

Submitted for Council's information.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

DATE: April 3, 1991  
TO: Charlie Sevcik, City Clerk  
FROM: Alan Scott, Manager Economic Development  
RE: **LETTER FROM CANADIAN FEDERATION OF INDEPENDENT GROCERS**

---

The letter from the above organization dated March 22, 1991, refers specifically to the following two concerns not addressed in our letter of March 5, 1991:

1. Terms attached to the land sales agreement with the Gelmon Corporation and Westfair Foods Ltd.
2. The need for additional grocery outlets to serve the City of Red Deer.

When dealing with the terms of the land sales agreement with Gelmon Corporation and Westfair Foods Ltd., a critical point is overlooked in the letter from the Canadian Federation of Independent Grocers. The northerly parcel of land acquired from the City for the development of some 140,000 sq. ft., including a food super store, will not be available for development until December 31, 1991. Commitments outstanding with existing rail users requires that CP Rail must remain in the existing yards until that date. It is doubtful that the rail will be removed during the cold winter months of January and February, so it is quite possible actual development of the land will not occur until the spring of 1992. The land sales agreement requires the purchaser pay for the land by September 30, 1992 or upon securing long term financing. Beyond September 30, 1992, any outstanding balance remaining unpaid, bears interest at the rate of 6% per annum.

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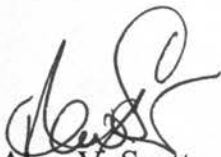


Charlie Sevcik  
Page 2  
April 3, 1991

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I believe the Gelmon development on the railway lands, when completed, will attract many new customers to the City of Red Deer who are presently shopping elsewhere. This should benefit all successful retailers within the city.



Alan V. Scott

MANAGER ECONOMIC DEVELOPMENT

AVS/mm

cc: Urban Planning Section Manager  
Red Deer Regional Planning Commission



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394  
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

---

**MEMORANDUM**

---

TO: C. Sevcik

DATE: April 4, 1991

FROM: Paul Meyette

RE: OVERDEVELOPMENT OF SUPERMARKET SPACE  
RED DEER C.F.I.G

---

The March 22, 1991 letter from the Canadian Federation of Independent Business requests further information regarding the market for proposed supermarket development and information related to the sale of railway lands.

These issues are addressed in the letter from the Manager of Economic Development. Planning Staff have no additional comments.

Paul Meyette, ACP, MCIP  
Principal Planner

PM/em

cc: Economic Development Manager

---

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTTLER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLIWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

## WASKASOO MUSEUM FOUNDATION



NO. 5

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	am
DATE	91/02/15
BY	C. Revick

February 14, 1991

Mayor R. McGhee & Members of Council  
The City of Red Deer  
City Hall  
Red Deer, Alberta

Your Worship and Members of Council:

RE: SUNNYBROOK FARM AGRICULTURAL INTERPRETIVE CENTRE

At their February 12 meeting, the Board considered correspondence from Mr. Lloyd Dickson, President of the Red Deer & District Museum Society, requesting the Board's approval to allocate up to \$1,500 from the Red Deer Heritage Fund to purchase repair/renovation materials (\$1,000) and assist with the contract costs of having a storyline prepared for the project. The building materials are urgently required to stabilize and conserve the buildings including the residence on this historic 1894 farmstead site. (See copy of letter attached.)

The storyline is a fundamental planning tool for the development of the site. The full price of the storyline contract is \$9,600.

Accordingly, the Waskasoo Museum Foundation board passed a motion recommending that Council approve a grant from the Red Deer Heritage Fund up to \$1,500 to assist with building repair and conservation and with development of the storyline.

Yours truly,

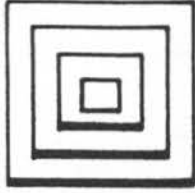
per *M. Armstrong*  
A. B. Armstrong  
Chairman

:er

cc: Craig Curtis, Director of Community Services  
Lloyd Dickson, President, Red Deer & District Museum Society

Attachment

# Red Deer & District Museum Society



P.O. BOX 800  
RED DEER, ALBERTA  
T4N 5H2

(403) 343-6844

December 20, 1990

Mr. A.B. Armstrong, Chairman  
Waskasoo Museum Foundation  
#302, 4820 Gaetz Avenue  
Red Deer, Alberta  
T4N 4A4

Dear Allan:

At the Museum Society Board meeting on December 12, 1990 a discussion arose regarding the possibility of funds that may be eligible in the Heritage Fund, which is under trust of the Foundation.

The funds are requested for the continued preservation of the buildings donated to the Museum Society for the purpose of developing an Interpretive Agriculture Centre. The overall property was donated by Mr. & Mrs. Norman Bower and is the original farm owned and developed by Norman Bower's father. The buildings we inherited are a lesson in recycling as most of the barns and sheds are constructed of salvaged material from buildings that no longer were useful or wrong design for changing farming practices. The current house (in which Mr. Norman Bower still lives) was built in 1942, most of the other buildings were erected in the early 1950's and as a result are now in need of repair in order to keep them as authentic and useful farm buildings. Our request therefore is for \$1,000.00 to be used for shingles, paint, glazing, lumber and miscellaneous hardware.

On the research side of the project we are in the process of hiring consultants to research and write a "story line" to help in the overall planning and development of the Centre. Also, the Society will be purchasing audio and video tapes to do interviews with pioneer people still living in Red Deer and District. An amount of \$500.00 would be of great assistance in this area.

Your thoughtful consideration to this project for the benefit of the community would be greatly appreciated.

Sincerely,

Lloyd Dickson, President  
Red Deer and District Museum Society

LD/lp

\\90\\SOCIETY\\H-Fund.doc

CS-3.109

**DATE:** February 20, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** SUNNYBROOK FARM AGRICULTURAL INTERPRETIVE CENTRE:  
Grant application to the Waskasoo Museum Foundation  
Your memo dated February 15, 1991 refers.

---

1. The Red Deer & District Museum Society is proposing to develop the Sunnybrook Farm Agricultural Interpretive Centre on property donated by Norman Bower immediately north of Horizon Village. The Society has applied to the Waskasoo Museum Foundation for a grant of \$1,500 from the Red Deer Heritage Fund to undertake repair work on an existing building and assist in the preparation of an "interpretive storyline".
2. The application was considered by the Waskasoo Museum Foundation at its meeting on February 12, 1991. The Foundation board approved a grant of \$1,500 from the Red Deer Heritage Fund and is recommending that City Council endorse its approval, as required.
3. I have reviewed the grant application and my comments are as follows:

- An agricultural interpretive centre was originally proposed on this site in 1988, when the land was donated to the Museum Society. At this time I expressed concern to City Council that the Society would have some difficulty in raising sufficient funds to develop and operate the centre without some form of subsidy. I therefore recommended that approval should not be given to this project until a Development Plan and feasibility/viability study had been prepared. This matter was considered by City Council at its meeting on April 18, 1988 when the following resolution was adopted.

"RESOLVED that Council of The City of Red Deer, having considered various reports and correspondence relative to the development of the northerly portion of Lot 3, Block 14, Plan 4436 T.R. (Bower Land) hereby agree that said land be rezoned from A1 to P1 and that Council request a feasibility/viability study for the agricultural museum, together with a detailed Development plan before the discretionary use is approved by City Council."

Agricultural Interpretive Centre  
Page 2  
February 20, 1991  
CS-3.109

---

No development plans or studies have yet been submitted for this project and the use of the site for an agricultural interpretive centre has not been approved.

- I have major concerns that this project is not financially viable without assistance from the City. Consequently, I cannot support a grant until a Development Plan and feasibility/viability study have been prepared. As Council is aware, I have proposed a moratorium on all new capital projects until existing facilities have been upgraded and are being adequately maintained.
- The current assets of the Red Deer Heritage Fund are approximately \$400,000. However an \$80,000 grant has been approved for the renovation/restoration of the former Armoury building as part of the Library Expansion Project and a \$100,000 loan has been made to the Red Deer Native Friendship Society. Consequently, it is necessary to only award grants to high-priority projects if the fund is to provide an ongoing legacy in the future.

4. RECOMMENDATION:

I do not support the comments of the Waskasoo Museum Foundation and recommend that City Council **not** approve a grant from the Red Deer Heritage Fund for the proposed Sunnybrook Farm Agricultural Interpretive Centre.



CRAIG CURTIS

:kl

- c. Lowell Hodgson, Recreation & Culture Manager  
Don Batchelor, Parks Manager  
Morris Flewwelling, Museums Director  
Alan B. Armstrong, Chairman, Waskasoo Museum Foundation  
Eileen Dubois, Chairman, Normandeau Cultural and Natural History Society



Commissioners' Comments

We would concur with the recommendation of the Dir. of Community Services and recommend Council not approve the requested grant nor any other grants until the Museum Society conforms with Council's request for a feasibility/viability study for an agricultural museum.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:

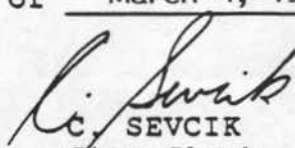
- ☒ DIRECTOR OF COMMUNITY SERVICES  
☐ DIRECTOR OF ENGINEERING SERVICES  
☐ DIRECTOR OF FINANCIAL SERVICES  
☐ BYLAWS & INSPECTIONS MANAGER  
☐ CITY ASSESSOR  
☐ COMPUTER SERVICES MANAGER  
☐ ECONOMIC DEVELOPMENT MANAGER  
☐ E.L. & P. MANAGER  
☐ ENGINEERING DEPARTMENT MANAGER  
☐ FIRE CHIEF  
☐ PARKS MANAGER  
☐ PERSONNEL MANAGER  
☐ PUBLIC WORKS MANAGER  
☐ R.C.M.P. INSPECTOR  
☐ RECREATION & CULTURE MANAGER  
☐ SOCIAL PLANNING MANAGER  
☐ TRANSIT MANAGER  
☐ TREASURY SERVICES MANAGER  
☐ URBAN PLANNING SECTION MANAGER  
☐
- 

FROM:

CITY CLERK

WASKASOO MUSEUM FOUNDATION - SUNNYBROOK FARM  
RE: AGRICULTURAL INTERPRETIVE CENTRE

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

15 February 1991

Waskasoo Museum Foundation  
Box 800  
RED DEER, Alberta  
T4N 5H2

Attention: A.B. Armstrong  
Chairman

Dear Sir:

**RE: SUNNYBROOK FARM AGRICULTURAL INTERPRETIVE CENTRE**

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on March 4, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt

*a delight  
to discover!*



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 5, 1991

Waskasoo Museum Foundation  
Box 800  
RED DEER, Alberta  
T4N 5H2

Attention: Mr. A.B. Armstrong,  
Chairman

Dear Sir:

**RE: SUNNYBROOK FARM AGRICULTURAL INTERPRETIVE CENTRE**

I would advise that your correspondence of February 14, 1991 pertaining to the above matter received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following motion denying approval of funds from Red Deer Heritage Fund to purchase repair/renovation materials and assist with the contract costs of having a storyline prepared for the project.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated February 14, 1991 re: Sunnybrook Farm Agricultural Interpretive Centre, hereby agrees that the request for approval to allocate up to \$1,500 from the Red Deer Heritage Fund to purchase repair/renovation materials and assist with the contract cost of having a storyline prepared for the Interpretive Centre, be denied, and as recommended to Council March 4, 1991."

Council denied the request on the grounds that the "Development Plan and Feasibility/Viability Study" as requested by Council at its meeting of April 18, 1988, has not been prepared. There are major concerns that this project is not financially viable without assistance from the City and, accordingly, the requested grant has not been approved nor are any other grant requests likely to be approved until the Museum Society conforms with Council's request.

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik  
City Clerk  
CS/jt

c.c. Director of Community Services  
Recreation & Culture Manager  
Parks Manager  
City Commissioners

Museums Director  
Red Deer & District Museum Society  
Normandeau Cultural & Natural History Society



*a delight  
to discover!*

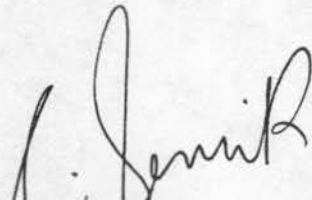
DATE: March 6, 1991  
TO: Director of Community Services  
FROM: City Clerk  
RE: SUNNYBROOK FARM AGRICULTURAL INTERPRETIVE CENTRE

---

At the Council meeting of March 4, 1991 a request for approval to allocate up to \$1,500 from the Red Deer Heritage Fund to purchase repair/renovation materials and assist with the contract cost of having a storyline prepared for the Interpretive Centre was denied. The request was denied on the grounds that the Museum Society has not conformed with Council's request of 1988 for a development plan and a feasibility/viability study.

At the March 4, 1991 Council meeting, it was agreed that we would assist the Society with this study and you were requested to convey this message to the Museum Society. Please accept this memo as a reminder to advise the said Society accordingly.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners



Community Services

BOWER PLACE FIVE

MEMORANDUM

TO: MORRIS FLEWELLING.

DATE: MARCH 8, 1991

FROM: CRAIG CURTIS

RE: SUNNYBROOK FARM.

Please inform the Museum Society of City Council's decision and the rationale behind my recommendation. I believe that you already have a copy of my report to City Council.

*Craig*

cc. CHARLIE SEVICK  
LOWELL HODGSON.

SIGNED: \_\_\_\_\_



NO. 6

13/02/91

Dear Sir:

I am writing this letter to you because of a concern I have regarding the blue box recycling program. As I understand it, everyone that pays utilities will have an additional \$4.00 tacked on to their bill. I live at 5118 - 48 Ave., which is a house with three apartments. There are four people living at this address and all we need for trash containment is two Canadian Tire galvanized garbage cans. Lately, I have been running the buildings recycleable material over to the Cosmos Bins at the Co-Op and I have been averaging one trip every month to month and a half. The blue box idea to me is a sound one, but I don't see the need of paying for three when one is more than sufficient. Also I am on a limited income along with my fiancée, so we have to make every cent count. Our source of income is A.I.S.H. administered out of Stettler and I was wondering if it was possible to have one box, paid for by the three tenants in this house which would bring the cost per apartment down to a \$1.34 from \$4.00.

As I said before, I like the Blue Box idea, but I can't justify paying for three, when one would do. Also, I would like to say that for those of us on limited and fixed incomes, the savings to me for one box instead of three which is \$2.66 is a pound of balonie or almost three loaves of bread, not just one bottle of beer.

I hope you can help us out with this small problem and solve it equitably for all of us.

Sincerely,

Fred R. Dicy  
5118 - 48 Ave.  
Red Deer, Alta.  
T4N 3T8  
346-5135

DATE: February 20, 1991  
TO: City Clerk  
FROM: Public Works Manager  
RE: FRED DICEY - BLUE BOX PROGRAM

---

In response to Mr. Dicy's inquiry regarding the utility billing for the Blue Box recycling program, it should be noted the program is based on dwelling units that now receive and are billed for individual garbage pick-up. As Mr. Dicy has stated, there are three dwelling units in his building, each of which receive a separate utility bill that includes a charge for individual garbage pick-up.

Mr. Dickey contends that only one "Blue Box" would be sufficient for the amount of recyclable material generated by all three apartments and we have no reason to doubt this. However, a charge based on volume would be extremely difficult to determine and administer and could set a precedent for other such requests.

Such a precedent could also open the door for similar requests pertaining to garbage collection where the amount of garbage generated per household can vary significantly depending on family size and throw away habits.

Recommendation

We would recommend that no change be made to the existing method of billing for the recycling program.



Gordon Stewart, P. Eng.  
Public Works Manager

GAS/fm

c.c. Director of Engineering Services  
Director of Financial Services

FILE: DICYBLUE.BOX

DATE: February 26, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: FRED DICY - BLUE BOX RECYCLING PROGRAM

---

CONCERN

Mr. Dicy is expressing a concern that the house he lives in consists of three apartments and each of the apartments will be separately billed for recycling. There are only four people living in the house using a total of 2 garbage cans. Mr. Dicy is concerned that only one recycling container should be sufficient but they will be charged for three. His request is they only be charged for one recycling container instead of three.

RECYCLING PROGRAM

The recycling program has been set up so that each residential utility customer that is presently charged \$5.17 per month for garbage collection would be charged \$4.56 per month for the recycling service. Each of the customers charged for recycling would receive a blue box and be able to participate in the recycling program.

The recycling charge, like the garbage collection charge, is an average charge and does not take into consideration whether there is one person at a residential unit or ten if there is a large family. To take into consideration such factors would make the program very difficult to administer.

Mr. Dicy's residence is registered as owned by Lee Shee Mar-Doo. There are three utility accounts at that residence in the names of:

1. Bonnie Banman
2. K. Mar Doo
3. Catherine Chadwick

Mr. Dicy is apparently living at one of the above utility services.

Each of the three utility services is billed a separate charge for garbage collection so each would have a separate charge for recycling when the recycling program is implemented.

City Clerk  
February 26, 1991  
Page 2 FILE: DICYBLUE.BOX

To comply with Mr. Dicy's request would require the recycling charge (and probably the garbage collection charge) to be billed based on the volume of garbage. This would require people to be hired to measure the volume of garbage. An alternative to hiring people to measure the garbage on a regular basis would be to bill on the basis of the number of residents in a dwelling unit. There would have to be a regular follow up, however, to keep track of people splitting up, getting married, people being born or dying. This also would be administratively difficult, if not impossible, to keep track of. It, of course, assumes that each person puts out the same amount of garbage which is also probably not correct.

RECOMMENDATION

- That Council reaffirm implementing the recycling program by a flat monthly charge on the existing utility accounts billed for residential garbage collection



A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/mrk

c.c. Utility Billing Supervisor  
Director of Engineering Services

Commissioners' Comments

We would concur with the recommendation of the Public Works Manager.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:

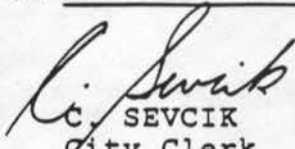
- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
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- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ URBAN PLANNING SECTION MANAGER
- ☐

FROM:

CITY CLERK

RE: FRED DICY - BLUE BOX RECYCLING PROGRAM -  
5118 - 48 AVENUE

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March -

  
C. SEVCIK  
City Clerk

13/02/91

Dear Sir.

I am writing this letter to you because of a concern I have regarding the Blue box recycling program. As I understand it, everyone that pays utilities will have an additional \$4<sup>00</sup> tacked on to their bill. I live at 5118-48 Ave, which is a house with three apartments. There are four people living at this address and all we need for trash containment is two Canadian Tire galvanized garbage cans. Lately, I have been running the buildings recyclable material over to the Cosmos Bins at the CoOp and I have been averaging one trip every month to month and a half. The Blue box idea to me is a sound one, but I don't see the need of paying for three when one is more than sufficient. Also I am on a limited income along with my fiancée, so we have to make every cent count. Our source of income is A.I.S.H. administered out of Stittler and I was wondering if it was possible to have one box, paid for by the three tenants in this house which would bring the cost per apt. down to a \$1.34 from \$4.00  
(OVER)



As I said before, I like the Blue Box idea, but I can't justify paying for three, when one would do. Also I would like to say that for those of us on limited and fixed incomes the saving to one for one box instead of three which is \$2.66 is a pound of butter or almost three loaves of bread, not just one bottle of beer.

I hope you can help us out with this small problem and solve it equitably for all of us.

Sincerely

Fred R. O'Leary

5118 - 48 Ave

Red Deer, Alta.

T4N-3T8

346-5135

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:10 pm
DATE	Feb. 13/91
BY	K. Penick



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 5, 1991

Mr. Fred R. Dicy  
5118 - 48 Avenue  
RED DEER, Alberta  
T4N 3T8

Dear Mr. Dicy:

**RE: BLUE BOX RECYCLING PROGRAM**

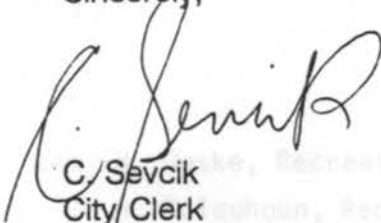
Your request dated February 13, 1991 for reducing the number of blue boxes at your residence, 5118 - 48 Avenue, was considered by Council at its meeting of March 4, 1991 and at which meeting the following resolution was passed denying your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Fred Dicy dated February 13, 1991 re: Blue Box Recycling Program - Amendment to Method of Billing For Said Program, hereby reaffirms implementing the recycling program by a flat monthly charge on the existing utility accounts billed for residential garbage collection, and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information. I am enclosing the administrative comments which appeared on the Council agenda of March 4, 1991 (pages 115 to 118) which explains Council's decision.

I trust you will find this satisfactory. Please call me if you have any questions.

Sincerely,



C. Sevcik  
City Clerk

/jt  
Att.

c.c. Director of Financial Services      Utility Billing Supervisor  
Director of Engineering Services      Public Works Manager



*a delight  
to discover!*

CS-3.116

**DATE:** February 26, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS, Director  
Community Services Division

**RE:** OLD COURT HOUSE: REMOVAL OF ASBESTOS INSULATION  
GRANT APPLICATION TO WASKASOO MUSEUM FOUNDATION  
Your memo dated February 15, 1991 refers.

---

1. The Recreation & Culture Department is working with Alberta Public Works to remove asbestos insulation from the boiler room and basement of the Old Court House Community Arts Centre. Alberta Public Works has contributed \$10,000 toward the project, which has an estimated cost of \$15,000. The department has applied to the Waskasoo Museum Foundation for a grant of up to \$5,000 from the Red Deer Heritage Fund to undertake this work.
2. The application was considered by the Waskasoo Museum Foundation at its meeting on February 12, 1991. The foundation approved a grant of up to \$5,000 from the Red Deer Heritage Fund, and is recommending that City Council endorse the approval as required.
3. The purpose of the Red Deer Heritage Fund is outlined in an agreement between the City and the Waskasoo Museum Foundation. These funds may only be used "for the purposes of preservation, interpretation and restoration of historical buildings, structures and sites in the city of Red Deer and immediate area surrounding the city, including necessary research and studies related to the above."

The Old Court House is one of Red Deer's most important historical buildings, and is a designated Provincial Historic Resource. The asbestos removal is part of the ongoing restoration and rehabilitation of the structure, and is clearly eligible for funding. I support the project as a very high priority.

.../2

Charlie Sevcik

Page 2

February 26, 1991

Old Court House: Removal of Asbestos

---

4. RECOMMENDATION

I support the comments of the Waskasoo Museum Foundation and recommend that City Council approve a grant of up to \$5,000 from the Red Deer Heritage Fund toward removal of asbestos insulation in the basement of the Old Court House Community Arts Centre.



CRAIG CURTIS

:dmg

- c. Alan Armstrong, Chairman, Waskasoo Museum Foundation  
Morris Flewwelling, Museums Director  
Lesia Davis, A/Recreation & Culture Manager  
Eileen Dubois, Chairman, Normandeau Cultural & Natural History Society

Commissioners' Comments

We would recommend Council pass a resolution authorizing the use of funds as outlined by the Waskasoo Museum Foundation.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:

☒

DIRECTOR OF COMMUNITY SERVICES

☐

DIRECTOR OF ENGINEERING SERVICES

☐

DIRECTOR OF FINANCIAL SERVICES

☐

BYLAWS & INSPECTIONS MANAGER

☐

CITY ASSESSOR

☐

COMPUTER SERVICES MANAGER

☐

ECONOMIC DEVELOPMENT MANAGER

☐

E.L. & P. MANAGER

☐

ENGINEERING DEPARTMENT MANAGER

☐

FIRE CHIEF

☐

PARKS MANAGER

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PERSONNEL MANAGER

☐

PUBLIC WORKS MANAGER

☐

R.C.M.P. INSPECTOR

☐

RECREATION & CULTURE MANAGER

☐

SOCIAL PLANNING MANAGER

☐

TRANSIT MANAGER

☐

TREASURY SERVICES MANAGER

☐

URBAN PLANNING SECTION MANAGER

☐

FROM:

CITY CLERK

RE: WASKASOO MUSEUM FOUNDATION - OLD COURT HOUSE

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

*C. Sevcik*  
C. SEVCIK  
City Clerk



DEER

delight



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

March 5, 1991

Waskasoo Museum Foundation  
Box 800  
RED DEER, Alberta  
T4N 5H2

Attention: Mr. A.B. Armstrong  
Chairman

Dear Sir:

**RE: OLD COURT HOUSE: REMOVAL OF ASBESTOS INSULATION  
GRANT APPLICATION TO WASKASOO MUSEUM FOUNDATION**

The above matter received consideration at the Council meeting of March 4, 1991 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated February 12, 1991 re: Old Red Deer Court House, hereby approves the allocation of \$8,900 from the Red Deer Heritage Fund to remove the asbestos insulation from the Old Red Deer Court House and as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and by way of a copy of this letter we are requesting the Acting Recreation & Culture Manager to take appropriate action.

Trusting you will find this satisfactory.

Sincerely,

G. Sevcik  
City Clerk

CS/jt

c.c. Director of Community Services  
Acting Recreation & Culture Manager  
Museums Director  
Normandeau Cultural & Natural History Society



*a delight  
to discover!*





MUNICIPAL AFFAIRS

ASSESSMENT EQUALIZATION BOARD

CityCentre, 10155 - 102 Street, Edmonton, Alberta, Canada T5J 4L4

In Reply Please Quote:

February 15, 1991

Charlie Sevcik, City Clerk  
City Hall, 4914-48 Avenue  
City of Red Deer  
P. O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Sir / Madam:

Please find enclosed a computer worksheet showing calculations for the 1991 equalized assessment proposed for your municipality.

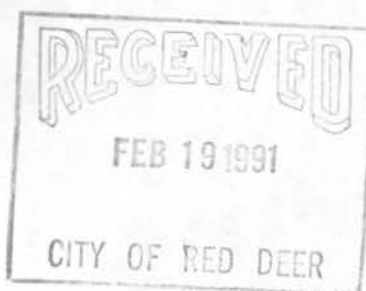
Other enclosures are:

- A schedule outlining procedures approved by the Alberta Assessment Equalization Board to permit your municipality an opportunity to examine the proposed equalized assessment prior to adoption by Board Order.
- A line graph showing land assessment/market value ratios for the last five years that have been reported by your assessor and used in the determination of your equalized assessments.
- A bar graph presenting the effect of using the assessment/market ratios to convert to fair actual value (100% value).


You should use these graphs to verify the results of your assessor's annual land assessment/market value analysis. It should be noted that agricultural lands are excluded.

Further information may be obtained by contacting this office.

Yours truly,



GAC/slk  
encls.

  
Glen A. Cumming, Secretary  
Assessment Equalization Board

### REVIEW PROCEDURE

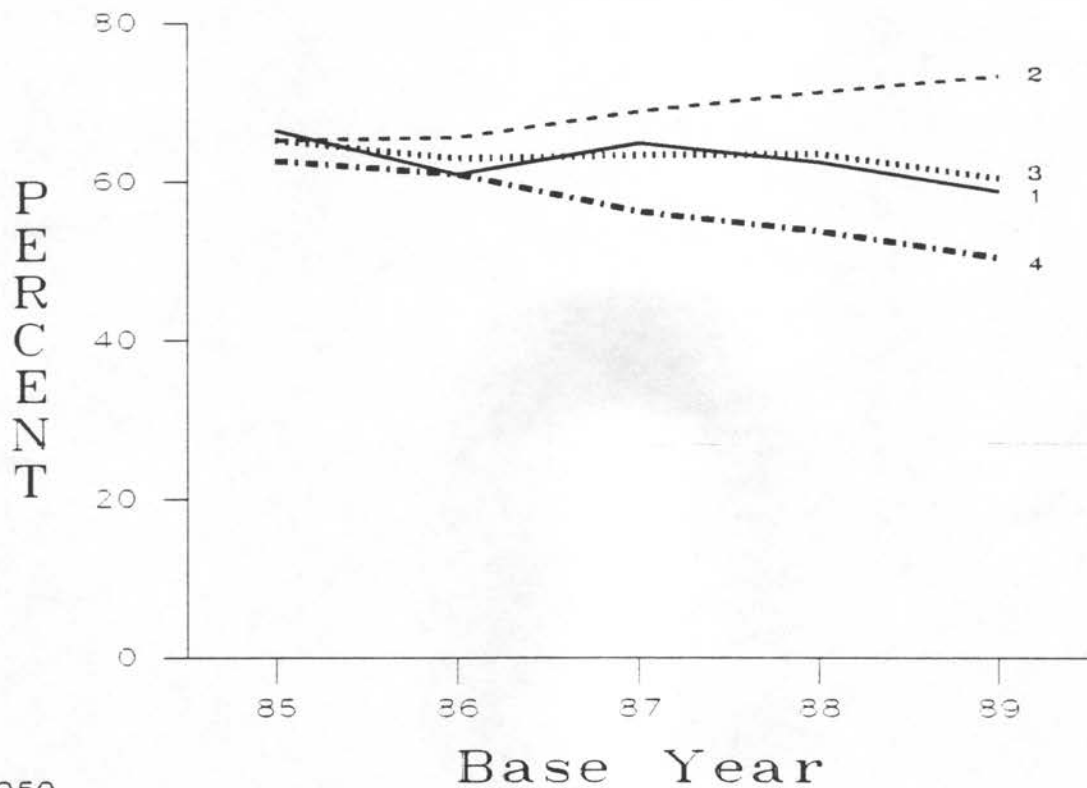
1. The Assessment Equalization Board will provide each municipality with a copy of the computer worksheet giving details of assessments, formulas and factors used in determining the 1991 equalized assessment.
2. Each municipality will be permitted 30 days to examine the calculated equalized assessment.
3. The official equalized assessment will be authorized by Board Order adopting the calculated equalized assessment upon expiry of the 30 day examination period unless a written request for review is received by the Alberta Assessment Equalization Board.
4. In the event that a review with the Assessment Equalization Board is requested the following will apply:
  - The municipality will be expected to provide evidence substantiating any claim for variance at an Assessment Equalization Board hearing.
  - Evidence may be requested from the municipality's assessor, Municipal Affairs assessment inspectors or any other witness requested to be present by the municipality or the Assessment Equalization Board.
  - Municipalities will be advised of the Assessment Equalization Board's decision.
  - The equalized assessment will be authorized by Board Order following the review by the Assessment Equalization Board. A further examination period will not apply to reviewed equalized assessments.
  - Each party will be responsible for its own costs.
  - Hearings will be scheduled as early as possible to avoid unnecessary delay in the requisitioning process.
5. Municipalities will be notified of their official equalized assessment in the manner now prescribed with the municipality maintaining the right to make a formal appeal to the Alberta Assessment Appeal Board within the stipulated 60 day period.

**ALBERTA ASSESSMENT EQUALIZATION BOARD**  
10155 - 102 Street, 13th Floor, CityCentre  
EDMONTON, Alberta T5J 4L4

# City of Red Deer

## Ratio of Land Assessment to Fair Actual Value

Assessment Equalization Board  
August 14, 1990

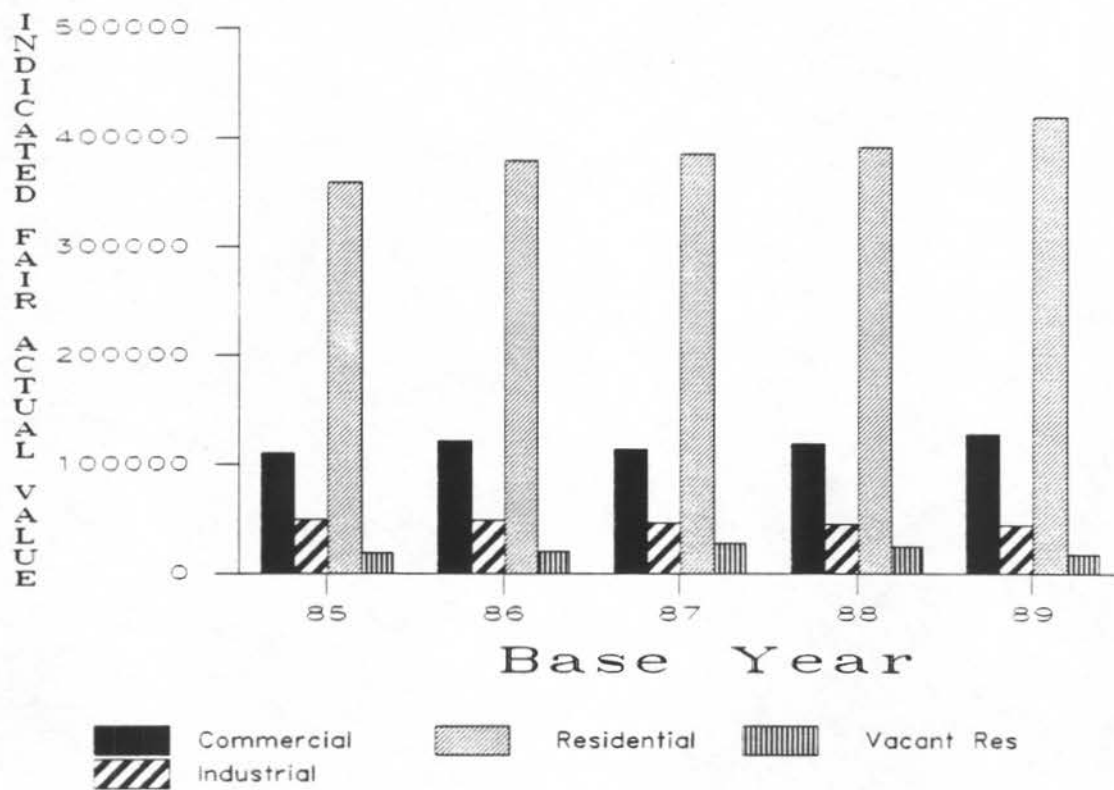


Land Classification

————— 1	Commercial	..... 3	Residential
- - - - - 2	Industrial	- . - . - . 4	Vacant Res

# City of Red Deer Non-Farmland (\$ Thousands)

Assessment Equalization Board  
August 15, 1990



## City of Red Deer Non-Farmland (\$ Thousands)

	Commercial	Industrial	Residential	Vacant Res
85	110019	49269	359123	18400
86	121042	48992	378984	20044
87	113279	46199	385428	27396
88	118770	45244	392209	24436
89	127653	43947	420245	17508

Explanation:

LAND % TOTAL...:	Relationship of all NON-AGRICULTURAL LAND assessment to 1989 market value.	DEPREC'N...:	Adjusts building depreciation @ 1% /year or fixed depreciation to current levels.
LAND % NON-RES:	As above less RESIDENTIAL that is exempt from the School Foundation Program levy.	MISCEL-1...:	Not applicable.
ASSESS. LEVEL...:	Removes statutory assessment levels used during last general assessment.	MISCEL-2...:	Adjusts to recognize assessment reforms.
INDEX.....:	Updates values from assessment base year to equalization base year 1989.	EQ. LEVEL...:	Converts to statutory equalized assessment level.
% ASSESS.....:	Provides a weighted average factor by agricultural use classification.		

Formula Non-Agricultural Land: EQ. LEVEL / LAND % = FACTOR

Total	0.65000	/	60.99000	=	1.06574
Non Residential	0.65000	/	62.36000	=	1.04233

Formula Agriculturally Rated Land: ASSESS. LEVEL DIVIDED INTO ( INDEX X MISCEL-1 X EQ. LEVEL ) = FACTOR X % ASSESS.

Dryland Arable	0.65000	DIVIDED INTO	(	0.77100 X	N/A	X	0.65000)	=	0.77100 X	100.00%	=	0.77100	
Dryland Pasture	0.65000	DIVIDED INTO	(	1.24500 X	N/A	X	0.65000)	=	1.24500 X	0.00%	=	0.00000	
Irrig. Arable	0.65000	DIVIDED INTO	(	0.75200 X	N/A	X	0.65000)	=	0.75200 X	0.00%	=	0.00000	
Irrig. Pasture	0.65000	DIVIDED INTO	(	1.24500 X	N/A	X	0.65000)	=	1.24500 X	0.00%	=	0.00000	
											COMPOSITE FACTOR	=	0.77100

Formula All Others: ASSESS. LEVEL DIVIDED INTO ( INDEX X DEPREC'N X MISCEL-1 X MISCEL-2 X EQ. LEVEL ) = FACTOR

Bldgs. & Imps.	0.65000	DIVIDED INTO	(	1.20894 X	0.93000 X	N/A	X	N/A	X	0.65000	) =	1.12431	
Mach. & Equip.	0.50000	DIVIDED INTO	(	1.13766 X	N/A	X	N/A	X	0.76923 X	0.65000	) =	1.13765	
Railway R/Way	0.65000	DIVIDED INTO	(	1.13766 X	N/A	X	N/A	X	N/A	X	0.65000	) =	1.13766
Lines	0.65000	DIVIDED INTO	(	1.13766 X	N/A	X	N/A	X	N/A	X	0.65000	) =	1.13766
Lease Sites	0.65000	DIVIDED INTO	(	0.77100 X	N/A	X	N/A	X	N/A	X	0.65000	) =	0.77100
Well	0.65000	DIVIDED INTO	(	1.13766 X	N/A	X	N/A	X	N/A	X	0.65000	) =	1.13766
E.P. & A.G.T.M&E	0.65000	DIVIDED INTO	(	1.13766 X	N/A	X	N/A	X	N/A	X	0.65000	) =	1.13766
	N/A	DIVIDED INTO	(	N/A	X	N/A	X	N/A	X	N/A	) =	1.00000	
	N/A	DIVIDED INTO	(	N/A	X	N/A	X	N/A	X	N/A	) =	1.00000	

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

	1990 Assessment & Valuation	Factor	1991 Equalized Assessment	Assessment Subject to S.F.L.	Factor	Equal Assess. for Purposes of Prov. School FDN. Progm
Non-Agricultural Land.....	363,250,550	1.06574	387,130,641	107,468,610	1.04233	112,017,756
Agriculturally Rated Land.....	476,140	0.77100	367,103	461,370	0.77100	355,716
Railway Right of Way.....	159,200	1.13766	181,115	159,200	1.13766	181,115
Bldgs. & Imps.....	852,858,810	1.12431	958,877,688	258,853,480	1.12431	291,031,556
Mach & Equip.....	9,085,100	1.13765	10,335,664	9,085,100	1.13765	10,335,664
Municipal Property Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	0
(2) Other.....	613,860	1.06574	654,215	613,860	1.04233	639,844
Municipal Prop. Bldgs. & Imps.	639,450	1.12431	718,940	639,450	1.12431	718,940
Mun. Prop. Mach & Equip.....	13,843,500	1.13765	15,749,057	13,843,500	1.13765	15,749,057
Well.....	0	1.13766	0	0	1.13766	0
Pipeline.....	0	1.13766	0	0	1.13766	0
Public Lands (lease, grazing).	0	0.77100	0	0	0.77100	0
A.G.T. Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	0
(2) Other.....	1,157,440	1.06574	1,233,530	1,157,440	1.04233	1,206,434
A.G.T. Bldgs. & Imps.....	4,410,880	1.12431	4,959,196	4,410,880	1.12431	4,959,196
Provincial Grant Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	0
(2) Other.....	10,675,780	1.06574	11,377,605	7,368,340	1.04233	7,680,241
Prov. Grant Bldgs. & Imps.....	36,851,721	1.12431	41,432,758	28,850,781	1.12431	32,437,221
Federal Grant Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	0
(2) Other.....	898,210	1.06574	957,258	898,210	1.04233	936,231
Federal Grant Bldgs. & Imps...	3,878,450	1.12431	4,360,580	3,878,450	1.12431	4,360,580
Revenue from Sections 20, 21 & 22 M.T.A. Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	0
(2) Other.....	0	1.06574	0	0	1.04233	0
(3) Bldgs. & Imps.....	0	1.12431	0	0	1.12431	0
Supplementary Assessment.....	0	1.12431	0	0	1.12431	0
Mobile Unit Assessment.....	10,223,800	1.12431	11,494,720	0	1.12431	0
* TOTAL LAND AND BUILDINGS.....	1,309,022,891		1,449,830,070	437,688,671		482,609,551 *
A.G.T. (1) Equip.....	16,191,320	1.13766	18,420,217	16,191,320	1.13766	18,420,217
(2) Line.....	4,598,750	1.13766	5,231,813	4,598,750	1.13766	5,231,813
* TOTAL A.G.T.....	20,790,070		23,652,030	20,790,070		23,652,030 *
Cable TV.....	1,177,810	1.13766	1,339,947	1,177,810	1.13766	1,339,947 *
Pipe Lines (1) Well.....	176,300	1.13766	200,569	176,300	1.13766	200,569
(2) Land.....	0	0.77100	0	0	0.77100	0
(3) Pipe.....	6,866,180	1.13766	7,811,378	6,866,180	1.13766	7,811,378
* TOTAL PIPE LINES.....	7,042,480		8,011,947	7,042,480		8,011,947 *
Power Lines (1) Gen. M & E....	1,152,445	1.13766	1,311,090	1,152,445	1.13766	1,311,090
(2) W & T.....	277,685	1.13766	315,911	277,685	1.13766	315,911
* TOTAL POWER LINES.....	1,430,130		1,627,001	1,430,130		1,627,001 *
** GRAND TOTAL.....	1,339,463,381		1,484,460,995	468,129,161		517,240,476 **



Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

District.....: F PPC	Piper Creek Foundation 1990 Assessment & Valuation Factor	1991 Equalized Assessment
Non-Agricultural Land.....	363,250,550 1.06574	387,130,641
Agriculturally Rated Land.....	476,140 0.77100	367,103
Railway Right of Way.....	159,200 1.13766	181,115
Bldgs. & Imps.....	852,858,810 1.12431	958,877,688
Mach & Equip.....	9,085,100 1.13765	10,335,664
Municipal Property Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	613,860 1.06574	654,215
Municipal Prop. Bldgs. & Imps.	639,450 1.12431	718,940
Mun. Prop. Mach & Equip.....	13,843,500 1.13765	15,749,057
Well.....	0 1.13766	0
Pipeline.....	0 1.13766	0
Public Lands (lease, grazing).	0 0.77100	0
A.G.T. Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	1,157,440 1.06574	1,233,530
A.G.T. Bldgs. & Imps.....	4,410,880 1.12431	4,959,196
Provincial Grant Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	10,675,780 1.06574	11,377,605
Prov. Grant Bldgs. & Imps.....	36,851,721 1.12431	41,432,758
Federal Grant Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	898,210 1.06574	957,258
Federal Grant Bldgs. & Imps...	3,878,450 1.12431	4,360,580
Revenue from Sections 20, 21 & 22 M.T.A. Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	0 1.06574	0
(3) Bldgs. & Imps.....	0 1.12431	0
Supplementary Assessment.....	0 1.12431	0
Mobile Unit Assessment.....	10,223,800 1.12431	11,494,720
* TOTALS.....	1,309,022,891	1,449,830,070 *
Share of Properties Valued and/or Assessed by the Chief Provincial Assessor..AGT 100.00000 % EP & PL +100.00000 % =		
		34,630,925
		1,484,461,000

PLEASE NOTE: The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

District.....: HH15	Red Deer Hosp. Dist. No. 15	1990 Assessment & Valuation Factor	1991 Equalized Assessment
Non-Agricultural Land.....	363,250,550	1.06574	387,130,641
Agriculturally Rated Land.....	476,140	0.77100	367,103
Railway Right of Way.....	159,200	1.13766	181,115
Bldgs. & Imps.....	852,858,810	1.12431	958,877,688
Mach & Equip.....	9,085,100	1.13765	10,335,664
Municipal Property Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	613,860	1.06574	654,215
Municipal Prop. Bldgs. & Imps.	639,450	1.12431	718,940
Mun. Prop. Mach & Equip.....	13,843,500	1.13765	15,749,057
Well.....	0	1.13766	0
Pipeline.....	0	1.13766	0
Public Lands (lease, grazing).	0	0.77100	0
A.G.T. Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	1,157,440	1.06574	1,233,530
A.G.T. Bldgs. & Imps.....	4,410,880	1.12431	4,959,196
Provincial Grant Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	10,675,780	1.06574	11,377,605
Prov. Grant Bldgs. & Imps.....	36,851,721	1.12431	41,432,758
Federal Grant Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	898,210	1.06574	957,258
Federal Grant Bldgs. & Imps...	3,878,450	1.12431	4,360,580
Revenue from Sections 20, 21 & 22 M.T.A. Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	0	1.06574	0
(3) Bldgs. & Imps.....	0	1.12431	0
Supplementary Assessment.....	0	1.12431	0
Mobile Unit Assessment.....	10,223,800	1.12431	11,494,720
* TOTALS.....	1,309,022,891		1,449,830,070 *
Share of Properties Valued and/or Assessed by the Chief Provincial Assessor..AGT 100.00000 %			
EP & PL +100.00000 % =			
			34,630,925
			1,484,461,000

PLEASE NOTE: The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

Pupil Count %.: 79.63735  
Land %.: 80.81277  
Improvements %: 80.19734

District....: SP0104 Red Deer S.D. No. 0104

	1990 Assessment & Valuation Factor	1991 Equalized Assessment
Non-Agricultural Land.....	293,553,667 1.06574	312,851,885
Agriculturally Rated Land.....	384,783 0.77100	296,667
Railway Right of Way.....	127,674 1.13766	145,249
Bldgs. & Imps.....	683,967,180 1.12431	768,991,140
Mach & Equip.....	7,285,978 1.13765	8,288,892
Municipal Property Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	488,860 1.06574	520,997
Municipal Prop. Bldgs. & Imps.	509,239 1.12431	572,542
Mun. Prop. Mach & Equip.....	11,024,548 1.13765	12,542,077
Well.....	0 1.13766	0
Pipeline.....	0 1.13766	0
Public Lands (lease, grazing).	0 0.77100	0
A.G.T. Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	921,750 1.06574	982,345
A.G.T. Bldgs. & Imps.....	3,512,693 1.12431	3,949,355
Provincial Grant Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	8,501,871 1.06574	9,060,783
Prov. Grant Bldgs. & Imps.....	29,347,605 1.12431	32,995,805
Federal Grant Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	715,307 1.06574	762,331
Federal Grant Bldgs. & Imps...	3,088,681 1.12431	3,472,634
Revenue from Sections 20, 21 & 22 M.T.A. Land		
(1) Agriculturally Rated.....	0 0.77100	0
(2) Other.....	0 1.06574	0
(3) Bldgs. & Imps.....	0 1.12431	0
Supplementary Assessment.....	0 1.12431	0
Mobile Unit Assessment.....	8,141,928 1.12431	9,154,051
* TOTALS.....	1,051,571,764	1,164,586,753 *

Share of Properties Valued  
and/or Assessed by the

Chief Provincial Assessor..AGT 79.63735 %  
EP & PL + 79.63735 % = 27,579,151  
1,192,165,900

PLEASE NOTE: The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

Pupil Count %: 20.36265		District....: SS0017 Red Deer RCSSD. No. 0017		1991 Equalized	
Land %: 19.18723		1990 Assessment		Assessment	
Improvements %: 19.80266		& Valuation Factor			
Non-Agricultural Land.....		69,696,883	1.06574	74,278,756	
Agriculturally Rated Land.....		91,357	0.77100	70,436	
Railway Right of Way.....		31,526	1.13766	35,865	
Bldgs. & Imps.....		168,891,630	1.12431	189,886,548	
Mach & Equip.....		1,799,122	1.13765	2,046,771	
Municipal Property Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		125,000	1.06574	133,217	
Municipal Prop. Bldgs. & Imps.		130,211	1.12431	146,397	
Mun. Prop. Mach & Equip.....		2,818,952	1.13765	3,206,980	
Well.....		0	1.13766	0	
Pipeline.....		0	1.13766	0	
Public Lands (lease, grazing).....		0	0.77100	0	
A.G.T. Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		235,690	1.06574	251,184	
A.G.T. Bldgs. & Imps.....		898,187	1.12431	1,009,840	
Provincial Grant Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		2,173,909	1.06574	2,316,821	
Prov. Grant Bldgs. & Imps.....		7,504,116	1.12431	8,436,952	
Federal Grant Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		182,903	1.06574	194,927	
Federal Grant Bldgs. & Imps....		789,769	1.12431	887,945	
Revenue from Sections 20, 21 & 22 M.T.A. Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		0	1.06574	0	
(3) Bldgs. & Imps.....		0	1.12431	0	
Supplementary Assessment.....		0	1.12431	0	
Mobile Unit Assessment.....		2,081,872	1.12431	2,340,669	
* TOTALS.....		257,451,127		285,243,308	*
Share of Properties Valued and/or Assessed by the					
Chief Provincial Assessor..AGT		20.36265	%	7,051,774	
EP & PL + 20.36265		%	=	292,295,080	

PLEASE NOTE: The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

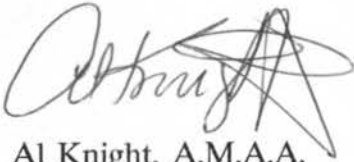
DATE: February 25, 1991  
TO: City Clerk  
FROM: City Assessor  
RE: MUNICIPAL AFFAIRS - 1991 EQUALIZED ASSESSMENT

---

We have reviewed the ratio factors and assessment valuation numbers utilized in the preparation of the equalized assessment and find the information accurate.

Recommendation

We respectfully recommend that the equalized assessment not be contested as the information utilized in its formulation is accurate.

A handwritten signature in dark ink, appearing to read 'Al Knight', with a large, stylized star-like flourish to the right.

Al Knight, A.M.A.A.  
City Assessor

AK/ngl

FILE: EQUILASS.MUN

DATE: February 26, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: MUNICIPAL AFFAIRS - 1991 EQUALIZED ASSESSMENT

---

The equalized assessment figures are used by the Province to determine a number of grants to The City or requisitions on The City. The 1991 figures represent an 8.5% increase over 1990. At this point we do not know how much the total equalized assessment for the Province has increased so we are unable to say how much, as an example, the Provincial Education Foundation requisition on non-residential properties might increase.

The assessment used by The City for purposes of levying property taxes has increased by 2.5% for 1991.

It is anticipated the mill rate by-law which will incorporate the Provincial Education Levy, and other requisitions and the municipal levy will be submitted to Council for consideration in late April, 1991.



A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/mrk

Commissioners' Comments

The City Assessor will be available in the event Council has any questions.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



DATE 91 / 02 / 19

TO:


- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
- ☐ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☐ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ URBAN PLANNING SECTION MANAGER
- ☐

FROM:

CITY CLERK

RE: MUNICIPAL AFFAIRS - 1991 EQUALIZED ASSESSMENT

Please submit comments on the attached to this office by February  
25 for the Council Agenda of March 4, 1991.

  
C. SEVCIK  
City Clerk

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14

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

%.: 20.36265 ...: 19.18723 s %: 19.80266		District....: SS0017 Red Deer RCSSD. No. 0017		1990 Assessment & Valuation Factor	1991 Equalized Assessment
Non-Agricultural Land.....		69,696,883	1.06574	74,278,756	
Agriculturally Rated Land.....		91,357	0.77100	70,436	
Railway Right of Way.....		31,526	1.13766	35,865	
Bldgs. & Imps.....		168,891,630	1.12431	189,886,548	
Mach & Equip.....		1,799,122	1.13765	2,046,771	
Municipal Property Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		125,000	1.06574	133,217	
Municipal Prop. Bldgs. & Imps.		130,211	1.12431	146,397	
Mun. Prop. Mach & Equip.....		2,818,952	1.13765	3,206,980	
Well.....		0	1.13766	0	
Pipeline.....		0	1.13766	0	
Public Lands (lease, grazing).		0	0.77100	0	
A.G.T. Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		235,690	1.06574	251,184	
A.G.T. Bldgs. & Imps.....		898,187	1.12431	1,009,840	
Provincial Grant Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		2,173,909	1.06574	2,316,821	
Prov. Grant Bldgs. & Imps.....		7,504,116	1.12431	8,436,952	
Federal Grant Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		182,903	1.06574	194,927	
Federal Grant Bldgs. & Imps....		789,769	1.12431	887,945	
Revenue from Sections 20, 21 & 22 M.T.A. Land					
(1) Agriculturally Rated.....		0	0.77100	0	
(2) Other.....		0	1.06574	0	
(3) Bldgs. & Imps.....		0	1.12431	0	
Supplementary Assessment.....		0	1.12431	0	
Mobile Unit Assessment.....		2,081,872	1.12431	2,340,669	
* TOTALS.....		257,451,127		285,243,308	*

Share of Properties Valued  
and/or Assessed by the

Chief Provincial Assessor..AGT

EP & PL + 20.36265 % =

7,051,774

292,295,080

The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

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14

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

%:	79.63735	District....: SP0104 Red Deer S.D. No. 0104	1990 Assessment & Valuation Factor	1991 Equalized Assessment
...:	80.81277			
s %:	80.19734			
Non-Agricultural Land.....		293,553,667	1.06574	312,851,885
Agriculturally Rated Land.....		384,783	0.77100	296,667
Railway Right of Way.....		127,674	1.13766	145,249
Bldgs. & Imps.....		683,967,180	1.12431	768,991,140
Mach & Equip.....		7,285,978	1.13765	8,288,892
Municipal Property Land				
(1) Agriculturally Rated.....		0	0.77100	0
(2) Other.....		488,860	1.06574	520,997
Municipal Prop. Bldgs. & Imps.		509,239	1.12431	572,542
Mun. Prop. Mach & Equip.....		11,024,548	1.13765	12,542,077
Well.....		0	1.13766	0
Pipeline.....		0	1.13766	0
Public Lands (lease, grazing).		0	0.77100	0
A.G.T. Land				
(1) Agriculturally Rated.....		0	0.77100	0
(2) Other.....		921,750	1.06574	982,345
A.G.T. Bldgs. & Imps.....		3,512,693	1.12431	3,949,355
Provincial Grant Land				
(1) Agriculturally Rated.....		0	0.77100	0
(2) Other.....		8,501,871	1.06574	9,060,783
Prov. Grant Bldgs. & Imps.....		29,347,605	1.12431	32,995,805
Federal Grant Land				
(1) Agriculturally Rated.....		0	0.77100	0
(2) Other.....		715,307	1.06574	762,331
Federal Grant Bldgs. & Imps....		3,088,681	1.12431	3,472,634
Revenue from Sections 20, 21 & 22 M.T.A. Land				
(1) Agriculturally Rated.....		0	0.77100	0
(2) Other.....		0	1.06574	0
(3) Bldgs. & Imps.....		0	1.12431	0
Supplementary Assessment.....		0	1.12431	0
Mobile Unit Assessment.....		8,141,928	1.12431	9,154,051
* TOTALS.....		1,051,571,764		1,164,586,753 *

Share of Properties Valued  
and/or Assessed by the

Chief Provincial Assessor..AGT	79.63735	%	
EP & PL +	79.63735	%	=
			27,579,151
			1,192,165,900

The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

Pa  
14

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

District.....: HH15	Red Deer Hosp. Dist. No. 15		1991 Equalized
	1990 Assessment & Valuation Factor		Assessment
Non-Agricultural Land.....	363,250,550	1.06574	387,130,641
Agriculturally Rated Land.....	476,140	0.77100	367,103
Railway Right of Way.....	159,200	1.13766	181,115
Bldgs. & Imps.....	852,858,810	1.12431	958,877,688
Mach & Equip.....	9,085,100	1.13765	10,335,664
Municipal Property Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	613,860	1.06574	654,215
Municipal Prop. Bldgs. & Imps.	639,450	1.12431	718,940
Mun. Prop. Mach & Equip.....	13,843,500	1.13765	15,749,057
Well.....	0	1.13766	0
Pipeline.....	0	1.13766	0
Public Lands (lease, grazing).	0	0.77100	0
A.G.T. Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	1,157,440	1.06574	1,233,530
A.G.T. Bldgs. & Imps.....	4,410,880	1.12431	4,959,196
Provincial Grant Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	10,675,780	1.06574	11,377,605
Prov. Grant Bldgs. & Imps.....	36,851,721	1.12431	41,432,758
Federal Grant Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	898,210	1.06574	957,258
Federal Grant Bldgs. & Imps...	3,878,450	1.12431	4,360,580
Revenue from Sections 20, 21 & 22 M.T.A. Land			
(1) Agriculturally Rated.....	0	0.77100	0
(2) Other.....	0	1.06574	0
(3) Bldgs. & Imps.....	0	1.12431	0
Supplementary Assessment.....	0	1.12431	0
Mobile Unit Assessment.....	10,223,800	1.12431	11,494,720
* TOTALS.....	1,309,022,891		1,449,830,070 *
Share of Properties Valued and/or Assessed by the Chief Provincial Assessor..AGT 100.00000 %			
EP & PL +100.00000 % =			34,630,925
			1,484,461,000

The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.



Page  
14

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

District.....: F PPC	Piper Creek Foundation		1991	Equalized
	1990 Assessment	& Valuation Factor	Assessment	
Non-Agricultural Land.....	363,250,550	1.06574	387,130,641	
Agriculturally Rated Land.....	476,140	0.77100	367,103	
Railway Right of Way.....	159,200	1.13766	181,115	
Bldgs. & Imps.....	852,858,810	1.12431	958,877,688	
Mach & Equip.....	9,085,100	1.13765	10,335,664	
Municipal Property Land				
(1) Agriculturally Rated.....	0	0.77100	0	
(2) Other.....	613,860	1.06574	654,215	
Municipal Prop. Bldgs. & Imps.	639,450	1.12431	718,940	
Mun. Prop. Mach & Equip.....	13,843,500	1.13765	15,749,057	
Well.....	0	1.13766	0	
Pipeline.....	0	1.13766	0	
Public Lands (lease, grazing).	0	0.77100	0	
A.G.T. Land				
(1) Agriculturally Rated.....	0	0.77100	0	
(2) Other.....	1,157,440	1.06574	1,233,530	
A.G.T. Bldgs. & Imps.....	4,410,880	1.12431	4,959,196	
Provincial Grant Land				
(1) Agriculturally Rated.....	0	0.77100	0	
(2) Other.....	10,675,780	1.06574	11,377,605	
Prov. Grant Bldgs. & Imps.....	36,851,721	1.12431	41,432,758	
Federal Grant Land				
(1) Agriculturally Rated.....	0	0.77100	0	
(2) Other.....	898,210	1.06574	957,258	
Federal Grant Bldgs. & Imps....	3,878,450	1.12431	4,360,580	
Revenue from Sections 20, 21 & 22 M.T.A. Land				
(1) Agriculturally Rated.....	0	0.77100	0	
(2) Other.....	0	1.06574	0	
(3) Bldgs. & Imps.....	0	1.12431	0	
Supplementary Assessment.....	0	1.12431	0	
Mobile Unit Assessment.....	10,223,800	1.12431	11,494,720	
* TOTALS.....	1,309,022,891		1,449,830,070	*
Share of Properties Valued and/or Assessed by the				
Chief Provincial Assessor..AGT	100.00000	%		
EP & PL	+100.00000	% =	34,630,925	
			1,484,461,000	

The aggregate of equalized assessments for schools or hospitals, etc., may vary slightly from the municipality equalized assessment total due to 'rounding' omissions.

Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

Pac  
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	1990 Assessment & Valuation	Factor	1991 Equalized Assessment	Assessment Subject to S.F.L.	Factor	Equal.Assess.f Purposes of Pr School FDN. Pr
Non-Agricultural Land.....	363,250,550	1.06574	387,130,641	107,468,610	1.04233	112,017,75
Agriculturally Rated Land.....	476,140	0.77100	367,103	461,370	0.77100	355,711
ailway Right of Way.....	159,200	1.13766	181,115	159,200	1.13766	181,111
Bldgs. & Imps.....	852,858,810	1.12431	958,877,688	258,853,480	1.12431	291,031,55
Mach & Equip.....	9,085,100	1.13765	10,335,664	9,085,100	1.13765	10,335,66
Municipal Property Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	
(2) Other.....	613,860	1.06574	654,215	613,860	1.04233	639,84
Municipal Prop. Bldgs. & Imps.	639,450	1.12431	718,940	639,450	1.12431	718,94
Mun. Prop. Mach & Equip.....	13,843,500	1.13765	15,749,057	13,843,500	1.13765	15,749,05
Well.....	0	1.13766	0	0	1.13766	
Pipeline.....	0	1.13766	0	0	1.13766	
Public Lands (lease, grazing).	0	0.77100	0	0	0.77100	
A.G.T. Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	
(2) Other.....	1,157,440	1.06574	1,233,530	1,157,440	1.04233	1,206,43
A.G.T. Bldgs. & Imps.....	4,410,880	1.12431	4,959,196	4,410,880	1.12431	4,959,19
Provincial Grant Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	
(2) Other.....	10,675,780	1.06574	11,377,605	7,368,340	1.04233	7,680,24
Prov. Grant Bldgs. & Imps.....	36,851,721	1.12431	41,432,758	28,850,781	1.12431	32,437,22
Federal Grant Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	
(2) Other.....	898,210	1.06574	957,258	898,210	1.04233	936,23
Federal Grant Bldgs. & Imps.	3,878,450	1.12431	4,360,580	3,878,450	1.12431	4,360,58
Revenue from Sections 20, 21 & 22						
M.T.A. Land						
(1) Agriculturally Rated.....	0	0.77100	0	0	0.77100	
(2) Other.....	0	1.06574	0	0	1.04233	
(3) Bldgs. & Imps.....	0	1.12431	0	0	1.12431	
Supplementary Assessment.....	0	1.12431	0	0	1.12431	
Mobile Unit Assessment.....	10,223,800	1.12431	11,494,720	0	1.12431	
TOTAL LAND AND BUILDINGS.....	1,309,022,891		1,449,830,070	437,688,671		482,609,55
A.G.T. (1) Equip.....	16,191,320	1.13766	18,420,217	16,191,320	1.13766	18,420,21
(2) Line.....	4,598,750	1.13766	5,231,813	4,598,750	1.13766	5,231,81
TOTAL A.G.T.....	20,790,070		23,652,030	20,790,070		23,652,03
Cable TV.....	1,177,810	1.13766	1,339,947	1,177,810	1.13766	1,339,94
Pipe Lines (1) Well.....	176,300	1.13766	200,569	176,300	1.13766	200,56
(2) Land.....	0	0.77100	0	0	0.77100	
(3) Pipe.....	6,866,180	1.13766	7,811,378	6,866,180	1.13766	7,811,37
TOTAL PIPE LINES.....	7,042,480		8,011,947	7,042,480		8,011,94
Power Lines (1) Gen. M & E....	1,152,445	1.13766	1,311,090	1,152,445	1.13766	1,311,09
(2) W & T.....	277,685	1.13766	315,911	277,685	1.13766	315,91
TOTAL POWER LINES.....	1,430,130		1,627,001	1,430,130		1,627,00
GRAND TOTAL.....	1,339,463,381		1,484,460,995	468,129,161		517,240,47



Assessment Equalization Board  
Equalized Assessment Report  
Municipality: K050 City of Red Deer  
General Assessment Tax Year: 85

Pac  
14

<p>TOTAL...: Relationship of all NON-AGRICULTURAL LAND assessment to 1989 market value.</p> <p>NON-RES: As above less RESIDENTIAL that is exempt from the School Foundation Program levy.</p> <p>LEVEL...: Removes statutory assessment levels used during last general assessment.</p> <p>.....: Updates values from assessment base year to equalization base year 1989.</p> <p>SS.....: Provides a weighted average factor by agricultural use classification.</p>	<p>DEPREC'N...: Adjusts building depreciation @ 1% /year or fixed depreciation to current levels.</p> <p>MISCEL-1...: Not applicable.</p> <p>MISCEL-2...: Adjusts to recognize assessment reforms.</p> <p>EQ. LEVEL...: Converts to statutory equalized assessment level.</p>
---	---

-Agricultural Land: EQ. LEVEL / LAND % = FACTOR

Residential	0.65000	/	60.99000	=	1.06574
	0.65000	/	62.36000	=	1.04233

Agriculturally Rated Land: ASSESS. LEVEL DIVIDED INTO ( INDEX X MISCEL-1 X EQ. LEVEL ) = FACTOR X % ASSESS.

d Arable	0.65000	DIVIDED INTO	(	0.77100	X	N/A	X	0.65000	=	0.77100	X	100.00%	=
d Pasture	0.65000	DIVIDED INTO	(	1.24500	X	N/A	X	0.65000	=	1.24500	X	0.00%	=
Arable	0.65000	DIVIDED INTO	(	0.75200	X	N/A	X	0.65000	=	0.75200	X	0.00%	=
Pasture	0.65000	DIVIDED INTO	(	1.24500	X	N/A	X	0.65000	=	1.24500	X	0.00%	=

COMPOSITE FACTOR =

Others: ASSESS. LEVEL DIVIDED INTO ( INDEX X DEPREC'N X MISCEL-1 X MISCEL-2 X EQ. LEVEL ) = FACTOR

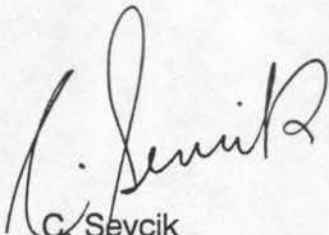
& Imps.	0.65000	DIVIDED INTO	(	1.20894	X	0.93000	X	N/A	X	N/A	X	0.65000	=	1.124
Equip.	0.50000	DIVIDED INTO	(	1.13766	X	N/A	X	N/A	X	0.76923	X	0.65000	=	1.137
y R/Way	0.65000	DIVIDED INTO	(	1.13766	X	N/A	X	N/A	X	N/A	X	0.65000	=	1.137
	0.65000	DIVIDED INTO	(	1.13766	X	N/A	X	N/A	X	N/A	X	0.65000	=	1.137
Sites	0.65000	DIVIDED INTO	(	0.77100	X	N/A	X	N/A	X	N/A	X	0.65000	=	0.771
	0.65000	DIVIDED INTO	(	1.13766	X	N/A	X	N/A	X	N/A	X	0.65000	=	1.137
A.G.T.M&E	0.65000	DIVIDED INTO	(	1.13766	X	N/A	X	N/A	X	N/A	X	0.65000	=	1.137
	N/A	DIVIDED INTO	(	N/A	X	N/A	X	N/A	X	N/A	X	N/A	=	1.000
	N/A	DIVIDED INTO	(	N/A	X	N/A	X	N/A	X	N/A	X	N/A	=	1.000

DATE: March 5, 1991  
TO: City Assessor  
FROM: City Clerk  
RE: MUNICIPAL AFFAIRS - 1991 EQUALIZED ASSESSMENT

---

The above matter received consideration at the Council meeting of March 4, 1991 and at which meeting the correspondence and information from Municipal Affairs was accepted for information purposes only and it was agreed that same be filed.

We thank you for your report in this instance. Trusting you will find this satisfactory.

A handwritten signature in dark ink, appearing to read 'C. Sevcik', is written over the typed name and title.

C. Sevcik  
City Clerk

CS/jt

c.c. Director of Financial Services

4730 Ross Street  
Red Deer, Alberta T4N 1X2  
403.347.9474  
Facsimile 403.340.2411

February 24, 1991

Mr. Charlie Sevcik  
City Clerk  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:30
DATE	Feb. 25/91
BY	AP

Dear Mr. Sevcik,

**RE: C.P.R. BRIDGE-MINIATURE GOLF COURSE**

On behalf of my associates and myself, I am disappointed to be sending you this letter.

At this time, we have been unable to find the business and financial interest necessary for the proposed project.

We continue to feel the project is viable and has merit as the earlier brochure so indicated. Should City Council wish to pursue the C.P.R. Bridge Crossing ideas on a municipal level, we would be interested in assisting, where possible, with our previous research in whatever manner the City may deem appropriate.

Thank you for your consideration.

Sincerely



Sigmund Brouwer  
for PCS Associates



# ***Normandeau Cultural and Natural History Society***

Box 800  
Red Deer, Alberta T4N 5H2  
(403) 343-6844

December 19, 1990

Mayor and Council  
City of Red Deer  
City Hall  
Red Deer, Alberta  
T4N 3T4

Your Worship and Members of Council:

**Re: C.P.R. Railway Bridge**

At a recent meeting of the Historical Preservation Committee, the matter of the future of the existing C.P.R. railway bridge in the City was considered. Following discussion, the motion below was passed.

**"That the Historical Preservation Committee recommend to Council of the City of Red Deer that further investigation be undertaken towards retaining the C.P.R. bridge."**

The motion is being forwarded to Council for consideration at its next meeting.

Yours truly,

*(per) M. E. Lerrick*

Robert Lampard, Chairman  
Historical Preservation Committee

cc Craig Curtis  
Director of Community Services

Eileen Dubois, Chairman  
Normandeau Cultural and Natural History Society

RL/lp

\90\HPC\CPR.doc

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	4:00 pm
DATE	90/12/21
BY	KK





# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

CITY ARCHIVES  
P.O. Box 800  
Red Deer, AB T4N 5H2  
(403) 343-6842

The Mayor and Members of Council  
The City of Red Deer  
P.O. Box 5008  
Red Deer, AB

December 11, 1990

Your Worship and Members of Council:

The Red Deer and District Archives Committee at its November regular meeting considered the issue of the future of the C.P.R. bridge across the Red Deer River. The Committee unanimously passed a resolution in favour of investigating possible avenues of preserving this bridge.

It is our understanding that the Red Deer Historical Preservation Committee has passed a similar resolution.

If you should have any questions on this resolution, please feel free to contact either myself or Mr. Curtis, the Director of Community Services.

Yours truly,

Vice-Chairman  
Red Deer and District  
Archives Committee

MD:lo

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	am
DATE	December 12/90
BY	C. Penik



*a delight  
to discover!*

**DATE:** February 27, 1991

**TO:** CITY COUNCIL

**FROM:** CRAIG CURTIS, Director  
Community Services Division

**RE:** C.P. RAILWAY BRIDGE: DEVELOPMENT PROPOSAL  
A letter from PCS Publishing Inc.,  
dated February 24, 1991, refers.

---

1. In October 1990, PCS Associates, a consortium of local businessmen, proposed to acquire the C.P. Railway Bridge and develop it as a two-level facility, including a restaurant and miniature golf course. The group requested City Council to indicate its support for the project in principle, prior to proceeding with a detailed feasibility study.
2. This matter was considered by City Council in Committee of the Whole on October 15, 1990. Council expressed interest in the concept and supported the request by PCS Associates to undertake a feasibility study at no cost to the City.
3. The development proposal and its subsequent release to the press resulted in the future of the historic bridge being considered by both the Historical Preservation Committee and the Red Deer & District Archives Committee. Both committees adopted resolutions recommending that the City investigate possible means of preserving the bridge.
4. PCS Associates have now informed the City that they have been unable to find the business and financial interest necessary to proceed with the proposed project.
5. I have discussed this matter with the Parks and Recreation & Culture Managers, and our comments are as follows:
  - The C.P. Railway Bridge has some historical significance, as it was constructed as early as 1907. However, it is our view that this is not sufficient to warrant the City's assuming long-term liability for the structure once the railway relocation project has been completed.
  - Under the railway relocation agreement, C.P. Rail is fully responsible for removal of the bridge, thus, relieving the City of any responsibility in the future. The Bicycle Master Plan proposed the use of the bridge as a



**City Council**  
**Page 2**  
**February 27, 1991**  
**C.P. Railway Bridge**

---

bicycle/pedestrian trail linkage. However, new 2.5m trails have been incorporated with both Gaetz and 49 Avenue bridges, immediately to the east, and additional linkage in this location is not necessary. Furthermore, the decking of the bridge for safe bicycle and pedestrian use would be very costly.

- In view of the long-term financial implications, we reluctantly support removal of the bridge as contemplated in the agreement with C.P. Rail.

**6. RECOMMENDATION**

It is recommended that City Council approve demolition of the old C.P. Railway Bridge in accordance with the railway relocation agreement with C.P. Rail.



CRAIG CURTIS

:dmg

- c. Michael Dawe, City Archivist  
 Raymond Heard, Chairman, Archives Committee  
 Morris Flewwelling, Museums Director  
 Eileen Dubois, Chairman, Normandeau Cultural & Natural History Society  
 Dr. B. Lampard, Chairman, Historical Preservation Committee  
 Don Batchelor, Parks Manager  
 Lowell Hodgson, Recreation & Culture Manager  
 Lynne Paradis, Chairman, Recreation, Parks & Culture Board  
 Paul Meyette, Principal Planner, R.D.R.P.C.

Commissioners' Comments

Attached is a letter from PCS Publishing Inc. indicating that they do not wish to proceed with further evaluation of a commercial use for the old CPR bridge. Also attached are two letters recommending investigation of the possibility of preserving this bridge. We believe that the fact that the private sector has undertaken such investigation and concluded that it is not an economical proposition supports our view that the retention of the bridge is an expensive proposition for the taxpayers to undertake. Because in any one year maintenance costs of a bridge structure can be minimal, it may not be well recognized that in the long run bridges are amongst the most expensive structure to maintain. We cannot recommend assuming this burden

for no practical purpose. Accordingly, we would recommend Council reaffirm its original decision not to retain the bridge and that CP Rail, who are requesting an immediate decision, be advised accordingly.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: December 13, 1990  
TO: City Council  
FROM: City Clerk  
RE: RED DEER AND DISTRICT ARCHIVES COMMITTEE/CPR BRIDGE  
ACROSS RED DEER RIVER

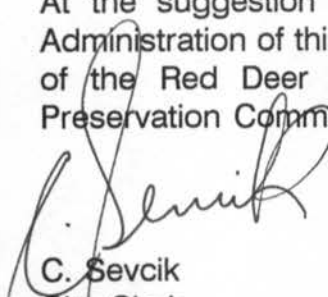
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Attached hereto is a letter dated December 11, 1990 from the Red Deer and District Archives Committee advising that said Committee unanimously passed a resolution in favor of investigating possible avenues of preserving the CPR Bridge across the river.

As Council is aware, P.C.S. Associates Inc. appeared before the Committee of the Whole of Council on October 15, 1990 with a proposal involving the railway bridge (Miniature Golf Course and other specific uses to be approved by Council). Council expressed considerable interest in the concept and supported the request of P.C.S. Associates Inc. to undertake a feasibility study at no cost to the City.

On December 7, 1990, I contacted Sigmund Brouwer of P.C.S. Associates Inc. to determine when they would be submitting their study back to Council. He indicated that the information would be submitted to our office by February 20 for inclusion on the agenda for the Council meeting of March 4, 1991.

At the suggestion of the Mayor, I am advising all members of Council and the Administration of this schedule and at the same time draw to your attention the interest of the Red Deer and District Archives Committee and the Red Deer Historical Preservation Committee, in the said bridge, as expressed in the attached letter.



C. Sevcik  
City Clerk  
CS/blm

cc City Commissioner  
Director of Community Services  
Director of Engineering Services  
Director of Financial Services  
Bylaws and Inspections Manager  
City Assessor  
Director of Museums  
Red Deer and District Archives Committee  
MCC Project Manager

Economic Development Manager  
E.L. & P. Manager  
Fire Chief  
Recreation and Culture Manager  
Parks Manager  
Principal Planner  
Red Deer Historical Preservation  
Committee

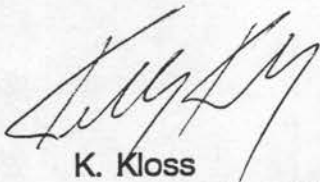
DATE: December 24, 1990  
TO: Red Deer Historical Preservation Committee  
FROM: Assistant City Clerk  
RE: CPR BRIDGE ACROSS RED DEER RIVER

---

Thank you for your letter of December 19, 1990 concerning the above topic.

For your information I have attached a copy of a letter from the City Clerk to City Council dated December 13, 1990 advising that this matter would be included on the agenda for the Council meeting of March 4, 1991. At that time, we will bring to Council's attention your letter.

If you have any questions please do not hesitate to contact the undersigned.



K. Kloss  
Assistant City Clerk  
Encl.

KK/blm

cc Director of Community Services

*Phone to make sure  
we get on March 4 agenda  
as CPR wants to know  
because of scheduling  
B. Jeffers Feb. 12*

*9/102/19 - l left message*

*Seigmund Brauer advised Feb. 20  
that letter is being drafted by their solicitor  
① they have been unable to raise the finances  
② they will not be proceeding with the project  
③ City is free to assume the project if interested.*



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

October 17, 1990

PCS Associates Inc.  
4730 Ross Street  
RED DEER, Alberta  
T4N 1X2

Attention Mr. Sigmund Brouwer

Dear Sir:

RE: C.P.R. BRIDGE-MINIATURE GOLF COURSE

*347-9474*  
*I phoned Dec 7 - Sigm Brouwer*  
*- Study will be in my hands*  
*by February 20 for Council*  
*meeting of March 4*  
*Info relayed to M. Day Dec 7*  
*and to P Brainerd*

Your proposal involving the C.P. Railway bridge received consideration at the committee of the whole of Council meeting held on October 15, 1990.

Under the Municipal Government Act Council cannot pass a resolution in a committee of the whole of Council meeting. However Council did express considerable interest in this exciting and innovative concept and support your undertaking of a feasibility study at no cost to the city.

There are a number of concerns expressed by the Administration which would need to be looked at and addressed. In this regard I am enclosing herewith the comments from the Administration which were presented to Council on the committee of whole agenda (pages 4 - 10). In addition Council wished it to be known that they would approve only certain types of uses in this development such as recreation-oriented activities, retail directly related to recreation, restaurant/food outlets, a lounge. Uses which would not be approved by Council would include offices, retail unrelated to recreation, etc. The development would probably be designated a direct control district which in effect would mean that all uses proposed would require Council's approval.

...2



*a delight to discover!*

October 17, 1990  
PCS Associates Inc.  
Page 2

The above is submitted for your information and we trust that you will find same satisfactory. If you have any questions please do not hesitate to contact the undersigned.

With very best wishes,

Sincerely,



C. Sevcik  
City Clerk  
enc

CS/blm

cc     City Commissioners  
         Director of Community Services  
         Director of Engineering Services  
         Bylaws and Inspections Manager  
         Economic Development Manager  
         Fire Chief  
         Parks Manager  
         Recreation and Culture Manager  
         Principal Planner



**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

October 23, 1990

PCS Associates Inc.  
4730 Ross Street  
RED DEER, Alberta  
T4N 1X2

Attention: Mr Sigmund Brouwer

Dear Sir:

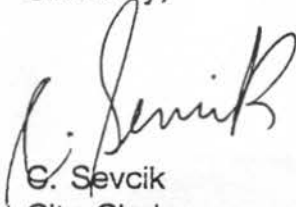
RE: CPR BRIDGE MINIATURE GOLF COURSE

Further to my letter of October 17, 1990 pertaining to the above matter, I am enclosing herewith comments received from the Director of Engineering Services.

Due to a miscommunication between our office and the office of Engineering Services, the said comments were not received in time for inclusion on the October 15, 1990 Committee of the Whole Council agenda. Accordingly we are sending you these comments under separate cover for your information and attention.

Trusting you will find this satisfactory and hope that we have not caused you any inconvenience as a result.

Sincerely;



G. Sevcik  
City Clerk

CS/blm

Encl.

cc Director of Engineering Services

**RED DEER***a delight  
to discover!*



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 6, 1991

PCS Publishing Inc.  
4730 Ross Street  
RED DEER, Alberta  
T4N 1X2

Attention: Mr. Sigmund Brouwer

Dear Sir:

**RE: CPR BRIDGE - MINIATURE GOLF COURSE**

Your letter of February 24, 1991 pertaining to the above topic was presented to Council March 4, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from PCS Publishing Inc. dated February 24, 1991 re: C.P.R. Bridge - Miniature Golf Course, hereby approves the demolition of the Old C.P. Rail Bridge in accordance with the Railway Relocation Agreement with C.P. Rail, and further that C.P. Rail administration be advised accordingly, as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information. While we are all disappointed that you are unable to find the business and financial interest necessary for the proposed project, we wish to take this opportunity of thanking you for your interest and efforts in attempting to save the CPR Bridge.

With very best wishes,

Sincerely,

C. Sevcik  
City Clerk  
CS/jt

c.c. City Commissioners  
MCC Project Manager

Director of Community Services



RED DEER

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to discover!*

DATE: March 6, 1991  
TO: MCC Project Manager, P. Grainger  
FROM: City Clerk  
RE: CP RAILWAY BRIDGE

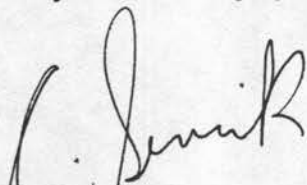
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Consideration was given by Council at its meeting of March 4, 1991 to a letter from PCS Publishing Inc. wherein it was indicated that they would not be pursuing the CP Railway Bridge Development Proposal as they were unable to find the business and financial interest necessary for the proposed project. Accordingly, Council passed the following motion at the above noted meeting.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from PCS Publishing Inc. dated February 24, 1991 re: C.P.R. Bridge - Miniature Golf Course, hereby approves the demolition of the Old C.P. Rail Bridge in accordance with the Railway Relocation Agreement with C.P. Rail, and further that C.P. Rail administration be advised accordingly, as recommended to Council March 4, 1991."

The decision of Council in this instance is submitted for your information and I trust that you will convey Council's decision to CPR.

If you have any questions, please do not hesitate to contact the undersigned.



C. Sevcik  
City Clerk  
CS/jt

c.c. City Commissioners  
Director of Community Services  
City Archivist  
Archives Committee  
Museums Director  
Normandeau Cultural & Natural History Society  
Historical Preservation Committee  
Parks Manager  
Recreation & Culture Manager  
Recreation, Parks & Culture Board  
Principal Planner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

CITY ARCHIVES  
P.O. Box 800  
Red Deer, AB T4N 5H2  
(403) 343-6842

The Mayor and Members of Council  
The City of Red Deer  
P.O. Box 5008  
Red Deer, AB  
T4N 3T4

March 1, 1991

Your Worship and Members of Council:

The Red Deer and District Archives Committee, at its regular meeting of February 20, 1991, considered the issue of the proposed preservation of the old C.P.R. station. The Committee unanimously passed a resolution endorsing an application for designation of the C.P.R. station as a provincial historic resource.

If you should have any questions on this resolution, please feel free to contact either Mr. Ray Heard, Chairman, or Mr. Curtis, the Director of Community Services.

Yours truly,

Michael Dawe  
Archivist

MD:lo



*a delight  
to discover!*

*Copied to: Council  
Director of Community Services  
9/103/07  
ds.*

**BYLAW NO. 2952/A-91**

BEING a Bylaw to amend the Cemetery Bylaw No. 2952/88;

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

That Bylaw No. 2952/88, being the Cemetery Bylaw, be amended as follows:

1 Section 12 is deleted and replaced with new Section 12 as follows:

"A burial lot deed shall be completed in the form of Schedule "A" upon the purchaser paying or being invoiced the amount set forth in the tariff of fees contained in Schedule D."

2 Section 15 is deleted and replaced with new Section 15 as follows:

"Notwithstanding Section 14, a burial lot deed may be transferred back to the City whereupon the transferor shall be entitled to receive a refund of the original purchase price, including the amount paid for perpetual care, less an administration fee of 10% of the foregoing amounts."

3 New Section 27 (6) and 27 (7) are added as follows:

27 (6) Storage and placement of concrete and wood liners shall be subject to a fee as outlined in Schedule D.

27 (7) Concrete liners or vaults are required for all burials of the body of a deceased person 5 years or older. This requirement may be dispensed with by the Parks Manager if in his opinion there are valid religious or personal preference reasons to do so. Concrete liners shall be sold by the City at the Rates set forth on Schedule D.

4 Existing Schedule D is deleted and replaced with the new Schedule D attached hereto.

5 This bylaw shall come into full force and effect upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991;

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991;

READ A THIRD TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



SCHEDULE D  
1991 Rates

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON-RES.</u>
Single lot for persons 5 years or over	4' X 12' or 4' X 10' or 4' X 9'	265	185	365
Military (Field of Honour)	4' X 12' or 4' X 10' or 4' X 9'	0	185	0
Double lot for persons 5 years or over	8' X 12' or 8' X 10' or 8' X 9'	530	370	730
Youth lot for persons 1-5 years of age	4' X 6'	135	80	180
Infant lot for persons 1 year and under	3' X 5'	105	60	140
Lot for cremated remains	24" X 24"	75	45	110
Purchase Concrete Liners		225	0	225

BURIALSCHARGES

For the burial of the body of a deceased person 5 years or over.	235
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	115
For the burial of the body of a deceased person under the age of 1 year.	55
For the extra depth (8") to permit double burial of bodies of persons of any age (extra charge).	75

For the burial of cremated remains of any body.	60
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	240
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	150
Storage, Handling and Installation fee for Concrete or Wood Liners	55

INTERMENT & DISINTERMENTSCHARGES

For the disinterment of a deceased person of the age of 5 years or over.	300
For the disinterment of a deceased person under the age of 5 years.	250
For the disinterment of the cremated remains of any body.	75
Reinterments shall be at burial rates.	
Sale/transfer of deed back to the City (Administration Fee)	10%

MONUMENTS

Application Fee	12
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## BYLAW NO. 3031/91

Being a Bylaw of the City of Red Deer to establish a Transportation System for The City of Red Deer;

WHEREAS the City Council for The City of Red Deer has caused to be prepared a comprehensive transportation study report in accordance with Section 4 of the City's Transportation Act for the development of an integrated transportation system designed to service the needs of the entire City of Red Deer; the Transportation Study report consisting of the following:

The City of Red Deer General Municipal Plan (Bylaw 2663/80)

The City of Red Deer Transportation Study (L. G. Grimble and Associates, 1977)

The City of Red Deer Transportation Study (Associated Engineering Services Ltd., 1982)

The City of Red Deer Northwest Area Structure Plan (Council Resolution July 10, 1989)

The City of Red Deer East Hill Concept Plan (Council Resolution January 23, 1989)

The City of Red Deer Transportation Study Update (IMC Consulting Group, 1990; Council Resolution May 28, 1990); and

WHEREAS City Council, prior to second reading of this Bylaw, has caused notice of this Bylaw to be published at least once a week for 2 consecutive weeks in 1 or more newspapers having general circulation within the City, the last of such publications being at least 14 days before the date fixed for the second reading of this Bylaw; and

WHEREAS in the consideration of this Bylaw, City Council has duly heard and considered the representations presented either personally or through an agent of all interested parties to this Bylaw; and

WHEREAS City Council deems this Bylaw to be in the public's interest;

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1 The Bylaw shall be known as "The City of Red Deer's Transportation System Bylaw".

2 In accordance with the transportation study reports hereinbefore described, City Council hereby establishes a transportation system for The City of Red Deer, consisting of the following:

Schedule A - Transportation Network Map

Schedule B - Arterial Road Descriptions

Schedule C - Collector Road Descriptions

subject to the following conditions, namely:

- (1) that the financial resources necessary for the construction of the said transportation system will be available to The City of Red Deer.
- (2) that The City of Red Deer may amend this Bylaw from time to time by the addition or deletion of transportation facilities or in any other manner, subject to the approval of the Lieutenant Governor in Council.

3 This Bylaw shall come into force on the date that it is approved by the Lieutenant Governor in Council.

4 Bylaw 2814/83 and all amendments thereto are hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1991.

---

MAYOR

---

CITY CLERK

35 MM REFERENCE

DRAWING #8

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MARCH 4, 1991 REGULAR MEETING

TRANSPORTATION SYSTEM BYLAW 3031/91  
CPR BRIDGE DEVELOPMENT  
PCS PUBLISHING INC.

SCHEDULE BI. EXISTING ARTERIAL ROAD DESCRIPTIONSA. East/West Roadways

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1.	20 Street	20 Avenue	54 Avenue
2.	22 Street	Gaetz Avenue	180 m West of Gaetz Avenue
3.	Molly Banister Drive (28 Street)	Barret Drive	54 Avenue
4.	32 Street	Douglas Avenue	Highway 2
5.	43 Street	48 Avenue	54 Avenue
6.	45 Street	48 Avenue	54 Avenue
7.	Ross Street	Davison Drive	51 Avenue
8.	55 Street	40 Avenue	Gaetz Avenue
9.	60 Street	49 Avenue	Gaetz Avenue
10.	67 Street	30 Avenue	Highway 2
11.	77 Street	Riverside Drive	64 Avenue

B. North/South Roadways

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1.	64 Avenue	Edgar Industrial Drive	Highway 11A
2.	64 Avenue	Oleander Drive (60 Street)	Grant Street
3.	Taylor Drive	54 Avenue	Oleander Drive (60 Street)



SCHEDULE B

	<u>Street Name</u>	<u>From</u>	<u>To</u>
4.	51 Avenue	45 Street	53 Street
5.	Gaetz Avenue	Delburne Road (20 Street)	45 Street
6.	Gaetz Avenue	53 Street	Highway 11A
7.	49 Avenue	38 Street	63 Street
8.	49 Avenue	17 Street	Delburne Road (20 Street)
9.	48 Avenue	43 Street	Ross Street
10.	Spruce Drive	32 Street	43 Street
11.	Riverside Drive	49 Avenue	77 Street
12.	40 Avenue	Selkirk Boulevard	55 Street
13.	30 Avenue	32 Street	67 Street

II. FUTURE ARTERIAL ROAD DESCRIPTIONSA. East/West Roadways

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1.	Molly Banister Drive	20 Avenue	Barrett Drive
2.	22 Street	180 m West of Gaetz Avenue	54 Avenue
3.	32 Street	20 Avenue	Douglas Avenue
4.	49 Street	45 Avenue	54 Avenue
5.	Ross Street	51 Avenue	54 Avenue
6.	Ross Street	20 Avenue	Davison Drive

SCHEDULE B

	<u>Street Name</u>	<u>From</u>	<u>To</u>
7.	55 Street	Gaetz Avenue	54 Avenue
8.	67 Street	20 Avenue	30 Avenue
9.	77 Street	20 Avenue	Riverside Drive
10.	77 Street	64 Avenue	67 Avenue
11.	Northland Drive	77 Street	Gaetz Avenue

B. North/South Roadways

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1.	20 Avenue	Delburne Road (20 Street)	77 Street
2.	30 Avenue	Delburne Road (20 Street)	32 Street
3.	30 Avenue	67 Street	77 Street
4.	40 Avenue	Delburne Road (20 Street)	Selkirk Boulevard
5.	54 Avenue	Delburne Road (20 Street)	55 Street
6.	64 Avenue	Grant Street	Edgar Industrial Drive
7.	67 Avenue	67 Street	77 Street

SCHEDULE CI. EXISTING COLLECTOR ROAD DESCRIPTIONSA. East/West Roadways

	<u>Street Names</u>	<u>From</u>	<u>To</u>
1.	Baird Street	Barrett Drive (East Leg)	Barrett Drive (West Leg)
2.	Boyce Street	Barrett Drive (East Leg)	Gaetz Avenue
3.	Bennett Street	Barrett Drive (East Leg)	Gaetz Avenue
4.	Selkirk Boulevard	Springfield Avenue	40 Avenue
5.	Allan Street	SE 10-38-27-4	40 Avenue
6.	30 Street	47 Avenue	Gaetz Avenue
7.	Spencer Street	40 Avenue	Springfield Avenue
8.	Anders Street	Ayers Avenue	40 Avenue
9.	Anquetel Street	SE 10-38-27-4	Ayers Avenue
10.	34 Street	47 Avenue	Gaetz Avenue
11.	36 Street	Gaetz Avenue	51 Avenue
12.	36 Street	43 Avenue	Spruce Drive
13.	McLean Street	30 Avenue	Metcalf Avenue
14.	Dowler Street	Douglas Avenue	City Limit
15.	Dunlop Street	Douglas Avenue	30 Avenue
16.	37 Street	43 Avenue	Spruce Drive
17.	39 Street	Davison Drive	43 Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
18.	39 Street	51 Avenue	52 Avenue
19.	43 Street	47 Avenue	48 Avenue
20.	43 Street	57 Avenue	54 Avenue
21.	Cronquist Drive	57 Avenue	60 Avenue
22.	Ellenwood Drive	30 Avenue	39 Street
23.	Dawson Street	Davison Drive	30 Avenue
24.	Excell Street	Ellenwood Drive	35 Avenue
25.	45 Street	Future 54 Avenue	55 Avenue
26.	45 Street	55 Avenue	47 Street
27.	47 Street	48 Avenue	52 Avenue
28.	47 Street	54 Avenue	45 Street
29.	48 Street	48 Avenue	52 Avenue
30.	51 Street	48 Avenue	49 Avenue
31.	52 Street	48 Avenue	51 Avenue
32.	53 Street	45 Avenue	47 Avenue
33.	Kerry Wood Drive	59 Street	65 Avenue
34.	Cornett Drive	30 Avenue	Ross Street
35.	Roland Street	Roberts Crescent	Rutherford Drive
36.	Rollis Street	Rutherford Drive	30 Avenue
37.	Randolph Street	Rutledge Crescent	Ramsey Avenue
38.	55 Street	NW 14-38-27-4	30 Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
39.	Oleander Drive	Taylor Drive	Overdown Drive
40.	59 Street	49 Avenue	Riverview Avenue/ Kerry Wood Drive
41.	Olsen Street	Oleander Drive	Overdown Drive
42.	60 Street	50 Avenue	Taylor Drive
43.	Oak Street	64 Avenue	Overdown Drive
44.	62 Street	50 Avenue	52 Avenue
45.	62 Street	61 Avenue	64 Avenue
46.	62 Street	46 A Avenue	48 Avenue
47.	Oliver Street	64 Avenue	Overdown Drive
48.	63 Street	Riverview Avenue	64 Avenue
49.	Hermery Street	52 Avenue	Riverview Avenue
50.	Holmes Street	Hallgren Avenue	52 Avenue
51.	Graham Drive	59 Avenue	63 Avenue
52.	Edgar Industrial Drive	64 Avenue	Edgar Crescent and North 67 Street to 67 Avenue
53.	68 Street	63 Avenue	64 Avenue
54.	Nash Street	50 Avenue	59 Avenue
55.	Piper Drive	Page Avenue	50 Avenue
56.	69 Street Drive	Niven Street	59 Avenue
57.	70 Street	59 Avenue	63 Avenue
58.	Niven Street	50 Avenue	Northey Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
59.	Phelan Street	Gaetz Avenue	Parke Avenue
60.	Grant Street	Northey Avenue	59 Avenue
61.	Nolan Street	50 Avenue	Northey Avenue
62.	74 Street	Parke Avenue	Gaetz Avenue
63.	Gunn Street	Glendale Boulevard	59 Avenue
64.	76 Street	49 Avenue	Northey Avenue
65.	78 Street	48 Avenue	50 Avenue
66.	78 Street Crescent	40 Avenue	Northland Drive
67.	80 Street	48 A Avenue	50 Street

B. North/South Roadways

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1.	Ramsey Avenue	Rutherford Drive	Roland Street
2.	Davison Drive	Ross Street	Dowler Street
3.	Rutherford Drive	55 Street	Ross Street
4.	Douglas Avenue	39 Street	32 Street
5.	Erickson Drive	Ross Street	Ellenwood Drive
6.	Cardinal Avenue	55 Street	Cornett Drive
7.	Metcalf Avenue	39 Street	32 Street
8.	Munro Crescent	Mitchell Avenue	32 Street
9.	Ayers Avenue	32 Street	Allan Street



SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
10.	Asmundsen Avenue	SW 10-38-27-4	Allan Street
11.	Mitchell Avenue	32 Street	39 Street
12.	38 Avenue	Ross Street	39 Street
13.	Alford Avenue	32 Street	Anders Street
14.	Allsop Avenue	Allan Street	South of Alton Street
15.	40 Avenue	77 Street	78 Street Crescent
16.	43 Avenue	Ross Street	32 Street
17.	Springfield Avenue	32 Street	Selkirk Boulevard
18.	45 Avenue	59 Street	55 Street
19.	53 Street Crescent	55 Street	45 Avenue
20.	45 Avenue	53 Street Crescent	Ross Street
21.	Barrett Drive	28 Street	Boyce Street
22.	Barrett Drive	Boyce Street East	Boyce Street West
23.	Bremner Avenue	30 Street	28 Street
24.	46 A Avenue	62 Street	Riverside Drive
25.	47 Avenue	55 Street	43 Street
26.	47 Avenue	34 Street	30 Street
27.	48 Avenue	79 Street (48 A Avenue)	78 Street
28.	48 Avenue	62 Street	Riverside Drive
29.	48 Avenue	55 Street	Ross Street
30.	Pamely Avenue	Page Avenue	67 Street

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
31.	Page Avenue	Piper Drive	Parke Avenue
32.	49 Avenue	76 Street	74 Street
33.	Parke Avenue	74 Street	71 Street
34.	48 A Avenue	79 Street	80 Street
35.	Gaetz Avenue	49 Street	Ross Street
36.	West Gaetz Avenue Service Road	62 Street	63 Street
37.	51 Avenue	50 Avenue	39 Street
38.	51 Avenue	39 Street	36 Street
39.	52 Avenue	39 Street	49 Street
40.	52 Avenue	Hermery Street	62 Street
41.	52 Avenue	Holmes Street	Niven Street
42.	Halgren Avenue	Holmes Street	Hermery Street
43.	53 Avenue	77 Street	78 Street
44.	54 Avenue	43 Street	47 Street
45.	55 Avenue	43 Street	32 Street
46.	58 Avenue	67 Street	Hermery Street
47.	Nagel Avenue	Nash Street	67 Street
48.	Northey Avenue	Nash Street	77 Street
49.	Kennedy Drive	77 Street	78 Street
50.	Riverview Avenue	60 Street	67 Street

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
51.	54 Avenue	59 Street	60 Street
52.	57 Avenue	43 Street	32 Street
53.	59 Avenue	67 Street	Grant Street
54.	59 Avenue	Grant Street	Gunn Street
55.	Glendale Boulevard	Grant Street	Northey Avenue
56.	60 Avenue	32 Street	Cronquist Drive
57.	61 Avenue	62 Street	63 Street
58.	63 Avenue	70 Street	68 Street
59.	Overdown Drive	Oleander Drive	64 Avenue

**BYLAW NO. 3035/91**

Being a Bylaw to designate the Canadian Pacific Railroad Station as a Municipal Historic Resource.

WHEREAS Section 22 of the Historical Resources Act, Revised Statutes of Alberta 1980, as amended, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS the preservation of the Canadian Pacific Railroad Station in the City of Red Deer appears to be in the public interest;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1           The building known as the Canadian Pacific Railroad Station located on Lot 2A, Plan 6233 R.S. in the City of Red Deer is hereby designated as a Municipal Historic Resource.
- 2           This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this       day of                               A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this       day of                               A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this       day of                               A.D. 1991.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK