

File

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, MARCH 2nd, 1981, commencing at 4:30 p.m.

- (1) Confirmation of February 16th, 1981 Minutes.

PUBLIC HEARINGS

A public hearing will be held at 7 p.m., MONDAY, MARCH 2nd, 1981 in respect of Bylaws 2672/B-81 and Bylaw 2672/C-81 (page 84)

(2)

UNFINISHED BUSINESS

- 1) City Clerk - RE: Daon Shopping Centres Ltd. .. 1
- 2) City Clerk - RE: Proposed Museum Expansion .. 4
- 3) Associate Planner - RE: Amendment to Land Use Bylaw Kenwat Agencies Ltd. - Joy Potter .. 14
- 4) City Clerk - RE: Traffic Through Pines Residential Subdivision .. 15
- 5) City Clerk - RE: 1981/1987 Seven Year Plan .. 17
- 6) City Clerk - RE: G.H. Dawe Community Centre Phase III .. 19
- 7) City Clerk - RE: ARD-CON Corporation Ltd. .. 26
- 8) City Clerk - RE: Committee For Historical Conservation .. 42
- 9) City Clerk - RE: Operation of Fort Normandeau .. 47

(3)

REPORTS

- 1) Director of Economic Development - RE: Land Purchase - Northwest Sector National Supply Company Limited .. 50
- 2) Director of Economic Development - RE: Bower Place C.4 Commercial Site .. 51
- 3) City Assessor - RE: Part of 63 St. to Hermary St. .. 52

4)	Associate Planner - RE: North-West Sector Area Structure Plan: Proposed Amendment to the Location of Neighborhood & District Recreation Centres	.. 54
5)	Senior Planner - RE; North-West Sector Area Structure Plan: Joint K-9 School Sites Conceptual Development Plan	.. 57
6)	Chairman, Recreation Board - RE: Sunday & Holiday Policy	.. 59
7)	City Treasurer - RE: Annual Meeting of the Alberta Municipal Financing Corporation	.. 61
8)	Director, Red Deer Regional Planning Commission - RE: Commission Voting Representation	.. 62
9)	City Engineer - RE: Request for Funds to Construct Curb Radius to Accommodate the Transit Department at 32 St. & Springfield Ave.	.. 74
10)	Associate Planner - RE: Northwest Sector Industrial Area Proposed Redesignation	.. 75
11)	City Engineer - RE: Revisions to the Unit Rate Bylaw 2685/80	.. 77
12)	Chairman, Recreation Board - RE: Accommodation and Control of Snowmobile Activity	.. 79
13)	City Clerk - RE: Engineering Department Year End Progress Report	.. 83
14)	City Clerk - RE: Public Hearings - Land Use Bylaw 2672/B-81 & 2672/C-81	.. 84
15)	Director of Economic Development - RE: Land Purchase Request - Dresser Industries Ltd.	.. 90
16)	Development Officer/Building Inspector - RE: License Bylaw 2485/75	.. 99

(4) WRITTEN INQUIRIES

(5) CORRESPONDENCE

1)	Red Deer & District Museum & Archives - RE: Museum Expansion	.. 100
2)	President, Red Deer Allied Arts Council - RE: Princess Margaret Scholarship Committee	.. 102
3)	President, Joalco Properties - RE: Proposed Condominium at 7891, 7893, 7895 - 49 Ave.	.. 105

- 4) Crowe, Duhamel, Manning - RE: Barbara Scheidl .. 111
- 5) R. Angus Alberta Limited - RE: Bylaw 2282
Definition of Heavy Vehicles .. 119
- 6) Red Deer Catholic Schools - RE: Designation of St.
Patrick's School As A Community School .. 124
- 7) Sr. Planner - RE: Working Paper III (Proposed
Regional Plan) .. 126
- 8) Tors Moving & Delivery Ltd. - RE: Parking -
Downtown Area .. 128

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

(8) BYLAWS

- 1) 2485/F-81 - 3 readings (Licensing Bylaw) p. 99
- 2) 2672/B-81 - 2nd & 3rd readings (Parkvale Sub. R.2 to R1A) p.84
- 3) 2672/C-81 - 2nd & 3rd readings (Parking, sideyard, rearyard,
Landscaping & site requirements
in City Centre) p. 84
- 4) 2672/E-81 - 1st reading (N.W. Section 31) p. 50
- 5) 2672/F-81 - 1st reading (Kenwat Agenices/J. Potter - South Hill Plaza)
p. 14
- 6) 2689/A-81 - 1st reading (North-West Sector Area Structure) p. 54
- 7) 2705/81 - 3 readings (Unit Rate Bylaw) p. 77

File

A D D I T I O N A L A G E N D A

For the Regular Meeting of RED DEER CITY COUNCIL to be held
in the Council Chambers, CITY HALL, MONDAY, MARCH 2, 1981,
commencing at 4:30 p.m.

1. Proposal for revitalizing the twinning program with Cap-de-la-Madeleine...1

In preparing the regular agenda for this meeting, I overlooked the
attached letter from Mrs. E. Taylor who had requested this matter
come before Council, March 2, 1981. I apologize for this oversight.

2. Pines Subdivision - proposed road changes ...2

The attached letter from a resident of the Pines Subdivision was received
in the February 27th mail and is brought forward for Council's information.

3. Public Hearing Bylaw 2672/B-81 ...4

The attached letter from Mr. Richard W. O'Brien was received in the
February 27th mail and is also brought forward for Council's information.

UNFINISHED BUSINESS

NO. 1

1.

February 18, 1981.

TO: Council
FROM: City Clerk

RE: Daon Shopping Centres Ltd.

The following correspondence and report appeared upon the February 16th Council agenda at which time a resolution was introduced as indicated hereunder.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the City Solicitor dated February 5th, 1981 re: Daon Shopping Centres Limited, hereby agree that the Postponement of Mortgage and Priority Agreement as presented to Council February 16th, 1981 be executed by The City of Red Deer and as recommended by the City Commissioners."

The above motion was tabled for a period of two weeks to enable further information concerning the Centre to be brought forward for Council consideration.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds
Encl.

THOMAS H. CHAPMAN PROFESSIONAL CORPORATION

Barrister, Solicitor, Notary Public

2.

208 PROFESSIONAL BUILDING
4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6603
TWX 610-841-5684

T.H. CHAPMAN, B.A., L.L.B.
L.D. HARRIS, B.P.E., L.L.B.

YOUR FILE
OUR FILE 391

February 5, 1981

The City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Attention: Mr. M. Day

Dear Sirs:

Re: Daon Shopping Centres Limited

Further to our earlier correspondence I now enclose form of Postponement of Mortgage in quadruplicate together with Priority Agreement.

Daon have requested that these Postponements and Agreements be completed by the City of Red Deer and returned to them for registration in order that they can complete their blanket financing relative to the Red Deer Shopping Centre and to other shopping centres in the amount of \$35,000,000.00.

As you are aware, the City's interest in this matter is by way of Second Mortgage which was lodged on the title as security to ensure the completion of the Shopping Centre site.

Having regard to the state of completion of the property in question, it may well be that the City's interest will not be prejudiced unduly in the event that the Postponement is completed.

In any event I would request that you review the matter and make a decision what you wish to do in this respect.

Yours truly,



T. H. CHAPMAN

THC:mrp

Encl.

Commissioners' comments

The second mortgage taken in the name of The City of Red Deer was placed on this site as a means by which Council could assure that the development of the shopping centre would proceed in accordance with Council's wishes. As the development is nearly complete, we see no objection to executing the documents as outlined.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Mayor's comments

As we have been unable to obtain all necessary information, we recommend this item be tabled for a further period of two weeks.

"R.J. McGHEE"
Mayor

NO. 2

February 18, 1981.

TO: Council
FROM: City Clerk

RE: Proposed Museum Expansion

The following reports appeared upon the Council agenda for the meeting of December 22, 1980, at which time a resolution was passed as quoted hereunder:

"RESOLVED that Council of the City of Red Deer hereby agree that the proposed Museum expansion as presented to Council December 22, 1980, be tabled for consideration of the overall proposed Seven Year Plan and the comments of the master plan consultants concerning same be reviewed at that time and as recommended by the City Commissioners."

The report in question was brought forward for Council consideration, February 16, at which time a motion to lift same from the table, was defeated and accordingly, the report is again brought forward for Council consideration at this time.

Respectfully submitted,

R. Stollings, City Clerk

RS/ds
Encl.

RED DEER REGIONAL PLANNING COMMISSION^{62.}

4920-59 STREET

NO. 8

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

February 18, 1981.

To: All Municipal Administrators.

Dear Sir/Madam,

Re: Commission Voting Representation

The attached paper was presented to the Commission at their February 16, 1981 meeting in order to provide an opportunity for the Commission, which is now composed of 80 per cent new members since the October election, to review and consider the matter of voting representation on the Commission.

There was general feeling among the Commission members that the representation on the Commission was adequate and in this regard a motion was moved and seconded to keep representation on the Commission the same as currently exists. However, a tabling motion was passed so the paper could be circulated to all municipalities for review and comments of the entire municipal council before the final vote on the motion to retain the current Commission representation is taken. To this end, would you kindly arrange to have this paper dealt with at your next Council meeting so your Council's feelings can be relayed back to the Commission, either by letter or through your Commission representative, before or during the Commission meeting of March 16, 1981.

As a means of a quick introduction, it is important to note that feelings of imbalanced representation on regional planning commissions has surfaced throughout Alberta in the last few years. Because many councillors are newly elected, it was felt that this issue should be "aired" within the Red Deer Regional Planning Commission by means of the attached paper. Prior to voting on a regional plan, which will effect all municipalities in the Commission area, it is prudent that the Commission members, on behalf of the Councils they represent, address the voting structure issue (or representation on the Commission) so all municipalities may feel they have a fair degree of determination on the contents of the regional plan, and future amendments thereto.

The enclosed paper tries to review the important factors relevant to the representation question. It also raises a number of options, and suggests that if a change in the voting structure is desired then one option may be more suitable than the others. Of course, no change in the structure may be preferred,

MEMBERS OF COMMISSION

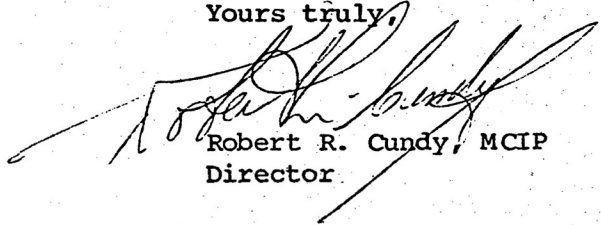
Cont'd/2.

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—IMPROVEMENT DISTRICT No. 10

and such feelings should be relayed to the Commission if so desired by your Council.

Thank you for bringing this item to your Council's attention. Should you have any questions on this matter, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in dark ink, appearing to read "Robert R. Cundy", is written over the typed name and title.

Robert R. Cundy, MCIP
Director

c.c. All Commission Members.

Enc.
/hp

VOTING REPRESENTATION ON THE
RED DEER REGIONAL PLANNING COMMISSION
A STAFF DISCUSSION PAPER

February 16, 1981

BACKGROUND - PERCEIVED PROBLEMS

In the past few years throughout Alberta there has been increasing concern by rural municipalities over the structure of regional planning commissions. Their concerns are related to two factors. One is that urban members usually outnumber rural members, in some instances by a considerable amount (see Table 1, p.4). The second is the provisions of the Planning Act, 1977 which require a regional planning commission to adopt a regional plan and that upon ratification by the Minister of Municipal Affairs the plan becomes binding on all local authorities within the region. Many rural municipalities in Alberta have surmised that because a commission has a greater number of urban members than rural members, then the regional plan it adopts (or proposes to adopt) may not be in the best interests of rural members. In addition, many rural municipalities also feel they are under-represented proportionate to the large land areas they govern and to their sizeable populations.

The above feelings have not by-passed the Red Deer Regional Planning Commission even though urban-rural splits have seldom, if ever, surfaced during the conduct of Commission business. This is especially true prior to the regional plan program, but even with the regional plan program in progress in May, 1979 the question of Commission structure was raised on two separate occasions by the staff of the Commission and the rural and urban members voted not to alter representation. However, being sensitive and responsive to the feelings of its member municipalities it is prudent that the Commission formally raise and discuss this issue with members at this time when new councils are elected and committee structures set, including representation on the Commission, and before the regional plan program advances to voting stages.

PURPOSES

This paper is being circulated to all member municipalities for their consideration and response to the Commission. It has the following purposes.

1. to review applicable legislation
2. to review the structures of other Regional Planning Commissions

3. to examine factors relevant to the RDRPC structure
4. to examine alternatives
5. to suggest a revised Commission structure

66.

LEGISLATION

Section 22 of The Planning Act, 1977 permits the Minister of Municipal Affairs to designate those Councils who are to appoint members to a regional planning commission and the number of representatives from the council each municipality is permitted. Upon the past advice of this Commission, the Minister has specified that each member shall have one representative. This Commission has felt that all members have the right of voting representation on all matters before the Commission, unlike the Edmonton, Calgary and Battle River Commissions who have not promoted universal representation (see p. 4).

However, Section 24 of The Planning Act, 1977 states that even a municipality not designated by the Minister to appoint a member to a Regional Planning Commission has the right to attend meetings of the Commission and vote on matters affecting that municipality. Consequently, all municipalities within a Commission, may speak to and vote upon a proposed regional plan or regional plan amendment or any matter which affects their municipality. The appendix provides the exact wording of Sections 22 and 24 of the Planning Act, 1977.

STRUCTURE OF THE RED DEER REGIONAL PLANNING COMMISSION

Within the boundaries of the Red Deer Regional Planning Commission there are 41 municipalities. These consist of:

- 6 Rural (I.D. 10, Mountain View, Red Deer, Lacombe, Stettler, Paintearth)
- 1 City (Red Deer)
- 14 Towns (Blackfalds, Carstairs, Castor, Coronation, Didsbury, Eckville, Innisfail, Lacombe, Olds, Penhold, Rocky Mountain House, Stettler, Sundre and Sylvan Lake)
- 14 Villages (Alix, Bentley, Big Valley, Botha, Bowden, Caroline, Clive, Cremona, Delburne, Donalda, Elnora, Gadsby, Halkirk, Mirror)

6 Summer Villages (Birchcliff, Gull Lake, Half Moon Bay, Norglenwold,
Rochon Sands, White Sands)

67.

Subsequently, there are 6 rural and 35 urban municipalities in the Commission area.

Of these 41 municipalities, 36 have been designated by the Minister of Municipal Affairs, to appoint members to the Commission. Five urban municipalities (Botha, Clive, Halkirk, Birchcliff and Norglenwold) have not requested the Minister to appoint members to the Commission, thus leaving 6 rural and 30 urban municipalities with the right to appoint members to the Commission. Of course, pursuant to Section 24 of the Act all 41 municipalities can participate and vote on any matter which affect the municipality such as a regional plan.

It is of interest to note that attendance at Commission meetings usually is no greater than 23 to 25 members. All of the rural, the City of Red Deer and most of the town representatives usually attend Commission meetings, thereby constituting 17 to 19 of the attendees. Villages and Summer Villages often only have 5 or 6 attendees, out of a possible attendance of 20 persons.

In response to the great diversity within the Commission, committees are structured to achieved representative membership. These structures permit geographic representation from the east, central and western portions of the region, from small and large municipalities and from rural and urban interests. For example, the Subdivision Committee is so structured that any municipality has the right to vote on matters which affect it.

OTHER COMMISSION STRUCTURES

Like the Red Deer Regional Planning Commission, the Oldman, Peace River, Palliser and South East Commissions promote representation from all municipalities within their boundaries. In these Commissions all urban and rural municipalities have one voting member, except multiple representations - are permitted for the City of Lethbridge (2), the Municipality of Crowsnest Pass (2), the City of Grande Prairie (3) and the City of Medicine Hat (3).

The Edmonton, Calgary and Battle River Commissions do not permit universal representation. Although the Edmonton Regional Planning Commission area contains 51 municipalities, the Commission has a 20 voting member commission, including three from the City of Edmonton. The Calgary Regional Planning Commission has an 18 voting member commission, including three from the City of Calgary, although there are 33 municipalities in the commission area. Of the 33 municipalities in the Battle River Regional Planning Commission, 18 are represented on the Commission. 68.

However, where Section 24 of the Act applies, Commission voting structures across the province are as follows:

TABLE 1
Regional Planning Commission Structures in Alberta

Commission	Rural		Urban		Total	
	No.	%	No.	%	No.	%
Peace River	12	32	25	68	37	100
Edmonton	5	9	48	91	53	100
Battle River	4	12	29	88	33	100
Red Deer	6	15	35	85	41	100
Palliser	6	35	11	65	17	100
Calgary	5	14	30	86	35	100
South East	4	27	11	73	15	100
Oldman	8	20	33	80	41	100

In general summary, only one Commission (Palliser) has greater than one-third of its members being rural municipalities, although Peace River (32%) and South East (27%) are quite close. Rural municipalities always are permitted one representative, while urban centres are not. However, most large urban municipalities are granted multiple representation, including Edmonton, Calgary, Lethbridge, Medicine Hat, Grande Prairie and Crowsnest.

In the past the Provincial Government has considered that all regional planning commissions be required to have the same structure. However, because of circumstances peculiar to each Commission, it was decided to allow each Commission to have its own voting structure based upon its needs and the desire of its members.

The following table serves to compare the relative voting power of municipal status types in the Commission with relevant data.

TABLE 2
Red Deer Regional Planning Commission
(based on 1980 data)

STATUS	EXISTING VOTING STRUCTURE %	POPULATION %	AREA %	EQUALIZED ASSESSMENT (%)
City	2.4	30.8	0.15	29.0
Towns	34.2	29.6	0.20	23.1
Villages	34.2	4.5	0.05	2.5
Summer Villages	14.6	0.2	0.01	0.7
Rural	<u>14.6</u>	<u>34.9</u>	<u>99.59</u>	<u>44.7</u>
COMMISSION TOTAL	100.0	100.0	100.00	100.0

Using population, land area and equalized assessment for comparisons, it generally appears that the rural areas and the City of Red Deer are under-represented, the towns have adequate representation and villages and summer villages, in comparison to the others, are over-represented. The voting strength of the 14 towns in the region is comparable to their proportion of population and equalized assessment, but far in excess of their size. The voting strength of the City of Red Deer is far below its proportion of population and equalized assessment, yet considerably above its size. The rural municipalities voting strength is far below their size and considerably below their proportion of population and equalized assessment. The voting strength of villages and summer villages is far above their proportion of population, size and equalized assessment.

OPTIONS

If it is felt that the voting structure of the Commission is not equitable, a number of options may be available to alter the structure. These are: to increase the voting strength of rural municipalities and the

City of Red Deer, to decrease the voting strength of villages and summer villages, or to consider some other options to better balance the structure of the Commission. The following comments are offered on four possible options: 70.

1. Decrease voting strength of villages and summer villages:

Section 24 of The Planning Act, 1977 currently permits representation by all affected municipalities. To achieve this option, Section 24 would need to be amended to permit Commissions to have a number of villages and summer villages represented by only a portion of them for all matters before a commission. This runs contrary to the basic R.D.R.P.C. philosophy that each municipality has the right of representation, and by doing so would also increase the proportionate voting strength of towns.

2. Two thirds majority of each of the rural and urban members:

Require that any motion passed by the Commission regarding regional plan matters would require at least two-thirds approval of each of the rural and urban members, and not just an overall two-thirds approval as presently required by the Planning Act. To achieve this option, Section 50 of The Planning Act, 1977 would require amendment. This option would permit, in the R.D.R.P.C. at present, three rural municipalities (7% of the membership) to veto regional policies and programs, and therefore would swing the balance strongly on the rural side. However, while perhaps solving the "issue" from a rural point of view, it would create an equal issue from the urban point of view.

3. Increase the voting strength of the rural municipalities and the City of Red Deer by weighting their voting power:

This would require an amendment to The Planning Act together with an Order-in-Council to adjust the voting strength of certain municipalities in comparison to the voting strength of other municipalities. The Commission could recommend that the voting power

for each of the six rural representatives and the City representative be worth two votes. This would increase the relative strength of rural and city voting power, without increasing the size of the actual representation on the Commission. The effect of this alternative is similar to option 4.

4. Increase the representation of the rural municipalities and the City of Red Deer:

If this option is pursued, the suggested formula for municipal representation on the Red Deer Regional Planning Commission is as follows:

- 1 seat: municipalities having a population of less than 25,000 and a land area of less than 500 square miles
- 2 seats: municipalities having a population of 25,000 or more or a land area of 500 square miles or more

If adopted, this suggestion would permit one additional representative from seven municipalities, being the Counties of Paintearth, Stettler, Lacombe, Red Deer and Mountain View, the Improvement District No. 10 and the City of Red Deer. As a result the total size of the Commission would increase to 48 representatives, 12 being rural and 36 being urban, which is not significantly larger than the current 41 and still smaller than the 53 the Edmonton Regional Planning Commission has to work with on regional matters.

This would require a recommendation from the Commission to the Minister of Municipal Affairs and an Order-in-Council approved to revise the structure of the Commission.

COMMENTS

Of the above four options, number four is perhaps the fairest and easiest to achieve, although the working size of the Commission would increase. If this change is to be adopted by the Commission and the Minister of Municipal Affairs, the Commission would be the first in Alberta

to allow multiple representation from individual rural municipalities, which is reasonable based upon their extensive land areas and appreciable population sizes. Also, multiple representation for the City of Red Deer would allow it similar status to the cities of Edmonton, Calgary, Lethbridge, Medicine Hat and Grande Prairie approved by their respective commissions and the Minister of Municipal Affairs.

An increase from six to twelve rural representatives on the Commission would provide a significant increase in the voice of rural areas on the Commission. Being that they have 35 per cent of the region's population, 99 per cent of its land area and 45 of its equalized assessment, these additions seem warranted and fair. Also, it would provide a broader background, knowledge and experience of rural members on the Commission, including their cooperative relationships with urban municipalities. As well, the considerable committee burden on rural members on the Commission would be relieved as twice as many rural councillors would be available for appointment. A doubling of the City of Red Deer's representation to two members seems warranted in that it is the regional centre and contains nearly one-third of the region's population. This increase would promote greater communication between Red Deer and other municipalities, which are greatly affected by activity in the city and, in turn, affect city activities.

A NOTE ON REPRESENTATION

In considering a representation (or voting) structure for the Commission, the following factors or premises should be considered, although all may not be totally acceptable or be of equal importance, depending upon the reader:

1. no voting structure ever will be perfectly balanced or fair
2. all municipalities should have the right of representation (Section 24 of The Planning Act, 1977)
3. municipalities with large land areas should have the right to more representation than municipalities with very small land areas
4. municipalities with large populations should have the right to more representation than municipalities with small populations
5. the voting structure size of the Commission should not be unwieldy, cumbersome, or expensive.

SUMMARY

It is hoped that this paper promotes a full consideration to the perceived issue of balanced municipal representation on the Commission. Although this paper addressed this issue from a numerical point of view, or quantity of representatives, municipalities are cautioned that in many ways the quality and seniority of representation can be more effective. Wise input, thoughts and suggestions can do much to lead regional policy formulation, decisions and program approval. In turn, it is important that Commission deliberations and decisions are fed back to municipal councils and their committees for their mutual benefit by the chief elected officers of each municipal council who are most converse with the total desires of their local government.

Nevertheless, it is important that municipalities are represented and attend. Non-participation means that others are representing your interests, inputs and desires; if not accurately or fairly then the non-attending municipality only has itself to attach the blame, not other municipalities nor the Commission as a whole. The Commission does its very best to reflect the diverse interests of the region's municipalities, but it can only do this best with your member and Council participation and cooperation.

Mayor's comments

Attached is a discussion paper only for Council's information. Council may wish to review the information supplied and provide direction to myself as representative on the Planning Commission. Such direction should be given at the March 16th meeting of Council.

"R.J. McGHEE"
Mayor

NO. 9

February 13, 1981

TO: City Clerk
FROM: City Engineer

RE: Request for funds to construct curb radius to accommodate
the Transit Department at 32 Street and Springfield Drive

Please place on the next agenda, a request for Council approval to transfer \$12,000 from the Sunnybrook subdivision surplus account to a project account, to complete the above noted work.

The Engineering Department feels the costs of this construction should be charged to the Sunnybrook subdivision rather than to the City at large, as this subdivision is the direct beneficiary of the construction.



B.C. JEFFERS, P. Eng.,
City Engineer

.TK/ab

cc: City Treasurer

Mayor's comments

I would concur with the recommendations of the City Engineer concerning the above.

"R.J. MCGHEE"
Mayor

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

NO. 10

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. 13.06.01

February 18, 1981

Mr. R. Stollings,
City Clerk
City of Red Deer
P.O. Box 5008
Red Deer, Alta.

Dear Sir:

Re: North-West Sector Industrial Area
Proposed Re-Designation

The North-West Sector Area Structure Plan was adopted by Council on 15th September, 1980, as By-law No. 2689/80. This plan provides a broad planning framework for the undeveloped portion of the north-west sector of the City. In the plan it is proposed that approximately 300 ha. of land be developed for industrial purposes, the majority of which lies between the realigned railway line and Highway #2.

At its meeting on 2nd September, 1980, Council considered a report by the City Engineer on the servicing of the north-west industrial areas. After consideration of this report Council adopted the following resolution:

"RESOLVED that Council of the City of Red Deer having considered report of the City Engineer re North West Servicing Study, hereby authorize procedure with the design phase for the services for the North West Sector and a detailed plan of subdivision for the area indicated on the report submitted to Council September 2, 1980, by the City Engineer."

The development of the north-west industrial areas was again considered by Council at its meeting on 27th October, 1980, when the following resolution was adopted:

" RESOLVED that Council of the City of Red Deer agree that steps be initiated to acquire and service all the lands in the north half of Section 31 and that portion of the N.W. 1/4 of 32 lying west of the C.P.R. right-of-way."

cont'd pg. 2

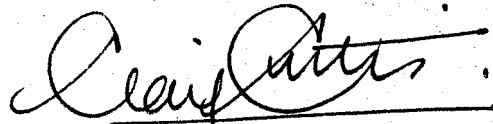
MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNIE
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINT EARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—IMPROVEMENT DISTRICT No. 10

In view of the fact that development in this industrial area is likely to commence adjacent to Highway #2, it is now proposed that the north-west quarter of Section 31 be re-designated from A1-FUTURE URBAN DEVELOPMENT to I1 - INDUSTRIAL BUSINESS, I2 - INDUSTRIAL and P1 - PARKS AND RECREATIONAL, as shown on Map No. 3/81. This proposed re-designation is in accordance with the approved Area Structure Plan. However, special controls will have to be prepared for the I2 area to ensure that the permitted uses do not cause a pollution problem for the proposed residential areas to the east of the railway line.

It is therefore recommended that the Land Use By-law be amended in accordance with the above proposals and a draft by-law is attached for consideration by Council at its next meeting.

Yours truly,



Craig Curtis,
ASSOCIATE PLANNER
CITY SECTION.

CC/cc

Mayor's comments

Recommend Council proceed with first reading and advertising of the proposed rezoning of the site in question.

"R.J. MCGHEE"
Mayor

February 9, 1981

NO. 11

TO: City Clerk
FROM: City Engineer

RE: Revisions to the Unit Rate Bylaw No. 2685-80

Please arrange to have the revised Unit Rate Bylaw presented to Council on the next agenda.

This Bylaw has not been fully revised since 1979. It was felt that with rising costs and a continuing inflationary trend, the Bylaw as a whole, should be reviewed and amended where necessary.

In an analysis of road and lane construction costs, we found our present rates under the Bylaw to be somewhat low compared to 1980 actual construction costs and 1981 estimated costs. The Engineering Department is recommending increases up to 30% in some areas, to cover our anticipated expenditures in the 1981 local improvement program.

No increase is proposed for the majority of sidewalk and curb/gutter work, excepting for the 1.5 m standard monolithic sidewalk and the .25 m standard curb and gutter. The current rates under the bylaw are adequate to recover anticipated expenditures for items other than the previously noted.

It is the policy of the Engineering Department to review the Unit Rate Bylaw on a yearly or bi-yearly basis to ensure that the rates charged fully cover the actual expenditures.

B.C. JEFFERS, P. Eng.,
City Engineer

TK/ab

cc: Assistant City Engineer - Roads
Engineering Accountant
Design Administrator

Commissioners' comments

The rates under the existing bylaw are shown in brackets on the attached proposed new bylaw to enable Council to compare said rates.

We recommend Council approve the revised rates as outlined in the proposed new bylaw attached.

"R. J. McGHEE"
Mayor

"M. C. DAY"
City Commissioner

February 11th, 1981

MEMORANDUM

TO: Mayor and Council

FROM: Recreation Board

RE: Accommodation and Control of Snowmobile Activity

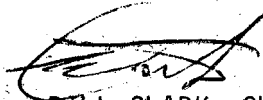
The Recreation Board recently convened a meeting involving the Red Deer Snowmobile Club, representation from the R.C.M.P., the City Licensing and By-laws and the Parks Department, in order to determine suitable locations for snowmobiling within the City limits and also to address themselves to the problems of enforcement of the laws governing their activity.

The results of this meeting are summarized in the attached memorandum, which was placed before the Recreation Board at their regular meeting on February 10th. The Recreation Board have accepted the recommendations as set forth in this report and in addition, wish to urge that law enforcement agencies actively enforce the laws governing age limitations for operators of snow machines.

It was further suggested by the Recreation Board, that the applicable recommendations also apply to other off-highway vehicles.

The Board would recommend that City Council also endorse the recommendation and ask the appropriate City Departments to initiate action with respect to the regulation and control of snowmobile activity as outlined.

Respectfully,

BILL CLARK, Chairman
Recreation Board

DM:pw

Attachment

January 26th, 1981

MEMORANDUM

TO: Recreation Board

FROM: Recreation Superintendent

RE: Meeting with Snowmobile Club Representatives and Law Enforcement Agencies

A very successful meeting was held on January 23rd, 12:00 noon in the Forum of the Recreation Centre. Present were:

Les Doole - Red Deer Snowmobile Club

Erwin Comis - Red Deer Snowmobile Club

Don Badry - Red Deer Snowmobile Club

Bob Schertzer - City R.C.M.P.

Tom Anderson - City Licensing and By-laws

Lloyd McMurdo - Parks Superintendent

John Simpson - Assistant Recreation Superintendent

Don Moore - Recreation Superintendent

It was agreed that the group would address themselves to determining suitable locations for snowmobiling, and also to the problems of enforcement of laws governing their activity.

Club Members presented excerpts from various studies that had been undertaken, and a copy of these is attached hereto. It was agreed that the bulk of snowmobilers were law-abiding people, and the Club represented 75 families who pursued the activity as a worthwhile form of family recreation.

The group were advised that the Recreation Department consider snowmobiling a legitimate activity and are prepared to support it insofar as they are able, with due regard for the uniqueness of the sport and the problems that are encountered in allocating space that is suitable to their needs and compatible with other uses.

In the course of the discussions that followed, a number of excellent points were raised, resulting from agreement that the group as a whole would submit to the Recreation Board for their consideration, the following recommendations:

1. That snowmobilers be encouraged to utilize the parking lot adjacent to the River at Great Chief Park as a point of access to the River.
2. That use of the remaining areas of Great Chief Park, be out-of-bounds to snowmobilers.
3. That consideration be given to designating and building

parking areas and launching points on the north side of the River, east of Taylor Bridge, and on the south side of the River east of 49th Avenue Bridge.

4. That the Recreation Board endorse the area designated in the Urban Parks Proposal for development as a snowmobile and power bike area.

5. That the idea of attempting to obtain use of undeveloped sub-divisions, as proposed in the Recreation Master Plan draft be abandoned as inappropriate.

In regard to regulation and control of snowmobile activity, the following recommendations are made:

1. That the law enforcement agencies be urged to prosecute those who illegally remove noise abatement devices on their machines.

2. That the proper authorities be contacted and urged to require snowmobile owners to have their registration or license number in easily recognizable form on the hood of all vehicles.

3. That the appropriate by-laws or Government regulations be changed so that the owner becomes responsible for his vehicle and when identified as the owner of the vehicle by the license or registration number can be prosecuted for any violation of the law, regardless of who the operator of the machine was.

4. That the by-laws and legislation be changed to provide for a specified fine which could then be imposed on the spot, in a manner similar to traffic violations.

5. That the R.C.M.P. and City By-law Enforcement Sections increase their efforts to apprehend law-breakers.

6. That the offer of the Snowmobile Club to assist in policing of their members and others involved in the operation of machines, be accepted and that regular liaison be maintained between the City Recreation and Parks Department and the Snowmobile Club with a view to determining how this can best be accomplished.

7. That the regulations governing speed limits of machines be revised, removing speed limitations but requiring that they be operated at a safe and reasonable speed respecting conditions at the time.

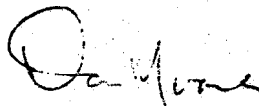
8. That when the Snowmobile Club is requested to provide rides for youngsters for various reasons, that the sponsor be required to make any and all special arrangements which may be deemed necessary.

File: R-15297

- 3 -

January 26th, 1981

As noted earlier, these recommendations have support of the Snowmobile Club as well as those representing the City, and other agencies and we recommend the Recreation Board take action to implement them.



DON MOORE

DM:pw
Attachment

Mayor's comments

I would agree with the first recommendation from the Recreation Board with the exception of item 4 which should receive further discussion with the Urban Parks Proposal. While I agree there is a need for a site for this use, this consideration can be reviewed with the review of Urban Parks.

With reference to the last set of recommendations, some of these may require changes in Provincial legislation and as such could be brought forward through the A.U.M.A. as recommended to the Province. I suggest the Recreation Board review this aspect more thoroughly and bring forward specific recommendations to go before the A.U.M.A. if approved by Council..

"R.J. McGHEE"
Mayor

NO. 13

26 February 1981

TO: COUNCIL

FROM: CITY CLERK

RE: ENGINEERING DEPARTMENT YEAR END PROGRESS REPORT

The above mentioned report is attached to this agenda for the information of Council.

"R. STOLLINGS"
City Clerk

File

1981

		NET COST	
ROADS	Gaetz & 49 Ave. Widening Bridges	\$ 200,000	
	54 Avenue	1,500,000	
	43 Street	90,000	
	43 Street Bridge	175,000	
	54 Avenue & 59 Street	90,000	
	32 Street	89,000	
	60 Avenue	187,500	
	67 Street & Gaetz Avenue	2,100	
	Local Improvement	425,800	\$2,759,400
STORM		64,000	64,000
STRUCTURES	West Yard	40,000	
	Cemetary Building	35,400	75,400
ST. LIGHT.		63,640	63,640
RECREATION	Dawe Centre	184,660	184,660
			<u>\$3,147,100</u> (\$3,148,000)

1982

ROADS	Gaetz & 49 Ave. Widening Bridges	\$ 250,000	
	60 Street & Gaetz Avenue	70,500	
	45 Street	101,000	
	51 Avenue	7,000	
	Local Improvement	300,000	\$ 728,500
STORM		100,000	100,000
STRUCTURES	South Fire Hall	1,200,000	
	West Yard Bldg. Ext.	630,580	1,830,580
ST. LIGHT.		29,580	29,580
RECREATION	Dawe Centre	710,340	
	Recreation Centre Renovations	230,000	940,340
			<u>\$3,629,000</u> (\$3,629,000)

1983

ROADS	45 Street & 55 Avenue	\$ 80,000	
	45 Street Overpass	200,000	
	43 Street & Waskasoo Crescent	200,000	
	Local Improvement	300,000	\$ 780,000
STORM		100,000	100,000
STRUCTURES	Police Building	1,500,000	

1984NL
COST

ROADS	Bridge Replacement Structure	\$ 500,000	
	S. 67 Street Service Road	100,000	
	51 Avenue	145,000	
	50 A Avenue	130,000	
	60 Street Loop	466,600	
	Local Improvement	300,000	\$1,641,600
STORM		100,000	100,000
STRUCTURES	Coliseum	1,775,000	1,775,000
ST. LIGHT.		42,320	42,320
RECREATION	Athletic Parks	417,000	
	Kin City	332,000	749,000
			<u>\$4,307,920</u> (\$4,445,000)

1985

ROADS	Bridge Replacement Structure	\$ 250,000	
	55 Street	1,000,000	
	Riverside Drive	1,000,000	
	Taylor Bridge	100,000	
	Local Improvement	300,000	\$2,650,000
STORM		100,000	100,000
STRUCTURES	Library	200,000	
	Coliseum	1,775,000	1,975,000
ST. LIGHT.		53,300	53,300
RECREATION	Museum	270,000	270,000
			<u>\$5,048,300</u> (\$4,870,000)

1986

ROADS	West Park Pedestrian Overpass	\$ 950,000	
	Taylor Bridge	500,000	
	Local Improvement		\$1,750,000
STORM		100,000	100,000
STURCTURES	Coliseum	1,775,000	
	Fire Hall & Training Grounds	1,500,000	3,275,000
ST. LIGHT.		23,600	23,600
RECREATION	Indoor Track	242,000	242,000
			<u>\$5,390,600</u> (\$5,307,000)

1987

ROADS	Taylor Bridge	500,000	
	67 Street Bridge (Design)	10,000	

NO. 14

24 February 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARINGS - LAND USE BYLAW AMENDMENTS
2672/B-81 and 2672/C-81

Public hearings in respect of both of the above mentioned Bylaws, have been advertised for 7 p.m. Monday March 2nd, 1981.

Bylaw 2672/B-81 provides for the rezoning of the most northerly portion of Parkvale Subdivision from R2 to R1A zoning as existed under the former Land Use Bylaw. This amendment was introduced to correct an error in the new Land Use Bylaw 2672/80.

With reference to this particular Bylaw, objections have been received as listed hereafter.

Bylaw 2672/C-81 provides for amendments to the bylaw as they pertain to parking requirements, sideyards, rearyard requirements, landscaping, site requirements and changes in density in areas in the City Centre and laneless residential subdivisions. No objections to this particular amendment have been received.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

Norscot Holdings Ltd.

4736 - Ross Street
Red Deer, Alberta
T4N 1X2

85.

Office Of:
President Norscot Holdings Ltd.
Bryan Pederson
Property Owner 4631-Ross Street
Legal Disription;
Lots 38-40, Blk A Plan K3

Feb. 25, 1981
Mr. R. Stollings
City Clerk
City Hall
Red Deer

Dear Sir:

Re: Proposed Land use Syllaw Amendment 2672 3 81.

As a property owner affected by this amendment, I would like to file a written objection as I will be out of town on the day of the hearing. I would authorize Mr. Ted Sisson to speak on my behalf, and submit this letter to the public hearing.

This property was purchased by our company as an investment because it had an R-2 zoneing and had, and should have the potential to be C-1 in the future.

If it is to go R-1 as is proposed what possible future could this site hold for a house that is seventy years old? Nobody would want to build a new single family dwelling on one of Red Deer's busiest streets, not to mention the deplorable condition of many of the neighboring houses sitting on small lots.

In my opinion, the area between 50th street and 49th street between 47th ave. and 46 ave. should be designated commercial because it is located between two major thoroughfares, and is therefore the logical thing to do. The balance of the area including the old exhibition grounds should be zoned for high rise apartments or multiple family uses, in order for the downtown area to remain a viable business core. All one has to do is to look at the situation in most major cities where people are flocking back to the downtown core for Condo type living and in fact are essential if the downtown area is to stay alive.

It seems that it would be more logical to use this older district, as it becomes available, for this type of use, rather than rezoning good agricultural land for apartment or multiple family use.

Also by keeping a high density population in the downtown area, it would be less taxing on our bus system and already crowded roads leading to the downtown area.

In closing, I would urge city council to consider the future before rezoning this to residential as this would be going backwards in my opinion.

Sincerely,

Bryan Pederson
President Norscot Holdings Ltd.

Why Not?

Mens & Ladies Hair Styling

Bain School of Dancing

BP's *unlabeled*
The Physique Health & Athletic Centre

February 23, 1981

I, KEN MAH, owner of civic
address 4619-49 St., Red Deer;
am opposed to the amendment of bylaw no. 2672/B-81. I purpose to
leave the designated area without change.

Sincerely Yours,

Ken Mah



4607 and 4613 - 4945T. Kodak
I am opposed to the
amending of bylaws 2672/13-81.

Sincerely Yours
Ronald M. Davis





BUILDERS
(RED DEER) LTD.

88.

~~XXXXXXX SOREN~~, RED DEER, ALBERTA T4N 1L1
PHONE 346-7946
MAILING ADDRESS:
P.O. BOX 337, RED DEER, ALBERTA T4N 5E9

SOREN HANSEN
PRESIDENT

KAJ HANSEN
SEC.-TREAS.

February 24th 1981.

Mr. R. Stollings
City Clerk
City of Red Deer

Re: - Land Use Bylaw Amendment 2672/B - 81

Dear Sir:

It is most unfortunate that an error was made in the boundaries of Bylaw 2672-80.

I hope that this will enable council to have a second look at the down zoning of the balance of Parkvale. The 2½ block area now under consideration consist mostly of old rundown houses, many beyond economical restoration.

Even if the rough ones were torn down, who would build a new home or duplex, and raise a family on the busy streets, 50th St. & 49th St.,?

Of the houses that I own in Parkvale area, we are only spending the minimum amount of money to rent them out. They are not going to be torn down, restored or sold.

We are in direct opposition to the bylaw.

Yours truly,


Soren Hansen.

Properties affected by this Bylaw

4608 - 49th St.,
4612 - 49th St.,
4616 - 49th St.,



Registered Builder Member

NEW HOME CERTIFICATION PROGRAM OF ALBERTA

*Recd.
10:45
A.M.
Feb. 24/81*

Gerald Torhjelm
#3 7839 49 Ave.
Red Deer, AB

Mr. R. Stollings
City Clerk
City of Red Deer

Re: Land Use Bylaw Amendment 2672/B - 81

Dear Sir:

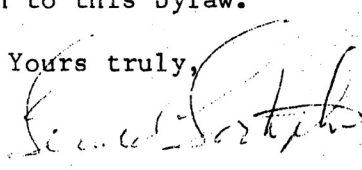
In regards to the error which was made in
the boundries of Bylaw 2672 - 80.

I would like to suggest to council that they
take a second look at changing the zoning of the
balance of Parkvale.

Since 50th St. and 49th St. are busy traffic
streets I cannot see anyone tearing down one of the
old houses there now and replacing it with a new
home or duplex.

We are in opposition to this bylaw.

Yours truly,


Gerald Torhjelm

Properties affected by this bylaw

4634 49 St.
4626 49 St.

GT:de

February 24, 1981

NO. 15

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: LAND PURCHASE REQUEST
DRESSER INDUSTRIES LTD.

Dresser Industries has approached the City of Red Deer indicating their desire to consolidate their operations onto one site consisting of approximately 5 acres. It is indicated that it is their wish to develop a new facility during the 1981 calendar year.

The site they have chosen is a 20 acre parcel of land, owned by the City, located south of 67th Street and immediately west of the existing CPR main line. We are currently developing this area and hope to have the servicing completed by the late fall of this year.

There are several concerns associated with the approval of a sale of land in this area to Dresser Industries.

(1) Dresser is requesting that they be permitted to commence construction of their development prior to the completion of any servicing, with no provision made for servicing in the event that our development work is delayed in any way. This is contrary to Council policy, as we have always required that servicing be completed or that satisfactory alternative arrangements be agreed to, prior to the sale of any land.

(2) Should the railway be relocated, the Dresser operation would be located to the east of the new main line, and immediately adjacent to the Oriole Park residential area. The Dresser operation requires a considerable amount of outside storage, and in my opinion, this type of development would be better suited for an I-3 zone, which is normally located a considerable distance from a residential area.

(3) I am advised by CP Rail that should the relocation proceed, a lead track of approximately 3200 feet would be required to provide rail service to the Dresser site. The cost of such a lead track would be borne by the land purchaser and it is my understanding this cost would run into several hundreds of thousands of dollars.

- cont'd -

As alternative locations, we presently have sufficient quantities of land serviced and ready for sale in the CN Heavy Industrial area, and we are working on developing the first stage of industrial land in the Northwest Sector immediately south of Highway 11 and west of the CPR main line. The CN Heavy Industrial areas are ready for sale now, and Dresser Industries could commence construction immediately. However, they specifically request they be located on CP Rail. While the CN Area does not have CP Rail service, there is an interchange switch located north of town which they could utilize. The Northwest Sector of the city is proceeding on schedule, however, again, servicing is not expected to be completed until the late fall of 1981. It would therefore be rather difficult to enter into any kind of an agreement to allow construction to commence this summer without some assurance from the developer that alternate sewer and water facilities were available, should there be some delays in City services. It may well be, however, that by May of 1981, the Engineering Department will have a better idea of the schedule for completion of services into the Northwest Sector.

I would therefore recommend that Dresser Industries consider a site within the CN Industrial Park which would allow them to commence their development immediately. Should they not wish to locate in that area, as a second alternative, I would recommend that the City enter into a Letter of First Refusal on a five (5) acre parcel within the Northwest Sector in the area adjacent to Highway 11 which will be the first stage of the development. However, Dresser should be made aware of the fact that there is no guarantee servicing to that site will be completed this year, and in addition, they should negotiate with CP Rail for rail service until such time as the relocation commences.

Respectfully submitted, on behalf
of the Administration,


ALAN V. SCOTT, Director
Economic Development

AVS/qr



Dresser Titan Division

DRESSER CANADA, INC.

1200, 505 - 3rd STREET S.W., CALGARY, ALBERTA T2P 3E6

(403) 233-5919

January 30, 1981

The Mayor
& Members of Council
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta.

ATTENTION: Mr. Allen Scott,
Director, Economic Development

Dear Sir;

Dresser Titan is an oilfield service company, providing work-overs and completion services to the oil industry throughout western Canada. The company has been located in Red Deer for the past twenty-three years, providing employment and commercial support to the merchants of the City of Red Deer.

As a result of expansion projects, we are now located at two locations in Red Deer and one location in Blackfalls. It is our intent to consolidate our operation on C.P.R. rail in the Red Deer area, through the development of a new facility in calendar 1981.

Several discussions regarding the facility's development, have been held with the Red Deer director of economic development. The purpose of this letter is to request a letter of first refusal on the property which we have selected for development, followed with a development permit, that we may begin construction before May 1/81.

The property selected for development is approximately 5 acres of land, with 400 ft. of C.P.R. rail frontage on a site beginning approximately 2000 ft. south of 67th street. A rough outline of this property was acquired from Red Deer's economic development department, from which, an area involving lots 3 and 4 were selected.

Continued

DRESSER TITAN DIVISION

I am attaching two site plans for this property. Basically the facility is required to store and maintain oilfield equipment for stimulation, as well as provide suitable office space for engineering management and sales personnel.

The overall footage on this facility development is approximately 20,000 sq. ft. In addition to this, rail spur trackage is needed for the delivery, storage and warehousing of products associated with this business, including; frac sand, nitrogen and chemical products.

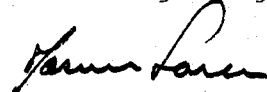
Your consideration and approval of this development for summer construction purposes would be appreciated. It is my understanding that the City of Red Deer owns the property in question, which is currently unserviced and does not have a sub-division plan at this time.

In discussions with the C.P.R. rail engineering department, they indicated that there would be no delay in getting approval on installation of services to the rail property under this development.

In order to complete the project by November 1, 1981, it would be necessary to simultaneously install services to the property as the facilities are being constructed, which I'm sure poses several problems, that hopefully can be overcome.

If there are any questions regarding this development that will assist expediting finalization of the development permit, please call me at any time.

Yours very truly,



J.W. McLaren

JWM/slc

Attachment.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

February 17, 1981

Mr. Alan Scott, Director
Economic Development
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Application For Land Purchase
Golden West Subdivision

The applicant proposes to acquire 2 ha (5 acres) of land with 122 m (400 ft.) of C.P. Rail frontage in the Golden West industrial area, south of 67th Street. The City has two parcels of land in this area, one being 7.87 ha and the other one 0.925 ha.

The applicant mentioned that one of his site requirements is the use of the C.P. tracks for delivery, storage and warehousing of products.

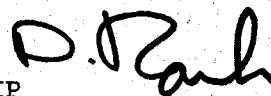
As you are aware, the removal of trackage, in this area, is the first stage of railway relocation which is expected to be carried out in the near future. This would make the site unsuitable for proposed use by this applicant. However, a number of parcels can be utilized in the north-west sector plan which can give access to C.P.R. trackage when the railway is relocated. The City Council has already authorized the survey and development of part of the north-west sector, which is expected to start shortly.

If an agreement can be reached with the applicant, a lot can be set aside for his use in a fairly short period of time, in that area.

For the reason mentioned above, we do not consider the area south of 67th Street to be suitable for the use applied for, and recommend that the applicant look at a site next to the proposed railway track in the north-west sector area of the city.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION



DR/cc

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—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 STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 8—IMPROVEMENT DISTRICT No. 10

February 9, 1981

TO: City Clerk
FROM: City Engineer

RE: Application for land purchase, Golden West Subdivision

The Engineering Department is presently examining the possibility of servicing this area. It would appear the area is serviceable. The preliminary estimate of cost to extend services to this area is \$480,000; this includes underground services only. These utilities would service an area of approximately 20 acres. The cost is high because the utilities are sized to service land to the west. A large portion of the costs would be recovered when this land is developed. It would be possible to have the area utility serviced in 1981 subject to receiving CPR crossing approval in a reasonable time.

The applicant indicates that rail spur trackage is required to effectively operate this business. As Council is aware, the possibility of rail relocation within the next few years is being considered. Should relocation occur this property would no longer be adjacent to the mainline as it would be relocated approximately 1/2 mile west. It is not known if CPR would provide rail service off a spur line or not. Even if this was possible the cost would be great.

B.C. JEFFERS, P. Eng.,
City Engineer

BCJ/ab

cc: Economic Development Director
Land Administrator
E.L. & P. Supt.
Regional Planning Commission

1981 02 06

96.

TO: Economic Director
FROM: Land Supervisor

RE: Dresser Titan Application for Land Purchase
Golden West Subdivision

Further to your memo of February 5, 1981, we have the following comments:

1. This land is presently under lease to Mr. J. Roth for farming purposes and is the 2nd year of a three year lease. We would not anticipate any problems in cancelling the lease if ample lead time is given.

2. The lands are scheduled to be serviced this year and our present policy governing a land sale under normal conditions is that the land not be sold until serviced.

3. A plan subdividing this area into two parcels and the extension to Golden West Avenue was recently registered as plan #812-0120.

4. We are surprised that the railway would grant spur trackage from a line that is presently under consideration to be moved, and with this in mind we would suggest that an alternate site in the CNR Industrial Areas be considered.


W. Lees

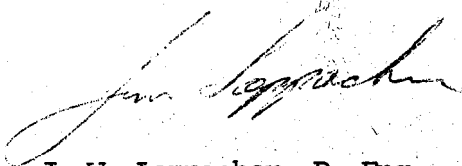
M E M O

TO: Allan Scott
Economic Development

DATE: 1981 02 17

FROM: Jim Loppacher
E. L. & P.

E. L. & P. have no objections to this application for land purchase by Dresser Titan. The electrical service to Lots 3 and 4 on the east side of Golden West Avenue South of 67 Street as circled on the submitted plan would come from an existing 3 phase 25 KV overhead line on the west side of Golden West Avenue opposite the lots. The service to these lots will be underground from a padmounted transformer on the lot.



J. W. Loppacher, P. Eng.
Electrical Engineer

KW/jjd

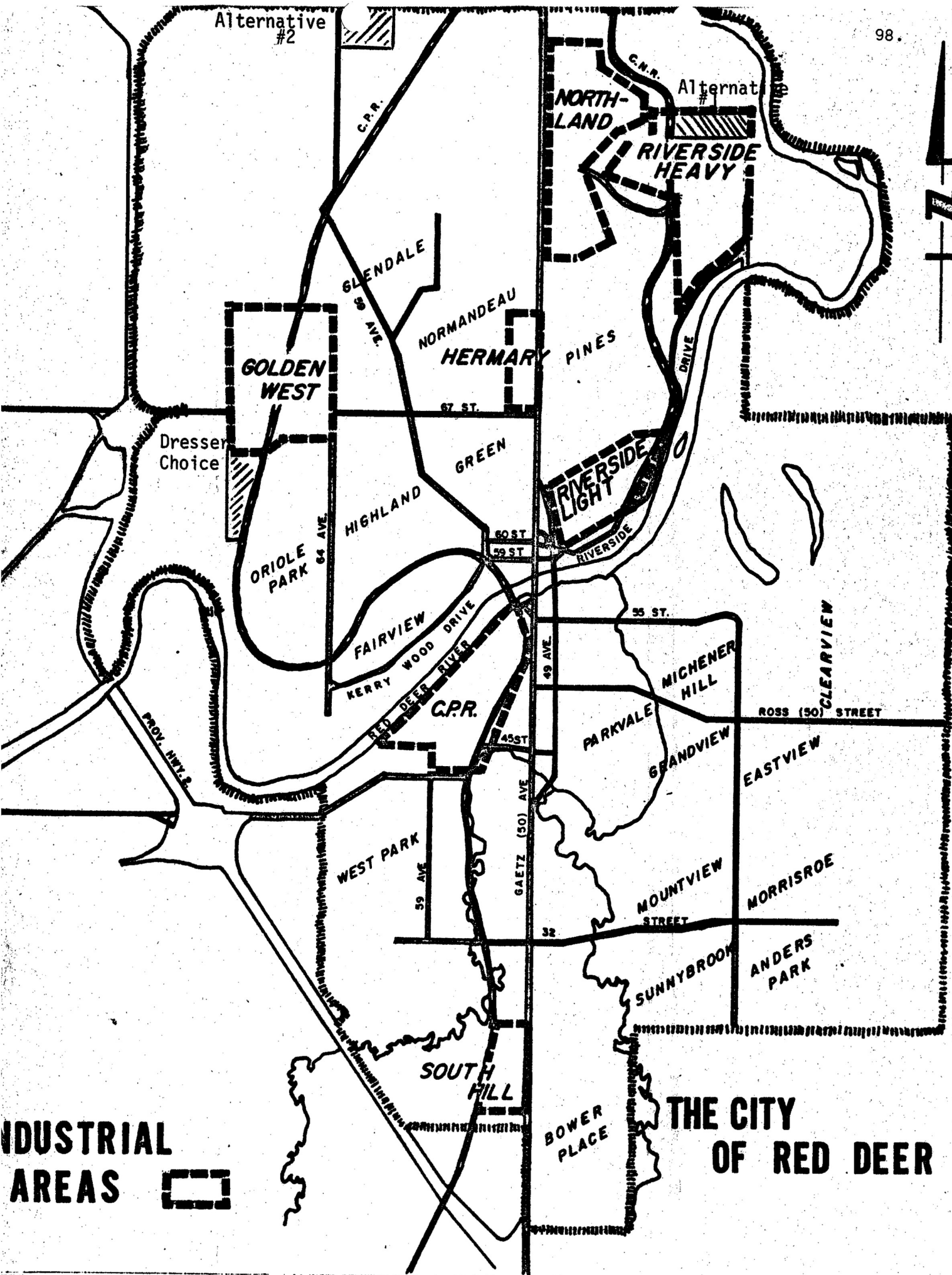
Mayor's comments

Due to the uncertainty of rail relocation and the proximity of this site to the existing residential area, this site should not be considered for development at this time. I would recommend the Economic Development Director consult with the applicants with the view to their obtaining a site in the Riverside Heavy Industrial area.

"R.J. McGHEE"
Mayor

Alternative
#2

98.



INDUSTRIAL
AREAS

THE CITY
OF RED DEER

NO. 16

February 11, 1981

To: City Clerk

From: Development Officer/
Building Inspector

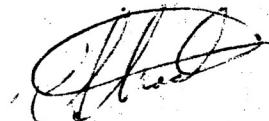
Re: License Bylaw #2485/75

Could your Department place the following items before City Council for their consideration.

Due to problems and concerns brought forward by citizens and concerned social agencies, we have prepared an admendment to the Licensing Bylaw. This admendment concerns itself with "group homes" by attempting to define their use and to place limits on any changes in their occupancy.

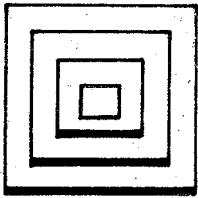
Our Department has been made aware of cases where the occupancy of group homes has changed from that approved. Approval is given by the Municipal Planning Commission after property owners within 200 feet have been notified of the intended use. The cases brought to our attention involved either a increase in the number of persons or a change in the problems shared by the people living in the group home. The person's in charge of the home often were not aware of the approval process.

It is our intention to; through the License Bylaw; ensure that any change in group home status is brought to the attention of the neighbourhood by the same means used for the original approval.



R. Strader
Development Officer/
Building Inspector

RS/lg



**Red Deer and District
Museum and
Archives**

100.

NO. 1

February 19, 1981.

Mayor Robert McGhee and
Members of Council,
City of Red Deer,
Red Deer, Alberta.

Your Worship:

Re: Museum Expansion

The Museum Management Board wishes to thank Council for the opportunity afforded it February 9th to address Council in support of the Board's request for consideration in the 7-Year Plan.

We note that Council has not finalized the 7-Year Plan and that a proposal from Councillor Kokotaillo is to be considered at the March 2nd meeting. The Museum Management Board would appreciate an opportunity at that meeting to again appear briefly before Council to reiterate and substantiate our request for capital funds for proposed expansion. The Museum Management Board specifically wishes to emphasize that:

- a) the capital funds are required for 1982, and
- b) the dollar amount of our request of \$150,000 does not require indexing to appear as \$270,000, and
- c) the Museum Society is ready to launch a fund-raising campaign as soon as a firm commitment for the City's contribution has been realized.

Yours truly,

per M. Flewelling

D. Graham, Chairman,
Museum Management Board.

:mek

c.c. R. Dale,
M. Flewelling.

Box 762, Red Deer, Alberta, T4N 5H2
(403) 343-6844

copy sent to City Treasurer - Feb 24/81

Mayor's comments

Mr. Flewwelling will be advised as to the approximate time the 7
Sear Plan will be considered by Council.

"R.J. McGHEE"
Mayor

The three persons on the
scholarship committee are:

James Downing, nominated
by the Red Deer College Faculty
Association

Paula Le Thauve, Red Deer

Ludmary
and Jean McDell, painter,

however, citizen.

I am enclosing the information
that we will be using in advertisements
and making available to be picked
up at the Library, City Hall, the
Museum, the Red Deer College,
and distributing to High Schools of the area.
Please place the mailing of the selection

lettered.

2. The citation will be sent to
Hunee for her signature.

3. Yourself, as Mayor of the City
of Red Deer will present the citation
at the Celebration of the Cent
to be held at the Golden Circle

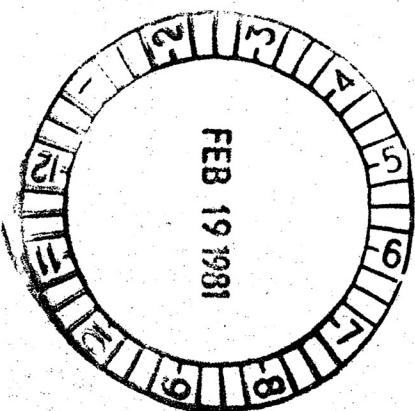
April 29th.

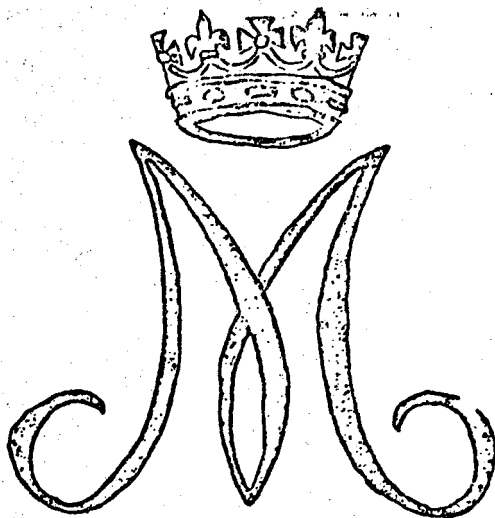
I trust the above meets with
your approval.

Yours truly,

Margaret deLage

President Red Deer Allied
Auto Council





THE PRINCESS MARGARET SCHOLARSHIP IN THE FINE AND PERFORMING ARTS

APPLICATIONS INVITED

1. The Princess Margaret Scholarship is awarded annually to recognize excellence in the arts and assist the recipients with further study.
2. Awarded to amateur status candidates at the post secondary level.
3. The candidates must be Canadian Citizens or Landed Immigrants.
4. Deadline for receipt of applications March 23, 1981.
5. Value \$500.00

Send applications and supporting data to The Princess Margaret Scholarship Committee, Box 255, Red Deer, T4N 5S9.

The Princess Margaret Scholarship is made possible by an endowment fund established by the City of Red Deer, the 75th Anniversary Committee of Red Deer, Red Deer citizens, businesses and organizations to commemorate the visit of Her Royal Highness the Princess Margaret, Countess of Snowdon to Red Deer on the 26th day of July, 1980.

For further information, please phone 346-1305.

Mayor's comments

The above is forwarded for Council's information.

"R.J. MCGHEE" Mayor

Joalco Properties

105.

PROPERTY MANAGEMENT & DEVELOPMENT

NO. 3

PHONE 343-6588

#5, 742949 AVENUE — RED DEER, ALBERTA

February 17, 1981

The City of Red Deer
4914 - 48th Avenue
RED DEER, Alberta

Dear Sirs:

Re: Proposed Condominium at
7891 - 7893 - 7895 - 49th Avenue,
RED DEER, Alberta

We would like to make formal application for a condominiumized warehouse of 31,000 Sq. Ft. for the above mentioned property. Which will consist of 14 - 1,500 Sq. Ft. Bays and 8 - 1,250 Sq. Ft. Bays.

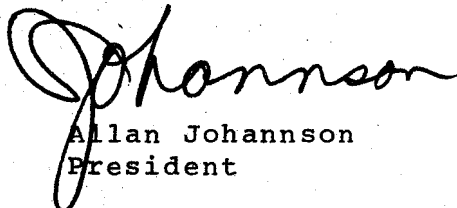
We are in the process, at present, of obtaining a Development Permit from the Building Inspection Department. Please find enclosed a copy of the Development Permit Application and two copies of our proposed plan.

Our surveys indicate that there is a need for this type of development in the City at present.

We trust you will find enclosed information sufficient for Counsel to give us an early reply as to their decision.

Yours very truly,

JOALCO PROPERTIES


Allan Johansson
President

AJ/lg

Enclosures (3)



Application No.

Date:

THE CITY OF RED DEER
APPLICATION FOR A DEVELOPMENT PERMIT
BY-LAW NO. 2588/78

I/We hereby make application for a Development Permit under the provisions of the Land Use By-Law in accordance with the plans and supporting information submitted herewith and which form part of this application:

Applicant: **JOALCO PROPERTIES**Address: **65, 7429 - 49th Ave., Red Deer, Alta.** Tel. No. **343-7401**Address of proposed development: **7891-7893-7895- 49th Avenue, Red Deer**Lot **87, 88, 89** Block **Six (6)** Plan **802-2853**Proposed Development: **Condominialized Warehouse**Signature of Applicant: *Johannson*

For Official Use Only

NOTICE OF DECISION

The above application has been
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS/REFUSED FOR THE FOLLOWING REASONS.

Date of Decision: Date of Issue of this Notice and Permit:

.....
Development Officer
R. STRADER

IMPORTANT - See Notes Over

IMPORTANT NOTE

107.

1. A Development Permit issued under the provisions of this By-law shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a Permit has been published in a newspaper.
2. Should this decision be appealed within fourteen (14) days after the notice of decision has been published, this permit shall not become effective until the Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby.
3. A Permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this Permit shall be null and void.
4. a) Every application for a Permit shall be accompanied by the following information:
 - i) a site plan, in triplicate, showing the location of any building or structure on the site and the provisions for setbacks and sideyard requirements.
 - ii) a set of plans, in triplicate, showing floor plans, elevations and perspective of the building;
- b) In addition, if required by the Development Officer, the following:
 - i) a plan of survey, in triplicate, of the site of the development prepared by an Alberta Land Surveyor,
 - ii) a statutory declaration by the Applicant deposing to the fact that the Applicant or his principal, has a legal or equitable interest in the land and the right to proceed with development thereon;
- c) All properly completed in accordance with the By-law.
5. Failure to complete this form fully and to supply the required information and plans may mean that this application for a Permit will not be considered and may cause delays in the processing of the application.

APPEAL PROCEDURE

If your application is refused you may exercise your right of appeal pursuant to Section 16 (6) of the Land Use By-law.

It will be necessary for you to obtain a "Notice of Appeal" from the Secretary of the Development Appeal Board. The completed form must be returned to the Secretary within fourteen (14) days of the date of the notice of decision. This decision may also be appealed by any person claiming to be affected by it and to whom notice may be given.

The granting of this permit shall in no way relieve the owner of the building or the constructor thereof from complying with the requirements of the said Alberta Uniform Building Standards Act and Regulations, the City Building Bylaw or any other relevant City Bylaws or Provincial or Federal statutes or regulations in force.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

February 24, 1981

Mr. R. Stollings,
City of Red Deer,
Box 5008
Red Deer, Alta.

Dear Sir:

Re: JOALCO Properties
Lot 8-F, 8-G, 8-H, Plan 802 2853

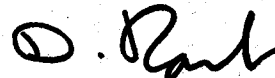
The applicant proposing to build a condominium type of warehouse building on the above three lots, on the east side of 49th Avenue.

The three lots together have a frontage of 83.713 m (274.7 ft.) and depth of 101.194 m (320.0 ft.).

The proposed building consists of 22 Bays of the A & B type. 'A' type Bay would have an area of 139.4m² (1500 sq. ft.) and the 'B' type Bay would have an area of 116.1m² (1250. sq. ft.). The building would be "U" shape, with parking stalls in the centre.

We have no objection to the proposed condomium, subject to the condition that the three lots be consolidated as one, and the development meet the fire regulations and the Alberta Building Standards.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc

c.c. -Building Inspector
-City Assessor
-City Engineer

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—IMPROVEMENT DISTRICT No. 10

1981 02 20

TO: City Clerk
FROM: City Assessor

RE: Joalco Properties

With respect to the letter submitted by Joalco Properties, for a proposed condominium, may we advise as follows.

The above described property is being exchanged with 121479 Holdings Company Ltd. (the owners of the former Noyes property). Should the agreement be fulfilled, possession date is to be May 1, 1981.

I would have no objections to a condominium project being constructed on the property, upon fulfillment of the terms and conditions of the land exchange agreements.

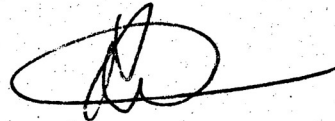


D. J. Wilson, A.M.A.A.

February 18, 1981

To: City Clerk
From: Development Officer/
Building Inspector
Re: Joalco Properties

We have no objections on this application as it is concerned with the method of ownership. The applicant should be made aware the building code requirements for condominium developments must be complied with.



R. Strader
Development Officer/
Building Inspector

RS/lg

Mayor's comments

Recommend approval subject to the conditions outlined by the City administration.

"R.J. McGHEE"
Mayor

NO. 4

Crowe, Duhamel, Manning

Barristers, Solicitors, Notaries

111.

DENNIS W. CROWE, B.A., LL. B.*
DOUGLAS M. DUHAMEL, B.A., LL. B.*
DONALD J. MANNING, B.P.E., LL. B.*
KEITH R. LAYCOCK, B.A., LL. B.
BRIAN D. NEELAND, B.A., LL. B.

2nd Floor,
5233 - 49th Avenue,
RED DEER, ALBERTA
T4N 6G5

In reply please DENNIS W. CROWE
refer to: 9039 DWC

February 17, 1981

OUR FILE No.

YOUR FILE No.

DELIVERED BY HAND

The City of Red Deer,
City Hall,
RED DEER, Alberta.

Attention: R. Stollings

Dear Sirs:

RE: Barbara SCHEIDL - Lot 3-C, Block E, Plan 792 3164
Change in Zoning

Please be advised that we represent Mrs. Scheidl and understand that she has discussed the above referenced matter with you. As you are aware, at the time that Mrs. Scheidl purchased the property herein, same was zoned as R-2-B which permitted the construction of a Duplex. It took approximately six months for her purchase of this land to go through because the Vendor had difficulty in registering a Plan of Subdivision through Horn Surveys Ltd.

Apparently some time shortly after Mrs. Scheidl purchased this property, the zoning was changed from R-2-B to R-1. Mrs. Scheidl was unaware of this and sold the property to a contractor who was planning on building a Duplex. It was not until he applied for a Development Permit that it was discovered that the property had been re-zoned. As a result of this, Mrs. Scheidl's sale to the contractor fell through and she is now in a position of owning a piece of property which does not have the economic value that it had at the time she purchased it.

We, accordingly, have been instructed by Mrs. Scheidl to request that the City of Red Deer re-zone the property back to its prior zoning to allow the construction of a Duplex on same.

In the event that further information is required, please do not hesitate to contact the writer.

Yours truly,

cc: Mrs. Barbara Scheidl,
203 Northey Avenue, Red Deer

CROWE, DUHAMEL, MANNING

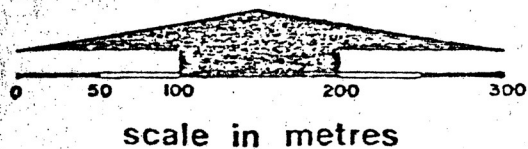
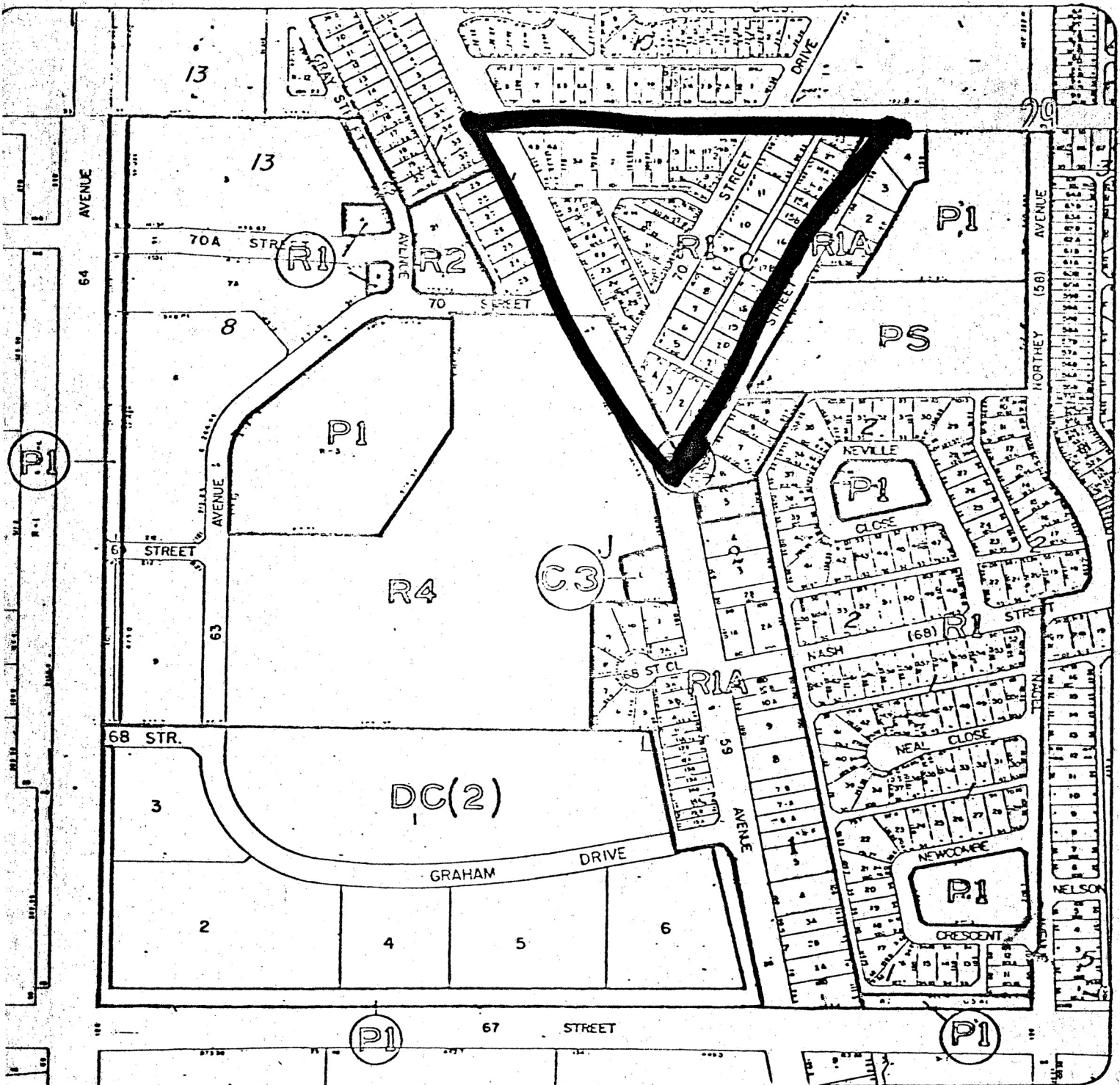
* Denotes Lawyer whose Professional Corporation is a member of the Partnership. PER:

DENNIS W. CROWE

Land Use Districts

E 12

112



Revisions :

2672/D-80 (15/9/80)

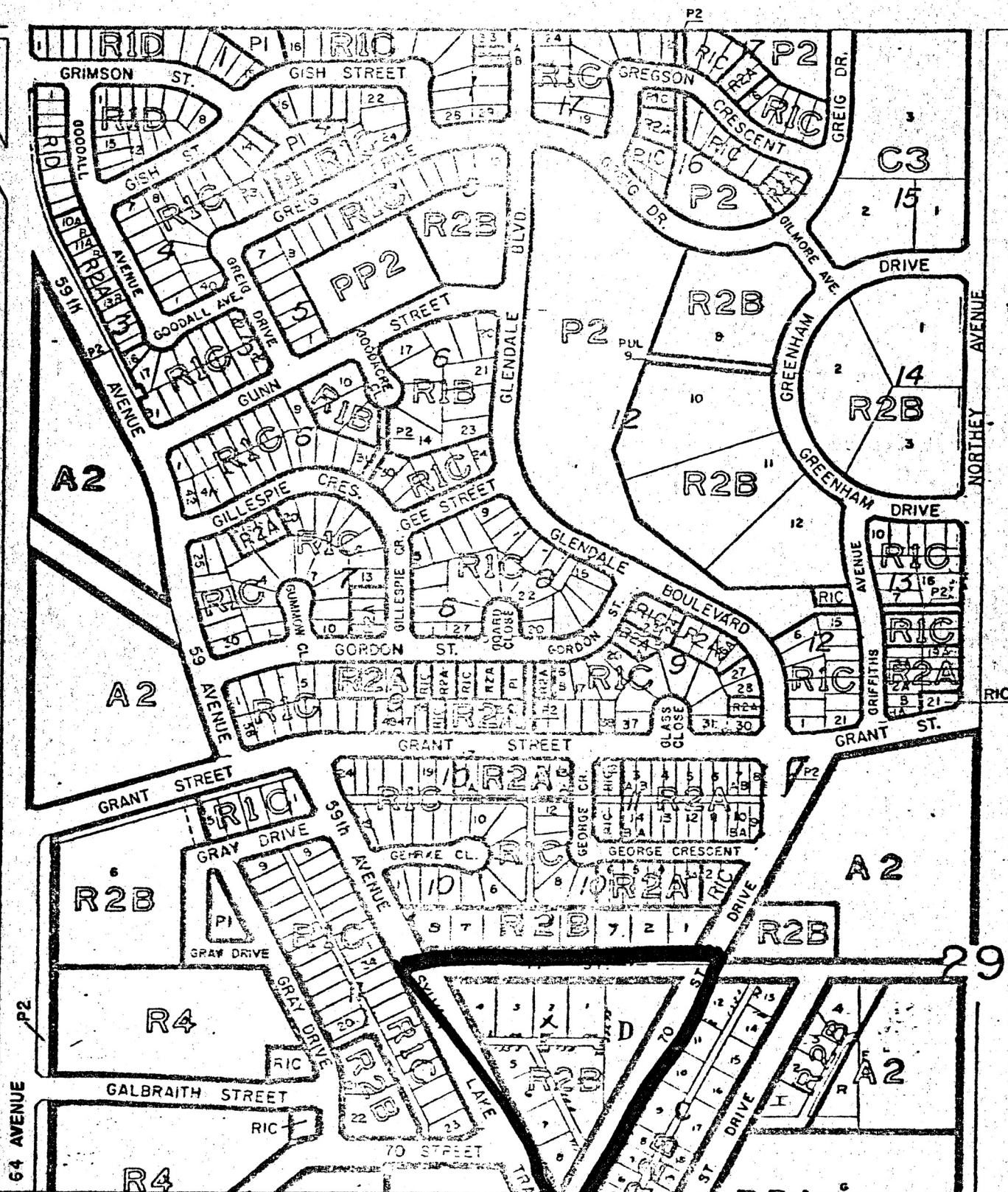
2588/K-80 (18/8/80)

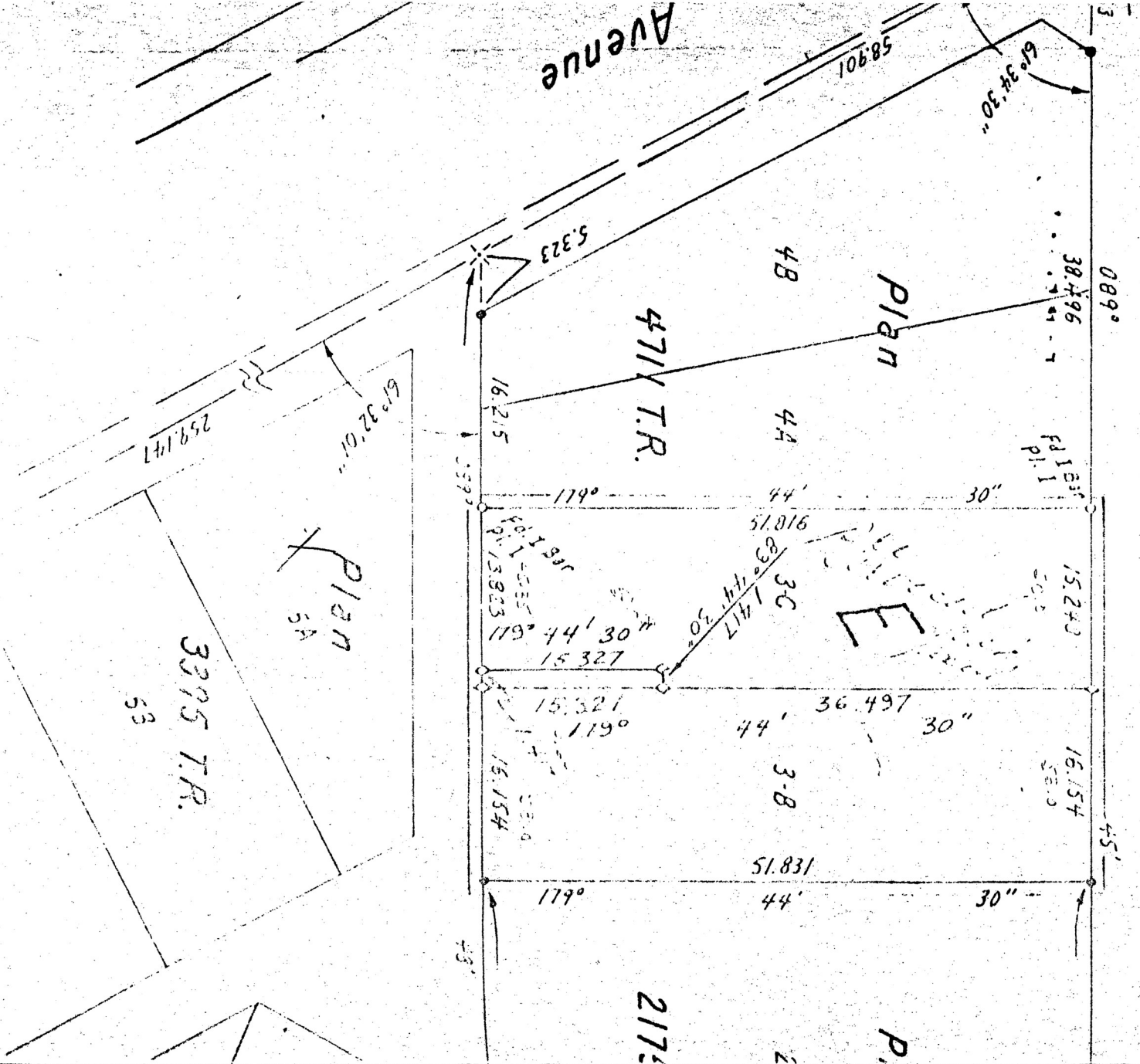
113.

SCALE IN FEET

400 0 400 800 1200

- Prepared by R.D.D.P.C.





February 19, 1981

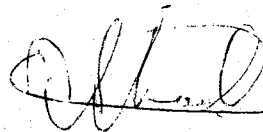
To: City Clerk
From: Development Officer/
Building Inspector

Re: Barbara Scheidl - Lot 3-C, Block E, Plan 792-3164

In response to your memo on the above subject, we have the following comments for Council's consideration.

The applicants letter concerning the history of the above site differs somewhat from the information in our files. While they are correct in stating that the land designation changed approximately six (6) months ago, the previous zoning (R2) did not permit duplexes, it listed them as a discretionary use subject to Municipal Planning Commission approval. Moreover a Bylaw admendment in 1978 removed any type of multiple family buildings as discretionary uses from certain neighbourhoods of which this site was one.

In view of the fact the original admendment was originated by property owners in each district and the assumption by lack of opposition to the passage of the present bylaw, we recommend the zoning of the site not be changed.



R. Strader
Development Officer/
Building Inspector

RS/lg

RED DEER REGIONAL PLANNING COMMISSION

920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

TELEPHONE: (403) 343-3394

Robert R. Cundy M.C.I.P.

Your File No. _____

February 24th, 1981

Our File No. _____

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

Dear Sir:

RE: Lot 3-C, Block E, Plan 792-3164

In examining the request to redesignate the above property in order to allow the construction of a duplex it is useful to examine recent zoning history for that area.

Approximately four years ago considerable controversy was caused with regard to redevelopment in this area of the city. For the most part residents objected to the number of multi-family dwellings being developed and proposed. Delegations at Council requested that steps be taken to stop redevelopment in the form of multi-family, rowhouses, semi-detached and duplex dwellings. As a result of these representations Bylaw 2011/C-77 was approved on February 14th, 1977. This Bylaw effectively prohibited row housing, duplexes, semi-detached, triplex houses and apartments. Figure 1 illustrates the area affected by Bylaw 2011/C-77.

The methodology employed in this amending bylaw to bring about the desired prohibition was not entirely satisfactory. The prohibition was implemented by adding an exception to the use table rather than change the zone designation. Without carefully reading the Condition, Qualification and Exception section of the Use table one could easily overlook the restrictions applicable to the lots in this area.

The new Land Use Bylaw 2672/80 eliminated this disadvantage by designating the area R.1 clearly restricting the development to detached dwellings. This action is in keeping with the intent and purpose of the original amending Bylaw 2011/C-77.

It should also be noted that a duplex or semi-detached dwelling has always been a discretionary or conditional use in the R.2 district not a permitted use as indicated in the letter of request. Even if amending Bylaw 2011/C-77 had not been passed one could not be guaranteed approval of a duplex or semi-detached.

.... /2

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings
February 24th, 1981
Page two

Although the date of purchase is not specifically mention in the request it is implied to be just prior to passing of the new Land Use Bylaw 2672/80 in August 18, 1980. If this is the case then the parcel in question would have been subject to the redevelopment restrictions in this area.

It is recommended that the request be denied.

Yours truly,



Monte Christensen
ASOCIATE PLANNER
City Planning Section

MC/lt

Enclosure

Mayor's comments

I agree with recommendations of the Planning Commission that no change in zoning be approved.

"R.J. McGHEE"
Mayor

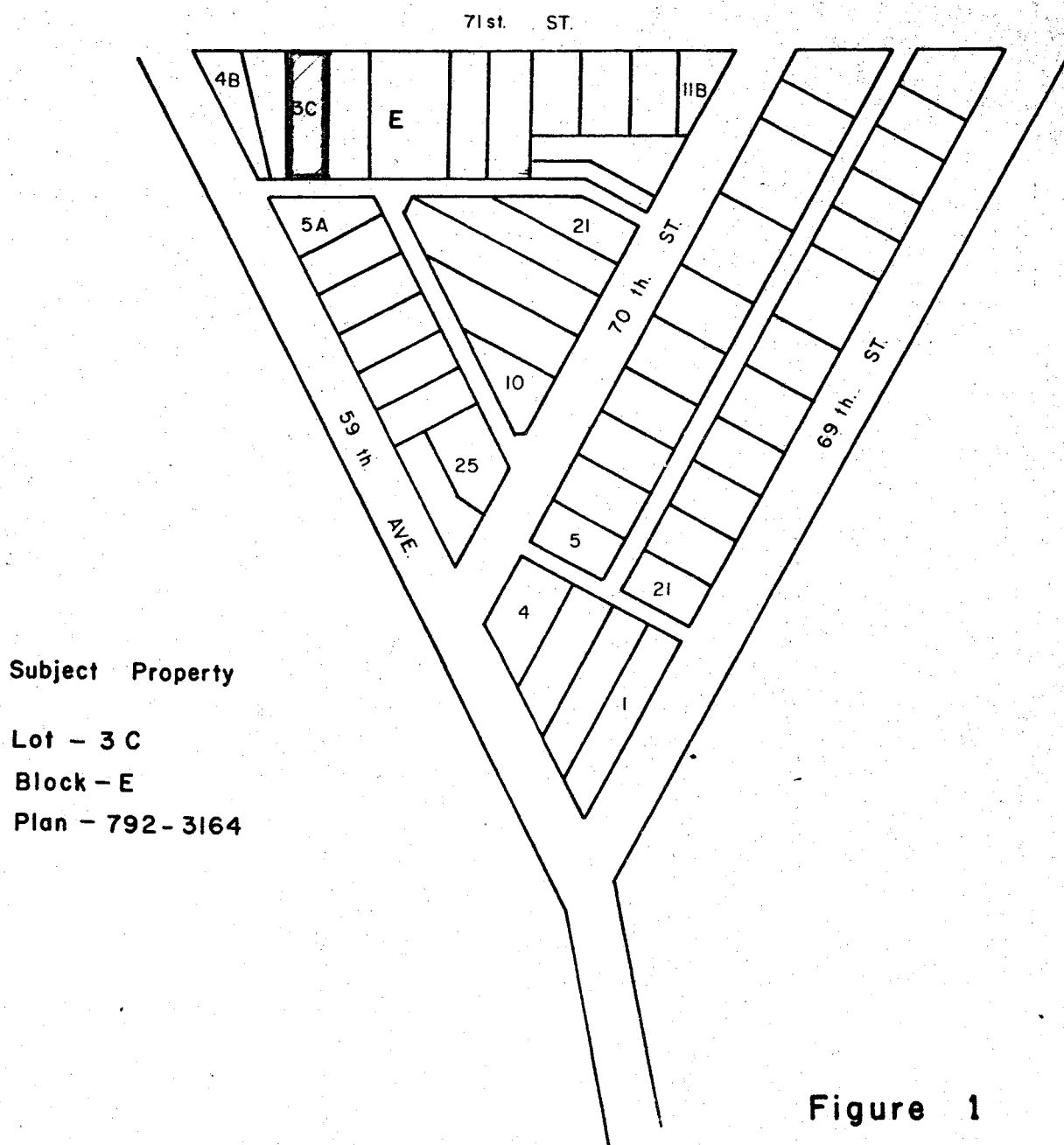


Figure 1



YOUR CATERPILLAR DEALER

Caterpillar, Cat and  are Trademarks of Caterpillar Tractor Co.

February 16, 1981

6740 - 67 Avenue
Red Deer, Alberta
Canada T4P 1A9
Ph: (403) 347-1106 Telex: 038-3149

City Of Red Deer,
4914 - 48th Avenue,
Red Deer, Alberta.

Attention: Mr. Michael Day
City Commissioner

Dear Sir:

With reference to the City Of Red Deer regulations governing the movements of heavy vehicles, Bylaw No. 2282, Section 8.14. We request that the City Of Red Deer review the gross vehicle weight of 5,000 kilograms for the following reasons:

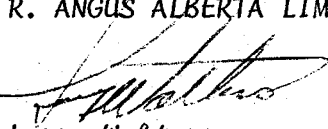
1. Due to the irregular hours of work within the service industry our service people to date have been allowed to use these one ton service vehicle for basic transportation to and from work and job site.
2. Within our fleet R. Angus have 3/4 ton vehicles with basically the same style service box which can legally travel on the non truck route areas.
3. More important than the above after checking with Alberta Transportation a one ton truck with 7:50 x 16, dual tires having c.v. plates can be registered to a maximum of 7,200 k.g. gross vehicle weight at a cost of \$125.00 per year, to a minimum of 3,600 k.g. gross vehicle weight at a cost of \$70.00 per year.

Therefore, we request the City Of Red Deer amend this Bylaw to read "A designed gross vehicle weight of 7,200 k.g." Since the same vehicle can be legal or illegal depending on the licensed gross vehicle weight.

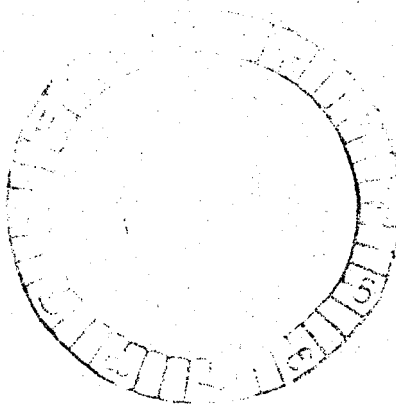
Your immediate attention and reply to this matter would be greatly appreciated.

Yours truly,

R. ANGUS ALBERTA LIMITED


Larry Walters
Operation Manager
Red Deer

LW/ked



Received
Hand



Government
of Canada

Gouvernement
du Canada

MEMORANDUM

NOTE DE SERVICE

120.

SECURITY - CLASSIFICATION - DE SÉCURITÉ
OUR FILE/NOTRE RÉFÉRENCE
YOUR FILE/VOTRE RÉFÉRENCE
DATE 81 FEB 23

City Clerk

0. i/c Red Deer City Detachment

SUBJECT
OBJET

R. Angus Ablerta Limited
Red Deer Truck Route By-Law

1. Your memo of 81 FEB 09 refers. The Police Department does not object to the suggestion that G.V.W. be raised to a maximum of 7200 kgs.. Many of the so called welding trucks would be exempt then from truck route regulations.

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

CCCCBls

February 23, 1981

TO: City Clerk
FROM: City Engineer

RE: R. Angus Alberta Ltd.
Bylaw #2282 Section 8:15
Definition of Heavy Vehicle

Section 8:15 of the bylaw states that:-

"For the purpose of this part, a "heavy vehicle" is defined as a vehicle with or without load exceeding any of the following:-

- (a) three (3) axles
- (b) eleven (11) metres in length
- (c) a designed gross vehicle weight of 5,000 kilograms (11,000 lbs)

Notwithstanding the foregoing, vehicles commonly known as recreation "vehicles" being a vehicle or combination vehicle and trailer designed for vacation, camping, or similiar recreation purposes shall not be deemed to be heavy vehicles."

In reviewing the above noted section of the bylaw it would appear that consideration should be given to amending the vehicle weight definition for three reasons:-

- a) the designed G.V.W. (gross vehicle weight) bears no resemblance to the legal registered or licensed vehicle weight. Depending on tire and rim sizes as well as the number of tires, a vehicle such as a 3/4 ton or a 1 ton truck could be legally licensed to haul approximately double its designed G.V.W. certified by the manufacturer and still not cause road damage. For example, the following chart has been prepared:-

	Rim Size	Max. Manufacturer's G.V.W.	Max. Tire Size	Max Possible Licensed Weight
3/4 ton single wheels (4)	16" 16.5"	3,950 kg (8,700 lbs)	950 x 16 950 x 16.5	7,900 kg (17,380 lbs)
1 ton single wheels (4)	16" 16.5"	4,550 kg (10,000 lbs)	950 x 16 950 x 16.5	7,900 kg (17,380 lbs)
1 ton dual wheels (6)	16" 16.5"	5,000 kg (11,000 lbs)	950 x 16 950 x 16.5	11,850 kg (26,070 lbs)
2 ton dual wheels (6)	20"	10,900 kg (24,000 lbs)	900 x 20 plus 750 x 20 min. tire size	12,300 kg (27,060 lbs) 8,250 kg (18,150 lbs)

From the chart, a 1 ton unit with dual rear wheels can legally haul up to 11,850 kg if the owner installed the correct tire size and wanted to pay the license fee. The vehicle itself would likely sustain serious mechanical damage if loaded to the maximum licensed weight.

- b) the present weight limit of 5,000 kg appears to restrict the small flat deck delivery trucks, portable welding trucks, mechanics service trucks etc, to the present truck route system. These units are generally of the one ton dual wheel type, may be owner operated, and economical enough to be driven to and from the residence to place of work. Vehicles in this category do not usually have objectionable operating characteristics such as noise, size or appearance and are not, in our opinion, unsightly or otherwise a problem in a residential or non truck route area
- c) the wording "designed gross vehicle weight" may be presenting some confusion to law enforcement officers. Licensed or registered vehicle weight is perhaps more commonly used.

Therefore, having considered the above information and the request received from R. Angus Alta Ltd., we would recommend that Council consider amending section 8:15(c) of Traffic Bylaw #2282 to read:-

"a licensed gross vehicle weight of 7,500 kg (16,500 lbs)"

The 7,500 kg limit is recommended as it well exceeds the manufacturers G.V.W. limit of 5,000 kg + for a 1 ton unit but is under the 8,250 kg limit for the minimum licensed gross vehicle weight for a two ton vehicle. This amendment would then restrict the two ton type of truck to the truck route system and allow the smaller 1 tons, 3/4 tons, 1/2 tons, etc unrestricted travel within the City.

KGH/ab
cc: R.C.M.P. - Insp. Coutts
City Solicitor

B.C. JEFFERS, P. Eng.,
City Engineer

Mayor's comments

I would recommend the suggested changes be incorporated in an amendment to the Traffic Bylaw which is currently being prepared for submission to Council in the near future.

"R.J. McGHEE"
Mayor

Red Deer Catholic Schools

124.

(403) 343-1055

Administration Offices
3827 - 39 STREET
RED DEER, ALBERTA
T4N 0Y6

NO. 6

February 13, 1981

Mr. R. Stollings
City Clerk
Red Deer City Hall
RED DEER, Alberta
T4N 3T4

Dear Mr. Stollings:

Re: Official Designation of St. Patrick's School at the Dawe Centre
As A Community School

The Red Deer Catholic Board of Education is at present pursuing the various steps mandated by the Interdepartmental Committee for Community Schools leading to a successful challenge for designated Community School status. One of the steps leading to a successful challenge requires City Council to pass the following resolution:

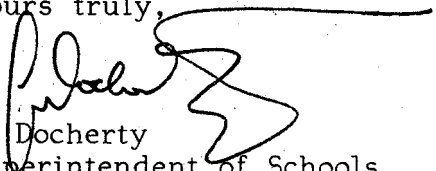
That so far as is practicable, we support the establishment and functioning of St. Patrick's School at the Dawe Centre as a designated Community School under the Alberta Community School Program Position.

The Catholic School Board has appreciated the on-going co-operation and financial support of City Council over the years in planning this particular project. I trust that City Council will have no problem in passing the above resolution in support of the School Board's attempt to access the special funding, which could amount to \$52,000.00 per annum for operational expenditures over a period of five years.

I would appreciate it if you could bring this matter to the attention of City Council in the near future.

Thank you for your co-operation in this matter.

Yours truly,


J. Docherty
Superintendent of Schools

JD/st

February 16, 1981

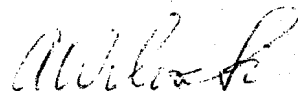
TO: CITY CLERK

FROM: CITY TREASURER

RE: OFFICIAL DESIGNATION OF ST. PATRICKS SCHOOL AT THE DAWE CENTER
AS A COMMUNITY SCHOOL

Due to the Community School nature of the Dawe Center the Catholic School will be participating in costs that would not occur in a normal school such as Center coordination and additional library costs.

The department of Education makes available operating grants of up to \$52,000 to School Boards that participate in Community schools to offset the additional costs. It would be in the City's interests to support the designation as a community school to provide funds to the Catholic School Board to participate in joint cost sharing.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

cc: Recreation Supt.

Mayor's comments

I recommend Council pass the recommendations suggested by the Catholic Board of Education.

"R.J. McGHEE"
Mayor

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 7
 Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

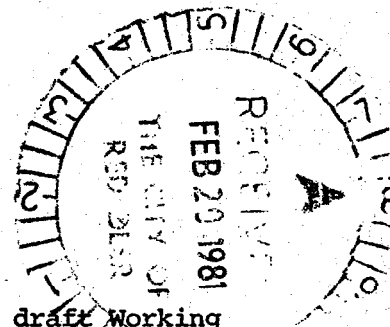
Our File No. _____

February 19, 1981.

To: All Municipal Administrators,

Dear Sir/Madam,

Re: Working Paper III
(Proposed Regional Plan)



The Commission members are currently reviewing a draft Working Paper III with the objective to distribute their approved final document to municipal councils and the public as soon as possible. At their February 16, 1981 meeting, the members decided to thoroughly examine the draft, in light of the fact that many members are seeing a working paper for the first time since they are recently appointed to the Commission. Consequently, the meeting dates between March 11 to March 24, 1981 that had been tentatively set to present Working Paper III to municipalities are no longer applicable. We will endeavour to establish new dates as soon as possible.

In that the Commission members will alter the draft Working Paper III, it is best that the draft not be circulated to municipal councils at this time as portions of it may greatly or subtly change, thereby perhaps negating the time and efforts Councillors may spend on the document. However, should any questions require response at this time, these could be addressed to your Commission member or myself.

Yours truly,

W.G.A. Shaw, MCIP
 Senior Planner
 Regional Planning and
 Research Section

WGAS/hp

c.c. All Commission Members.

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DODSBURY—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
 VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY
 SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17
 COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10

Mayor's comments

Working Paper III is being reviewed and revisions will be made thereto after which copies will be marked to all of Council for consideration.

"R.J. McGHEE"
Mayor

NO. 8

February 17, 1981

Mayor Bob McGee and City Councilors:

Our company is continually being warned and ticketed for improper parking while making deliveries in the downtown area. We service several local stores and office furniture outlets and have no alternative but to park in the downtown area to deliver this furniture.

Some of our deliveries are quite heavy and it is not possible to park a block away and carry the merchandise to its destination. We find most of the places do not have loading zones and we either have to double park or park up on the sidewalk.

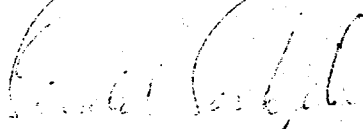
The following are a couple recent examples of this. We delivered a Xerox machine to the Bank of Nova Scotia building. We parked partly on the sidewalk so we could deliver into the east door and so the traffic could still get past easily. When we came out, there was a \$20 ticket on the windshield. (It has since been canceled.) If we had double parked across the street or parked in the alley we would have been in the way. Also, on February 11, we were backed into the loading dock at the rear of the old Advocate building unloading some office furniture for Woodward's temporary offices. When we came out a by-law enforcement officer was about to give us a ticket for "parking" there. It took some convincing before he believed there was anyone in the building for us to deliver to.

We want to be able to service the downtown area but under the present circumstances we are finding it difficult. Is there some provision for this type of delivery in our downtown core?

We recommend a yearly permit for each truck or company involved in this type of delivery in the downtown area. This could possibly alleviate the problem and make it easier to service the businesses located downtown.

Yours truly,

TORS MOVING & DELIVERY LTD.


Gerald Torhjelm

pvp

cc. Bob Brown/Chairman of Parking Commission

TORS

MOVING & DELIVERY LTD.

February 20, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR


RE: TORS MOVING & DELIVERY LTD.

In response to your memo on the above, we have the following comments for Council's consideration.

This request is similiar to others considered by Council, in that a certain group or company would like to have unlimited parking privileges. The result of providing either special parking permits or loading permits is to remove parking available to the public; to the advantage of special interest group.

In Mr. Anderson's memo, copy attached, the suggestion is made that moving companies can purchase a permit which allows them to bag a meter for whatever period of time they require. As Mr. Anderson points out, the Bylaw enforcement people have co-operated with the delivery industry as much as possible. However, because certain companies abuse this co-operation by parking on sidewalks so that pedestrian traffic is blocked, blocking lanes, etc., while they go for coffee; complaints are received from business and the public about these problems which make further co-operation difficult.

In our opinion, the problem concerning heavy deliveries that take an appreciable length of time can be solved by the moving companies planning these moves and purchasing meter space.



R. Strader
Development Officer/
Building Inspector

RS/lg

February 19, 1981

TO: RYAN STRADER
FROM: TOM ANDERSON

TORS MOVING & DELIVERY LTD.

Reference complaint from the above company concerning warnings and tickets received for improper parking in the downtown area.

This complaint has been checked out, and I find that the Commissionairs are being very considerate with regards to delivery companies that are operating in the Downtown Core.

We do not have any recourse in regard to companies that continually park on sidewalks mainly on 50th Avenue as Section 96(a) of the Highway Traffic Act forbids the parking of vehicles on sidewalks. Also the continued practice of parking on sidewalks will eventually cause damage which must be repaired by the City.

If the above company does have problems with heavy deliveries, it is suggested that they make application to the Engineering Department to have a meter bagged during the time of delivery.

It might be pointed out that trucks belonging to the above company are continually parking in metered areas near the Windsor and the Bufalo Hotels while drivers go in for coffee. There is an area along 52nd Avenue running from the C.P.R. Station to approximately the 45 Street overpass where there is free parking for trucks.

Mayor's comments

All new buildings in the downtown area are required to provide loading zones for the purposes outlined. In addition, several on-street loading zones are provided in the downtown area. While we can sympathize with the problems encountered by delivery companies from time to time, we do not have any alternate suggestions at this time.

"R.J. McGHEE"
Mayor



TOM ANDERSON

BYLAW NO. 2485/F-81

Bylaw No. 2485/75, as amended, being the "License Bylaw" of The City of Red Deer is further amended by adding the following thereto:

Part 1 of Bylaw 2485/75 is amended by adding the following immediately after Clause 10.27.

"10.27. (A) Group Home - means not more than 6 related or unrelated persons with developmental disabilities plus two staff members, all living together as a single household".

Part 1 of Bylaw 2485/75 is further amended by adding the following immediately after clause 15.4.

"15.(A)1 (I) An application for a license under the provisions of this section shall be made in writing and shall include a full description of the house or building sought to be licensed, including the number and size of rooms, bathing, heating, kitchen and toilet facilities, and other information such as;

(II) State the age category of the residents ie, under 18 years or over 18 years,

(III) State the entire range of developmental disabilities of the residents who would be accommodated in the home.

(IV) Outline in detail the staffing of the home, and any other information that may be required by the License Inspector.

Section 15.(A)2

(I) No license shall be issued under this section until the Municipal Planning Commission has approved the site for the use as a Group Home.

(II) A license under the provisions of this Section shall state the number of persons to be accommodated in the house or building in respect of which license is issued, and shall remain in force, unless sooner cancelled, until the 1st day of January next following the date of issue.

(III) No person to whom a license has been issued or who has control of the premises licensed under this section shall permit a larger number of persons to be accommodated in the house or building licensed than the number permitted by such license.

(IV) The person to whom a license has been issued under this section shall keep or cause to be kept such books and records in such form as may be prescribed from time to time by the Council and all such books and records kept in connection therewith shall at all times be open for inspection by the License Inspector or any officer appointed by the Council for the purpose.

(2)

Bylaw No. 2485/F-81

Schedule (A) of Bylaw 2485/75 is amended as to item (32) by adding the following words thereto:

"and Group Homes"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1981.

MAYOR

CITY CLERK

BY-LAW No. 2672 / E-81

Being a By-law to amend By-law No. 2672/80, being the Land Use By-law of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA,
ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with Use District Map No. 3/81 attached hereto and forming part of this By-law.
- (2) This By-law shall come into force upon the final passing hereof.

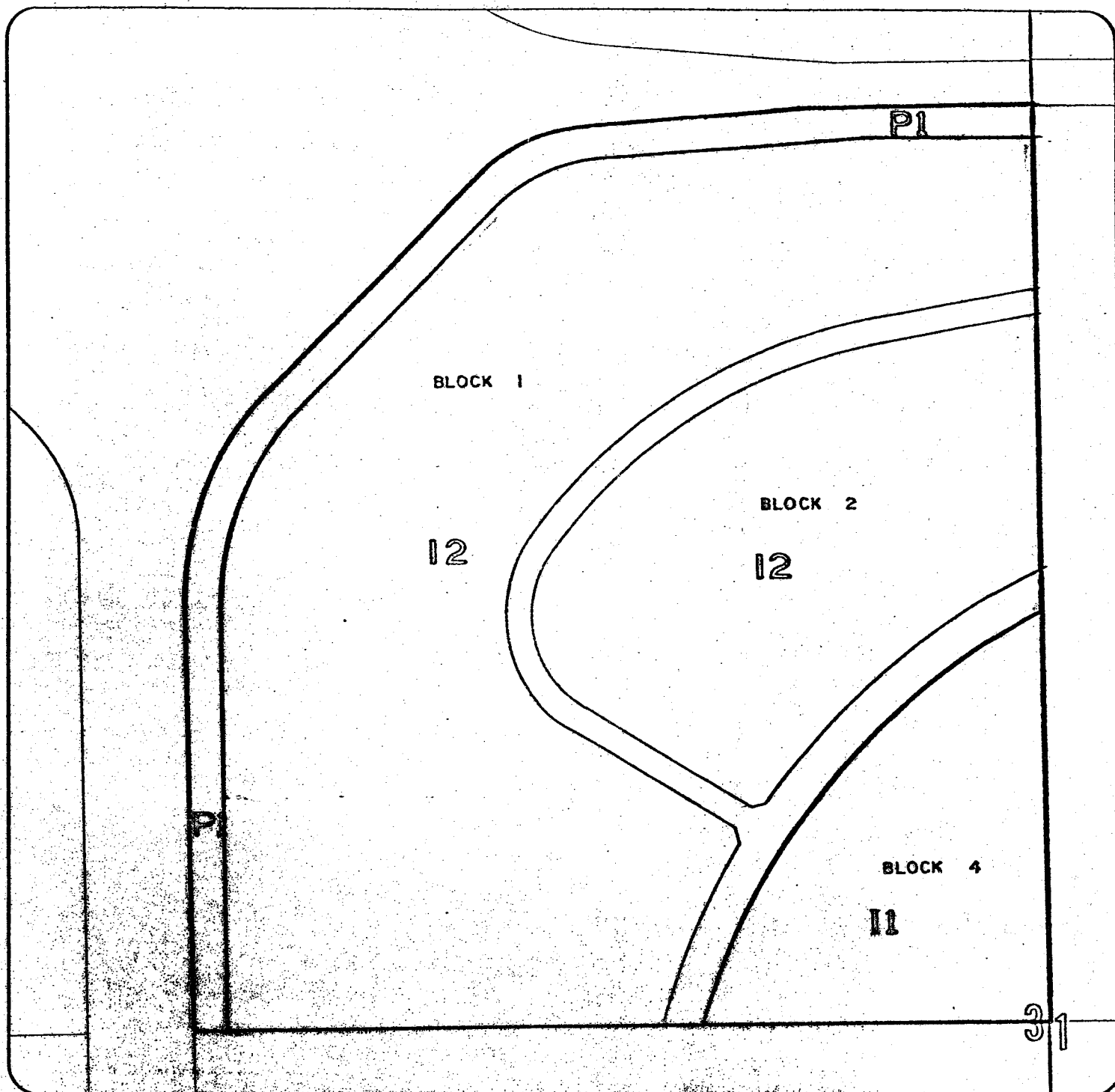
READ A FIRST TIME IN OPEN COUNCIL, this day of A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL, this day of A.D., 1981

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED, this day of A.D.1

MAYOR

CITY CLERK



scale in metres

Revisions :

MAP NO. 3/81
Bylaw No. 2672/E-81

Change from **A1** to **I1** and **I2**

Change from **A1** to **P1**

BY-LAW NO. 2672/F-81

Being a By-law to amend By-law No. 2672/80, being the
Land Use By-law of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

1. Section 4.13.1 is amended by adding after Clause (6) the following:

(7) On Lots 7 - 10, Block 7, Plan 3935 H.W. the development
of hairdressing shop is permitted in addition to those
uses listed in Section 6.2.4.2 and Section 6.2.4.3.

2. This By-law shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL THIS day of A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL THIS day of A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1981.

MAYOR

CITY CLERK

By-law No. 2689/A-81

Being a By-law to amend By-law No. 2689/80
being the North-west Sector Area Structure
Plan in the City of Red Deer

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, ENACTS AS
FOLLOWS:

(1) Schedule "A" page 19 is amended

(a) by deleting

"In the proposed Area Structure Plan a Neighborhood Recreation Centre is proposed in each of the four residential neighborhoods as shown diagrammatically on the plan"

and replacing with

"In the proposed Area Structure Plan a Neighborhood Recreation Centre is proposed to serve each of the four residential neighborhood as shown diagrammatically on the plan."

(b) by deleting

"The fourth site should be a minimum 6 ha in extent and designed to accommodate a Public and Separate K 9 school and joint recreation facilities. There will therefore be provision for four Public and one Separate K 9 school as previously requested by the School Boards.

A Major District Recreation Centre is proposed on a site of 20 ha (49.4 acres) immediately to the north of the Glendale Park residential area"

and replacing with

"The fourth site immediately to the north of Glendale Park should be a minimum of 6 ha and be designed to accommodate a Public and Separate K-9 school and joint recreation facilities. There will therefore be provision for four Public and one Separate K-9 schools as requested by the School Boards.

The joint K-9 school site has several areas of dense trees which should be retained as part of a natural park. In addition a portion of the western section of the site is proposed for development as a reservoir as indicated on the Area Structure Plan. It is recommended, however, that the roof and banks of the reservoir building be developed as far as possible for recreational purposes in conjunction with the adjacent school site.

A major District Recreation Centre is proposed on a site of approximately 20 ha (49.4 acres) to the north of 77th Street"

- (2) Schedule "A" page 20 is amended by deleting

"The eastern section of the proposed District Recreation Centre site has several areas of dense trees, as shown on Plan 3, which should be retained as part of a natural park. In addition, a portion of the western section of the site is proposed for development as a reservoir as indicated on the Area Structure Plan. It is recommended however that the roof and banks of the reservoir building be developed as far as possible for recreational purposes in conjunction with the adjacent school sites."

- (3) Schedule "A" page 23 is amended by deleting

"The site as indicated on the Area Structure Plan forms part of the District Centre site"

and replacing with

"The site as indicated on the Area Structure Plan forms part of the joint K-9 school site"

- (4) Plan No. 6 (dated August 1980) as referred to in Schedule "A" is hereby deleted and replaced with Plan No. 6 (dated February 1981) attached hereto and forming part of this By-law.

- (5) This By-law shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1981

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

..... A.D., 1981.

MAYOR

CITY CLERK

Being a Bylaw to provide for a uniform rate to be charged for local improvements to be undertaken by The City of Red Deer by way of special frontage or special local benefit assessment.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

This Bylaw may be cited as "The Uniform Rate Bylaw".

The following uniform rates, based upon estimated average costs throughout The City for the types of work hereinafter referred to, are hereby fixed and shall hereafter be assessed, charged and levied for such types of work undertaken as local improvements.

TYPE OF IMPROVEMENT	PERIOD OF ASSESSED YEARS	ANNUAL RATE PER ASSESSABLE METRE	TOTAL COST PER ASSESSABLE METRE	PREVIOUS UNIT RATES
1. Gravel lanes (new)	5	10.07	35.20	27.05
2. Paved Lanes (new)	20	9.59	63.50	None
3. Paved lane (existing base)	20	6.78	44.90	37.40
4. Paved residential road (new) #2	20	30.97	205.10	157.80
5. Paved residential road (existing base) #2	20	24.85	164.60	126.60
6. Gravel industrial road (new) #1	5	50.03	174.90	134.50
7. Paved industrial road (new) #3	20	37.45	248.00	190.80
8. Paved industrial road (existing base) #3	20	21.59	143.00	110.20
9. 1.5 m standard or rolled monolithic walk (new)	20	10.51	69.60	63.30
10. 1.5 m standard or rolled monolithic walk (replacement)	20	13.03	86.30	86.30
11. Separate walk (new)	20	4.88m ² /assess m	32.30m ² /assess m	32.30
12. Separate walk (replacement)	20	5.69m ² /assess m	37.70m ² /assess m	37.70

TYPE OF IMPROVEMENT	PERIOD OF ASSESSED YEARS	ANNUAL RATE PER ASSESSABLE METRE	TOTAL COST PER ASSESSABLE METRE	PREVIOUS UNIT RATES
13. .25 m standard curb and gutter (new)	20	4.26	28.20	28.20
14. .25 m standard curb and gutter (replacement)	20	5.83	38.60	32.15
15. Residential street lighting on wood poles	10	0.85	4.52	3.60
16. Commercial street lighting on wood poles	10	0.85	4.52	5.40
17. Residential street lighting on steel poles	10	2.35	12.52	9.00
18. Commercial lighting on steel poles	10	2.35	12.52	12.65
19. To install arterial lighting on concrete poles	10	2.43	12.92	10.00

(#1) Gravel road assumes a rural cross section (12 m) wide, including ditching, but excluding approaches, approach culverts, street lighting, etc.

(#2) Paved residential road assumes an urban cross section (10 m) wide, including 1.5 m monolithic curb/gutter/sidewalk both sides.

(#3) Paved industrial road assumes an urban cross section (12 m) wide, including curb/gutter both sides only.

Bylaw 2685/80 is repealed upon the final passage of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1981.

MAYOR

CITY CLERK

File

A D D I T I O N A L A G E N D A

For the Regular Meeting of RED DEER CITY COUNCIL to be held
in the Council Chambers, CITY HALL, MONDAY, MARCH 2, 1981,
commencing at 4:30 p.m.

1. Proposal for revitalizing the twinning program with Cap-de-la-Madeleine...1

In preparing the regular agenda for this meeting, I overlooked the
attached letter from Mrs. E. Taylor who had requested this matter
come before Council, March 2, 1981. I apologize for this oversight.

2. Pines Subdivision - proposed road changes ...2

The attached letter from a resident of the Pines Subdivision was received
in the February 27th mail and is brought forward for Council's information.

3. Public Hearing Bylaw 2672/B-814

The attached letter from Mr. Richard W. O'Brien was received in the
February 27th mail and is also brought forward for Council's information.

A PROPOSAL FOR REVITALIZING THE TWINNING RELATIONSHIP BETWEEN THE CITIES
OF CAP-DE-LA-MADELEINE AND RED DEER.

Submitted by Mayor Bob McGhee, Councillor Ollie Webb,
and Ethel Taylor.

1. Set up a Committee comprised of representatives from spheres such as:

Red Deer Public School system

Red Deer Separate School system

The Canadian French Club

The Folk Festival Society

The Red Deer Museum,

Red Deer College

Invited persons who served on the Twinning Committee previously ..

Invited persons, and publicly invited persons via the media, from
the general citizenry.

City Council

Chamber of Commerce

2. Allocate a grant in the 1981 budget, not to exceed \$1000. this year, to
provide for: publicity, secretarial assistance if necessary, and to
enable hospitality on behalf of the City for visitors from Cap-de-la-
Madeleine, etc.
3. Set up a Foundation, the eventual interest whereof could permit exchange
of citizens of all ages between the two cities.

Possible sources for such a Foundation are:

The Federal Government, Alberta Culture, City of Red Deer, industrial
and commercial enterprise contribution, public contribution. Cap-de-la-
Madeleine might also be interested in setting up, or contributing to, such
a Foundation Twinning Fund.

Money earning projects would also be a possibility.

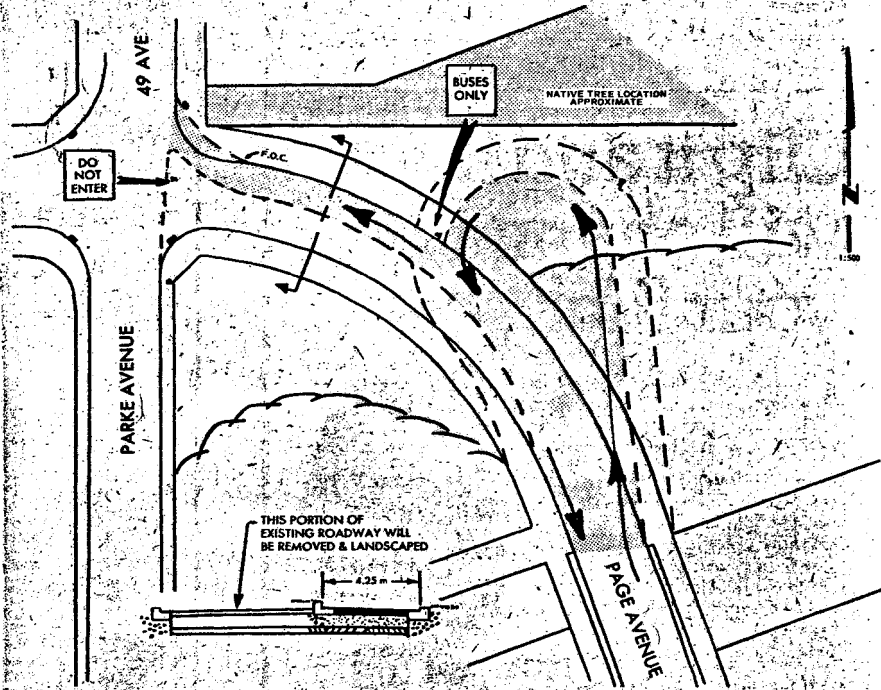
is the Best answer for
the problem.

Please take another
look & try to find a better
way ~~to~~ by money can be
left apart.

any other solution.

143 PERM DE.
348 4596

OF RED DEER PUBLIC NOTICE



The Council of the City of Red Deer propose to authorize the construction of a close at the north end of Page Ave. as shown on the above plan thereby prohibiting through traffic to 49 Ave. with the exception of City Transit buses which will proceed through the area in a northerly direction only.

Prior to a final decision being made on this matter, members of Council would invite comments from any citizen or business that may be affected by this closure if implemented.

Please forward all comments to the City Clerk, P.O. Box 5008, Red Deer, Alberta T4N 3T4.

All comments should reach the City Clerk's office no later than 4:30 p.m., February 19, 1981.

R. Stollings
City Clerk

#9 Waghorn Close
Red Deer
Feb. 25/81

4.

Office of the City Clerk
City
Red Deer

Dear Mr. Stollings:

With respect to your notice of Feb. 20, 1981 in the matter of the Council's Consideration of amendment to Bylaw No.2672/B-81, the effect of which would be to restrict development of multi-attached and multiple family buildings within the section of Parkvale area referred to in Map no.2-81, and established in the drafting of Bylaw 2672/80, please present this petition to the Council of the City on my behalf as a property owner, Lot 38, Block B, Plan K-8.

I earnestly petition against the proposal to amend the bylaw for the following reasons:

- a. It was clearly the intent of City Council in their 1980 updating of bylaws regarding the Parkdale region to zone the area in question as R 2.
- b. My purchase of the property in this area was made at a price and projection of its R 2 zoning status.
- c. It should be noted that the lots in this area are so limited in size that few single lots would be suitable for development of single-family or low-density buildings. Future development in this area, which is characterized by older, deteriorated structures, would more likely be undertaken by finances directed to multi-attached and multiple family buildings erected over several lots. Insofar as it is not likely that individual householders would be prepared to purchase adjoining lots to construct new, single-family dwellings, the proposed bylaw amendment would effectively restrict any development in the area, and would consequently result in diminishing financial and aesthetic value of property in the area.

Yours Sincerely,



Richard W. O'Brien
#9 Waghorn Close
Red Deer