

## A G E N D A

For the regular meeting of RED DEER CITY COUNCIL  
to be held in the Council Chambers, City Hall,  
TUESDAY, OCTOBER 11th, 1977, commencing at 4:30  
p.m.

\*\*\*\*\*

(1) Confirmation of the September 26th, 1977 minutes.

\*\*\* PUBLIC HEARING \*\*\*

A public hearing will be held at 7 p.m., in respect  
of Zoning Bylaw Amendments 2011/MM-77, 2011/NN-77  
and 2011/00-77.

(2) UNFINISHED BUSINESS

- |   |      |
|---|------|
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1)	Bylaw 2011/V-75 (Highland Green Commercial Site) - third reading
2)	2011/T-76 (Rezoning of former Red Deer Auto Wreckers Site) third reading (Meteor Developments Ltd.)
3)	2011/ii-77 (Kaylor X-ray Management Ltd.) third reading
4)	2011/MM-77 (provides for a member of Council to serve as Chairman of M.P.C.) 2nd & 3rd readings
5)	2011/NN-77 (provides for the addition of Ready-Mix Concrete Manufacturers - I.2 zone) second & third readings

- 6) 2011/00-77 - (provides for Wooden basements or foundations for mobile homes) 2nd & 3rd readings
- 7) 2011/SS-77 (change to Use Table for C5X) first reading
- 8) 2011/TT-77 (Definition for Modular Homes) first reading
- 9) 2485/D-77 (Licensing Bylaw - Transient Traders) three readings
- 10) 2560/77 (Cascade Industries Ltd.) - three readings

UNFINISHED BUSINESS

**RED DEER REGIONAL PLANNING COMMISSION**

4920 - 59 STREET  
P.O. BOX 5002

RED DEER, ALBERTA  
T4N 5Y5

TELEPHONE: 343-3394

FILE No.

NO. 1

October 5, 1977.

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

Dear Sir:

RE: Parkview Investments  
Lot 1-9, & 22-30, Block 28  
Plan 7604S  
Corner of 60th Street &  
50th Avenue

Please be advised that the replotting scheme (consolidation of Lot 1-9 and 21-30 plus a portion of lane) was approved subject to the following conditions:

1. The survey area to be extended to the north to include all lots on Block 28 as shown on the plan.
2. The applicant to be responsible for all costs in connection with re-routing the existing sanitary sewer, abandoning the existing water line and power line.
3. Satisfactory arrangements to be made with the City for the exchange of land. The replotting and land exchange are to be approved by City Council.
4. Any outstanding taxes to be paid to the City before the linen plan is endorsed for registration.
5. The multiple family use of the site is to be approved by the M.P.C.
6. To correspond with the replotting scheme part of the proposed multiple family site is to be rezoned to R2C and the other area to be rezoned if necessary.
7. No vehicular access to be allowed from the site to 60 Street.

- 2 -

MEMBERS

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

Regarding condition 3, the developer agreed to the exchange of land outlined on the attached sketch. The developer also accepted the cost of replotting including the city lot to the north and rezoning.

We respectfully request the City Council to approve the exchange of land subject to the conditions outlined in this letter.

Yours truly,



D. Rouhi, MCIP,  
Senior Associate Planner.

/lac  
Encl.

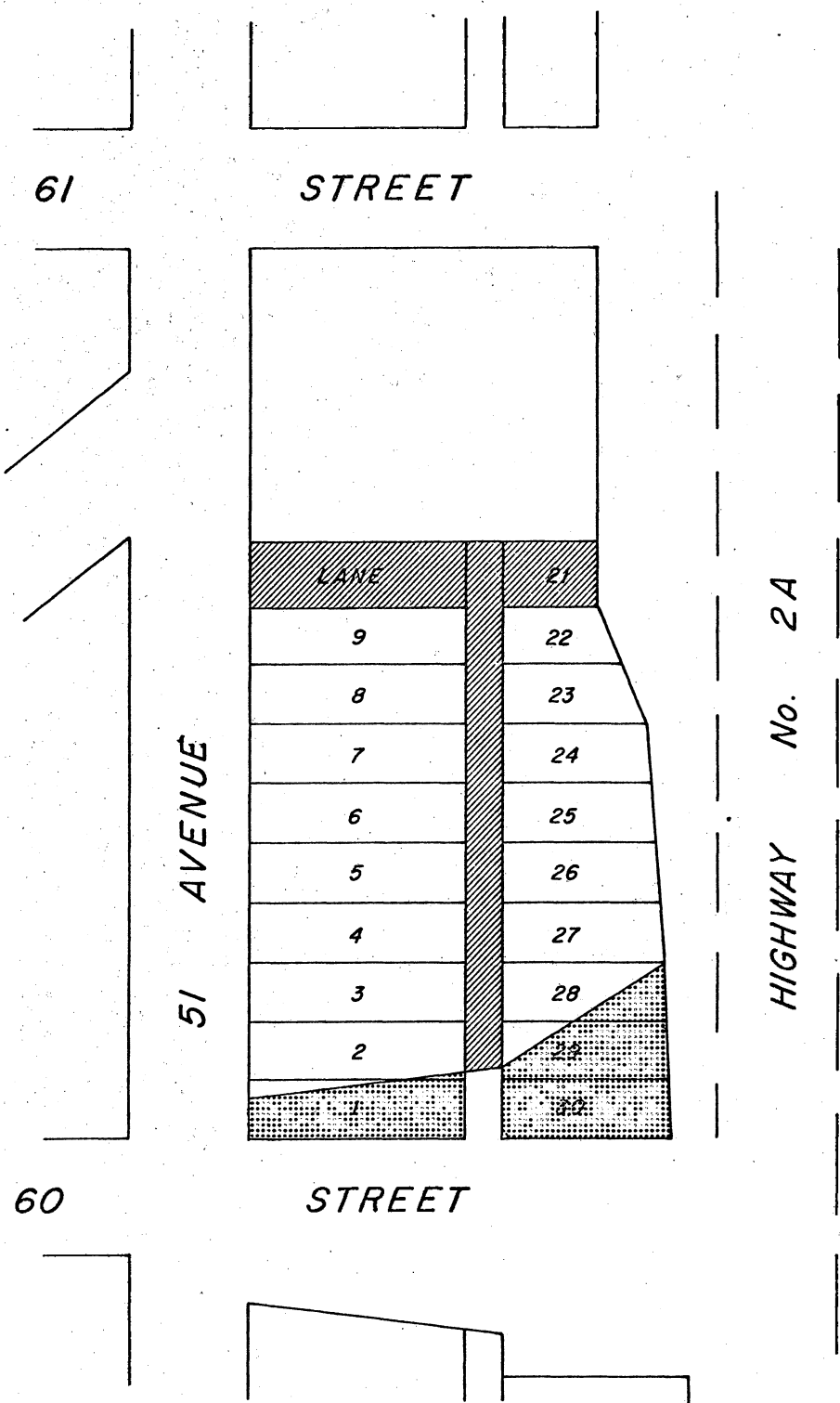
c.c. Mr. D. Wilson,  
City Assessor.



Commissioners' Comments

We concur fully with the recommendations of the Planners.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner



AREA SHOWN THUS  TO BE EXCHANGED FOR AREA SHOWN THUS  .

4.

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No. 17.61

NO. 2

October 5, 1977

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

Dear Sir:

Re: Lot 2, Block 7, Plan 3057 M.C.  
(Mr. A. Grieb - 22 suite apartment)

Further to Council's instructions of September 27 regarding the above subject matter representatives from the Red Deer Regional Planning Commission and the City Engineering department meet with Mr. A. Grieb and John Murray on October 4, 1977.

The discussion basically explained:

- (a) that due to the carrying capacity of the sewer facilities serving the area the density of any development cannot exceed 18 persons per acre;
- (b) that without knowledge of the future use of Lot 1, Block 7 it was extremely difficult to support the 22 suite apartment development which substantially exceeds the density guidelines even for the combined area of Lots 1 and 2;
- (c) that area immediately north of Lot 1 is in the process of being subdivided for single-family dwellings;
- (d) that the Planning Commission's concept extended the idea of single family lots which exist to the north to all of lots 1 and 2 with a limited number of semi-detached units.

Several other development concepts were discussed, however, nothing definite was decided or agreed upon.

The meeting adjourned with an understanding that John Murray and his client, Mr. A. Grieb would prepare their development proposals for Lot 1 in conjunction with Lot 2 so that the total effect can be reviewed.

We recommend that the matter be tabled further until the developer completes his planning for Lots 1 and 2.

Yours truly,

*M. Christensen*  
M. Christensen, Associate Planner

dk

cc: City Engineer / City Commissioner

MEMBERS

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

Commissioners' Comments

Recommend Council table this item until such time as Mr. Murray and his client bring forward new plans as indicated by the Planners.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 3

7 October 1977

TO: COUNCIL

FROM: CITY CLERK

RE: Bylaw 2489/76  
(4712 - 51 Avenue)

The following report from the City Assessor appeared upon the September 12th Council agenda and was tabled as we were given to understand that the new property owners, Cascade Industries Ltd. intended to apply to Council for an assignment of the bylaw to their company. No request for assignment has been received and, therefore, it is suggested that Council proceed with the passage of Bylaw 2560/77. being a bylaw to repeal Bylaw 2489/76.

"R. STOLLINGS"  
City Clerk

TO: CITY COUNCIL

September 7, 1977

FROM: CITY ASSESSOR

RE: Bylaw #2489/76, 4712 - 51 Avenue

The Licensee, Fisher & Milligan Developments, no longer owns the property that pertains to the above bylaw.

The new owner, Cascade Industries Limited, has been notified as to the encroachment of the building on City property. They have not made a submission to the City for an assignment of the bylaw. Therefore, we request that Bylaw #2489/76 be rescinded.

Yours truly



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

NF/ef

*attached  
print indicates encroachment*

Commissioners' Comments

A draft bylaw # 2560/77 to repeal bylaw # 2489/76 is attached to this agenda for consideration of Council.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 4

File No. R-7998

October 5, 1977

TO: MAYOR AND COUNCIL

FROM: RECREATION SUPERINTENDENT

RE: Arena Plexiglass

All known suppliers of this product have been contacted and invited to submit bids for supply and installation of 1/2", 3 foot protection around the perimeter of the Arena, excluding the ends where the wire screening exists and excluding the area in front of the players box, but including the area to the sides and rear of the players box and penalty box with a divider piece separating the two players benches. Cost estimates are as follows:

Chrystaplex Plastics of Calgary	\$7,070.
E.M. Plastics & Electric of Calgary	\$7,143.
Cadillac Plastics of Edmonton	
- can supply material at a cost in excess of the Chrystaplex bid, but will not install.	
Norwesco Limited of Edmonton	\$9,069.22

Local suppliers have also been invited to submit prices, but none have been received at time of writing. If a lower bid were to be received, I would recommend that it be considered by City Council at their meeting on Monday. However, in the interim, I would recommend the bid of Chrystaplex Plastics be accepted.

DON MOORE

Commissioners' Comments

We recommend that Council authorize acceptance of the bid submitted by Chrystaplex Plastics Ltd. in the amount of \$7,070. and that one-half of the said cost be financed by the donation from A & W Enterprises Ltd. and the remainder from a "Project Cooperation" grant. The difference between the offer by A & W Enterprises Ltd. (\$4,000.00) and one-half the cost (\$3,535.) should be returned to the donors.

"R.N. McGREGOR" Mayor

"M.C. DAY" City Commissioner

NO. 5

2 September 1977  
Red Deer, Alberta

Council  
City of Red Deer

Dear Sir(s):

This letter is written as requested after discussions outside Council Chambers the evening of 30 August 1977 with Mr. Don Wilson.

I have twice suggested meetings with Council or with City Officials who would be in a position to make decisions regarding the property N.E. 13/38/28/4 and parts thereof.

Road access to quarter section N.E. 13/38/28/4 must be available through Maskapatoon Park and on to the old Burn Lake road.

With regards to the tax notice I received on 30 August 1977, I would like to know with what authority you are claiming taxes. I have had no correspondence from any branch of Government stating a change in my taxation structure.

I am willing to pay to the Veterans Land Administration in trust under protest the taxation less penalties until such time as these matters are resolved.

I would like to point out that these concerns were expressed by myself at the Board annexation meeting early this year.

Yours truly,

"J. PITT"  
R.R. 4, Red Deer  
Phone: 346-2187

Commissioners' Comments

The City Assessor will be available to elaborate on the above topic.

"R.N. McGREGOR" Mayor

"M.C. DAY" City Commissioner

# THE CITY OF RED DEER



10.

LAND ASSESSMENT  
AND TAXATION OFFICE

RED DEER, ALBERTA  
T4N 3T4

September 29, 1977

Mr. J. Pitts  
R. R. 4  
Red Deer, Alberta  
T4N 5E4

Dear Sir:

RE: Pt. NE 13-38-27-4  
(24.56 acres)

Further to our telephone conversation of September 29, 1977, may I confirm that your letter was tabled at the City Council meeting of September 26, 1977, and will be reconsidered October 11, 1977.

The City has assessed the land at \$50.00 per acre on the basis of similar hillside and waste lands within our boundaries. We have been advised that whereas this acreage is still part of your overall operations that the land should be assessed on farm land rates and therefore a new assessment based on \$3.80 per acre will be made and a corrected tax notice forwarded under separate cover.

With respect to the authority to tax, enclosed are copies of letters to the Local Authority Board and their reply.

I believe in past discussions with other City Officials there has been indications given that this area should be acquired by the City for an extension to Maskepton Park. You have indicated that you have a bona fide offer of \$5,000.00 per acre for your total site including the lands under question. You further indicated that there was substantial gravel deposit of fairly good grade that you felt this City could use.

It is my opinion that the City should acquire this site, and that the Engineering Department should advise us on the matter of gravel, etc. In view of this I would request that you make the City a written offer to purchase outlining the terms and conditions. In the mean time a copy of this letter will be presented to City Council so that they will be fully informed as you requested.

Yours truly,

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

DJW/bt

enc.

cc—City Council

## LOCAL AUTHORITIES BOARD

403/427-4278

No. 500, 10050 - 112 Street  
One Twelve Professional Centre  
Edmonton, Alberta, Canada

September 19, 1977

T5K 2J1

Mr. D. J. Wilson, A.M.A.A.  
City Assessor  
Land, Assessment & Taxation Office  
City of Red Deer  
RED DEER, Alberta  
T4N 3T4

Dear Sir:

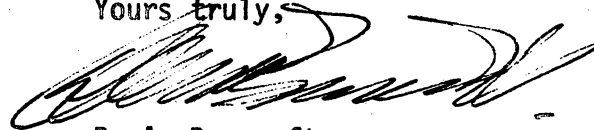
RE: Annexation Order No. 8616  
-----

This is to clarify the matter of the current status of certain territory annexed to the City by the above noted Order of the Local Authorities Board.

The annexation petition of the City of Red Deer requested the lands in the N.E. 13-38-28-W4 lying east and north of the highway and the river and those lands were annexed to the City. The City now has jurisdiction.

If the City now wishes to separate certain lands from the City, a new application should be prepared and if the City wishes that separation to be effective for the 1977 tax year, it should proceed without delay.

Yours truly,



D. A. Bancroft  
Chairman

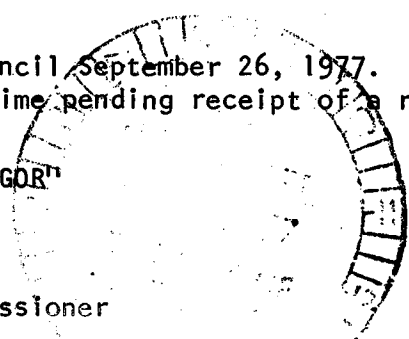
DAB/ej

Commissioners' Comments

The above item was tabled by Council September 26, 1977. No specific action is required by Council at this time pending receipt of a reply to Mr. Wilson's letter of September 29, 1977.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner



REPORTS

October 4, 1977

NO. 1

TO: The Mayor and Members of City Council  
FROM: Director of Economic Development  
RE: 2.0 acre C-5 parcel in Normandeau Extension

---

We have been authorized by Council to call for development proposals on this parcel, referred to as the furniture warehouse site.

As the parcel will not be available for development until the spring of 1978, and in view of the rapidly changing market on land, we would like Councils' authorization to call for tendered prices on the land.

Respectfully submitted on behalf of the Administration.

  
A. V. Scott, Director  
ECONOMIC DEVELOPMENT

AVS/ss

Commissioners' Comments

We concur with the recommendation of the Economic Development Director.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

NO. 2

October 5, 1977

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

Dear Sir:

Re: Elementary School Site,  
Normandeau Extension. Zoning By-law 2011/RR-77

City Council approved the addition to the School Site in Normandeau Extension Subdivision, in order to make room for an Elementary Separate School beside the Elementary Public School.

The proposed rezoning is necessary to achieve the above.

Yours truly,



D. Rouhi, MCIP  
SENIOR ASSOCIATE PLANNER

/cc

c.c. City Assessor

City Engineer

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
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SUMMER VILLAGE OF ROCHON 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

NO. 3

October 5, 1977

TO: City Council

FROM: City Assessor

RE: Bower Place - Stage II

May we advise that the plan of survey for Stage II of Bower Place is in the Land Titles Office in Edmonton for registration. Stage II is located south of the Calgary Power Transmission Lines and east of the lands developed by private enterprise. There will be 172 lots for single family dwellings and 23 lots for semi-detached.

In order to proceed with the pricing of these lots it is respectively requested that City Council approve the following pricing structure.

Land	39.30	per assessable foot*
Utilities	171.70	per assessable foot
Administration	20.00	per assessable foot
Recreation	150.00	per unit
Survey	130.00	per lot
Sewer & Water Connections	450.00	per lot

\* Assessable footage takes into consideration ~~many factors~~ such as lanes, corners, depths, topography, etc.

The requested price structure represents a \$17.00 per foot increase over the last sale prices in Oriole Park and is required to offset the increase costs for paved roads, gravelled lanes and carrying charges. (\$231.00 compared to \$214.00 per foot). As a point of interest, Medicine Hat is proposing their next land sale for similar properties at \$230.00 per foot.

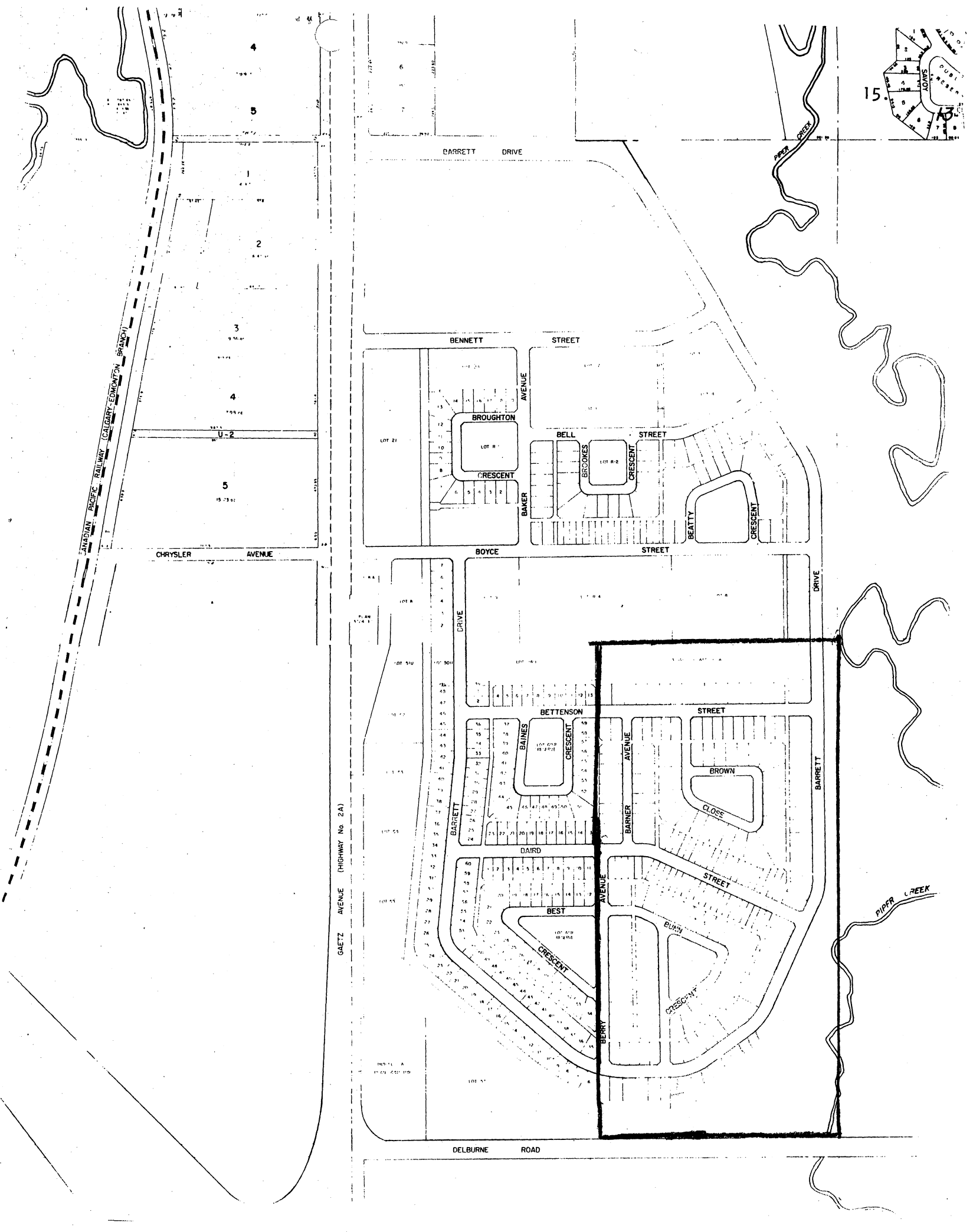
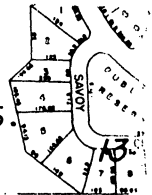
Private enterprise has been selling between a range of \$325.00 to \$450.00.

A further report will be submitted as to the terms, conditions, policy and dates applicable to the sale.

Respectfully Submitted,



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



GAETZ AVENUE (HIGHWAY No. 2A)

DELBURNE ROAD

Commissioners' Comments

Recommend Council approve the land sale pricing as outlined above.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 4

October 4, 1977

TO: Mayor and City Council  
FROM: Director of Economic Development  
RE: Highland Green Shopping Centre Site

---

One submission for development of the above Neighborhood Shopping Centre was received, that being from Andy Buruma Enterprises.

The developer proposes a 33,220 square foot shopping centre, consisting of 28,460 square feet of gross leasable floor area, and a 4760 square foot enclosed mall. The centre is proposed to house a 10,000 square foot supermarket and nine smaller stores of from 800 to 4,000 square feet. Estimated cost of the project is approximately \$1 million exclusive of land.

The Development Control Department has suggested that the 15 stalls of parking, located along the east side of the building, may have to be eliminated because of fire regulations, resulting in a minor parking deficiency of seven stalls. This, however, is not a major problem.

With land prices in Red Deer changing as rapidly as they have, the administration decided to sell this 2.36 acre parcel on a bid basis. Andy Buruma Enterprises bid \$159,600.00 (\$67,627.00 per acre) which we feel is a reasonable and acceptable price.

We therefore recommend that Council accept the development proposed by Andy Buruma Enterprises and the Administration be authorized to prepare a Land Sales Agreement covering the 2.36 acre parcel. It is further recommended that the conditions with respect to landscaping as outlined by Red Deer Regional Planning be imposed on the developer.

Respectfully Submitted on behalf of  
the Administration

  
Alan V. Scott, Director  
ECONOMIC DEVELOPMENT

AVS/ss

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No. 17.54

October 3, 1977

Mr. A. Scott  
Economic Development Director  
City of Red Deer  
Red Deer, Alberta

Dear Sir:

Re: Highland Green Neighbourhood  
Shopping Center

The submission of Andy Buruma Enterprises Ltd. to develop the 2.36 acre shopping center site appears to be in accord with Council's proposal call requirements for a neighbourhood shopping center.

Incorporated into the proposal are a number of desirable elements. Architecturally, the building is attractive and unobtrusive and features an enclosed mall, an essential and desirable element for our winters. The parking layout provides for easy manoeuvrability and for the most part, the parking spaces are close to mall entrances. The landscaping features such as the plant material and fences, add to the attractiveness of the project.

Notwithstanding the general overall attractiveness of the proposal, there is one concern regarding zoning by-law requirements.

The landscaping requirement of 15% is not met. On-site landscaping should total about 15,400 square feet instead of the provided 7,800 square feet. The developer has stated a desire to develop and maintain the landscaping of the public reserve.

In considering the landscaping shortage of 7,600 square feet, we must keep in mind that a landscaped mall of 4760 square feet is being provided. Like the landscaping area, the mall can be viewed as an amenity area. In other words, there is 12,560 square feet (7,800 square feet plus 4,760 square feet of mall) of amenity area. Rather than a 7,600 square foot shortage, it could be viewed as  $(15,400 - 12,560 = 2,840)$  2,840 square feet shortage. The effect of this shortage could be alleviated somewhat if the amount of plant material proposed for the development is increased.

If the proposal is accepted, we recommend that the following conditions be imposed:

## MEMBERS

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

- a) the developer landscapes and maintains the public reserve.
- b) the proposed amount of plant material be increased by an amount equivalent to the value of 2,840 square feet of land.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "M. Christensen".

M. Christensen  
Associate Planner

/mjw

# Andy Buruma Enterprises Ltd.

No. 5, 7612 49th Avenue, Red Deer, Alberta T4P 1M4

Phone 403/347-3700

September 21, 1977

20.

CITY OF RED DEER  
4914 - 48 Avenue  
Red Deer, Alberta

Attention: BOB STOLLINGS  
MAYOR McGREGOR, MEMBERS OF CITY COUNCIL

Re: Highland Green Neighborhood Commercial

The enclosed documents are presented as our official submission for the subject project. The submission contains the following:

## DESCRIPTION of proposed project

CERTIFIED CHEQUE in the amount of \$15,960.00 which represents a deposit of 10% of our total tender price of One Hundred and Fifty-Nine Thousand, Six Hundred Dollars. (\$159,600.00)

CORPORATE RESUME including key personnel, and previous experience.

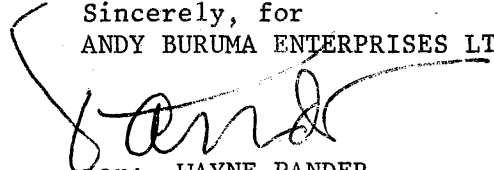
STATEMENTS OF FINANCIAL STRENGTH (substituted for requested financial statement as approved by your office)

SITE PLAN, FLOOR PLAN, ELEVATION AND ARTISTIC RENDERING

We trust that this complies with the requirements of the proposal advertisement and submission advice forwarded to us by the Economic Development Director, A.V. Scott. We will be available for additional information if requested and trust we will be invited to present the submission to the Administrative Review Committee and to City Council.

Your consideration will be most appreciated.

Sincerely, for  
ANDY BURUMA ENTERPRISES LTD.

  
per: WAYNE PANDER

Encl.  
WP/jw

INDUSTRIAL & COMMERCIAL ACCOMMODATION  
Rental — Leasing — Management — Development — Sales

Commissioners' Comments

We have reviewed the proposal put forth by Andy Buruma Enterprises and concur with the observations of the Economic Development Director and the Planners.

Recommend Council grant an option on the above site to Andy Buruma Enterprises Ltd., said option to commence October 11th, 1977.

We do, however, feel that condition (b) as outlined by the Planners is unrealistic and suggest that it be deleted subject to the Developer agreeing in writing to landscape and maintain the public reserve as outlined in his proposal.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 5

October 4, 1977

TO: Council

From: City Clerk

Re: Lot 77, Block 3, Plan 762-0630 (51 Newton Crescent)

We have received a request from Clark, Swanby, Grant Surveys on behalf of the owner of the above described property to change the setback requirements on this lot from 15 feet to 18.5 feet.

The comments of the Regional Planning Commission and the Development Officer appear hereunder.

R. Stollings  
City Clerk

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No. 17.59

September 29, 1977

Mr. C. Sevcik,  
Assistant City Clerk,  
City of Red Deer,  
Red Deer, Alberta.

Dear Sir:

Re: 51 Newton Crescent,  
Lot 77, Block 3, Plan 762-0630

We have received your letter regarding a request to increase the front yard setback for the above mentioned property, from the required 15 feet to 18.5 feet.

There does not appear to be any reasons justifying the adjustment, as requested. Unless there is some justification for the relaxation, it should not be granted. The adjustment would constitute a special privilege inconsistent with restrictions on neighbouring properties.

If, however, there is some practical difficulty which necessitates the adjustment, then we do not object to increasing the front yard setback to 18.5 feet.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER

/cc

## MEMBERS

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

# SURVEYOR'S CERTIFICATE

CLARK, SWANBY, GRANT <sup>24.</sup> *Surveys*

— a division of —  
CLARK, SWANBY, & Associates Ltd.

Box 364, RED DEER, Alta.,

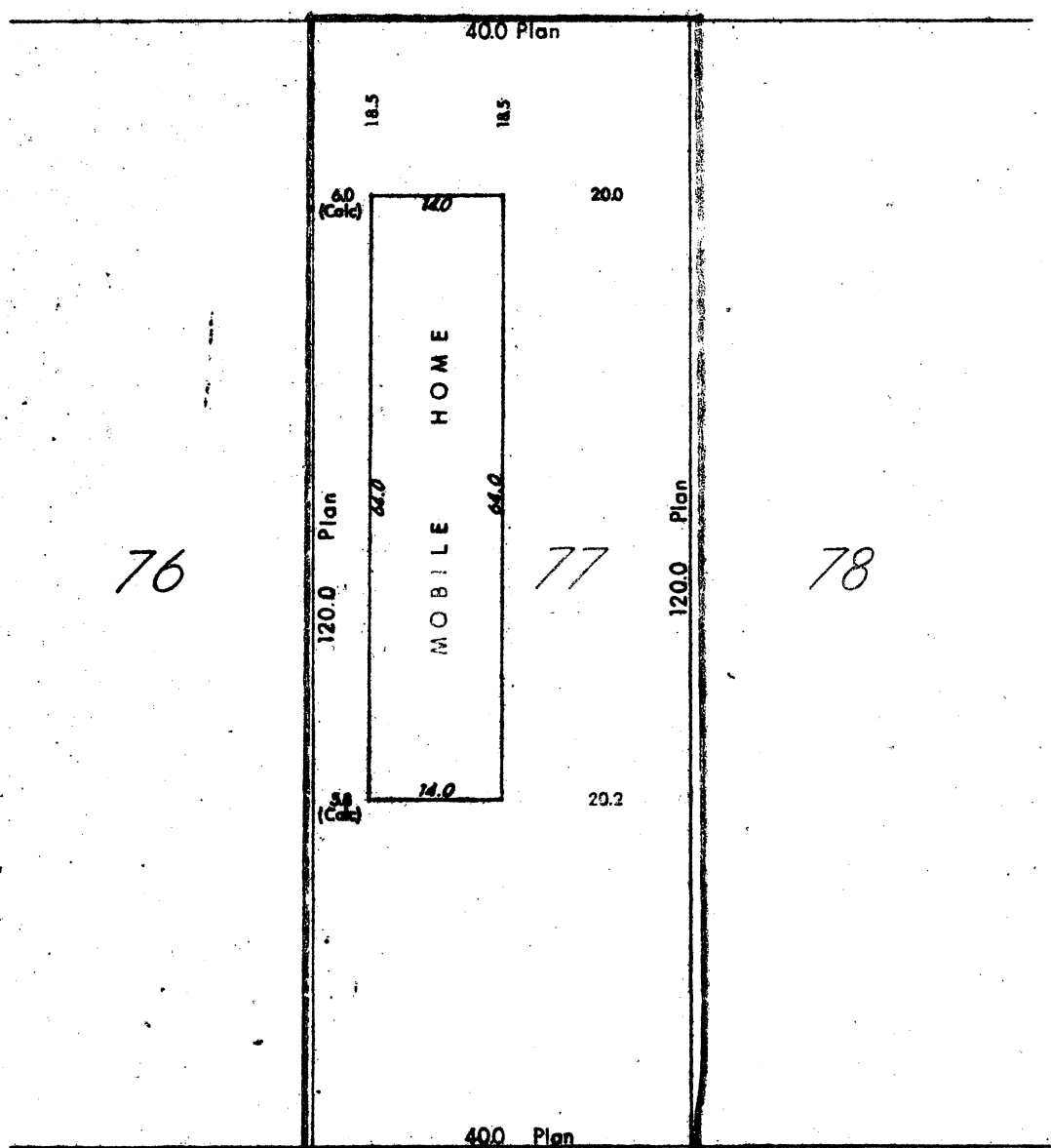
Telephone: — 343-2172

LEGAL DESCRIPTION: Lot(s) 77 BLOCK 3 PLAN 762 0630

ADDRESS: 51 Newton Crescent, Red Deer, Alberta.

OWNER: Len & Laura TAYLOR

## NEWTON CRESCENT



6 October 1977

TO: CITY CLERK

FROM: R. STRADER

RE: 51 Newton Crescent

The required setback for this lot is 15 feet as is the setback on either side. A relaxation of 3.5 feet will be required.

While the difference in setbacks will be noticeable, it would be expensive and difficult for the applicant to comply with the required setback.

Recommend the relaxation be granted.

Note: If a garage is built on the lot, the owner must be careful in its location to meet fire separation regulations.

"R. STRADER"  
Building Inspector

Commissioners' Comments

The owner of the lot in question has already placed his mobile home on the lot and, therefore, the reason for the comment from the Building Inspector on expense of relocation. While we do not condone the improper placement of this building, we feel that under the circumstances, Council may wish to grant the relaxation of the front yard setbacks as requested.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 6

7 October 1977

TO: COUNCIL  
FROM: CITY COMMISSIONERS

RE: POSITION OF BUILDING INSPECTOR

In anticipation of Mr. K. Jorgenson being absent from the Building Inspection Department for a lengthy period of time, we feel it is necessary that the responsibility for continued management of the Department be re-assigned. In keeping with this suggestion, we recommend that Mr. R. Strader be appointed as Acting Building Inspector until further notice and that such appointment be made effective immediately.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

10-7

7 October 1977

TO: COUNCIL  
FROM: CITY COMMISSIONERS

RE: POSITION OF TRANSIT SUPERINTENDENT

The Personnel Committee met recently to consider the position of Transit Superintendent and wish to recommend to Council that Mr. D. Proudler (Acting Superintendent) be appointed permanently to this position said appointment to be effective immediately.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

NO. 8

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No. 13.00

October 5, 1977

R. Stollings  
City Clerk, City of Red Deer  
4914 - 48 Street  
Red Deer, Alberta

Dear Sir:

Re: Zoning By-law 2011

Over a year ago the C5X zone was created to accommodate certain types of uses along Gaetz Avenue. Since that time the basic philosophy for a C5X changed and amendments were approved expanding the number and variety of uses which could be conditionally allowed.

In keeping with the intent of these amendments it has become necessary to amend some of the requirement tables for the C5X zone in order to be consistent with the restriction and requirements by the C5 and I1 zones along Gaetz Avenue.

The attached amending zoning by-law changes the requirements of the C5X zone to be similar to the requirements of the C5 zone. This amending by-law also adds to the C5 zone a minimum loading space requirement.

We recommend that the amending by-law be approved.

Yours sincerely,



Monte Christensen  
Associate Planner

/mjw

Encl.

cc: City Commissioner  
City Solicitor  
Development Officer

## MEMBERS

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

Commissioners' Comments

Recommend Council amend the Zoning Bylaw as suggested by the Associate Planner. If this action is taken, the requirements under a C.5 and C.5.X zone will be consistant one with another.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissione

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5NO. 9

FILE No.

September 28, 1977.

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

Dear Sir:

Re: Amending Zoning Bylaw No. 2011 to Control  
Placement of Modular Mobile Homes

During the last few months the City Administration has expressed a growing concern regarding the indecisiveness of Zoning Bylaw No. 2011 in distinguishing between and in controlling the placement of modular and mobile homes. In response to this concern a draft bylaw was prepared and presented to the Municipal Planning Commission on September 27 for their comments and suggestions. It was recommended at this meeting that the proposed amending bylaw be presented to Council.

The air of indecisiveness arises mainly from two factors:-

First, the basic definitions in the zoning bylaw for a single family dwelling states the parameters of a use, not a structure. A use is created but the physical confines of the use are not described. A dwelling unit may occupy the confines of a one storey building, a multi-storey building, a split level building or a building on wheels.

Second, due to technological changes in construction methods and design, it is becoming increasingly more difficult to distinguish the differences between modular and mobile homes.

The amending bylaw eliminates the ambiguity found in the definition section as it relates the problem of modular and mobile homes and other residential buildings. The intent of definitions is not changed, only clarified by the amendments as found in item 2.

Item 3 of the amending bylaw makes all residential buildings being moved into or within the City of Red Deer subject to approval by the Municipal Planning Commission in accordance with Section 21.1 Moving of Buildings and Temporary Buildings. In effect all mobile homes and modular homes will have to be approved by the Municipal Commission before it can be located within the City.

.... /2

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
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SUMMER VILLAGE OF ROCHON 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

Mr. R. Stollings

- 2 -

September 28, 1977.

Item 4 of the amending bylaw gives M.P.C. the authority to approve a development permit for mobile homes and modular homes instead of the more complicated moving permit. Moving mobile and modular homes onto sites is far less complicated than moving older buildings and does not require, in most cases, approval from the various utility agencies that may be affected by relocating a building. For this reason it is recommended that the Municipal Planning Commission have the power to dispense with the moving permit in the simpler situations.

In summary, this amending bylaw will increase the work load of the Municipal Planning Commission, but this disadvantage is greatly outweighed by the control and direction the Municipal Planning Commission can give concerning mobile and modular homes. This control and direction is especially necessary because of the extreme difficulty in establishing definitions for mobile and modular homes. At the same time the approval process is not unduly complicated or time consuming.

We recommend that the amending bylaw be approved.

Yours truly,

  
M. Christensen,  
Associate Planner

MC/t

c.c. City Commissioner

Development Officer

City Solicitor

Commissioners' Comments

This matter was discussed at M.P.C. September 7th and they recommend Council approve the amending bylaw as presented.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 10

5 October 1977

TO: COUNCIL  
FROM: CITY COMMISSIONERS

At the last meeting of City Council, some discussion took place concerning the offering of a reward for information leading to the arrest and conviction of the person or persons responsible for starting the fire in the Eastview Junior High School. This matter was referred to the Commissioners for review and such review has been completed.

The Public School Board have offered a reward of \$500.00 and by means of a telephone poll, members of Council agreed to match this sum. It is, therefore, suggested that a resolution be passed by Council formally authorizing a reward in the amount of \$500.00.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 11

October 3, 1977

TO: City Council  
FROM: City Assessor

RE: Capri Expansion  
R2/5009 KS (.42 acres)

May we advise that when plans were submitted for the construction of two canopies to the Capri expansion, it was noted that one of the canopies was encroaching over public reserve land. In addition to the encroachment, the Capri indicated construction over the existing sanitary sewer.

In order to assist the Capri in the redevelopment of their property, it is submitted they be responsible for the following:

- (a) Purchase of the public reserve that is not required for City road purposes.
- (b) Sale price of public reserve land to be \$2.45 per square foot and subject to approval by approving authorities.
- (c) Lands to be resurveyed, registering the City roadway and consolidating the Capri lots and public reserve.
- (d) All costs in relocating the existing sanitary sewer.
- (e) Costs of preparing legal agreements.
- (f) Advertising costs.
- (g) License to occupy future City street.

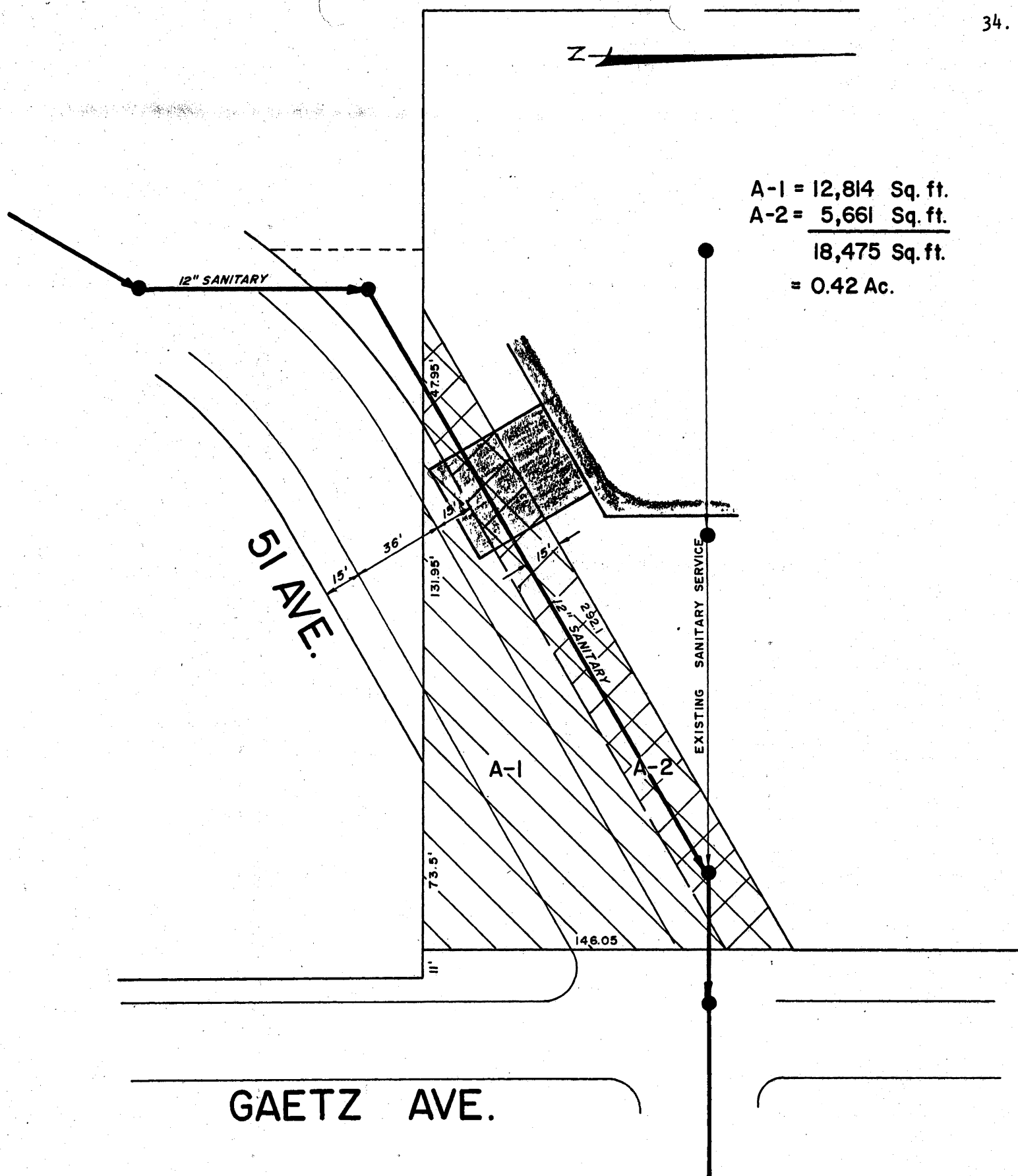
Respectfully Submitted,



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

cc B. Jeffers  
D. Rouhi  
R. Strader

- Attached print indicates public reserve, future road, canopy encroachment, sanitary sewer line.



Commissioners' Comments

We concur with the recommendation of the Assessor and in so doing would point out that the first step to be taken would be the passage of a resolution by Council pursuant to section 26.2 of the Planning Act, indicating Council's intention to apply to the Provincial Planning Board for an order disposing of the public reserve for the sum of \$2.45 per sq. ft. and that Council propose to hold a public hearing on the matter at 7 p.m., Monday, November 14, 1977.

If no objections are received prior to the day on which the hearing is to be held, the City need not hold the hearing but rather may make application for the Board Order.

It should be pointed out that final resolution of this matter may take several months and until the final disposition of the public reserve is determined, we can see no way in which to consider the applicants request to construct a canopy.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

October 4, 1977.

NO. 12

TO: COUNCIL  
FROM: CITY CLERK

RE: Zoning Bylaw Amendments 2011/MM-77, 2011/NN-77 & 2011/00-77

A public hearing in respect of each of the above noted bylaws has been advertised for 7:00 p.m., Tues., October 11, 1977.

Bylaw 2011/MM-77 provides for a member of Council to serve as Chairman of M.P.C. should the Mayor or Deputy Mayor be unable to do so.

Bylaw 2011/NN-77 provides for the addition of "Ready-Mix concrete manufacturers" as a conditional use in the I.2 zone north of 67 St. west of the C.P.R. and south of the south boundary of Section 31-38-27-W4.

Bylaw 2011/00-77 provides for wooden basements or foundations for mobile homes.

Comments of the Planning Commission in respect of these bylaws appear hereunder, as well as letters from business firms who object to the passage of Bylaw 2011/NN-77.

R. Stollings  
City Clerk

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

September 19, 1977

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

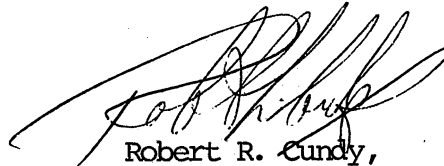
Dear Sir:

Re: Zoning By-law Amendment 2011/MM-77

In accordance with Section 130, subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, subsection 1, noted above.

Yours truly,

  
Robert R. Cundy,  
DIRECTOR.

/cc

  
Monte Christensen,  
ASSOCIATE PLANNER

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE  
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SUMMER VILLAGE OF ROCHON 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 STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

September 20, 1977

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

Dear Sir:

Re: Zoning By-law Amendment 2011/NN-77

In accordance with Section 130 subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

We re-emphasize that, in our opinion, a ready-mix concrete plant is a heavy industrial use. The I-2 Light Industrial Zone, is designed so as to exclude industrial uses which may possess features that are obnoxious, such as noise, dust and fumes and that require large areas for operating or storage purposes. These types of uses should be located in the I-3 zones.

The Golden West Industrial Park should be retained as a light industrial zone. Future residential expansion to the north-west must be protected from the adverse effects of heavy industrial uses.

If the amending by-law is approved, then another heavy industrial use is allowed in this particular I-2 zone. The area as outlined in the amending by-law does not differ from the other I-2 zones of the City and therefore should remain as such.

We strongly recommend that City Council deny the second and third reading of this by-law.

Under Section 130 subsection 5, Council shall hold a public hearing on the above amending by-law and the above comments made under Section 130 subsection 1 noted above.

*Monty Christensen*  
Monty Christensen,  
ASSOCIATE PLANNER.

Yours truly,

*Robert R. Cundy*  
Robert R. Cundy,  
DIRECTOR.

/cc

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
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COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

September 19, 1977

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

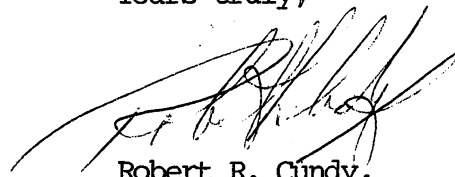
Dear Sir:

Re: Zoning By-law Amendment 2011/00-77

In accordance with Section 130 subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, subsection 1 noted above.

Yours truly,



Robert R. Cundy,  
DIRECTOR.

/cc



Monte Christensen,  
ASSOCIATE PLANNER

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
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COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

# CONSOLIDATED CONCRETE LIMITED

2401 - 9 AVE. S.E., P.O. BOX 5338 - STATION "A" - CALGARY, ALBERTA T2H 1X6 PHONE (AREA CODE 403) 265-8880

40.



October 4, 1977

Mr. R. Stollings  
City Clerk  
City of Red Deer

Dear Mr. Stollings:

Re: Proposed Bylaw No. 2011/NN-77

We wish to have this submission read into the minutes of the Public Meeting which will be held in the Council Chambers, City Hall, Red Deer on Tuesday, the 11th of October, 1977 at 7:00 p.m., for the purpose of hearing objections and/or opinions of the objections to the proposed amending Bylaw No. 2011/NN-77.

M.E.L. Industries has applied to have their property in the Golden West Subdivision rezoned from light industrial to heavy industrial, to permit the operation of a concrete batching plant on their property. In order to avoid spot rezoning, City Council proposes to amend the zoning Bylaw No. 2011 to allow Ready-Mix concrete manufacturing as a Conditional Use in a portion of the Golden West Subdivision, while retaining the Subdivision as a light industrial zone.

One of the arguments presented in support of this amendment is that two concrete batch plants are presently operating in light industrial zones. As the owner and operator of one of these two plants, we think it would be appropriate for us to comment on this situation.

Consolidated Concrete Limited operates a concrete batching plant in the Riverside Industrial Park, which is zoned as light industrial. We submit that our plant was permitted as a Conditional Use in a light industrial area because the plant was in operation at that site prior to 1960, the year in which Riverside Industrial Park was designated as a light industrial zone. It should be further noted that when we applied for a development permit in 1969 to modernize our concrete batch plant at this site, approval was granted only on the condition that Consolidated Concrete Limited would remove the new concrete batch plant from the site not later than 1984. We executed an agreement to this effect with the City of Red Deer in 1969. It is also pertinent that although the operation of a concrete batch plant was already a permitted use on our property, we were required to obtain all of the appropriate municipal approvals and building permits prior to commencing construction of our new plant.

Mr. R. Stollings  
 October 4, 1977  
 Page Two

Earlier this year M.E.L. Industries Ltd. applied for a development permit to operate a concrete batching plant on their property in the Golden West Subdivision. Their application was turned down and M.E.L. subsequently appealed this decision to the City of Red Deer Development Appeal Board. On July 5th, 1977, the Development Appeal Board denied their appeal for a Development Permit. In spite of this double rejection, M.E.L. Industries proceeded to construct their concrete batch plant without benefit of a Development Permit or a Building Permit and by early August they were shipping concrete from this plant apparently in complete defiance of City Bylaws and civic officials.

As a taxpayer within the City of Red Deer, we would raise the following questions at this hearing:

1. Why was M.E.L. Industries Ltd. allowed to construct this plant without the required permits?
2. Is M.E.L. Industries Ltd. going to be allowed to continue operating in defiance of City By-Laws, and, if so, why?
3. Did M.E.L. Industries Ltd. receive some prior assurances that an amendment to the Zoning By-Law would be approved?
4. If M.E.L. Industries is to receive the benefit of an amendment to the Zoning By-Law, should not this benefit be offered equally to other ready-mix producers within the City of Red Deer?

We raise the foregoing questions for consideration at this public hearing, in order that City Council and other submitters might have the opportunity to consider or reconsider the effects of the proposed amendment. It is our submission that M.E.L. Industries Ltd. has demonstrated an arrogant and callous disregard for the Statutory rights of this municipality to exercise control over the planning and development process through its elected representatives. If this particular amendment is passed, it may suggest to others that a favourable zoning decision can best be achieved in the future by presenting to Council a "fait accompli".

We note that Red Deer is currently experiencing a period of unprecedented growth. If this community wishes to avoid ad hoc development and retain control over its own environment, City Council and the civic administration must demonstrate that they will not hesitate to exercise their statutory control in the best interests of the community. As this rapid growth continues, City Council will, no doubt, be challenged with many applications for rezoning or relaxation of the zoning regulations and must deal with them on an individual basis, but with an attitude of fairness to the applicant and other interested parties, and without being arbitrary or discriminatory.

Our Company has been in business in Red Deer for more than 17 years and our business has grown along with the City. We are not opposed to new

Mr. R. Stollings  
October 4, 1977  
Page Three

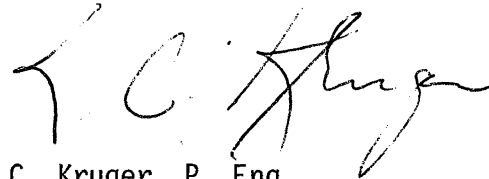
42.

companies or new competitors entering the ready-mix market in Red Deer, but rather, we are pleased that other businessmen share our confidence in the future of the City. However, we would submit that M.E.L. Industries should be subject to the same constraints as other ready-mix companies in this City, and should not receive the exclusive benefits of a zoning amendment, nor should it be rewarded for openly flaunting the established procedures of obtaining the necessary development and building permits prior to commencement of construction and operation. If the existing Zoning By-Law is to be amended to allow M.E.L. Industries Ltd. to operate a concrete batching plant in a light industrial area, we would submit that Consolidated Concrete Limited should no longer be bound by its agreement of 1969 with the City of Red Deer to terminate its operation of a concrete batch plant by the year 1984.

Based on the foregoing, and because we do not believe the public process should be set aside simply for the sake of expediency, we would respectfully submit that the City Council of Red Deer should defeat the proposed amendment to Zoning By-Law No. 2011.

Yours very truly,

CONSOLIDATED CONCRETE LIMITED

A handwritten signature in dark ink, appearing to read 'R. C. Kruger', is written over the company name.

R. C. Kruger, P. Eng.,  
Vice President & General Manager  
Southern Region

RCK:ejw

# BURNCO

43.

## INDUSTRIES LTD

812 - 46 AVENUE S.E., CALGARY, ALBERTA T2G 2A6 - PHONE: ADMINISTRATION AND ACCOUNTING: 243-8780

September 19, 1977

TO: Mr. R. Stollings, City Clerk

Re: Proposed Bylaw Change To Allow A Ready-mix Concrete Firm (MEL Industries) To Locate In Golden West Industrial Sub Division.

Dear Sirs:

We hereby object to the above change for the following reasons:

BURNCO Industries Ltd. has just about completed the erection of its own ready-mix concrete plant at 4305 - 77th Street, which is properly zoned for such an operation. Our company made a decision to enter into the concrete business over a year ago. Our first step was to familiarize ourselves with all pertinent zoning and other City of Red Deer regulations, and to purchase land which complied with the appropriate zoning regulations. Since there is a very limited inventory of heavy industrial land in Red Deer a premium price was asked and paid for this land, in addition to which extensive and costly site preparation was required to meet designated city grades. Since that time we have checked with appropriate City Departments to make certain that the specifics and intent of all City requirements were being met as our work proceeded. At no time did we "jump the gun" and proceed with any part of our construction prior to approval, even though the time involved lost us potential business and increased set-up costs.

In summary, by virtue of our appreciation of the long range plans of the Red Deer community, we have perhaps compromised our future competitive position.

We are also somewhat uncertain as to the best way to proceed with future investments in the City of Red Deer. The proposed rezoning suggests that perhaps such investments could best be approached by requesting rezonings, if other factors indicated that favorable consideration of such rezoning could be to the benefit of Burnco.

We therefore object to the rezoning and request that this letter be included in the agenda of the public hearing and further that we have the opportunity to be heard at the hearing.

Yours truly,

BURNCO Industries Ltd



Rene A. Diamond, P. Eng.  
General Manager  
Operating Divisions

RAD/am

### Commissioner's Comments

In connection with the above public hearing regarding the proposed amendment to the zoning bylaw, attached are two letters from business firms who express opposition to the amendment.

Council will recall that the Commissioners comments previously submitted, indicated that spot rezoning was not desirable and recommended a more appropriate course of action in the event Council choose to allow this type of development in the Golden West area.

Strong arguments can be put forward as to the reasons why Revelstoke and Consolidated Concrete Limited should be relocated from their present sites (i.e. Downtown and riverbank locations). However, Burnco have complied with the existing bylaws in every respect and as such the passage of the proposed amendment to the Zoning Bylaw No. 2011/NN-77 would be inconsistent with previous actions by Council whereby they took action to relocate (at some future date) existing industries from an I.2 zone to the I.3 zone.

In view of the comments above, those of the Planners the correspondence from Burnco Industries and Consolidated Concrete Limited, I would recommend that Council not amend the bylaw as proposed.

However in making this recommendation, I would further suggest that as there are several permitted or conditional uses in the I.2 zone which appear to be of a heavier nature than a concrete manufacturing plant, I would suggest that the Planners should be instructed to review the zoning bylaw tables with the view to removing certain uses from I.2 zones and relocating same in I.3 zones.

"M.C. DAY"  
City Commissioner

### Mayor's Comments

While I agree with the comments of the City Commissioner, I am still of the opinion the amendment to the zoning bylaw should receive Council approval. The comments of Consolidated Concrete Limited with respect to the existing agreement being cancelled, are not relevant and their future relocation, if the bylaw amendment is carried, will enable them to move the Golden West area if they so desire.

"R.N. MCGREGOR"  
Mayor

NO. 13

October 5, 1977

TO: City Clerk  
FROM: City Assessor

RE: Part of Lot 1, Block 3, Plan 762-1710  
Normandeau Highway Commercial Subdivision  
R. R. Lake - Proposed Motel, Commercial,  
Restaurant Development

With reference to the above described lands. We respectfully submit the following schedule of events for Council's consideration in reviewing R. R. Lake's request for an extension to the date for exercising the option to purchase the described lands.

- June 6/77 - City Council approved sale of 2.8 acres of land to R. R. Lake General Contractors Limited (R.R.L. Ventures) of Vancouver.
- June 14/77 - Option to purchase agreement entered into.
- Sept. 6/77 - Correspondence forwarded to R. R. Lake reminding them that their option was to be exercised on or before September 14, 1977.
- Sept 14/77 - Due date for exercising option. No reply received from R. R. Lake.
- Sept 29/77 - Forwarded correspondence to R. R. Lake notifying them agreement was null and void.
- Oct 6/77 - Received affidavit from R. R. Lake stating reasons why payment was late and requesting an extension to November 15, 1977, to exercise option.

Further to item #5 of the attached affidavit. Clause 9, page 7 of the agreement reads as follows:

"The Purchaser acknowledges that the plans of which the said lands form a part is not subdivided and that upon the exercising of the option the City may not be in a position to immediately provide a registrable transfer to the said lands."

Page 2  
October 6, 1977

On October 6, 1977, the Red Deer Regional Planning Commission was given clearance to release the survey linen for registration at the Land Titles Office in Edmonton. Prior to this date the field survey and linen plan were in the process of being prepared by the City's legal surveyor.

We would recommend that R. R. Lake be given the extension to November 15, 1977 as requested, subject to the September 26, 1977 resolution of Council pertaining to delinquent Land Sale Agreements.



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

Canada  
Province of Alberta

To Wit:

In the matter of part of Lot 1,  
Block 3, Plan 762 1710.

I, Richard R. Lake,  
of Vancouver,  
in the Province of British Columbia,

do solemnly declare that

1. I am the President of R.R. Lake General Contractors Ltd. and R.R.L. Ventures Ltd.
2. / That an Option Agreement was entered into on the 14th day of June, 1977 between R.R. Lake General Contractors Ltd. (R.R.L. Ventures Ltd.) and the City of Red Deer granting to R.R. Lake General Contractors Ltd. and R.R.L. Ventures Ltd. an option to purchase part of Lot 1, in Block 3, Plan 762 1710 for a period of ninety (90) days from the date of the Option Agreement.
3. / That I provided to the City a preliminary proposal for the development of the said part of Lot 1 at its meeting of June 6th, 1977 for the construction of a motel and restaurant development.
4. That I have prepared plans for the development in accordance with the preliminary proposal which I am in a position to present to the Building Inspection Department of the City of Red Deer.
5. / That registration of a plan of subdivision of the said part of Lot 1 above referred to has not, to the best of my knowledge, been registered at the Land Titles Office.
6. That it is my understanding from my mortgage broker, Colyn Clay, of North Vancouver, B.C., that he has been unable to finalize a mortgage commitment for the project because the plan of subdivision has not been registered.
7. That I have been negotiating with Mr. Allan Chu, or his agent, for approximately the last 30 days and I did, on the 3rd of October, 1977, receive an Offer from Mr. Chu for the purchase of the development upon completion, subject to mortgage approval being obtained within 45 days following the Offer.
8. That I discovered on or about the 27th day of September, 1977 that due to an oversight by myself and my comptroller, John Taylor, that R.R. Lake General Contractors Ltd. and R.R.L. Ventures Ltd. had failed to make payment of the one-third instalment required under the Option Agreement.
9. That my companies desire to proceed with the purchase of the said lands and the development of the motel-restaurant proposed thereon and this declaration is made in support of an application to the City of Red Deer to extend the time within which the Option may be exercised to the 15th day of November, 1977.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

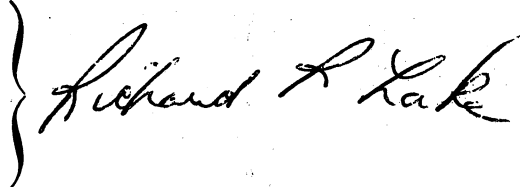
DECLARED before me at RED DEER

in the Province of ALBERTA

this 6th day of October A.D. 19 77 .

  
A COMMISSIONER FOR OATHS

in and for the Province of Alberta



Commissioners' Comments

Item 8 of the attached Statutory Declaration clearly indicates the applicant failed to make payment due to an oversight. In view of this, declaration, we recommend that Council reinstate the agreement subject to our established policy and that the oversight be corrected prior to October 14th which in essence provides a 30 day extension.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 14

7 October 1977

TO: COUNCIL  
FROM: CITY COMMISSIONERS

RE: Licensing Bylaw No. 2485

The City, in the past several months have received expression of concern over the license fee charged to transient traders and accordingly we wish to recommend to Council that our bylaw be amended to provide for a fee of \$300. for the first day, plus \$100. for each day of a sale up to a maximum of 10 days.

For the information of Council, the following rates are in effect in other Cities in Alberta.

Edmonton	\$100.	per year
Calgary	\$100.	every six months
Lethbridge	\$300.	per year
Medicine Hat	\$300.	per year

plus \$100. for each day the sale is carried on.

A draft amending Bylaw No. 2485/D-77 is attached for Council consideration.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 15

7 October 1977

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENT 2011/V-75

The above noted bylaw provides for rezoning of the Highland Green Commercial Site. This bylaw has been processed through first and second reading and in view of the submission for development of the site, it would be in order for Council to give the bylaw third and final reading.

"R. STOLLINGS"  
City Clerk

NO. 16

7 October 1977

TO: COUNCIL

FROM: CITY COMMISSIONERS

RE: ZONING BYLAW AMENDMENTS 2011/T-76 and 2011/ii-77

The above noted bylaws provide for rezoning of 2 sites on Kerrywood Drive for multiple family development.

Bylaw 2011/T-76 provides for rezoning of the former Red Deer Auto Wreckers Site (Meteor Developments Ltd.) . While Bylaw 2011/ii-77 provides for the rezoning of the site immediately west of Central Disposal (Kaylor X-ray Management Ltd.).

Both of the above bylaws were deferred pending final approval of the location for the Third River Bridge over the Red Deer River. Since the design location has been completed; it would now be in order for Council to give further consideration to these bylaws.

We would draw Council's attention to the fact that Mr. J.A. Nyman presented to Council in October of 1976, a petition signed by approximately 300 residents in the area north of the Red Deer River and which petition read as follows:

"We, the undersigned citizens of Red Deer; do hereby object to the City of Red Deer amending Zoning Bylaw No. 2011 in order to rezone the former property of Red Deer Auto Wreckers Ltd. from light industrial to residential (multiple family) zone for the following reasons:

(1) The development of 150 apartment units on the former Red Deer Auto Wreckers Ltd. property will result in tremendous increase in traffic crossing the tracks adjacent to the Master Feeds plant and causing a bottle neck for motor vehicles turning right at the Festival Ford corner coming south on Gaetz Avenue.

(2) That the land in this area has been zoned light industrial since 1959 and that the change in zoning will create problems for the industries that have located in good faith in this area.

(3) That the residents of Fairview and Oriole Park will have additional traffic bottle-necks in reaching the downtown area or returning to their residential areas by the development of this apartment complex.

We hereby request that the City Council retain the light industrial zone on the former Red Deer Auto Wreckers Ltd. property."

(2)

October 7/77

In addition to the above, Mr. P. Power made representation on behalf of Harpers Metals Limited, Maple Leaf Mills Limited, and Federal Pioneer Limited against the passage of Bylaw 2011/T-76.

Mr. Power and Mr. Nyman have been advised that these items will be given further consideration by Council October 11, 1977.

It should be noted that Meteor Developments Limited have designed their units to meet federal requirements so that the project qualifies the municipality to receive \$1,000.00 for each of the proposed 150 units to be constructed on their site.

In view of the fact the location of the third river bridge has now been established and work will be proceeding immediately towards construction of the bridge, it is recommended that Council give third reading to the aforementioned bylaw.

"R.N. McGREGOR"

Mayor

"M.C. DAY"

City Commissioner



federation of canadian municipalities  
fédération canadienne des municipalités

SEP 23 1977

G. F. M. M.

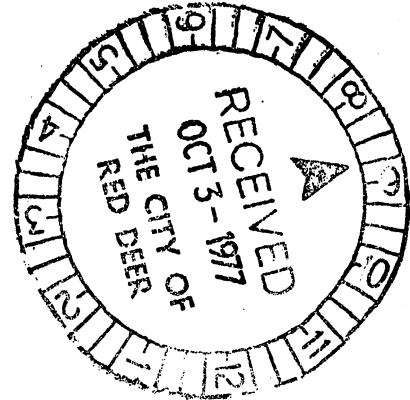
53.

OTTAWA, ONT. K1P 5B3

NO. 1

September 20th, 1977.

John Howard,  
Acting Deputy Minister,  
Consumer and Corporate Affairs,  
Parliament Buildings,  
Ottawa, Ontario.



Dear Mr. Howard:

I acknowledge receipt of your recent letter relating to the concern of the special Task Force to develop and implement an Anti-Corrosion Code for motor vehicles.

I am requesting that our office circulate a copy of your letter to all of the Members of our Federation, and we should be pleased to co-ordinate this matter and pass along to you the various comments and recommendations we may receive.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Volrich".

Jack Volrich  
Mayor  
President

RECEIVED BY	
MAYOR'S OFFICE	
SEP 15 1977	
Ref'd to	_____
Ans'd	_____

Mayor Jack Volrich,  
President,  
Canadian Federation of Mayors & Municipalities,  
Suite 600,  
220 Laurier Avenue West,  
Ottawa, Ontario.  
K1P 5J8

Dear Mayor Volrich:

At a recent federal/provincial meeting of Consumer Affairs Ministers, in Montebello, it was agreed to establish a Task Force to develop and implement an Anti-Corrosion Code for motor vehicles.

The question of the increasing use of salt as a de-icing agent was discussed and was established as one of the terms of reference of the federal/provincial Task Force. The provincial ministers agreed to prepare a study of the use of salt in their own provinces outlining the techniques of application, the current criteria by which the applications are determined, an indication of past application practices and volumes and forecasts concerning future usage of salt. The Minister of Consumer and Corporate Affairs agreed to undertake a similar study among federal departments and agencies.

On behalf of the Task Force, I would like to ask your Federation to cooperate with our effort and contribute to the promotion of an Anti-Corrosion Code. In order to complete our study I would like to solicit your assistance in obtaining information from your membership on the use of salt as a de-icing agent on municipal streets and roadways. Particularly, I would be grateful if your members could supply the Task Force with data on the techniques of application of salt, the criterion used to determine its application and past and future volumes of salt usage.

**RECEIVED**

SEP 15 1977

G. M. M. M.

TR

OTTAWA, ONT K1P 5J8

All information or any questions you may have should be directed to the Chairman of the Task Force, Donald B.R. Murphy, Director, Consumer Services Branch, Consumer and Corporate Affairs Canada, Ottawa/Hull, K1A 0C9, (997-1203).

Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Howard", written over a horizontal line.

John Howard,  
Acting Deputy Minister.

Commissioners' Comments

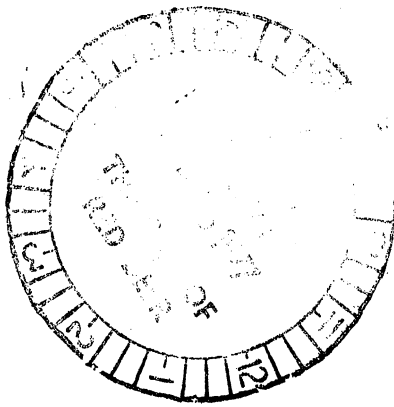
The above is submitted for the information of Council. Do you wish to have the Engineering Department prepare a response direct to the F.C.M. or would Council prefer to review the proposed reply before same is forwarded?

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 2

Red Deer City Council  
The City of Red Deer  
Red Deer, Alberta.



66, ANDERS STREET

57.

September 21, 1977

Ref: Bus Stop Anders Street and Alford Avenue.

Sir / Madam,

I wish to bring it to your attention that the new Bus Stop (very recently put) is a source of nuisance - a thing that annoys, troubles, offends and is disagreeable - to me for the following reasons.

A. I am a heart patient and had open heart surgery very recently ( a copy of the medical certificate submitted to the Great West Life is enclosed herewith for your kind persual) and the noise made near my bed room by the stopping and starting of the big city bus goes extremely hard on me. I get very much heart<sup>ache</sup> by that noise.

B. Many a times some people make passes, pass surcastic muttering words exhibiting and instigating colour prejudicial and irritating <sup>by</sup> filthy remarks. This makes it very difficult for us to make use of our house & premises.

C. It has as well been noticed that bus riders freely use our garage, around the garage and space between the house and the garage for shelter (particularly when wind is a bit cold). It is ~~ix~~ likely to creat problems of theft and trespassing, beca<sup>us</sup>se all people are not alike and all times are not the same.

I, humbly and respectfully, request the city council to very kindly help me in my present heart conditions and allow us private and free use of our small piece of our property by moving the Bus Stop from its new location to its original place where it was before moving it to this place.

In case moving it to the original spot is not possible for any unavoidable pressures or reasons ( of some kind or the other ) the Bus Stop may please be moved 25 or 30 yds to the north or 25 or 30 yards south on the same street and help the situation to avoid my health problems and anticipated legal troubles.

If nothing is done, inspite of my above humble request, I will be lead to believe that the present spot (may be a sacred spot) has been intentionally chosen to harass me in my pr@sent situation or some concerned person is trying to quench the thrust of personal grudge (of which I am not aware of at all). Anyway, if the sign continues where it is and does'nt move to either A. original place OR B. 25 or 30 yds north OR C. 25 or 30 yds south:, I shall have no alternative , but to sell the place and move else where which will put me to a loss of a few thousand dollars during the time when I am not getting any salary because of my sickness.

I sincerely hope the intelligent and dedicated city council members will do their best to make it convenient for me and my family to live in the city of Red Deer, by moving the Bus stop to A OR B OR C OR any other suitable alternative.

Sincerely Yours,

Vishnu N. Katarey

( Vishnu N. Katarey )

Commissioners' Comments

While we appreciate the concerns expressed by Mr. Katarey, we would draw to Council's attention that the transit routes have been altered since the completion of Anders Park and, therefore, the reason for relocating the bus stop to its present site. We must also consider the needs of all residents and make every effort to provide as convenient service as possible.

We recommend the bus stop remain at its present location.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

The Glass Factory  
5233 - 54 Avenue  
Red Deer, Alta.

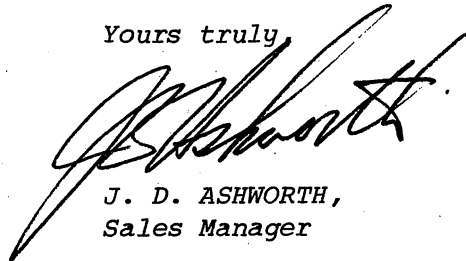
NO. 3

28 September 1977

TO THE MAYOR AND CITY COUNCIL  
CITY OF RED DEER

According to The Municipal Government Act, Section 145,  
we are required to obtain your permission to reproduce copies of The  
City of Red Deer Crest (or Coat of Arms). May this letter serve  
as our application to reproduce The City of Red Deer Crest on sovenir  
glass ware.

Yours truly,



J. D. ASHWORTH,  
Sales Manager

Commissioners' Comments

The above firm is involved in production of souvenir items such  
as glasses, etc. We recommend that Council, by resolution, grant permission  
to this firm to reproduce the City Crest on such souvenir items.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 4

J.M. Francis  
17 Waghorn Close  
Red Deer, Alta.

October 3, 1977

R. Stollings, City Clerk  
Red Deer, Alta.

Dear Mr. Stollings:

We are requesting Council to amend table eight of bylaw 2011 to permit the operation of a laundromat business in a C.5 zone.

The building in which the laundromat is to be placed is located on the south hill at 4912 - 35 Street. The square footage of the laundromat area in this building is 927 square feet. Tom's House of Pizza will be located in the other section of this same building.

Thank you for your consideration in this request.

Yours truly,

"J.M. FRANCIS"

5 October 1977

TO: R. STOLLINGS  
FROM: DEVELOPMENT OFFICER  
RE: J.M. FRANCIS

This is a request to add to the C5 use table the use "laundromat".

The Zoning Bylaw mentions dry cleaning stores as a conditional use in a C5X zone. A laundromat could be considered as similar to this and C5X and C5 are similar zones.

The laundromats would be a convenience to the motoring public which would be passing this site.

We recommend the use be added to C5 table.

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No. 13.00

October 6, 1977

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

Dear Sir:

Re: J. M. Francis,  
17 Waghorn Close.

We have received your letter dated October 4th, 1977, regarding a request to amend Table 8 of Zoning By-law #2011 in order to permit laundromats as a conditional use in the C-5 zone.

One of the basic premises of a C-5, Commercial (Highway) Zone, is to permit uses that serve the motoring public. The uses that are allowed along a main artery, such as Gaetz Avenue, should be mutually compatible. Uses such as service stations, motels, hotels, restaurants and small grocery stores associated with motels, certainly meet the needs of those travelling. In this sense, they are mutually compatible.

A laundromat might be considered to be similar to these, but, we feel it is more appropriately associated with neighbourhood shopping facilities.

We recommend that the request be denied.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER

/cc  
c.c. Development Officer.

## MEMBERS

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

Commissioners' Comments

While some motels, hotels, etc. may provide certain laundry facilities for their patrons, it is doubtful if this practice is followed to any extent. Having made these comments, we would suggest there may be justification for allowing laundromats in C.5 areas as a conditional use, to enable this type of service to be readily available to tourists and the motoring public who stay in the motels located in C.5 areas. In addition, the service would also be available to the general public as a conditional use. M.P.C. could control the specific locations of this type of facility, having taken into consideration such things as access, parking, etc.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

PATRICK J. TOOLE, PRESIDENT  
CLAIR J. COTE, VICE PRESIDENT  
JOHN G. TOOLE, VICE PRESIDENT

Coast To Coast Real Estate Services

NO. 5

~~~~~CHATEAU AVENUE SW  
MEDICINE HAT, ALBERTA T2A 0G1  
~~~~~TELEPHONE 403-23222

4611 GAETZ AVENUE  
RED DEER, ALBERTA T4N 3Z9  
TELEPHONE (403) 343-2322

September 14, 1977

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

Dear Mr. Stollings:

RE: Proposed two 42-suite apartments on  
Lots 3 and 4, Block 6, Plan 6564 E. T., Red Deer

This letter is to bring to your attention that a formal application is being made to enable construction of the above-mentioned proposed apartment.

Further to our previous correspondence of July 25/77 from Mr. G. K. Jorgenson and conversation of September 13/77, we understand the present zoning and will apply for the type of zoning we need.

I am enclosing three sets of preliminary plans showing landscaping, site coverage, etc., and trust these matters will be properly looked after.

Please forward to me or contact me on any information pertaining to this site.

Yours truly,



Mark Hansen  
Realtor

MH/sab  
Enclosures

c. c. Mr. G. K. Jorgenson  
Building Inspections  
Red Deer City Hall  
RED DEER, Alberta



RESIDENTIAL - COMMERCIAL - INDUSTRIAL - FARMS, RANCHES & ACREAGES

PROPERTY MANAGEMENT - APPRAISALS - INSURANCE



PATRICK J. TOOLE, PRESIDENT  
CLAIR J. COTE, VICE PRESIDENT  
JOHN G. TOOLE, VICE PRESIDENT

Coast To Coast Real Estate Services

~~~~~4611 GAZT AVENUE~~~~~  
~~~~~MEDICINE HAT, ALBERTA~~~~~  
~~~~~TELEPHONE (403) 343-2322~~~~~

4611 GAZT AVENUE  
RED DEER, ALBERTA T4N 3Z9  
TELEPHONE (403) 343-2322

September 21, 1977

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

Dear Mr. Stollings:

RE: Lots 3 and 4, Block 6, Plan 6564 E. T., Red Deer, Alta.

Further to our previous correspondence of September 14, 1977, the above-mentioned property is zoned as R-2, general residential, for the first 125 feet from 52 Avenue, and A-3, private open space, for balance of, plus or minus 550 feet to the railway.

Please consider this a formal application to City Council to zone the front R-2, and a portion of the land zoned A-3 to R-3 for multiple use. After such time, necessary requirements can be met to enable construction of an apartment.

I would hope this will be soon enough to go on Council's agenda for Monday, September 26, 1977.

Kindest regards!

Yours truly,



Mark Hansen  
Sales Consultant and  
Representative for Parkview Invest.

MH/sab



RESIDENTIAL - COMMERCIAL - INDUSTRIAL - FARMS, RANCHES & ACREAGES

PROPERTY MANAGEMENT - APPRAISALS - INSURANCE



September 21, 1977

TO: City Clerk  
FROM: Acting City Engineer

RE: Lots 3 & 4, Block 6, Plan 6564 E.T.  
Proposed 2-42 suite apartments  
-----

The proposed development in its present form is not acceptable to the Engineering Department because the limit of development infringes on Waskasoo Creek.

#### SERVICES

The existing utilities comprise of a 12" sanitary sewer and 6" water located in 52nd Avenue. A study by Reid, Crowther & Partners Ltd., in conjunction with the proposed redevelopment of the Frizzel Trailer Court, indicates that certain sections of the sanitary sewer serving this area have to be upgraded. In order to obtain gravity servicing, portions of the lots in question will require fill. There is no storm sewer available in 52nd Avenue to serve this development.

#### ACCESS

The traffic generated by this and other developments presently under construction or proposed, will cause some peak hour congestion at Gaetz Avenue.

#### SLOPE STABILITY

Lot 3 presently has in the neighborhood of 20' of fill at the west end and as such there is an extremely sharp drop to Waskasoo Creek. Lot 4 drops off sharply from 52nd Avenue to the Creek. Filling on Lot 4 is apt to adversely affect the future public access via the Dickson property on Lot 5 unless a retaining wall is constructed. The Developer should have a detailed soils report prepared by a qualified soils consultant. This report shall include recommendations as to the allowable slope from the limit of development to the Creek. There presently exists visual signs of instability on the hillside behind the adjacent apartment building.


September 21, 1977

67.

RECOMMENDATIONS

The Engineering Department recommends that the rezoning be withheld until the following conditions have been met:-

1. The extent of development be limited to 230' as is the case with the adjacent sites. (As proposed = 305')
2. The allowable density be restricted to approximately half that proposed, pending further study of the capacity of existing utilities.
3. The upgrading of the sanitary sewer as proposed by the consultants study be cost shared with this development.
4. A soils report is prepared for each of the lots.
5. The balance of the land beyond the 230' development line be dedicated to the City.

  
K.G. HASLOP P. Eng.,  
Acting City Engineer

RKP/ab

# RED DEER REGIONAL PLANNING COMMISSION

68.

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

September 21, 1977

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

Dear Sir:

Re: Lots 3 & 4, Block 6, Plan 6564 E.T.  
Proposed two 42-Suite Apartments.

We are not prepared, at this time, to submit our full comments on the proposal. The proposal is a major development requiring further study of the possible ramifications. Servicing capacities and traffic implications must be examined.

The proposed development extends almost to the banks of the Waskasoo Creek and it spans across a change in the countours of about 36 feet. Hence the effect it may have on the future use of the Waskasoo Creek escarpment must also be examined.

Although the front 125 feet in perpendicular width of lots 3 and 4 is zoned R-2-B, the remaining portions of the lots are zoned A-3. The area will have to be rezoned.

We recommend that proposal be referred to the City Administration for a detailed study and recommendations.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER.

/cc

## MEMBERS

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

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 17.15

October 5, 1977

Mr. R. Stollings  
City Clerk  
City Hall  
4914 - 48 Avenue  
Red Deer, Alberta

Dear Sir:

Re: Lots 3 & 4, Block 6, Plan 6564 E.T.  
Proposed two 42-suite Apartments

In addition to our comments dated September 21, 1977 we have examined the proposals further.

Attached is a brief site analysis illustrating the buildings as they relate to the contour; a profile of the contours and the zoning for the area.

From this analysis it is obvious that the applicant has not given any consideration to the topography and future land use of the area. The proposal is completely insensitive to the escarpment and the open space theme Council is striving to obtain along this portion of the Waskasoo Creek.

This area is environmentally sensitive to any development along the slope and requires much forethought and planning. Certain engineering requirements such as slope, stability, regrading, servicing, parking lot access, etc., must receive detailed consideration. There is no evidence of this consideration within the application.

Therefore, we recommend that the request to rezone and develop this property as shown be denied.

For distribution to Council, I have attached extra copies of the site analysis.

Yours sincerely,



M. Christensen  
Associate Planner

/mjw - Encl.

## MEMBERS

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

cc: City Engineer, Development Officer, City Commissioner

Commissioners' Comments

We concur fully with the comments of the administration and recommend the request for rezoning and development approval be denied in its entirety. The address of this site is 3702, 3710 - 52 Avenue.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

Bylaw No. 2011/RR-77

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map is defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-241 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1977.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D. 1977.

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2011/SS-77

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

- (1) Bylaw No. 2011, as amended is further amended as hereinafter set out.
- (2) Table A, Minimum and Maximum Floor Areas, is amended by deleting from the line entitled "C5X" and under the column entitled "Maximum Floor Area", the words:

"3500 sq. ft."  
and replacing the words:  
"One-third of area of site".
- (3) Table B, Maximum and Minimum Building Heights, is amended by deleting from the line entitled "C5X" and under the column entitled, "Maximum Height", the words:

"One Storey"  
and replacing the words:  
"Three storeys - unless otherwise approved by the Municipal Planning Commission".
- (4) Table C, is amended by deleting from the line entitled "C5X" and under the columns entitled "Minimum Side Yard; Minimum Rear Yard; and Minimum Landscaped Area", the words:

"5 ft.; 5 ft.; and 15% of the site area", respectively  
and replacing under these columns, respectively, the words:  
"12.5 ft.; 10 ft.; any portion of the front yard not developed for parking or driveways:"
- (5) Table E, Parking and Loading Spaces, is amended
  - (a) by deleting from zone C5X under the column entitled, "Minimum Number of Parking Spaces" the words:

"One for each 150 sq. ft. of ground floor space"  
and replacing:  
"Four spaces for every 1,000 sq. ft. of gross floor area".
  - (b) by deleting from zone C5X under the column entitled, "Minimum Number of Loading Spaces" the words:

"One loading space per store with a minimum of one"  
and replace:  
"One opposite each loading door with a minimum of one".
  - (c) by adding to the zone C5 under the column entitled, "Minimum Number of Loading Spaces" the words:

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

(6) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1977

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1977

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

A.D., 1977

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MAYOR

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CITY CLERK

BYLAW NO. 2011/TT-77

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

1. Bylaw No. 2011, as amended is further amended as hereinafter set out.
2. Section 2(3) is amended by:

- (A) deleting - "(u) 'Duplex Home' means any building used or intended to be used solely for two dwelling units both above grade and one above the other".

and replacing:

- "(u) 'Duplex Home' means a residential building constructed on site and containing two dwelling units both above grade and one above the other".

- (B) deleting - "(bgl) 'Relocatable Dwelling Unit' means 2 or more rooms (used or intended for use as a residence by 1 or more persons living as a single housekeeping unit) with cooking, living and sleeping facilities and designed to be movable on its own wheels or by other means."

and replacing:

- "(bgl) 'Relocatable Dwelling Unit' means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities."

- (C) deleting - "(bm) 'Semi-detached Home' means any building used or intended to be used solely for two dwellings units both above grade and one beside the other."

and replacing:

- "(bm) 'Semi-detached Home' means a residential building constructed on site and containing two dwelling units joined side by side with a common wall."

- (D) deleting - "(br) 'Single Family Dwelling' means any building used or intended to be used solely for one dwelling unit."

and replacing:

- "(br) 'Single Family Dwelling' means a detached residential building constructed on site and containing one dwelling unit".

- READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1977
- READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1977
- READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of            A.D., 1977

CITY CLERK

BYLAW NO. 2485/D-77

Being a Bylaw to amend Bylaw 2485/75 as amended  
being the Licensing Bylaw of the City of Red  
Deer.

Bylaw 2485/75 as amended, is further amended as hereinafter set  
out.

(1) Amend 10.38 and substitute the following:

10.38 Resident, for the purpose of this Bylaw, shall mean a person,  
firm or corporation who:

- (a) is situated or resides within the boundaries of the City  
of Red Deer, and,
- (b) is listed on the business tax roll of the City of Red Deer,  
and,
- (c) provides the space and services including office area and  
telephone from premises that are listed on the business  
tax roll.

(2) Amend Schedule "A" 20(a) and substitute the following:

20(a) Retail salespersons, firms or corporations selling goods  
and/or services who are not residents of the City of  
Red Deer as defined herein or who operate from Motels,  
Hotels, Malls or other sites not approved as retail outlets.

License of \$300.00 for first day plus \$100.00 for each day a  
sale is carried on to a maximum of 10 days.

Retail salespersons, firms or corporations shall not include  
charitable organizations, local youth groups or community  
service organizations approved by Municipal Planning Commission.

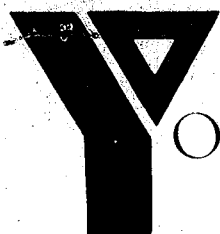
READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1977.

\_\_\_\_\_  
MAYOR

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



# YOUNG MENS CHRISTIAN ASSOCIATION OF RED DEER AND DISTRICT

*File*  
4305 - 58th STREET  
RED DEER, ALBERTA  
T4N 2L7  
(403) 343-2001

October 5, 1977

Mayor R. N. McGregor,  
City of Red Deer,  
Red Deer, Alberta.

Dear Mayor McGregor:

As you know, the Red Deer YMCA is now in the final stages of Phase II of its expansion program. This phase is designed to upgrade the present facilities and to construct a minimum of two and a maximum of four racquetball/handball courts. The final working drawing should be available for tender within a week and the official sod turning is tentatively scheduled for November 1, 1977. We will keep you informed as to our progress and the final dates.

The completion of our expansion program, Phase III, is primarily designed to construct a swimming pool and support facilities on the site of the present YMCA. We have not set a date for this final expansion for the following reasons:

- a) Construction of the Michener Centre complex and their willingness to open the facility for public use.
- b) Construction of the G. H. Dawe Community Pool.
- c) The close proximity of the aquatic facility at the Recreation Centre.

The above provides four covered swimming pools for a community of 35,000 people. We feel that until the need arises, and the population increases, it would be irresponsible both to the YMCA membership and the citizens of Red Deer to add to an already adequate supply of aquatic facilities.

In our initial campaign in 1974 we were advised that we would receive the support of the Alberta Government. This campaign stalled because of the lateness of confirmation that we would receive Government support for our project. (The Major Cultural & Recreational Grant format had not been officially implemented as yet and we had to wait). When the Major Cultural & Recreational Grant was approved, the local Priorities Committee added the proviso that we allocate the Government support to the construction of a swimming pool. In light of the present developments mentioned in paragraph two, indicating that the community



need no longer lies in the area of aquatic facilities, we will be approaching the Priorities Committee to have the proviso removed to enable us to apply the approved Grant to our Phase II plan. This plan as mentioned provides two or four more court facilities in an area that is presently serviced by two courts, and those on a limited use only.

I hope this letter clarifies our direction and prioritization of our expansion and we ask that you share this with City Council.

Yours truly,



W. Walls,  
President, Red Deer Family YMCA

c c: Don Moore  
Chairman Priorities Committee

Commissioners' Comments

This item is forwarded simply to inform members of Council of the plans of the Y.M.C.A.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner