

FILE

DATE: December 5, 1995  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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SUMMARY OF DECISIONS

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL,

**MONDAY, DECEMBER 4, 1995**

COMMENCING AT 4:30 P.M.

★ ★

- (1) Confirmation of the Minutes of the Regular Meeting of November 20, 1995

**DECISION - CONFIRMED AS TRANSCRIBED**

PAGE

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

- (4) **REPORTS**

- 1) City Clerk - Re: Downtown Business Revitalization Zone  
Bylaw Amendment 2827/A-95

.. 1

**DECISION - REPORT RECEIVED AS INFORMATION, BYLAW GIVEN 3 READINGS**

- 2) Parkland Community Planning Services - Re: Land Use Bylaw Amendment 2672/DD-95/Kelly Street and Kennedy Drive/Jack's Mens Wear Red Deer Ltd./Laebon Developments Ltd. . . 2

**DECISION - REPORT RECEIVED AS INFORMATION**

- 3) City Manager - Re: Alberta Electric Utility Industry Restructuring . . 3

**DECISION - REPORT RECEIVED AS INFORMATION**

(5) **CORRESPONDENCE**

- 1) Waskasoo Museum Foundation - Re: Parkland Discoveries . . 14

**DECISION - APPROVED \$3,000.00 GRANT FROM THE RED DEER HERITAGE FUND**

- 2) Piper Creek Foundation - Re: Ministerial Order/Council Approval . . 19

**DECISION - APPROVED THE MINISTERIAL ORDER FOR THE PIPER CREEK FOUNDATION**

- 3) Towne Centre Association - Re: 1 Hour Free Parking Zone/The Business Tax Bylaw Amendment 3128/B-95/Map Change . . 26

**DECISION - REPORT RECEIVED AS INFORMATION**

- 4) Lloyd Sword - Re: Appeal of Decision on Application for Escort License .. 31

**DECISION - APPEAL OF DECISION, DENIED**

- 5) Laebon Developments Ltd. - Re: Development on Former YMCA Site/Request to Waive Offsite Levies .. 36

**DECISION - REQUEST DENIED**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/DD-95 - Land Use Bylaw Amendment/Kelly Street and Kennedy Drive/Jack's Mens Wear Red Deer Ltd./Laebon Developments Ltd. - 1st reading .. 2  
.. 49

**DECISION - BYLAW GIVEN 1ST READING**

- 2) 2827/A-95 - Downtown Business Revitalization Zone Bylaw Amendment - 3 readings .. 1  
.. 51

**DECISION - BYLAW GIVEN 3 READINGS**

3)	3128/B-95 - The Business Tax Bylaw Amendment/Schedule "A"/Map Change - 3 readings	.. 26 .. 54
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## **DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

### ADDITIONAL AGENDA

- 1) City Archivist - Re: Archives Committee/Associate Members

### **DECISION - AGREED TO APPOINT ASSOCIATE MEMBERS TO THE ARCHIVES COMMITTEE AS RECOMMENDED**

- 2) Towne Centre Association - Re: Board Nominations

### **DECISION - AGREED TO APPOINT INDIVIDUALS TO THE TOWNE CENTRE BOARD OF DIRECTORS**

- 3) City Clerk - Re: Deputy Mayor

### **DECISION - AGREED TO CHANGE THE DEPUTY MAYOR APPOINTMENTS AS FOLLOWS: SCHNELL, MAY 1996; DAWSON, DECEMBER 1995.**

# AGENDA

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

**MONDAY, DECEMBER 4, 1995**

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

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- (3) **PUBLIC HEARINGS**

- (4) **REPORTS**

- |    |   |      |
|----|---|------|
| 1) | City Clerk - Re: Downtown Business Revitalization Zone Bylaw Amendment 2827/A-95  | .. 1 |
| 2) | Parkland Community Planning Services - Re: Land Use Bylaw Amendment 2672/DD-95/Kelly Street and Kennedy Drive/Jack's Mens Wear Red Deer Ltd./Laebon Developments Ltd. | .. 2 |
| 3) | City Manager - Re: Alberta Electric Utility Industry Restructuring  | .. 3 |

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1)	2672/DD-95 - Land Use Bylaw Amendment/Kelly Street and Kennedy Drive/Jack's Mens Wear Red Deer Ltd./Laebon Developments Ltd. - 1st reading	.. 2
		.. 49
2)	2827/A-95 - Downtown Business Revitalization Zone Bylaw Amendment - 3 readings	.. 1
		.. 51
3)	3128/B-95 - The Business Tax Bylaw Amendment/Schedule "A"/Map Change - 3 readings	.. 26
		.. 54

Committee of the Whole:

- 1) Personnel Matter
- 2) Committee Appointment
- 3) Committee Appointment
- 4) Personal Matter

1  
R E P O R T S

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NO. 1

**DATE: November 28, 1995**

**TO: City Council**

**FROM: City Clerk**

**RE: DOWNTOWN BUSINESS REVITALIZATION ZONE BYLAW AMENDMENT**

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We are providing for Council's consideration an amendment to the Downtown Business Revitalization Zone Bylaw as a result of changes in the new Municipal Government Act. These changes include such things as:

- 1) Titles of administrative staff in accordance with The City's Organizational Bylaw;
- 2) Deleting sections of the bylaw that are already provided for in the Municipal Government Act;
- 3) General housekeeping changes.

RECOMMENDATION

That Council give three readings to Bylaw Amendment 2827/A-95.



KELLY KLOSS  
City Clerk

KK/fm

COMMENTS:

We concur with the recommendation of the City Clerk.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Manager

# **COUNCIL MEETING OF DECEMBER 4 , 1995**

## **ATTACHMENT TO REPORT ON OPEN AGENDA**

**RE: AMENDMENTS TO  
BUSINESS REVITALIZATION ZONE BYLAW**



## **BYLAW NO. 2827/83**

A Bylaw of The City of Red Deer, in the Province of Alberta, to designate the Downtown as a Business Revitalization Zone, and establish a Board of Directors for the Business Revitalization Zone.

WHEREAS pursuant to Section 171.1 to 171.9 of the M.G.A., Chapter M-26 R.S.A., 1980, and amendments thereto, a Council may by Bylaw designate an area as a Business Revitalization Zone and prescribe its boundaries and establish a Board of Directors for the Business Revitalization Zone;

AND WHEREAS, the Council of The City of Red Deer, in the Province of Alberta has received a request from more than 10 designated representatives of ratepayers shown on the current assessment roll of a municipality as being assessed for business assessment;

AND WHEREAS, no qualifying petition has been received objecting to the designation of the downtown as a Business Revitalization Zone;

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

### **TITLE**

1            This Bylaw may be cited as the "Downtown Business Revitalization Zone".

### **DEFINITIONS**

2        (1)    In this Bylaw:

- (a) "Board" means the Board of Directors of the Downtown Business Revitalization Zone Association of The City of Red Deer.
- (b) "City" means The City of Red Deer or the area contained within the boundaries of the City as the context requires.
- (c) "City Clerk" means the City Clerk of The City of Red Deer.
- (d) "City Commissioners" means the Mayor and the City Commissioners of The City of Red Deer.
- (e) "Council" means the Council of The City of Red Deer.
- (f) "Downtown Business Revitalization Zone" means the area designated on the attached Schedule "A".
- (g) "Designated Representative" means the sole appointed representative of a ratepayer shown on the current assessment role of the municipality as being assessed for business assessment.

## BUSINESS REVITALIZATION ZONE

- 3           There is hereby established a Business Revitalization Zone to be known as the Downtown Business Revitalization Zone as designated on the attached Schedule "A".

## BOARD OF DIRECTORS

- 4           There is hereby established a Board to be known as "The Board of Directors

of the Downtown Business Revitalization Zone Association".

## PURPOSE OF THE BOARD

5           The purpose of the Board shall be:

- (a)   To promote the area as a business or shopping area.
- (b)   To acquire, by purchase, lease or otherwise, any real property necessary for its purposes and improve, beautify and maintain that property.
- (c)   To improve, beautify and maintain municipally owned lands, buildings and structures in the area, in addition to any improvement, beautification or maintenance that is provided at the expense of the municipality at large.
- (d)   To undertake interim improvement and maintenance of any property mentioned in clause (b) for use as parking and subsequently to dispose of that property, by sale, lease, exchange or otherwise, for public or private redevelopment for commercial purposes at a price not less than its fair market.
- (e)   To conduct any studies or prepare any designs that may be necessary for the purposes of this section.

## MEMBERSHIP

6       (1)   The Board shall consist of eleven (11) members, who shall be appointed by

resolution of Council. The members shall consist of:

- (a) One (1) member of Council, and
  - (b) Ten (10) members, at least eight (8) of whom will be designated representatives of ratepayers from the Downtown Business Revitalization Zone shown on the current assessment roll of the City as being assessed for business assessment.
- (2) The ten (10) members shall be nominated by designated representatives of ratepayers in the area who are shown on the current assessment role of the City as being assessed for business assessment with respect to the Downtown Business Revitalization Zone.
- (3) One-half of the area members of the Board of Directors of the Downtown Business Revitalization Zone shall be appointed by Council for three (3) year terms commencing January 1st, 1984, and one-half of the area members shall be appointed by Council for two (2) year terms commencing January 1st, 1984, and thereafter area members shall be appointed by Council for three (3) year terms unless they are appointed to serve the unexpired portion of an existing term.
- (4)<sup>1</sup> At no time shall the Board consist of less than six (6) members.
- (5) The member of Council shall serve for three (3) years, and such term of office on the Board shall coincide with the term of office on Council.

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<sup>1</sup> 2827/A-84

- (6) Any member may resign from the Board at any time upon sending written notice to Council to that effect, and any member may be removed from the Board by Council at any time, by resolution.
- (7) Where a member ceases to be a member of the Board before the expiration of the designated term, Council may appoint another eligible person for the unexpired portion of the term.
- (8) A member ceases to be a member of the Board when that member fails to attend three (3) consecutive regular meetings of the Board, unless absence is caused through illness or is authorized by resolution of the Board.

## MEETINGS

- 7<sup>1</sup> (1) The Board shall hold at least 4 regular meetings per year at a time and place so designated by the Executive Committee.
- (2) The first meeting shall be held in January of each year for the appointment of officers of the Board and conduct any other business deemed necessary.
- (3) Special meetings may be called by the Chairman, with the approval of two members of the Board.
- (4) If the Chairman is absent or refuses to call a special meeting when requested by any member of the Board, the Secretary to the Board shall call a special meeting when requested to do so in writing by any three (3) members of the Board.

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<sup>1</sup> 2827/A-92

- (5) No special meeting shall be called unless twenty-four (24) hours notice is given in writing to all members of the Board, or by unanimous consent of all members.
- (6) The members of the Board may consider or transact any business at any meeting provided it is within the power established for the Board.
- (7) A majority of the members of the Board shall form a quorum.
- (8) The Board shall establish such rules and regulations as are necessary to govern the conduct of the board meetings, and meetings of committees appointed by the Board, provided such rules and regulations are not inconsistent with powers herein conferred, and provided they are not inconsistent with Council Procedural Bylaws, and copies of all such rules and regulations shall be filed with the City Clerk.
- (9) Minutes shall be kept of all Board meetings (regular and special) and Board Committee meetings and copies shall be filed with the City Clerk.

#### OFFICERS AND EXECUTIVE COMMITTEE OF THE BOARD<sup>1</sup>

- 8<sup>2</sup> (1) A Chairman and a Secretary-Treasurer of the Board shall be selected from the members of the Board.
- (2) The City Commissioners may attend any meeting of the Board.

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<sup>1</sup> 2827/A-92

<sup>2</sup> 2827/A-92

- (3) The Board may appoint committees of its members, or from members of the Business Revitalization Zone, and/or of citizens at large to deal with any matter, special study, or assignment coming within its jurisdiction. Such committees shall deal only with the matter or question referred to it for consideration and where appropriate, upon completion of the assignment, shall be dissolved.
- (4) The Chairman and all members present shall vote on every question before the Board and in the event of an equal division, the question shall be disposed of in the negative.
- (5)<sup>1</sup> The Executive Committee shall consist of the Chairman, the Secretary-Treasurer and three Vice-Chairmen selected from the members of the Board.
- (6) The Executive Committee shall hold not less than 10 regular meetings per year at a time and place so designated by the Board.
- (7) A majority of the Executive present at an Executive Committee Meeting shall constitute a quorum.
- (8) The Executive Committee shall be responsible for all decisions respecting the day to day operating needs of the Association and shall have the responsibility to respond to requests for information from City Council, various City committees and other groups within the City, and in carrying out such duties shall act in accordance with directions, and such delegated authority as may be given to the Executive Committee by the Board from time to time by resolution of the Board. The Executive Committee shall not have any authority to expend any funds unless such expenditure is authorized by the Board.

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<sup>1</sup> 2827/A-92

- (9) The Executive Committee shall not have any authority to incur any indebtedness, except as specifically authorized by resolution of the Board.

## POWERS & DUTIES

- 9.
  - (1) The Board shall, at the time and in the form prescribed by the Council, submit to the Council, for its approval the program and estimates of revenues and expenditures of the Board for the next year together with any request for sums of money required to carry out the Board's power and duties.
  - (2) The Board shall submit the program and estimates to members of the Downtown Business Revitalization Zone Association prior to Council.
  - (3) The Council shall provide, in the form and manner it considers adequate, to every ratepayer assessed for business purposes in the area, notice of the estimates and the date and place of the Council meeting at which the estimates will be considered.
  - (4) On approval of all or part of the estimates the Council shall direct the payment of the approved amount to the Board.
- 10.
  - (1) The Council shall authorize by bylaw the levy, on all business assessments in the area, of a uniform rate that the Council considers sufficient to raise the amount required for the purposes of Section 9.



- (2) Any levy imposed under Section 10 may be collected in the same manner and with the same remedies as provided in the Municipal Taxation Act for the collection of taxes on business assessments but the limitations imposed by Section 82(3) of the Act do not apply to a bylaw under this subsection.
- (3) In addition to the levy under Section 10(1), the Council may, by bylaw, provide that the sum required for any specific activity of the Board shall be raised by a special benefit levy on the business assessment of those businesses considered by the Council to receive a special benefit and the provisions of the Municipal Taxation Act with respect to local improvement taxes apply to a special benefit levy under this subsection.
- (4) The City Assessor shall include in the general roll the businesses that are subject to a Business Revitalization Zone levy.

11        The Board shall expend only money included in the estimates approved by the Council, and any members of the Board who authorizes the expenditure of money not previously approved by the Council is guilty of an offence and liable to a fine of not more than \$500.

12        No indebtedness extending beyond the current fiscal year shall be incurred by the Board.

13        The Board shall include in its estimates any funds provided by the Council.

14        No funds outlined in Section 13 shall be used for the promotion of the area as business or shopping centre or for studies related thereto.

15        On or before March 1st in each year, the Board shall submit its Annual

Report for the preceding year to the Council and that report shall include a summary of the year's activities and a complete audited financial statement of its affairs, with a balance sheet and a revenue and expenditure statement.

16 All books, documents, records of transactions, minutes and accounts of a Board shall, at all times, be open to inspection by the municipal auditor.

17 (1) The Board may

- (a) appoint one of its members
- (b) hire any person, or
- (c) by agreement with the Council, rely on the municipality to maintain any books, documents, records of transactions, minutes and accounts, and for making and receiving payments.

18 The Board shall obtain Public Liability Insurance or such other forms of Insurance as deemed necessary by the City and the Board.

19 In the event of this bylaw being repealed, the Board shall cease to exist and its undertakings, assets and liabilities shall be assumed by the City.

20 This bylaw shall come into full force and effect January 1, 1984.

READ A FIRST TIME IN OPEN COUNCIL this 11 day of October A.D., 1983

READ A SECOND TIME IN OPEN COUNCIL this 12 day of December A.D., 1983

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 12 day of December A.D., 1983.

"R.J. MCGHEE"

MAYOR

"R. STOLLINGS"

CITY CLERK

BYLAW NO. 2827/A-91

**SCHEDULE A**

(Map)

# CHAPMAN RIEBEEK

Barristers, Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN\*  
GARY W. WANLESS\*  
LORNE E. GODDARD  
GERI M. CHRISTMAN  
ROBERT J. MILLAR  
NANCY A. BERGSTROM

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

208 - 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

5020 - 50 A Street, Suite 101  
Sylvan Lake, Alberta T4S 1R2  
TELEPHONE (403) 887-2024  
TELECOPIER (403) 887-2036

\* Denotes Professional Corporation

REPLY TO RED DEER OFFICE  
Your File:  
Our File: 22,289 THC

October 26, 1995

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

ATTENTION: Mr. Kelly Kloss  
City Clerk

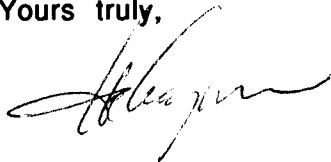
Dear Sir:

**RE: Downtown Business Revitalization Zone Bylaw Amendment**

Having regard to some of the changes that have taken effect under the regulations respecting Business Revitalization Zones, I enclose a bylaw to amend the Business Revitalization Zone Bylaw of the City for Council's consideration.

You may feel that it is appropriate to forward the same to John Ferguson and, if he has any questions concerning the same, he could be directed to talk to me about it.

Yours truly,



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

DATE: OCTOBER 30, 1995  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR  
X TOWNE CENTRE ASSOCIATION - JOHN FERGUSON

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: BRZ BYLAW AMENDMENT

---

Please submit comments on the attached to this office by November 20, 1995 for the Council Agenda of December 4, 1995. Please call Tom if you have any questions about the Bylaw.

"Kelly Kloss"  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No. 8625  
**FILE**

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Towne Centre Association  
B3, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Attention: John Ferguson, General Manager

Dear John:

At The City of Red Deer Council Meeting held on December 4, 1995, the Downtown Business Revitalization Zone Bylaw was amended to reflect changes in the Municipal Government Act. These changes deal mainly with the following:

- 1) Titles of Administrative Staff in accordance with the City's Organizational Bylaw;
- 2) Deleting sections of the Bylaw that are already provided for within the Municipal Government Act;
- 3) General housekeeping changes.

For your information I have attached a copy of Bylaw 2827/A-95, as well as an updated Consolidated Copy of the Downtown Business Revitalization Zone Bylaw 2827/83.

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

Sincerely,

KELLY KLOSS  
City Clerk

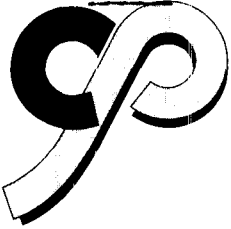
KK/fm

attach.

cc. Director of Corporate Services  
Director of Community Services  
Director of Development Services  
City Solicitor  
D. Souch



*a delight  
to discover!*



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570

**DATE: NOVEMBER 27, 1995**

**TO: CITY COUNCIL**

**FROM: FRANK WONG, PLANNING ASSISTANT**

**RE: LAND USE BYLAW AMENDMENT 2672/DD-95  
VICINITY OF KELLY STREET AND KENNEDY DRIVE  
JACK'S MENS WEAR RED DEER LTD./LAEBON DEVELOPMENTS LTD.  
KENTWOOD SUBDIVISION**

Laebon Developments Ltd. is in the process of acquiring Lot 13, Block 7, Plan 932 0345 and approximately 0.92 ha (2.27 ac) of the north ½ Sec. 32-38-27-4, from Jack's Mens Wear Ltd. and a portion of Kennedy Drive from the City to form a parcel of land which is 1.07 ha (2.64 ac) in size. This new parcel of land will be subdivided into narrow single family lots in the future. The future lots will be similar in size lots as the development located on the south side of Kelly Street.

Lot 13 is presently designated R1 Residential Low Density District. The land proposed for redesignation is located in the north ½ Sec. 32 and is proposed to be redesignated from A1 Future Development District to R1 Residential Low Density District in order to accommodate the future single family lots.

**RECOMMENDATION**

Planning staff recommend that City Council proceed with first reading of the proposed land use bylaw amendment.

*Frank Wong*

Frank Wong,  
Planning Assistant

Encl.

**COMMENTS:**

We recommend that Council give 1st reading to the amendment. A Public Hearing will be scheduled for the Council Meeting of January 15, 1996, at 7:00 p.m.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Manager

**FILE**

**DATE:** December 5, 1995

**TO:** Planning Assistant

**FROM:** City Clerk

**RE: LAND USE BYLAW AMENDMENT 2672/DD-95 - VICINITY OF KELLY STREET AND KENNEDY DRIVE**

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At the Council Meeting held on December 4, 1995, first reading was given to Land Use Bylaw Amendment 2672/DD-95, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/DD-95 provides for the redesignation of lands located in the north half of Section 32/38/27/4 from A1 (future development district) to R1 (residential low density district), in order to accommodate future single family lots.

This office will now proceed with advertising for a Public Hearing to be held on Monday, January 15, 1996, in Council Chambers at 7:00 p.m., or as soon thereafter as Council may determine.

I trust you will find this satisfactory.



KELLY KLOSS  
City Clerk

KK/fm

attch.

cc. Director of Community Services  
Director of Development Services  
City Assessor  
Inspection & Licensing Manager





# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

**FILE**

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Laebon Developments Ltd.  
5128 - 57 Street  
Red Deer, AB T4N 6Y4

Attention: Gord Bontje

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/DD-95/KELLY STREET AND KENNEDY DRIVE

At The City of Red Deer Council Meeting held on December 4, 1995, first reading was given to Land Use Bylaw Amendment 2672/DD-95, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/DD-95 provides for the redesignation of lands located in the north half of Section 32/38/27/4 from A1 (future development district) to R1 (residential low density district), in order to accommodate future single family lots.

This office will now proceed with preparation of advertising for a Public Hearing to be held in the Council Chambers of City Hall, on Monday, January 15, 1996, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising which in this instance is \$600.00. We will require this deposit by no later than Tuesday, December 12, 1995, in order to proceed with the advertising. Once the actual costs are known you will be either invoiced for, or refunded, the difference.

I trust you will find this satisfactory. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

attch.

cc. Principal Planner  
Council & Committee Secretary, S. Ladwig



RED DEER

*a delight  
to discover!*

NO. 3

DATE: November 29, 1995  
TO: City Council  
FROM: City Manager  
RE: ALBERTA ELECTRIC UTILITY INDUSTRY RESTRUCTURING

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Attached is a report from the E.L. & P. Manager to inform Council of the changes taking place in the Electric Energy Industry and their likely impacts on the City of Red Deer. Mr. Roth has done an excellent job of reducing an extremely complex situation, and its associated legislation, into its essential elements, but even in this simplified form it is still a complex document. In the near future, I believe it would be appropriate to have a meeting between Council and the administration specifically for the purpose of providing a complete explanation of the industry restructuring as I believe it is important that Council thoroughly understand the significance of these changes.

In the meantime, however, I think it will be beneficial to outline some of the background for those members of Council who have not had the opportunity to be exposed to the nature of this subject.

Essentially, what the Provincial Government is undertaking is the change from a regulated monopoly type electric energy industry into a more competitive industry by means of introducing incentive type regulation.

In the past, the City of Red Deer purchased all of its electric energy from Transalta under the terms of a supply agreement, at a price regulated by the Public Utilities Board. In an effort to reduce the disparities in the price of electrical energy across the Province, the Government introduced the Electric Energy Marketing Agency (EEMA), which purchased all the power from the three existing generating utilities (Transalta, Alberta Power and Edmonton Power) and then resold it at a blended price. We were then obligated to purchase our energy requirements via the mechanism of EEMA at the pooled price. (Note that Medicine Hat was exempt from this arrangement).

Under the new legislation, the City of Red Deer will still be entitled to purchase its current aggregate electric energy requirements at the blended price, which is advantageous because this price is likely lower than the price which will have to be paid from new, more expensive, generating capacity as this becomes necessary. Our future requirements from this new capacity or other available sources (e.g. B.C. Hydro, Saskatchewan Power, etc.) will have to be purchased in a competitive market place. This will have to be done on an HOURLY basis.

The immediate problem facing the City is that, while our aggregate requirements for electric energy are lower than our entitlements, on an hourly basis there are times when

our requirements exceed our entitlements and conversely there are hours when we are in a surplus position. This means, that effective January 1, 1996, there will be times when we must both buy and sell energy in the competitive market place. Clearly then, effective January 1st, we must establish a mechanism for the trading of electric energy on an hourly basis, as we currently have neither the skills nor the capacity to undertake this with our present resources. As outlined by Mr. Roth, there is synergy in working with Calgary and Lethbridge, both of which are in a similar situation.

The attached report outlines the steps we are taking to address this problem. Even as I write, the rules and regulations associated with this new legislation are still being developed, so it will be noted that the steps we are taking are short term in nature until the situation becomes clearer and we learn from experience. Ultimately, some longer term arrangements must be developed for the ongoing purchase and sale of energy, giving us security of supply at a competitive price.

As the situation evolves, we will bring back further reports for Council's consideration.

"M.C. DAY"  
City Manager

DATE: November 23, 1995  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: Alberta Electric Utility Industry Restructuring

---

The Alberta Electric Utilities Act of 1995 will result in a complete restructuring of the Alberta electric utility industry commencing on January 1, 1996. The following is intended to provide Council with an outline of the changes, the impact on Red Deer, and the steps we will be taking in the immediate future.

A. Purpose of Electric Utilities Act

The new Act is intended to meet several objectives:

1. The Act will replace the controversial Electric Energy Marketing Agency (EEMA) so that new generation arrangements will not be averaged across electric distribution systems. Coincidentally, the replacement mechanism must provide for the ongoing sharing of costs and benefits associated with the existing regulated generating units among all consumers of electricity in Alberta.
2. The Act will establish the framework for a fair and open competitive market with open access to a provincial power pool and the provincial transmission system.
3. The Act will establish rules so that a fair and open competitive market develops without any unfair advantages of government - owned participants.
4. The Act will result in decisions about pricing and investment for generation being guided by competitive market forces.
5. The Act will still provide effective regulation where necessary in a manner that minimizes the cost of regulation and provides incentives for efficiency.

B. New Industry Structure

The Act establishes two corporations - the Power Pool Council and the Electric Transmission Council - and one committee, being the Advisory Committee.

1. Power Pool Council

The Power Pool Council is comprised of the major Alberta utilities, larger municipal distribution utilities (including Red Deer) and various consumer

City Clerk  
Page 2  
November 23, 1995

organizations. The Power Pool Council is responsible for the operation of a Power Pool through which all electric energy entering or leaving the interconnected electric system shall be exchanged. All energy exchanges will be transacted at the hourly pool price which is the price of the last incremental unit of energy supplied (ie the market value or the marginal price).

The major functions of the Power Pool Council and the Power Pool include:

- a) develop and maintain a set of rules which promotes an efficient, fair and openly competitive market for electricity,
- b) provide for the most economical dispatch of the generating units in Alberta as well as the energy offered from the systems bordering Alberta with all due regards to the safe, reliable and economic operation of the interconnected system,
- c) provide for the financial settlement of all electricity exchanged through the Pool including reporting of hourly pool prices and information required to verify financial settlement,
- d) ensure that the Power Pool is operated on an annual no profit or loss basis.

## 2. Electric Transmission Council

The Electric Transmission Council is comprised of the major Alberta utilities, larger municipal distribution utilities (including Red Deer) and various consumer organizations.

The Lieutenant Governor in Council, after consulting the Electric Transmission Council, appoints a Transmission Administrator. The Transmission Administrator is the sole provider of system access service to the interconnected electric system. The Council and the Administrator are responsible for functions which include:

- a) provide advice and make recommendations to the owners of transmission facilities (including Red Deer) regarding modifications, additions, planning, operation and tariffs associated with transmission facilities,
- b) provide reasonable opportunity for system access service to the interconnected electric system at rates which recover the costs of the Transmission Administrator,

City Clerk  
 Page 3  
 November 23, 1995

- c) set reasonable standards and requirements for system support services and make prudent financial arrangements so that adequate transmission facilities and system support services are available,
- d) enter into arrangements governing the exchange of electric energy and system support services between Alberta and bordering systems,
- e) prepare a single tariff, to be approved by the Alberta Energy and Utilities Board, setting out rates and terms and conditions for system access services which are not different for owners of electric distribution systems as a result of the location of those systems on the transmission system.

### 3. Advisory Committee

The Minister of Energy will establish a committee which will be consulted with before regulations pursuant to the Act are made. The appointed committee members are corporations, municipalities, organizations or individuals who, in the opinion of the Minister, are representative of persons having a material interest in the Alberta electric utility industry. The City of Red Deer is a member of this committee.

## C. New Utility Structure & Obligations and Entitlements

The Act will require all utilities to be split, for functional purposes only, into generation, transmission, and distribution functions. This will not require any utility to divest itself of any physical assets or to corporately restructure. For the three vertically integrated generating utilities, being TransAlta, Alberta Power and Edmonton Power, the generation and distribution functions are to operate at "arms-length" from each other.

### 1. Generation

All new generation in the province will be competitively supplied to the Power Pool. The ongoing benefits and costs of the existing regulated generating units are to be shared among all electricity consumers in Alberta through the following mechanism:

- a) The Unit Obligation Amounts Regulation specifies a Unit Obligation Amount which is the amount of energy which each regulated generating unit can produce for each hour in the year when operated in a prudent manner,

City Clerk  
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 November 23, 1995

- b) Each owner of a regulated generating unit will have an Obligation Price, per unit of energy, approved by the Energy and Utilities Board. This price will reflect the prudent variable cost of the generating unit,
- c) Each owner of a regulated generating unit will have a Unit Reservation Price, in aggregate, approved by the Energy and Utilities Board. This price will reflect the prudent fixed costs of the generation unit which the owner is entitled to charge through the Power Pool financial settlement process.

Each generating unit is dispatched in an economic merit order to provide the next increment of supply to the Power Pool. The last unit dispatched will have the highest offer price which establishes the pool price for that hour. It is this hourly pool price at which all energy is exchanged through the power pool for that hour. Through the Power Pool financial settlement process, the owner of a regulated generating unit has an obligation to pay into the Power Pool, the Unit Obligation Value which is an amount equal to the Unit Obligation Amount multiplied by the difference between the Unit Obligation Price and the pool price. (The generator payment into the Power Pool will offset the purchase of the electricity by the Entitled Distribution Utilities at the pool price as described below),

## 2. Distribution

There will be 6 Entitled Distribution Utilities, namely Alberta Power, TransAlta, Edmonton Power, Calgary, Lethbridge and Red Deer who are so named in the Act. These utilities, plus the Transmission Administrator, will purchase all of their electricity requirements through the Power Pool at the pool price for that hour.

The ongoing benefits and costs of the existing regulated generating units are to be shared among all electricity consumers in Alberta through the following mechanism:

- a) The Entitlement Shares Regulation specifies for each hour of the year, the percentage share of the sum of all the generator Unit Obligation Values which each Entitled Distribution Utility and the Transmission Administrator are entitled to receive as a credit to be offset against the pool price for that hour. The Entitled Distribution Utility will therefore pay only generator variable operating costs equal to the generators regulated Unit Obligation Price for that hour if all of his requirements are supplied by regulated generating units,

City Clerk  
 Page 5  
 November 23, 1995

- b) The Reservation Payments Shares Regulation specifies the percentage share of the sum of generator Reservation Prices which each Entitled Distribution Utility and the Transmission Administrator are obligated to pay through the Power Pool financial settlement process,
- c) The above 2 regulations must attempt to ensure that the allocation of costs associated with regulated generating units and the transmission system is not significantly different than the allocation that would have resulted under EEMA,

### 3. Transmission

The Alberta interconnected transmission system will continue to be owned and operated by the current owners, being TransAlta, Alberta Power, Edmonton Power, Calgary, Lethbridge and Red Deer. Each owner shall make reasonable efforts to cooperate in good faith with each other, the Power Pool Council and the Transmission Administrator to enable the system to operate efficiently, safely and reliably.

The private corporation owners of transmission facilities will recover their prudent transmission costs through the Transmission Administrator tariff which is approved by the Energy and Utilities Board. The cities, (including Red Deer) will continue to be compensated by the Transmission Administrator for their costs associated with owning and operating transmission facilities.

### D. Regulation by the Alberta Energy and Utilities Board

The Alberta Energy and Utilities Board (EUB) will provide industry price regulation for existing regulated generating units, the transmission system, and the privately owned distribution systems. Municipally owned distribution systems are not subject to EUB regulation and the Cities compensation for owning and operating transmission facilities is exempt from EUB regulation for at least another 10 years.

There are some rather major changes to regulation included in the Act:

- a) Tariffs are to provide incentives for efficiency rather than only prudent cost recovery. This provides an opportunity for a utility to earn a return which is greater than might otherwise be seen to be fair in exchange for lower rates.
- b) The EUB shall recognize or establish rules, practices and procedures to facilitate the settlement of issues through negotiations between the interested parties.



City Clerk  
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 November 23, 1995

- c) Hearings will not occur as frequently with perhaps up to 5 years between them. This is expected to reduce the cost of regulation.

E. Effects on Red Deer

All of the rules regarding the Power Pool and the Transmission System are not yet finalized and some regulations are yet to be completed. Even as this report is written procedures and rules, both technical and financial, are evolving.

The largest unknown is the price for generation and transmission which has just been filed with the EUB. An interim price is expected by January 1, 1996.

At this time the following is fairly certain:

- a) Red Deer will get a monthly bill from the Power Pool and the Transmission Administrator and not from TransAlta as in the past.
- b) Red Deer will continue to receive compensation from the Transmission Administrator for owning and operating its transmission facilities as it has in the past and at about the same level.
- c) There should be no increase in cost allocation to Red Deer relative to the allocation of costs to the other Entitled Distribution Utilities. This is presently being reviewed through the regulatory negotiated settlement process with regard to the generation and transmission tariff which have been filed with the EUB for implementation on January 1, 1996. It is impossible at this time to determine what costs change, if any, we will experience on an annualized basis in 1996.
- d) Red Deer will have a surplus entitlement of energy from regulated generation during some hours of 1996 and a shortage during other hours. This poses some risk to Red Deer of being exposed to a high pool price for some of our energy requirements unless steps are taken to hedge that risk.

F. Issues

The issues now facing Red Deer can perhaps be summarized within 4 major areas:

- 1. Develop strategies and processes for portfolio management of load/entitlements.
- 2. Short term supply arrangement.
- 3. Implementation of risk management and audit capability.
- 4. Alternative Solution (fall back).

City Clerk  
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November 23, 1995

Analysis to date has shown that there is a large amount of synergy in aggregating our load and entitlements with Calgary and Lethbridge. This allows for trading of entitlements when one party is short and the other is in surplus without going to the market and being exposed to the pool price. It also creates market power when all parties are surplus in entitlements and allows for a larger quantity purchase when all parties are short of entitlements. A multi-party alliance would appear to be strategically advantageous for at least the short term.

Red Deer, Calgary and Lethbridge do not have the required expertise in the new business environment created by the new legislation. The 3 Cities, therefore, issued a publicly advertised Request for Proposals for a number of specific services. The response to the RFP was encouraging with all of the requested services being offered by someone.

As a result of the analysis and evaluation to date, a proposed resolution of the above issues is as follows:

1. Develop Strategies and Processes for Portfolio Management of Load/Entitlements

This was one of the specific services requested in the Request for Proposals. A firm would be engaged to define the characteristics of the portfolio to be managed for the 3 Cities and then to detail a system that could be implemented to manage the portfolio. This would be the first phase of a project involving several phases which would be clearly defined in this initial study.

A firm could very quickly be hired by the 3 Cities to carry out this work which is anticipated to be completed in perhaps 2 months. The costs would be equally shared.

2. Short Term Supply Arrangement

Some type of supply arrangement for meeting the forecast shortfall of the 3 Cities must be in place by January 1, 1996 to avoid the risk of having to go to the market and be exposed to the marginal pool price.

The firm engaged in the issue discussed above could provide valuable assistance in this area as we structure our request for the supply and evaluate the cost and risk of responses.

It is presently anticipated that the 3 Cities would approach the 3 Alberta generators plus Powerex (BC hydro export/import marketer) and competitively

City Clerk  
 Page 8  
 November 23, 1995

purchase a hedge to meet our aggregated shortfall requirement for January, February and March 1996 as a minimum period. This would result in a considerably lower cost than buying at the pool price during the shortfall hours. As well, we could also obtain bids for marketing our surplus entitlements during this same period. This type of transaction presently takes place daily in the Alberta electric utility industry and can be done very quickly.

3. Implementation of Risk Management and Audit Capability

The firm engaged by the 3 Cities under the first issue discussed above would certainly be required to develop a specific plan for the longer term with well defined phases for complete implementation of risk management and audit functions for each City. Once this plan has been developed and accepted we would have the opportunity to continue using the same firm or acquiring the services of someone else whose expertise is more closely aligned with the requirements.

4. Alternative Solution (Fall Back)

If the 3 Cities can not conclude a suitable multi-party arrangement to carry out the above process, Red Deer could separately, or with only one of the others:

- a) follow the above process, or
- b) negotiate a suitable agreement with TransAlta, Edmonton Power, or Alberta Power for full Portfolio Management of Load/Entitlements for approximately one year,
- c) during the term of the agreement in (4b), conduct the study proposed in (1) to Develop Strategies and Processes for Portfolio Management of Load/Entitlements.

This solution is only recommended if the process outlined in item 1, 2 and 3 can not be realized for whatever reason.

G. Actions

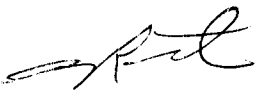
The actions we are taking to address the situation are:

- 1. Further evaluate the advantages and possibilities of an alliance with Calgary and Lethbridge, or only one of them, and enter into an Agreement to aggregate load and entitlements if this should appear to be advantageous.

City Clerk  
Page 9  
November 23, 1995

2. Together with Calgary and Lethbridge, together with only Calgary or Lethbridge, or Red Deer alone, engage the services of a firm with the necessary expertise to "Develop Strategies and Processes for Portfolio Management of Load/Entitlements".
3. Together with Calgary and Lethbridge, together with only Calgary or Lethbridge, or Red Deer alone, enter into a financial agreement with one or more electricity suppliers to meet, for the minimum period of January, February, March 1996, the aggregated forecasted shortfalls and to possibly purchase/market our forecasted surplus entitlements.
4. As an alternative to (3), enter into a suitable agreement with TransAlta, Edmonton Power or Alberta Power to provide full Portfolio Management of our Load/Entitlements.
5. Engage the firms of Bryan and Company and Robert L. Bruggeman Regulatory Consulting Ltd. to represent Red Deer in the matter of the 1996 rates filed with the Alberta Energy and Utilities Board by TransAlta, Alberta Power, Edmonton Power and the Transmission Administrator pursuant to the Electric Utilities Act and Regulations.

The new business environment created by the Electric Utilities Act is currently unknown, untested and still evolving. The above actions will, hopefully, permit the degree of flexibility required to respond to this rapidly changing business environment.



A. Roth,  
Manager

AR/jjd

p.c. City Manager  
Development Services Director

**FILE**

**DATE:** December 5, 1995

**TO:** E.L. & P. Manager

**FROM:** City Clerk


**RE:** ALBERTA ELECTRIC UTILITY INDUSTRY RESTRUCTURING

---

At the Council Meeting of December 4, 1995, your report dated November 23, 1995 was presented to Council as information.

At this meeting it was agreed that an informal meeting between Council and City Administration take place to provide more detail on this restructuring. An exact date for this meeting has not been set, however, we will advise you of same in due course.

Thank you for providing this update to Council.



KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Engineering Services

**DATE: December 5, 1995**

**TO: City Manager**

**FROM: City Clerk**

**RE: ALBERTA ELECTRIC UTILITY INDUSTRY RESTRUCTURING**

---

At the Council Meeting of December 4, 1995, consideration was given to the report from the E.L. & P. Manager dated November 23, 1995, Re: Alberta Electric Utility Industry Restructuring.

At this meeting it was agreed that Council meet informally with the Administration, to review this matter in more detail. It was suggested that this meeting take place on an alternate Council Monday. Please advise me as to a suggested date for this meeting.

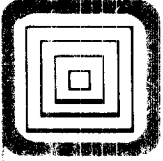


**KELLY KLOSS**  
City Clerk

KK/fm

**FILE**

## WASKASOO MUSEUM FOUNDATION



NO. 1

November 22, 1995

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

Your Worship and Members of Council:

**RE: PARKLAND DISCOVERIES**

The Board of Directors of the Waskasoo Museum Foundation considered a request by the Parkland Discoveries Editorial Committee at their October 31 meeting for a grant to aid in the publishing of the Parkland Discoveries manuscript. Parkland Discoveries is the title of a manuscript prepared by local author, Anna Robertson. Preparation of the manuscript was funded from the Red Deer Community Foundation, Red Deer River Naturalists, Community Futures, and the Red Deer Heritage Fund and was supervised by the Parkland Discoveries Editorial Committee under the Chair of Craig Curtis.

It is now time to have the manuscript published. The Committee has approached three publishers and has selected the proposal from Rocky Mountain Books of Calgary. Details of the proposal are included in the attachment to this letter.

Following discussion, the Foundation Board passed the following resolution:

THAT having considered a proposal from the Parkland Discoveries Committee, the Board of Directors of the Waskasoo Museum Foundation recommend to Council of the City of Red Deer that a grant in the amount of \$3,000 from the Red Deer Heritage Fund be approved to assist with the publication of Parkland Discoveries and that any profit arising from this project be returned to the Red Deer Heritage Fund."

The Board's recommendation is being forwarded for City Council's consideration as per the terms of our agreement with Council to manage the Red Deer Heritage Fund.

The Parkland Discoveries proposal was also considered as information by the Heritage Preservation Committee. Their letter of support for the project is attached.

It would be appreciated if Council would consider this grant request of \$3,000 from the Red Deer Heritage Fund at its earliest convenience. If you require further information, please feel welcome to call Morris Flewwelling at 343-6844.

Yours truly,

(per) *M. E. Leach*  
A.B. Armstrong  
Chairman

MF:er

cc: Lowell Hodgson, Director of Community Services

Our File:c:\Netters\Cit-PrkDs.wmf

# Normandeau Cultural and Natural History Society

Box 800  
Red Deer, Alberta T4N 5H2  
Ph.: (403) 343-6844  
Fax.: (403) 342-6644

November 2, 1995

- Kerry Wood  
Nature Centre

- Gaetz Lake  
Sanctuary

- Allen Bungalow

- Fort Normandeau

- Red Deer &  
District Museum

- Heritage Square

- Historical  
Preservation  
Committee

TO WHOM IT MAY CONCERN:

## **RE: PARKLAND DISCOVERIES**

The Heritage Preservation Committee, at their November 1, 1995 meeting, considered the attached proposal to publish the manuscript of Parkland Discoveries.

The members of the Heritage Preservation Committee believe that the manuscript is an important interpretive guide to the human and natural resources of Waskasoo Park, Red Deer and area. It will be a valuable addition to the information available to visitors and residents.

The Heritage Preservation Committee passed a resolution supporting earliest publication and supporting funding assistance of \$3,000 from the Red Deer Heritage Fund.

Yours truly,

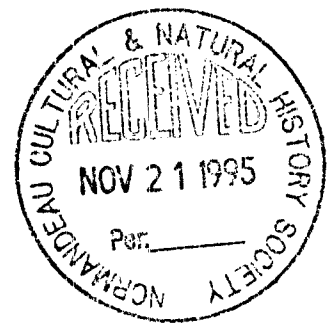


Morris Flewwelling, Secretary  
Heritage Preservation Committee

MF:er

cc: Lowell Hodgson  
Director of Community Services





## **PARKLAND DISCOVERIES FACT SHEET**

### **1. PROJECT:**

- Publication of Parkland Discoveries: A guidebook for Waskasoo Park and Central Alberta.

### **PURPOSE:**

- To develop new promotional material to market our rich natural environment and human heritage resources in Red Deer and area.

### **MARKET:**

- Current and potential park and attractions users, including families, individuals, and organized groups, as well as general public who are interested in our natural history. It is anticipated that 90% or more of sales will be in Red Deer and area.

### **2. BACKGROUND:**

- Work commenced on this project in October, 1991. Anna Robertson was selected as the author and fundraising began. An advisory group was formed under the chairmanship of Craig Curtis (City of Red Deer Community Services), and included representatives from:
  - Red Deer Visitor & Convention Bureau
  - Red Deer River Naturalists
  - Red Deer & District Archives
  - Normandeau Cultural & Natural History Society.
- Funding was generated over a significant period of time for this project, as follows:
  - 1991-92 - Red Deer Visitor & Convention Bureau:
 

Allocation from regional tourism initiatives - community futures . . .	\$ 5,000
--	----------
  - Red Deer River Naturalists . . . . . 1,500
  - Red Deer Heritage Fund . . . . . 2,500
  - Red Deer Community Foundation . . . . . 2,500
  - Total . . . . . \$11,500
- Contract for writing the manuscript, including all illustrations, was \$10,000, with remaining funds needed for photography, graphic art, etc.

### **3. CURRENT STATUS:**

- The manuscript, including illustrations and pictures, is completed and the book will now be published by Rocky Mountain Books.

**DATE:** November 24, 1995

**TO:** KELLY KLOSS  
City Clerk

**FROM:** LOWELL R. HODGSON  
Community Services Director

**RE:** WASKASOO MUSEUM FOUNDATION: PARKLAND DISCOVERIES  
Your memo dated November 23, 1995 refers.

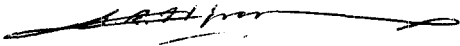
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The Community Services Division has been a very active participant in the development of this guide book to Red Deer and Central Alberta. I am very pleased with the product. I believe Parkland Discoveries will be an excellent tool for marketing Waskasoo Park and, equally, it will be a wonderful resource for those who will use it.

In order to keep the price of the book at \$14.95 + GST, this publisher requires a \$3,000 commitment up front, which, in effect, eliminates his risk in publishing this book. Parkland Discoveries will be very similar to other interpretive books published, and we believe this is the correct price for it.

#### **RECOMMENDATION**

THAT Council of The City of Red Deer approve the grant request of \$3,000 from the Red Deer Heritage Fund for the publishing of Parkland Discoveries.



LOWELL R. HODGSON

:dmg

## Parkland Discoveries Fact Sheet

Page 2

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- The book will be approximately 240 pages in length, softbound with a glossy, colour cover, and the remainder in black and white. The first publishing will be 2,000 books.
- Distribution and marketing costs are included in the publishing.
- The preface for the book is written by the well-known naturalist, Dr. Charlie Bird, and the introduction is written by City Archivist, Michael Dawe.
- It is anticipated that the book will be on the market by April, 1996, and will be priced at \$14.95 + GST.
- With the cautious print run of 2,000 books, it is not expected to realize any return, with revenue expected to be \$3,000 below printing expenses. However, any larger print run would entail additional capital and storage costs, and would increase the risk of covering expenses.

**In order to keep the price of the publication at \$14.95, which is felt to be a reasonable selling price, a \$3,000 contribution is required. Therefore, a grant request of \$3,000 is currently being sought for publication of Parkland Discoveries.**

COMMENTS

We concur with the recommendation of the Community Services Director and recommend that Council approve this grant from the Red Deer Heritage Fund.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Manager

DATE: November 23, 1995

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: WASKASOO MUSEUM FOUNDATION  
PARKLAND DISCOVERIES

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Please submit comments on the attached to this office by November 27, 1995, for the Council Agenda of December 4, 1995.

"Kelly Kloss"  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

**FILE**<sup>No.</sup>

FAX: (403) 346-6195

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Waskasoo Museum Foundation  
Box 800  
Red Deer, AB T4N 5H2

Attention: A.B. Armstrong, Chairman

Dear Sir:

RE: PARKLAND DISCOVERIES

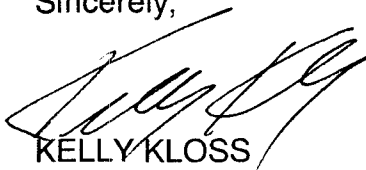
At The City of Red Deer Council Meeting held on December 4, 1995, consideration was given to your letter dated November 22, 1995 concerning the above topic, and at which meeting the following resolution was passed"

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated November 22, 1995, Re: Parkland Discoveries, hereby approves a grant in the amount of \$3,000.00 from the Red Deer Heritage Fund to assist with the publication of Parkland Discoveries, and that any profit arising from this project be returned to the Red Deer Heritage Fund, and as presented to Council December 4, 1995."

The decision of Council in this instance is submitted for your information. I wish the Parkland Discoveries Committee all the best in this endeavour.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Community Services  
Heritage Preservation Committee



*a delight  
to discover!*



## PIPER • CREEK • FOUNDATION

4277 - 46A AVENUE, RED DEER, ALBERTA T4N 6T6 PHONE 343-1077

November 21, 1995

Kelly Kloss, City Clerk  
City of Red Deer  
P O Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Kloss:

**Reference:** *Piper Creek Foundation  
Ministerial Order*

In order to set up the Piper Creek Foundation as a Management Agency, as required under the new Housing Act, the Piper Creek Foundation is required to file the attached Ministerial Order with Municipal Affairs.

Piper Creek Foundation is making no changes in the current structure. We will continue to have 5 Board Members; 3 City Councillors appointed by the City of Red Deer and 2 Members At Large appointed by the Board of Directors of the Piper Creek Foundation.

We submit this Ministerial Order to you for the approval of City Council at their December 4th, 1995 Meeting. This approval is required to put the Ministerial Order in place for January 1, 1995.

Thank you in advance for your timely attention to this matter.

Sincerely,

**PIPER CREEK FOUNDATION**

Molly K. Johnston  
Acting Executive Director

attach;

ADMINISTRATORS FOR

PARKVALE LODGE, 4277 - 46A Avenue, Red Deer, Alberta T4N 6T6 343-0688

PINES LODGE, 52 Piper Dr., Red Deer, Alta. T4P 1H8 343-0656

PIPER CREEK LODGE, 4820 - 33 St., Red Deer, Alta. T4N 0N5 343-1066

**DRAFT**

Ministerial Order No. H:

**IN THE MATTER OF THE**  
**ALBERTA HOUSING ACT**  
**S.A. 1994, c. A-30.1**

**Piper Creek Foundation**

I, Tom Thurber, Minister of Municipal Affairs, pursuant to section 5 of the *Alberta Housing Act*, **ORDER THAT:**

1. **Piper Creek Foundation** is established as a management body with all the powers, functions and duties prescribed in the attached Appendix, and replaces Piper Creek Lodge Foundation with respect to the operation and administration of housing accommodation as identified in Schedule "A" of this Order, and any reference in an enactment, order, agreement or document shall be construed accordingly.
2. The **assets, property, liabilities, obligations** and all other concerns of the Piper Creek Lodge Foundation, deemed a management body under section 38 of the Act, **are transferred to and assumed by the Piper Creek Foundation as established by this Order**, and any reference in an enactment, order, agreement or document shall be construed accordingly.
3. Ministerial Order No. H-10/87, as amended, establishing Piper Creek Lodge Foundation, is repealed.
4. This Order is effective January 1, 1996.

---

**Tom Thurber**  
**Minister of Municipal Affairs**

DATED at the City of Edmonton in  
the Province of Alberta, this \_\_\_\_\_  
day of \_\_\_\_\_, 1995.

**APPENDIX****Piper Creek Foundation**

1. **Piper Creek Foundation** (hereafter referred to as the "management body") is hereby established as a management body.
2. **The City of Red Deer** is the only member of the management body.
3. (1) The management body shall be governed by a board (hereafter referred to as the "board"), comprised of a maximum of five (5) members appointed as follows, and in accordance with subsections (2) and (3):
  - (a) three (3) members of the board appointed by the City of Red Deer from its municipal council; and
  - (b) two (2) members of the board appointed by the board of the management body from the citizens-at-large.
- (2) For the purposes of subsection (1)(b), the board of the management body has the sole discretion to determine:
  - (a) the boundaries of the areas from which members of the board may be appointed;
  - (b) how residency in the areas from which members of the board may be appointed is determined; and
  - (c) the eligibility requirements, if any, for members of the board.
- (3) The board shall be appointed as follows:
  - (a) The first members of the board, except for the members appointed under subsection (1)(b), shall be appointed as soon as possible following the effective date of this Order.
  - (b) The members of the board referred to in subsection (1)(b), shall be appointed at the first meeting of the board following the effective date of this Order.
  - (c) Members of the board referred to in subsection (1)(a), except the first members, shall be appointed at the annual organizational meeting of the City of Red Deer in accordance with this Order and at the times the board requests the City of Red Deer.
  - (d) Members of the board referred to in subsection (1)(b), shall be appointed by the board of the management body in accordance with this Order and at the times the board requires.
  - (e) The term of office for each first member of the board referred to in subsection (1)(a), shall be from the date appointed until another member is appointed to hold that office, but shall not extend beyond one (1) year.



- (f) The term of office for the first members of the board referred to in subsection (1)(b) shall be as follows:
    - (i) one (1) member appointed for a maximum one (1) year term; and
    - (ii) one (1) member appointed for a maximum two (2) year term.

and the board of the management body has the sole discretion in determining which member appointed shall serve which term of office.
  - (g) The term of office for each member of the board referred to in subsection (1)(a), except the first members:
    - (i) is for a maximum one (1) year term;
    - (ii) shall begin the day after the City of Red Deer holds its annual organizational meeting in the year appointed; and
    - (iii) ends the day the City of Red Deer holds its annual organizational meeting in the year the term expires.
  - (h) The term of office for each member of the board referred to in subsection (1)(b), except for the first members, shall be from the date appointed until another member is appointed to hold that office, but shall not extend beyond two (2) years.
  - (i) Members of the board referred to under subsection (1)(b), including the first members appointed under clause (b), may hold consecutive terms of office, but no person shall serve more than two (2) consecutive terms.
  - (j) A municipal councillor appointed to the board by the City of Red Deer may only remain a member of the board while a municipal councillor for the City of Red Deer.
  - (k) If the office of a board member is vacated, on the vacancy occurring or as soon as possible thereafter, another individual shall be appointed as a member of the board to complete the term of the vacating member.
  - (l) The chairperson, vice-chairperson or any other officers of the board that the board determines necessary, shall be appointed from among the board members in the manner and at the times the board determines appropriate.
  - (m) The term of office for the chairperson, vice-chairperson or any other officers of the board shall be for a one (1) year term.
  - (n) The chairperson, vice-chairperson or any other officers of the board may hold consecutive terms of office as long as each officer is a member of the board.
  - (o) Each member of the board is entitled to deal with all matters of the board arising from the policies and programs, and operation and administration, of the management body, except where otherwise provided under the Act and its Regulations.
- (4) The board is a continuing body.

- (5) The board shall provide the Deputy Minister with the name of its chairperson and vice-chairperson as soon as possible on selection, and shall notify the Deputy Minister of any change of chairperson and vice-chairperson.
4. The board shall:
- (a) designate the offices of the management body, and
  - (b) immediately notify the Deputy Minister of the location of its primary place of business in Alberta and any other offices, the management body's address for service, and any change in the location of such offices or address for service.
5. For the purposes of providing lodge accommodation, the management body may requisition the City of Red Deer.
6. (1) The management body is responsible for the operation and administration of the housing accommodation listed in Schedule "A".
- (2) In addition to the housing accommodation operated under subsection (1), the management body may operate Rent Supplement housing accommodation as designations are allocated to the management body by the Minister under the Rent Supplement Program Regulation.
7. For the purposes of the Act, the management body has and is subject to the powers, functions or duties as provided in the following Regulations:
- (a) Management Body Operation and Administration Regulation;
  - (b) Social Housing Accommodation Regulation;
  - (c) Housing Accommodation Tenancies Regulation; and
  - (d) Rent Supplement Program Regulation.
8. For the purposes of the Act, the management body's reporting date is 90 days from the effective date of this Order.

**Schedule "A"**

**Management Body Name**

**Housing Accommodation**

**DRAFT**

TOTAL P.06

Housing Accommodation Type	Name	Project Number	Legal Description	LINC	Municipal Address	No. of Units/Description	
Lodges	Parkvale Lodge	166327516069	Plan 8422029 BlkA Lot1	0011086766	4277-46A Avenue Red Deer	65	
	Pines Lodge	166327510251	Plan 7520506 Blk 9 Lot 1	0015133325	4820-33 Street Red Deer	65	
	Piper Creek Lodge	166327510179	Plan 1621NY Blk 8 Lot 2	0020373684	52 Piper Drive Red Deer	49	

**DATE:** November 27, 1995

**TO:** KELLY KLOSS  
City Clerk

**FROM:** COLLEEN JENSEN  
Social Planning Manager

**RE:** PIPER CREEK FOUNDATION/MINISTERIAL ORDER  
(Memo of November 22, 1995)

---

Over the course of the past 18 months discussions have occurred which explored various potential for amalgamating some of the housing agencies in Red Deer. Staff from the Social Planning Department were involved in these discussions.

At the January 16, 1995, meeting of Council a report regarding this issue was considered, and the resulting recommendation which received approval was to *"support the Red Deer Housing Authority and the Piper Creek Foundation as separate stand-alone management agencies."*

The Ministerial Order which is currently presented to Council for approval is the final stage in the process of the Provincial Government declaring the Piper Creek Foundation as a management agency. There are no changes in board structure which continues to include three City Council members as a majority on the five member board.

**RECOMMENDATION:**

That Council for the City of Red Deer approve the proposed Ministerial Order as circulated, which establishes the Piper Creek Foundation as a management agency.

  
\_\_\_\_\_  
LOWELL R. HODGSON  
Community Services Director

  
\_\_\_\_\_  
COLLEEN JENSEN  
Social Planning Manager

:kt

COMMENTS:

We recommend that Council approve the proposed Ministerial Order. As soon as the Order is finalized, Council will have to appoint 3 members of Council to this Board.

"G. SURKAN", Mayor

"M.C. DAY", City Manager



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE No.  
**FILE**

FAX: (403) 346-6195

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Piper Creek Foundation  
4277 - 46A Avenue  
Red Deer, AB T4N 6T6

Attention: Molly Johnston, Acting Executive Director

Dear Ms. Johnston:

RE: PIPER CREEK FOUNDATION MINISTERIAL ORDER

At The City of Red Deer Council Meeting held on December 4, 1995, consideration was given to your letter dated November 21, 1995, concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Piper Creek Foundation dated November 21, 1995, Re: Ministerial Order, hereby approves the Ministerial Order for the Piper Creek Foundation which is to be effective January 1, 1996, and as presented to Council December 4, 1995."

Once you have received the approved Ministerial Order from the Minister of Municipal Affairs, please advise this office so as we may appoint the Council Members to the Board under this new Order.

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Community Services



*a delight  
to discover!*

DATE: NOVEMBER 28, 1995  
TO: TOM CHAPMAN  
FROM: CITY CLERK  
RE: PIPER CREEK MINISTERIAL ORDER

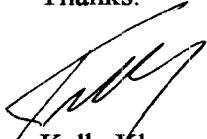
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BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

As per our phone conversation, please let me know if you have any concerns regarding the attached.

As this is going to the December 4, 1995 Council agenda, please let me know by Wednesday November 29, 1995.

Thanks.



Kelly Kloss



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

November 22, 1995

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Ms. Molly K. Johnston  
Acting Executive Director  
Piper Creek Foundation  
4277 - 46A Avenue  
Red Deer, Alberta  
T4N 6T6

Dear Madam:

I acknowledge receipt of your letter dated November 21, 1995, re: Piper Creek Foundation/Ministerial Order

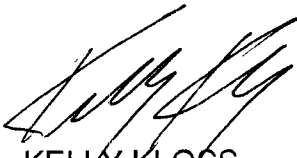
This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 4, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 1, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, December 1, and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,



KELLY KLOSS  
City Clerk  
KK/ds



*a delight  
to discover!*

DATE: November 22, 1995

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
X SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: PIPER CREEK FOUNDATION/MINISTERIAL ORDER

---

Please submit comments on the attached to this office by November 27 for the Council Agenda of December 4, 1995.

"Kelly Kloss"  
City Clerk



**CHAPMAN RIEBEEK**

Barristers, Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN\*  
GARY W. WANLESS\*  
LORNE E. GODDARD  
GERI M. CHRISTMAN  
ROBERT J. MILLAR  
NANCY A. BERGSTROM

---

208 - 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

---

101, 5020 - 50 A Street  
Sylvan Lake, Alberta T4S 1R2  
TELEPHONE (403) 887-2024  
TELECOPIER (403) 887-2036

---

\* Denotes Professional Corporation

PLEASE REPLY TO RED DEER OFFICE

Your file:

Our file: GEN 11/95 THC

November 29, 1995

TRANSMITTED VIA FAX: 346-6195  
Original on File

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

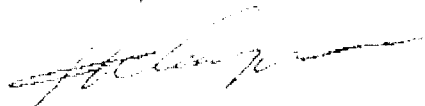
ATTENTION: Mr. Kelly Kloss  
City Clerk

Dear Sir:

RE: Piper Creek Ministerial Order

I have reviewed the Order and attached materials and would confirm that I have no concerns with respect to the same.

Yours truly

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

**BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL**

NO. 3

26

**• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •**

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M1 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

November 16, 1995  
**Ryan Strader**  
Parking Enforcement  
City of Red Deer.

**RE: 1hr Free Zone Bylaw (AREA)**

**Dear Ryan,**

As discussed with your office prior to Council approving 3rd reading of the bylaw, and as mentioned by myself at Council, I am requesting on behalf of the business members on Gaetz Avenue between 52 St and 55 St., to remove this three block strip from the 1 hour free zone.

The reasons are;

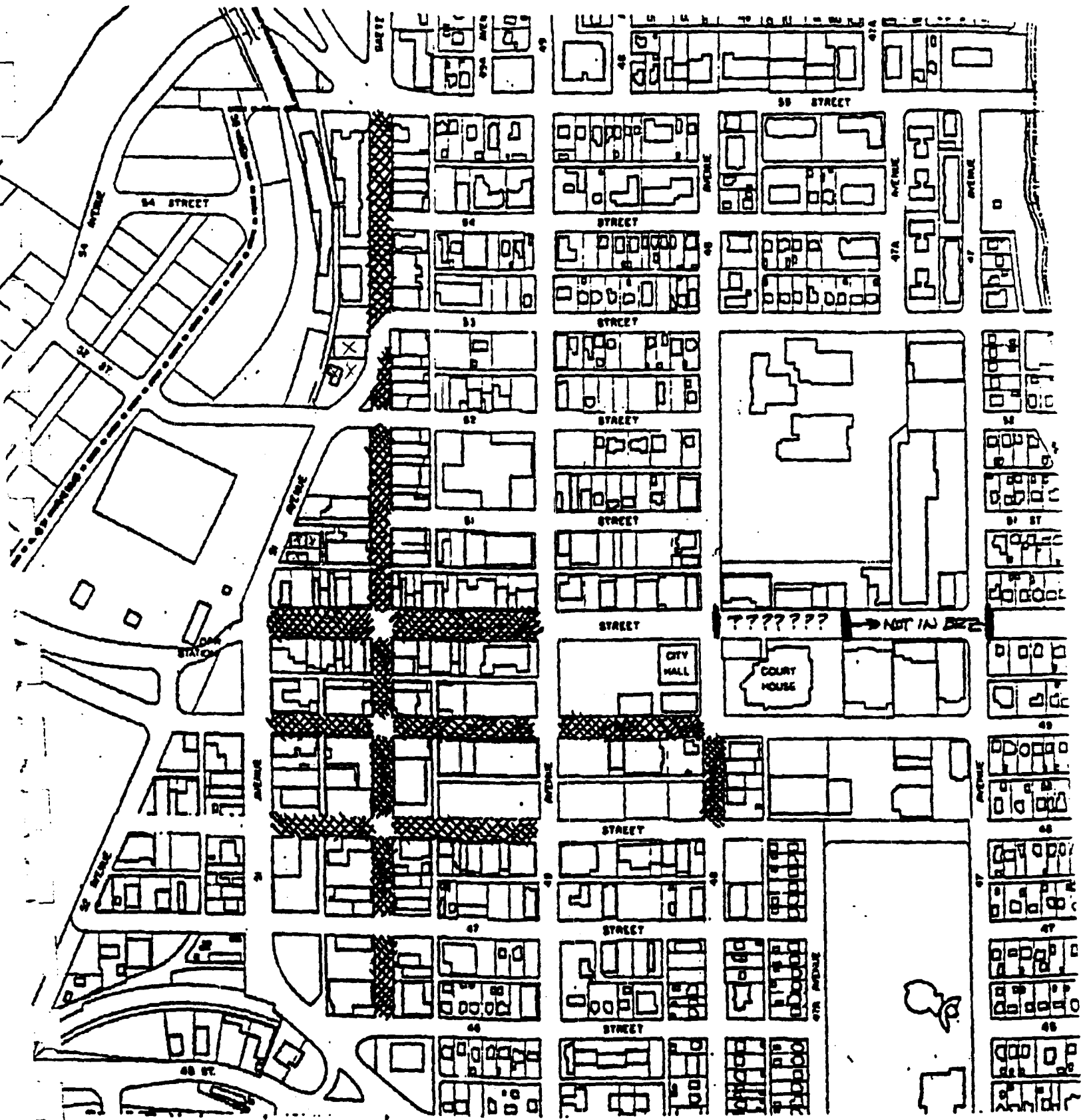
- 1) The block of Gaetz between 52 St. and 53 St., has no parking meters at all, and as a result, as we understand the terminology of the bylaw, likely cannot be assessed.
- 2) The next two blocks are faced with a dilemma where the BRZ boundary is the centre of the road, meaning that they would pay, but the businesses across the street would not, even though they gain the benefit as well.

In addition, upon close review of the businesses signing the petition on these two blocks, the majority of those polled did not support the 1 hr free zone. Unfortunately, when we reviewed the results we did not do a block by block review, except in the case of blocks at the end of a free zone, such as on Ross Street at the east end. This area was closely scrutinized because of BRZ boundary problems as well.

On the strength of the above problems with the three blocks outlined, we respectfully request that these blocks be eliminated from the 1 hour free zone defined in the bylaw. These three blocks do not affect the consistency of the zone, and do not break up a continuous free area.

Sincerely yours,  
**Towne Centre Association**

**John P. Ferguson, General Manager.**

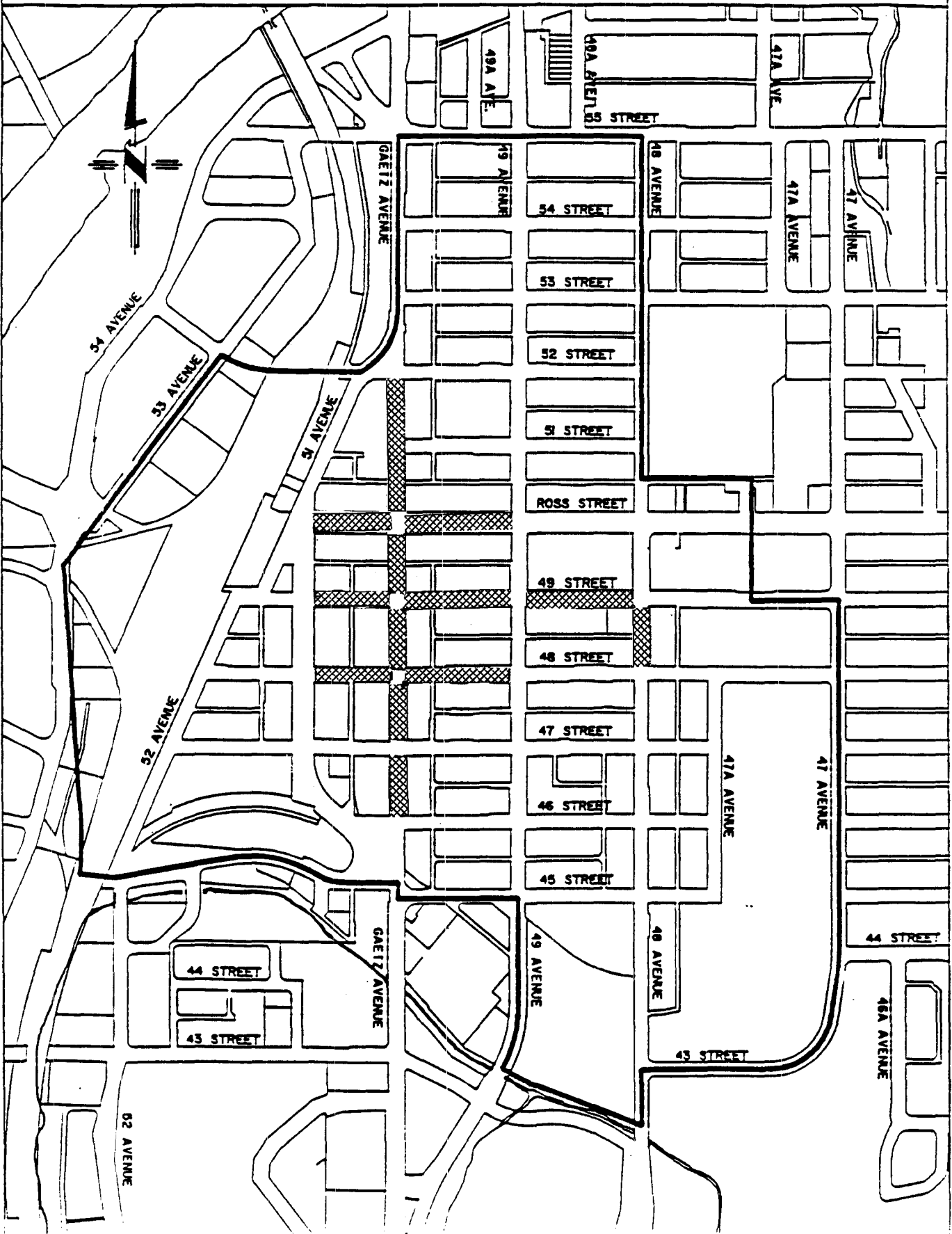


## BYLAW 3128/95

## NEW MAP

## SCHEDULE "A"

BOUNDARY OF BUSINESS REVITALIZATION ZONE



DATE: November 20, 1995


TO: City Clerk

FROM: Inspections & Licensing Manager

**RE: TOWNE CENTRE/ONE HOUR FREE PARKING ZONE**

---

We have discussed the matter with Mr. Ferguson and concur with his request.

A handwritten signature in black ink, appearing to read 'Ryan Strader', is written over a faint rectangular stamp.

Ryan Strader  
Inspections & Licensing Manager

RS/vs

**DATE:** November 20, 1995  
**TO:** City Clerk  
**FROM:** City Assessor  
**RE:** TOWNE CENTRE/ONE-HOUR FREE PARKING ZONE

---

We have no objection to the proposal to eliminate the area defined from the bylaw. The earliest approval of the amendment to the bylaw would be appreciated.



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

AK/ngl

COMMENTS:

We recommend that Council pass an amendment to the bylaw in accordance with the recommendation of the Towne Centre Association.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Manager



• RED DEER'S •

**ORIGINAL**

• BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

December 6, 1995  
Councillors  
Dawson, Volk, Hull

*Please copy to all  
members of  
City Council*

VIA FAX

cc: Mayor  
Councillors  
R. Strader  
A. Knight

95/12/06  
EK

**RE: Block by block of the 1 hr. Parking petition.**

=====

The Towne Centre Association, at the request of the Downtown Planning Committee, and the parking administration, undertook a petition of businesses regarding the 1hr, free parking proposal. A copy of the petition wording is attached. It clearly states that the cost would be \$15 per month via a tax levy, and that Saturday enforcement was required to accomplish the 1 hour free parking.

TCA staff polled 210 businesses in the affected area. In many cases, as many as 4 trips were made back to businesses to solicit a response, either yes or no. In spite of that effort, 38 businesses could not provide a signing authority.

The results of the petition were;  
123 Yes, (58.57% in favour)  
49 No, (23.3% not in favour)  
38 no response, (18.1%)

Of those responding, 71.51% voted yes, 28.49% voted no.

Including the no response as a no vote, 58.57% of the total polled voted yes.

In terms of the vote on the petition, 81.9% voted, which is 3.17 times higher percentage than voted in the last municipal election, in which candidates were elected with as little as 9.66% of votes from eligible voters. The highest number of votes cast for a Council candidate was 16.76% of eligible voters, according to the numbers provided by the City clerks office.

I point this out only to reaffirm that in a democracy, votes are considered valid based on the number cast.

In a petition, just as in an election, there must be a deadline where you count the results. Again, as in a municipal election, a petition must try to ensure that the story or "platform" is as clear as is possible. Even with this effort there will be voters, as I am sure there are in the municipal election, who change their minds after the results are in.

(cont'd)

In either case, any question must be brought to a resolution. Unlike the municipal election, voters had an opportunity on our petition, to voice their concerns, or change their votes on at least two occasions after completion of the petition. Our office received 5 letters of opposition after the petition was completed, and 5 or 6 businesses attended council to voice their opposition.

I am not privileged to the number of phone calls or how many businesses those calls may represent, received by members of City Council.

In any case, I am pleased to provide to Council a block by block breakdown of the petition results. Except for one, each block had a majority of support from the businesses.

The eastern most block of Ross Street, while it obtained an in favor result, was deleted because the City assessor could not levy the entire block. The three blocks on the north end of Gaetz Ave between 52nd and 55 St, were recommended for exclusion at the original passing of the bylaw, however Council chose not to make any amendments at that time.

The reasons for removing them after the fact, even though the petition again had majority support, was as a result of wording in the bylaw and the same tax boundary problem experienced on Ross Street.

While the majority % on some blocks were not as high as we had set for a standard, they were included to ensure that the free parking zone was an uninterrupted, easily identifiable zone.

Following is a breakdown of the votes on a block by block basis. If you feel the need for it, I can supply you with the names and signing authorities for each of the businesses recorded.

I hope this information will satisfy your remaining concerns for the design of the area, and how we determined the level of support. If you wish, I will supply you with a copy of every page of the petition.

Sincerely yours.  
Towne Centre Association.



John P. Ferguson.



# **BLOCK BY BLOCK RESULTS OF THE 1 HOUR PETITION.**

## **Gaetz Avenue north to south;**

	%
	support
55 to 54 St.- 2 in favor, 1 opposed, balance no reply	(66%)
54 to 53 St.- 2 in favor, 0 opposed, balance no reply	
53 to 52 St.- 1 in favor, 0 opposed, balance no reply	
52 to Ross -12 in favor, 1 opposed, balance no reply	(92%)
Ross to 49St- 7 in favor, 3 opposed, balance no reply	(70%)
49 to 48 St - 8 in favor, 2 opposed, balance no reply	(80%)
48 to 47 St - 5 in favor, 3 opposed, balance no reply	(62%)
47 to 46 St - 4 in favor, 2 opposed, balance no reply	(66%)

## **Ross Street west to east;**

51 to Gaetz - 12 in favor, 3 opposed, balance no reply(80%)  
 Gaetz to 49 - 21 in favor, 7 opposed, balance no reply(75%)  
 49 to 48 Av - 4 in favor, 10 opposed (block Deleted)\*\*\*\*\*  
 48 to 47 Av - 5 in favor, 3 opposed (block deleted)\*\*\*\*\*

## **49 Street west to east;**

51 to Gaetz - 3 in favor, 3 opposed, balance no reply (50%)  
 Gaetz to 49 -11 in favor, 1 opposed, balance no reply (91%)  
 49 to 48 Av - 1 in favor, no other private business  
 48 to 47 Av - 3 in favor, 3 opposed, 200 private spaces on  
                   this block (block deleted)\*\*\*\*\*

## **48 Street west to east:**

52 to 51 Av - 2 in favor, 3 opposed (Block deleted)\*\*\*\*\*  
 51 to Gaetz - 2 in favor, 1 opposed, balance no reply (66%)  
 Gaetz to 49 -10 in favor, 2 opposed, balance no reply (83%)  
 49 to 48 Av - 4 in favor, 2 opposed, balance responded late  
                   (Block deleted)\*\*\*\*\*

## **48 Ave as requested by businesses on block, not originally included in petition area;**

48 St to 49 St - 4 in favor, 0 opposed, balance no response

**TOTALS**                   - 123 in favor, 49 opposed (71.52%)



• RED DEER'S •

**ORIGINAL**

• BUSINESS DISTRICT •

TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

THE TOWNE CENTRE ASSOCIATION OF RED DEER, being the business revitalization group in our downtown, is petitioning all affected member businesses, to determine their support for the expansion of the one hour free parking zone in the key retail district.

The area includes; Gaetz Avenue between 55 Street and 45 Street; Ross Street between 51 Avenue and 47 Avenue; 49 Street between 51 Avenue and 48 Avenue; 48 Street between 52 Avenue and 48 Avenue; 48 Avenue between 51 Street and 48 Street.

The recommendation of monthly cost to all affected businesses is \$15 per month or less. Every business will be assessed the same monthly fee, and invoiced annually through their business tax bill. This fee will be over and above any taxes now in effect. Parking will be free, restricted to one hour, including enforcement on Saturdays.

-----  
Having read and understood the above proposal, as a representative of a business shown on the BRZ tax roll who is authorized to speak for the business, agree to petition the City of Red Deer to initiate the one hour free parking zone as outlined above, and to invoice my business the amount described above, as part of my annual business tax bill.  
-----

PLEASE PRINT:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Business name

\_\_\_\_\_  
Business Address

\_\_\_\_\_  
Co.Address if different

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date  
-----

\_\_\_\_\_  
Name

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Business Address

\_\_\_\_\_  
Co.Address if different

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date  
-----



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No.

**FILE**

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Towne Centre Association  
B3, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Attention: John Ferguson, General Manager

Dear John:

At The City of Red Deer Council Meeting held on December 4, 1995, consideration was given to your request to amend the map of the Business Tax Bylaw 3128/95.

At this meeting, first and second reading were given to Bylaw 3128/B-95 which amends the above Bylaw. Third reading was withheld until the Council Meeting of December 18, 1995.

I will advise you of the outcome following the December 18, 1995 Council Meeting. If you have any questions please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Corporate Services  
City Assessor  
Inspections & Licensing Manager



*a delight  
to discover!*

NOVEMBER 1995 NEWSLETTER

B3, 4901 - 48 STREET  
RED DEER, ALBERTA

## 1 HOUR FREE PARKING DOWNTOWN!

### An Important Reminder!!

City Council will hold a public hearing on **Monday, November 6th at 7:00 p.m.**, for the final reading of the 1 hour free parking bylaw. We have received approximately 12 calls or letters from downtown businesses that are absolutely opposed to the \$15 a month tax assessment to provide the 1 hour free parking. The number of businesses affected total approximately 200, indicating 94% in favor of this proposal.

We know that many of you, even if you signed the petition in favor of the program have not yet spoken up. It is vital that you attend this Council meeting if you do not want to provide **free parking for our customers and clients.**

The main concerns expressed include:

- I simply do not want to pay for free parking.
- The flat tax assessment is not fair to smaller businesses.
- The City should cover 100% of the cost from existing downtown taxes.

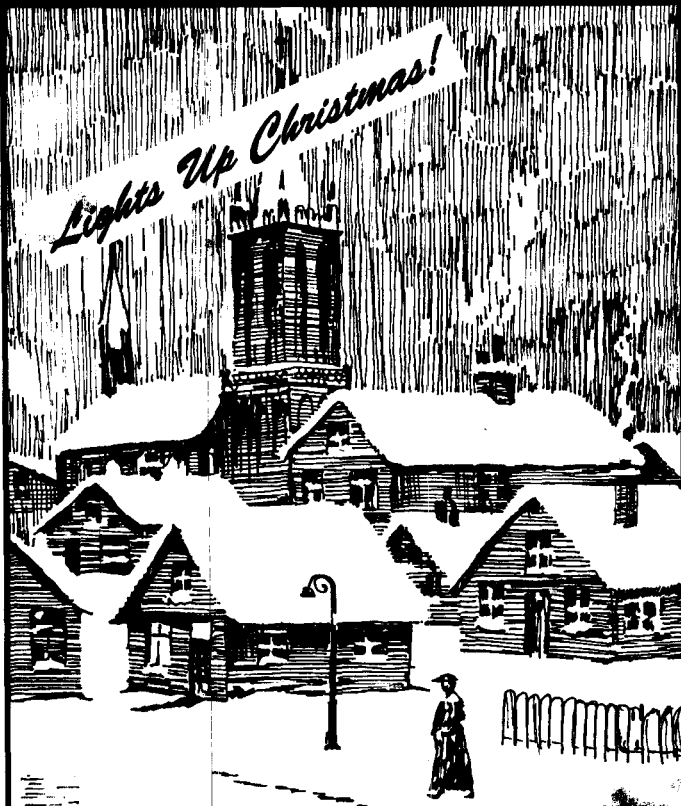
The City will collect approximately \$32,000 from the parking tax, and they are giving up potentially \$175,000 in parking revenues for a financial commitment of \$143,000.00.

As a partner in the downtown, the City is providing approximately \$4.47 for every \$1 provided by the businesses to make the 1 hour free parking program work.

### *Congratulations*

to Lorna Watkinson/Zimmer,  
our newest City Council member.  
Lorna is the first small downtown  
retailer to be elected to  
council in 16 years.

## DOWNTOWN



*Friday, December 1st at 7*

### DOWNTOWN LIGHTS UP CHRISTMAS!

On Friday, December 1st, from 7 p.m. to 9 p.m., the Association is co-ordinating an official lighting up of our downtown! We are asking everyone in the downtown to plug their Christmas lights in at 7 p.m. City Hall Park and the Christmas Village in Heritage Square will be officially lit at the same time.

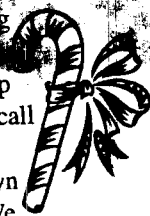
This has the potential to draw several thousand people downtown to see the lights turned on for the first time. We want all our members, retail, financial, and services to be open that night and offer some hospitality, whether its hot chocolate, candy canes, cookies or whatever you would like to offer to our guests.

The Credit Union, for example, is considering offering free hot chocolate outside the Parkland Square Branch. If we all participate, this will be a significant event!

## Christmas Advertising

As part of the Downtown Lights Up Christmas event, the Association is offering two projects to our members.

The first is a 60 light mini set of ~~encasing~~ Christmas lights for \$22 a set. With these, we hope everyone will have some lights in their shop windows this year. If you're interested in a set, call 340-8696.



The second project is our own downtown tabloid, to be distributed with the newspaper. We will produce 21,000 copies which will be delivered either Tuesday or Wednesday, a few days before December 1st. It features a half page ad with one B&W photograph if you like, and your choice of red and green to highlight your ad. All of this for only \$280 (G.S.T. included.)



There is only room for 14 ads in this 8 page tabloid, and if we have interest in more than 14 spaces, we will try to sell a second tabloid the following week to help promote your products and business in December.

That's a half page ad for only \$280. It's a great deal, so please be ready to provide the copy, logo's, and photo's you will need for your space. Doug has already begun selling these spaces, and if you're interested and don't see him right away, call 340-8696!!!

## Customer Convenience!

At this time of year, when every retailer in the world is competing for the consumers' cash, we must provide the highest level of customer convenience possible. All of our competition will be going the extra mile, so in order to succeed, we must also do those little extra things to attract our market share.

There has been an excellent crop this year, prices are up, and there is a pent up spending demand from two years of soft markets. As a result, retailers everywhere are expecting a great Christmas rush.

In the midst of all this opportunity, the office has recently received phone complaints from customers about stores not being open when they came downtown. One lady called to say that she dropped into a downtown retailers at 5:25 p.m., only to be told that they were closed, even though it was not yet 5:30 p.m.

No one can afford to close at 5:30 p.m., if there is a customer outside their door! Most of our customers work until 5:00 or 5:30 p.m., and being open to at least 6:00 p.m. gives them a chance to shop in your stores. For Christmas, we strongly recommend that every retailer stay open at least until 8:00 p.m. Monday through Saturday, from December 15th right up to December 24th. If we are not open, our competition in the Malls are!

## Downtown Network Meetings!

We began a series of downtown network meetings this year, and they seemed to have fizzled out after the third one. These are seen as important meetings that get you directly involved in the planning of downtown, as well as a way to meet your neighbors.



After some success, we are encouraged to try and strengthen the network meetings, and the board will announce a complete schedule for these meetings in January. We will be trying to have a special guest presenter at each meeting to encourage you to attend. This presenter will give a short presentation on a variety of subjects, such as, window display techniques, low or no cost marketing tricks, "Entertainment, the new emerging trend in downtown Retail", and others. We also hope to host a special Professionals Network meeting to discuss issues of importance to our Professional business sector.

If you have any ideas of interest for these Network Meetings, call 340-8696!

## Nominations for Towne Centre Board Members!

On January 1st, 1996, the board will have 5 new members as 5 terms expire. If you have wanted to be directly involved in the running and planning of Association activity, please call 340-8696.

The Board meets every month for a lunch meeting except July and August. The Board has a one day retreat in the fall of each year to determine the budget for the following year. In addition, all board members are expected to undertake several committees, and provide leadership and on these issues. The committees include:

- Parking, - Promotions, - the "GHOSTS" project, - Downtown Planning Committee, - Red Deer Visitor & Convention Board, - Downtown Landscape Plan, - Festivals & Culture, - Transit, - Professional Committee, - Newsletter, and - Fundraising & Budget.

This is an important job with impact on all downtown businesses. Get involved, it's your association! If you are not convinced about being on the Board, consider being part of one of the committees, or suggest another committee that is important to you and your business.

NO. 4

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:45
DATE	Nov 17/95
BY	<i>[Signature]</i>

NOVEMBER 17, 1995

Lloyd Sword  
#519, 5925 63 ST  
Red Deer, AB  
T4N 6K7

Dear City Council Members,

I, Lloyd Sword, am writing in regards to the decision made on or about October 26, 1995 about my application for an Escort liscence.

It is to my belief my application for an Escort liscence has been denied with regards to my criminal past. I truly believe I am working harder on putting my past behind me and getting on with my future today. I am asking that you please not hold my past to my disadvantage. I am asking for a chance to prove myself.

Thank you for your time and concern in addressing this issue. Please reconsider my reason of appeal.

Sincerely

*[Signature: Lloyd Sword]*

(403) 343 1894

Lloyd Sword

ESCORT/DATE LICENSE APPLICATION

Application Date			Applicant's Surname	First	Middle
Day	Mon	Year			
24	10	1995	SWORD	LLLOYD	DOUGLAS
Address (Present)			Postal Code	Length of Time	
#519 5925 63 ST RED DEER			T4N 6K7	2 mos	
Previous Address			Postal Code	Length of Time	
4106 ROSS ST			?	8 mos	
Phone No.		Birthplace	Birth Date	Social Ins. No.	
(403) 343 1894		QUEBEC R.C.	05-19-71	725-249-049	
Height	Weight	Eyes	Hair	Complexion	Sex
5'10"	190 lbs	BLUE	Brn	F	<input checked="" type="checkbox"/> M <input type="checkbox"/> F
Employed by					
MYSTIC					

If convicted of any Criminal Offence, give date and details.

I have been convicted of approx. to my knowledge,  
 15 counts of theft, 2 counts of fraud, 9 counts of mischief  
 possession of a screwdriver, possession of a stapler, impersonation,  
 obstructing justice, uttering a forged document all in  
 the last year. There might be more might be less.  
 In August of 95 I was charged with  
 1 count of theft, 2 counts of mischief  
 and possession of a screwdriver.  
 Trial pending on Feb 24, 96.

Signature of Applicant

## PLEASE PROVIDE

A list of all convictions of any offences under the laws of Canada or of any of its Provinces or Territories, or Country of Origin before residing in Canada. The applicant acknowledges that he/she has received notice that a search of POLICE RECORDS will be made by the City of Red Deer to determine of the applicant for any offences in Can

## FOR OFFICE USE ONLY

APPROVED ☐

DENIED ☐

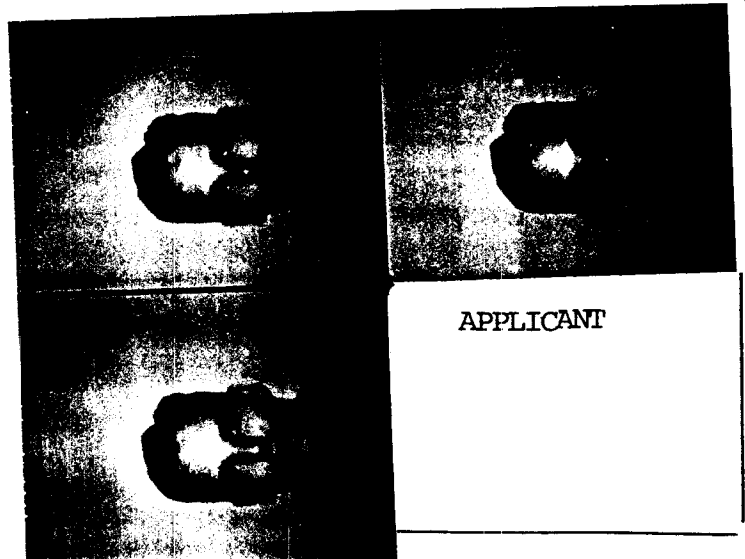
SIGNATURE OF LIC

## FOR R.C.M.P. USE ONLY

Criminal Record Yes ☐ See Atta

No ☐

Yellow Copy to be returned to City Licens



APPLICANT

26 October 1995

Lloyd Sword  
519-5925-63 Street  
Red Deer, Alberta  
T4N 6K7

**RE: 1995 ESCORT APPLICATION**

Dear Sir:

This is to inform you that your application for an escort/date license has been denied.

You may appeal this decision to City Council within thirty (30) days from the date of this letter. The decision of Council shall be final and binding.

For further information contact this office at 342-8182.

Yours truly,

Joyce Boon  
License Inspector  
LICENSING DEPARTMENT

95-10-27  
advised him  
by phone.



DATE: November 22, 1995  
TO: City Clerk  
FROM: Inspections & Licensing Manager  
**RE: LLOYD SWORD - ESCORT LICENSE**

---

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

Mr. Sword's application for an escort license was referred to the R.C.M.P. as provided for in Section 13 of the Dating/Escort Bylaw, as follows:

"The License Inspector may refer all applications specified in this section to the officer in charge of the City Detachment of the Royal Canadian Mounted Police for his consideration. Upon receipt of the police report the License Inspector may refuse to issue a license or may issue a license with or without conditions."

Section 3 of the same bylaw states;

"The License Inspector is hereby authorized  
(1) to issue licenses pursuant to this bylaw;  
(2) to refuse to grant licenses, and to revoke or suspend licenses issued hereunder,

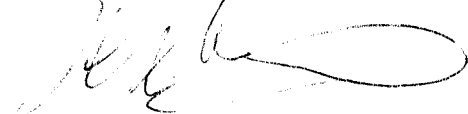
if in his opinion:

- (i) there are just and reasonable grounds therefore,
- (ii) the revocation or suspension is in the public interest,
- (iii) the application for the license was untrue or inaccurate in any respect,
- (iv) the requirements of this bylaw have not been met."

which provides that the License Inspector can refuse to issue a license when there are just and reasonable grounds for that action.

In view of Mr. Sword's criminal history (attached) over the past twelve months, a license was deemed inappropriate by this department. We appreciate the point made in Mr. Sword's letter but the incidents, some of which have not been dealt with by the courts, are too recent for a change in lifestyle to be noticeable.

**Recommendation:** That the License Inspector's decision be upheld.



Ryan Strader  
Inspections & Licensing Manager

RS/vs



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

**FILE** FILE No.

FAX: (403) 346-6195

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

November 17, 1995

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Mr. John P. Ferguson, General Manager  
Towne Centre Association  
B3, 4901 - 48 Street  
Red Deer, Alberta  
T4N 6M4

Dear Sir:

I acknowledge receipt of your letter dated November 16, 1995, re: 1 Hour Free Zone Bylaw (Area).

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on December 4, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on December 1, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, December 1, 1995, and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

KELLY KLOSS  
City Clerk

KK/ds



RED DEER

*a delight  
to discover!*

DATE: November 17, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

DIRECTOR OF DEVELOPMENT SERVICES

X CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

X INSPECTIONS AND LICENSING MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

X DOWNTOWN PLANNING COMMITTEE

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: TOWNE CENTRE/ONE HOUR FREE PARKING ZONE

---

Please submit comments on the attached to this office by November 27 for the Council Agenda of December 4, 1995.

"Kelly Kloss"  
City Clerk



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No.  
**FILE**

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Lloyd Sword  
#519, 5925 - 53 Street  
Red Deer, AB T4N 6K7

Dear Sir:

At The City of Red Deer Council Meeting held on December 4, 1995, consideration was given to your letter dated November 17, 1995, Re: Escort License, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Lloyd Sword dated November 17, 1995, Re: Escort License, hereby agrees that the License Inspectors decision regarding Mr. Lloyd Sword's application for an Escort License be upheld, and as presented to Council December 4, 1995."

Although Council did not approve your request, thank you for attending the Council meeting to make your presentation.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Development Services  
Inspections & Licensing Manager  
Inspector Sutton



*a delight  
to discover!*

NO. 5



November 15 1995

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

Attention: Gail Surkan

Dear Gail

re: former YMCA site

LAEBON DEVELOPMENTS LTD.  
5128 - 52ND STREET  
RED DEER, ALBERTA T4N 6Y4  
TELEPHONE (403) 346-7273  
FAX (403) 341-4165

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	9:55
DATE	Nov. 15/95
BY	SL.

On November 10 1995, our firm optioned the above noted site. You may recall the controversy generated by a previous proposal for the site which called for high density townhousing.

At the time that City Council declined to rezone the property for townhousing, it was suggested that the highest density use that should be built on the property be duplexes, and that single family homes would be preferred.

Our proposal is to construct 17 single family homes on the site. The lots will be narrow, similar to the lots in our successful "Kensington Grove" project in the Kentwood district of Red Deer. I can show members of City Council a proposed layout of the lots, indicating the house locations, and proposed garage locations. Due to the depth of the lots, each home will have a large backyard, even with a rear garage. Front garages will not be permitted. This will assist in maintaining the visual ambience of the existing neighbourhood.

These homes will sell in a range from \$110,000.00 to \$130,000.00. We feel that our target market will be young families who want live in an older neighbourhood in close proximity to the three nearby schools. These are not wealthy buyers; they will be predominately first time buyers, or second time buyers who are upgrading from condominiums or duplexes.

In order to make this project viable, we request the assistance of the City in one area. The engineering department, as per their mandate, have planned to collect offsite levies and recreation levies from this parcel. We are asking that these be waived in this instance.

- - 2 - -

Our rationale for this request is that this is not a new development, it is a redevelopment of an existing site, and that many of the costs accrued to the offsite levy pool need not be assessed to this site, because they relate to infrastructure installed for new development. This building was previously a school, and most recently a public facility. As such it made demands on the sewer, water and road infrastructure that were equal to or greater than single family housing. Similarly, recreation levies are designed to pay for the development of new recreation sites. The neighbourhood park in this community was developed many years ago, possibly with the help of the Kinsmen Club, and it is paid for. Our site is close to three school yards, which also offer recreation possibilities.

If the City is able to agree to our requests, we will be able to economically develop these lots, and provide economical, attractive homes for seventeen families.

The City will still require us to pay approximately \$65,000.00 in fees to administer the development, to install survey network control, to connect to City utilities, and to install electric light and power. We will gladly pay these actual, current costs; our objection is only with paying offsite costs.

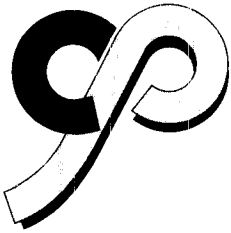
Yours Truly

LAEBON DEVELOPMENTS LTD.



W.G. (Gord) Bontje  
President





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570

**DATE:** November 23, 1995

**TO:** KELLY KLOSS, CITY CLERK

**FROM:** TONY LINDHOUT, PLANNER

**RE:** OFFSITE & RECREATION LEVIES  
LAEBON DEVELOPMENTS - FORMER YMCA SITE

---

### **Background**

Following closure of the YMCA facility in 1994, several developers have indicated interest in the development of the property for various residential and/or public type uses. City Council at their meeting of June 5, 1995, in consideration of a R2 rezoning application for multiple family development on the site, agreed in principle with the development of housing on the former YMCA site. This was subject to the developer obtaining a consensus from the community regarding their development proposal. Ultimately this rezoning request was denied by Council due to considerable opposition from the community towards any multiple family development on the site. The community however, does support R1 single family development for the site.

Developers have consistently stated that in order for any residential development to proceed on this site, a multiple family zoning is required in order to achieve a density that would make the project viable. Laebon Developments are proposing a single family development for the site however, they are asking City Council to give consideration to waiving the applicable offsite and recreation levies in order to make the project viable.

Parkland Community Planning Services convened a meeting with representatives from the Engineering Department, Community Services Division including the Recreation, Parks & Culture Department and with Gord Bontje, President of Laebon for the purpose of discussing the applicable development levies, to explain the reason for the levies and to explore solutions to the Laebon concerns. Unfortunately we were unable to resolve the issue to Laebon's satisfaction.

### **Comments**

Laebon has argued that their project is infill development and therefore will not place any more demand on the City's infrastructure system (sewer & water, etc) than did the former YMCA or the earlier school facility that operated from the existing building and site. Therefore they have argued that development levies should not be applicable to this site. City Council policy however states that offsite and recreation levies are applicable to new development including redevelopment projects of this nature. This is on the basis that all new development, whether in a developing subdivision or

CITY CLERK  
LAEBON - DEVELOPMENT LEVIES  
PAGE 2

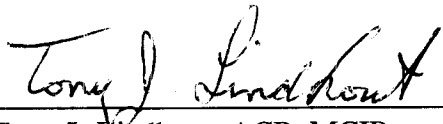
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redevelopment in an older established area, adds to the costs and demands on infrastructure eventually leading to future upgrading of major City infrastructure.

Similar redevelopment projects such as what has occurred on the former Pioneer Electric site and the former Revy Lumber site (west of hospital) have complied with City policy and paid their applicable levies. It would be unfair to the developers of these projects or other similar developments in the City if a special exemption were now to be made for the former YMCA site. All developers in the City should be treated equally. Should City Council determine a review of their current policy regarding development levies is warranted, then a comprehensive review should be undertaken. Individual sites should not in isolation be given special consideration due to the precedent setting that such a move could set for other developers and/or developments.

**Recommendation**

Planning staff recommend that, in view of current City policy regarding the collection of offsite levies, the request by Laebon to waive levies on the former YMCA site be denied.



Tony J. Lindhout, ACP, MCIP  
PLANNER

- c.c.    - Director of Community Services  
         - Director of Development Services  
         - Engineering Department Manager  
         - Recreation, Parks & Culture Manager



**DATE:** November 27, 1995

**TO:** KELLY KLOSS  
City Clerk

**FROM:** LOWELL R. HODGSON  
Community Services Director

**RE:** FORMER Y.M.C.A. SITE:  
LAEBON DEVELOPMENTS LTD.

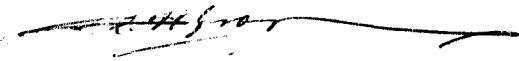
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Since receiving the letter from Laebon Developments Limited, dated November 15, 1995, the Community Services Division has met with Mr. Bontje to discuss both the matter of Municipal Reserve dedication and the recreation levy on this 2.43 acre development. This is infill development, directly adjacent to an existing neighbourhood playground that is in need of significant upgrading. In recognition of this fact, our division is prepared to recommend forgiveness of the recreation levy on this specific site in lieu of a negotiated contribution from Laebon Developments Limited, to upgrade the play structures on the playground. The Municipal Reserve dedication is an issue that will have to be addressed by the Municipal Planning Commission. However, it would be my recommendation to them that this dedication of land not be taken on this site again, with the understanding that upgrading of the existing playground will take place by Laebon Developments Limited. Mr. Bontje has expressed willingness to consider this compromise.

I expect the Development Services Division to comment on the remaining offsite levies.

**RECOMMENDATION**

THAT Council of The City of Red Deer agree in principle to waive the recreation levy on the former Y.M.C.A. site redevelopment, in lieu of a negotiated contribution from Laebon Developments Limited, to upgrade the existing adjacent neighbourhood playground.



LOWELL R. HODGSON

:dmg

- c Paul Meyette, Parkland Community Planning Services  
Don Batchelor, Recreation, Parks & Culture Manager  
Bryon Jeffers, Development Services Director

DATE: November 20, 1995  
TO: City Clerk  
FROM: Inspections & Licensing Manager

**RE: LAEBON - FORMER Y.M.C.A. SITE**

---

Mr. Bontje is requesting a review of the off-site levies, which will be discussed by the Engineering Department Manager.

The proposed use of the site for single family dwellings would require rezoning of the site. We cannot comment further until plans, including lot size and house location are available.

A handwritten signature in black ink, appearing to read 'Ryan Strader', with a large, sweeping flourish extending to the left.

Ryan Strader  
Inspections & Licensing Manager

RS/vs

DATE: November 22, 1995  
TO: City Clerk, Kelly Kloss  
FROM: Land and Economic Development Manager, Alan Scott  
RE: **FORMER YMCA SITE - LAEBON DEVELOPMENTS**

---

The Land and Economic Development Department supports the proposal as outlined by Laebon Developments, in their letter of November 15, 1995. A development consisting of seventeen single family homes, similar in concept to the Laebon development in Kentwood, should be an asset for this area of the city. The fact that the homes will be competitively priced to appeal to young families, is a decided advantage in the development of this neighbourhood.

Recommendation: The Land and Economic Development Department supports the concept of the development. We have no comments on Laebon's request for assistance in the waving of off-site levies. This will be addressed by the Engineering Department.



Alan V. Scott

AVS/ar

DATE: November 28, 1995

TO: City Clerk

FROM: Director of Development Services

**RE: DEVELOPMENT OF FORMER YMCA SITE  
LAEBON DEVELOPMENTS LTD.**

---

We have the following comments in response to the letter from Mr. Gord Bontje requesting that Council waive the off-site and recreation levies related to the development of the former YMCA site on 58 Street, near Lindsay Thurber High School. Our comments will relate to the off-site levies only. The Director of Community Services will respond to the issue of recreation levies.

1. Although we have not seen any details with regard to Mr. Bontje's development proposal, in principle, we would support a Kensington Grove type of development for the former YMCA site because of its low density and character.
2. Based on a 17 unit development and 1995 rates, the off-site levy for this development would be approximately \$26,760. This equates to approximately \$1,575 per unit; including sanitary, storm, and water levies. Public roadway levies do not apply in this area.
3. Attached is a copy of Council Policy 555 with respect to the application of off-site levies. Clause 3.a. of the policy applies in this situation. Note that the off-site levy would only apply to 16 of the 17 units (i.e. 16/17's of the area).
4. We appreciate Mr. Bontje's view that this redevelopment project would utilize existing sewer and water lines, and may not require any immediate improvements to the existing trunk systems. However, most redevelopment projects increase the demand on the existing systems because they are typically of a higher density than the original development (i.e. higher storm run-off related to the additional paved/roofed surfaces, higher water consumption and sewage elimination related to the higher population, and higher traffic volumes). While an individual project may not have any significant effect on the trunk system, the accumulation of several small projects may eventually result in costly trunk upgrading projects. For example, redevelopment of this site will result in slightly higher sanitary sewage flows during peak flow conditions. Because the existing sanitary trunk serving this area is already near its capacity, it won't take too many more of these types of developments before it will have to be upgraded.

City Clerk  
 Page 2  
 November 28, 1995

5. Off-site levy rates are calculated based on:

- the cost of existing trunk facilities, including carrying costs,
- plus the projected cost of future trunk facilities required to serve the area,
- minus the revenues from off-site levies collected,
- divided by the area left to develop (within a defined basin).

In the case of redevelopment, it is not possible to accurately determine the amount of redevelopment that will occur in an area, how long the redevelopment will take, or what improvements will be required in the existing trunk system as a result. Thus, the philosophy behind the off-site levy policy is simply that a property should pay off-site levies when it redevelops if it has never paid them in the past, and if the development density increases. Because redevelopment sites enjoy the same level of service from trunk facilities as do new developments, they are asked to pay the same off-site levy rate per hectare; with the exception that in the case of a previously serviced property, one of the new development units would not pay. Furthermore, developments in the central part of the City do not pay public roadway off-site levies.

6. Some examples of redevelopment projects that have paid off-site levies in the recent past are:

- a. Downtown railway yard redeveloped as the Real Canadian Superstore and several other commercial properties.
- b. Old Revelstoke Lumber yard on 54 Avenue and 43 Street redeveloped as a 67 unit townhouse development.
- c. Pioneer Electric site redeveloped as a 43 unit condominium development.
- d. Sunnybrook farmstead redeveloped as an agricultural museum.

## **CONCLUSIONS**

Three alternatives that Council may wish to consider are as follows:

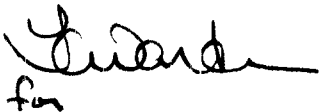
1. Revise the Off-site Levy Policy to waive off-site levies on all redevelopment sites. This may encourage redevelopment, but would reduce revenues to the off-site fund and over time, would result in a slightly higher off-site levy rate for new development areas. It may also be difficult to define redevelopment vs new development (e.g. if a farmstead is serviced, is the development of his quarter section considered redevelopment?).

City Clerk  
Page 3  
November 28, 1995

2. Waive off-site levies for the YMCA site only. This may encourage development of the site and would not have a significant effect on the overall off-site levy rate, but would set a precedent that could be challenged with every subsequent redevelopment project.
3. Uphold the existing policy and deny Mr. Bontje's request to waive the off-site levies. This may have a somewhat discouraging effect on the development of the YMCA site, but would keep development of this property on a level playing field with other similar sites in the City.

### **RECOMMENDATION**

We recommend that Council deny Mr. Bontje's request to waive the off-site levies for the subject development.



for  
Bryon C. Jeffers, P. Eng.  
Director of Development Services

TCW/emg

Att.

- c.c. Director of Community Services
- c.c. Engineering Department Manager
- c.c. Subdivision Administrator

Policy Section:  
Engineering

Page:  
1 of 2

Policy Subject  
Off-site Levies

Policy Reference:  
555

Lead Role:  
Engineering Department Manager

Resolution/Bylaw:  
April 13, 1993

---

#### PURPOSE

To define the administration and application of off-site levies.

#### POLICY STATEMENT

1. Off-site levies are defined as those charges payable to the City by the developer or owner of a property, based on the net area of the development or property, for the use of and benefit received from the existing or proposed major roadways, trunk water mains, trunk sanitary mains, and trunk storm mains.
2. Authority to implement off-site levies for subdivisions and developments is covered in the City's Off-site Levy By-law No. 3068/92 and Section 76 of the Provincial Planning Act.
3. Off-site levies must be paid by the owner or developer of any parcel of land involving subdivision or development where there is no record that off-site levies have been paid. This may involve subdivision or consolidation of one or more lots into duplex, single family, or other types of lots, for example:
  - a. Upon subdivision, if the parcel had previously been serviced, off-site levies will be required on all the new lots created, except the one new lot that was originally serviced. The original lot may be subject to a redevelopment levy.
  - b. Upon subdivision or redevelopment, where the parcel was not previously serviced, off-site levies must be paid on the entire development area.

---

Cross Reference  
Policy 510, 549

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Remarks  
Also refer to Sewer Improvement Bylaw No. 2594/78

---

Date of Approval:  
April 13, 1993

Effective Date:

Date of Revision:  
July 5, 1993

Policy Section:  
Engineering

Page:  
2 of 2

Policy Subject  
Off-site Levies

Policy Reference:  
555

Lead Role:  
Engineering Department Manager

Resolution/Bylaw:  
April 13, 1993

---

PURPOSE

POLICY STATEMENT

4. Where an existing duplex (semi-detached) dwelling on a single lot has been serviced with a single service or two individual services and no further development is contemplated other than subdivision, no off-sites will be levied.

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Cross Reference  
Policy 510, 549

---

Remarks  
Also refer to Sewer Improvement Bylaw No. 2594/78

---

Date of Approval:  
April 13, 1993

Effective Date:

Date of Revision:  
July 5, 1993



COMMENTS:

We concur with the recommendations of the Director of Development Services that the offsite levies not be waived. They have not been waived in the past for other redevelopment projects and to waive them in this instance would create an undesired precedent. As indicated in the report the money we invest in offsite developments must be recovered from somewhere and the waiving of these fees for redevelopment sites increases the costs for new development. With respect to the recreation levy, we have no difficulty in recommending Council waive this charge if the applicant is willing to negotiate an agreement for improvements to the existing neighborhood playground as recommended by the Director of Community Services.

Council may be interested that the major incentive we foresee for redevelopment in the community will be the requirement that in fill lots such as this will not pay offsite levies for the development of the road system. In the future as the Province withdraws its major support for new roadway development in the community, new development will have to absorb a major increase in offsite levies to compensate. This will provide a built in incentive for redevelopment which will escalate in future years.

"G. SURKAN"  
Mayor

"M.C. DAY"  
City Manager

DATE: NOVEMBER 16, 1995

TO: X DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
X E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
X LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
X PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
X RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: LAEBON - FORMER YMCA SITE

---

Please submit comments on the attached to this office by November 25, 1995 for the Council Agenda of December 4, 1995.

"Kelly Kloss"  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

FILE No

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

November 16, 1995

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Laebon Developments Ltd.  
5128 - 52 Street  
Red Deer, AB T4N 6Y4

Dear Sir:

I acknowledge receipt of your letter dated November 15, 1995 Re: Former YMCA Site.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 4, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on December 1, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on the Friday, December 1st and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

KELLY KLOSS  
City Clerk

KK/ds



*a delight  
to discover!*



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

**FILE**

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 5, 1995

Laebon Developments Ltd.  
5128 - 57 Street  
Red Deer, AB T4N 6Y4

Attention: Gord Bontje

Dear Sir:

At The City of Red Deer Council Meeting held on December 4, 1995, consideration was given to your letter dated November 15, 1995 concerning Off-Site Levies for the development of the former YMCA site, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Laebon Developments Ltd. dated November 15, 1995, Re: Development of the Former YMCA Site, hereby agrees as follows:

- 1) That the request to waive the off-site levies for said site be denied;
- 2) That the recreation levy with regard to the above site be waived subject to an agreement satisfactory to the City Solicitor for improvements to the existing adjacent neighbourhood playground;

and as presented to Council December 4, 1995."

If you wish to proceed with this project it would be in order for you to contact the Engineering Department to make the final arrangements with regard to the Off-Site Levies and the Agreement relative to the Recreation Levy.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Development Services  
Director of Community Services  
Parkland Community Planning Services  
Recreation, Parks and Culture Manager  
Inspections & Licensing Manager



*a delight  
to discover!*

**BYLAW NO. 2672/DD-95**

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 16/95 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1996.

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MAYOR

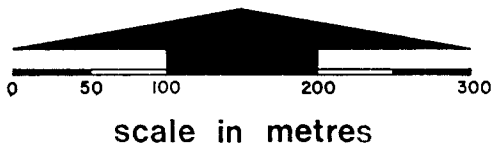
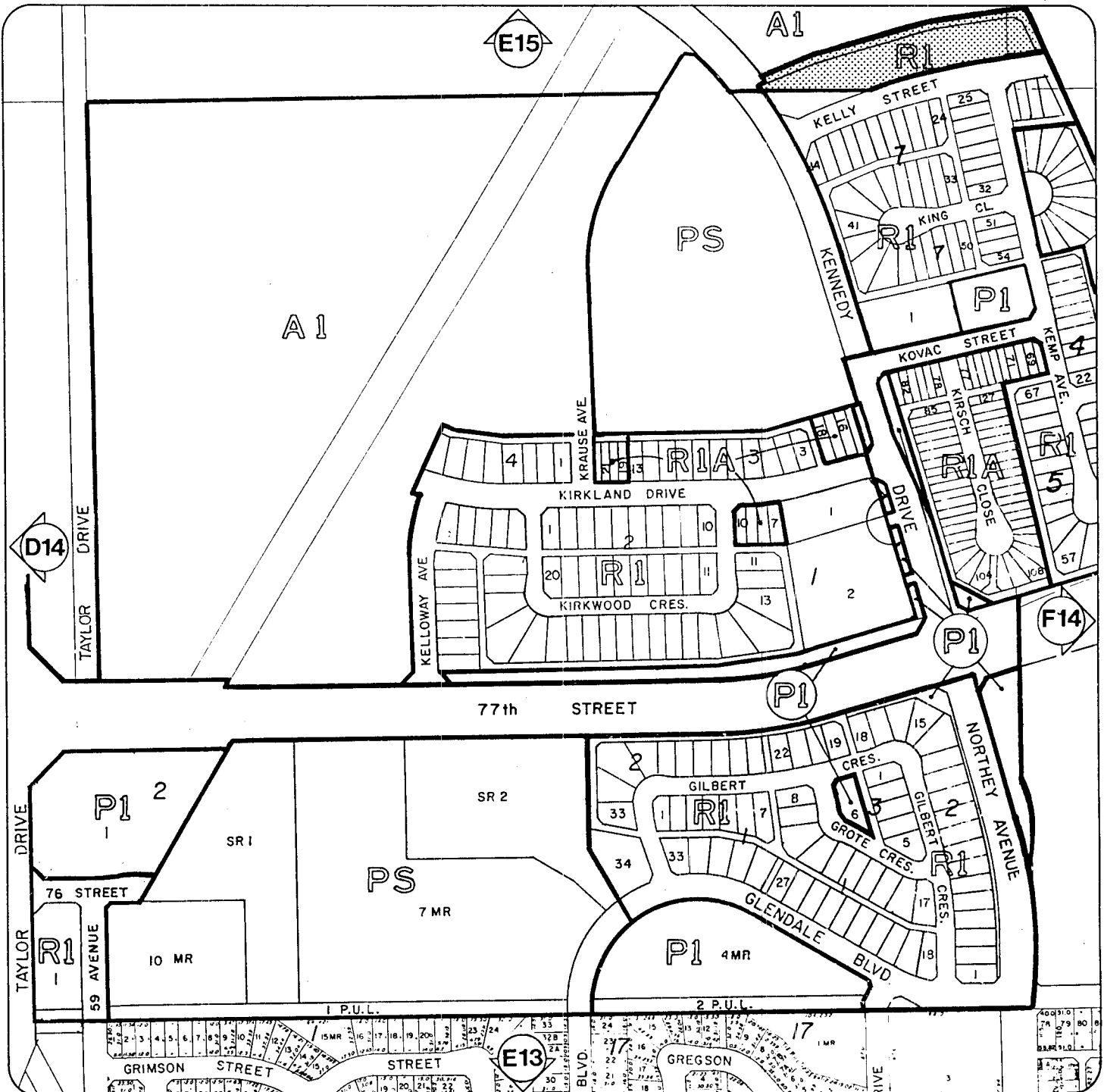
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CITY CLERK

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

### E 14



MAP NO. 16/95  
(BYLAW No. 2672/DD-95)

Change from A1 to R1 

## BYLAW NO. 2827/A-95

Being a Bylaw to amend Bylaw No. 2827/83, the Downtown Business Revitalization Zone Bylaw of The City of Red Deer.

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

Bylaw No. 2827/83 is hereby amended as follows:

- 1 To amend the first "WHEREAS" by deleting the words "Section 171.1 to 171.9 of the M.G.A., Chapter M-26 R.S.A., 1980, and amendments thereto" and substituting in its place the following "Section 50 of the Municipal Government Act".
- 2 To delete section 2 and substitute in its place the following:
 

"2 In this bylaw:

  - a) "Board" means the Board of a Business Revitalization Zone;
  - b) "Designated Representative" means the sole appointed representative of a Taxpayer;
  - c) "Taxpayer" means a person who operates a business and is liable to pay business revitalization zone taxes in respect of that business;
  - d) "Zone" means the Business Revitalization Zone established under this bylaw.
- 3 To amend section 3 by inserting the words "in the area of the City" immediately following the words "Downtown Business Revitalization Zone".
- 4 To amend section 4 by deleting the word "Association" wherever it appears and to amend Section 8(8) by deleting the words "of the Association" wherever they appear.
- 5 To delete Section 5 and substitute in its place the following:
 

"5 The purposes for which the Board is established are:

  - a) to improve, beautify, and maintain property in the Zone;
  - b) to develop, improve, and maintain public parking;
  - c) to promote the Zone as a business or shopping area."

- 6 To delete subsection 6(1)(b) and substituting in its place the following:  
"6(2) (b) ten (10) members who are designated representatives;"
- 7 To delete subsection 6(2) and substituting in its place the following:  
"6(2) The ten (10) members shall be nominated by one or more Taxpayers."
- 8 To amend Section 6(3) by deleting the words "of Directors of the Downtown Business Revitalization Zone".
- 9 To delete Section 8(2) and substituting in its place the following:  
"8(2) The Mayor and City Manager may attend any meeting of the Board."
- 10 To amend Section 8(3) by deleting the words "members of the Business Revitalization Zone" and substituting in its place the following word "Taxpayers".
- 11 To amend Section 9(2) by deleting the words "to members of the Downtown Business Revitalization Zone Association" and substituting the words "the Taxpayers".
- 12 To amend Subsection 9(3) by deleting the words "to every ratepayer assessed for business purposes in the area" and substituting the words "to every Taxpayer".
- 13 To delete Sections 10, 11, 12, 13, and 14 and substituting in their place the following:  
"10 No funds contributed by the City shall be used in the promotion of the area as a business or shopping centre, or for studies related thereto."
- 14 To renumber Sections 15, 16, 17, 18, 19, and 20 as Sections 11, 12, 13, 14, 15, and 16 respectively.



15 In all other respects, Bylaw No. 2827/83 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this       day of       A.D. 1995.  
READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D. 1995.  
READ A THIRD TIME IN OPEN COUNCIL this       day of       A.D. 1995.  
AND SIGNED BY THE MAYOR AND CITY CLERK this       day of       A.D. 1995.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3128/B-95**

Being a Bylaw to amend Bylaw No. 3128/95, The Business Tax Bylaw of The City of Red Deer.

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

- 1 That Bylaw No. 3128/95 be amended by deleting therefrom Schedule "A" and substituting in its place Schedule "A" annexed hereto.
- 2 This Bylaw shall come into full force and effect on January 1, 1996.
- 3 In all other respects, Bylaw No. 3128/95 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this       day of       A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this       day of       A.D. 1995.

AND SIGNED BY THE MAYOR AND CITY CLERK this       day of       A.D. 1995.

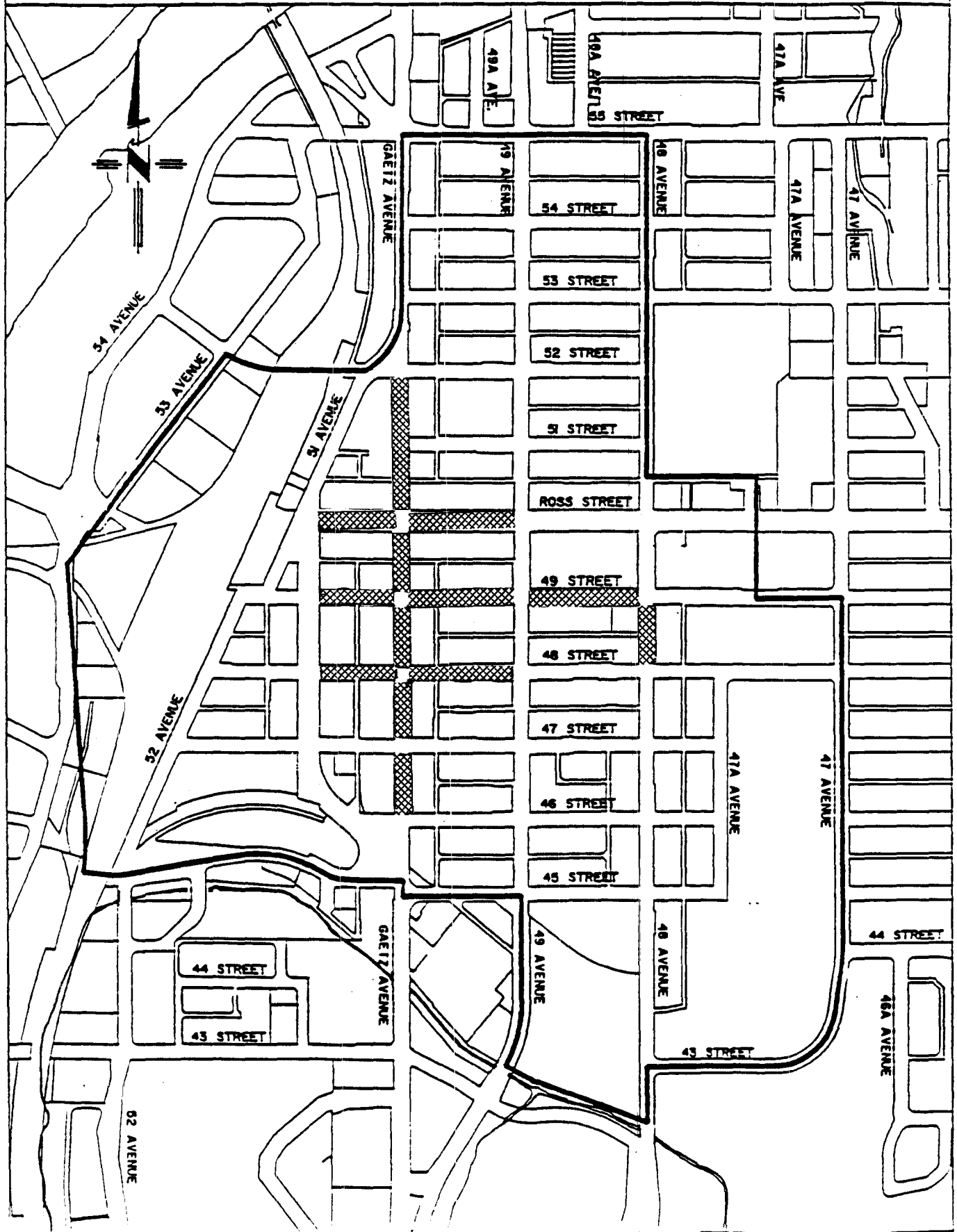
\_\_\_\_\_  
MAYOR

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

# BYLAW 3128/95

## SCHEDULE "A"

BOUNDARY OF BUSINESS REVITALIZATION ZONE



**DRAFT**

Ministerial Order No. H:

**IN THE MATTER OF THE**  
**ALBERTA HOUSING ACT**  
**S.A. 1994, c. A-30.1**

**Piper Creek Foundation**

I, Tom Thurber, Minister of Municipal Affairs, pursuant to section 5 of the *Alberta Housing Act*, **ORDER THAT:**

1. **Piper Creek Foundation** is established as a management body with all the powers, functions and duties prescribed in the attached Appendix, and replaces Piper Creek Lodge Foundation with respect to the operation and administration of housing accommodation as identified in Schedule "A" of this Order, and any reference in an enactment, order, agreement or document shall be construed accordingly.
2. The assets, property, liabilities, obligations and all other concerns of the Piper Creek Lodge Foundation, deemed a management body under section 38 of the Act, are transferred to and assumed by the Piper Creek Foundation as established by this Order, and any reference in an enactment, order, agreement or document shall be construed accordingly.
3. Ministerial Order No. H-10/87, as amended, establishing Piper Creek Lodge Foundation, is repealed.
4. This Order is effective January 1, 1996.

---

**Tom Thurber**  
**Minister of Municipal Affairs**

DATED at the City of Edmonton in  
the Province of Alberta, this \_\_\_\_\_  
day of \_\_\_\_\_, 1995.

**APPENDIX****Piper Creek Foundation**

1. **Piper Creek Foundation** (hereafter referred to as the "management body") is hereby established as a management body.
2. The **City of Red Deer** is the only member of the management body.
3. (1) The management body shall be governed by a board (hereafter referred to as the "board"), comprised of a maximum of five (5) members appointed as follows, and in accordance with subsections (2) and (3):
  - (a) three (3) members of the board appointed by the City of Red Deer from its municipal council; and
  - (b) two (2) members of the board appointed by the board of the management body from the citizens-at-large.
- (2) For the purposes of subsection (1)(b), the board of the management body has the sole discretion to determine:
  - (a) the boundaries of the areas from which members of the board may be appointed;
  - (b) how residency in the areas from which members of the board may be appointed is determined; and
  - (c) the eligibility requirements, if any, for members of the board.
- (3) The board shall be appointed as follows:
  - (a) The first members of the board, except for the members appointed under subsection (1)(b), shall be appointed as soon as possible following the effective date of this Order.
  - (b) The members of the board referred to in subsection (1)(b), shall be appointed at the first meeting of the board following the effective date of this Order.
  - (c) Members of the board referred to in subsection (1)(a), except the first members, shall be appointed at the annual organizational meeting of the City of Red Deer in accordance with this Order and at the times the board requests the City of Red Deer.
  - (d) Members of the board referred to in subsection (1)(b), shall be appointed by the board of the management body in accordance with this Order and at the times the board requires.
  - (e) The term of office for each first member of the board referred to in subsection (1)(a), shall be from the date appointed until another member is appointed to hold that office, but shall not extend beyond one (1) year.

- (f) The term of office for the first members of the board referred to in subsection (1)(b) shall be as follows:
- (i) one (1) member appointed for a maximum one (1) year term; and
  - (ii) one (1) member appointed for a maximum two (2) year term.
- and the board of the management body has the sole discretion in determining which member appointed shall serve which term of office.
- (g) The term of office for each member of the board referred to in subsection (1)(a), except the first members:
- (i) is for a maximum one (1) year term;
  - (ii) shall begin the day after the City of Red Deer holds its annual organizational meeting in the year appointed; and
  - (iii) ends the day the City of Red Deer holds its annual organizational meeting in the year the term expires.
- (h) The term of office for each member of the board referred to in subsection (1)(b), except for the first members, shall be from the date appointed until another member is appointed to hold that office, but shall not extend beyond two (2) years.
- (i) Members of the board referred to under subsection (1)(b), including the first members appointed under clause (b), may hold consecutive terms of office, but no person shall serve more than two (2) consecutive terms.
- (j) A municipal councillor appointed to the board by the City of Red Deer may only remain a member of the board while a municipal councillor for the City of Red Deer.
- (k) If the office of a board member is vacated, on the vacancy occurring or as soon as possible thereafter, another individual shall be appointed as a member of the board to complete the term of the vacating member.
- (l) The chairperson, vice-chairperson or any other officers of the board that the board determines necessary, shall be appointed from among the board members in the manner and at the times the board determines appropriate.
- (m) The term of office for the chairperson, vice-chairperson or any other officers of the board shall be for a one (1) year term.
- (n) The chairperson, vice-chairperson or any other officers of the board may hold consecutive terms of office as long as each officer is a member of the board.
- (o) Each member of the board is entitled to deal with all matters of the board arising from the policies and programs, and operation and administration, of the management body, except where otherwise provided under the Act and its Regulations.
- (4) The board is a continuing body.

- (5) The board shall provide the Deputy Minister with the name of its chairperson and vice-chairperson as soon as possible on selection, and shall notify the Deputy Minister of any change of chairperson and vice-chairperson.
4. The board shall:
- (a) designate the offices of the management body, and
  - (b) immediately notify the Deputy Minister of the location of its primary place of business in Alberta and any other offices, the management body's address for service, and any change in the location of such offices or address for service.
5. For the purposes of providing lodge accommodation, the management body may requisition the City of Red Deer.
6. (1) The management body is responsible for the operation and administration of the housing accommodation listed in Schedule "A".
- (2) In addition to the housing accommodation operated under subsection (1), the management body may operate Rent Supplement housing accommodation as designations are allocated to the management body by the Minister under the Rent Supplement Program Regulation.
7. For the purposes of the Act, the management body has and is subject to the powers, functions or duties as provided in the following Regulations:
- (a) Management Body Operation and Administration Regulation;
  - (b) Social Housing Accommodation Regulation;
  - (c) Housing Accommodation Tenancies Regulation; and
  - (d) Rent Supplement Program Regulation.
8. For the purposes of the Act, the management body's reporting date is 90 days from the effective date of this Order.

Schedule "A"

Management Body Name

Housing Accommodation

DRAFT

TOTAL P.06

Housing Accommodation Type	Name	Project Number	Legal Description	LINC	Municipal Address	No. of Units/Description	
Lodges	Parkvale Lodge	166327516069	Plan 8422029 BlkA Lot1	0011086766	4277-46A Avenue Red Deer	65	
	Pines Lodge	166327510251	Plan 7520506 Blk 9 Lot 1	0015133325	4820-33 Street Red Deer	65	
	Piper Creek Lodge	166327510179	Plan 1621NY Blk 8 Lot 2	0020373664	52 Piper Drive Red Deer	49	



**FILE**

**DATE: December 5, 1995**

**TO: Mayor's Office**

**FROM: City Clerk**

**RE: DEPUTY MAYORS**

---

At the Council Meeting of December 4, 1995, the following change was made to the Deputy Mayor appointments:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend the appointments for Deputy Mayor for the months of December 1995 and May 1996, as follows:

December 1995  
May 1996

Jeffrey Dawson  
Bob Schnell."

This is submitted for your information.



KELLY KLOSS  
City Clerk

KK/fm

cc. C. Rausch, Committee Directory



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

### Memorandum

**To:** Kelly Kloss  
City Clerk

**From:** Wendy Martindale  
Red Deer Visitor and Convention Bureau

**Date:** November 15, 1995

**Subject:** Tourist Information Centre Award

---

At the annual David Thompson Country Tourist Council Awards Presentation this week, the Heritage Ranch Visitor Information Centre received the 1995 Tourist Information Centre Award, recognizing the top tourist information centre in David Thompson Country. The award recognizes excellent service and hospitality to visitors.

We would appreciate the opportunity to bring this award to Council's attention, at the beginning of the next regular meeting on ~~November 20, 1995~~.

*Dec 4/95*

c.c. Directors  
Red Deer Visitor and Convention Bureau

RED DEER VISITOR AND CONVENTION BUREAU  
VISITOR INFORMATION CENTRE, HERITAGE RANCH

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4  
TEL: (403) 346-0180 FAX (403) 346-5081