

**DATE:** February 24, 1998  
**TO:** All Departments  
**FROM:** City Clerks  
**RE:** PLEASE POST FOR THE INFORMATION OF ALL 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, FEBRUARY 23, 1998**  
COMMENCING AT **4:00 P.M.**

- (1) Confirmation of the Minutes of the Regular Meeting of February 9, 1998

**DECISION - Approved as transcribed**

PAGE #

- (2) **UNFINISHED BUSINESS**

1. City Clerk - Re: New Alarm Bylaw No. 3194/98 / To Repeal Alarm Bylaw No. 3017/90 / (See Bylaw Section For Readings)

.. 1

**DECISION - Report received as information. Item tabled for up to six weeks to allow Council to obtain additional information concerning the changes contemplated**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: Evelyn Goller - Basement Suite - Request For Exception To Land Use Bylaw / Land Use Bylaw Amendment 3156/B-98 / 5702 West Park Crescent (Lot 13, Block 36, Plan 5187 K.S.) / (See Bylaw Section For Readings)

.. 5

- 2. City Clerk - Re: Proposed Multi-Family Development / Old South School Site / Lot 44A, Plan 6881 E.T. / 4418 - 48 Avenue / Land Use Bylaw Amendment 3156/C-98 / (See Bylaw Section For Readings) . . 6

(4) **REPORTS**

- 1. Public Works Manager - Re: Rate Changes Recommended From 1998 Three Year Business Plan / Utility Bylaw Amendment 2960/A-98 & Airport Bylaw Amendment 2933/A-98 / (See Bylaw Section For Readings) . . 8

**DECISION - Report received as information. See Bylaw Section for Readings**

- 2. A/Community Services Director - Re: Children's Services Authority Appointment / Request for Support . . 21

**DECISION - Agreed to support the application of Kim Newman for appointment to the Child and Family Services Authority**

- 3. A/Community Services Director - Re: Parkland Community Planning Services: Agreement . . 25

**DECISION - Approved the renewal of a three year agreement between the City and Parkland Community Planning Services**

- 4. Engineering Services Manager - Re: New Council Policy No. 4315 - Acquisition and Disposal of Road Widening Areas . . 27

**DECISION - Approved new Council Policy No. 4315 which defines the procedures for the acquisition and disposal of road widening areas**

- 5. A/Community Services Director - Re: Community Lottery Boards . . 31

**DECISION - Agreed to provide an initial grant of \$20,000 to the Red Deer Community Foundation to proceed with the administration of the program and that all administrative costs are to be documented by the Foundation. The City will continue to work with the Province towards a more reasonable solution**

6. Land and Economic Development Manager - Re: Raw Land Acquisition - NW ¼ 23-38-27-W4M .. 36

**DECISION - Agreed to purchase quarter section of land for future land development at a cost of \$1,605,000.00**

(5) **CORRESPONDENCE**

1. Red Deer Regional Airport Authority - Re: Red Deer Regional Airport Authority / Request For Funding .. 42

**DECISION - Approved funding for the Red Deer Regional Airport Authority**

2. Veneta Fortner - Re: Waskasoo Manor Parking Concerns / 3720 - 52 Avenue (Lot 6A, Block 6, Plan 802005) .. 49

**DECISION - Denied request for on street parking passes**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 2933/A-98 - Airport Fee Bylaw / Amend Fees - Schedule "A" / - 3 Readings .. 55

.. 8

**DECISION - Bylaw given 3 Readings**

2. 2960/A-98 - Utility Bylaw Amendment / Amend Utility Bylaw -  
Schedule "A", Schedule "B" and Schedule "D" / 1998 Rate Changes /  
- 3 Readings .. 59  
.. 8

**DECISION - Bylaw given 3 Readings**

3. 3156/B-98 - Land Use Bylaw Amendment 3156/B-98 / Evelyn Goller -  
Basement Suite, Request For Exception To Land Use Bylaw / 5702  
West Park Crescent (Lot 13, Block 36, Plan 5187 K.S.) / - 2<sup>nd</sup> & 3<sup>rd</sup>  
Readings .. 71  
.. 5

**DECISION - Bylaw given 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

4. 3156/C-98 - Land Use Bylaw Amendment 3156/C-98 / Proposed  
Multi-Family Development / Old South School Site / Lot 44A, Plan  
6881 E.T. / 4418 - 48 Avenue / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings .. 72  
.. 6

**DECISION - Bylaw given 2<sup>nd</sup> and 3<sup>rd</sup> Readings**

5. 3194/98 - New Alarm Bylaw / To Repeal Bylaw No. 3017/90 / - 3<sup>rd</sup>  
Reading .. 74  
.. 1

**DECISION - Item tabled for up to six weeks to allow Council to  
obtain additional information concerning the changes  
contemplated**

**PLEASE NOTE: MEETING START TIME 4:00 P.M.**

**A G E N D A**



FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

**MONDAY, FEBRUARY 23, 1998**

COMMENCING AT **4:00 P.M.**



(1)	Confirmation of the Minutes of the Regular Meeting of February 9, 1998	
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2.	A/Community Services Director - Re: Children's Services Authority Appointment / Request for Support	.. 21
3.	A/Community Services Director - Re: Parkland Community Planning Services: Agreement	.. 25
4.	Engineering Services Manager - Re: New Council Policy No. 4315 - Acquisition and Disposal of Road Widening Areas	.. 27
5.	A/Community Services Director - Re: Community Lottery Boards	.. 31
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Reading .. 74  
.. 1

Committee of the Whole:

- (a) Administrative Matter

*Attachment to the report on the open agenda, re:  
Fairland Community Planning Service Agreement*

*Attachment to the report on the open agenda, re:  
Council Policy - Road Right of Way Widening*

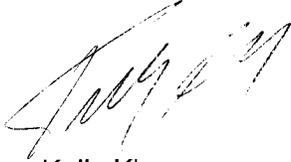
**DATE:** February 17, 1998  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** **NEW ALARM BYLAW NO. 3194/98**

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At the Council Meeting of February 9, 1998, 1<sup>st</sup> and 2<sup>nd</sup> readings were given to Alarm Bylaw No. 3194/98, however, 3<sup>rd</sup> reading was withheld.

***RECOMMENDATION***

Council may proceed with 3<sup>rd</sup> reading.



Kelly Kloss  
City Clerk

/clr  
attchs.

DATE: JANUARY 27, 1998  
TO: MAYOR & CITY COUNCIL  
FROM: RED DEER POLICING COMMITTEE CHAIRMAN  
RE: NEW ALARM BYLAW 3194/98.

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You will recall that the Policing Committee had proposed changes to the Alarm Bylaw some 11 months ago. The City Manager requested, and the Policing Committee agreed to postpone submission of a new Alarm Bylaw until such time as the Committee could see if the existing Bylaw 3017/90 would be effective if properly monitored and enforced.

Since there does not appear to have been a reduction in false alarms in the past nine months, the Policing Committee would respectfully request approval of Alarm Bylaw 3194/98, which will allow the RCMP to have some control over the issuance of permits, response fees to false alarms and penalties. The Alarm Bylaw includes provisions that:

- no alarm installation company may install an alarm system unless the holder has a valid alarm permit.
- "excessive false alarms" means more than three false alarms in any six month period.
- \$25.00 permit fee and \$50.00 for an alarm monitoring service license.
- Response fee of \$20.00 for a false alarm at a residential building  
\$40.00 for a false alarm at a business up to 500 sq. metres  
\$60.00 for a false alarm at a business over 500 sq. metres
- reinstatement fee of \$200.00
- Penalty of \$50.00 for first offence  
Penalty of \$250 for a second or subsequent offence
- an alarm system permit is not transferable. A new application must be made and the applicable fee paid after each location change for an existing alarm system.

Information and instructions will be contained on each permit application relative to where the application is to be filed, what the permit fee is, and where the permit fee is to be paid. The application form will also contain the necessary information contained in the bylaw relative to monitoring, revocation of a permit, notification, reinstatement,

appeal process and offences and penalties. We will ensure that the entire process provides quality customer service. The provision that appeals be handled by the Red Deer Policing Committee is contained in the Committees Bylaw.

**Recommendation:**

“That Alarm Bylaw 3194/98 be given three readings.”

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Assinger".

RICK ASSINGER

Chairman

Red Deer Policing Committee

***Comments:***

I recommend that Council proceed with 3<sup>rd</sup> reading of Bylaw No. 3194/98.

"G. D. Surkan"  
Mayor

123 Davison Drive  
Red Deer, AB  
T4R 2E8

February 16, 1998

Mr. Kelly Kloss, City Clerk  
The City of Red Deer  
Box 5008  
Red Deer, AB  
T4N 3T4

Submitted To City Council  
Date: Feb. 23, 1998

Dear Mr. Kloss:

**RE: Proposed Changes to the Security Alarm Bylaw**

As a security alarm owner in the city of Red Deer, I would like to express my opinions on proposed changes to the alarm bylaw that City Council is considering at this time.

We have had a security alarm system in our home for the past five years. During that five-year period, we have had two false alarms. Following both instances, our alarm system was inspected and tested by the security alarm company. No cause for the false alarms could be found. The false alarms were not a result of faulty equipment, negligence or improper operation on our part. We were told that one of the false alarms was probably caused by a power surge which apparently also caused problems for other alarm systems in this area on that evening.

I would be interested to know how many of the 1431 false alarms last year were the result of human error or carelessness, and how many resulted from other causes over which the alarm owner has no control.

It appears that the proposed bylaw imposing fines for false alarms is painting all alarm owners with the same brush. I agree that alarm owners who cause false alarms through careless operation or negligence should pay a fine. However, some of us are responsible alarm owners who do everything possible to avoid false alarms. I do not think that fines should be imposed on alarm owners when false alarms are caused by factors over which we have no control, such as power surges.

Thank you for considering these comments on this issue.

Sincerely,

*B. Rath*

Ben Rath  
(340-0182)

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	<u>1:28 p.m.</u>
DATE	<u>Feb. 19/98</u>
BY	<u>[Signature]</u>

Submitted To City Council  
Date: Feb. 23, 1998

February 19, 1998

City Of Red Deer  
City Clerk

Re: Alarm Bylaw Presentation - Feb. 23 1998 City counsel Meeting

### **False Alarm Issue:**

The real problem is that break- ins happen at businesses and private residences. If this were not happening life would be a lot easier for everyone. It is far too expensive for the city to provide enough police to ensure that there are no break- ins. Fortunately, many citizens go to the trouble and expense of purchasing a monitored security system; a proven method of reducing break- ins and losses. Quality security systems that are professionally monitored save the City money. Policing costs would be much higher if there were no alarm systems in use. *Independent studies show that premises with alarm systems are less likely to be broken into. In a 1993 study, there were 6,343 reported break and enters in Calgary. Of these, only 74 were on homes with security systems.*

The false alarm issue is being addressed at many levels. Equipment manufacturers are dramatically improving reliability by building in false alarm prevention features to detection devices and control equipment. Many alarm monitoring companies have adopted false alarm prevention programs and methods that filter out the vast majority of potential false dispatches. Responsible alarm companies such as Protec ensure the installations are top quality and customer training; a key element, is taken care of.

Although it appears the rate of false alarms is on the rise, I suggest that the rate of false alarms per quantity of systems installed in the City of Red Deer is going down. The city and police must realize that the use of alarm systems is rising and will continue to do so for some time. The majority of alarm systems in the city rarely have a false alarm. There are approximately 2500 to 3000 alarm systems in the city. If each of these systems had only one false alarm per year the stats would be double the present rate. There are many systems that go years without a false alarm. An alarm bylaw's goal should be to reduce chronic false alarms; not penalize citizens who have already gone a long way toward protecting themselves and helping to reduce overall police costs.

Is there an acceptable rate of false alarms for a system to have? Is it intolerable to have even one a year? I think there should be an acceptable rate per system given the obvious benefits a good alarm system provides the City. Please consider the huge personal safety issue if citizens begin responding to alarms instead of a trained police officer.

In regard to the response fines: The \$60.00 fine for a business over 500 sq. ft. opposed to a \$40.00 fine to a business under 500 sq. ft. Does it cost more to dispatch the police to a building over 500 sq. ft. or does the City feel that a larger company can afford to pay more? Do any other City of Red Deer bylaws require a police response user fee?

The bylaw states that an alarm monitoring company is responsible to ensure a key holder shows up to a dispatch within twenty minutes to meet police. If people are late or do not show up then the alarm monitoring company is subjected to a fine of \$50.00 for the first offence and \$250.00 for subsequent offences. Once the company has dispatched the key holder how could they really be sure the person will attend within twenty minutes?

The bylaw states that no alarm installation company shall install an alarm system unless a permit is in force for the premises. It has been suggested that the alarm companies could do this as a service to the customer. Again there is the \$50.00 fine for first offence \$250.00 for subsequent offences. There are many problems with this notion. Example (a): A company books an installation for Friday. The permit is submitted and paid for by the alarm company on the customer's behalf. Thursday morning the customer calls to cancel or put it off for a while. No alarm system is installed. Now the City has a permit on a non-existent alarm system and the alarm company wants a refund on the fee. What is the cost to the City to handle this paper work. Example (b): A break-enter occurs Friday night. The alarm company can not install an alarm system because City Hall is closed on weekends. Why not have the alarm companies provide the customer with the form, keep track of the customer's details and permit number, then once a week or month fax the list to the bylaw department for follow up.

If the alarm company is required to administer the collection of fees for permits on behalf of the City this only drives up costs to the alarm company.

The bylaw also is set up to force alarm monitoring companies operating in the City Of Red Deer to pay a license fee. Out of town companies are exempt as they are out of jurisdiction. This policy discourages local business. The local company staying within the City Of Red Deer carrying on business is financially penalized. The city should be encouraging business to move to town. The local business already pays the City a license fee plus taxes while out of town operations do not.

The City should encourage the use of alarm systems to help reduce the crime and keep police

costs down. Insurance companies recognize the value of alarm systems by offering rate discounts for monitored alarm systems. ***Independent studies show that those premises without an alarm system experienced 38 times more losses than those with a system.*** This bylaw is sending a message to the public that alarm systems are worse than the criminal activity they are helping to prevent.

***Statistics provided by Community Policing representative Cst. Dan Doyle show an alarming increase in break-ins. Commercial break-ins during 1997 are up 16% over 1996. Residential break-ins during 1997 are up a staggering 57% over 1996.***

The City needs to reform the bylaw with a better overall understanding of the alarm issue. It is an issue that needs attention in a very positive way encouraging the public to be pro-active on crime by maintaining good quality monitored alarm systems while ensuring their system is not causing problems for the police and the City.

Ron L. Taylor  
Protec Security Systems

## Council Decision - February 23, 1998 Meeting

**DATE:** February 24, 1998  
**TO:** Red Deer Policing Committee  
**FROM:** City Clerk  
**RE:** NEW ALARM BYLAW NO. 3194/98

**Reference Report:** City Clerk, dated February 17, 1998

**Resolution:**

“RESOLVED that Council of The City of Red Deer hereby agrees to table consideration of 3<sup>rd</sup> Reading of Alarm Bylaw No. 3194/98 for up to six weeks to allow members of Council to obtain additional information concerning the rationale for changes contemplated in said Bylaw.”

**Report Back to Council Required:** Yes, April 6, 1998

**Comments/Further Action:**

Council requested a meeting with the Chairman and/or members of the Policing Committee to review the background of the recommended changes to the Alarm Bylaw.

Specific issues that Council wishes to address are:

1. Section 16: Waiving of first and second false alarm response fees per year;
2. Section 10(c): License fees for monitoring companies;
3. Section 14: Monitoring company to ensure keyholder responds within 20 minutes;
4. Section 16: Difference in response fees based on type and size of business;
5. Administration of permits, including the possibility of alarm monitoring companies issuing permits;
6. Responsibility for educating users.

Red Deer Policing Committee  
February 24, 1998  
Page 2

Council and Committee Secretary, Sandra Ladwig, will now be arranging the requested meeting to facilitate discussion of the above and recommendations back to Council.

I have attached a copy of Bylaw 3194/98 for your reference in this regard.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Community Services  
O.i/c Red Deer City R.C.M.P. Detachment  
S/Sgt. D. Derouin, R.C.M.P.  
City Solicitor  
Sandra Ladwig, Council & Committee Secretary  
C. Rausch

**DATE:** February 17, 1998  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** ***EVELYN GOLLER - BASEMENT SUITE - REQUEST FOR EXCEPTION TO  
LAND USE BYLAW / LAND USE BYLAW AMENDMENT 3156/B-98 /  
5702 WEST PARK CRESCENT (LOT 13, BLOCK 36, PLAN 5187 KS)***

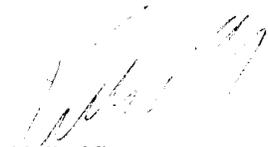
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A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, February 23, 1998 in the Council Chambers at **5:00 p.m.**

Land Use Bylaw Amendment 3156/B-98 provides for an exception to the Land Use Bylaw to allow a basement suite at 5702 West Park Crescent.

***RECOMMENDATION***

That following the Public Hearing, Land Use Bylaw Amendment 3156/B-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> readings.



Kelly Kloss  
City Clerk

/clr  
attchs.

**FILE**

**Office of the City Clerk**

January 27, 1998

Mrs. Evelyn Goller  
5702 West Park Crescent  
Red Deer, AB T4N 1E5

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Mrs. Goller:

**RE: EVELYN GOLLER - BASEMENT SUITE - REQUEST FOR EXCEPTION TO  
LAND USE BYLAW / 5702 WEST PARK CRESCENT (LOT 13, BLOCK 36,  
PLAN 5187 KS) / LAND USE BYLAW AMENDMENT 3156/B-98**

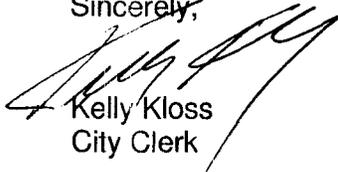
At the City of Red Deer's Council Meeting held Monday, January 26, 1998, first reading was given to Land Use Bylaw Amendment 3156/B-98, a copy of which is attached hereto. Land Use Bylaw Amendment 3156/B-98 provides for an exception to the Land Use Bylaw to allow a basement suite at 5702 West Park Crescent.

This office will now proceed with the advertising for a **Public Hearing to be held on Monday, February 23, 1998 at 5:00 p.m.**, or as soon thereafter as Council may determine, in the Council Chambers of City Hall. Please note that in our earlier correspondence we had stated that the Public Hearing would take place at 7:00 p.m.

As indicated in our correspondence dated January 13, 1998, 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 \$400. We require this deposit by no later than 10:00 a.m., Wednesday, February 4, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
Land and Economic Development Manager  
E. L. & P. Manager  
Fire Chief  
City Assessor  
Principal Planner  
Council and Committee Secretary, S. Ladwig



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

# FILE

## Council Decision - February 23, 1998 Meeting

**DATE:** February 24, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** ***EVELYN GOLLER - BASEMENT SUITE - REQUEST FOR EXCEPTION TO LAND USE BYLAW / LAND USE BYLAW AMENDMENT 3156/B-98 / 5702 WEST PARK CRESCENT (LOT 13, BLOCK 36, PLAN 5187 KS)***

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**Reference Report:** City Clerk dated February 17, 1998

**Bylaw Readings:**

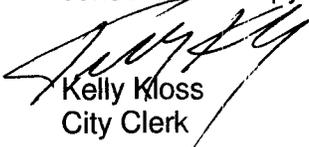
Land Use Bylaw Amendment No. 3156/B-98 was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings, a copy is attached hereto.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/B-98 provides for an exception to the Land Use Bylaw to allow a basement suite at 5702 West Park Crescent.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/B-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
E. L. & P. Manager  
Fire Chief  
City Assessor  
Land and Economic Development Manager  
Leigh-Ann Khoshaba, Graphics Designer  
Council and Committee Secretary, S. Ladwig  
C. Rausch

**FILE**

**Office of the City Clerk**

February 24, 1998

Mrs. Evelyn Goller  
5702 West Park Crescent  
Red Deer, AB T4N 1E5

Dear Mrs. Goller:

**RE: EVELYN GOLLER - BASEMENT SUITE - REQUEST FOR EXCEPTION TO  
LAND USE BYLAW / 5702 WEST PARK CRESCENT (LOT 13, BLOCK 36,  
PLAN 5187 KS) / LAND USE BYLAW AMENDMENT 3156/B-98**

At the City of Red Deer's Council Meeting held February 23, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/B-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/B-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/B-98 provides for an exception to the Land Use Bylaw to allow a basement suite at 5702 West Park Crescent.

It would now be appropriate to contact the Inspections and Licensing Department at 342-8190 to make arrangements to comply with all applicable codes and regulations.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Inspections & Licensing Manager  
Council & Committee Secretary, S. Ladwig

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



Item No. 2

**DATE:** February 17, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** ***PROPOSED MULTI-FAMILY DEVELOPMENT / OLD SOUTH SCHOOL SITE /  
LOT 44A, PLAN 6881 E.T. / 4418 - 48 AVENUE / LAND USE BYLAW  
AMENDMENT 3156/C-98***

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A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, February 23, 1998 in the Council Chambers at **5:00 p.m.**

Land Use Bylaw Amendment 3156/C-98 provides for the rezoning of the South School site from Public Service District to R3 Residential (Multiple Family) District to provide for the construction of a 106 unit apartment building.

***RECOMMENDATION***

That following the Public Hearing, Land Use Bylaw Amendment 3156/C-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> readings.

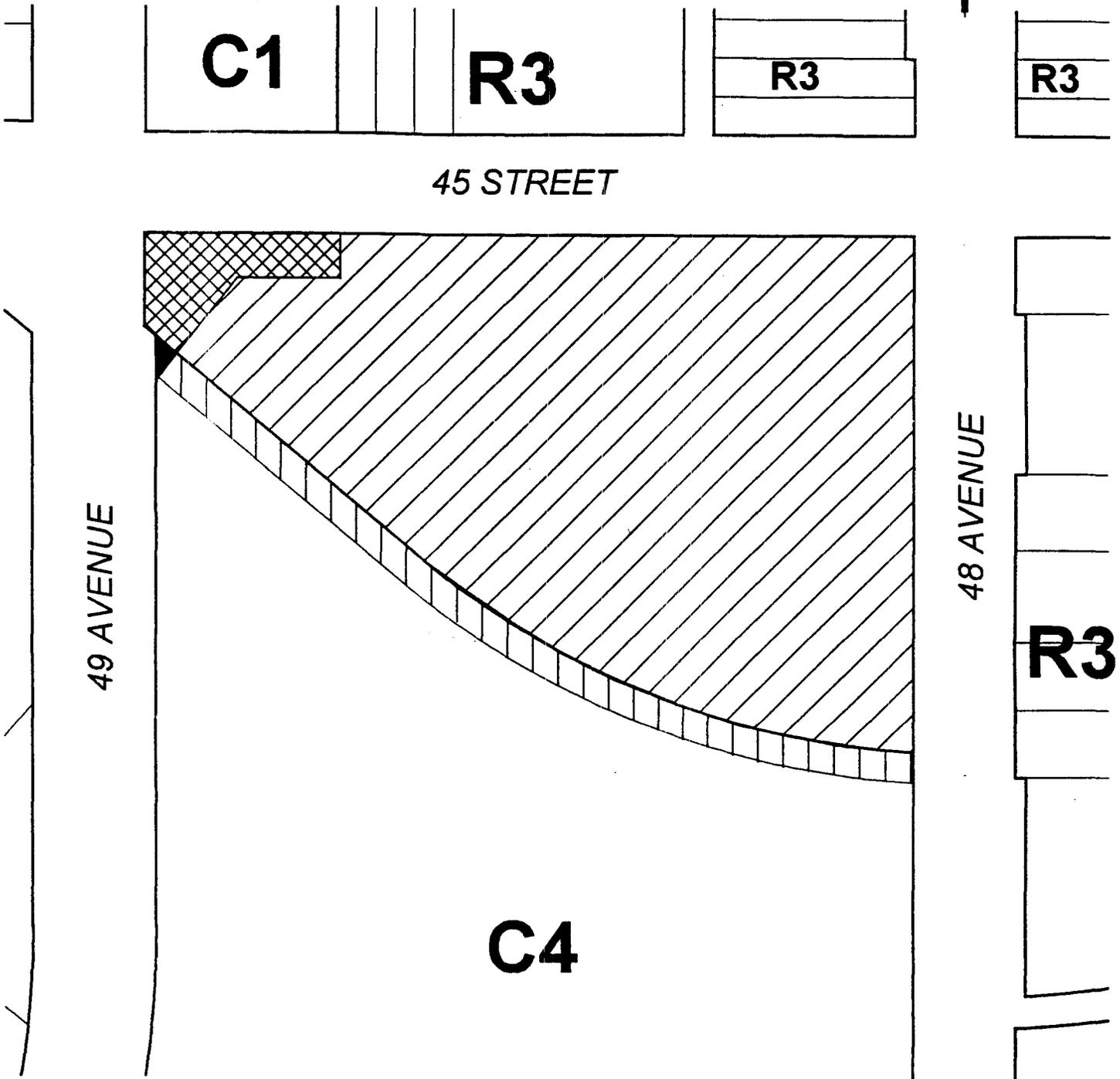


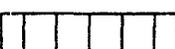
Kelly Kloss  
City Clerk

/clr  
attchs.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



- Change from:**
- PS to R3** 
  - PS to P1** 
  - C4 to R3** 
  - C4 to P1** 

- AFFECTED DISTRICTS:**
- C4 - Commercial (Major Arterial)**
  - R3 - Residential (Multiple Family)**
  - P1 - Parks & Recreation**
  - PS - Public Service**

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** **PROPOSED MULTI-FAMILY DEVELOPMENT / OLD SOUTH SCHOOL SITE /  
LOT 44A, PLAN 6881 E.T. / 4418 - 48 AVENUE / LAND USE BYLAW  
AMENDMENT 3156/C-98**

**Reference Report:**

City Clerk, dated February 17, 1998

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/C-98 was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings, a copy of which is attached hereto.

**Report Back to Council Required:**

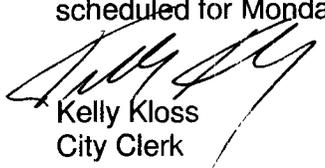
No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/C-98 provides for the rezoning of the South School site from Public Service District to R3 Residential (Multiple Family) District to provide for the construction of a 106 unit apartment building.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/C-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course. Correspondence regarding Council's decision in this regard has been forwarded to Mr. Al Fritz, with a copy to Mr. Jim Cramer, under separate cover.

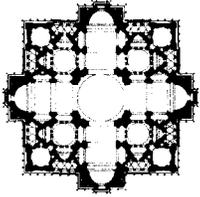
As a reminder, the Public Hearing for the Disposal of Municipal Reserve in this instance is scheduled for Monday, March 9, 1998 at 7:00 p.m.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
E. L. & P. Manager  
Fire Chief  
City Assessor  
Land and Economic Development Manager

C. Rausch  
Leigh-Ann Khoshaba, Graphics Designer  
S. Ladwig, Committee Secretary



ALVIN  
REINHARD  
FRITZ  
ARCHITECT INC.

RR: S28 C14, 5801 1st Ave. S., Lethbridge AB T1J 4P4 • Tel (403) 320-8100 • Fax 327-3373 • E-Mail afrzarch@telusplanet.net

February 15, 1998

Kelly Kloss  
City Clerk  
City of Red Deer  
4914 48 Avenue  
Red Deer AB T4N 3T4

Re Our File: AF# 98 801 RDC  
Red Deer Condominiums - Sierras Grand

Dear Kelly:

We are very pleased with the outcome of the council meeting held on the 23 of February 1998, with regards to Sierra Grand condominium project being proposed for the old school site. We have now made application for a development permit and would like to take this opportunity thank you for City Councils considerations in our regard.

Please be advised that the city of Red Deer has incredible greeting personnel in the security guard that mans the front door. Never in our experience have we been so warmly received in any community. We provide professional services in communities across southern Alberta and Saskatchewan including Saskatoon, Swift Current, Olds, Calgary, Medicine Hat and Lethbridge. In our estimation this individual should receive some sort of community recognition and/or award appropriate to the service that he is providing for the City of Red Deer.

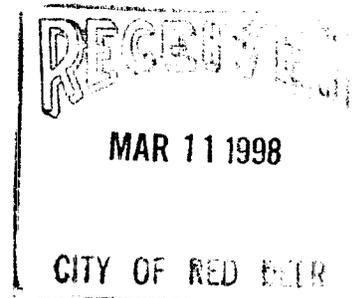
Thank you once again for your considerations in our regard and we look forward to further correspondence with you towards the completion of this exciting project.

Respectfully yours,

Al Fritz, MRAIC  
AF\jdf

cc Mayor Gail Surkan - City of Red Deer  
Wes Reinheller - Medican Construction  
Murray Prokosch - Medican Construction  
Jim Cramer - Milanco

I:/98801/correspondence/regulatory/980225kk



# FILE

## Office of the City Clerk

February 24, 1998

Alvin Reinhard Fritz Architect Inc.  
RR 8, S28, C14, 5801 - 1<sup>st</sup> Avenue, S.  
Lethbridge, AB T1J 4P4

Dear Sir:

**RE: PROPOSED MULTI-FAMILY DEVELOPMENT / OLD SOUTH SCHOOL SITE /  
LOT 44A, PLAN 6881 E.T. / 4418 - 48 AVENUE, RED DEER, AB / LAND USE  
BYLAW AMENDMENT 3156/C-98**

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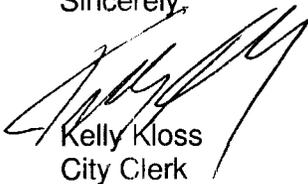
At the City of Red Deer's Council Meeting held January 23, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/C-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/C-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/C-98 provides for the rezoning of the South School site from Public Service District to R3 Residential (Multiple Family) District to provide for the construction of a 106 unit apartment building.

As noted below, I forwarded a copy of this correspondence to Mr. Jim Cramer for his information of Council's decision in this regard.

As per our previous discussion and correspondence, a Public Hearing has been advertised for the Disposal of Municipal Reserve, to be held Monday, March 9, 1998 at 7:00 p.m. in the Council Chambers of City Hall. Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council & Committee Secretary, S. Ladwig

Mr. Jim Cramer  
Milanco Inc.  
96 Denison Crescent  
Red Deer, AB T4R 2G1

Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
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TRANSMISSION OK

TX/RX NO 0168  
CONNECTION TEL 14033273373  
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**Office of the City Clerk**

February 24, 1998

Alvin Reinhard Fritz Architect Inc.  
RR 8, S28, C14, 5801 - 1<sup>st</sup> Avenue, S.  
Lethbridge, AB T1J 4P4

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**RE: PROPOSED MULTI-FAMILY DEVELOPMENT / OLD SOUTH SCHOOL SITE /  
LOT 44A, PLAN 6881 E.T. / 4418 - 48 AVENUE, RED DEER, AB / LAND USE  
BYLAW AMENDMENT 3156/C-98**

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Sincerely,

  
Kelly Kloss  
City Clerk

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

DATE: February 13, 1998

TO: City Clerk

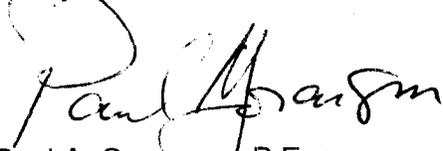
FROM: Public Works Manager

**RE: RATE CHANGES RECOMMENDED FROM 1998 3 YEAR BUSINESS PLAN**

When presenting the Public Works Department and the Treasury Services Department 1998 3 Year Business Plans, it was indicated that there would be some changes in rates for services provided. The proposed changes are to the Utility Bylaw 2960 and the Airport Bylaw 2933. The changes are reflected in the following report. The proposed rates are shown in **bold print**, existing rates as ~~existing~~ rate.

**RECOMMENDATION**

It is respectfully recommended that Council approve these rates and give three readings to the bylaw amendment.



Paul A. Goranson, P.Eng.  
Public Works Manager

CB/blm

c Director of Development Services  
Director of Corporate Services  
Treasury Department Manager

**SCHEDULE "A"**<sup>1</sup>

3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	50.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1 020.00
	over 50 mm in size	2 500.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	30.35
	(b) after regular working hours	94.40
6	Other Charges	
	Construction of manhole	2 230.00
	<b>Inspection Chamber</b>	<b>1 500.00</b>
	Cutting and replacing pavement:	
	(a) Single or double service 3" (75 mm) and under	1 720.00
	(b) Single or double service over 3" (75 mm)	2 200.00
	(c) Triple service 3" (75 mm) and under	2 295.00
	(d) Triple service over 3" (75 mm)	2 770.00
	(e) For service kill 3" (75 mm) and under	310.00
	(f) For service kill over 3" (75 mm)	450.00
	(g) For water service renewal	800.00
	Replacing and/or tunnelling sidewalks:	
	(a) Single or double service residential	<del>1 185.00</del> 1268.00
	(b) Single or double service commercial	<del>2 653.00</del> 2839.00
	(c) Triple service residential	<del>1 579.00</del> 1690.00
	(d) Triple service commercial	<del>3 049.00</del> 3262.00

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/F-90, 2960/C-91, 2960/D-91, 2960/A-92, 2960/B-92, 2960/A-93, 2960/A-94, 2960/C-94, 2960/D-94, 2960/A-95, 2960/A-96

**SCHEDULE "A"<sup>1</sup>**

Replacing curb only:

(a)	Single or double service	<del>856.00</del>	<b>916.00</b>
(b)	Triple or dual service	<del>1118.00</del>	<b>196.00</b>

Landscaping Repairs 105.00

7 Clearing plugged sewer

(a)	During regular working hours	53.95
(b)	After regular working hours	100.00

8 Repairs to water meters at cost

9 Thawing water service at cost

10 Repair to damaged stand pipe at cost

11 Meter Test 47.20

12 Televiser sewer lines

(a)	Service (regular hours only)	108.00
(b)	Mains (regular hours only)	2.00/m

13 Private fire hydrant maintenance

(a)	Spring inspection (Mar. 2 - June 30)	25.00/hydrant
(b)	Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
(c)	Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
(d)	Damage evaluation	20.00/hydrant
(e)	Paint	60.00/hydrant

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/F-90, 2960/C-91, 2960/D-91, 2960/A-92, 2960/B-92, 2960/A-93, 2960/A-94, 2960/C-94, 2960/D-94, 2960/A-95, 2960/A-96

32 A consumer who has not paid the full utility account rendered on or before the due date stated in the utility account may have the supply of all or any utility services discontinued without notice and such service will not be reinstated until all arrears and charges owed to the City are paid.

33<sup>1</sup> When the consumer pays the complete utility account as rendered after the due date stated in the account, or such due date as may be approved by the Treasurer, such consumer shall pay a penalty of ~~10%~~ 5% of current charges. Payments made by mail, or in person at City Hall must be received at City Hall on or before the due date in order for the consumer to avoid the penalty. Payments made at a financial institution must be received by the City on or before the due date in order for the consumer to avoid the penalty.

#### INTERIM ACCOUNT

34 In any case in which the City has rendered an account based upon an estimate of utility consumption, the City shall, upon reading the meter in respect of which the estimate was made, render an account for such utility service since the time the meter was last read by the City, after crediting all amounts received from the consumer in respect of such estimated accounts.

35 Where any service rate or charge is designated by reference to a time certain, the charge for a lesser period of time shall be calculated on a proportionate basis.

36 The Treasurer may enforce payment of all accounts rendered hereunder by whatever means he considers appropriate in accordance with the Municipal Government Act.

#### APPEALS

37<sup>2</sup> Notwithstanding any other provision of this bylaw or the Rate Schedules forming part hereof, any consumer who feels himself aggrieved in respect of rates charged to him under this bylaw on the grounds that such rates are unfair, unreasonable or discriminatory, may, by notice in writing delivered to the Director, or a person authorized to act on behalf of the Director, specifying the grounds of this complaint, appeal such rates. Such appeal shall be heard and determined by the Director, or person authorized to act on behalf of the Director, whose decision shall be final.

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<sup>1</sup> 2960/A-90, 2960/C-90

<sup>2</sup> 2960/D-95, 2960/C-97

**SCHEDULE "B"<sup>1</sup>****PART 6****WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of ~~\$14.78~~ **15.18** per month.
- 2 Where there are more than two dwelling units in residential premises served by a single water meter, the consumer shall pay at the rate of ~~\$1.68~~ **1.73** per 100 cu. ft. (2.832 cu. metres) of wastewater calculated in the manner herein set forth with a minimum of ~~\$14.78~~ **15.18** per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that consumer shall pay for wastewater service at the following rates:
- (a) A volume charge based on ~~106.53~~ **109.41** cents per 100 cu. ft. (2.832 cu. metres)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
    - B.O.D.: ~~14.9~~ **15.30** cents per pound (454 grams)
    - Suspended Solids: ~~16.1~~ **16.53** cents per pound (454 grams)
    - Grease: ~~4.6~~ **4.72** cents per pound (454 grams)

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/C-91, 2960/D-91, 2960/A-92, 2960/I-92, 2960/A-95, 2960/A-96, 2960/A-97

**SCHEDULE "D"<sup>1</sup>****PART 8****SCHEDULE OF GARBAGE RATES**

The following rates are effective ~~March 1, 1997~~ **March 1, 1998**

- Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<b>Service on Demand:</b>				
Container rental	<del>19.50</del> <b>19.81</b>	<del>26.00</del> <b>26.42</b>	<del>32.50</del> <b>33.02</b>	<del>39.00</del> <b>39.62</b>
Lift charge	<del>19.50</del> <b>19.81</b>	<del>26.00</del> <b>26.42</b>	<del>32.50</del> <b>33.02</b>	<del>39.00</del> <b>39.62</b>
<b>Scheduled Service:</b>				
1 lift per month	<del>21.05</del> <b>21.39</b>	<del>25.08</del> <b>25.48</b>	<del>29.09</del> <b>29.56</b>	<del>37.15</del> <b>37.74</b>
1 lift every 2 weeks	<del>29.09</del> <b>29.56</b>	<del>37.15</del> <b>37.74</b>	<del>45.20</del> <b>45.92</b>	<del>61.30</del> <b>62.28</b>
1 lift per week	<del>34.26</del> <b>34.81</b>	<del>51.39</del> <b>52.21</b>	<del>66.81</del> <b>67.88</b>	<del>89.93</del> <b>91.37</b>
2 lifts per week	<del>68.52</del> <b>69.62</b>	<del>102.78</del> <b>104.42</b>	<del>133.61</del> <b>135.75</b>	<del>166.50</del> <b>169.16</b>
3 lifts per week	<del>102.78</del> <b>104.42</b>	<del>154.17</del> <b>156.64</b>	<del>189.12</del> <b>192.15</b>	<del>243.59</del> <b>247.49</b>
4 lifts per week	<del>137.05</del> <b>139.24</b>	<del>205.57</del> <b>208.86</b>	<del>246.68</del> <b>250.63</b>	<del>328.90</del> <b>334.16</b>
5 lifts per week	<del>171.30</del> <b>174.04</b>	<del>256.96</del> <b>261.07</b>	<del>308.35</del> <b>313.28</b>	<del>409.84</del> <b>416.40</b>
6 lifts per week	<del>205.57</del> <b>208.86</b>	<del>308.35</del> <b>313.28</b>	<del>370.02</del> <b>375.94</b>	<del>493.35</del> <b>501.24</b>
Extra lift for scheduled service	<del>19.50</del> <b>19.81</b>	<del>26.00</del> <b>26.42</b>	<del>32.50</del> <b>33.02</b>	<del>39.00</del> <b>39.62</b>

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/I-90, 2960/C-91, 2960/F-91, 2960A-92, 2960/F-92, 2960/A-93, 2960/A-94, 2960/A-95, 2960/A-96, 2960/B-96, 2960/A-97, 2960/D-97

**SCHEDULE "D"<sup>1</sup>****PART 8****SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Metal Lid	No Charge
Locking Devices on Containers	\$ <del>5.00</del> <b>5.08</b> per month
Castors on Containers	\$ <del>5.00</del> <b>5.08</b> per month
Extra Cleaning (if more than one per year required)	<del>\$120.00</del> <b>121.92</b> each time
Fire Damage	<del>\$100.00</del> <b>101.60</b> each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pick-up of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick-Up
	1	2	3	4	5	6	
.383 cu.m. ( $< \frac{1}{2}$ cu. yd.)	<del>7.35</del> <b>7.47</b>	<del>14.69</del> <b>14.93</b>	<del>22.04</del> <b>22.39</b>	<del>29.38</del> <b>29.85</b>	<del>36.73</del> <b>37.32</b>	<del>44.07</del> <b>44.78</b>	<del>6.50</del> <b>6.60</b>
.383 cu.m. ( $\frac{1}{2}$ cu. yd.)	<del>14.69</del> <b>14.93</b>	<del>29.38</del> <b>29.85</b>	<del>44.07</del> <b>44.78</b>	<del>58.76</del> <b>59.70</b>	<del>73.45</del> <b>74.63</b>	<del>88.14</del> <b>89.55</b>	<del>9.10</del> <b>9.25</b>
.765 cu. m. (1 cu. yd.)	<del>29.38</del> <b>29.85</b>	<del>58.76</del> <b>59.70</b>	<del>88.14</del> <b>89.55</b>	<del>117.52</del> <b>119.40</b>	<del>146.90</del> <b>149.25</b>	<del>176.28</del> <b>179.10</b>	<del>11.70</del> <b>11.89</b>
1.529 cu.m. (2 cu. yds)	<del>58.76</del> <b>59.70</b>	<del>117.52</del> <b>119.40</b>	<del>176.28</del> <b>179.10</b>	<del>235.04</del> <b>238.80</b>	<del>293.80</del> <b>298.50</b>	<del>352.56</del> <b>358.20</b>	<del>14.30</del> <b>14.53</b>
2.294 cu. m. (3 cu. yds.)	<del>88.14</del> <b>89.55</b>	<del>176.28</del> <b>179.10</b>	<del>264.42</del> <b>268.65</b>	<del>352.56</del> <b>358.20</b>	<del>440.70</del> <b>447.75</b>	<del>528.84</del> <b>537.30</b>	<del>20.80</del> <b>21.13</b>
3.058 cu. m. (4 cu. yds.)	<del>117.52</del> <b>119.40</b>	<del>235.04</del> <b>238.80</b>	<del>352.56</del> <b>358.20</b>	<del>470.08</del> <b>477.60</b>	<del>587.60</del> <b>597.00</b>	<del>705.12</del> <b>716.40</b>	<del>27.30</del> <b>27.74</b>
3.823 cu.m. (5 cu. yds.)	<del>146.90</del> <b>149.25</b>	<del>293.80</del> <b>298.50</b>	<del>440.70</del> <b>447.75</b>	<del>587.60</del> <b>597.00</b>	<del>734.50</del> <b>746.25</b>	<del>881.40</del> <b>895.50</b>	<del>33.80</del> <b>34.34</b>
4.587 cu.m. (6 cu. yds.)	<del>176.28</del> <b>179.10</b>	<del>352.56</del> <b>358.20</b>	<del>528.84</del> <b>537.30</b>	<del>705.12</del> <b>716.40</b>	<del>881.40</del> <b>895.50</b>	<del>1057.68</del> <b>1074.60</b>	<del>40.30</del> <b>40.94</b>

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/I-90, 2960/C-91, 2960/F-91, 2960A-92, 2960/F-92, 2960/A-93, 2960/A-94, 2960/A-95, 2960/A-96, 2960/B-96, 2960/A-97, 2960/D-97

**SCHEDULE "D"<sup>1</sup>****PART 8****SCHEDULE OF GARBAGE RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge shall be ~~\$6.23~~ **6.33** per month per dwelling unit for one pick-up per week of garbage year round and once a week collection of yard waste for six months per year.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be ~~\$2.75~~ **2.83** per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be ~~\$2.34~~ **2.37** per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

**Description****Rate**

- |   |  |
|---|--|
| (1) Residents hauling residential refuse from their own residences                | <del>\$28.00</del> <b>30.00</b> per metric tonne |
| (2) Private companies or commercial haulers with commercial or residential refuse | <del>\$28.00</del> <b>30.00</b> per metric tonne |
| (3) Liquid waste contained in a water tight box or tank                           | <del>\$30.00</del> <b>36.00</b> per metric tonne |

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/I-90, 2960/C-91, 2960/F-91, 2960A-92, 2960/F-92, 2960/A-93, 2960/A-94, 2960/A-95, 2960/A-96, 2960/B-96, 2960/A-97, 2960/D-97

(4)	Demolition, concrete, asphalt and tree rubble	<del>\$28.00</del> <b>30.00</b> per metric tonne	
(5)	Special Waste	<del>\$48.00</del> <b>50.00</b> per metric tonne	

**SCHEDULE "D"**<sup>1</sup>**PART 8****SCHEDULE OF GARBAGE RATES**

## 6. Disposal Grounds Rates for Acceptance of Garbage and Refuse - Continued

<b>Description</b>	<b>Rate</b>
(6) When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply.	<del>\$48.00 per metric tonne</del>
(7) <del>Clean-Fill</del> <b>Cover Material</b>	No Charge

## 7. Dry Waste Disposal Site

	<b>Dirt</b>	<b>Concrete and Asphalt</b>
Single Axle	<del>\$ 3.00</del> <b>5.00</b>	<del>\$ 15.00</del> <b>20.00</b>
Tandem	\$ 5.00	\$ 20.00
End Dumps	\$ 10.00	\$ 40.00
Pups and Trucks	\$ 10.00	\$ 40.00
<b>Service charge for opening the gate (If special trip is required)</b>		<b>\$15.00/trip</b>

<sup>1</sup> 2960/A-89, 2960/A-90, 2960/B-90, 2960/I-90, 2960/C-91, 2960/F-91, 2960A-92, 2960/F-92, 2960/A-93, 2960/A-94, 2960/A-95, 2960/A-96, 2960/B-96, 2960/A-97, 2960/D-97

RED DEER INDUSTRIAL AIRPORT FEE BYLAW  
SCHEDULE A

**Landing Fees**

- Local Aircraft - no charge
- Government Aircraft - no charge
- Itinerant Aircraft - charged at the following rates, based on gross take-off weight as quoted in Transport Canada Air Traffic Designator Manual TP 143:
  - under 4,000 kg - free
  - 4 000 kg and above - \$1.75 per 1,000 kg

**Aircraft Parking and Tie Down Fees**

First 24 hours free for all aircraft.

- Single Engine Aircraft - each additional day \$5.00 to a maximum of \$20.00 per calendar month
- With electrical plug-in - \$8.00 first 24 hours  
\$3.00 each additional day to a maximum of \$100.00 per calendar month, inclusive
- Multi-engine Aircraft to 12,000 kg - each additional day ~~\$5.00~~ to a maximum of ~~\$20.00~~  
**\$45.00** per calendar month.
- Multi Engine Aircraft 12,001 to 18,000 kg - each additional day \$5.00 to a maximum of ~~\$30.00~~  
**\$55.00** per calendar month.
- Multi Engine Aircraft 18,001 to 30,000 kg - each additional day \$5.00 to a maximum of ~~\$40.00~~  
**\$95.00** per calendar month.
- Multi Engine Aircraft 30,001 kg and above - each additional day ~~\$5.00~~ **\$10.00** to a maximum of ~~\$60.00~~ **\$180.00** per calendar month.

**Vehicle Parking**

- With electrical plug-in - \$5.00 first 24 hours, \$2.50 each additional day
- Without electrical plug-in - No charge.

Vehicles parked in excess of 7 days may be towed at the owner's expense, unless prior arrangements are made with the Airport Supervisor.

**Aviation Fuel Taxes**

- Aviation Fuel - \$0.02 litre sold
- Turbo Fuel - \$0.03 litre sold

**Water and Wastewater**

- Water - ~~\$0.52~~ **\$0.71** per cubic metre
- Wastewater - ~~\$0.80~~ **\$1.23** per cubic metre, based on 80% of the water used.

Water and Wastewater rates are subject to adjustment based on the rate charged to The City of Red Deer by the supplier.

### **Special Event Fees**

The use of a designated portion of the Airport grounds requires that a License to Occupy be obtained from The City of Red Deer a minimum of 30 days prior to any event being held. Events that require the use of hay lands are subject to special conditions and require the promoter to make application for a License to Occupy no later than April 1 of that year. Events that involve spectators will be charged the following rates:

### **Static Displays of Aircraft**

Fly-ins or other aircraft related events that do not involve demonstrations of flight are billed at \$10.00, if no admission or collections are taken. If admission or collections are taken, \$10.00 plus 15% of the daily gross gate receipts will be charged. These events are subject to prior approval by the Public Works Department. A maximum of 48 hours for any one event will be allowed.

### **Airshows, Competitions or Other Special Events**

No admission or collection taken

- minimum of \$100.00 per 24 hour period.

Admission or collection taken

- minimum of \$100.00 per 24 hour period
- 15% of the first \$1,500.00 (both advance and gate sales) and 5% of the remainder

### **Concession, Food and Novelty Sales**

- \$50.00 per event (holders of local business license)
- \$100.00 license plus \$50.00 per event (if no local business license is held)

All legal fees, insurance, crowd control, set-up of grounds and clean-up are the responsibility of the promoter. Any work required by City forces will be billed at cost plus 10%.

### **Minimum Billings**

Airport usage fees will be accumulated until the sum is greater than The City of Red Deer minimum billing. Fees less than the minimum billing as of December 31 of each year will be waived.

### **Non-Payment Penalties**

Interest of 1.5% per month on the unpaid balance.

The Goods and Services Tax will be added to applicable goods and services.

**Comments:**

I concur with the recommendations of the Public Works Manager.

"G. D. Surkan"  
Mayor

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998  
**TO:** Public Works Manager  
**FROM:** City Clerk  
**RE:** ***RATE CHANGES RECOMMENDED FROM 1998 THREE YEAR BUSINESS PLAN / UTILITY BYLAW AMENDMENT 2960/A-98 & RED DEER INDUSTRIAL AIRPORT FEE BYLAW AMENDMENT 2933/A-98***

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**Reference Report:** Public Works Manager, dated February 13, 1998

***Bylaw Readings:***

Utility Bylaw Amendment 2960/A-98 was given three readings, a copy of which is attached hereto.

Red Deer Industrial Airport Fee Bylaw Amendment No. 2933/A-98 was given three readings, a copy of which is attached hereto.

**Report Back to Council Required:** No

***Comments/Further Action:***

This office will now be updating the consolidated copy of the Utility Bylaw and distributing the amendments in due course.

The Red Deer Industrial Airport Fee Bylaw No. 2933/87 is not in the form of a consolidated bylaw, therefore, please attach to your copy of Bylaw No. 2933/87, the attached new Schedule "A" and discard previous Schedule "A-91" attached to same.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Corporate Services  
Treasurer Services Manager  
C. Rausch

Item No. 2

CS-6.605

**DATE:** February 17, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** COLLEEN JENSEN  
A/Community Services Director

**RE:** CHILDREN'S SERVICES AUTHORITY APPOINTMENT

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**Background:**

City Council is aware that the Redesign of Children's Services is a process that was initiated by the Minister of Family and Social Services about three years ago. As is the thrust of the provincial government, the intent of this redesign is to move services to children and families from being a government delivery system to a community delivery system.

The Redesign of Services to Children and Families is moving forward quickly, as the Commissioner of Services to Children and Families has called for the completion of Service Plans and the appointment of members to the Child and Family Services Authorities for all regions across the province by April 1<sup>st</sup>, 1998.

In Region 6, we are anticipating a Service Plan to be completed by the end of February. A Review Committee is also now in place to recommend candidates for appointment to the Child and Family Services Authority. The attached advertisement has been placed in newspapers throughout Alberta, calling for candidates to serve as board members. The Review Committee will be interviewing potential board members during the first two weeks of March and appointments will be confirmed by the Commissioner on April 1<sup>st</sup>, 1998.

The City has been involved in the Redesign of Services to Children and Families since it was initiated three years ago. Council will recall our request for support when Gillian Lawrence, formerly the Community Worker with the Social Planning Department, was appointed to the Steering Committee responsible for the redesign in Region 6. When Gillian left the department, Kim Newman was subsequently appointed to the Steering Committee. While these appointments are conferred on community members rather than on representatives of organizations, there is an appreciation by the Commissioner's Office of the value of maintaining a liaison with The City. The Community Worker's participation on the Steering Committee has ensured that municipal views and concerns are heard and that timely communication is maintained with The City.

Mrs. Newman is intending to submit an application for membership on the Child and Family Services Authority for Region 6. Meeting the responsibilities of being a board member would require that she continue to maintain flexibility in her work schedule, as is generally required of the Community Worker position. Should Mrs. Newman be successful in securing appointment to the Authority, we should also consider her board responsibilities as part of her overall role as Community Worker.

Page 2  
February 17, 1998

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Council's support of Mrs. Newman's application for membership on the Child and Family Services Authority is requested as the redesign process moves toward transition and a new regional service delivery system.

**RECOMMENDATION**

THAT Council of The City of Red Deer support the application of Kim Newman for appointment to the Child and Family Services Authority, with the understanding that, should she be successful, responsibilities from the appointment would be considered as part of her overall workload in her position as Community Worker.



COLLEEN JENSEN

:dmg

c Kim Newman, Community Worker, Social Planning Department

# **Board Members Needed**

## **Child and Family Services Authorities**

The Minister Responsible for Children's Services invites applications for board members to serve on the 17 Child and Family Services Authorities throughout Alberta. The Calgary Rockyview Authority board was appointed in January 1998.

Each Child and Family Services Authority will plan and oversee the delivery of programs and services to children and families in their region by working with the community, agencies, other Authorities, independent service providers and government. Successful candidates will have the ability to provide effective leadership, manage a broad range of issues, and demonstrate skills in team building, negotiating and partnership development.

Candidates should have volunteer or professional experience in one or more of the following areas: meeting the needs of children and families, community development, finance, management, planning, policy development, change management, board governance, human resources or law. Candidates are also being sought with experience in providing related services to Aboriginal people, special needs individuals and youth. Knowledge of Aboriginal culture, traditions or cross-cultural services is a definite asset.

Candidates must reside in the region for which they are applying. The appointment term is three years. This is not a salaried position. Board members will receive an honorarium and out-of-pocket expenses for travel. Closing date for this competition is February 27, 1998. To obtain a Board Member Application Package or for more information contact:

**Linda Desaulniers**  
**Commissioner for Services to Children**  
**and Families**  
**Telephone: (403) 422-5658**  
**Fax: (403) 422-5036**  
**Toll-free: dial 310-0000, 422-5011**

**Alberta**  
 COMMISSIONER OF SERVICES  
 FOR CHILDREN AND FAMILIES

**Comments:**

We are seeking a resolution of Council in order to add weight to the application given the importance of coordinating these services with a broader Community Services network of programs.

"G. D. Surkan"  
Mayor

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998  
**TO:** Acting Community Services Director  
**FROM:** City Clerk  
**RE:** **CHILDREN'S SERVICES AUTHORITY APPOINTMENT**

**Reference Report:** Acting Community Services Director,  
dated February 17, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Acting Community Services Director dated February 17, 1998, re: Children's Services Authority Appointment, hereby supports the application of Kim Newman for appointment to the Child and Family Services Authority, and as presented to Council February 23, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Kim Newman, Community Worker, Social Planning Department

Item No. 3

CS-6.603

**DATE:** February 17, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** COLLEEN JENSEN  
A/Community Services Director

**RE:** PARKLAND COMMUNITY PLANNING SERVICES: AGREEMENT

As Council is aware, the agreement between The City and Parkland Community Planning Services is due for renewal on April 1<sup>st</sup>, 1998. The attached agreement contains the terms and conditions for the renewal, based on discussion with P.C.P.S. principals, and on advice from Tom Chapman, City Solicitor.

There are very few changes from the previous agreement, other than format. You will note that the term of the agreement is three years, with provision for subsequent renewals. The cost, commencing April 1<sup>st</sup>, 1998, will be \$266,000 per annum, which will be adjusted in accordance with the previous year's Consumer Price Index being the average of The City of Red Deer and Edmonton CPI, as published by Statistics Canada. In addition, there is agreement to pay a lump sum of \$5,500 per annum for special printing, information needs and outside consulting service.

The agreement as it appears has been agreed to by Parkland Community Planning Services; however, it has not been signed due to the absence of Bill Shaw at the time of preparation of the agenda. Mr. Shaw also indicated that he would like to present the agreement to the Parkland Community Planning Services Board of Directors prior to signing, but did not anticipate any concerns with the renewal.

#### RECOMMENDATION

THAT Council of The City of Red Deer approve the renewal of the three-year agreement, as presented, between Parkland Community Planning Services and The City of Red Deer.



COLLEEN JENSEN

:dmg

Att.

c Bill Shaw, Director, P.C.P.S.  
Paul Meyette, Principal Planner, P.C.P.S.

**Comments:**

I concur with the recommendations of the Acting Community Services Director.

"G. D. Surkan"  
Mayor

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998  
**TO:** Acting Community Services Director  
**FROM:** City Clerk  
**RE:** **PARKLAND COMMUNITY PLANNING SERVICES: AGREEMENT**

**Reference Report:** Acting Community Services Director,  
dated February 17, 1998

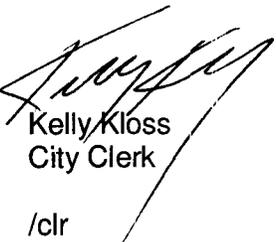
**Resolution:**

“RESOLVED that Council of The City of Red Deer, having considered report from the Acting Community Services Director dated February 17, 1998, re: Parkland Community Planning Services: Agreement, hereby approves the renewal of the three-year agreement as presented to Council February 23, 1998, between Parkland Community Planning Services and The City of Red Deer.”

**Report Back to Council Required:** No

**Comments/Further Action:**

I trust you will be advising Parkland Community Planning Services of Council's decision in this regard and proceeding with the signing of the noted agreement.

  
Kelly Kloss  
City Clerk

/clr

c Mr. Bill Shaw, Director, Parkland Community Planning Services  
Mr. Paul Meyette, Principal Planner, Parkland Community Planning Services

Item No. 4

0185

DATE: February 11, 1998  
TO: City Clerk  
FROM: Engineering Services Manager

**RE: NEW COUNCIL POLICY  
ACQUISITION AND DISPOSAL OF ROAD WIDENING AREAS**

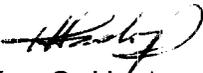
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Attached is a new Council Policy for the Acquisition and Disposal of Road Widening Areas within the City. This Policy has been prepared based on a September 20, 1994 report prepared by the Engineering Services Department and presented to Council on March 13, 1995. Council passed the attached resolution and By-law amendment.

The purpose of this Policy is to provide direction to staff in administration of their daily duties.

**RECOMMENDATION**

Confirmation of this policy is respectfully requested.

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

KGH/emr  
Att.



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

<b>POLICY NO.</b>	<b>4315</b>	<b>Page 1 of 2</b>
<b>TITLE:</b>	<b>Acquisition and Disposal of Road Widening Areas</b>	<b>Date of Approval:</b>
<b>SECTION:</b>	<b>Development Services</b>	<b>Dates of Revision:</b>

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**POLICY STATEMENT**

To establish a policy to define the procedures for the acquisition of road widening areas, as defined in Section 36 (Setbacks from Streets) of the Land Use By-law, and for disposal of previously acquired road widenings that are now considered surplus to The City's needs.

1. In cases where a landowner is required to provide road or lane widening in areas defined in the Land Use By-law, The City will pay "fair market value" for the land, or the landowner may choose to dedicate the road widening in return for relaxation of a development permit condition. In this case, The City will be responsible for the cost of the legal survey.
2. In the case where a landowner has provided road or lane widening as a condition of previous Land Use By-laws and where The City deems such road or lane widening to be surplus to The City's needs and the owner has expressed a desire to acquire the existing road or lane widening, the following will apply:
  - a. Where the land was dedicated to The City by the landowner at no cost or development relaxation, the land will be returned to the same landowner for a nominal sum.
  - b. Where the land was sold to The City, exchanged for a development condition relaxation, or dedicated by a different landowner, the land will be offered back to the owner at fair market value.
  - c. The landowner will be responsible for the cost of lot consolidation and legal survey in either scenario (a) or (b).



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

<b>POLICY NO.</b>	<b>4315</b>	<b>Page 2 of 2</b>
<b>TITLE:</b>	<b>Acquisition and Disposal of Road Widening Areas</b>	<b>Date of Approval:</b>
<b>SECTION:</b>	<b>Development Services</b>	<b>Dates of Revision:</b>

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3. The proceeds and expenditures with regard to the acquisition and disposal of land for road widening will be a credit or debit to the Right of Way Sales and Acquisition Reserve Fund.

***Comments:***

I concur with the recommendations of the Engineering Services Manager.

“ G. D. Surkan”  
Mayor

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** **NEW COUNCIL POLICY NO. 4315 - ACQUISITION AND DISPOSAL  
OF ROAD WIDENING AREAS**

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**Reference Report:** Engineering Services Manager.  
Dated February 11, 1998

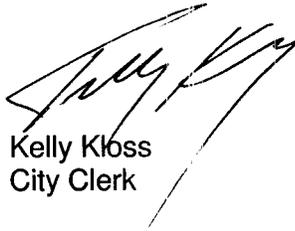
**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated February 11, 1998, re: New Council Policy No. 4315 - Acquisition and Disposal of Road Widening Areas, hereby approves new Council Policy No. 4315 for inclusion in the Council Policy Manual."

**Report Back to Council Required:** No

**Comments/Further Action:**

A copy of new Council Policy No. 4315 is attached hereto for your information. This office will now be updating the Council Policy Manual and distributing the new policy in due course.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
C. Rausch



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

<b>POLICY NO.</b>	<b>4315</b>	<b>Page 1 of 2</b>
<b>TITLE:</b>	<b>Acquisition and Disposal of Road Widening Areas</b>	<b>Date of Approval: February 23, 1998</b>
<b>SECTION:</b>	<b>Development Services</b>	<b>Dates of Revision:</b>

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**POLICY STATEMENT**

To establish a policy to define the procedures for the acquisition of road widening areas, as defined in Section 36 (Setbacks from Streets) of the Land Use By-law, and for disposal of previously acquired road widenings that are now considered surplus to The City's needs.

1. In cases where a landowner is required to provide road or lane widening in areas defined in the Land Use By-law, The City will pay "fair market value" for the land, or the landowner may choose to dedicate the road widening in return for relaxation of a development permit condition. In this case, The City will be responsible for the cost of the legal survey.
2. In the case where a landowner has provided road or lane widening as a condition of previous Land Use By-laws and where The City deems such road or lane widening to be surplus to The City's needs and the owner has expressed a desire to acquire the existing road or lane widening, the following will apply:
  - a. Where the land was dedicated to The City by the landowner at no cost or development relaxation, the land will be returned to the same landowner for a nominal sum.
  - b. Where the land was sold to The City, exchanged for a development condition relaxation, or dedicated by a different landowner, the land will be offered back to the owner at fair market value.
  - c. The landowner will be responsible for the cost of lot consolidation and legal survey in either scenario (a) or (b).



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

<b>POLICY NO.</b>	<b>4315</b>	<b>Page 2 of 2</b>
<b>TITLE:</b>	<b>Acquisition and Disposal of Road Widening Areas</b>	<b>Date of Approval: February 23, 1998</b>
<b>SECTION:</b>	<b>Development Services</b>	<b>Dates of Revision:</b>

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3. The proceeds and expenditures with regard to the acquisition and disposal of land for road widening will be a credit or debit to the Right of Way Sales and Acquisition Reserve Fund.

Item No. 5

CS-6.604

**DATE:** February 17, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** COLLEEN JENSEN  
A/Community Services Director

**RE:** COMMUNITY LOTTERY BOARDS

Attached is a report prepared by Lowell Hodgson, Community Services Director, that was circulated to Council for information earlier this month. This report gives the background of the process that has taken place in Red Deer in the development of our Community Lottery Board. In Mr. Hodgson's report, you will note that there are three options outlined for Council's consideration.

Over the past week Paul Meyette, Chairman of the Community Foundation, and I have had further discussions with both Judy Gordon, MLA, responsible for Lottery Boards and John Pryde, the staff person in Alberta Community Development with primary responsibilities for the development of Community Lottery Boards. Through these discussions, it has been determined that Option 3, as outlined in Mr Hodgson's report, is not acceptable to the Province. Council may recall that there were originally thirteen guidelines that were released in the December 2<sup>nd</sup>, 1997 document from the Province as the "Preview to the CLB Grant Program Provincial Funding Guidelines". It is now understood that there are several more guidelines which have been added, including one which would likely preclude the charging of any matching or handling fee and one which will preclude any sort of endowment of the lottery money. It is anticipated that these revised guidelines will be released in the near future.

Council is now left with two issues:

**1. The Process of Selecting a Community Lottery Board:**

As noted by Mr Hodgson, Council has appointed the Red Deer Community Foundation to act as the Community Lottery Board, through the establishment of a sub-committee to the foundation. The foundation is proceeding with this process with a public meeting on Wednesday, February 25<sup>th</sup>, 1998. Community members were invited to the meeting by invitation and through an advertisement in the Red Deer Advocate. The intent is to ensure that a good cross-section of the community will be represented on the committee, along with representation from the foundation, and two City Councillors. The Community Foundation, of course, has a concern regarding how the administration of the lottery monies will be paid. They have clearly indicated that they will not take on this responsibility, particularly with the preclusion in the guidelines for the endowment of funds.

**2. Funding the Administration:**

There appear to be two options left for Council regarding the payment of the administration for the Lottery Board, which are outlined in Mr. Hodgson's report as follows:

- The City could provide the \$20,000 to the Red Deer Community Foundation to administer the program. The foundation feels it could manage with this and they would proceed as planned. If, at a later time, the Province recognizes its responsibility and permits funding for administration, then this could be refunded to The City.

It would appear that there are certainly some efficiencies in having common administration of the foundation and the Lottery Board, as this allows for better sharing of grant information and economies of scale.

- The City of Red Deer could cover the administrative costs, assigning this responsibility to the Community Services Division, with some additional support for clerical staff to be given, or to permit the division to contract this to an individual who could operate out of their home.

It would appear that this option does not lend itself as well to good coordination of granting in the community and, therefore, may not be as efficient as providing a grant to the foundation.

- A third option could be considered, and that is to refuse to fund the administration, thereby forfeiting our access to the \$1.1 million for which Red Deer is eligible. Council has clearly indicated that it is displeased with having to pay for the administration of this provincial granting program; however, it would also be very difficult for Council to decide to forego the \$1.1 million that will benefit the community.

A final comment is that if Council chooses to proceed with covering the costs of administration for the Community Lottery Board, it would be wise to document these costs. This documentation should then be forwarded to the provincial government with a request for reimbursement. It is unacceptable that this downloading should, once again, be put on the municipality.

The following is reluctantly recommended.

**RECOMMENDATION:**

That Council of The City of Red Deer provide \$20,000 to the Red Deer Community Foundation to administer the Community Lottery Board, with funding to be noted as a "grant to a community agency" and money coming from our reserve funds in 1998, with direction to incorporate into the 1998 Community Services budget. Further, the foundation should be requested to document any and all administrative costs such that The City can forward a request for reimbursement to the Province in protest of being forced to accept said cost.



COLLEEN JENSEN

:dmg

c. Paul Meyette, Principal Planner, P.C.P.S.

**DATE:** February 5, 1998

**TO:** KELLY KLOSS  
City Clerk

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

**RE:** LOCAL LOTTERY BOARD

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Preparing for the April 1<sup>st</sup> availability of provincial lottery funds and, in so doing, meeting the requirements of Alberta Community Development, has been an exercise of considerable frustration.

- On November 1<sup>st</sup>, at the provincial conference of the Alberta Recreation & Parks Association, terms of reference were released describing how local lottery boards were to be formed. This release permitted up to four-and-a-half percent of our local eligibility to be used in administering the program.
- Three alternatives were explored locally as to appointing a local lottery board, with the eventual recommendation to appoint the Red Deer Community Foundation. This, Council did.
- On December 1<sup>st</sup>, 1997, this program was taken into Alberta Community Development and, with this, the Province eliminated the opportunity for any administrative dollars for the local boards. While the Province will now process the cheques and do the audits, local municipalities are being expected to cover local administrative costs.
- We have protested this as loudly as is possible. Almost all municipalities across the province have done likewise; but it seems the Minister is unmovable.
- Our Red Deer Community Foundation has indicated that it cannot absorb these costs (estimated to be approximately \$20,000) and will have to withdraw its offer to serve as the local lottery board.
- On Tuesday, February 3<sup>rd</sup>, a morning article in a Calgary newspaper reported Iris Evans, Municipal Affairs Minister, as saying the Government was reversing the earlier decision and would now permit two percent for administration. By noon that same day, however, MLA Judy Gordon stated that Iris Evans was misinformed and the earlier decision stood. This, I say again, has been an exercise in frustration for us.

The issue for us, then, is *where to from here?* Our Red Deer Community Foundation was in the process of inviting individuals in the community to a workshop/information meeting on February 25<sup>th</sup>. From this group, it was intended to form a lottery sub-committee, on which Councillors Hughes and Flewwelling would also sit, with the Community Services Director as a non-voting liaison. The Red Deer Community Foundation is willing to proceed this way, but would then withdraw after February 25<sup>th</sup>, and Council would need to appoint this new group as the local lottery board. This would permit the process to at least continue in an effort to have a board ready to advertise for applications in April. The only alternative to this is for the foundation to resign now and for Council to advertise for board membership. I would recommend the first option, as the foundation, with its

Page 2  
 February 5, 1998  
 Local Lottery Board

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considerable experience in grant administration, could help in selecting people to serve and to understand the processes.

The issue of local administrative costs is still there for us. It seems to me to be totally unreasonable for the Province to expect municipalities to carry the cost of delivering a provincial grant program. That is at least the current status. Non-profit groups and, in fact, The City, too, are eligible for approximately \$1.1 million and so this impasse needs to be broken, one way or another.

May I respectfully suggest one of three alternatives:

1. The City of Red Deer could provide \$20,000 to the Red Deer Community Foundation to administer this program. The foundation feels it could manage with this and they would proceed as planned. If, at a later time, the Province recognizes its responsibility and permits funding for administration, then this could be refunded to The City.
2. The City of Red Deer could cover the administrative costs, assigning this responsibility to the Community Services Division, with some additional support for clerical staff to be given, or to permit the division to contract this to an individual who could operate out of their home.
3. We could place a two percent "matching requirement" on all successful applicants, with this amount then used to cover administrative costs. This money would have to come from the applicant, not the grant, as the Province won't permit that. This matching requirement could then be given to the foundation and it could administer the program. I must point out, however, that, at the time of writing this report, the Province is even saying they will deny this charge. However, I personally believe this could be challenged.

In appointing the Red Deer Community Foundation as the local lottery board, we did so knowing that the Province either needs to acknowledge administrative costs or they had to permit endowing up to fifty percent of the grant eligibility, so that the foundation could use the interest from this endowment to fund administrative costs. It appears the Province is unwilling to approve either of those options and so I am at a loss on how to proceed, other than attempting to pass this cost on to the organizations that apply and receive funding, or for The City to absorb this cost even though it might be under protest. I do not believe, however, that we can leave the community at risk of losing \$1.1 million and time is very much of the essence. The local lottery board needs a day-long training workshop, in addition to advertising for applications and beginning to process them, as one-half of this grant eligibility must be distributed by June 1st, 1998.

I wish I was here for this debate. However, Colleen Jensen, Acting Director of Community Services, is well informed and she will proceed with whatever direction is given.



LOWELL R. HODGSON

:dmg

c. Colleen Jensen, A/Director of Community Services

**Comments:**

As pointed out in the comments from the Administration, this is an extremely frustrating issue which appears to have no reasonable resolution. In fact, we anticipate that the administrative load implicated by the grant may even be heavier by early indications that the Province will place considerable pressure on local boards to allocate many small grants as opposed to a few large grants to key projects. This will add to the administrative difficulty in gathering and reviewing applications, establishing priorities, ensuring adequate support information is in place and then auditing for follow up. We are perplexed by the Province's intransigence in this issue but have exhausted all of the reasonable avenues of compromise we can identify.

I recommend Council agree to a \$20,000 interim grant to the Red Deer Community Foundation to ensure that we can proceed with the administration of the program. Further, I recommend that Council document all costs as recommended by the Administration and that we continue to work with our Provincial representative to reach a more reasonable conclusion than this.

"G. D. Surkan"  
Mayor

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998  
**TO:** Acting Community Services Director  
**FROM:** City Clerk  
**RE:** COMMUNITY LOTTERY BOARDS

**Reference Report:** Acting Community Services Director,  
dated February 17, 1998

**Resolution:**

“RESOLVED that Council of The City of Red Deer, having considered report from the Acting Community Services Director dated February 17, 1998, re: Community Lottery Boards, hereby agrees:

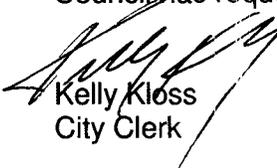
1. That a \$20,000 initial grant be provided to the Red Deer Community Foundation to proceed with the administration of the program with said grant being funded by 1998 Reserve Funds;
2. That all administrative costs in relation to this program be documented by the Foundation;
3. That The City continue to work with the Province towards a more reasonable conclusion,

and as presented to Council February 23, 1998.”

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Council has requested that they be kept apprised of this situation.

  
Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Principal Planner

COPIED TO: L. HODGSON  
K. KLOSS



COMMUNITY LOTTERY  
PROGRAM SECRETARIAT

Judy Gordon, Chairman  
MLA, Lacombe-Stettler

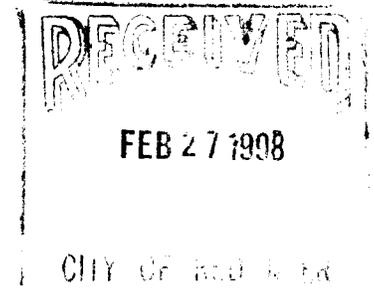
Community Lottery Program Secretariat  
620 Legislature Annex  
9718 - 107 Street  
Edmonton, Alberta  
T5K 1E4  
Telephone 403/415-1363  
Fax 403/415-1364

MLA Lacombe Stettler  
203 Legislature Building  
Edmonton, Alberta  
Canada  
T5K 2B6  
Telephone 403/427-1807  
Fax 403/427-1234

Lacombe Stettler  
Constituency Office  
Telephone 403/782-7725  
Fax 403/782-3307

Her Worship, Gail Surkan  
Mayor  
City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

February 20, 1998



Dear Mayor Surkan: *Gail*

I am in receipt of a Motion of the City of Red Deer regarding the appointment of the Red Deer Community Foundation, as the community lottery board for the City of Red Deer.

The CLB Grant Program was designed and implemented based upon the input of Albertans. The model was not arrived at without extensive thought based upon the input and research that was undertaken. To consider an exception to implementing the program in the City of Red Deer Region, or any other region, would not fulfill the intent of the program design nor maintain the integrity of the public input received.

Much discussion and debate has centered around the implementation of the program. A number of adjustments were made prior to the December 2, 1997 release of the final guidelines. I would like to summarize these guidelines with respect of the nominating process requested of Municipal Councils:

1. Municipal councils in each city region will be responsible for appointing a nominating committee consisting of the following:  
Cities: members of council
2. Nominating committees are responsible for establishing the membership of community lottery boards. Existing municipal boards or their membership in whole, cannot be appointed as a community lottery board.
3. Council members appointed to each regional nominating committee will convene a meeting to implement the process for establishing the final membership of the board. (The specifics of the process are stated on pages 4 and 5 of the guideline document previously provided to all municipalities.)
4. Nominating committees will publicly seek nominations or applications for prospective board members. The nominating committee will ensure community members have ample opportunity to apply for a position on the board.

...cont.

5. No more than two municipal councilors will be appointed to a board.

If after initiating a public recruitment process, the nominating committee decides that an existing community foundation has the best possible cross-community representation available, the membership of that community foundation could be appointed as the membership of their community lottery board.

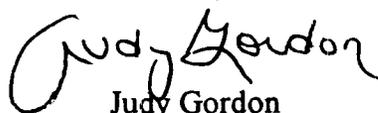
Community lottery boards will be required to incorporate as a separate society, with Alberta Community Development paying the name search and incorporation fee costs on behalf of each new board. This enables the board, as a separate legal entity, to sign an agreement with Alberta Community Development to provide accountable service in administering the local grant process. For any existing society to make adjustments to their objects and by-laws to align to the program would prove as costly as establishing a new society with objects and by-laws that support the integrity of the program.

Community Lottery Board Grant Program funds are not available for endowment purposes, nor will boards be able to receive funds directly through this program. Therefore, condition one of your motion can not be met.

Should your council wish to seek further clarification, I would be pleased to make arrangements to meet with you at your convenience.

I look forward to working with the City of Red Deer as we move forward together to ensure that the residents of Red Deer benefit from the more than \$1 million dollars that is available this year through the program.

Sincerely,



Judy Gordon  
Chair

Community Lottery Program Secretariat

cc: Honourable Shirley McClellan  
Minister of Community Development

Honourable Stockwell Day, MLA  
Red Deer North

Victor Doerksen, MLA  
Red Deer South

*GAIL -  
Feel free to call me  
if you have questions.*

Item No. 6

DATE: February 17, 1998  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **RAW LAND ACQUISITION - NW ¼ 23-38-27-W4M**

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On January 21, 1998, the City of Red Deer made a conditional offer to purchase the above quarter section for future residential land development. The offer was accepted by the owners of the property on January 23, 1998, subject to the following conditions:

- a) Obtaining final approval of the purchase from the City of Red Deer.
- b) Obtaining approval of the purchase from the County of Red Deer.
- c) Completing a Level 1 Environmental Assessment.

Closing date for removal of the conditions is March 1, 1998, with the purchase price to be paid and title conveyed no later than March 11, 1998. The purchase price is \$1,605,000, payable at time of closing. The purchase price works out to \$10,095 per acre.

As you are aware, County Council approval was obtained on February 3, 1998. This approval was necessary as the quarter section is presently located in the County of Red Deer, and the Municipal Government Act requires that municipalities obtain the approval for the purchase of land from the municipality in which the property is located. A Level 1 Environmental Assessment has been ordered and should be completed prior to March 1, 1998.

The Land Bank Business Plan, adopted by Council, requires that the City develop 25% of new residential building lots. This Plan was negotiated with private sector developers a number of years ago, and is updated annually. In order to meet the 25% level of development, and given the anticipated development levels over the next three to five years, the City will require 25 to 35 acres of raw land annually. We will complete development of the Lancaster quarter in 1998, together with a forty lot phase of Kentwood. In 1999, we plan to move into the southern Lancaster quarter, and we expect this quarter section will fill our development needs for six years (until 2005). This is the last quarter section of land the City owns south of the river.

The quarter section of land which we have entered into a conditional agreement on, would allow the City to extend its commitment for residential land development for a further six years, until 2011 or 2012.

2/...

City Clerk  
Page 2  
February 17, 1998

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North of the river, we have an adequate supply of undeveloped residential land. The remainder of the Kentwood subdivision, the Johnston quarter section located to the west of Taylor Drive and south of Edgar Industrial Park, and the Oriole Park south area, should be sufficient to meet the City's requirements for at least fifteen years.

We believe the purchase of the quarter section identified in this report is excellent value for the City's Land Bank. It fits in well with our development plans, inasmuch as it is probably six to seven years away from receiving service extensions. The price properly reflects the delay in development, allowing us to hold it until the completion of our Lancaster Meadows development.

### **RECOMMENDATION**

We recommend that Council approve the purchase of NW ¼ 23-38-27-W4M for future residential land development.

Respectfully submitted,



Alan V. Scott  
Land and Economic Development Manager

AVS/mm



No. 23

Office of the CAO  
4758 - 32nd Street, RED DEER, AB T4N 0M8

Phone: 350-2152  
Fax: 346-9840

February 10, 1998

Mayor Gail Surkan  
City of Red Deer  
Box 5008  
RED DEER, AB T4N 3T4

Dear Mayor Surkan

Your letter in regard to the City of Red Deer's offer to purchase NW 23-38-27-W4, which is located in the County of Red Deer, was presented at the February 3, 1998, regular meeting of County Council.

After discussion, a motion was passed whereby the County of Red Deer endorses the City of Red Deer's request to acquire NW 23-38-27-W4 to be used for future City growth. As this is good agricultural land, the Council's hopes were that this land would continued to be used for that purpose until actual development occurs.

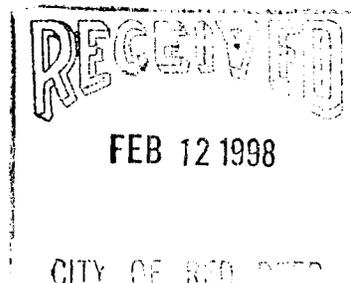
This letter confirms that the County of Red Deer agrees with the City of Red Deer's proceeding with the purchase of this land.

Yours truly

COUNTY OF RED DEER NO. 23

Maurice Lewis, Reeve

nel





**Long-term Goal:** To aggressively promote tourism as a key component of economic development in Red Deer and the region.

**Strategies:**

- 2.2.1 Continue to support the Visitor and Convention Bureau in fulfilling its role in coordination and promotion of tourism.
- 2.2.2 Encourage other relevant community stakeholders to actively support tourism and tourism promotion.
- 2.2.3 Encourage and support effective public-private partnerships (e.g., Convention Marketing Consortium) to market Red Deer's wide range of facilities, amenities and opportunities to key tourist markets.
- 2.2.4 Develop specific strategies regarding The City's participation in the hosting of major events.



## 2.3 LAND DEVELOPMENT

Land development is one of the key elements affecting economic development in Red Deer. The role of the City Land Bank has been refined to encourage greater private sector participation in residential development. The City continues to be the primary supplier of serviced industrial lots.

**Long-term Goal:** To ensure availability of a supply of reasonably priced, serviced residential and commercial/industrial land required to support the achievement of Red Deer's economic development goals.

**Strategies:**

- 2.3.1 Maintain a City presence in land development to ensure long-range, balanced development of the community, and the availability of lots for individuals and small builders.
- 2.3.2 Maintain The City's market share of residential lot sales at 25% and actively encourage private sector participation in the development, marketing and sale of commercial/industrial land.
- 2.3.3 Sell City land at market value and, where appropriate, make land available to developers in accordance with approved land use plans.
- 2.3.4 Continue to reduce The City's current land inventory, particularly industrial land.
- 2.3.5 Work with appropriate stakeholders to encourage the development of housing within the downtown core.
- 2.3.6 Work cooperatively with surrounding municipalities to ensure short and longer-term infrastructure compatibility.

**Comments:**

I concur with the recommendations of the Land and Economic Development Manager that we proceed with the purchase of this property.

As Council is aware, some members of the development industry, particularly Melcor, continue to raise concerns about the City's involvement in land development. Our Strategic Plan, attached hereto, sets out Council's direction with respect to land development. It is legitimate to suggest that a review of the City's involvement in land banking should take place and should be done in a fashion that allows broad input from the industry and from the public generally. Council may wish to consider the timing and nature of such a review when it reviews its Strategic Plan in the Spring of 1999. In the meantime, the purchase of this property is appropriate and timely to ensure that our options remain open. Should Council, in reviewing its Strategic Plan, determine a different direction than the current one, the property can always be resold or divested in any one of a number of ways.

"G. D. Surkan"  
Mayor

**FILE**

**Council Decision - February 23, 1998 Meeting**

**DATE:** February 24, 1998  
**TO:** Land and Economic Development Manager  
**FROM:** City Clerk  
**RE:** RAW LAND ACQUISITION - NW ¼ 23-38-27-W4M

**Reference Report:** Land and Economic Development Manager,  
dated February 17, 1998

**Resolution:**

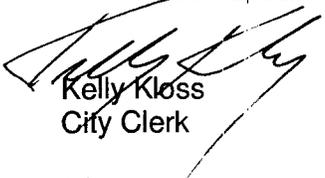
“RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated February 17, 1998, re: Raw Land Acquisition - NW ¼ 23-38-27-W4M, hereby approves the purchase of NW ¼ 23-38-27-W4M for future land development at a cost of \$1,605,000.00, and as presented to Council February 23, 1998.”

**Report Back to Council Required:** No

**Comments/Further Action:**

Council further agreed to:

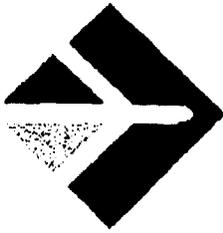
1. Meet with UDI to discuss the City's long range development plans. Land and Economic Development Manager to coordinate.
2. Review the involvement of the City in land development during the 1999 City's Strategic Plan Update.

  
Kelly Kloss  
City Clerk

/clr

c Director of Development Services  
Director of Community Services  
Director of Corporate Services  
Pat Shaw, Corporate Planning Coordinator

Reeve Maurice Lewis, County of Red Deer



**RED DEER REGIONAL AIRPORT AUTHORITY**

January 22nd, 1998

Mayor Gail Surkan  
City of Red Deer  
5420 - 47 Street  
Red Deer, Alberta  
T4N 6Z4

Dear Mayor Surkan:

Further to recent discussions with Bryan Jeffers and Allan Wilcock, the Red Deer Regional Airport Authority would welcome the opportunity to appear before City Council on February 2nd, 1998.

The purpose of the appearance would be to update Council on our negotiations with Transport Canada for the takeover of the Airport. Don Oszli has prepared current financial information that will be forwarded directly to you today from his office and is to become part of this documentation for distribution.

Thank you for your continued interest in this project and if you have any questions please feel free to call.

Yours sincerely,

Merv Phillips - Chair  
Red Deer Regional Airport Authority

RED DEER REGIONAL AIRPORT AUTHORITY  
 FORCASTED FINANCIAL STATEMENTS  
 SUMMARY OF OPERATIONS AND CASH FLOW

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
	PER CITY BUDGET										
<b>REVENUES</b>											
LANDING FEES	7,800	7,876	8,288	8,882	9,118	9,672	10,051	10,583	11,081	11,635	12,217
TIE DOWN FEES	11,500	12,076	12,678	13,313	13,973	14,677	15,411	16,182	16,991	17,840	18,732
AVIATION FUEL TAX	18,500	19,425	20,398	21,416	22,487	23,611	24,782	26,031	27,353	28,760	30,135
<b>TOTAL AVIATION FEES</b>	<b>37,500</b>	<b>39,376</b>	<b>41,344</b>	<b>43,411</b>	<b>45,568</b>	<b>47,861</b>	<b>50,254</b>	<b>52,796</b>	<b>55,465</b>	<b>58,175</b>	<b>61,084</b>
RENT	105,131	86,183	88,427	80,748	85,285	100,050	105,052	110,305	115,820	121,811	127,882
RESERVES/INTEREST	28,288	26,040	35,529	35,523	35,730	36,164	36,852	37,822	39,107	40,740	42,798
AIRSHOW		10,000	0	10,000	0	10,000	0	10,000	0	10,000	0
ADMINISTRATION RECOVERIES (UTILITIES)	7,088	7,418	7,780	8,180	8,588	9,018	9,468	9,945	10,440	10,962	11,510
OTHER	13,386	463	486	511	536	563	591	621	652	684	718
<b>TOTAL REVENUE</b>	<b>191,381</b>	<b>179,480</b>	<b>171,867</b>	<b>188,373</b>	<b>185,722</b>	<b>203,856</b>	<b>202,217</b>	<b>221,458</b>	<b>221,422</b>	<b>242,171</b>	<b>243,762</b>
<b>EXPENSES</b>											
RENTAL PROPERTY EXPENSES	43,124	38,171	38,208	38,208	38,208	38,208	38,208	38,208	38,208	38,208	38,208
MAINTENANCE EXPENSES	192,883	183,180	178,757	184,833	190,803	207,281	204,084	221,228	218,728	236,800	234,589
ADMINISTRATIVE EXPENSES	108,837	101,749	101,749	101,749	101,749	101,749	101,749	101,749	101,749	101,749	101,749
<b>TOTAL EXPENSES</b>	<b>344,844</b>	<b>323,080</b>	<b>316,714</b>	<b>323,790</b>	<b>329,760</b>	<b>345,238</b>	<b>342,041</b>	<b>359,183</b>	<b>358,683</b>	<b>377,757</b>	<b>372,526</b>
<b>NET INCOME (LOSS)</b>	<b>(153,463)</b>	<b>(143,600)</b>	<b>(144,847)</b>	<b>(135,417)</b>	<b>(143,038)</b>	<b>(141,382)</b>	<b>(139,824)</b>	<b>(137,725)</b>	<b>(137,261)</b>	<b>(135,586)</b>	<b>(128,764)</b>
<b>CAPITAL EXPENDITURES</b>											
EQUIPMENT REPLACEMENT		(39,175)	(39,175)	(39,175)	(39,175)	(39,175)	(39,175)	(39,175)	(39,175)	(39,175)	(39,175)
REPLACE VASI LIGHTS		(20,000)	0	0	0	0	0	0	0	0	0
RUNWAY OVERLAY		0	(200,000)	(126,000)	0	0	0	0	0	0	0
TAXIWAY OVERLAY		(84,000)	(75,000)	(75,000)	0	0	0	0	0	0	0
ABANDONED RUNWAY REHABILITATION		0	0	0	(283,000)	(283,000)	0	0	0	0	0
RUNWAY LIGHTING UPGRADE		(75,000)	0	0	0	0	0	0	0	0	0
MAINTENANCE BUILDING		0	(170,000)	0	0	0	0	0	0	0	0
ROADWAYS		(15,000)	0	(15,000)	0	0	0	0	0	0	0
SANITARY/STORM SEWERS		(48,500)	0	0	0	0	0	0	0	0	0
SUBDIVISION/SURVEY COSTS		(30,000)	0	0	0	0	0	0	0	0	0
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>(292,675)</b>	<b>(484,175)</b>	<b>(254,175)</b>	<b>(322,175)</b>	<b>(322,175)</b>	<b>(39,175)</b>	<b>(39,175)</b>	<b>(39,175)</b>	<b>(39,175)</b>	<b>(39,175)</b>
<b>NET INCOME (LOSS) PLUS CAPITAL CONTRIBUTIONS</b>		<b>(436,275)</b>	<b>(629,322)</b>	<b>(388,392)</b>	<b>(466,213)</b>	<b>(463,758)</b>	<b>(178,998)</b>	<b>(176,922)</b>	<b>(174,435)</b>	<b>(171,361)</b>	<b>(168,239)</b>
<b>FINANCING</b>											
PROCEEDS ON SALE OF BUILDINGS		287,700	0	0	0	0	0	0	0	0	0
OPERATING CONTRIBUTIONS - COUNTY		37,500	39,376	41,344	43,411	45,581	47,861	50,254	52,796	55,465	58,175
OPERATING CONTRIBUTIONS - CITY		145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
CAPITAL CONTRIBUTIONS - CITY RESERVE		372,000	0	0	0	0	0	0	0	0	0
CAPITAL CONTRIBUTIONS - CITY		101,500	245,000	80,000	0	0	0	0	0	0	0
CAPITAL CONTRIBUTIONS - PROVINCE		0	200,000	125,000	283,000	283,000	0	0	0	0	0
<b>TOTAL CONTRIBUTIONS</b>		<b>943,700</b>	<b>629,376</b>	<b>401,344</b>	<b>471,411</b>	<b>473,581</b>	<b>192,861</b>	<b>195,254</b>	<b>197,796</b>	<b>200,465</b>	<b>203,175</b>
<b>CASH INCREASE (DECREASE)</b>		<b>507,425</b>	<b>53</b>	<b>2,952</b>	<b>8,198</b>	<b>9,824</b>	<b>13,882</b>	<b>18,382</b>	<b>23,331</b>	<b>28,844</b>	<b>34,836</b>

**RED DEER AIRPORT AUTHORITY  
FORECASTED FINANCIAL STATEMENTS  
ASSUMPTIONS**

1. Landing fees based upon 1998 city budget, which reflects revised fee schedule, increased at the rate of 5% per year.
2. Tie down fees based upon 1998 city budget, which reflects revised fee schedule, increased at the rate of 5% per year.
3. Aviation fuel tax based upon 1998 city budget, which reflects revised fee schedule, increased at the rate of 5% per year.
4. Existing rent maintained at amounts as per 1998 city budget. Buildings 1, 21, 50, 51, and 49 assumed to be sold in 1999. Proceeds assumed to be equal to rental revenue capitalized at a rate of 10%. Land rentals are assumed to increase at a rate of 5% per annum for new land leases. This budget has not taken into account the possibility of land sales. The budgeted figures have also assumed that the rent paid by Nav Canada will continue at its current rate. Should Nav Canada decide to curtail its operations at Red Deer, rental revenues would decrease by approximately \$23,000 per annum.
5. Airshow assumed to take place every second year. City is assumed to contribute \$10,000 as in past years. Additional revenue is offset by additional costs for landscaping, mowing etc., which would be performed by the Authority.
6. Landscaping, mowing and snow removal costs based upon 1998 City budget figures (except equipment rental) and have been increased at a rate of 5% per year to reflect increased activity at the airport. Additional costs would be incurred for additional snow removal over a larger area than at present as well as more frequently. Snow removal may have to be more frequent on weekends and holidays as activity increases. Equipment rental reflects City's internal rental charge for equipment. Authority has accounted for equipment replacement as a contribution to capital reserve at a rate of 5% of estimated fair value of equipment.
7. Lighting costs, with the exception of electricity, have been held constant at 1998 levels. By replacing existing VASI lights with PAPI lights, maintenance costs should decrease, however, increased activity at the airport has been assumed to push costs up. Electricity has been increased by 5% per annum to reflect increased activity.
8. Crack filling/asphalt has been kept constant at the 1998 City budget level. It has been assumed that if runways and taxiways are resurfaced, maintenance should remain constant.
9. Sanitary/water have been kept constant at the 1998 City budget level.
10. Administration costs have been kept at the same level as 1998 City budget with the exception of professional fees and office expenses. Estimated costs for annual audit as well as additional office expenses have been included. The City does not appear to directly charge airport for accounting, audit or clerical expenses.

11. Capital expenditures have been derived from the City budget and from "Proposal for takeover of the Red Deer Regional Airport" document submitted to the Federal government in April 1997.
12. City operating contributions have been kept constant at the 1998 budget deficit level. Capital contributions have been derived from the City Airport Capital Budget Forecast.
13. County contributions have been increased at the rate of 5% per annum. The budget has assumed that the Authority would provide for all snow removal, utility repairs and maintenance costs. To offset these costs, it has been assumed that the increased activity would generate additional taxes to the County of Red Deer which would be passed on in part to the Authority.
14. Reserves/Interest represents funds held by the City on account of sales of airport buildings. The budget has assumed the funds would be allocated to the airport or that interest earned on the funds would continue to be allocated to the Airport. An interest rate of 7% has been utilized
15. The province is assumed to contribute funds to resurface existing taxiways and runways through its existing infrastructure programs.

DATE: February 12, 1998  
TO: City Clerk  
FROM: Director of Development Services  
**RE: RED DEER REGIONAL AIRPORT AUTHORITY**

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Following receipt of the material from the Authority, we called Mr. Phillips to discuss the matter. Subsequently, we met to further investigate the issues.

When the Authority was last before Council, they presented a preliminary business plan for the Airport. This plan envisioned a financial contribution from The City, roughly equivalent to our annual operating deficit. This subsidy was to continue at that amount for ten years

The Authority has now reviewed the operation in more detail and essentially completed negotiations with Transport Canada. They have revised their request to The City, as outlined in their attached cash flow information.

The Authority is now requesting financial assistance in three areas. We will deal with each separately.

The first is a ten year commitment to provide \$145,000 per year for the next ten years. This is very similar to what was originally presented and we have no concern with this request.

Their second request is that The City reserve of approximately \$372,000 be turned over to them. Presently the interest from this reserve is used by The City to offset operating costs. The Authority will be able to expand on their proposed use of the fund.

The third request involves The City contributing \$436,500 towards proposed capital improvements through the year 1999-2000. The 1998 Capital Budget presented to Council anticipated \$230,000 of expenditure in the year 2002.

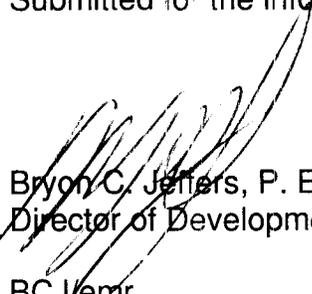
After meeting with Mr. Phillips and Mr. Osli from the Authority, we have reviewed the matter and would offer the Council the following course of action.

1. Agree to the annual funding of \$145,000 for the next ten years. The amount is fixed and not indexed.

City Clerk  
Page 2  
February 12, 1998

2. Agree to provide the interest from the reserve to the Authority for the next five years. At that time, Council will review the matter and, if satisfied that the Authority's operation of the Airport is sound, the fund could then be turned over to them to be managed. If the funding is turned over to the Authority, we would not continue to provide the annual interest contribution.
3. Agree to provide assistance for capital projects in the amount of \$40,000 per year for the next five years. This equates to the approximate cost of the maintenance building replacement that Administration projected in 2002. The Authority should be encouraged to approach The County for financial assistance with the capital projects.
4. All of the above conditions would be subject to a mutually satisfactory Agreement being prepared between the Authority and The City.

Submitted for the information of Council.



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

BCJ/emr

c. Public Works Manager  
c. Director of Corporate Services

***Comments:***

I concur with the recommendations of the Director of Development Services.

"G. D. Surkan"  
Mayor

# FILE

## Office of the City Clerk

February 24, 1998

Red Deer Regional Airport Authority  
Box 370  
Penhold, AB T0M 1R0

Att: Mr. Merv Phillips, Chair

Faxed To: 886-2685

Dear Mr. Phillips:

**RE: RED DEER REGIONAL AIRPORT AUTHORITY / REQUEST FOR FUNDING**

At the City of Red Deer's Council Meeting held Monday, February 23, 1998, consideration was given to your correspondence dated January 22, 1998 regarding the above. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Regional Airport Authority dated January 22, 1998, re: Red Deer Regional Airport Authority, hereby agrees:

1. To provide annual funding of \$145,000 for the next ten years.
2. To provide the interest from the Airport Reserve to the Authority for the next five years. At that time, Council shall review this matter. If satisfied that the Authority's operation of the Airport is sound, the reserve will then be turned over to the Authority to be managed. If the reserve is turned over to the Authority, the City would discontinue providing the annual interest contribution.
3. To provide assistance for capital projects in the amount of \$40,000 per year for the next five years and encourage the Authority to approach The County for financial assistance with capital projects.
4. That all of the above conditions be subject to a mutually satisfactory agreement being prepared between the Authority and The City,

and as presented to Council February 23, 1998."



Red Deer Regional Airport Authority  
February 24, 1998  
Page 2

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

Kelly Kloss  
City Clerk

/clr  
attchs

c     Director of Development Services  
       Director of Community Services  
       Director of Corporate Services  
       Public Works Manager

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
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TRANSMISSION OK

TX/RX NO 0169  
 CONNECTION TEL 8862685  
 SUB-ADDRESS  
 CONNECTION ID  
 ST. TIME 02/24 11:15  
 USAGE T 00'50  
 PGS. 2  
 RESULT OK

**FILE**

**Office of the City Clerk**

February 24, 1998

Red Deer Regional Airport Authority  
 Box 370  
 Penhold, AB T0M 1R0

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Faxed To: 886-2685

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3. To provide assistance for capital projects in the amount of \$40,000 per year for the next five years and encourage the Authority to approach The County for financial assistance with capital projects.



Box 5008  
 Red Deer, Alberta  
 T4N 3T4

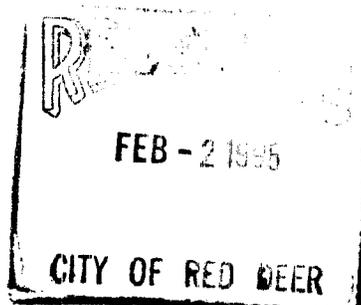
*The City of Red Deer*

Item No. 2

City Clerk  
P.O. Box 5008  
Red Deer, AB  
T4N 3T4

27 January 1998,

Mr. Kelly Bloss:



**RE: 52 Ave. 2 Hour Limited Parking**

With regard to my telephone conversation with you on the 21 January 1998, I would like to express my concern with the 2 hour parking signs on 52 Avenue. These signs are located on the east side of Waskasoo Manor, and are limiting the parking capability of the tenants who reside here. This is a forty unit complex, and forty-five underground stalls are available to the tenants, many of whom have two vehicles. The five extra underground stalls and the six (6) on the north side of the building, total eleven (11) extra spaces for 40 tenants and their guests.

Many of the tenants are shift workers, who are receiving tickets during the day while they are sleeping. Another inconvenience arises when the residents have guests visiting from out of town, and they are required to move every 2 hours.

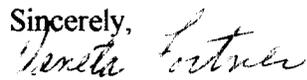
**I am not asking for preferential treatment, however the apartments at the south end of 52 Ave. (Westview and Aspenwood) have no 2 hour limit and I think it unfair that the tenants be penalized for a hospital staff parking problem.** The design of Inglewood Apartments located south of Waskasoo Manor, allows for ample off-street parking and subsequently are not affected by these signs. I am aware that the city is hesitant to remove the limited parking signs because of the problems in the past, and because Waskasoo Manor are the only ones affected along this street, I would hope that the following proposal might satisfy everyone concerned.

-2-

I would like to suggest that between 5 to 10 visitor/resident pass be made available for my tenants, and that they would only be able to acquire through me. I understand that this system works quite well in the city of Calgary, and may solve the predicament here. If this is possible, I would ensure that strict guidelines would be enforced and if any abuse occurs, the passes would be rescinded. I have included a diagram and have highlighted the area that the tenants would only be allowed to park in (this limit will ensure that residential parking on the east side of the street, remains unaffected).

Thank you for your investigation into this matter and I look forward to hearing from you in the near future.

Sincerely,



Veneta Fortner

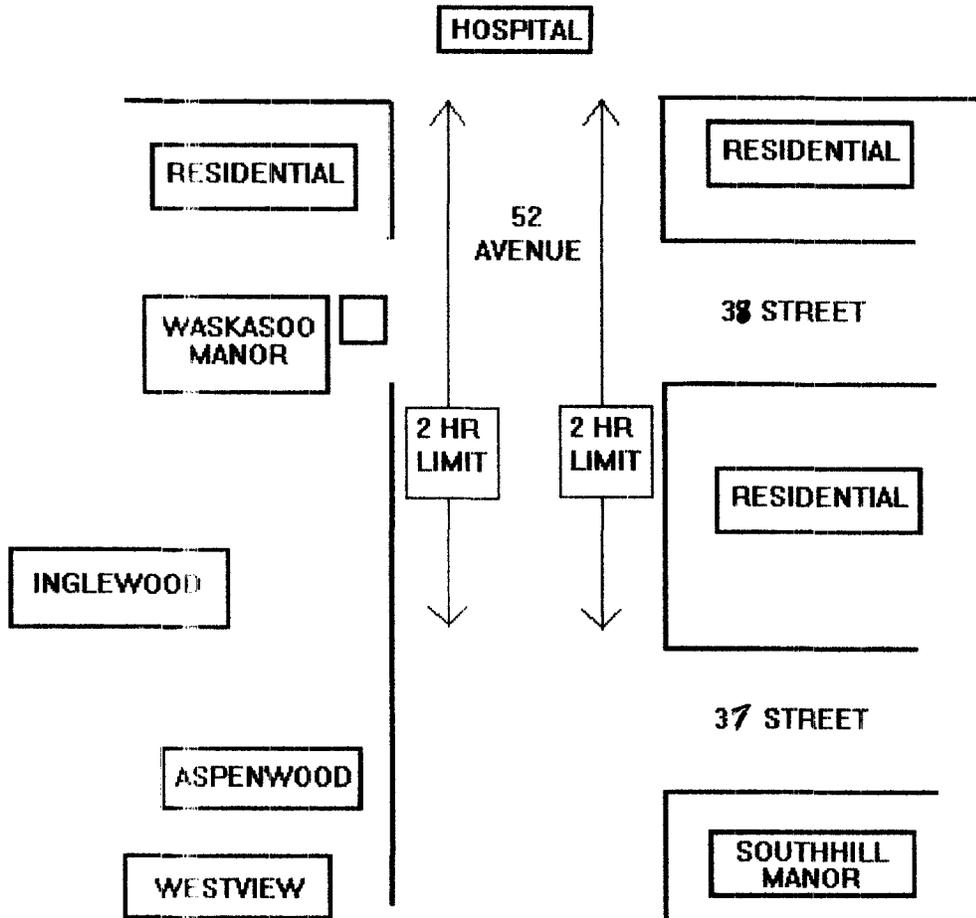
Management

Waskasoo Manor

#302B, 3700-52 Ave.,

Red Deer, AB

347-3256



## MEMO

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**DATE:** February 09, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** RYAN STRADER  
Inspections & Licensing Manager

**RE:** WASKASOO MANOR PARKING CONCERNS  
3720 - 52 AVENUE  
LOT 6A, BLOCK 6, PLAN 802005

---

In response to your memo of February 2, 1998, regarding the above referenced, we have the following comments for Council's consideration.

Two hour maximum parking at the Waskasoo Manor and other locations surrounding the hospital was installed at the request of the residents in this area, as most of the on-street parking was being taken up by hospital staff or visitors to the hospital.

In the applicant's letter, there is reference made to on site parking not being adequate for the tenant's needs, and goes on to mention that 45 parking spaces are provided. The approved plan for development of this site shows 60 stalls being provided on site. The Land Use Bylaw parking requirements in effect at the time of development required 60 stalls.

Permit parking has been discussed on several occasions to resolve the parking problem in various areas. Our concern has been the issue of staff time to administer such a program. Certainly, as described by the applicant, there wouldn't be a lot of work, however it would be reasonable to expect other areas with similar parking concerns to request this type of program which would involve considerable staff time such as additional enforcement staff.

**RECOMMENDATION:** That no action be taken on the applicant's request, however the apartment owners should be contacted and requested to install the required parking.

Sincerely,



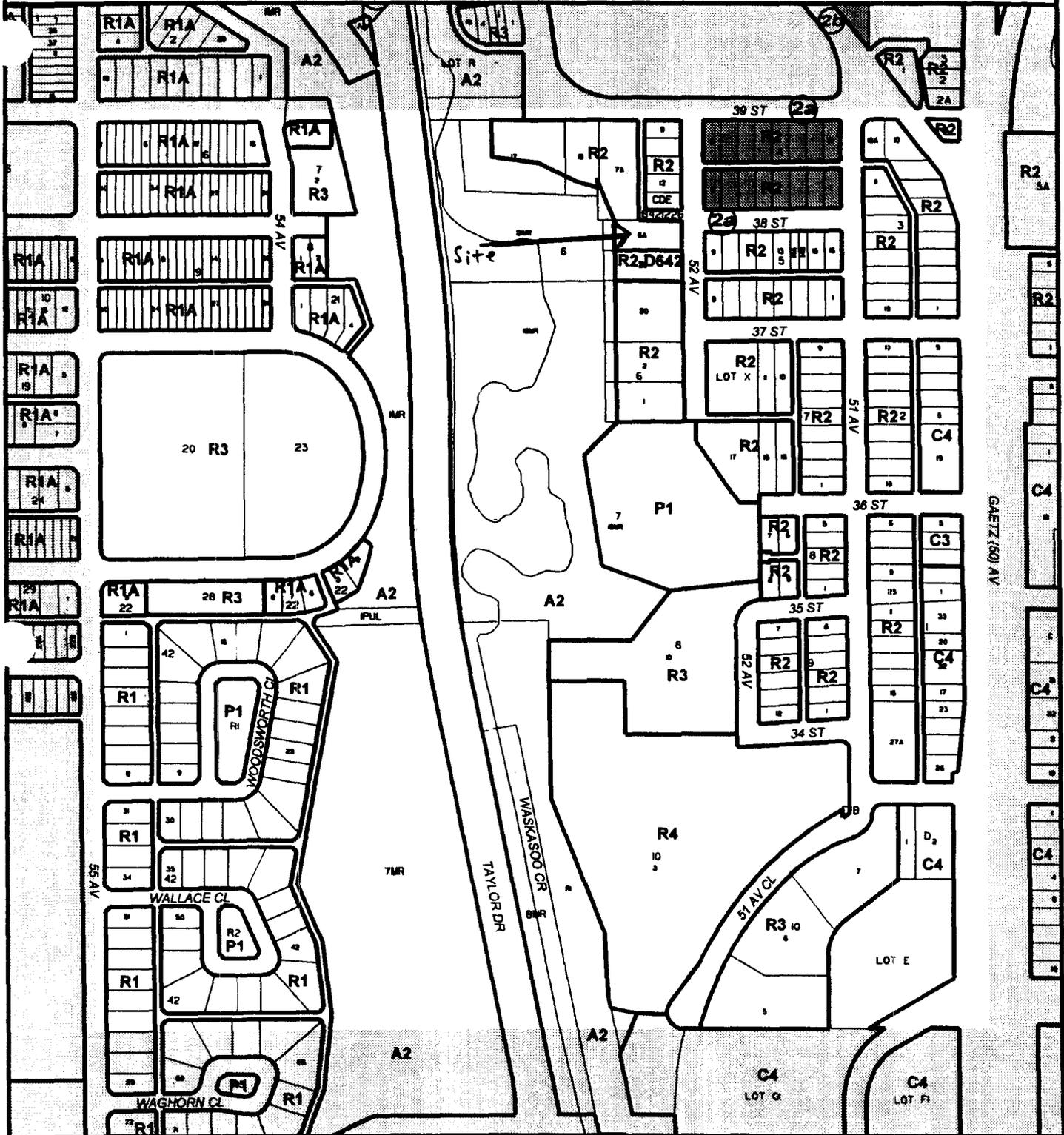
RYAN STRADER  
Inspections & Licensing Department

RS:yd

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

F7



BYLAW NUMBER - 3156/96

AMENDMENTS:

3156 / DD - 97 17 - Nov - 1997

SEE SECTION SIX FOR LANDUSE DISTRICT DEFINITIONS

E8	F8	G8
E7	F7	G7
E6	F6	G6

N.E. 1/4 - 8-38-27-4



SCALE 1:5000  
21-NOV-1997

***Comments:***

I concur with the recommendations of the Inspections and Licensing Manager. As Council is aware, resident parking requirements are always intended to be managed off street. The same is true for this building as is evident with the original development approval requiring 60 parking spaces. It is difficult to resolve this in any other way without seriously reflecting on the integrity of parking requirements elsewhere in the city.

"G. D. Surkan"  
Mayor

**FILE**

**Office of the City Clerk**

February 24, 1998

Ms. Veneta Fortner  
Management, Waskasoo Manor  
302B, 3720 - 52 Avenue  
Red Deer, AB T4N 4J5

Dear Ms. Fortner:

**RE: WASKASOO MANOR PARKING CONCERNS / 3720 - 52 AVENUE**

At The City of Red Deer's Council Meeting held Monday, February 23, 1998, consideration was given to your correspondence dated January 27, 1998, regarding the above. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ms. Veneta Fortner dated January 27, 1998, re: Waskasoo Manor Parking Concerns / 3720 - 52 Avenue (Lot 6A, Block 6, Plan 802005) - Request For On Street Parking Passes, hereby agrees to deny said request."

You may wish to contact Mr. Ryan Strader, Inspections and Licensing Manager, at 342-8195, to further discuss the issue of providing some additional off street parking for Waskasoo Manor.

Thank you for taking the time to attend the Council Meeting.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c Director of Development Services  
Director of Community Services  
Inspections & Licensing Manager

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



DATE: February 2, 1998  
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  
X INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR - C/O: WENDY  
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 Manor Parking Concerns

---

Please submit comments on the attached to this office by February 17, 1998 for the Council Agenda of Monday, February 23, 1998.

"Kelly Kloss  
City Clerk



**Office of the City Clerk**

February 2, 1998

Veneta Fortner, Manager  
Waskasoo Manor  
#302B, 3720 - 52 Avenue  
Red Deer, AB T4N 4J5

Dear Ms. Fortner:

I am in receipt of your letter dated January 27, 1998 re: 52 Avenue 2 Hour Limited Parking.

Your request has been circulated to City Administration for comments and possible resolution. If necessary, this item may be placed on the Agenda at a regular meeting of Red Deer City Council and you will be notified as to the date.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

Kelly Kloss  
City Clerk

KK/fm

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

*Veneta Fortner*  
*347-3256*

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



**RED DEER INDUSTRIAL AIRPORT FEE BYLAW****SCHEDULE "A"**

Page 1 of 3

**Landing Fees**

- Local Aircraft - no charge  
 Government Aircraft - no charge  
 Itinerant Aircraft - charged at the following rates, based on gross take-off weight as quoted in Transport Canada Air Traffic Designator Manual TP 143:
- under 4,000 kg - free
  - 4 000 kg and above - \$1.75 per 1,000 kg

**Aircraft Parking and Tie Down Fees**

First 24 hours free for all aircraft.

- Single Engine Aircraft - each additional day \$5.00 to a maximum of \$20.00 per calendar month
- With electrical plug-in - \$8.00 first 24 hours  
 \$3.00 each additional day to a maximum of \$100.00 per calendar month, inclusive
- Multi-engine Aircraft to 12,000 kg - each additional day \$5.00 to a maximum of \$45.00 per calendar month
- Multi Engine Aircraft 12,001 to 18.000 kg - each additional day \$5.00 to a maximum of \$55.00 per calendar month
- Multi Engine Aircraft 18,001 to 30.000 kg - each additional day \$5.00 to a maximum of \$95.00 per calendar month
- Multi Engine Aircraft 30,001 kg and above - each additional day \$10.00 to a maximum of \$180.00 per calendar month

**Vehicle Parking**

- With electrical plug-in - \$5.00 first 24 hours, \$2.50 each additional day  
 Without electrical plug-in - No charge

Vehicles parked in excess of 7 days may be towed at the owner's expense, unless prior arrangements are made with the Airport Supervisor.

**RED DEER INDUSTRIAL AIRPORT FEE BYLAW****SCHEDULE "A"****Aviation Fuel Taxes**

Aviation Fuel	-	\$0.02 litre sold
Turbo Fuel	-	\$0.03 litre sold

**Water and Wastewater**

Water	-	\$0.71 per cubic metre
Wastewater	-	\$1.23 per cubic metre, based on 80% of the water used

Water and Wastewater rates are subject to adjustment based on the rate charged to The City of Red Deer by the supplier.

**Special Event Fees**

The use of a designated portion of the Airport grounds requires that a License to Occupy be obtained from The City of Red Deer a minimum of 30 days prior to any event being held. Events that require the use of hay lands are subject to special conditions and require the promoter to make application for a License to Occupy no later than April 1 of that year. Events that involve spectators will be charged the following rates:

***Static Displays of Aircraft***

Fly-ins or other aircraft related events that do not involve demonstrations of flight are billed at \$10.00, if no admission or collections are taken. If admission or collections are taken, \$10.00 plus 15% of the daily gross gate receipts will be charged. These events are subject to prior approval by the Public Works Department. A maximum of 48 hours for any one event will be allowed.

***Airshows, Competitions or Other Special Events***

No admission or collection taken  
 - minimum of \$100.00 per 24 hour period

Admission or collection taken  
 - minimum of \$100.00 per 24 hour period  
 - 15% of the first \$1,500.00 (both advance and gate sales) and 5% of the remainder

**RED DEER INDUSTRIAL AIRPORT FEE BYLAW****SCHEDULE "A"**

Page 3 of 3

***Concession, Food and Novelty Sales***

- \$50.00 per event (holders of local business license)
- \$100.00 license plus \$50.00 per event (if no local business license is held)

All legal fees, insurance, crowd control, set-up of grounds and clean-up are the responsibility of the promoter. Any work required by City forces will be billed at cost plus 10%.

**Minimum Billings**

Airport usage fees will be accumulated until the sum is greater than The City of Red Deer minimum billing. Fees less than the minimum billing as of December 31 of each year will be waived.

**Non-Payment Penalties**

Interest of 1.5% per month on the unpaid balance.

The Goods and Services Tax will be added to applicable goods and services.

Item No. 2

**BYLAW NO. 2960/A-98**

Being a bylaw to amend Bylaw No. 2960/88, The Utility 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. 2960/88 is hereby amended:

- 1 Section 33, by deleting "10%" and replacing same with "5%".
- 2 By deleting in its entirety Schedule "A" and replacing same with the attached new Schedule "A".
- 3 By deleting in its entirety Schedule "B" and replacing same with the attached new Schedule "B".
- 4 By deleting in its entirety Schedule "D" and replacing same with the attached new Schedule "D".

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    A.D. 1998.

\_\_\_\_\_  
MAYOR

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

**SCHEDULE "A"****PART 5****WATER RATES**

Every consumer shall pay for water supplied to him the aggregate of amount determined as follows:

1. A consumption charge of \$1.04 for each 100 cubic feet of water supplied.
2. A fixed monthly charge shall be determined by the size of the meter supplied to each consumer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	9.68
3/4" ( 19 mm)	15.50
1" ( 25 mm)	28.23
1½ " ( 38 mm)	65.87
2" ( 50 mm)	159.01
3" ( 75 mm)	268.47
4" (100 mm)	568.34
6" (150 mm)	1,065.01
8" (200 mm)	1,882.04

**MISCELLANEOUS RATES**

1. New service connection:

	From Main In Street	From Main In Lane
(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$3 715.00	\$3 115.00
(b) Basic charge for 1" (25 mm) water	\$3 270.00	\$2 670.00

**SCHEDULE "A"**

Page 2 of 5

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3 270.00	\$2 670.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3 270.00	\$2 670.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4 000.00	\$3 400.00
(f) Dual service upon approval	\$4 320.00	N/A
(g) Water service renewal upon approval	\$3 500.00	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	220.00
2" (50 mm)	750.00
4" (100 mm)	2 170.00
6" (150 mm)	3 000.00
8" (200 mm)	3 640.00

Larger sanitary or storm sewer:

8" (200 mm)	120.00
10" (250 mm)	180.00
12" (300 mm)	250.00
15" (375 mm)	400.00
18" (450 mm)	660.00
21" (525 mm)	920.00

2. Additional fee for winter construction of service (Nov. 15 - May 15)

Lane	645.00
Street	900.00

**SCHEDULE "A"**

Page 3 of 5

3.	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (Consumption in excess of 4000 cubic feet will be billed at current rate)	50.00
4.	Disconnection of service (water kill)	
	up to 50 mm in size	1 020.00
	over 50 mm in size	2 500.00
5.	Turn water off or on for repairs or line testing	
	(a) during regular working hours	30.35
	(b) after regular working hours	94.40
6.	Other Charges	
	Construction of manhole	2 230.00
	Inspection Chamber	1 500.00
	Cutting and replacing pavement:	
	(a) Single or double service 3" (75 mm) and under	1 720.00
	(b) Single or double service over 3" (75 mm)	2 200.00
	(c) Triple service 3" (75 mm) and under	2 295.00
	(d) Triple service over 3" (75 mm)	2 770.00
	(e) For service kill 3" (75 mm) and under	310.00
	(f) For service kill over 3" (75 mm)	450.00
	(g) For water service renewal	800.00
	Replacing and/or tunnelling sidewalks:	
	(a) Single or double service residential	1 268.00
	(b) Single or double service commercial	2 839.00
	(c) Triple service residential	1 690.00
	(d) Triple service commercial	3 262.00

**SCHEDULE "A"**

Replacing curb only:

	(a) Single or double service	916.00
	(b) Triple or dual service	1 196.00
	Landscaping Repairs	105.00
7.	Clearing plugged sewer	
	(a) During regular working hours	53.95
	(b) After regular working hours	100.00
8.	Repairs to water meters	at cost
9.	Thawing water service	at cost
10.	Repair to damaged stand pipe	at cost
11.	Meter Test	47.20
12.	Televise sewer lines	
	(a) Service (regular hours only)	108.00
	(b) Mains (regular hours only)	2.00/m
13.	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
	(d) Damage evaluation	20.00/hydrant
	(e) Paint	60.00/hydrant

**SCHEDULE "A"**

Page 5 of 5

- |     |   |               |
|-----|---|---------------|
| 14. | Use of designated fire hydrant to obtain water                  | 40.00/hydrant |
| 15. | Replace valve at water meter at time of water meter replacement | 40.00         |

**SCHEDULE "B"****PART 6****WASTEWATER RATES**

1. The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$15.18 per month.
2. Where there are more than two dwelling units in residential premises served by a single water meter, the consumer shall pay at the rate of \$1.73 per 100 cu. ft. (2.832 cu. metres) of wastewater calculated in the manner herein set forth with a minimum of \$15.18 per month.
3. Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that consumer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on 109.41 cents per 100 cu. ft. (2.832 cu. metres)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
    - B.O.D.: 15.30 cents per pound (454 grams)
    - Suspended Solids: 16.53 cents per pound (454 grams)
    - Grease: 4.72 cents per pound (454 grams)

**SCHEDULE "B"**

4. For the purpose of calculating the sewerage charge payable by a consumer, the volume of wastewater contributed by the consumer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the consumer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The consumer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

**SCHEDULE "D"****PART 8****SCHEDULE OF GARBAGE RATES**

*The following rates are effective March 1, 1998*

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	19.81	26.42	33.02	39.62
Lift charge	19.81	26.42	33.02	39.62
<u>Scheduled Service:</u>				
1 lift per month	21.39	25.48	29.56	37.74
1 lift every 2 weeks	29.56	37.74	45.92	62.28
1 lift per week	34.81	52.21	67.88	91.37
2 lifts per week	69.62	104.42	135.75	169.16
3 lifts per week	104.42	156.64	192.15	247.49
4 lifts per week	139.24	208.86	250.63	334.16
5 lifts per week	174.04	261.07	313.28	416.40
6 lifts per week	208.86	313.28	375.94	501.24
Extra lift for scheduled service	19.81	26.42	33.02	39.62

**SCHEDULE "D"****PART 8****SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.08 per month
Castors on Containers	\$ 5.08 per month
Extra Cleaning (if more than one per year required)	\$121.92 each time
Fire Damage	\$101.60 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
.383 cu. M. ( < 1/2 cu. yd. )	7.47	14.93	22.39	29.85	37.32	44.78	6.60
.383 cu. m. ( 1/2 cu. yd. )	14.93	29.85	44.78	59.70	74.63	89.55	9.25
.765 cu. m. ( 1 cu. yd. )	29.85	59.70	89.55	119.40	149.25	179.10	11.89
1.529 cu. m. ( 2 cu. yds. )	59.70	119.40	179.10	238.80	298.50	358.20	14.53
2.294 cu. m. ( 3 cu. yds. )	89.55	179.10	268.65	358.20	447.75	537.30	21.13
3.058 cu. m. ( 4 cu. yds. )	119.40	238.80	358.20	477.60	597.00	716.40	27.74
3.823 cu. m. ( 5 cu. yds. )	149.25	298.50	447.75	597.00	746.25	895.50	34.34
4.587 cu. m. ( 6 cu. yds. )	179.10	358.20	537.30	716.40	895.50	1074.60	40.94

**SCHEDULE "D"****PART 8*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge shall be \$6.33 per month per dwelling unit for one pick-up per week of garbage year round and once a week collection of yard waste for six months per year.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.83 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

	<b><i>Description</i></b>	<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	\$30.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$30.00 per metric tonne
(3)	Liquid waste contained in a water tight box or tank	\$36.00 per metric tonne
(4)	Demolition, concrete, asphalt and tree rubble	\$30.00 per metric tonne
(5)	Special Waste	\$50.00 per metric tonne

**SCHEDULE "D"****PART 8****SCHEDULE OF GARBAGE RATES**

6. (Continued)

<b>Description</b>	<b>Rate</b>	
(6) When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply.		
(7) Cover Material		No Charge
7. Dry Waste Disposal Site		
	<b>Dirt</b>	<b>Concrete and Asphalt</b>
Single Axle	\$ 5.00	\$ 20.00
Tandem	\$ 5.00	\$ 20.00
End Dumps	\$ 10.00	\$ 40.00
Pups and Trucks	\$ 10.00	\$40.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip

**BYLAW NO. 3156/B-98**

Being a bylaw to amend Bylaw No. 3156/96, 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 Section 55 "Exceptions Respecting Land Use" is hereby amended by adding the following new subsection:

"(6) (g) one basement dwelling suite on:

(i) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent)"

READ A FIRST TIME IN OPEN COUNCIL this 26 day of January A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/C-98**

Being a bylaw to amend Bylaw No. 3156/96, 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 G8" contained in Schedule B of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 26 day of **January** A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

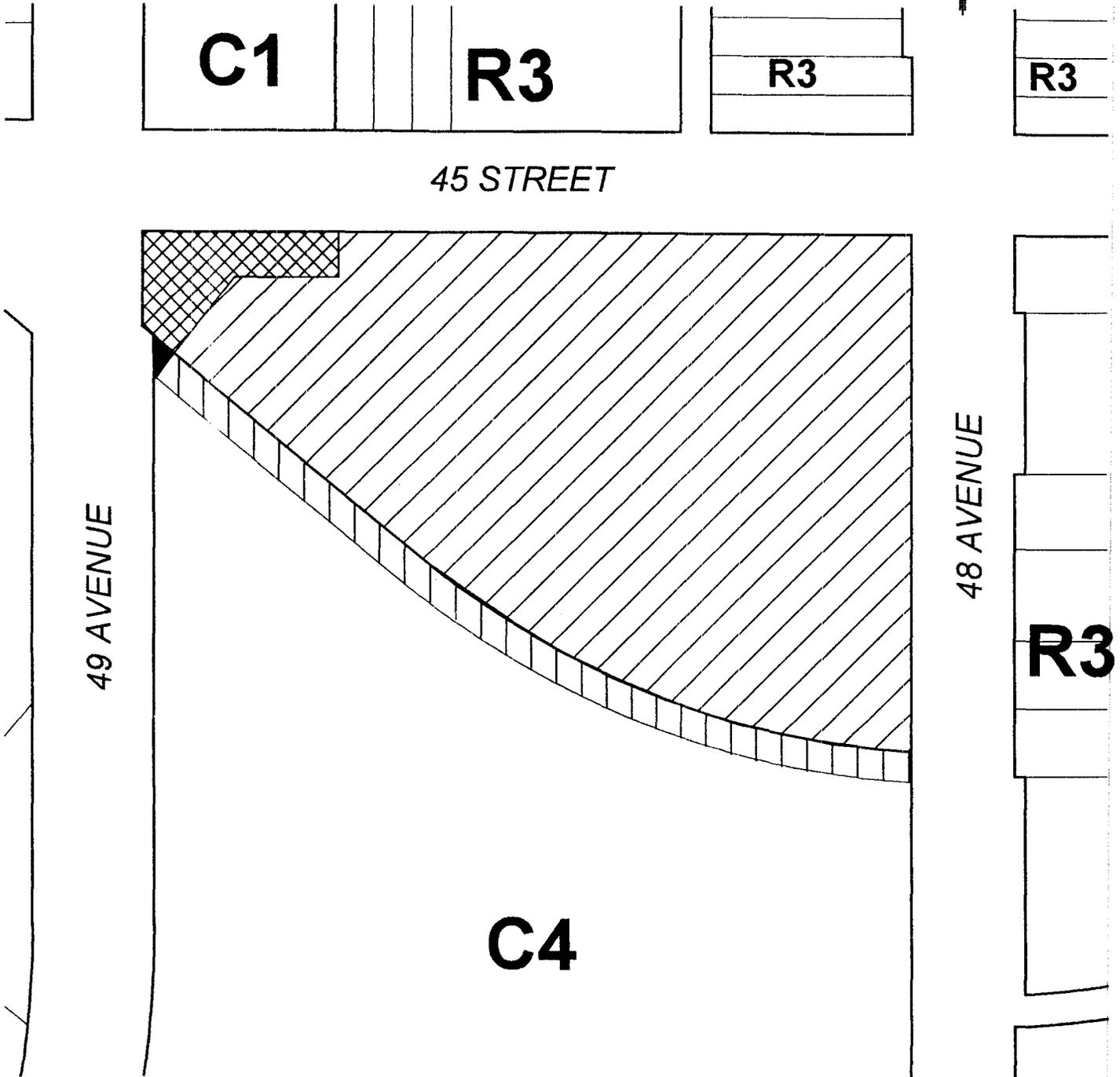
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

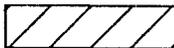
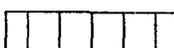
\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



- Change from:**
- PS to R3** 
  - PS to P1** 
  - C4 to R3** 
  - C4 to P1** 

- AFFECTED DISTRICTS:**
- C4 - Commercial (Major Arterial)**
  - R3 - Residential (Multiple Family)**
  - P1 - Parks & Recreation**
  - PS - Public Service**

**BYLAW NO. 3194/98**

Being a bylaw of the City of Red Deer, in the Province of Alberta, to regulate and control alarm systems and to require permits therefor;

WHEREAS Council of the City has the authority under section 7(a) of the *Municipal Government Act* to enact bylaws respecting the health and welfare of people and the protection of people and property;

WHEREAS Council of the City deems it desirable and necessary in order to protect and preserve the safety and welfare of its citizens that alarm systems be regulated and controlled so as to minimize false alarms;

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

SHORT TITLE

1            This bylaw may be called the "Alarm Bylaw".

INTERPRETATION

2            In this bylaw:

              "alarm signal" means a telephone request for emergency police services;

              "alarm installation company" means a person or corporation engaged in the business of installing alarms for a fee or financial reward;

              "alarm system" includes a device or devices designed to activate an alarm signal but excludes a device that is installed in a vehicle;

“excessive false alarms” means more than three false alarms in any six month period;

“false alarm” means an alarm signal which results in a response by the R.C.M.P. where unauthorized entry to the alarmed premises has not occurred and no police emergency exists, but does not include:

- (i) any false alarm which the permittee can demonstrate was caused by a storm, lightning, fire, earthquake or act of God;  
or
- (ii) any false alarm which the permittee can demonstrate was actually caused by the act of some person other than the permittee, including the permittee’s officers, agents, employees, independent contractors or any other person subject to the direct or indirect control of the permittee;

“keyholder” means a person who does not live at the premises protected by an alarm but who is capable of providing entry to such premises;

“Manager” means the Chief of Police of the Red Deer Detachment of the Royal Canadian Mounted Police (R.C.M.P.), or his designate;

“permit” means a permit or license issued under this bylaw;

“response fee” means the fee payable by the permittee for each false alarm at the permittee’s premises.

**REQUIREMENT TO HOLD A PERMIT**

- 3 No person shall install, keep, use or permit the installation, keeping or use of an alarm system in any building without being the holder of a valid alarm permit.
- 4 No person shall operate an alarm monitoring service company in the City without being the holder of a valid alarm monitoring service license.
- 5 No alarm installation company and no person employed by an alarm installation company shall install an alarm system in a building unless the owner or occupant of the building is the holder of a valid alarm permit.

**ISSUE OF PERMIT**

- 6 The Manager shall issue an alarm system permit upon receipt of a completed application and payment of the permit fee.
- 7 (1) Subject to section 7(2), the Manager shall issue an alarm monitoring service license upon receipt of a completed application and payment of the license fee.
  - (2) The Manager may, after providing an opportunity for the affected person to be heard, refuse to issue an alarm monitoring service license where the applicant, or one of the partners, managers, directors, or shareholders of the applicant:
    - (a) is convicted of any criminal offence which, in the opinion of the Manager, makes that person unfit to hold the license;

(b) refuses to produce to the Manager any information required to determine eligibility for a license under this bylaw.

8 The Manager shall maintain a register of the names and addresses of all permit and license holders together with the details of such permits and licenses.

9 An alarm system permit is not transferable. A new application must be made and the applicable fee paid after each location change for an existing alarm system.

#### PERMIT FEE

10 The fee to be paid by the applicant shall be:

- (a) \$25.00 for a permit for an alarm system located in a residential building;
- (b) \$25.00 for a permit for an alarm system installed in any other type of building; and
- (c) \$50.00 for an alarm monitoring service license.

## AUDIBLE ALARM SYSTEMS

- 11 (1) No person shall install, maintain or use an alarm system which is capable of generating an audible alarm continuously for a period of greater than fifteen (15) minutes after each activation.
- (2) This section shall not apply to an alarm system installed in a residential building.
- 12 (1) Every person maintaining an audible alarm shall keep posted a notice in a form approved by the Chief of Police containing such information as the Chief of Police may, from time to time, require.
- (2) Such notice shall be posted near the audible alarm in such a position as to be legible from the ground level adjacent to the premises where the audible alarm system is located.

## KEYHOLDERS

- 13 (1) Every person maintaining an audible alarm shall keep the Chief of Police informed, by notice in writing, of the names and telephone numbers of the persons to be contacted in the event that the audible alarm is activated.
- (2) Every person providing an alarm monitoring service shall maintain a list of keyholders.
- (3) The keyholder:

- (a) shall be available to receive telephone calls made in respect of the audible alarms;
- (b) shall be capable of affording access to the premises where the audible alarm is located; and
- (c) shall attend at the premises where the audible alarm is located within 20 minutes of being requested to do so by the alarm monitoring service or a member of the R.C.M.P.

#### MONITORING OF ALARM SYSTEM

- 14 A person who monitors an alarm system and who informs any member of the R.C.M.P. that the monitored alarm has been activated, shall cause a person capable of affording access to the premises where the alarm is located to attend at such premises within twenty (20) minutes of such notice.
- 15 No person shall use, maintain or install, or permit the use, maintenance or installation of any alarm system which transmits a message to any telephone number assigned to the R.C.M.P.

#### RESPONSE FEE

- 16 Where a false alarm is activated, the permittee shall on demand pay a response fee to the City;
- (a) in the sum of \$20.00 for a false alarm at a residential building;

- (b) in the sum of \$40.00 for a false alarm at a business having a gross floor area of 500 square metres or less;
- (c) in the sum of \$60.00 for a false alarm at a business having a gross floor area greater than 500 square metres.

## REVOCATION OF PERMIT

17 The Manager may, after providing the affected party an opportunity to be heard:

- (a) revoke and refuse to reinstate any alarm system permit if:
  - (i) the permittee has contravened any of the provisions of this bylaw; or
  - (ii) the alarm system activates excessive false alarms; or
  - (iii) the permittee has failed to pay the response fee within 30 days of demand for payment;
- (b) revoke any alarm monitoring service license if:
  - (i) the Licensee has contravened any provision of this bylaw; or
  - (ii) the Licensee or any one of the partners, managers, directors, or shareholders of the Licensee is convicted of

any criminal offence which, in the opinion of the Manager, makes that person unfit to hold the license.

- 18 The Manager may revoke an alarm system permit where the alarm system ceases to be actively used and there is no further need for a permit.

#### NOTIFICATION OF REVOCATION

- 19 Upon revoking a permit, the Manager shall notify the permittee of the revocation by notice in writing delivered or sent by registered mail addressed to the permittee at the permittee's last known address. The notice of revocation shall contain a description of the appeal process available to the permittee. A copy of the notice of revocation of an alarm system permit shall be sent to the alarm monitoring service company.

#### REINSTATEMENT OF PERMIT

- 20 (1) Where a permit has been revoked, the Manager shall not reinstate such permit without further application and payment of a fee of \$200.00 and payment of any other sums payable under this bylaw.
- (2) Notwithstanding the foregoing, where an alarm system permit or alarm monitoring service company license is revoked in error, the Manager shall reinstate such permit without fee or charge.

## APPEAL OF REVOCATION OF PERMIT

- 21 A permittee whose permit has been revoked has the right to appeal that decision to the Red Deer Policing Committee within 30 days of the date of revocation. The appeal must be in writing and shall state in summary form the reasons for the appeal and shall be accompanied by an appeal fee of \$20.00.

## OFFENCES AND PENALTIES

- 22 Any person who breaches any provision of this bylaw is guilty of an offence and shall pay a specified penalty of:
- (i) \$50.00 for a first offence; and
  - (ii) \$250.00 for a second or subsequent offence.

## VIOLATION TICKETS

- 23 Where a Peace Officer or Bylaw Enforcement Officer has reasonable grounds to believe a person has contravened any provision of this bylaw, he may serve upon such person an offence ticket allowing payment of the specified penalty to the City.

MISCELLANEOUS

24           Should any provision of this bylaw be found void or unenforceable, then it is the express intention of Council of the City that such void or unenforceable sections be severed from this bylaw and the balance remain in full force and effect.

25           Bylaw No. 3017/90 is repealed.

READ A FIRST TIME IN OPEN COUNCIL this    9           day of February A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this  9           day of February A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this           day of           A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this    day of           A.D. 1998.

\_\_\_\_\_  
MAYOR

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

**COUNCIL MEETING OF FEBRUARY 23, 1998**

**ATTACHMENT TO REPORT  
APPEARING ON THE OPEN AGENDA**

**RE:**

**Parkland Community Planning Services Agreement**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 1998,  
to provide Municipal Planning Services for the City of Red Deer

BETWEEN:

**THE CITY OF RED DEER**

(the "City")

-and-

**PARKLAND COMMUNITY PLANNING SERVICES**

("Parkland or PCPS")

WHEREAS the City wishes to continue to utilize the services and expertise of Parkland for municipal planning advice; and

WHEREAS Parkland wishes to provide planning and related services to the City;

NOW THEREFORE, the parties to this agreement in consideration of the mutual promises and covenants hereinafter contained, agree as follows:

1. (1) This Agreement shall remain in full force and effect from the 1st day of April, 1998, to and including the 31st day of March, 2001.
- (2) Subject to satisfactory performance and unless either party has give notice to the other that this agreement shall not be renewed, this agreement shall automatically be renewed for a further three-year term commencing April 1, 2001, with the same terms an conditions as contained herein.
2. The parties hereto acknowledge that Parkland is an independent contractor and is not the agent, servant, or employee of the City.

3. In all dealings with the City, the services of Parkland shall fall under the administration of the Community Services Directorate and respond to the Director of Community Services.
4. Parkland shall provide four full-time staff to satisfy the planning and subdivision requirements of the City as herein provided for a period of three years, to be re-evaluated as to the number required at that time. The specific staff assigned shall meet with the City's approval.
5. All information, reports, plans and related materials provided to the City by Parkland in the performance of its services are to be jointly owned by the City and Parkland.
6. All confidential material obtained by Parkland with respect to either the services or the City's operation in any area shall not be divulged to any person not authorized to receive it.
7. Notwithstanding the subdivision fees listed in sections 9.1 and 9.2 of the City of Red Deer Planning and Subdivision Guidelines, Parkland may revise the Schedule of Fees on 30 days' notice subject to consultation with and agreement of the City.
8. Either party may request amendments to this agreement during the life of the agreement, with such amendments as mutually agreed to by both parties to take effect only upon the signature of the authorized officers of both parties.
9. Parkland shall:
  - a) process and advise on each of the following subdivision services:
    - i) process subdivision applications pursuant to legislation;
    - ii) advise the City on subdivision reports and recommendations;

- iii) inform applicant and agencies of decisions;
- iv) represent the City at appeal hearings;
- v) endorse registered documents;

- b) provide an annual subdivision report to the City;
- c) provide day-to-day and special planning services as generally required by the City, including advice to the general public and consultation with other municipalities, provincial government departments and agencies on behalf of the City;
- d) attend City Council and Committee Meetings as requested by the City and as considered appropriate by Parkland;
- e) host and/or attend community meetings that concern planning issues to present information, and to receive feedback and, in the best way possible, report back to the community on City decisions on planning;
- f) any overtime costs to be paid beyond the funds provided under this agreement requires prior authorization by The City;
- g) ensure that staff assigned to The City will be available to appear as expert witnesses on behalf of The City when required.

10. (1) The City shall, for services provided under clause 9, pay the annual "service fee" quarterly on April 1st, July 1st, October 1st, and December 1st in each year;

(2) The annual "service fee" shall be the sum of \$266,000.00 for the first year commencing April 1, 1998.

- ( 3 ) For each subsequent year of the term after March 31, 1999, the "service fee" shall be adjusted in accordance with the previous year's Consumer Price Index, which shall be the average of the City and Edmonton Consumer Price Indexes as published by Statistics Canada.
  - ( 4 ) in addition to the "service fee", provide an amount of \$5,500.00 annually for special printing, information needs, and outside consultant services:
    - a) pay advisory services travel costs beyond normal service at the rate of the City's Business Travel Reimbursement Policy, subject to City approval;
    - b) cooperate with the timely provision of background materials and for information and consultation with Parkland for the services being provided.
11. Parkland shall be entitled to use and apply all fees paid by developers for the processing of applications for plans and amendments thereto to cover the costs of public meetings facilitated or attended by Parkland staff, in accordance with sections 9.3 through 9.6 of the City Planning and Subdivision Guidelines.
12. The parties agree that Parkland's stabilization reserve fund will be allowed to reach a level determined by the Parkland Community Planning Services Board of Directors. Any value of "surplus" funds beyond this set level will be distributed through a formula determined by the Board of Directors in consultation with the City, and any credit to the City shall be deducted from the annual fee for service, or on instruction by The City, be added to the annual fee for service in order to augment the amount of planning services.
13. Neither party to this agreement may assign it without the mutual consent in writing of the other.

14. If either party breaches this agreement, the other party may cancel this agreement by means of written notice, the effective date being 30 days from service of such notice.
  
15. Any notice or request to be given by either party to the other shall be in writing personally delivered or sent by prepaid registered mail addressed to such party at the following address:

As to the City:

City of Red Deer  
4914-48 Avenue  
City Hall  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

As to Parkland:

Suite 500  
4808 Ross Street  
Red Deer, Alberta  
T4N 1X5

or at such other address as either of the parties may from time to time advise the other by notice in writing. Any such notice, communication or request if mailed shall be deemed to have been received on the 7th business day next following the date it is so mailed.

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year above written.

**THE CITY OF RED DEER**

**PARKLAND COMMUNITY  
PLANNING SERVICES**

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

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

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

DATED:

\*\*\*\*\*

BETWEEN:

**THE CITY OF RED DEER**  
(the "City")

-and-

**PARKLAND COMMUNITY PLANNING  
SERVICES**  
("Parkland or PCPS")

\*\*\*\*\*

**RENEWAL AGREEMENT**

\*\*\*\*\*

CHAPMAN RIEBEEK  
Barristers & Solicitors  
#208, 4808 Ross Street  
Red Deer, Alberta  
T4N 1X5

**THOMAS H. CHAPMAN, Q.C.**  
(403) 346-6603  
Telephone: (403) 346-6603  
Facsimile: (403) 340-1280

File No. 24,372 THC

**COUNCIL MEETING OF FEBRUARY 23, 1998**

**ATTACHMENT TO REPORT  
APPEARING ON THE OPEN AGENDA**

**RE:**

**Council Policy - Road Right of Way Widening**



# ROAD RIGHT OF WAY WIDENING

## REPORT



**REFERENCE:**

THE CITY OF RED DEER  
LAND USE BY-LAW NO: 2672/80

**DATE:**

SEPTEMBER 20, 1994

**ORIGINATING DEPARTMENT:**

ENGINEERING DEPARTMENT

**PARTICIPATING DEPARTMENTS:**

BY-LAWS & INSPECTIONS DEPARTMENT  
FIRE DEPARTMENT  
RED DEER REGIONAL PLANNING  
COMMISSION

*Complete Report  
in Library*

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## **1.0 EXECUTIVE SUMMARY**

The provision for road widening in the Land Use By-law is necessary for the long-term, orderly, and cost-effective growth of the City. A recent article entitled "Roadways and Rights of Way Can Help Reduce Civic Sprawl", published in the Journal of Commerce, suggests that urban areas close to the downtown centre should have streets with varying right of way widths. The article goes on to state that downtown streets typically have the following right of way widths:

- 30 m right of way as a grand boulevard and the focal point of the community.
- 26 m right of way on main streets within the downtown area.
- 20 m right of way on downtown streets intended to provide access.

These dimensions are not much different from what is being considered in this report. The original right of way width established in the Province of Alberta is 20 m (66 ft). Recognizing the need to provide for growth in traffic volumes, the City has made considerable progress over the years toward obtaining wider rights of way to provide the opportunity for expansion. More space will permit future improvements to either the roadway or the sidewalk. The process of acquiring the wider rights of way is not complete; therefore, any change to the existing practise should be carefully considered.

During the course of this study, the Committee concluded that from the perspective of vehicle capacity, there are a number of roadways that could be deleted from the widening or "setback" provisions of the By-law. The Committee also concluded that there are certain roadways that are key to the development of the City, which should be protected so that the future growth can be accommodated.

These roadways have been identified as follows:

	<b><u>ROAD WIDENING REQUIREMENTS</u></b>	<b><u>ULTIMATE WIDTH</u></b>
1.	Ross/49 Street One-Way Couplet	30.48 m and 24.38 m
2.	Gaetz/51/49 Avenue One-Way Couplet	30.48 m and 24.38 m
3.	55 Street, from Gaetz Avenue to 42 A Avenue	24.38 m
4.	45 Street, from Taylor Drive to 48 Avenue	24.38 m
5.	43 Street, from Taylor Drive to 48 Avenue	24.38 m
6.	48 Avenue, from 55 Street to 43 Street	24.38 m
7.	Ross Street, from 45 Avenue to Michener Centre Access Road	30.48 m
8.	40 Avenue, from 52 Street to 39 Street	30.48 m

Drawings No. 1 and 2 illustrate the roadways described above. Council should be aware that there are locations within the outstanding road widening areas where buildings have been set back, but the ownership has not been transferred to the City. Although the City does not own the land, the ability exists to acquire the land without building demolition or great cost, when the need occurs.

Due to the hard conversion between Imperial and Metric Systems of Measurement rounded numbers have not been used. Previously acquired road widenings have been based on 7 ft. The exact conversion is 2.13 m. Similarly the 66 ft original right of way width converts to 20.12 m, which when added to 2.13 m of widening on each side of the roadway yields 24.38 m.

The Committee had a great deal of difficulty in deciding if the actual calculated widening (if less than 2.13 m) should be introduced or whether the existing 2.13 m widening under the current By-law should be retained. In order to maintain a constant right of way width and to be fair to other property owners who have previously provided the 2.13 m widening, the majority of the Committee members favoured keeping the existing 2.13 m widening in these instances.

The Land Use By-law should be amended by removing all references to "additional setbacks" as noted in Section 4.4 and a new section inserted that establishes the protected roadways and the ultimate right of way width as per Section 6.0 of the report. It should stipulate that the amount of road widening required to meet the ultimate width should be taken equally from each side and calculated from the base right of way width of 20 m (66 ft). It should also stipulate that any front, rear, or side yard building setbacks, as required elsewhere in the By-law, should be calculated from the ultimate road width.

## **2.0 INTRODUCTION**

This report was initiated at the request of the Downtown Planning Committee and with the concurrence of City Council.

The purpose of the report is to complete a detailed review of the existing road widening setbacks as they relate to properties in the City of Red Deer, to provide clarification as to where and how the road widenings should be acquired, and to indicate the implications of exempting certain sites from the road widening requirement.

Laneways or back alleys in the Downtown area are not included in this review, as the basic 6.1 m (20 ft) lane right of way width is adequate for transportation purposes. There are other needs to be addressed; such as the requirements of the E. L. & P. Department, the Provincial Building Code, and the Alberta Fire Code; which will require wider lane widths for loading and above ground electrical installations. This is the subject of a separate report to Council.

In order to provide a mechanism for input from other concerned City Departments relative to the future road right of way widths, the Engineering Department sought and obtained input from the Fire Department, By-laws & Inspections Department, Planning Commission, and the Community Services Division. The E. L. & P. Department did not have concerns relative to road right of way width. Committee meetings occurred on August 11th, 18th, 25th, September 1st, 12th, and 22nd 1994, to complete the necessary work in order to put forth the recommendations included in the report.

The main philosophy adopted by the Committee was to provide sufficient space for the future construction of a safe and efficient transportation network that will serve the majority of Red Deer citizens at the least possible cost. It was acknowledged that all circumstances would not be covered and that there will be need for updates as the City grows and develops.

### **3.0 EXISTING LAND USE BY-LAW PROVISIONS**

Provision for future road right of way widening has been in place in the current Land Use By-law since or even before the 1960's. Amendments to the By-law have been processed over the years, resulting in some duplication and ambiguity. In addition, through normal growth and development of the City, transportation patterns have changed and the original assumptions made years ago may not be valid.

Although there does not appear to be any documentation on file, the Engineering Department believes that the original rationale for designating the current setbacks in the By-law were as follows:

1. To provide space for future road widening as the demand for through or turning movements increased, or a demand for on-street parking or cyclist areas materialized.
2. To provide space for future sidewalk widening to accommodate increasing pedestrian demands or additional streetscape items such as trees, bike storage racks, litter containers, benches, tables, bus shelters, or extension of sidewalk cafes.
3. To provide a more open appearance within the Downtown as the buildings become taller and more dense.

In order to provide for the above, it was determined years ago that the original 20.12 m (66 ft) right of way was inadequate in some areas. The result was the current road setbacks in the By-law which are meant to achieve a 24.38 m (80 ft) ultimate right of way width for the majority of Downtown roadways. This requires a 2.13 m (7 ft) setback to all properties on the affected streets. The derivation of this dimension was likely based upon four travel lanes at 11 ft, two on-street parking lanes at 7 ft, and two sidewalks at 11 ft.

The existing setback requirements have been extracted from the By-law (entitled Section 4.4 ADDITIONAL SETBACKS) and are included in the APPENDIX. Drawing No. 3 has been prepared to assist in determining the existing Downtown dedication status. This information was extracted from legal plans which indicates a title transfer to the City. There are buildings that have been set back in accordance with the current By-law, but the land has not been transferred to the City. (An example is the BAY property on the corner of 49 Avenue and 49 Street.)

We felt that planning criteria number 3 may not be an important issue to the Downtown at this point in the City's development history, and thought it could be ignored. The recommendations arising out of this study are entirely based upon an anticipated demand to accommodate pedestrians, cyclists, the physically challenged, property access, and vehicles with some consideration to standardizing on the amount of widening to avoid staggered right of way widths, inconsistent application, and minimize confusion.

#### **4.0 TRAFFIC ANALYSIS**

The table entitled ROADWAY WIDENING REQUIREMENTS, included in the APPENDIX, draws upon information from three areas; the General Transportation Study 1990 by IMC Consulting Ltd, the Engineering Department's "as-built" record plans, and the existing Land Use By-law.

The IMC Study was used to establish an average carrying capacity of a single travel lane during the peak traffic hour and to compare this capacity with the predicted traffic volumes at the 115,000 population level. The IMC study indicates that the carrying capacity of a roadway in an urban environment is governed by the capacity of the signalized intersections. Increased delays and long vehicle queues result from lack of roadway capacity. They state that the capacity of any road section becomes a function of the number of travel lanes and the percentage of green time that is available at intersections. In general, the capacity of an arterial roadway is 800 vehicles per lane per hour, while a collector roadway is typically 600 vehicles per lane per hour due to the lower percentage of green time at a signal that is assigned to the minor street.

There are exceptions, such as the Gaetz and 49 Avenue River Bridges. Due to no side friction, the actual capacity is closer to 1000 to 1200 vehicles per lane per hour. Side friction is a term used to describe the reduction in travel speed of a vehicle in an outside lane, that occurs when a motorist slows or stops to either manoeuvre into a parking stall or a private driveway. If there is congestion in the private driveway or parallel or angled parking exists, the capacity of the outside lane will drop significantly. They also state that the carrying capacity of a one-way road is higher than a two-way road due to less conflicting turn movements. They finally conclude that the above noted generalized capacity values of 800 vehicles per lane per hour and 600 vehicles per lane per hour are considered satisfactory for prediction purposes. The Engineering Department used the 800 vehicles per lane per hour on the two couplets as they are designated in the City Transportation By-law as part of the arterial roadway network.

The future traffic volumes were generated through the use of a computer program called TMODEL/2 Transportation Program. All the existing internal to internal traffic movements within the City were loaded into the model, as were the internal to external traffic movements from the adjacent Provincial Highways. The base transportation network assumed that the following transportation features were in place:

	<b>FEATURE</b>	<b>OPERATING BY</b>	<b>STATUS</b>
1.	Taylor Bridge twinned to four lanes	60,000	Existing
2.	43 Street reconnected to Taylor Drive	60,000	Existing
3.	Taylor Drive complete from Ross Street to Delburne Road as four lanes	60,000	Existing
4.	45 Street Overpass dismantled and replaced with an at-grade intersection	60,000	Existing
5.	Ross/49 Street One-Way Couplet	60,000	Existing
6.	32 Street upgraded to four lane divided	60,000	In Progress
7.	67 Street River Bridge twinned to four lanes	75,000	2000
8.	77 Street River Bridge and connecting arterials	90,000	2010

The Engineering Department's record plans were used to extract the existing road right of way, sidewalk and parking widths for inclusion in the table.

The Land Use By-law provided the current setback information for road widening purposes.

The Engineering Department used the direct recommendations extracted from the IMC General Transportation Study to identify the required number of through and turning lanes at the 115,000 population level. The one exception is relative to the Ross/49 Street Couplet. Page 6.14 of the IMC Study recommends three through travel lanes plus turning lanes at each major intersection. Based on the traffic projections contained elsewhere in the report, the Engineering Department feels that two travel lanes plus two turning lanes (first level widening) would be adequate to handle the 115,000 population traffic demand. This is reflected in the recommendations. In other areas where the Transportation Study was unclear or did not provide sufficient information, the Engineering Department used the simple method of dividing the projected traffic volume by the generally accepted capacity figure of 800 vehicles per lane per hour. Once the number of travel lanes was determined, the sidewalk widths were added to generate a new right of way width. The existing standard right of way width of 20.12 m (66 ft) was then subtracted from the new right of way width to yield the required road widening.

Drawing No. 4 indicates the current lane configuration on both the north/south and east/west Downtown couplets. This may be helpful in relating the recommendations in the table to the existing field conditions.

It should be noted that this review did not look at every intersection within the City and, therefore, there may be some additional requirements for road right of way widening surrounding major intersections such as Gaetz Avenue and 32 Street, Gaetz Avenue and Delburne Road, Gaetz Avenue and 77 Street, Gaetz Avenue and Highway 11A, Delburne Road and 40 Avenue, and Delburne Road and 30 Avenue. The Committee suggested that this should be the subject of a separate sub-study as part of the General Transportation Plan Update that is anticipated to occur in 1996 or 1997.

## 5.0 DESIGN CROSS SECTIONS

The design assumptions used in the analysis are summarized in this section. There are four roadway cross sections which were used to generate the proposed road widening plan.

### 1. Basic Cross Section (Drawing No. 5)

Is intended for use where the anticipated traffic volumes are low and where access to businesses is more important than motorist delay or congestion. **A typical application would be 48 Street, between 52 Avenue and 48 Avenue.** The section can be accommodated within the standard right of way width of 20.12 m (66 ft) and provides for one travel lane and one lane of on-street parking in each direction of travel. The sidewalk width of 3.35 m (11 ft) also forms part of this road section.

### 2. First Level Road Widening Cross Section (Drawing No. 6)

Is required where there is a mixture of both through and local access traffic. **A typical application would be the 49/Ross Street One-Way Couplet.** Truck traffic, City Transit buses, and emergency vehicles frequently use this roadway. This section may be used as a two directional or one-way; however, widening is required to provide the standard width travel lanes. This section is 2.98 m (9.8 ft) wider than the standard right of way and, therefore, requires a minimum 1.49 m (5 ft) right of way widening on each side. The Committee had a great deal of difficulty in deciding if the actual calculated widening (if less than 2.13 m) should be introduced or whether the existing 2.13 m widening under the current By-law should be retained. The majority of the Committee believed that the current By-law provision of 2.13 m should be retained to cover these instances for the following reasons:

- a. To avoid introducing other width categories which would add to the complexity of interpreting the By-law.
- b. To avoid creating a varying right of way width.
- c. To avoid creating varying building setbacks. Staggered building fronts create corners where garbage and other debris gathers, presents a hazard to the visually impaired, and creates visual exposure problems that may be of concern to some businesses.
- d. To be unfair to those that have previously adhered to the 2.13 m setback.
- e. To provide some flexibility to adjust the sidewalk width if necessary.

### 3. Second Level Road Widening Cross Section (Drawing No. 7)

Is required on a one-way street system where the traffic use is similar to the first level widening, but the volumes are heavier requiring the one additional travel lane. **An application would be the Gaetz/51/49 Avenue Couplet.** Trucks, buses, and emergency vehicles are frequent users of this road section. This section is 4.26 m (14 ft) wider than the standard right of way and, therefore, 2.13 m (7 ft) is required as a road widening from each side. This widening is identical to the current By-law setback requirements. The travel lane widths have been reduced to 3.5 m, which although below the recommended width of 3.7 m, is acceptable where space is limited. The sidewalk widths have been reduced to 3.0 m in this instance to accommodate the extra lane within the current By-law setback. As can be seen by Drawings No. 9 and 10, the minimum space needed by a pedestrian passing a pedestrian is 1.80 m. This dimension, added to the 1.50 m area for fixed street furniture requires a minimum sidewalk width of 3.35 m (11 ft). The 3.0 m sidewalk width is, therefore, below standard. The Community Services Division has recognized this and confirmed that the 3.0 m width in this instance is adequate. They intend to reduce the fixed street furniture area of 1.50 m to 0.9 m by not planting large trees and are considering alternatives such as shrubs and planters.

### 4. Third Level Road widening Cross Section (Drawing No. 8)

Is intended for use on an arterial roadway where the traffic volumes are anticipated to range up to 30,000 vehicles per day. **An application is 40 Avenue, between 39 Street and 52 Street.** Access to adjacent private properties is restricted; therefore, outside turning lanes are not required. A wider raised centre median is required, however, to separate the left turning vehicles from the straight through traffic. There is a allowance for a 2.5 m sidewalk on one side of the roadway, plus space to install a noise fence, if required. There would be no room to build earth berms as a noise attenuation device. This section is 10 m (33 ft) wider than the standard right of way; therefore, 5 m (16.5 ft) of road widening is required from each side. This arterial right of way is much smaller than the 60 m (200 ft) width used in new residential areas which permits the construction of earth berms as noise attenuating devices. The 30 m (100 ft) section is only intended for use in existing built up areas or in a retrofit situation.

## 6.0 PROPOSED LAND USE BY-LAW CHANGES

The table included below summarizes the recommended roadways that should be protected and the amount of widening required. This table corresponds to Drawings No. 1 and 2.

ROADWAY	EXISTING RIGHT OF WAY WIDTH	WIDENING REQUIRED EACH SIDE	FUTURE RIGHT OF WAY WIDTH
1. 55 Street - 54 Avenue to 42 A Avenue	20.12 m plus roadway widenings already acquired. Also see following note.	2.13 m	24.38 m
<b>NOTE:</b> The north and south property lines of 55 Street, from Gaetz Avenue to 42 A Avenue, are not parallel. If widening is required, a detailed plan will be required showing the correct dimensions for each block.			
2. Ross Street - 45 Avenue to 1/4 line east of 35 Avenue (Michener Centre Access Road)	20.12 m plus widenings already acquired.	10.00 m	30.00 m
<b>NOTE:</b> Based on existing right of way widths, the widening required on each side of Ross Street will vary from 1 m to 5 m. A detailed widening requirement plan has been prepared by the Engineering Department.			
3. 49 Street - 52 Avenue to 47 Avenue	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
4. 45 Street - Taylor Drive to 48 Avenue	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
5. 43 Street - Taylor Drive to 48 Avenue	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
6. Gaetz Avenue - Red Deer River to 52 Street	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
7. Gaetz Avenue - 45 Street to 42 A Street	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
8. 49 Avenue - 55 Street to 43 Street	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
9. 48 Avenue - 55 Street to 43 Street	20.12 m plus 2.13 m widenings already acquired.	2.13 m	24.38 m
10. 40 Avenue - 39 Street to 52 Street	20.12 m plus widenings already acquired.	10.00 m	30.00 m
<b>NOTE:</b> Based on existing right of way widths, the widening required on each side of 40 Avenue will vary from 1 m to 6 m. A detailed widening requirement plan has been prepared by the Engineering Department.			

## **7.0 DISPOSAL AND ACQUISITION OF ROAD WIDENING AREAS**

There is a need to note the difference between a building setback to provide a front yard area and a building setback to accommodate a future road widening. Similarly, there is a need to distinguish between setback areas that exist but remain under private ownership and the dedicated setback areas where the ownership has been transferred to the City, in most cases for a nominal sum or through process of a land exchange.

The Committee recommends that the term "setback" apply only where there is an intent to establish a front, side, or rear yard and that the term "road widening" be adopted where there is a need to provide for a wider road or public right of way. This same principle should be followed in the By-law where there is a need to provide for a wider lane right of way.

The City, unless otherwise directed by Council, must dispose of surplus City owned lands at fair market value. In cases where the City has paid market value for the road widening area and it becomes surplus to the needs of the City, the Committee believes that it could be disposed of at fair market value. Where the road widening area has been acquired by the City at a nominal sum and it becomes surplus to the needs of the City, the Committee believes it should be offered back to the original landowner for a nominal sum.

It was also the feeling of the Committee that there may be little interest by the adjacent landowner to acquire the surplus road widening due to the parcel shape and potential for increased property tax. There may be other effective uses for surplus road widening areas for streetscape items, such as pedestrian or Transit benches which should be fully researched prior to offering any land for sale.

The Committee recommends, with regard to the acquisition of the outstanding road widening areas, that a Right of Way Sales and Acquisition Reserve Fund be established wherein the revenue from the sale of any City owned utility lot, laneway, or roadway would be deposited, and this would provide the necessary funds throughout each year to purchase at market value, the odd pieces of road widening as they become available through development or redevelopment. This would include the legal and survey fees associated with registering a change of land title. There may be times where the developer chooses to dedicate the road widening to the City in return for relaxation of a development permit condition.

## **8.0 IMPLICATIONS OF ISOLATED SITE EXEMPTIONS**

There has been considerable discussion relative to the By-law covering new construction only, and possibly exempting either renovation projects or those buildings that were built prior to the By-law amendment date. The impact to the City from a transportation view point has been identified by the Committee as follows:

1. An immediate bottleneck arises for the pedestrian when it comes time to widen the roadway. Drawing No. 11 illustrates the resulting cross section on 49 Street adjacent to the existing Kresge's building. As one will note from the drawing, regardless of either the 3.5 m or 3.7 m travel lane width, the remaining sidewalk areas of 2.35 m to 2.75 m are below the recommended standards set out in the Transportation Association Geometric Design Manual for Canada.
2. Alternatively, if the decision is made to provide wider walkways at the expense of the number of vehicle travel lanes, the result is elimination of a traffic lane which would not provide the required vehicle capacity.
3. Non-structural renovations are permitted under the By-law and are a common occurrence. When structural renovations occur, these are often very costly and could significantly increase the property value and length of tenure. When improvements to the roadway are necessary and no provision for right of way widening is made, the land acquisition costs become very expensive, if not prohibitive. This additional cost would be passed on the taxpayers of the City.

In view of the above, the Committee does not support either the exclusion of structural renovation projects or those structures that were built prior to the passing of the By-law amendment.

**9.0 APPENDIX**

1. Existing By-law Section 4.4 "Additional Setbacks"
2. Future Roadway Widening Calculations

DATE: MARCH 14, 1995 MAR 14 1995  
TO: ENGINEERING DEPARTMENT MANAGER  
FROM: CITY CLERK  
RE: ROAD RIGHT-OF-WAY WIDENING

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Yer

At the Council Meeting of March 13, 1995, consideration was given to the Road Right-Of-Way Widening Report dated September 20, 1994 and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Downtown Planning Committee dated March 7, 1995, re: Road Right-Of-Way Widening, hereby approves the Road Right-Of-Way Widening Report dated September 20, 1994, and hereby further agrees that the relevant Land Use Bylaw Amendment be drafted for Council's consideration, and as submitted to Council March 13, 1995."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now be bringing back to Council the necessary Land Use Bylaw Amendment for consideration by Council.

For your information, I have attached hereto a copy of a Bylaw which had been previously drafted by the City Solicitor regarding this matter. Would you please review same to determine if any changes are needed, following which the matter will be presented back to Council.



KELLY KLOSS  
City Clerk

KK/clr  
attchs.

cc: Bylaws and Inspections Manager  
Fire Chief  
Principal Planner  
City Solicitor  
Downtown Planning Committee

DATE: March 30, 1995  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **ROAD RIGHT OF WAY WIDENING  
LAND USE BY-LAW 2672/80 AMENDMENT**

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At the Council Meeting of March 13, 1995, Council approved the Road Right of Way Widening Report dated September 20, 1994 and agreed to consider the relevant Land Use By-law amendment at a future meeting.

Accordingly, we have worked with the City Solicitor to prepare the required amendment to initiate the recommendations in the September Report, and respectfully submit the same for the consideration of Council.



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

KGH/emg  
Att.

c.c. By-laws and Inspections manager  
c.c. Fire Chief  
c.c. Principal Planner  
c.c. City Solicitor  
c.c. Downtown Planning Committee