

A G E N D A  
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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, APRIL 17, 1989,  
COMMENCING AT 4:30 P.M.

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  - 4) City Clerk - Re: Licensing Bylaw Amendment 2846/A-89 .. 37
  
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*Good Food Co. at end.*

Committee of the Whole

- 1) Union Negotiations
- 2) Land Matter
- 3) Land Matter
- 4) Land Matter

NO. 1

DATE: April 10, 1989 CS-2.169  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: SIDEWALK VENDING UNIT LOCATION APPLICATION  
Your memo dated April 5th, 1989 refers.

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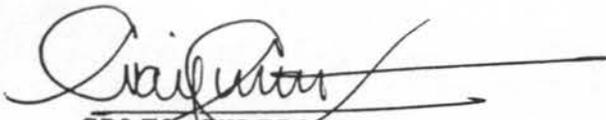
1. The request by Top Dog to locate a vending unit on the sidewalk, on the west side of City Hall Park, was considered by City Council at its meeting on April 3rd, 1989. At this meeting, the following motion was introduced:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mike Dolynchuck/Top Dog Vending, hereby agree that the application to place a sidewalk vending unit on 49th Avenue adjacent to the west side of City Hall Park be denied, and as recommended to Council by the administration April 3, 1989."

Prior to voting on the above motion, the matter was tabled for two weeks, pending a further review by the administration, and I was designated to coordinate a report back to Council.

2. A meeting was held with Mr. Dolynchuck on April 7th, 1989, when representatives of the administration agreed to support a revised location along the sidewalk to the south of City Hall Park, as outlined in the Parks Manager's report. (Copy attached.)
3. RECOMMENDATION

It is recommended that City Council approve the revised application by Top Dog Limited to locate a vending unit along the 49th Street sidewalk to the south of City Hall Park.

  
CRAIG CURTIS

CC:dmg

Attachment

- c. Don Batchelor, Parks Manager

DATE: April 10, 1989  
TO: CITY COUNCIL  
FROM: DON BATCHELOR  
Parks Manager  
RE: STREET VENDOR PROPOSAL - CITY HALL BLOCK

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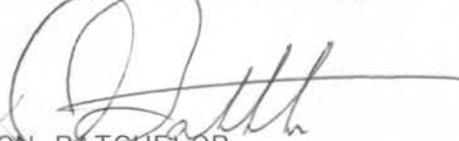
City Council dealt with Mr. Dolynchuk's (Top Dog) application for a vending unit on the west side of City Hall Park (49 Avenue) at the April 3, 1989 meeting.

This application was tabled to allow the Administration to review alternative locations in the immediate vicinity of City Hall Park which would be acceptable to the applicant and the Administration.

A meeting was held with Mr. Dolynchuk on April 7, 1989, at which time it was agreed that the south side of City Hall Park on 49 Street (see attached plan) would be an acceptable location for the Top Dog vending unit.

The Towne Centre Association, representing the Judge's Court Restaurant, is opposed to the application and proposed location as outlined in their April 5, 1989 letter (attached).

All concerned parties, with the exception of the Towne Centre Association, have agreed to the location and, therefore, City Council's consideration and approval of the application as submitted/revised is requested.

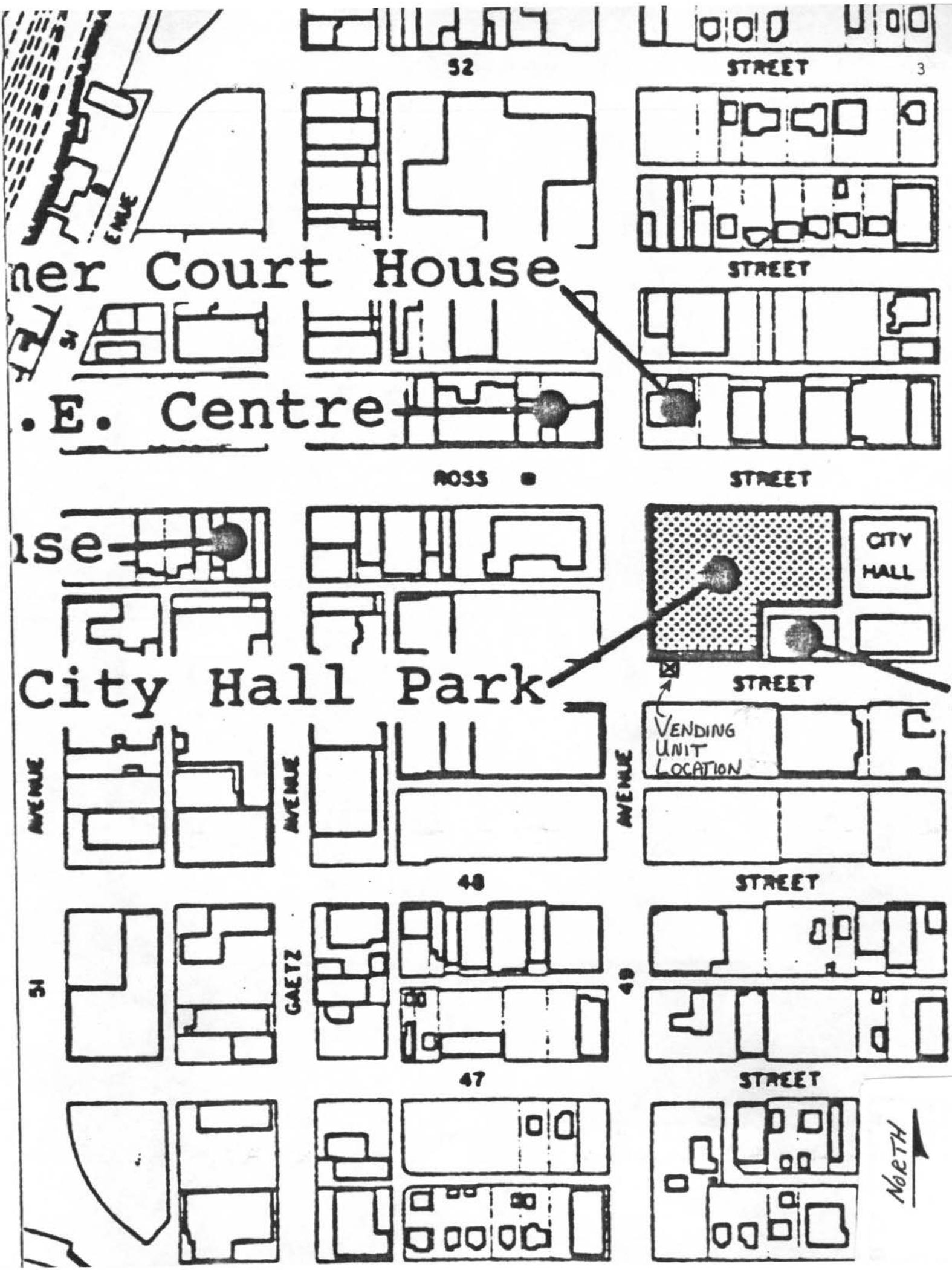


DON BATCHELOR

DB/ad

Atts.

c.c. Bryon Jeffers, Director of Engineering Services  
Craig Curtis, Director of Community Services  
Grant Beattie, Transit Manager  
Ryan Strader, Bylaws & Inspections Manager  
John Ferguson, Manager, Towne Centre Association



er Court House

E. Centre

ise

City Hall Park

CITY HALL

VENDING UNIT LOCATION

52

STREET

3

STREET

STREET

ROSS

STREET

STREET

AVENUE

AVENUE

AVENUE

48

51

GAETZ

49

47

STREET

NORTH

March 13, 1989

Mr. Bob McGee and Member of the Council

We would like to place a unique hot dog cart on the West side of the City Hall Park. As you can see, the hot dog cart is unique and lends charm and character to the down town area. This creates a festive touch with a Western theme.

Being that we only serve hot dogs, we do not feel that we would be taking business away from any of the larger down town restaurants who serve larger full meals.

The summer hours (May through Aug.) of operation will be from 11:00 AM to 4:30 PM.

Thank you for your time and consideration.

Yours truly,

THE CITY OF RED DEER  
POLICE DEPARTMENT

RECEIVED	
TIME	10:40 AM
DATE	89/03/14
BY	KK

SCHEDULE "B"

1984 LETTER OF APPROVAL (Vending on City Sidewalks)

1. NAME: TOP DOG  
 ADDRESS: 5900 - 50 AVE  
 PHONE NUMBER: 340-3798  
 OPERATOR: MIKE POLYCHUCK

2. LOCATION: South Side of PARK Across From  
City Hall - 49th St 49th Ave  
 (MINIMUM DISTANCE TO INTERSECTION 8 METRES)

3. HAWKER/PEDDLER: \_\_\_\_\_  
 LICENSE: \_\_\_\_\_  
 EXPIRY DATE: \_\_\_\_\_  
 UNIT TYPE: MOBILE CONCESSION LICENSE NO.: \_\_\_\_\_

4. LIABILITY INSURANCE  
 POLICY NUMBER: 410-1174  
 NAME OF INSURER: WAWANESA  
 EXPIRY DATE: \_\_\_\_\_

5. APPROVAL BY RED DEER BOARD OF HEALTH: Yes:  #089038 No: \_\_\_\_\_

6. DATE OF OPERATION: From: MAY - 89 To: AUG - 89

7. DATE OF APPLICATION: FEB 28 - 89

8. SIGNATURE OF APPLICANT: *Mike Polychuck*

9. APPROVED BY: \_\_\_\_\_  
 License Department

NOTE: Signing of this agreement ties you to accept the conditions on the attached sheet.

The equipment in this cart is powered by propane.

- 1. The steam unit
- 2. The water heater
- 3. The fridge

The water pump and light run off a 12 volt battery, which is charged every 12-14 days

The walls inside are painted with an oil base paint and are washed daily with a desinfectant soap.

The windows all have screen and removable plexiglass windows

All perishable supplies are kept in the fridge until thier use. Dry goods are stored on the shelves above the soft drink cooler and sinks.

The buns are stored under the steamer in a special compartmer  
Our hot dogs are 100% pure beef with out fillers.

# TOP DOG

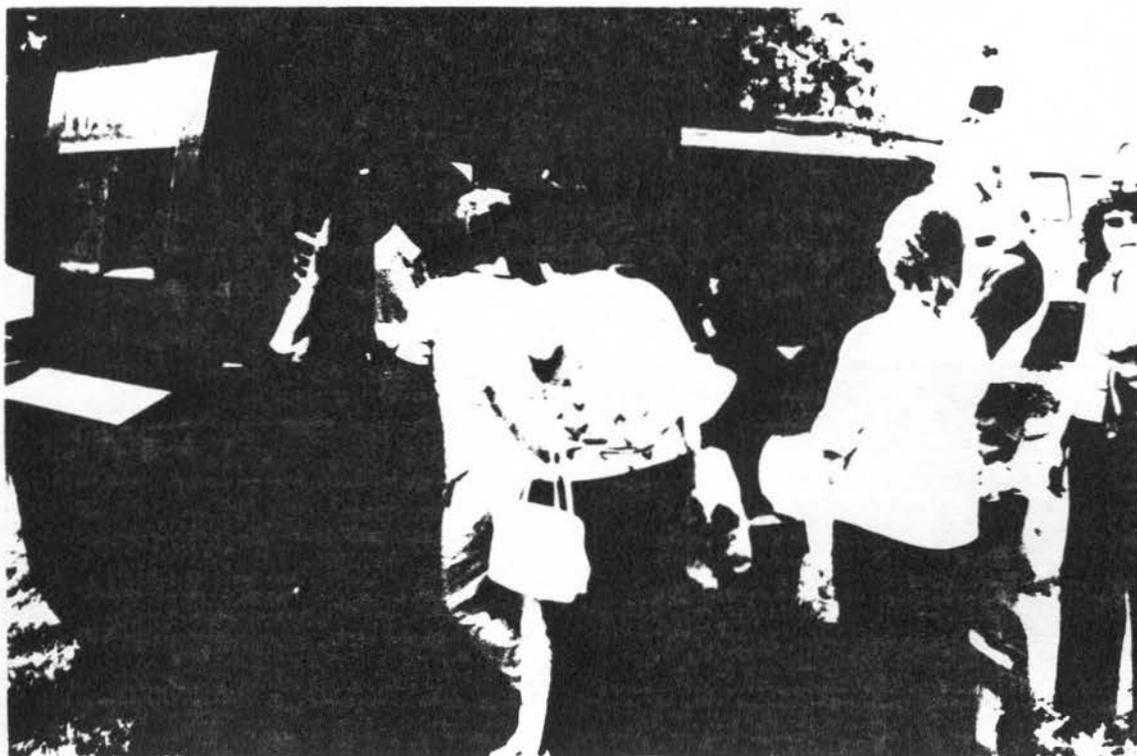
Gourmet Hot Dogs

**AT AFFORDABLE PRICES!**

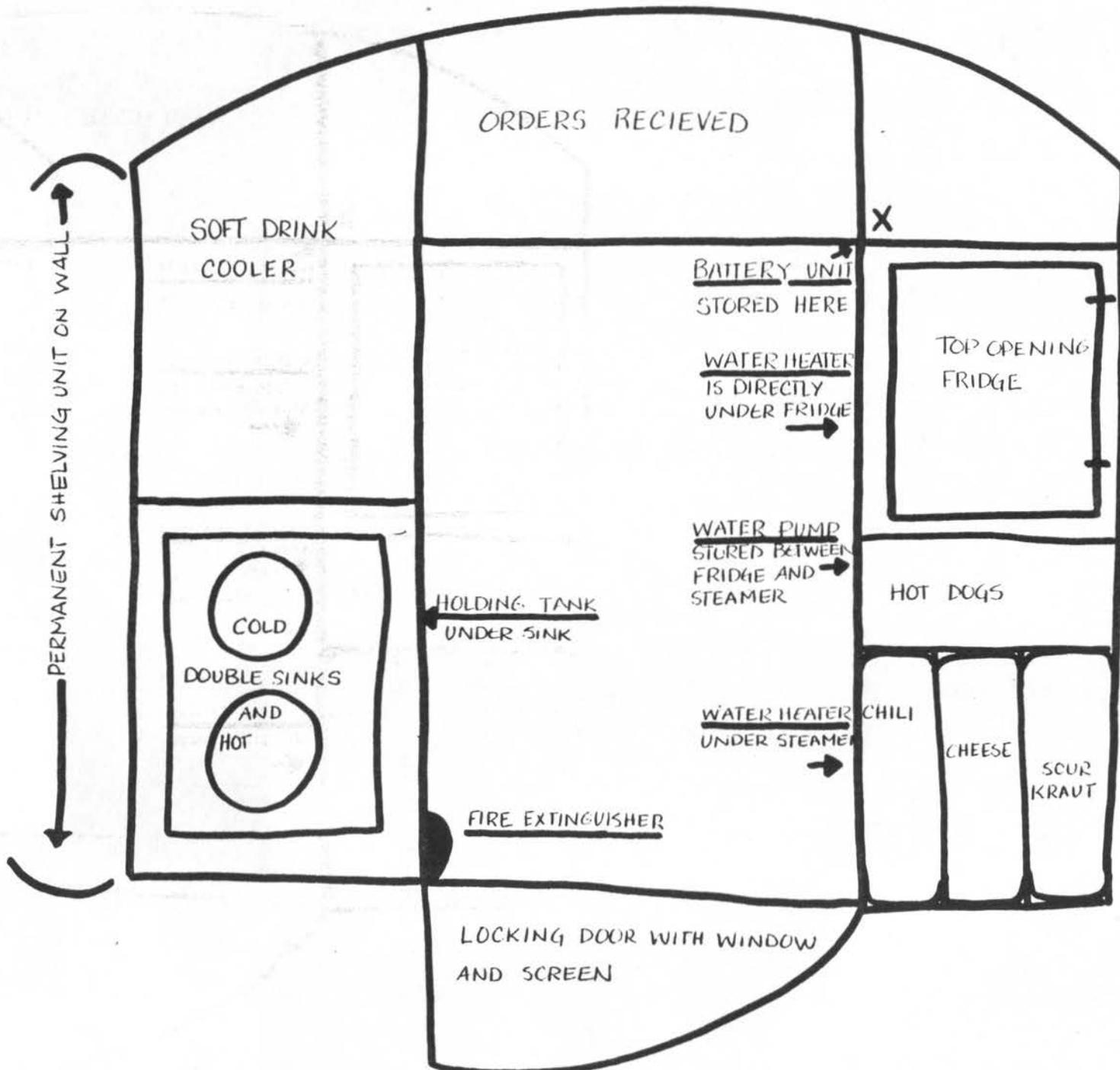
Our menu of quality products includes:

Jumbo Dogs  
Chili Dogs  
Cheez Dogs  
Kraut Dogs

Nachos with Cheez  
Variety of Ice Cream  
Soft Drinks



FRONT WINDOW



\* NOTE, THIS STEAMER HAS A FOLDING COVER

\* EACH UNIT HAS A REMOVABLE STAINLESS STEEL CONTAINER



# Let yourself go ... Downtown

City Council  
City of Red Deer

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:00
DATE	April 5/89
BY	SP

RE: Street Vendor Proposal City Hall Block

Dear Council,

The Association has received a request from an Association member to comment on the proposed hot dog vendor operation proposed for City Hall block. After discussing the situation with this business operator, our office agrees with their objections to the proposal. The business in question is the Judge's Court restaurant, who have, after polling their customers, invested in a hot dog machine, enabling them to better serve their customers. This expansion of product is a major investment for any small operator. The introduction of a hot dog street vendor on City Hall block, produces unfair competition for this new investment.

The street vendor can produce a very competitive quantity of product over a lunch hour, without having to provide toilet facilities, dishwashing and other food regulation requirements, without contributing to either business tax or property tax bases. They do however generate substantially more street litter and direct competition.

The Old Courthouse property may provide the first opportunity for a pocket park development in the core area, and programming of activity in this park will include a noon lunch area. A street vendor can take equal advantage of this opportunity at the expense of the very businesses that are paying the local improvement tax for our downtown landscaping.

The Associations position on street vending remains the same as in previous presentations. Street vendors and festive market places are indeed a desirable asset in a core area, however, these attractions can only be supportive and successful with direct and stringent controls. A simple business license and permit to occupy provide neither. It is our continued hope that such a program can be implemented in our downtown in the future.

Should the supposed benefits of a 3 - 4 month tourist attraction create enough competition to cause closure of establish businesses, the community will indeed lose a great deal. If City Council, City Departments, or the street vendors wish to develop a controlled effective street vendor program, our Association would be pleased to assist in all ways possible.

Respectfully yours,

John P. Ferguson, General Manager.  
c/c: The Judge's Court

*Copied Director of Community Services  
89/04/05 lo.*

Mrs. M. Segar, Prop.  
The Judges Court Coffee Shop  
c/o The Old Court House  
4836 Ross Street  
Red Deer, Alberta  
T4N 5E8

Members of City Council  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB  
T4N 3T4

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:35
DATE	April 10/87
BY	ds

Dear Council:

**RE: HOT DOG & POPCORN STAND VENDORS  
PROPOSAL FOR POSSIBLE LOCATIONS SUGGESTED**

With reference to the above mentioned, please accept this letter of my strongest objection to the proposed possible site locations suggested and discussed for these vendors. Whilst I believe in free enterprise in business, I do not agree to allowing vendors (who, incidentally, only operate in the peak business and summer months) being granted locations that I feel are being already served by numerous good restaurants in this area adequately, who, I might add, pay business taxes, and also comply with cleaning and toilet facilities for their customers.

The temporary vendor does not have to comply to any of these conditions, as was the case last year when the popcorn and drink stand vendor's area opposite the Old Court House had litter strewn everywhere, creating in my opinion, an eyesore for such a clean city.

Since learning of this proposal, I have surveyed my customers reactions to this proposal, and I am enclosing a petition signed by my customers who also wish to see no vendor locations granted in the vicinity of the Old Court House.

I have invested a great deal of capital in my business, also catering to my customers wishes to install a hot dog machine, and know if this proposed location is granted to any vendor, it will greatly affect my business and income, by which my taxes and expenses are paid.

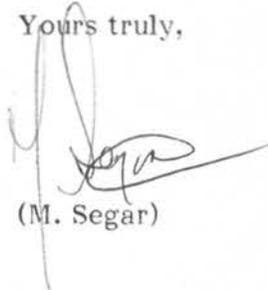
In closing, my opinion and those of some of my many customers is that the Old Court House Building is a beautiful historic building full of character, and adds to the distinction of the downtown area, and with the proposed 'pocket park' scheduled, will only enhance the beauty and image of the City of Red Deer. But on a negative

- 2 -

note I feel it would only be downgraded by allowing hot dog and popcorn vendors anywhere in the vicinity. I am sure there are more suitable locations available that would not have impact whatsoever on other food outlets having to compete for trade.

Finally, I consider the locations suggested are not going to present a good image of the downtown core, and as stated, I wish to object now to these considered proposals.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Segar', is written over a vertical line that serves as a placeholder for a name.

(M. Segar)

c.c. J. Ferguson, Manager, Towne Centre Association  
C. Sevcik, City Clerk, City Hall  
A. Colquhoun, Executive Director, Old Court House  
File

PETITION

WE THE UNDERSIGNED SIGN THIS DOCUMENT SHOWING OUR DISAPPROVAL OF THE PROPOSED POSSIBLE LOCATION OF A HOT DOG STAND OUTSIDE OR ON THE OLD COURTHOUSE PROPERTY

Alastair Colburn  
 June Toker  
 Winifred Alford  
 Gray Pauls  
 P. Pauls  
 Hans Leonard  
 Mary Flower  
 Julie Duffy  
 Herbie Oial  
 Pat Chapman  
 A. Rockledge  
 M. Hankin  
 Darren Wall  
 B. Wick  
 Sharlene Gascon  
 Elaine Durette  
 M. Arsenault  
 Denis Marsh  
 Graham  
 J. Depworth

V. Chafekar  
 Harry Davis  
 Peckers  
 Sylvia Webster  
 Linda Mackinnon  
 Karen Minko  
 Duleed  
 Lyla Rottwell  
 Spinaur  
 Stephanie  
 Sue Ingham  
 Herb James  
 D. Hussek  
 MRS G LAPointe  
 Colin Ogner  
 Donna James  
 Lanni Sege  
 Bill Jones  
 Marilyn M Pettaje





# Red Deer & District Allied Arts Council

P.O. Box 255  
4836 Ross Street  
Red Deer, Alberta T4N 5E8  
Telephone: 403/346-1565

April 6, 1989

Mayor R. J. McGhee  
& Members of City Council  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor & Council Members:

The Red Deer & District Allied Arts Council wishes to make known its objections to the possible location of an outdoor hot dog vendor operation in the vicinity of the **Old Court House Community Arts Centre**.

The Arts Council is of the opinion that such an operation will offer unfair competition to our facility's established restaurant facility. The competition would be unfair in that the street vendor would not be under similar obligations to provide and maintain washroom facilities or to pay the local downtown improvement tax that is required of all established downtown food service businesses.

The convenience of this additional service provided by this on-the-street style operation may be appreciated by members of the public for the 3 to 4 month period that such an activity could occur in, but the loss of revenue it would entail for the **Judge's Court Coffee Shop** in the "Old Court House" could lead to the closure of this facility, which would be the loss of one food service option that is in operation year round.

We feel this proposed operation to be a serious threat to the viability of the Judge's Court, with the resulting closure of this amenity a definite loss for existing spirit and attractiveness of the "Old Court House".

We request this proposed additional food service option not be allowed to locate in the vicinity of our facility.

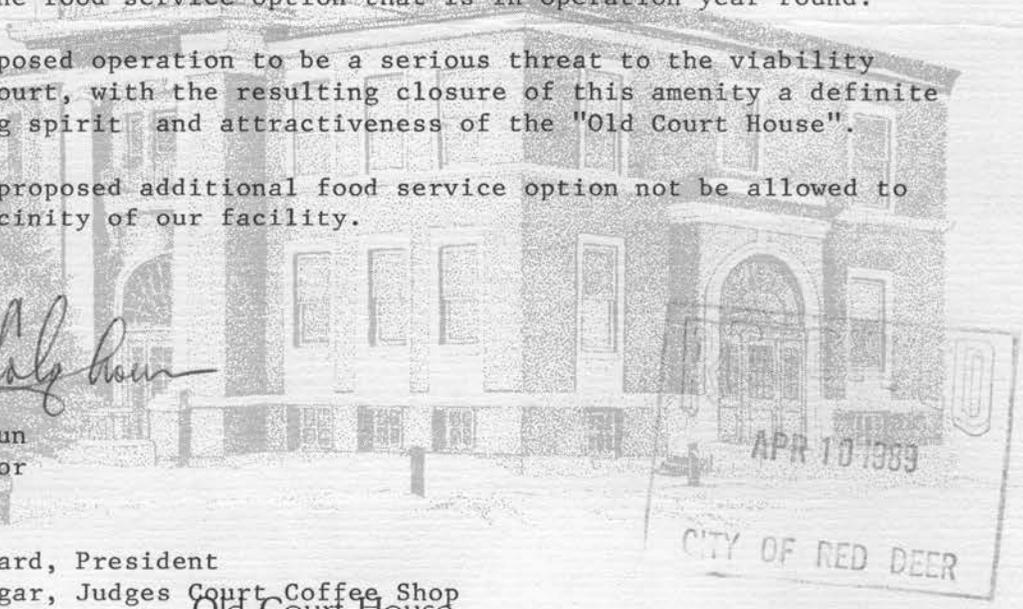
Yours truly,

Alastair Colquhoun  
Executive Director

AC/jt

c.c. Terry Leonard, President  
Maureen Segar, Judges Court Coffee Shop  
Old Court House

Community Arts Centre



Commissioner's Comments

As can be seen, subsequent to the preparation of the reports from Parks and Community Services, other objections have been received to this application. It is interesting to note that one of the objectors from the Old Court House was subject to similar objections to our office from other downtown businesses when they initiated their operation. The objectors stated that they felt it was unfair competition related to the rental arrangements in the Old Court House.

As requested by Council the administration has indicated a location should Council wish to approve this particular business.

"R.J. MCGHEE"  
Mayor

DATE: April 5, 1989  
TO: City Council  
FROM: City Clerk  
RE: APPLICATION BY MIKE DOLYNCHUCK/TOP DOG - SIDEWALK  
VENDING UNIT

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Council will recall that at the meeting of April 3, 1989, Mr. Mike Dolynchuk made application to Council for approval to locate a sidewalk vending unit on the west side of City Hall Park on 49 Ave.

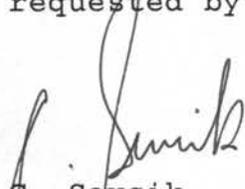
At the above noted meeting, the following motion was introduced.

Moved by Alderman Moffat, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer having considered correspondence from Mike Dolynchuck/Top Dog Vending hereby agree that the application to place a sidewalk vending unit on 49 Avenue adjacent to the West Side of City Hall Park be denied, and as recommended to Council by the administration April 3, 1989."

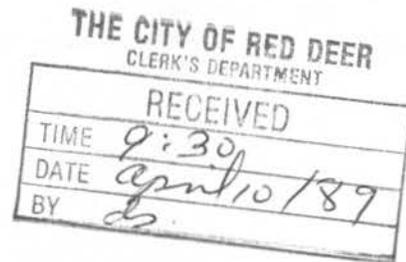
Prior to voting on the above motion, however, the matter was tabled for two weeks pending a further review by the administration pertaining to a possible suitable site adjacent City Hall Park.

Enclosed herewith is a further report from the administration as requested by Council.

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.

Mrs. M. Segar, Prop.  
The Judges Court Coffee Shop  
c/o The Old Court House  
4836 Ross Street  
Red Deer, Alberta  
T4N 5E8

Members of City Council  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB  
T4N 3T4



Dear Council:

**RE: HOT DOG & POPCORN STAND VENDORS  
PROPOSAL FOR POSSIBLE LOCATIONS SUGGESTED**

With reference to the above mentioned, please accept this letter of my strongest objection to the proposed possible site locations suggested and discussed for these vendors. Whilst I believe in free enterprise in business, I do not agree to allowing vendors (who, incidentally, only operate in the peak business and summer months) being granted locations that I feel are being already served by numerous good restaurants in this area adequately, who, I might add, pay business taxes, and also comply with cleaning and toilet facilities for their customers.

The temporary vendor does not have to comply to any of these conditions, as was the case last year when the popcorn and drink stand vendor's area opposite the Old Court House had litter strewn everywhere, creating in my opinion, an eyesore for such a clean city.

Since learning of this proposal, I have surveyed my customers reactions to this proposal, and I am enclosing a petition signed by my customers who also wish to see no vendor locations granted in the vicinity of the Old Court House.

I have invested a great deal of capital in my business, also catering to my customers wishes to install a hot dog machine, and know if this proposed location is granted to any vendor, it will greatly affect my business and income, by which my taxes and expenses are paid.

In closing, my opinion and those of some of my many customers is that the Old Court House Building is a beautiful historic building full of character, and adds to the distinction of the downtown area, and with the proposed 'pocket park' scheduled, will only enhance the beauty and image of the City of Red Deer. But on a negative

note I feel it would only be downgraded by allowing hot dog and popcorn vendors anywhere in the vicinity. I am sure there are more suitable locations available that would not have impact whatsoever on other food outlets having to compete for trade.

Finally, I consider the locations suggested are not going to present a good image of the downtown core, and as stated, I wish to object now to these considered proposals.

Yours truly,

(M. Segar)

c.c. J. Ferguson, Manager, Towne Centre Association  
C. Sevcik, City Clerk, City Hall ✓  
A. Colquhoun, Executive Director, Old Court House  
File



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

April 5, 1989

Top Dog  
5922 - 52 Ave.  
Red Deer, Alberta

Attention: Mr. Mike Dolynchuk

Dear Sir:

RE: SIDEWALK VENDING UNIT LOCATION APPLICATION

Your request for approval to locate a sidewalk vending unit west side of City Hall Park on 49 Ave. was presented to Council April 3, 1989.

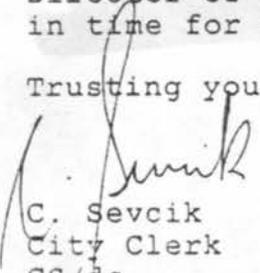
At the above noted meeting, the following motion was introduced.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Mike Dolynchuk/Top Dog Vending hereby agree that the application to place a sidewalk vending unit on 49 Avenue adjacent to the West Side of City Hall Park be denied, and as recommended to Council by the administration April 3, 1989."

Prior to voting on said motion, however, the matter was tabled for two weeks pending a further review by the administration of this request.

The Director of Community Services, Mr. C. Curtis, was designated to coordinate a report back to Council and in this regard, we would suggest that you contact Mr. C. Curtis to discuss this matter further. By way of a copy of this letter, we are requesting the Director of Community Services to submit a report back to Council in time for inclusion on the agenda of April 17.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Community Services  
Dir. of Engineering Services  
Transit Manager

Bylaws & Inspections Mgr.  
Parks Manager  
Urban Planner

# TOP DOG

Submitted to City Council

Date: 8/9/04/03

Gourmet Hot Dogs

**AT AFFORDABLE PRICES!**

Our menu of quality products includes:

Jumbo Dogs  
Chili Dogs  
Cheez Dogs  
Kraut Dogs

Nachos with Cheez  
Variety of Ice Cream  
Soft Drinks





# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

April 18, 1989

Mr. Mike Dolynchuck  
5922 - 52 Ave.  
Red Deer, Alberta

Dear Sir:

RE: SIDEWALK VENDING UNIT SOUTH SIDE OF CITY HALL PARK

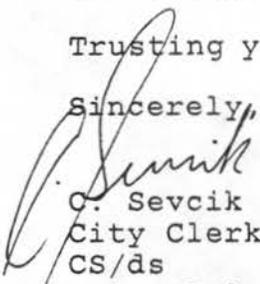
I would advise that Council of The City of Red Deer at its meeting held April 17, 1989, passed the following approving your application to locate a vending unit to the south of City Hall Park.

"RESOLVED that Council of The City of Red Deer having considered report from the Director of Community Services dated April 10, 1989, re: Sidewalk Vending Unit Location Application - Mike Dolynchuck/Top Dog Vending Unit hereby approve the revised application by Top Dog Ltd. to locate a vending unit along 49th Street Sidewalk to the South of City Hall Park and as outlined in the report from the Parks Manager dated April 10, 1989, re: Street Vendor Proposal - City Hall Block, and as presented to Council April 17, 1989."

The decision of Council in this instance is submitted for your information and it will now be necessary for you to obtain a license from the Licensing Department before you commence operations from the above noted location. While approving your application, one of the concerns expressed by Council is the matter of litter. No doubt, you will take steps to ensure that this does not become a problem.

Trusting you will find this satisfactory and with very best wishes.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Bylaws & Inspections Manager  
Dir. of Community Services  
Parks Manager

Dir. of Eng. Services  
Transit Manager  
Towne Centre Assoc. Mgr.

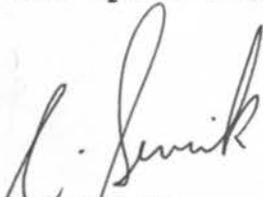
NO. 2

DATE: April 5, 1989  
TO: City Council  
FROM: City Clerk  
RE: MOUNT CALVARY CEMETERY BOARD/PROPERTY TAX/  
LOT 4A, PLAN 752-1367

---

The attached material appeared on the Council Agenda of April 3, however the matter was tabled to the April 17th meeting in order that Mr. Watson or a representative of the Board might be present when the item is discussed.

We will arrange for a representative of the Board to be present at the April 17th meeting.

  
C. Sevcik  
City Clerk  
CS/ds

5334 - 45 Ave.  
Red Deer, Alta.

Mr. C. Sevcik  
City Clerk  
Red Deer, Alta.

Dear Sir:

I am writing to request that the City cancel the property taxes on Lot 4A,  
Plan 752-1367.

It is our understanding that this lot is part of, or an extension to the existing  
cemetery.

I have provided some information to Mr. A. Knight which I believe supports our  
position. I also refer to the agreement between the City of Red Deer & Mr. Hermary,  
dated 25 August 1972, and in particular to Sec. 4:3 of the agreement which states  
that the East boundary of the cemetery was to be moved 110 feet to the East, which  
is the lot in question.

We also feel this lot should never have been placed on the assessment roll and  
therefore would request a refund of the taxes already paid over the past number of  
years.

We trust a satisfactory solution can be reached.

Yours truly,

"E.H. Watson"  
Mount Calvary Cemetery Board

DATE: March 28, 1989

TO: City Clerk

FROM: City Assessor

RE: PROPERTY TAX/LOT 4A, PLAN 752-1367

---

Further to Mr. E. H. Watson's request on behalf of Mount Calvary Cemetery Board for the refund of property taxes paid on the above legally described property, which is located directly adjacent to the existing cemetery on 67 Street, a copy of location attached, we outline the following factors as have been encountered since December 7, 1988.

1. Received correspondence dated December 7, 1988 from Mr. Watson asking that the City investigate the possibility that they were required to consolidate the above noted legally described lots with the adjacent cemetery property in a transaction that was consummated in 1972.
2. Wrote a letter dated December 22, 1988 to Chapman Riebeek, attention: Tom Chapman, asking that he review the agreement that was reached between The City of Red Deer and the property owner regarding the sale of property adjacent to 67 Street for the widening of same and the exchange of land, particularly Lot 4A as legally described above, in exchange for the said land.
3. Received correspondence from Mr. Chapman dated January 4, 1989 which in part reads:

"The consolidation of Lot 4A with the adjacent cemetery would appear to be a private matter, and as far as I can see, does not involve the City under any of the terms of its agreement."

Therefore, the lot as created was in fact then placed on the assessment and tax rolls in 1987.

The property taxes have been paid to The City of Red Deer as follows:

1985 - Nil  
 1986 - Nil  
 1987 - was brought to our attention that this property should not be on the exempt roll - made taxable  
           Paid \$327.34  
 1988 - Paid 345.53

Pursuant to provincial legislation, the Municipal Taxation Act, and Section 24.1 I will quote:

City Clerk  
Page 2  
March 28, 1989

"The following property is exempt from assessment by a municipality:

(d) land in use as a cemetery to the extent of twenty five acres and any area in excess of the 25 acres that is being conveyed or transferred by the owner of the cemetery or to individuals as lots or plots for the sole purpose of burial sites, together with any buildings or structure on the land used for burial purposes but exclusive of any other buildings or structure on the land;"

The property, properties, in question are not consolidated and are under separate title, being the existing cemetery property and the above legally described Lot 4A which is under separate title. Therefore, this property known as Lot 4A does not fall to the above quoted Section of the Municipal Taxation Act and is assessable and taxable, as any other parcel within the municipality.

However, Section 106 of the Municipal Taxation Act is quoted as follows:

"(1) A council may with respect to a specific property or business pass a resolution in any case where the council considers it equitable to do so

(a) to cancel or refund all or any part of a tax levy, or"

In the Assessment Department's opinion, it would not be equitable for City Council to consider a refund of the property taxes. Taxes have been paid by the owners of the property because the property is not improved and/or utilized as a cemetery and could be developed for any purpose that may be deemed reasonable and approved for this site. A rezoning application may be required; however, this is not exclusive to this property.

The owners of the property have appealed the assessment to the Court of Revision, and I suspect, pending the decision of the Court of Revision, would appeal it further to the Alberta Assessment Appeal Board should the decision of the Court of Revision not be in their favor, to have the property exempted from taxation.

In conclusion, we would respectfully recommend that Council not consider the tax refund on the above legally described property at this time. Should the Court of Revision and/or Alberta Assessment Appeal Board not grant an exemption to the property the owners may wish to reapply for a tax refund. After that decision has been

City Clerk  
Page 3  
March 28, 1989

rendered, we suggest that the property owners proceed with consolidation of these two sites. Then, the total area would be exempt under the provincial legislation quoted.



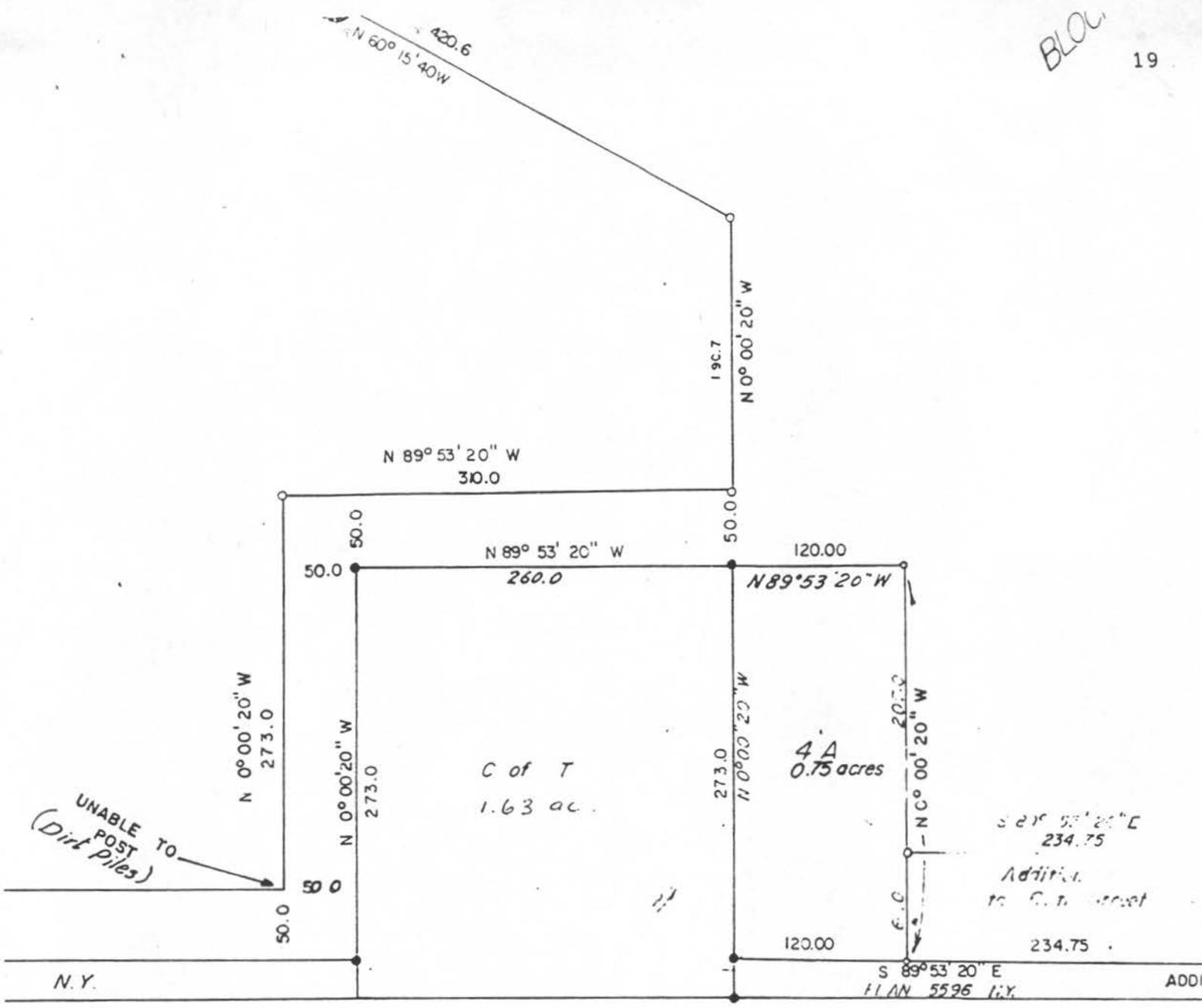
Al Knight, A.M.A.A.

AK/bw

CITY CLERK  
MAY 28 1989  
MAY 28 1989  
14102247  
12740  
428432  
AK/bw

BLOU

N 60° 15' 40" W 420.6



Plan  
ASCM 793+16. 15-4

67 TH STR  
940'

January 30, 1989

Mr. Gene Watson  
5334 - 45 Avenue  
Red Deer, Alberta  
T4N 3L5

Dear Sir:

RE: LOT 4A, BLOCK 4, PLAN 752-1367

In response to your request in writing dated December 7, 1988, in which you request that the City pursue and review the agreement that was reached regarding the above legally described property and its incorporation or consolidation into the adjacent cemetery lot owned by the Union Familiale D'agriculture et Commerce D'E.J. Hermary Limite, we advise that having now reviewed this it is apparent and we believe not a requirement of the City to consolidate these properties. However, you, as an agent for the owner of the property, may wish to pursue said consolidation and by applying to the Red Deer Regional Planning Commission. This application would then be forwarded through the channels for approvals, etc. and consolidation would take place, subject to the approval being in order.

However, if you still feel, at this time, that the City is obliged, legally or otherwise, to pursue and carry out the consolidation, you may wish to discuss same with other City officials and if you choose do to so, go to City Council for their direction and decision regarding this matter.

We trust that this information is in order.

Sincerely,



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

AK/bw

cc City Solicitor ✓  
Director of Engineering Services

December 22, 1988

Chapman & Company  
208, 4808 Ross Street  
Red Deer, Alberta  
T4N 1X5

Attention: Tom Chapman

Dear Sir:

RE: AGREEMENT UNION FAMILIALE D'AGRICULTURE ET  
COMMERCE D'E.J. HERMARY LIMITE AND THE CITY OF RED DEER

We forward a copy of an agreement that was entered into between the above noted and The City of Red Deer on the 25 of August 1972. Mr. Gene Watson, on behalf of the owners of this property, which is adjacent to a cemetery that is owned and operated by the same people, has requested that the City pursue consolidation of this parcel with the cemetery adjacent, thereby allowing a tax exemption to the parcel referred to as Lot 4A, Block 4, Plan 752-1367.

Please review the agreement and advise at your earliest convenience the obligations that the City has pursuant to the clauses within the agreement as to carrying out this consolidation, and/or requirement to do same. We will then advise the owner's agent as to our position and they may proceed with whatever action they deem necessary at that point in time.

Sincerely,

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

AK/bw

DATE: December 22, 1988

TO: Land Supervisor

FROM: City Assessor

RE: GENE WATSON INQUIRY/CHURCH CEMETERY/PARKING

---

Further to your memo of December 22, 1988, it is apparent that after further investigation of legislation, that in fact to gain exemption from taxation, this property would be required to be consolidated with the existing cemetery site. Section 24 (1) (d) reads as follows:

"Land in use as a cemetery to the extent of 25 acres and any area in excess of the 25 acres that has been conveyed or transferred by the owner of the cemetery to individuals as lots or plots for the sole purpose of burial sites, together with any building or structure on the land used for burial purposes but exclusive of any other building or structure on the land"

No other reference is made in legislation regarding parking areas or adjacent lands owned by a cemetery. Within legislation specifically Section 24 (1) (c) and subclauses thereto direct reference is given to parking areas that are used solely in the connection of church properties and thereby granting exemptions. Therefore, it is apparent that this parcel must be consolidated to gain exemption.

Al Knight, A.M.A.A.

AK/bw

From: GENE WATSON  
5334-45 Ave.  
Red Deer

347-3180

Dec. 7/88

23



THE CITY OF RED DEER

BOX 5008  
RED DEER, ALBERTA T4N 3T4  
TELEPHONE 342-8126

TAX  
NOTICE

ARREARS	CURRENT TAX
	345.53

ROLL NUMBER
29-1-0275

CODE	MORTGAGE NUMBER

AMOUNT DUE
345.53

1988 PROPERTY TAX

LOT 4A BLK 4 PLAN 752-1367

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE  
RETURNED WITH YOUR PAYMENT

Mr. Al Knight.

Box 5008

Red Deer Alta. T4N 3T4

DEC 9 1988

CITY OF RED DEER

This is a follow up of our telephone discussion today in regard to the above mentioned property.

It is my understanding that there was a exchange of land between the City of Red Deer & the Church Cemenetary, prior to the widening of 67 Street. The land which was transfered to the Church was supposed to be consolidated with the present cemenetary site into one parcel by the City of Red Deer. all of the land then would become Cemenetary land and therefore exempt from property taxes.

Could you please check to see if there is any agreement or notes at the City Hall to confirm this.

Yours truly,  
E. H. (GENE) WATSON



# RED DEER REGIONAL PLANNING COMMISSION

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

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

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

March 22, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Property Taxes / Lot 4A, Plan 752-1367

Mr. Watson, on behalf of Mount Calvary Cemetery Board is questioning the payment of property taxes as it affects Lot 4A, Plan 752 1367 located east of the cemetery on 67th Street.

Lot 4A containing 0.75 acre was created in 1975 as part of a larger plan which includes the mobile home park, etc. Lot 4A is hilly and for the most part is tree covered.

This lot may have been created for future cemetery expansion but was not consolidated with the cemetery lot and remains as a separate parcel.

The cemetery lot and Lot 4A are designated as A2 and the cemetery use is a discretionary use in that district.

We would recommend Lot 4A be consolidated with the cemetery lot through Section 120 of the Planning Act, or by Plan of Survey. In that case, the new lot will be regarded as a cemetery parcel and treated accordingly.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER - CITY PLANNING SECTION

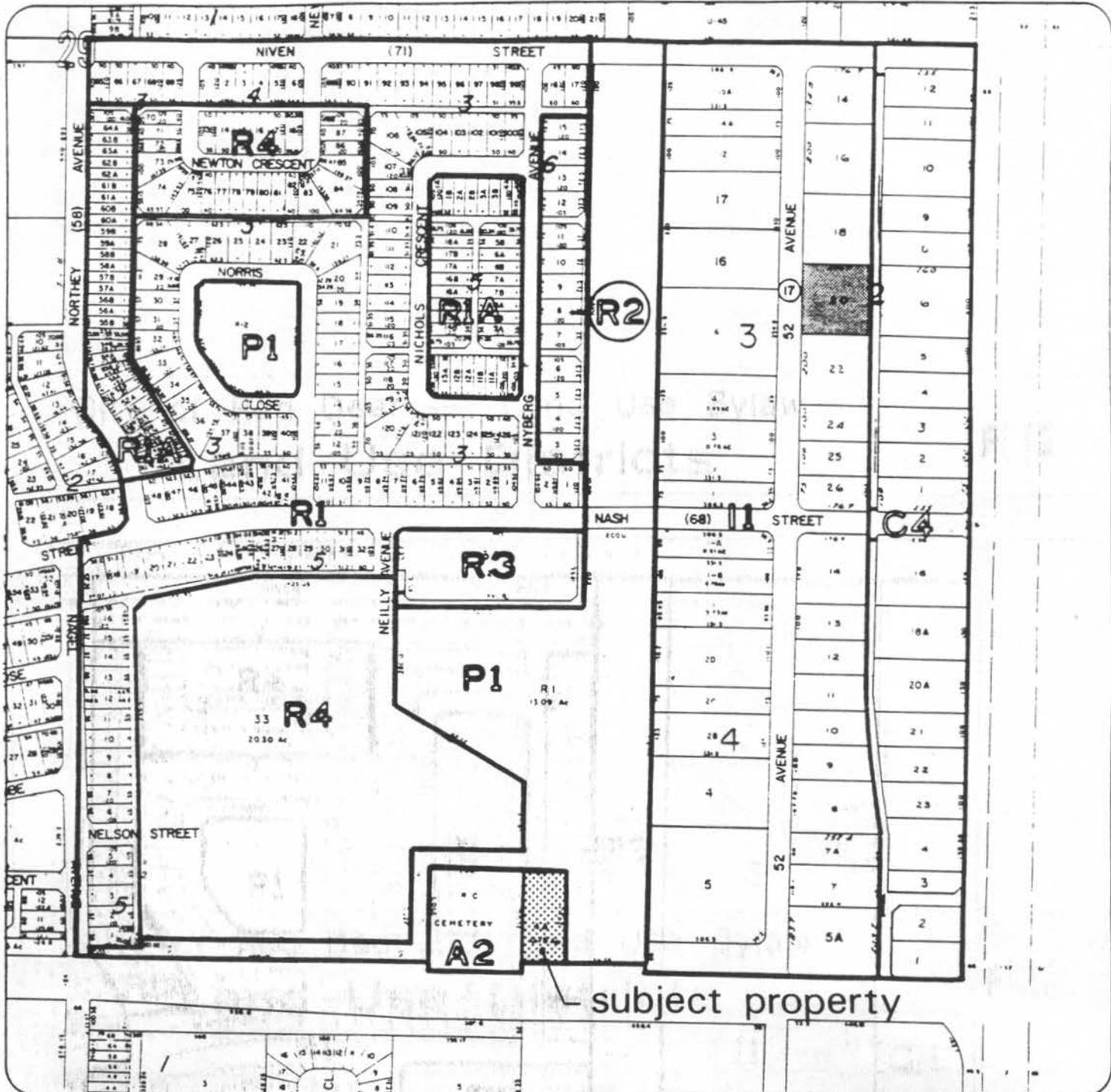
- c.c. --Director of Engineering Services  
- Director of Finance  
- City Assessor

#### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN— TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBUY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

# City of Red Deer --- Land Use Bylaw Land Use Districts

25  
**F 12**



subject property



Revisions :

Commissioners' Comments

We would recommend that Council support the consolidation of the 2 lots at the cost of the applicant and support the recommendation of the City Assessor relative to the tax refund.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

5334-45 Ave.  
Red Deer Alta.

Mr. C. Sevcik  
City Clerk.  
Red Deer Alta.

Dear Sir -

I am writing to request that the City cancel the property taxes on LOT 4A PLAN 752 1367.

It is our understanding that this lot is part of, or an extension to the existing cemetery.

I have provided some information to Mr. A. Knight which I believe supports our position. I also refer to the agreement between the City of Red Deer & Mr. Hermary, dated 25<sup>th</sup> Aug. 1972, and in particular to Sec. 4:3 of the agreement which states that the East boundary of the cemetery was to be moved 110 feet to the East, which is the lot in question.

We also feel this lot should never have been placed on the assessment roll & therefore would request a refund of the taxes already paid over the past number of years.

We trust a satisfactory solution can be reached.

Yours truly  
E. H. WATSON  
E. H. Watson  
Mount Calvary Cemetery Board.

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:00
DATE	May 9/89
BY	Adams

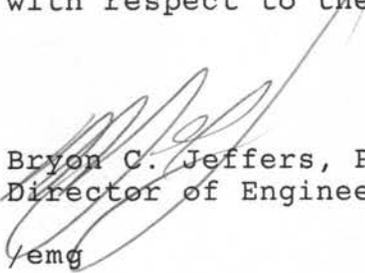
170-054

*Book up*

DATE: March 13, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: MOUNT CALVARY CEMETERY EXTENSION  
LOT 4A, PLAN 752-1367 - PROPERTY TAXES

---

Please be advised that the Engineering Department has no comment with respect to the above.

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

/emg



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

March 9, 1989

E.H. Watson  
Mount Calvary Cemetery Board  
5334 - 45 Avenue  
RED DEER, Alberta  
T4N 3L5

Dear Sir:

RE: LOT 4A, PLAN 752-1367

We acknowledge with thanks your letter received this date regarding the cancellation of property taxes on the above noted property.

Your application will be presented to City Council on their agenda of April 3, 1989. Please call this office on the Friday prior to the said meeting to discuss the time this item will be considered by Council, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

**SWELL INVESTMENTS LTD.**  
*Building Contractors*

#103 - 4902 - 37 Street, Red Deer, Alberta T4N 6M9

Phone 347-3180

Mr. C. Sevak  
City Clerk.

9/3/88

Rec'd 8:57

m/Bowen

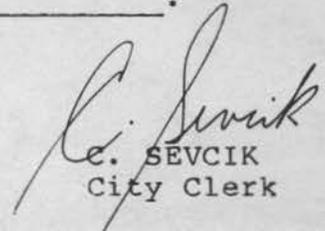
DATE March 9, 1989

- TO:
- DIRECTOR OF COMMUNITY SERVICES
  - DIRECTOR OF ENGINEERING SERVICES
  - DIRECTOR OF FINANCE *no comments*
  - BYLAWS & INSPECTIONS MANAGER
  - CITY ASSESSOR
  - ECONOMIC DEVELOPMENT MANAGER
  - E. L. & P. MANAGER
  - F.C.S.S. MANAGER
  - FIRE CHIEF
  - PARKS MANAGER
  - PERSONNEL MANAGER
  - R.C.M.P. INSPECTOR
  - RECREATION MANAGER
  - TRANSIT MANAGER
  - URBAN PLANNING SECTION MANAGER
  - \_\_\_\_\_

FROM: CITY CLERK

RE: PROPERTY TAXES/LOT 4A, PLAN 752-1367

Please submit comments on the attached to this office by March 27  
for the Council Agenda of April 3, 1989.

  
C. SEVCIK  
City Clerk



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

April 3, 1989

Mr. E.H. Watson  
5334 - 45 Ave.  
Red Deer, Alberta

Dear Mr. Watson

RE: MOUNT CALVARY CEMETERY BOARD/PROPERTY TAX/LOT 4A, PLAN 752-1367

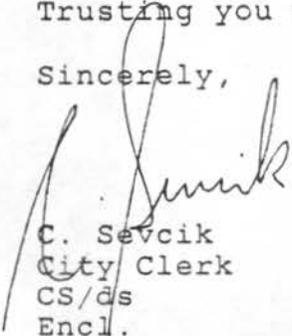
Your letter concerning the above matter was presented to Council April 3, 1989. At the above noted meeting, it was agreed the item be tabled to the April 17th meeting of Council in order that you might be present.

I am enclosing herewith all of the material which appeared on the Council agenda of April 3 and which again will be reproduced on the April 17th agenda respecting this item (pages 134-145).

Please contact this office on the Friday prior to the Council meeting in order that we might arrange a mutually convenient time for you to be present.

Trusting you will find this satisfactory.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.

THIS AGREEMENT MADE THIS *13th* DAY OF *April*, A.D. 1973.

B E T W E E N :

UNION FAMILIALE d'AGRICULTURE ET  
COMMERCE d'E.J. HERMARY LIMITE,  
a body corporate, having its regi-  
stered office at the City of Red  
Deer, in the Province of Alberta,  
(Hereinafter called "the Optionor")

OF THE FIRST PART

- and -

THE CITY OF RED DEER, a municipal  
corporation in the Province of Alberta,  
(Hereinafter called "the Optionee")

OF THE SECOND PART

WHEREAS the Optionor is the registered owner of the  
within described lands, namely:

The North East Quarter of Section 29, in Township  
38, Range 27, West of the 4th Meridian in the  
Province of Alberta containing One Hundred Sixty  
(160) acres more or less. EXCEPTING THEREOUT ---

(A) 0.07 of an acre more or less as shown on  
Road Plan 248 A.G.

(B) 1.91 acres more or less as shown on Road  
Plan 3932 E.U.

(C) 0.47 of an acre more or less subdivided under  
Plan 2241 K.S.

(D) 0.25 of an acre more or less as shown on  
Plan 114 R.S.

(E) 2.12 acres more or less described as follows:

Commencing at a point on the South boundary  
of said Quarter Section Sixty-six (66) feet  
West of the South East corner thereof; thence  
Northerly and perpendicular to the said South  
boundary a distance of Two Hundred (200) feet;  
thence Westerly and parallel to the said South  
boundary a distance of Four Hundred and Eighty-  
Six and Seven Tenths (486.7) feet; thence  
Southerly and perpendicular with the said South  
boundary to the said South boundary; thence  
Easterly along the said South boundary to the  
point of commencement; The lands hereby des-  
cribed containing 155.18 acres more or less.  
Reserving unto Her Majesty all mines and minerals.  
(Hereinafter called "the said lands").

AND WHEREAS the City is desirous of obtaining an option to purchase the said lands which the Optionor is prepared to grant upon the terms and conditions hereinafter contained.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of \$10.00 now paid to the Optionor by the City, the receipt and sufficiency of which the Optionor hereby acknowledges and admits, the parties hereto covenant and agree as follows:

1. The Optionor hereby grants to the City the exclusive and irrevocable option to purchase free and clear of all charges, liens and encumbrances, the said lands at and for a price calculated as follows:

1.1 The sum of One Thousand, Seven Hundred Fifty (\$1,750.00) Dollars per acre.

2. The option hereby granted shall be open for acceptance up to and including but not after the 1st day of June, A.D. 1973 and may be accepted and exercised by the City delivering to the Optionor or mailing to him at ~~Post-Office-Box 61~~, ~~3~~ Red Deer, Alberta, its cheque for one-tenth (1/10th) of the purchase price referred to in Section 1.1, less the sum of money paid for the granting of the within option, whereupon this agreement shall constitute a binding agreement for the sale and purchase of the said lands.

3. If this option is accepted:

3.1 The Optionor and the City shall execute an Agreement for Sale in the form hereunto annexed which

shall provide that the balance of the said purchase price shall be paid in nine (9) equal consecutive annual instalments without interest on the anniversary date of such acceptance in each of the years 1974 to 1982, both inclusive.

3.2 The City shall be entitled to possession of the said lands and all incomings and outgoings in respect thereof including taxes shall be adjusted on the date upon which this option is accepted.

4. Time shall be of the essence of this Agreement and this Agreement shall enure to the benefit of, be binding upon and enforceable by the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto by their proper officers have hereunto set their corporate seals the day and year above written.

UNION FAMILIALE d'AGRICULTURE ET  
COMMERCE d'E.J. HERMARY LIMITE

PER: [Signature]

PER: [Signature]

THE CITY OF RED DEER

PER: [Signature] Mayor

PER: [Signature] City Clerk



is agreed that all taxes, rates, levies, charges and other outgoings whatsoever rated, charged, assessed, or otherwise imposed howsoever on the said lands and premises shall be discharged and paid by and the rents and profits from the said lands and premises shall belong to the Vendor up to but not after the

and from and after that date all taxes, rates, levies, charges and other outgoings whatsoever on the said lands and premises shall be paid and discharged by and the rents and profits from the said lands and premises shall belong to the Purchaser; and the same shall be apportioned between the Vendor and Purchaser if necessary.

PROVIDED that should the Purchaser make any default in payment of principal or interest or in payment of rates and taxes, or in payment of insurance premiums, or otherwise howsoever in the covenants to be by him observed in this Agreement, then, and in such event, the whole of the principal monies and interest thereon hereby agreed to be paid shall at the option of the Vendor at once become due and payable.

UPON PAYMENT of all the monies herein agreed to be paid by the Purchaser, and upon performance by him of the other covenants herein by him agreed to be performed, the Vendor covenants and agrees with the Purchaser to convey or cause to be conveyed to the Purchaser, by Transfer under the Land Titles Act, the said parcel of land and the privileges and appurtenances thereto belonging, free and clear of all encumbrances but subject, nevertheless, to the exceptions, restrictions and conditions in the existing Certificate of Title thereto, and in the original grant from the Crown, and such encumbrances, liens, and charges, as may have been made or suffered by the Purchaser, which transfer shall be prepared by the Vendor's solicitor at the expense of the Vendor.

THE PURCHASER shall have the right to possession of the said lands and premises from and after the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, but must get possession at his own expense and shall have the right to occupy and enjoy the same until default be made by him in payment of the monies hereby agreed to be paid, or any part thereof, or interest thereon.

THE PURCHASER covenants and agrees forthwith to insure and during the currency of this Agreement keep insured against loss or damage by fire each and every building on the said lands in the sum of their full insurable value in some insurance office to be approved by the Vendor and will not do or suffer anything whereby the said policy, or policies, may be vitiated and will pay all premiums and sums of money necessary for such purpose as the same become due and will assign and deliver over to the Vendor the policy or policies therefor and will renew and keep renewed all insurance as aforesaid and will deliver such renewal policies as aforesaid to the Vendor at least ten days before the expiration of any insurance and will pay premiums and if requested so to do will deliver receipts therefor. And if the Purchaser shall neglect to keep the said buildings or any of them insured as aforesaid or to comply in any other respect with the provisions of this paragraph then it shall be lawful for the Vendor to insure the said buildings as he deems advisable and all moneys expended by the Vendor shall be charged upon the said lands and shall be paid by the Purchaser to the Vendor with interest as aforesaid on demand. All moneys received by virtue of any policy or policies of insurance may at the option of the Vendor be applied in or towards the payment of the balance of principal and interest remaining unpaid hereunder whether due or not or in or towards substantially rebuilding, reinstating and repairing the said buildings.

IT IS FURTHER AGREED that the Vendor may pay all liens, rates, taxes or charges upon the said lands, or any insurance premiums on buildings thereon, and such monies so paid and any expenses or solicitor's fees in connection therewith shall be charged upon the said lands, and be repayable on demand with interest as aforesaid until paid;

THAT all buildings, erections or improvements now, or hereafter, put upon the said lands shall be and become part of the freehold and shall not be removed therefrom;

AND THAT time shall be the essence of this Agreement.

THE PURCHASER covenants and agrees that he will not suffer or permit any Mechanic's Lien to be filed against the said lands without the consent in writing of the Vendor first had and obtained.

THE PURCHASER further agrees that he will keep the buildings on the said lands in good repair and will not suffer or permit any act of waste thereon.

THE PURCHASER hereby attorns to and becomes tenant of the Vendor at a yearly rental equal to the amount of the yearly payments of interest payable at the same time as the instalments of interest are herein agreed to be paid, the legal relation of landlord and tenant being hereby established.

paid and all improvements made on the said lands, or to proceed to sale of the said lands either by public auction, tender or private contract, and pay the surplus to the Purchaser after satisfying the said indebtedness and the costs and charges of the Vendor or his solicitors or agents, and should there be a deficiency the same shall be payable by the Purchaser. The Vendor shall also be entitled to take possession of the said premises and occupy and enjoy the same and remove the Purchaser therefrom.

THE PURCHASER acknowledges that he has examined and approved the Vendor's Title and he hereby accepts the same without further investigation and the Purchaser further acknowledges that he has inspected the property and it is agreed that the description herein before contained shall be deemed correct and no objections shall be made or compensation claimed by reason of any error of description as to quantity or measurement or otherwise if any such be hereafter found.

IT IS AGREED that the waiver by the Vendor of the strict performance of any covenant, condition or agreement herein contained shall not of itself constitute a waiver of or abrogate such covenant, condition or agreement, nor be a waiver of any subsequent breach of the same, or any other covenant, condition or agreement.

ANY NOTICES required to be given to the Purchaser shall be delivered to the Post Office with prepaid postage thereon in an envelope addressed to the Purchaser at the address of these premises and shall be deemed to be received by the Purchaser within the ordinary time required for delivery of mail from such Post Office to such address.

NO ASSIGNMENT of this Agreement shall be valid unless for the whole interest of the Purchaser and unless the consent of the Vendor in writing is first had and obtained; and no agreement or relations between the Purchaser and his assignee or any other person acquiring title or an interest hereunder from or through the Purchaser shall preclude or prevent the Vendor from conveying the lands and premises to the said Purchaser on the payment of the full amount owing hereunder unless such assignment be approved by the Vendor in writing and this provision shall be effective notwithstanding that the Vendor may have received payment of some portion of the said purchase money from such assignee not approved as aforesaid.

IT IS AGREED that the Purchaser shall have the privilege of paying a greater amount or the full amount owing at any time without notice or bonus and interest shall be computed accordingly.

WHEREVER the singular and masculine are used throughout this Agreement, the same shall be construed as meaning the plural or feminine or a body corporate where the context or the parties thereto so require, and where there are two or more purchasers the covenants by them herein contained shall be joint and several covenants.

THIS AGREEMENT shall enure to the benefit of and be binding on the parties hereto, their heirs, executors, administrators or successors and assigns.

The Vendor shall, at his option, during the term of this Agreement and until such time as the Purchaser makes payment in full of the purchase price called for herein or required the said lands for development, have the first right to farm the said lands at a rental equal to such taxes as may be assessed and levied annually by the Purchaser.

The Purchaser may make payments larger than those called for herein and may pay off the full amount owing at any time.

Should the Purchaser require the said lands for development during any crop year, the Purchaser shall indemnify the Vendor for any loss or damage to the Vendor's crop on the said lands.

SIGNED, SEALED AND DELIVERED  
in the presence of:

COMMERCE C.E.J. PERSONAL DEPTFE,

PER: \_\_\_\_\_

PER: \_\_\_\_\_

THE CITY OF RED DEER

PER: \_\_\_\_\_ Mayor

PER: \_\_\_\_\_ City Clerk

DOWER — CONSENT OF SPOUSE

I, \_\_\_\_\_ being married to

the within named \_\_\_\_\_ do hereby give my

consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by The

acknowledged to me that \*she/he

• Strike out words which do not apply 2.

- (a) Is aware of the nature of the disposition;
- (b) Is aware that The Dower Act, gives \*her/him a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
- (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to \*her/him by The Dower Act, to the extent necessary to give effect to the said disposition;
- (d) Is executing the document freely and voluntarily without any compulsion on the part of \*her husband/his wife.

Dated at \_\_\_\_\_ in the Province of Alberta

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

A Commissioner for Oaths in and for the Province of Alberta.

**DOWER AFFIDAVIT**

I, \_\_\_\_\_ of \_\_\_\_\_ in the Province of Alberta,

\_\_\_\_\_ of \_\_\_\_\_ make oath and say: (Occupation)

- 1. That I am the Vendor named in the within instrument.
- \*2. THAT I am not married.
- \*2. THAT neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN at

\_\_\_\_\_ in the Province of Alberta,

this \_\_\_\_\_ day of \_\_\_\_\_

A.D. 19 . Before me

A Commissioner for Oaths in and for the Province of Alberta.

Dated A.D. 19 73.

UNION ASSOCIATED & LOG CULTIVATORS OF CANADA & S.S. HERRMAN LIMITED

TO

THE CITY OF CALGARY

**Agreement for Sale of Land**

PRINTED BY FLETCHER PRINTING CO. LTD. REG. NO. 1000

CANADA } PROVINCE OF ALBERTA }

I \_\_\_\_\_ of the \_\_\_\_\_ in the Province of Alberta,

make oath and say:

TO WIT:

(Occupation)

- (1) That I was personally present and did see

\_\_\_\_\_ named in the within instrument, who \_\_\_\_\_ personally known to me to be the person named therein, duly sign, seal and execute the same for the purpose named therein.

- (2) That the same was executed at \_\_\_\_\_ in the Province of Alberta, \_\_\_\_\_ and that I am the subscribing witness thereto.

(3) That I know the said

THIS AGREEMENT made this 25<sup>th</sup> day of August A.D. 1972.

BETWEEN:

UNION FAMILIALE D'AGRICULTURE ET  
COMMERCE D'E.J. HERMARY LIMITE, a  
body corporate in the Province of  
Alberta,  
(hereinafter called "the Optionor")

OF THE FIRST PART

- and -

CITY OF RED DEER, a municipal  
corporation in the Province of  
Alberta,  
(hereinafter called "the City")

OF THE SECOND PART

WHEREAS the Optionor is the registered owner of

FIRSTLY: The North East Quarter of Section 29,  
Township 38 Range 27 West of the Fourth Meridian in  
the Province of Alberta, Canada, containing 160 acres  
more or less. EXCEPTING thereout (A) 0.07 acre more  
or less as shown on Road Plan 248 A.G. (B) 1.91 acres  
more or less as shown on Road Plan 3932 E.U.  
(C) 0.47 of an acre more or less subdivided under  
Plan 2241 K.S. (D) 0.25 of an acre more or less  
under Plan 1114 R.S. The land hereby described  
containing 157.30 acres more or less  
RESERVING unto Her Majesty all mines and minerals.

SECONDLY: All that portion of the South East Quarter  
of Section 29 Township 38 Range 27 West of the Fourth  
Meridian in the Province of Alberta, Canada, which lies  
West of the westerly boundaries of the land subdivided  
under Plans 2241 K.S. and 6784 K.S. containing 119.72  
acres more or less. EXCEPTING thereout (A) 1.78  
acres more or less described as follows---commencing  
at a point on the South boundary of the said Quarter  
Section 1338 feet West of the South East corner thereof  
thence Westerly along the said South boundary 260  
feet thence Northerly and parallel to the East boundary  
of the said Quarter Section 300 feet thence Easterly  
and parallel to the said South boundary 260 feet thence  
Southerly and parallel to the said East boundary to the  
point of commencement (B) 1.07 acres more or less  
for road as shown on Plan 5596 N.Y. (C) 19.75 acres  
more or less under Plan 1114 R.S. The land hereby  
described containing 97.12 acres more or less.  
RESERVING unto Her Majesty all mines and minerals.

AND WHEREAS the City is desirous of obtaining an option to purchase a portion of the aforesaid lands shown approximately outlined in red on the Plan hereunto annexed and forming part hereof (which said portion is hereinafter called "the said lands"), which the Optionor is prepared to grant upon the terms and conditions hereinafter contained.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and of the sum of \$40.00 now paid to the Optionor by the City, the receipt and sufficiency of which the Optionor hereby acknowledges and admits, the parties hereto covenant and agree together as follows:

1. The Optionor hereby grants to the City the exclusive and irrevocable option to purchase free and clear of all charges, liens and encumbrances the said lands at and for a price calculated as follows:

1.1 The sum of \$1,750.00 per acre of the said lands not proposed for public reserve as shown approximately on the annexed Plan.

1.2 The sum of \$300.00 per acre of the said lands proposed for public reserve as aforesaid.

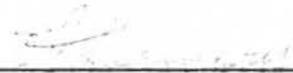
2. The option hereby granted shall be open for acceptance up to and including but not after November 1, 1972 and may be accepted by the City delivering to the Optionor or mailing to it at Box 61, Red Deer, Alberta its cheque for 1/4 of the price referred to in section 1 hereof, whereupon this Agreement shall constitute a binding agreement for the sale and purchase of the said lands.

3. The City shall at its expense cause the said lands to be surveyed as shown approximately on the annexed Plan, which survey shall be used to calculate the price referred to in section 1 hereof.
4. If this option is accepted,
  - 4.1 The Optionor and the City shall execute an Agreement for Sale in the form hereunto annexed which shall provide that the balance of the said price shall be paid in 3 equal instalments without interest on the anniversary date of such acceptance in each of the years 1973, 1974 and 1975;
  - 4.2 In addition to the price referred to in section 1 hereof, the City shall also pay to the Optionor the sum of \$300.00 per acre for the balance of the reserve required in respect of the subdivision necessitated by this agreement pursuant to the Planning Act and the Subdivision and Transfer Regulations which the parties wish to be deferred by agreement.
  - 4.3 The aforesaid plan of survey shall also include the relocation of the East boundary of the cemetery shown on the annexed Plan approximately 110 feet to the East as shown thereon;
  - 4.4 If the Optionor suffers a loss of crop as a result of the acceptance of this option, the City shall pay for such loss in an amount mutually agreed upon, or failing such agreement, as determined by arbitration under the Arbitration Act of the Province of Alberta.
  - 4.5 The City shall be entitled to possession of the said lands and all incomings and outgoings in respect thereof, including taxes, shall be adjusted on the date upon which this option is accepted.
5. Time shall be of the essence of this Agreement and this

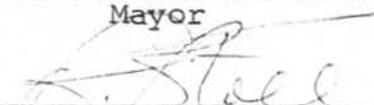
Agreement shall enure to the benefit of, be binding upon and enforceable by the parties hereto and their administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested to by the signatures of their authorized officers in that regard the day and year first above written.

UNION FAMILIALE D'AGRICULTURE ET  
COMMERCE D'E.J. HERMARY LIMITE

Per:   


CITY OF RED DEER

Per:   
Mayor  
  
City Clerk

29

d

584 K

2B

2A

1933 M.C.

1

12

5425 KS

11

10

9

8

3289 KS

6

2

5

4

6164 K

2

13289 KS

633 N.

10

9

8

7

6A

4A

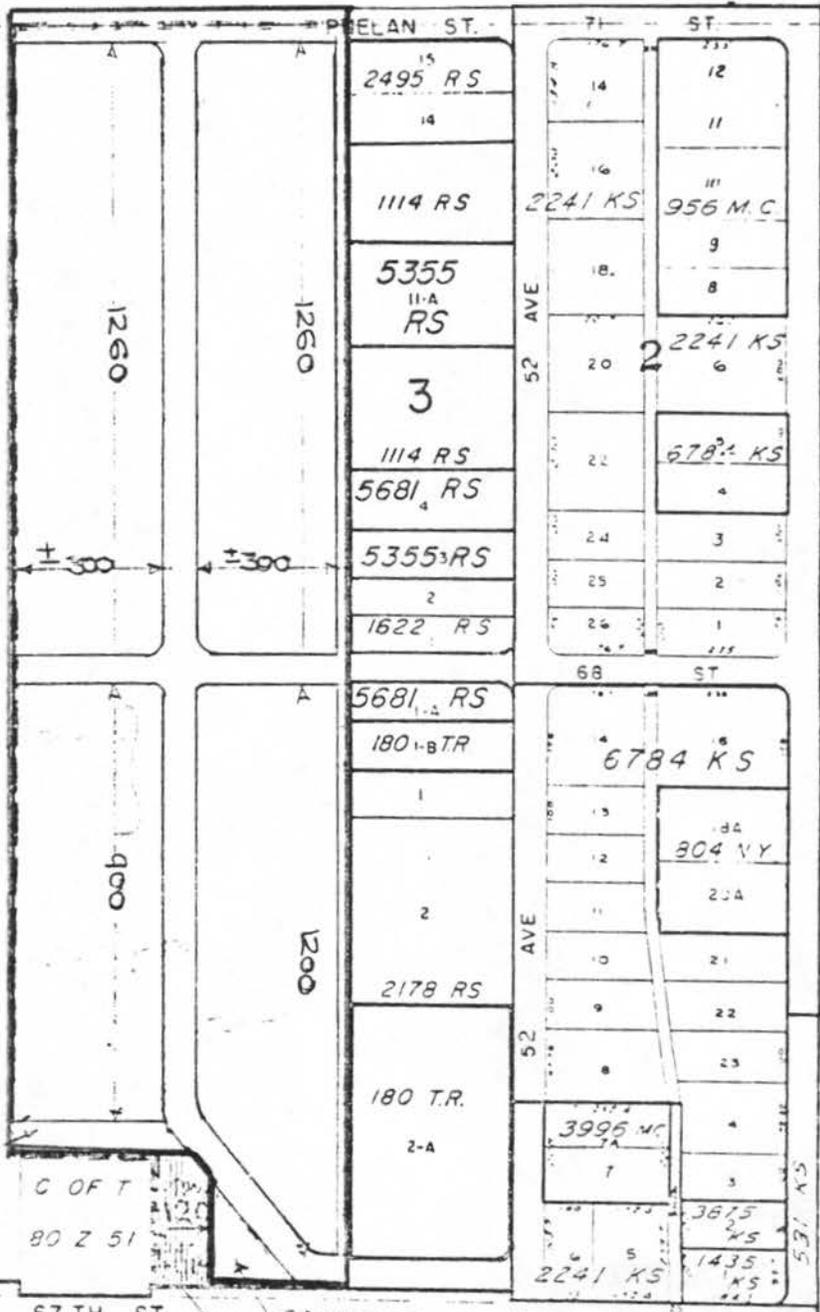
5A

2

3287 K

11

3932 E.U.



PROPOSED PUBLIC Rd.

67 STREET ROAD WIDENING

5596 N.Y.

67 TH ST

PROPOSED PUBLIC Rd.

232 M.C.

ADDITION TO CEMETERY

3155 HW

A

1000 ACS

5596 N.Y.

38

**Between:**

UNION FAMILIALE D'AGRICULTURE ET COMMERCE  
D'E.J. HERMARY LIMITE

hereinafter called "the Vendor", of the First Part,

and

CITY OF RED DEER

hereinafter called "the Purchaser", of the Second Part,

WITNESSETH that in consideration of the covenants, terms and conditions herein set forth the Vendor has agreed to sell to the Purchaser, and the Purchaser has agreed to purchase of and from the Vendor, the lands, hereditaments and premises hereinafter mentioned, that is to say:

ALL AND SINGULAR, that certain parcel or tract of land and premises situate and being composed of

TOGETHER with all privileges and appurtenances thereto belonging, at or for the price or sum of  
Dollars

of lawful money of Canada, payable at Red Deer, Alberta

in the manner and on the days and times hereinafter mentioned, that is to say: the sum of

dollars

on the execution of this agreement, receipt whereof is hereby acknowledged, and the balance as follows:

in 3 equal instalments without interest on the anniversary date hereof in each of the years 1973, 1974 and 1975

~~TOGETHER with interest from date hereof at the rate of  
of said purchase price as remains unpaid from time to time and payable as follows:~~

is agreed that all taxes, rates, levies, charges and other outgoings whatsoever rated, charged, assessed, or otherwise imposed howsoever on the said lands and premises shall be discharged and paid by and the rents and profits from the said lands and premises shall belong to the Vendor up to but not after the

and from and after that date all taxes, rates, levies, charges and other outgoings whatsoever on the said lands and premises shall be paid and discharged by and the rents and profits from the said lands and premises shall belong to the Purchaser; and the same shall be apportioned between the Vendor and Purchaser if necessary.

PROVIDED that should the Purchaser make any default in payment of principal or interest or in payment of rates and taxes, or in payment of insurance premiums, or otherwise howsoever in the covenants to be by him observed in this Agreement, then, and in such event, the whole of the principal monies and interest thereon hereby agreed to be paid shall at the option of the Vendor at once become due and payable.

UPON PAYMENT of all the monies herein agreed to be paid by the Purchaser, and upon performance by him of the other covenants herein by him agreed to be performed, the Vendor covenants and agrees with the Purchaser to convey or cause to be conveyed to the Purchaser, by Transfer under the Land Titles Act, the said parcel of land and the privileges and appurtenances thereto belonging, free and clear of all encumbrances but subject, nevertheless, to the exceptions, restrictions and conditions in the existing Certificate of Title thereto, and in the original grant from the Crown, and such encumbrances, liens, and charges, as may have been made or suffered by the Purchaser, which transfer shall be prepared by the Vendor's solicitor at the expense of the Vendor.

THE PURCHASER shall have the right to possession of the said lands and premises from and after the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, but must get possession at his own expense and shall have the right to occupy and enjoy the same until default be made by him in payment of the monies hereby agreed to be paid, or any part thereof, or interest thereon.

THE PURCHASER covenants and agrees forthwith to insure and during the currency of this Agreement keep insured against loss or damage by fire each and every building on the said lands in the sum of their full insurable value in some insurance office to be approved by the Vendor and will not do or suffer anything whereby the said policy, or policies, may be vitiated and will pay all premiums and sums of money necessary for such purpose as the same become due and will assign and deliver over to the Vendor the policy or policies therefor and will renew and keep renewed all insurance as aforesaid and will deliver such renewal policies as aforesaid to the Vendor at least ten days before the expiration of any insurance and will pay premiums and if requested so to do will deliver receipts therefor. And if the Purchaser shall neglect to keep the said buildings or any of them insured as aforesaid or to comply in any other respect with the provisions of this paragraph then it shall be lawful for the Vendor to insure the said buildings as he deems advisable and all moneys expended by the Vendor shall be charged upon the said lands and shall be paid by the Purchaser to the Vendor with interest as aforesaid on demand. All moneys received by virtue of any policy or policies of insurance may at the option of the Vendor be applied in or towards the payment of the balance of principal and interest remaining unpaid hereunder whether due or not or in or towards substantially rebuilding, reinstating and repairing the said buildings.

IT IS FURTHER AGREED that the Vendor may pay all liens, rates, taxes or charges upon the said lands, or any insurance premiums on buildings thereon, and such monies so paid and any expenses or solicitor's fees in connection therewith shall be charged upon the said lands, and be repayable on demand with interest as aforesaid until paid;

THAT all buildings, erections or improvements now, or hereafter, put upon the said lands shall be and become part of the freehold and shall not be removed therefrom;

AND THAT time shall be the essence of this Agreement.

THE PURCHASER covenants and agrees that he will not suffer or permit any Mechanic's Lien to be filed against the said lands without the consent in writing of the Vendor first had and obtained.

THE PURCHASER further agrees that he will keep the buildings on the said lands in good repair and will not suffer or permit any act of waste thereon.

THE PURCHASER hereby attorns to and becomes tenant of the Vendor at a yearly rental equal to the amount of the yearly payments of interest payable at the same time as the instalments of interest are herein agreed to be paid, the legal relation of landlord and tenant being hereby constituted between the Vendor

public auction, tender or private contract, and pay the surplus to the Purchaser after satisfying the said indebtedness and the costs and charges of the Vendor or his solicitors or agents, and should there be a deficiency the same shall be payable by the Purchaser. The Vendor shall also be entitled to take possession of the said premises and occupy and enjoy the same and remove the Purchaser therefrom.

THE PURCHASER acknowledges that he has examined and approved the Vendor's Title and he hereby accepts the same without further investigation and the Purchaser further acknowledges that he has inspected the property and it is agreed that the description herein before contained shall be deemed correct and no objections shall be made or compensation claimed by reason of any error of description as to quantity or measurement or otherwise if any such be hereafter found.

IT IS AGREED that the waiver by the Vendor of the strict performance of any covenant, condition or agreement herein contained shall not of itself constitute a waiver of or abrogate such covenant, condition or agreement, nor be a waiver of any subsequent breach of the same, or any other covenant, condition or agreement.

ANY NOTICES required to be given to the Purchaser shall be delivered to the Post Office with prepaid postage thereon in an envelope addressed to the Purchaser at the address of these premises and shall be deemed to be received by the Purchaser within the ordinary time required for delivery of mail from such Post Office to such address.

NO ASSIGNMENT of this Agreement shall be valid unless for the whole interest of the Purchaser and unless the consent of the Vendor in writing is first had and obtained; and no agreement or relations between the Purchaser and his assignee or any other person acquiring title or an interest hereunder from or through the Purchaser shall preclude or prevent the Vendor from conveying the lands and premises to the said Purchaser on the payment of the full amount owing hereunder unless such assignment be approved by the Vendor in writing and this provision shall be effective notwithstanding that the Vendor may have received payment of some portion of the said purchase money from such assignee not approved as aforesaid.

IT IS AGREED that the Purchaser shall have the privilege of paying a greater amount or the full amount owing at any time without notice or bonus and interest shall be computed accordingly.

WHEREVER the singular and masculine are used throughout this Agreement, the same shall be construed as meaning the plural or feminine or a body corporate where the context or the parties thereto so require, and where there are two or more purchasers the covenants by them herein contained shall be joint and several covenants.

THIS AGREEMENT shall enure to the benefit of and be binding on the parties hereto, their heirs, executors, administrators or successors and assigns.

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the presence of:

UNION FAMILIALE D'AGRICULTURE ET  
COMMERCE D'E.J. HERMARY LIMITE

Per: [Signature]  
[Signature]

CITY OF RED DEER

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

City Clerk

DOWER — CONSENT OF SPOUSE

I, ..... being married to  
the within named ..... do hereby give my  
consent to the disposition of our homestead, made in this instrument, and I have executed this document for  
the purpose of giving up my life estate and other dower rights in the said property given to me by The

Strike out words which do not apply 2.

acknowledged to me that \*she/he

- (a) Is aware of the nature of the disposition;
- (b) Is aware that The Dower Act, gives \*her/him a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
- (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to \*her/him by The Dower Act, to the extent necessary to give effect to the said disposition;
- (d) Is executing the document freely and voluntarily without any compulsion on the part of \*her husband/his wife.

Dated at \_\_\_\_\_ in the Province of Alberta

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

A Commissioner for Oaths in and for the Province of Alberta.

**DOWER AFFIDAVIT**

I, \_\_\_\_\_  
in the Province of Alberta,

of \_\_\_\_\_  
make oath and say:  
(Occupation)

- 1. That I am the Vendor named in the within instrument.
- \*2. THAT I am not married.

or

\*2. THAT neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN at

in the Province of Alberta,

this \_\_\_\_\_ day of \_\_\_\_\_

A.D. 19 \_\_\_\_\_ . Before me

A Commissioner for Oaths in and for the Province of Alberta.

A.D. 19

TO

**Agreement  
for Sale of Land**

PRINTED BY FLETCHER PRINTING CO. LTD., REG. DESK

Dated

CANADA  
PROVINCE OF ALBERTA

I  
of the  
in the Province of Alberta,

TO WIT:

(Occupation)

make oath and say:

- (1) That I was personally present and did see

named in the within instrument, who personally known to me  
to be the person named therein, duly sign, seal and execute the same for the purpose named therein.

- (2) That the same was executed at \_\_\_\_\_ and that I am the subscribing witness thereto.

- (3) That I know the said

Submitted to City Council

Date: 89/04/17

## CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

\*Denotes Professional Corporation

Your file:

Our file:

April 17, 1989

City of Red Deer  
CITY HALL  
Box 5008  
RED DEER, Alberta  
T4N 3T4

CONFIDENTIAL

Dear Mayor McGhee & Members of Council:

RE: Union Familiale D'Agriculture & City of Red Deer

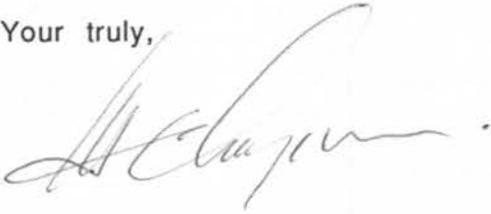
I have reviewed further the Option Agreement between the City and the above firm dated the 25th day of August 1972, and the further agreement dated the 19th day of February 1973.

The Option Agreement initially anticipated the purchase of only a portion of the vendor's lands, excepting thereout a portion which was to be added to the existing cemetery adjacent to 67th Street. The subsequent agreement for sale of February 1973 provided for the purchase by the City not only of the lands secured under the Option Agreement, but also the remainder of the southeast quarter of section 29. Although the agreement for sale did not specifically exclude that portion which was to be added to the cemetery which was specifically referred to in the Option Agreement, the third last clause on page 3 of the agreement for sale provides that the purchaser shall be responsible for all costs associated with the survey and subdivision of the lands including relocating approximately 110 feet to the east of the east boundary of the cemetery abutting the foresaid lands. It therefore appears clear that it was the intent of the parties that that portion of lands lying immediately east of the existing cemetery was to be consolidated into and form part of the title with existing cemetery.

Page 2

What probably happened is that when the subdivision was registered, the additional cemetery lands were created as a separate lot but no steps were taken to consolidate such additional lot with the existing cemetery. It would therefore appear appropriate that steps be taken to effect such consolidation at this time, and that the costs thereof be paid by the City.

Your truly,

A handwritten signature in cursive script, appearing to read 'T. Chapman', written in dark ink.

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

cc. City of Red Deer  
Attn. Al Knight

Articles of Agreement made in duplicate this

19th

day of February in the year of our Lord one thousand nine hundred and seventy-three.

Between:

UNION FAMILIALE D'AGRICULTURE ET COMMERCE D'E.J. HERMARY LIMITE

hereinafter called "the Vendor", of the First Part,

and

CITY OF RED DEER

hereinafter called "the Purchaser", of the Second Part,

WITNESSETH that in consideration of the covenants, terms and conditions herein set forth the Vendor has agreed to sell to the Purchaser, and the Purchaser has agreed to purchase of and from the Vendor, the lands, hereditaments and premises hereinafter mentioned, that is to say:

ALL AND SINGULAR, that certain parcel or tract of land and premises situate and being composed of

All that portion of the South East Quarter of Section 29 Township 38 Range 27 West of the 4th Meridian in the Province of Alberta, Canada, which lies West of the westerly boundaries of the land subdivided under Plans 2241 K.S. and 6784 K.S. containing 119.72 acres more or less. EXCEPTING thereout (A) 1.78 acres more or less described as follows--commencing at a point on the South boundary of the said Quarter Section 1338 feet West of the South East corner thereof thence Westerly along the said South boundary 260 feet thence Northerly and parallel to the East boundary of the said Quarter Section 300 feet thence Easterly and parallel to the said South boundary 260 feet thence Southerly and parallel to the said East boundary to the point of commencement. (B) 1.07 acres more or less for road as shown on Plan 5596 N.Y. (C) 19.75 acres more or less under Plan 1114 R.S. The land hereby described containing 96.53 acres more or less. RESERVING unto Her Majesty all mines and minerals,

TOGETHER with all privileges and appurtenances thereto belonging, at or for the price or sum of One Hundred Sixty-seven Thousand Seven Hundred Seventy-two and Dollars 50/100 (\$167,772.50)-----

of lawful money of Canada, payable at Red Deer, Alberta

in the manner and on the days and times hereinafter mentioned, that is to say: the sum of

Forty-one Thousand Nine Hundred Forty-three & 13/100 (\$41,943.13) dollars

on the execution of this agreement, receipt whereof is hereby acknowledged, and the balance as follows:

The sum of \$17,500.00 on the 1st day of November in each of the years 1973 to 1975 both inclusive, and the sum of \$24,443.13 on the anniversary date hereof in each of the years 1974 to 1976 both inclusive.

~~TOGETHER with all privileges and appurtenances thereto belonging, at or for the price or sum of One Hundred Sixty-seven Thousand Seven Hundred Seventy-two and Dollars 50/100 (\$167,772.50)----- of lawful money of Canada, payable at Red Deer, Alberta in the manner and on the days and times hereinafter mentioned, that is to say: the sum of Forty-one Thousand Nine Hundred Forty-three & 13/100 (\$41,943.13) dollars on the execution of this agreement, receipt whereof is hereby acknowledged, and the balance as follows:~~

THE PARTIES HERETO COVENANT and agree each with the other as follows:—

THE PURCHASER covenants and agrees with the Vendor to pay to the Vendor the said purchase price and interest thereon as aforesaid in the manner and on the days and times hereinbefore provided and it is agreed that all taxes, rates, levies, charges and other outgoings whatsoever rated, charged, assessed, or otherwise imposed howsoever on the said lands and premises shall be discharged and paid by and the rents and profits from the said lands and premises shall belong to the Vendor up to but not after the

date upon which such lands have been paid for

and from and after that date all taxes, rates, levies, charges and other outgoings whatsoever on the said lands and premises shall be paid and discharged by and the rents and profits from the said lands and premises shall belong to the Purchaser; and the same shall be apportioned between the Vendor and Purchaser if necessary.

PROVIDED that should the Purchaser make any default in payment of principal or interest or in payment of rates and taxes, or in payment of insurance premiums, or otherwise howsoever in the covenants to be by him observed in this Agreement, then, and in such event, the whole of the principal monies and interest thereon hereby agreed to be paid shall at the option of the Vendor at once become due and payable.

UPON PAYMENT of all the monies herein agreed to be paid by the Purchaser, and upon performance by him of the other covenants herein by him agreed to be performed, the Vendor covenants and agrees with the Purchaser to convey or cause to be conveyed to the Purchaser, by Transfer under the Land Titles Act, the said parcel of land and the privileges and appurtenances thereto belonging, free and clear of all encumbrances but subject, nevertheless, to the exceptions, restrictions and conditions in the existing Certificate of Title thereto, and in the original grant from the Crown, and such encumbrances, liens, and charges, as may have been made or suffered by the Purchaser, which transfer shall be prepared by the Vendor's solicitor at the expense of the Vendor.

THE PURCHASER shall have the right to possession of the said lands and premises from and after the date upon which such lands have been paid for

~~the~~ ~~days~~ ~~19~~, but must get possession at his own expense and shall have the right to occupy and enjoy the same until default be made by him in payment of the monies hereby agreed to be paid, or any part thereof, or interest thereon.

THE PURCHASER covenants and agrees forthwith to insure and during the currency of this Agreement keep insured against loss or damage by fire each and every building on the said lands in the sum of their full insurable value in some insurance office to be approved by the Vendor and will not do or suffer anything whereby the said policy, or policies, may be vitiated and will pay all premiums and sums of money necessary for such purpose as the same become due and will assign and deliver over to the Vendor the policy or policies therefor and will renew and keep renewed all insurance as aforesaid and will deliver such renewal policies as aforesaid to the Vendor at least ten days before the expiration of any insurance and will pay premiums and if requested so to do will deliver receipts therefor. And if the Purchaser shall neglect to keep the said buildings or any of them insured as aforesaid or to comply in any other respect with the provisions of this paragraph then it shall be lawful for the Vendor to insure the said buildings as he deems advisable and all moneys expended by the Vendor shall be charged upon the said lands and shall be paid by the Purchaser to the Vendor with interest as aforesaid on demand. All moneys received by virtue of any policy or policies of insurance may at the option of the Vendor be applied in or towards the payment of the balance of principal and interest remaining unpaid hereunder whether due or not or in or towards substantially rebuilding, reinstating and repairing the said buildings.

IT IS FURTHER AGREED that the Vendor may pay all liens, rates, taxes or charges upon the said lands, or any insurance premiums on buildings thereon, and such monies so paid and any expenses or solicitor's fees in connection therewith shall be charged upon the said lands, and be repayable on demand with interest as aforesaid until paid;

THAT all buildings, erections or improvements now, or hereafter, put upon the said lands shall be and become part of the freehold and shall not be removed therefrom;

AND THAT time shall be the essence of this Agreement.

THE PURCHASER covenants and agrees that he will not suffer or permit any Mechanic's Lien to be filed against the said lands without the consent in writing of the Vendor first had and obtained.

THE PURCHASER further agrees that he will keep the buildings on the said lands in good repair and will not suffer or permit any act of waste thereon.

THE PURCHASER hereby attorns to and becomes tenant of the Vendor at a yearly rental equal to the amount of the yearly payments of interest payable at the same time as the instalments of interest are herein agreed to be paid, the legal relation of landlord and tenant being hereby constituted between the Vendor and Purchaser, and the Vendor shall be entitled to seize and distrain on any goods on the said premises for

SHOULD the Purchaser at any time make default in any of the payments herein by him agreed to be paid or any part thereof, or should he otherwise fail to observe any of the covenants by him agreed to be performed, then, and in such case, or on any such default, the Vendor shall be at liberty at his option after such default either to declare this agreement determined and at an end and retain all sums paid and all improvements made on the said lands, or to proceed to sale of the said lands either by public auction, tender or private contract, and pay the surplus to the Purchaser after satisfying the said indebtedness and the costs and charges of the Vendor or his solicitors or agents, and should there be a deficiency the same shall be payable by the Purchaser. The Vendor shall also be entitled to take possession of the said premises and occupy and enjoy the same and remove the Purchaser therefrom.

THE PURCHASER acknowledges that he has examined and approved the Vendor's Title and he hereby accepts the same without further investigation and the Purchaser further acknowledges that he has inspected the property and it is agreed that the description herein before contained shall be deemed correct and no objections shall be made or compensation claimed by reason of any error of description as to quantity or measurement or otherwise if any such be hereafter found.

IT IS AGREED that the waiver by the Vendor of the strict performance of any covenant, condition or agreement herein contained shall not of itself constitute a waiver of or abrogate such covenant, condition or agreement, nor be a waiver of any subsequent breach of the same, or any other covenant, condition or agreement.

ANY NOTICES required to be given to the Purchaser shall be delivered to the Post Office with prepaid postage thereon in an envelope addressed to the Purchaser at the address of these premises and shall be deemed to be received by the Purchaser within the ordinary time required for delivery of mail from such Post Office to such address.

NO ASSIGNMENT of this Agreement shall be valid unless for the whole interest of the Purchaser and unless the consent of the Vendor in writing is first had and obtained; and no agreement or relations between the Purchaser and his assignee or any other person acquiring title or an interest hereunder from or through the Purchaser shall preclude or prevent the Vendor from conveying the lands and premises to the said Purchaser on the payment of the full amount owing hereunder unless such assignment be approved by the Vendor in writing and this provision shall be effective notwithstanding that the Vendor may have received payment of some portion of the said purchase money from such assignee not approved as aforesaid.

IT IS AGREED that the Purchaser shall have the privilege of paying a greater amount or the full amount owing at any time without notice or bonus and interest shall be computed accordingly.

WHEREVER the singular and masculine are used throughout this Agreement, the same shall be construed as meaning the plural or feminine or a body corporate where the context or the parties thereto so require, and where there are two or more purchasers the covenants by them herein contained shall be joint and several covenants.

THIS AGREEMENT shall enure to the benefit of and be binding on the parties hereto, their heirs, executors, administrators or successors and assigns.



The Purchaser shall assume to the exoneration of the Vendor all liabilities and commitments for reserves under the Planning Act and Regulations thereunder attaching to or affecting the lands hereby purchased.

The Purchaser shall be responsible for all costs associated with the survey and subdivision of the aforesaid lands, including the relocation approximately 110 ft. to the East of the East boundary of a cemetery abutting the aforesaid lands.

The Purchaser shall be entitled from time to time to acquire title to such portion or portions of the said lands as the amount of the purchaser price paid hereunder from time to time bears to the total purchase price payable hereunder, and the Vendor shall execute and deliver registrable transfers therefor provided that the Purchaser shall be solely responsible for the costs of preparing such transfers including all surveys and subdivisions necessary therefor.

If the Vendor suffers a loss of crop as a result of this Agreement, the Purchaser shall pay for such loss in an amount mutually agreed upon, or failing such agreement, as determined by arbitration under the Arbitration Act of the Province of Alberta.

DOWER - CONSENT OF SPOUSE

I, ..... being married to  
the within named ..... do hereby give my  
consent to the disposition of our homestead, made in this instrument, and I have executed this document for  
the purpose of giving up my life estate and other dower rights in the said property given to me by The  
Dower Act, 1948, to the extent necessary to give effect to the said disposition.



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

April 18, 1989

Mount Calvary Cemetery Board  
c/o Mr. E.H. Watson  
5334 - 45 Ave.  
Red Deer, Alberta

Dear Sir:

RE: PROPERTY TAX/LOT 4A, PLAN 752-1367

Your letter concerning the above topic was presented to Council April 17, 1989, and at which meeting Council passed the following motions.

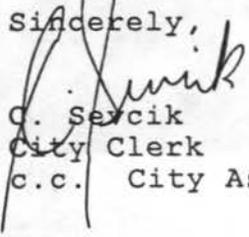
"RESOLVED that Council of The City of Red Deer having considered correspondence from the Mount Calvary Cemetery Board hereby agrees that Lot 4A, Plan 752-1367 be consolidated with the parcel known as the Mount Calvary Cemetery, said consolidation to be at cost to the City and to be charged to the City Assessor's Accounts."

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Mount Calvary Cemetery Board re: cancellation of property taxes on Lot 4A, Plan 752-1367 hereby agrees to refund the Municipal portion of the 1987, 1988, and 1989 taxes."

By way of a copy of this letter we are requesting the City Assessor to undertake the consolidation of the two lots and to process the refund of the balance of the municipal portion remaining once the 1989 taxes have been determined. If you have any questions in this regard, please do not hesitate to contact the City Assessor, Mr. A. Knight.

The above decision of Council is submitted for your information and I trust you will find same satisfactory.

Sincerely,

  
C. Sercik  
City Clerk  
c.c. City Assessor

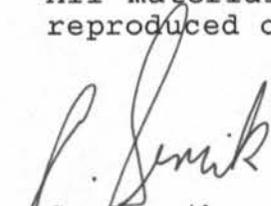
Dir. of Financial Services

DATE: April 5, 1989  
TO: City Council  
FROM: City Clerk  
RE: PROPOSAL TO LOCATE A W.H.L. FRANCHISE IN RED DEER

---

The attached material appeared on the Council Agenda of April 3, 1989, however in view of the fact that Mr. Terry Simpson of Prince Albert, Saskatchewan, was unable to be present, the item was tabled for two weeks.

All material which appeared on the April 3 agenda is once again reproduced on the Council agenda of April 17.

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.

DATE: March 30, 1989 CS-2.146  
TO: CITY COUNCIL  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: PROPOSAL TO LOCATE A W.H.L. FRANCHISE  
IN RED DEER  
A memo from the Recreation & Culture Manager,  
dated March 30th, 1989, refers.

---

1. Mr. Terry Simpson, of Prince Albert, Saskatchewan, has submitted a proposal to establish a W.H.L. franchise in Red Deer. He is proposing to operate in the Red Deer Arena during the 1989-90 hockey season, and is requesting Hockey Club Tier 1 rights in the new Agri-Trade Centre. In view of the limitations of the existing arena, he is requesting certain capital improvements to the facility, and a favourable rental agreement.
2. Mr. Simpson's proposal has been reviewed in detail by the Recreation & Culture Manager and the Recreation, Parks & Culture Board. The board is recommending acceptance of the proposal, subject to a number of amendments. If these are accepted, the operational costs to the City would be largely unchanged, depending upon the number of exhibition and playoff games. Preliminary estimates show that the cost of necessary modifications to the building would be a minimum of \$11,000.
3. I support the amendments proposed by the Recreation & Culture Manager and the Recreation, Parks & Culture Board. The capital expenditures will enhance the facility for future use, and may be partially offset by a grant through the Province's Community Facility Enhancement Program.

4. RECOMMENDATIONS

It is recommended that City Council:

- authorize the administration to inform the Red Deer Rustlers of the proposal by Mr. Terry Simpson, to establish a W.H.L. franchise in Red Deer;

City Council  
Page 2  
March 30, 1989  
W.H.L. Franchise

---

- accept Mr. Simpson's proposal in principle, subject to the amendments proposed by the Recreation & Culture Manager, and consideration of a possible counter proposal by the Red Deer Rustlers.



CRAIG CURTIS

CC:dmg

- c. Lowell Hodgson, Recreation & Culture Manager  
Jack Engel, Recreation, Parks & Culture Board Chairman

FILE # R-30879  
DATE: March 30, 1989  
TO: Mayor and Council  
FROM: Lowell R. Hodgson,  
Recreation & Culture Manager  
RE: PROPOSAL TO LOCATE A W.H.L. FRANCHISE IN RED DEER  
=====

A proposal to lease our Arena for a W.H.L. franchise has been received. In order to consider that proposal and to make a recommendation to you prior to April 15th, a special meeting of the Recreation, Parks and Culture Board was held March 30th. There was not a quorum present for this meeting, however those present agreed to submit this to you at this time. My report to the Board which is attached to this memo was discussed in detail and was approved as presented.

Our existing agreement with the Rustlers has a renewal clause that allows them ninety days in which to submit a counter proposal if any others are received. The City is not obligated to accept the counter, however must consider it, and therefore the Rustlers should be notified of Mr. Simpson's proposal.

It is necessary for Mr. Simpson to secure a facility before the W.H.L. can grant a franchise, thus the urgency in getting this before you now. Mr. Simpson will be invited to attend your meeting April 3rd and I will be there too to answer any further questions.

  
Lowell R. Hodgson,  
Recreation & Culture Manager

/ns

Att.

cc Craig Curtis

FILE NO.: R30695

DATE: March 29, 1989

TO: Recreation Parks & Culture Board

FROM: Lowell R. Hodgson  
Recreation & Culture Manager

RE: PROPOSAL TO LEASE ARENA FOR A W.H.L. FRANCHISE

As reported to you earlier, I have had three meetings with Terry Simpson of Prince Albert, Saskatchewan. He has expressed an interest in locating a W.H.L. franchise in Red Deer. This interest is, of course, a result of the announced Agri-Trade Centre. Mr. Simpson has also been meeting with the W.H.L. League Executive; he and the League President have visited our arena to determine whether or not we could accommodate that league for two years while the Agri-Trade facility is being built.

We now have a proposal from Mr. Simpson in which he asks for a number of concessions in order to locate a team here this fall. His rationale for these requests comes from the significant increase in the cost of operating a W.H.L. team, as compared with the A.J.H.L., and our limited number of seats in the current arena. His requests and my comments on each follows:

- 1) "Hockey Club pay flat fee of \$500.00 per game for each regular season game (36). Free ice for training camps and practices during the season."
  - The W.H.L. play 36 home games rather than 30 in the A.J.H.L. With this rate we would get \$18,000.00 for season home games; our current budget for the Rustlers is \$600.00 x 30 games which is \$18,000.00.
  - We currently budget approximately \$6,000.00 from the Rustlers for camp/try outs; practices and this proposal would produce nothing.

#### Recommendations

- that we counter with a flat rate rental of \$800.00 per league game. With this rate we accept and include responsibility for supplying and paying for arena security per W.H.L. standards as requested in #9. Practice time would be free; however, we would negotiate the fee for a try-out camp.

#### Cost Implication

- a loss in revenue from our current budget of approximately \$3,200.00.

2) "Hockey Club pays 10% of gross gate receipts for each exhibition game and playoff game."

- Assuming they played four exhibition games, four playoff games and drew 2,000 to each, with an average ticket price of \$7.00, our take for these eight games would be \$11,200.00.
- Our budget for revenue from the Rustlers for playoffs and exhibition games is \$4,480.00.

Recommendation

- that we accept the 10% of gross gate receipts for exhibition and playoff games.

Cost Implication

- a net increase in revenue from our current budget of approximately \$6,720.00. This is quite speculative, however, as a new franchise might not be expected to make playoffs the first year.

3) "Hockey Club be granted revenue rights from the signage in arena (board advertising, zamboni etc.)."

- The Rustlers are now given revenue rights on rink board advertising. The zamboni advertising comes to the City at an annual value of \$700.00.

Recommendation

- that we agree to this request.

Cost Implication

- a loss of \$700.00 in budgeted revenue.

4) "Hockey Club shall provide, sell and retain all proceeds from game programs and souvenir sales."

- The Rustlers now have this.

Recommendation

- that we approve this request.

Cost Implication

- nil.

5) "Hockey Club to supply and be responsible for selling all tickets."

- We currently split the cost of tickets with the Rustlers at an annual cost of \$1,200.00. We further supply cashiers at a cost of \$2,390.00.

Recommendation

- that we approve this request for all league games; however, we would supply tickets and cashiers for all exhibition and playoff games where our facility charge is something else than the flat rate.

Cost Implication

- a saving to the City of approximately \$3,600.00.

- 6) "Hockey Club provide and pay for all minor officials and game officials."

- This is currently the practice with the Rustlers.

Recommendation

- that we approve this request.

Cost Implication

- nil.

- 7) "Hockey Club to be responsible for ushers for all games."

- Currently the Rustlers combine this responsibility with security and they use volunteers.

Recommendation

- that we approve this request.

Cost Implication

- nil.

- 8) "Hockey Club be given concession rights in the arena."

- We currently have a contract with a Concessionaire which terminates this fall. Our budgeted revenue from this source is \$12,000.00.
- I would recommend that the Club be invited to bid for this contract, but that it not be given without a return to the City.

Recommendation

- that the Club be invited to bid for this contract, but that it not be given without a return to the City equal to our budget.

Cost Implication

- nil.

9) "City is responsible for supplying and paying for arena security as per W.H.L. standards."

- Currently, the Rustlers are allowed to use volunteers and this arrangement is often less than satisfactory.

Recommendation

- that approval of this request be granted if the flat rate per league game and the percentage of gross gate for pre-season and playoff games is agreed to.

Cost Implication

- nil - see #1.

10) "City is responsible to renovate existing dressing room facilities per W.H.L. standards."

- We do not have budget for any renovations. If #6 dressing room could be enlarged, it may cost anywhere between \$5,000.00 and \$8,000.00. We simply have no estimates at this time.

Recommendation

- that we approve this request if City Council approve an over-expenditure for these renovations.

Cost Implication

- \$5,000.00 - \$8,000.00. This might be reduced by one-half if we applied for a Community Facility Enhancement grant.

11) "City be responsible to enlarge present press box facility to accommodate four stalls for eight people."

Recommendation

- that we approve this request as #10.

Cost Implication

- \$2,000.00 or one-half this amount with a C.F.E.P. grant.

12) "City be responsible to extend visiting player box to allow for two additional spots."

- Recommendation

- that we approve this request as per #10 and #11.

Cost Implication

- \$500.00 or one-half this amount with a C.F.E.P. grant.

13) "City to supply portable canvas canopy for referee and visiting team exists."

Recommendation

- that we approve this request as per #10, 11 and 12.

Cost Implication

- \$500.00 or one-half this amount with a C.F.E.P. grant.

14) "The City is to grant Hockey Club Tier I, rights in the proposed new complex."

- We cannot grant this request; however, if the Club performs satisfactory with this agreement it would, of course, have a significant advantage with the new Centre. The City should strongly endorse this Club if they perform, as it is certainly necessary for the Agri-Trade Centre to have a successful anchor tenant in Tier I Hockey. The City will be an equal partner in the operation of that Centre. Negotiations for that use, however, must be left to that new management.

Summary

Cost Implications (Operational)

<u>Request &amp; Recommendation</u>	<u>Cost</u>	<u>Saving</u>
#1	\$3,200.00	
#2		\$6,720.00
#3	\$700.00	
#4		Nil
#5		\$3,600.00
#6		Nil
#7		Nil
#8		Nil
#9		Nil
	<hr/>	<hr/>
	\$3,900.00	\$10,320.00
	Net gain to City \$6,420.00	

Cost Implications (Capital)

<u>Request &amp; Recommendation</u>	<u>Cost</u>	<u>Saving</u>
#10	\$8,000.00	
#11	\$2,000.00	
#12	\$500.00	
#13	\$500.00	
	<hr/>	
	\$11,000.00	

This amount might be reduced by one-half if a Community Facility Enhancement grant is applied for.

Acceptance of this proposal modified by my recommendations does require some capital expenditures; however, all of these will enhance our building and will be useful in the future, with the exception of the press booth. The operational costs should not be significantly different from our current budget depending, of course, on the number of exhibition and playoff games. In fact, our situation could be better than our current budget if there were eight games.

Respectfully submitted,

Lowell R. Hodgson  
Recreation & Culture Manager

LH/ldy

c.c. Craig Curtis

2600 - 15th Avenue East,  
 Prince Albert, Sask.,  
 S6V 6J1.

Mr. Lowell Hodgson,  
 Box 5008,  
 Red Deer, Alberta,  
 T4N 3T4.

Fax: 403-346-6195

March 20, 1989.

Dear Lowell,

The Board of Directors of the Western Hockey League has given me authorization to investigate the feasibility of obtaining and operating a Tier I franchise in the City of Red Deer.

I am requested to bring forth to the Executive Committee on/or before April 15, 1989, an arena Rental Agreement.

Upon its approval by the Executive Committee terms and conditions of an Expansion Franchise will be negotiated hopefully to a successful conclusion.

My first priority would be to operate in the 1989-90 hockey season. Failing that I would further explore the possibility of operating in the 1990-91 season.

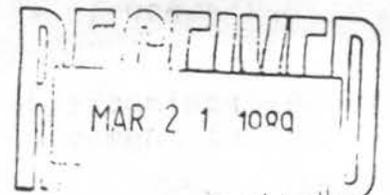
Due to the obvious seating restrictions and other shortcomings of the existing arena, an extremely favorable Rental Agreement is necessary while operating in the present facility.

If I am successful in obtaining a W.H.L. franchise for the City of Red Deer, it is my intent to become the Owner, as well as, the General Manager and Coach. I have other Management Personnel in mind, and intend to operate a successful, first class, operation that will become an excellent ambassador for the City of Red Deer and surrounding area; as well as, a contributing partner in the Western Hockey League.

Sincerely,

Terry Simpson.

Enclosure (1)



The following is my proposal for a Rental Agreement:

36

- 1) Hockey Club pay flat fee of \$500. per game for each Regular Season game (36). Free ice for Training Camps and Practices during the season.
- 2) Hockey Club pay 10% of gross gate receipts for each Exhibition Game and Play-off Game.
- 3) Hockey Club be granted revenue rights from the signage in arena (Board Advertising, Zamboni, etc.)
- 4) Hockey Club shall provide, sell and retain all proceeds from Game Programs and Souvenir sales.
- 5) Hockey Club to supply and be responsible for selling all tickets.
- 6) Hockey Club provide and pay for all Minor Officials and Game Officials.
- 7) Hockey Club be responsible for Ushers for all games.
- 8) Hockey Club be given Concession rights in the Arena.
- 9) City is responsible for supplying and paying for Arena Security as per W.H.L. standards.
- 10) City is responsible to renovate existing dressing room facilities per W.H.L. standards.
- 11) City be responsible to enlarge present Press Box facility to accommodate four stalls for eight people.
- 12) City be responsible to extend visiting player box to allow for two additional spots.
- 13) City to supply portable canvass canopy for Referee and visiting team exits.
- 14) The city is to grant the Hockey Club Tier I rights in the proposed new Complex.

Commissioners' Comments

We would support the recommendation of the Dir. of Community Services and Recreation & Culture Manager.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

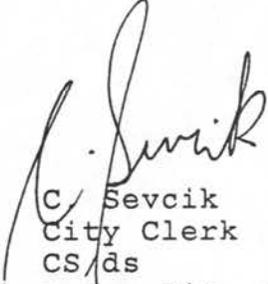
DATE: April 18, 1989  
TO: Recreation & Culture Manager  
FROM: City Clerk  
RE: PROPOSAL TO LOCATE A W.H.L. FRANCHISE IN RED DEER  
MR. TERRY SIMPSON

---

The above matter appeared once again on the Council Agenda of April 17, 1989.

As Mr. Terry Simpson requested the matter be tabled a second time, Council agreed at the April 17th meeting that the matter be tabled until further notice from the applicant. Accordingly, we will not be placing this matter on a future agenda until such time as we are instructed to do so and at the request of Mr. Terry Simpson.

The above decision of Council is submitted for your information and I trust that you will convey said decision to Mr. Simpson.



C. Sevcik  
City Clerk  
CS/ds  
c.c. Dir. of Community Services  
Recreation, Parks & Culture Board

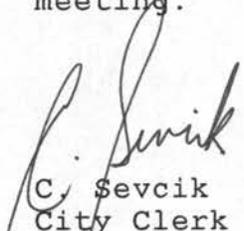
DATE: April 4, 1989  
TO: City Council  
FROM: City Clerk  
RE: LICENSING BYLAW AMENDMENT 2846/A-89

---

At the Council Meeting of April 3, 1989, the above noted bylaw amendment received first and second readings, however unanimous consent was not received for third reading.

Bylaw 2846/A-89 is a bylaw to rescind three sections in the Licensing Bylaw which regulates hours of operation of certain businesses and in particular, Section 27(e) pertaining to amusement arcades, Section 31 pertaining to billiard rooms, and Section 69 pertaining to massage parlours.

Bylaw 2846/A-89 is submitted to Council for third reading at this meeting.

  
C. Sevcik  
City Clerk  
CS/ds

DATE: April 18, 1989  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: LICENSING BYLAW AMENDMENT 2846/A-89

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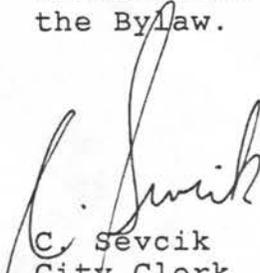
At the Council meeting of April 17, 1989, the above noted Licensing Bylaw Amendment was given 3rd reading.

Amending Bylaw 2846/A-89 rescinds the three sections in the Licensing Bylaw which regulates the hours of operation of certain businesses, namely:

- 1) Amusement Arcades
- 2) Billiard Rooms
- 3) Massage Parlours

Revised pages for your office consolidation copy will be sent to you under separate cover.

The decision of Council in this instance is submitted for your information and trusting that you will make note of the changes to the Bylaw.

  
C. Sevcik  
City Clerk  
CS/as  
c.c. Inspector Pearson

Encl.

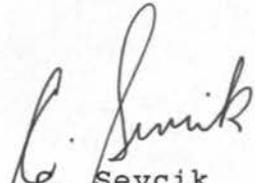
NO. 1

DATE: April 10, 1989  
TO: City Council  
FROM: City Clerk  
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/E-89

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A Public Hearing has been advertised for Monday, April 17, 1989, to be held in the Council Chambers of City Hall commencing at 7:00 p.m. or as soon thereafter as Council may determine regarding the aforementioned bylaw.

Bylaw 2672/E-89 pertains to an increase in parking standards for churches and funeral homes.

  
L. Sevcik  
City Clerk  
CS/ds

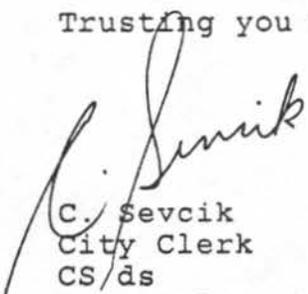
DATE: March 21, 1989  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/E-88

---

I would advise that Council of The City of Red Deer at its meeting held on March 20, 1989, gave first reading to the above noted bylaw.

Bylaw 2672/E-89 pertains to an increase in parking standards for churches and funeral homes. This office will now proceed with advertising for a Public Hearing to be held on April 17, 1989.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. Bylaws & Inspections Manager  
City Assessor  
Dir. of Engineering Services  
E.L. & P. Manager

Council & Committee Secretary, Wilma - Please prepare the advertising for a Public Hearing as noted above.

DATE: April 18, 1989  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/E-89

---

I would advise that at the Council meeting of April 17, 1989, a Public Hearing was held in regard to the above noted Land Use Bylaw Amendment and following the Public Hearing, the said Bylaw was given second and third reading by Council.

Bylaw 2672/E-89 pertains to an increase in parking standards for churches and funeral homes.

Trusting you will find this satisfactory and that you will be sending us the revisions for inclusion in the office consolidation copy at your earliest convenience.



C. Sevcik  
City Clerk  
CS/ds  
c.c. Bylaws & Inspections Manager  
Dir. of Engineering Services  
City Assessor  
Fire Chief

Encl.

NO. 1

FILE: R-31162

DATE: APRIL 3, 1989

TO: MAYOR & COUNCIL

FROM: LOWELL R. HODGSON  
RECREATION & CULTURE MANAGER

RE: BOWER PLACE COMMUNITY SHELTER

Mr. and Mrs. Carpenter and Mr. and Mrs. Fidler addressed you at your meeting March 6th expressing concern about across the street parking at the Bower Place shelter. In addressing this issue you passed the following resolution:

"RESOLVED that Council of The City of Red Deer having considered requests from Mr. & Mrs. Fidler and Mr. & Mrs. Carpenter that the north side of Boyce Street opposite Bower Kin Place be designated 'RESIDENT PARKING ONLY' hereby agree that the request be denied and that the Recreation & Culture Department contact the Bower Place Community Association to educate user groups so that they and residents can enjoy the facility in harmony and as recommended to City Council March 6th, 1989, by the Commissioners.

Council further agrees that the Recreation & Culture Department also look at appropriate signage."

MOTION CARRIED

As a result of that resolution my staff have been in contact with the executive of the Bower Place Community Association asking for their cooperation in an attempt to educate users of their facility. Groups booking the centre will be encouraged to use the parking lot and to avoid across the street parking in front of residences.

In order to erect signage as suggested we will require approval of an over-expenditure as we do not have budget for this work.

-	2 street signs installed	\$ 150.00
-	1 parking lot sign installed	75.00
-	1 interior building sign	40.00
	TOTAL	\$265.00

If Council wish us to proceed with this signage we will require approval for this expenditure.

  
LOWELL R. HODGSON

Commissioner's Comments

We would recommend Council authorize the signage as an overexpenditure to the 1989 Budget.

/ccs

c. Craig Curtis

"R.J. MCGHEE"  
Mayor

DATE: April 18, 1989  
TO: Recreation & Culture Manager  
FROM: City Clerk  
RE: BOWER PLACE COMMUNITY SHELTER/SIGNAGE

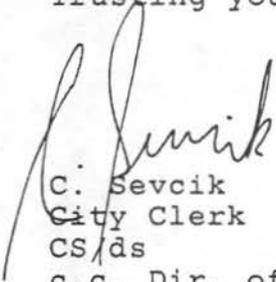
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Your report dated April 3, 1989, concerning the above topic was presented to Council April 17, and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report from the Recreation & Culture Manager dated April 3, 1989, re: Bower Place Community Shelter, hereby authorize the signage for the Bower Place Community Shelter as outlined in the above noted report and that the cost of same be charged as an overexpenditure to the 1989 budget and as presented to Council April 17, 1989."

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

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds  
c.c. Dir. of Community Services  
Dir. of Engineering Services  
Bylaws & Inspections Manager  
Urban Planner

## Red Deer Museums Management Board

Box 800  
Red Deer, Alberta  
T4N 5H2  
(403) 343-6844

March 28, 1989

Mayor McGhee and  
Members of Council  
City of Red Deer

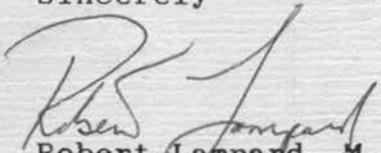
Your Worship and Members of Council

RE: Museums Management Board  
1987 Annual Report

Attached for your information and in accord with the Agreement dated April 16, 1985 between the Red Deer and District Museum Society and the City of Red Deer, is a copy of the above report. The report was approved by the Museums Management Board on March 22, 1989.

I would be pleased, on behalf of the Board, to respond to any questions you may have relating to the report.

Sincerely



Robert Lampard, M.D.  
Chairman  
Museums Management Board

Commissioner's Comments

Submitted for Council's information only.

"R.J. MCGHEE"  
Mayor

A N N U A L   R E P O R T

1987

Red Deer Museums Management Board

December 1988

annual 87/director

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November 30, 1988

Mayor R. McGhee  
and Members of Council  
The City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship and Members of Council:

It is my pleasure on behalf of the Red Deer Museums  
Management Board to transmit to you the Annual Report and  
Audited Financial Statements for the Board for 1987 as  
required under Bylaw #2866/A-86.

Yours truly

A handwritten signature in dark ink, appearing to read 'R. Lampard', with a long horizontal flourish extending to the right.

R. Lampard  
Chairman

## PHILOSOPHY

The Board is dedicated in its trusteeship to the efficient, non-profit management of its facilities and to the provisions of effective educational and interpretive human and natural history programmes for the benefit of the citizens of Alberta.

The Board's programmes are founded on the belief that an appreciation of our natural environment and of our historic past is beneficial and basic to our way of life.

The Board's policies and activities recognize its fundamental responsibility of stewardship in the protection and husbanding of our natural environment and in the care and preserving of our historical resources.

## STATEMENT OF PURPOSE

The Board is responsible to the Council of The City of Red Deer for the efficient management of its facilities and the effective management of programmes in the areas of human and natural history.

Specifically, the Board will manage its financial, physical and human resources to:

- establish, interpret and implement policies governing operations and programmes, and
- establish and monitor annual operating and capital budgets, and
- supervise the Director of Museums, and
- manage its facilities, and
- manage its programmes, and
- advise Council of The City of Red Deer on matters pertaining to the mandate of the Board.

MEMBERS OF THE BOARD

Robert Lampard, Chairman

Alderman Roy McGregor, from October

Alderman Tony Connelly, Alternate

Deloris Booker, after October

Michael O'Brien, Vice Chairperson to November

Eileen Dubois, Vice Chairperson from November

Ken Larsen

Gordon Caton

Ruby Furber

Don Nielsen, after October

Marguerite Watson

Michael Calverly, to October

Gerry Phillips, to October

Alderman Larry Pimm, to October

MEMBERS OF STAFF

Morris Flewelling, Director of Museums

Marion Fleming, Secretary to the Director

Charles Meggison, Curator/Administrator

Joanne Adams, Museum Secretary to July

Lorraine Evans, Museum Secretary from July

Doris Northey, Cultural History Programmer

Valerie Miller, Registrar

Godfrey Cwiklewich, Conservation Technician

Sharon L'Hirondelle, Caretaker

Frances Hamilton, Gallery Supervisor

David Rench, Handyman

Anne Trenaman, Gallery Supervisor (weekends)

Dennis Compton, Gallery Supervisor (evenings)

Irene Bessette, Gallery Attendant to October

Diana Anderson, Exhibits Coordinator

Rod Trentham, Exhibits Technician

Ken Kozie, Northey assistant summer programme

Cheri Klassen, Supervisor

Sheridale Pearman

Michelle Kinashenko (Gardiner)

Joanne Davies

Cathy McBeth

Jim Robertson, Waskasoo Park Naturalist

Pat Wescott, Office Manager

Gunner Jensen, Caretaker

Chris Cruickshank, Information Attendant

Joan Norman, Interpreter

Marco Pilon, Interpreter

Christine Cosby, Interpreter - part-time information  
attendant

Anna Robertson - Interpreter

Myrna Pearman - Interpreter

Jim Spiller - Information Attendant

### CHAIRMAN'S COMMENTS

Just prior to the 1987 year end, Mr. Michael Calverly, Alderman Larry Pimm and Mr. Gerry Phillips retired from service on the Board. Our appreciation is extended to all three and especially to Mr. Phillips who served since 1985 as Chairman.

During 1987 the committee structure established in the previous year provided much assistance to the Board. The Board members focused attention on development of operating policies and to completing a baseline physical inspection of all of its facilities. The Board gave approval to move toward program budgeting and agreed to discontinue programming the Hoopfer Room at Heritage Ranch. The Board met ten times during the year.

Year end statistics reveal that the Museum system directly served approximately 120,000 people through its various facilities and programs. Our visitation consistently remains at a rate seldom matched in Alberta.

Within our operations it is important to note that the Museum acquired computer equipment and Museum art exhibit programs were recognized as being eligible for funding assistance from the Visual Arts Branch of Alberta Culture & Multiculturalism. Our natural and human history operations continue to serve central Alberta as a regional resource. While this service regrettably is not recognized by financial assistance from the provincial level, it does provide the Museum system with a very satisfying aspect of our operations.

Our Museums staff and volunteers serve generously on local, provincial and national museum spheres. The Board is fortunate to enjoy dedicated support from both staff and volunteers whose efforts contribute so much toward the basic programs and all of our extra projects.

1988 promises to be an exciting year. A Board development workshop is scheduled for January 1988. Plans are underway for a major report to be compiled on our natural history program, and for the Museums system to be actively involved in both the Alberta Winter Games and in the Red Deer 75th Anniversary celebrations.

R. Lampard, M.D., Chairman  
Museums Management Board

COMMITTEE REPORTS

Finance Committee

The purposes of the Finance Committee are to plan and monitor all fiscal activities of the Board.

Larry Pimm, Chairperson  
Ruby Furber  
Michael Calverly

After October 1987: Ruby Furber, Chairperson  
Don Nielsen  
Roy McGregor  
Tony Connelly

The 1987 operating budget was approved at \$673,350. Details of revenue and expenditure are provided under the Financial Reports. The 1986 operating year provided a nearly complete year against which to prepare 1987 budget proposals.

The budget was prepared and submitted in the traditional format but was subsequently transferred to the new comprehensive budget documents prior to year end.

The Finance Committee met eight (8) times in 1987.

### Personnel Committee

The purpose of the Personnel Committee is to make recommendations to the Board on all aspects of personnel policy and practice.

Marguerite Watson, Chairperson  
Eileen Dubois  
Tom Smith, to October 1987  
Calvin Sutyla, from October 1987  
Ken Larsen, from October 1987

The Personnel Committee met nine (9) times. Among its major considerations were the following:

- The Committee arranged for current job descriptions to be completed for all employees and that performance appraisals for all employees be completed prior to June 30th.
- A policy statement governing employment of relatives was developed for the Board's approval. Paternity Leave and a section of definitions was added to the Personnel Policy.
- The Committee undertook to investigate employee travel insurance programmes. The City of Red Deer instituted an Employee Travel Insurance Programme in October, 1987.
- The Committee arranged for a Board Development Workshop for all board members to be held in January, 1988, under sponsorship of Alberta Culture.

## Policy Committee

The purpose of the Policy Committee is to draft new policies as required for the consideration of the Board and to systematically review policy and recommend revision to the Board.

Michael O'Brien, Chairperson  
Eileen Dubois  
Ken Larsen

The Committee managed to develop operating policies in the following areas:

- Allen Bungalow Operating Policy
- Board Operating Policies including:
  - Introduction
  - Philosophy
  - Statement of Purpose
  - Board Constitution
  - Statement of Ethics
  - Aims and Objectives
  - General Operating Policies

The Policy Committee requested each Board Standing Committee to draft its own policies and to submit them for review. Committee policies considered and approved included:

- Personnel Committee Policies
- Historical Preservation Committee Policies
- Finance Committee Policies
- Building Committee Policies

The Policy Committee held several additional meetings with Museum Curator/Administrator, Charles Meggison to draft a revised Museum Operations Policy. It is expected to be complete in early 1988. The Museum Society collections policies are a significant appendix to the new Museum facility operating policies.

### Building Committee

The purpose of the Building Committee is to make recommendations to the Board on the planning and construction of new facilities and on the renovation, maintenance and caretaking of existing facilities.

Michael Calverly, Chairperson  
Gorden Caton  
Ken Larsen  
Robert Lampard

After October 1987: Ken Larsen, Chairperson  
Gorden Caton

The Committee developed a facility check list and then began a systematic inspection of its facilities. Inspections completed included the Kerry Wood Nature Centre, the Allen Bungalow, Gaetz Lakes Sanctuary and Fort Normandeau. A comprehensive base-line data report and set of recommendations was prepared for each facility.

Since the Board has accepted the responsibility for monitoring the physical condition of the Old Red Deer Court House, a thorough inspection and report with recommendations was developed.

A facility inspection of the Museum and Archives Building planned for early 1988 will complete the initial inspections for all board facilities.

The Committee was directly responsible for the restoration project of the Stevenson-Hall Block, for initiating the Gaetz Library restoration project and for developing plans for Heritage Square as the City's 75th Anniversary project for 1988. The Committee recommended that the financially assist the Heritage Information Network Directory project. The Committee maintained active liaison with several anniversary events in 1987 as well as being involved with heritage aspects of Alberta Winter Games scheduled for early 1988.

### Historical Preservation Committee

The purpose of the Historical Preservation Committee is to make recommendations to the Board on designation and preservation of heritage resources, and to undertake projects to develop public awareness and appreciation of our heritage, to undertake actual preservation projects and to maintain liaison with local, provincial and national agencies with similar projects. As such, the Historical Preservation Committee is composed of several non-board members and maintains an active programme beyond simply advising the board. The Committee has a separate budget of (\$4,500 in 1987) provided by City Council.

Robert Lampard, Chairperson to October 1987  
Deloris Booker, Chairperson from October 1987  
Larry Pimm, to October  
Gorden Caton  
Chris Mortensen, Towne Centre Association  
Walter Hanna, County of Red Deer  
Lawrie Steinbach, Member at Large  
Michael Dawe, Archivist  
Morris Flewelling, Director of Museums  
Elizabeth Plumtree, Red Deer Multicultural Centre  
Vernon Parker, Red Deer Regional Planning Commission

The Historical Preservation Committee held nine regular meetings and two special meetings in 1987. The Committee monitored several projects including renovations to the Allen Bungalow, reprinting the Historic Walking Tour booklets and the development of detailed plans for Heritage Square. The Committee contributed \$3,000 to the latter project. The Committee participated as one of the proponents to develop a Central Alberta Heritage Information Directory with STEP funding. Committee members were active participants in conferences and meetings such as Canadian Institute of Planners Conference, Red Deer in May, Annual Meeting of Municipal Heritage Advisory Boards, Red Deer in October and Heritage Canada Conference and Annual General Meeting, Quebec City in September, where Michael Dawe served as the Alberta representative. The Committee was directly involved with three renovation/restoration projects including funding assembly for Heritage Square. They included the Stevenson-Hall Block, Gaetz Library and the School Replica.

The Committee met with representatives of the Waskasoo Museum Foundation to determine how the Red Deer Heritage Fund could be most appropriately accessed.

Vernon Parker replaced Craig Curtis as Regional Planning Commission contact when Curtis assumed the position of Director of Community Services and Alderman Larry Pimm, former Chairman, retired from the Committee when he left the Museums Management Board.

## Report from the Director

If 1986 was identified by change and initiatives, this year can be known as a period of some consolidation. Annual reports in arrears for the years 1983, '84, '85 and '86 were completed as a summary record of the growth and development of our heritage community. They were prepared from the regular monthly operating reports which have been a part of our reporting system since 1978. The format of the monthly reports was finalized to provide both highlights and specific details on all aspects of our operations. The reports are a joint effort of the three managers.

1987 marked the first full year of operation for the Kerry Wood Nature Centre and the Waskasoo Park Natural Historical Interpretive Programme. Waskasoo Park Naturalist, Jim Robertson, prepared a comprehensive report on the entire Natural Historical Interpretive Programme and how it relates to the Waskasoo Park Interpretive Masterplan.

The Board and Directors developed operating policies for the Board itself as well as for most of the facilities and programmes. The Board also instituted use of a facility maintenance check-list and used the check-list to review all facilities except the Museum and Archives building.

Due to a change in operations at Heritage Ranch, the Hoopfer Room exhibit program was terminated in mid-summer to allow the restaurateur to use the area for other purposes.

Major initiatives were limited to four activities. In May, Mr. & Mrs. Norman Bower offered the Museum Society access to 20 acre site around the historic Bower Homestead north-east of Bower Place Mall for use as a site for the Agricultural Museum. A great deal of negotiation and planning followed the offer and by year end agreements were drafted whereby the Museum Society would realize about 9 acres for development as a museum and the remainder was to be developed into a high quality adult housing complex.

The second initiative was the production of a comprehensive development plan for Heritage Square and for Heritage Square completion to be the main project to commemorate the 75th anniversary of Red Deer's incorporation as a city in 1988. The plans included completing restoration of the Stevenson-Hall Block and the Gaetz Library, construction of the first Crossing School replica and installation of ceremonial gates, signage and landscaping.

A third initiative of the Board was to undertake the Board Development Workshop for two days in January, 1988, and their subsequent commitment to address the need for long and short term planning.

A final initiative was taken by the Personnel Committee who arranged for the first formal and comprehensive performance appraisal for the Director of Museums since he commenced employment a decade earlier.

The Board, volunteers and staff of the local museums community continue to distinguish themselves at all levels in their degree of participation in advocacy work. The Red Deer board is unique at both the provincial and federal level in the representation they send to respective conferences. Fifteen representatives from the Red Deer museum community attend the Alberta Museums Association conference in Lethbridge. All Museum Society and Management Board members hold memberships in the Alberta Museums Association and several staff and volunteers are active in associate committees.

Four Red Deer people attended the annual conference of the Canadian Museums Association held in Winnipeg. Museums Director, Morris Flewelling was elected to the Executive Council to represent Alberta and the voice for smaller museums in Canada. The Canadian Museums Association has led the national museums community in advocacy concerning the proposed legislation to revise the pornography and copyright acts as well as having participated fully in the activities surrounding development of a new National Museum Policy.

Six Red Deer area people attended the annual conference of the Canadian Nature Federation held in Saskatoon and timed to coincide with the celebrations to commemorate the centenary of the designation of Last Mountain Lake as North America's first wildlife preserve in 1887. His Royal Highness, Prince Phillip, was the guest of honor. Morris Flewelling was re-elected to the Board of Directors of the Federation.

As Governor of Alberta and the Northwest Territories, Morris Flewelling attended the annual meeting and conference for the Heritage Canada Foundation in Quebec City along with Michael Dawe, Archivist, who was given the honor to be Alberta provincial representative.

Our influence was felt internationally on two occasions when in April a small delegation of museum officials from Hokkaido, Japan visited the museum to assist them in developing a concept for a Museum of Northern Peoples. They propose a museum in Japan dealing with all of the northern peoples of North America, Asia and Europe. A second delegation of museum administrators from Thailand, Malaysia and Indonesia reviewed our operations with a view to developing a museum training program in each of their respective homelands.

Interestingly enough, one of our board members travelling in the Far East was able to return the visit.

1987 saw Mr. Michael Calverly, Councillor Larry Pimm and Mr. Gerry Phillips retire from service on the Board. Phillips had offered distinguished service as Chairman for 1985 and '86. New board appointees included Councillor Roy McGregor with Councillor Tony Connelly as his alternative, Ms. Deloris Booker and Mr. Donald Nielsen. Regrettably, Councillor McGregor found it necessary to resign due to time conflicts and Councillor Connelly became the City Council representative with Councillor Pimm as alternate representative.

## Red Deer & District Museum and Exhibition Centre

The Museum and Archives building houses four functions. The Museum and Exhibition Centre is operated under the direction of the Curator/Administrator on behalf of the City by the Museums Management Board and the Archives is operated on behalf of the City by the Red Deer & District Archives Committee. All costs and responsibilities for accommodation of 2000 square feet for the Archives is included in the operations budget for the Museum. The Archives report directly on their activities and programs to Council. The building also houses the offices of the Director of Museums.

The Exhibition Centre, known as the Donors' Gallery, was built with \$250,000 from the Exhibition Centre Program of the Museum Assistance Program, National Museums Corporation as an integral part of the original (1977) museum facility. Exhibition Centres were to be large flexible exhibition spaces appended to existing cultural facilities. They were intended to accommodate circulating exhibits available from Museums and galleries across Canada. There are about fifty across Canada with that of Medicine Hat being the only other one in Alberta.

While Red Deer received capital funding, we were advised that as the program was being phased out, we would not receive operating funding. Thus, the exhibition centre function has been operated without benefit of federal funding. Except for a provincial grant of about \$5,000 per year, the Exhibition Centre has been operated from Red Deer Museum funds.

The Exhibition Centre provides an excellent facility to accommodate temporary exhibits and has functioned mainly as an art exhibit space.

### Administration

Planned as a "shakedown cruise" for the Museum, 1987 was a year for the evolution of policies and procedures on many levels. Following a year of relative turmoil, this was to be a period in which staff developed working relationships and began to operate within the team system of management as practiced by the Curator/Administrator. It was recognized that with the increased scale of the Museum's operations, the Curator/Administrator could no longer maintain a personal interest in each programming initiative, thus staff were expected to be responsible for their activities. This style of management allows for maximum flexibility in creative programming and is held to be most conducive to maintaining high morale among a professional staff.

Museum Operational Policies were edited and reworked throughout the year. The Collections Policy, once a part of the Operations Policy, more appropriately became the responsibility of the Museum Society, owners of the collections. The new Collections Policy included expanded accession and de-accession sections. Procedures to accompany policies were prepared and put into effect.

The Museum enjoyed the presence of Miss Rena Braham during the fall term. Miss Braham did much to assist in the preparation of policies and procedures during her term. Miss Braham was a University of Alberta student on a practicum placement with the Curator as part of her studies in Recreation Administration.

Budgets for the 1988 operating year were pegged by the City at 1987 levels; however no awkward cuts were forced this year. It was found that the 1987 expenditures exceeded revenues largely as a result of unforeseen contingencies and due to accounting procedures used by the City. In 1988 steps will be taken to return the deficit out of the '88 budget. In-house accounting will be put in place to monitor more closely the information provided by the City. Systems of this type are found in other city departments.

The Museums Management Board appointed a Computer Task Force consisting of Messrs. Phillips, Larsen & O'Brien together with consultant, Bruce Olsen, and the Curator/Administrator. The recommendation of this group brought about the purchase of a Boss PC XT unit with Epson printer operating on a very powerful software package. Mr. Olsen installed a unique menu system providing ready access to the commercial programmes Multimate and Framework, which have both word processing and spreadsheet capabilities. Mr. Olsen's final report offered options for future collections management automations; however, his recommendation was to phase in the automation only after present accession systems were working smoothly.

As the year ended there was much excitement and speculation surrounding the potential of the new computer in the Administrative office.

During the year AGT installed the "Trillium" telephone system in the Museum, replacing an antiquated and error prone system. The Museum secretary is required to respond to all incoming calls including those for Archives and Director of Museums.

#### Collections Management, Conservation, Research

A strong effort was made to stem the incoming flow of artifacts to the collection through the adoption of active collecting procedures in place of the passive acceptance method which had been in effect.

Following the report of Mr. Olsen on computer applications for collections management new forms were prepared and new procedures for processing accessions put in place.

By December 1987 the following accessions were processed:

- 140 miscellaneous accessions
- Wolcott Collection of stone artifacts
- Chapman Collection of woodblock prints

During the year a number of long standing loans were returned to their owners, allowing for the display of the Museum's own collections and reducing the cost of insurance. A chair from the Collection was repatriated to the McKay Avenue School where it once served in the Provinces' first legislature.

The Registrar, Ms. V. Miller, organized information sessions on theft procedures and emergency measures for staff. Miss Miller serves on the Red Deer Disaster Services Committee.

Mr. Bob Francis worked with the Registrar for a short term cataloguing and accessioning project.

In-house study and research using the collection has not been a high priority with the Museum. Thus, allocation of staff time for this purpose has not been made. The curatorial and administrative responsibilities and blocks of time required for work in the collection are simply unavailable.

The Norman Bower property was offered in May as a site for the agricultural museum project, putting initiative aside for the development of the Ived Site below the Pines escarpment. In the closing days of 1987 Mr. Gordon Caton, Chairman of the Negotiating Committee, presented a package deal and it is expected the Museum Society will own ten acres of the Bower homestead by mid 1988.

#### Exhibitions Programs

To this date the review of the long-term history galleries has not been an institutional priority. The history galleries have received routine maintenance and minor changes during the year. Exhibits Department staff and project workers have put together materials for a revised display on explorers and for a series of panels on domestic food preservation.

The Agricultural Museum Project could have a profound effect on any revision to the permanent museum exhibits if it becomes the focal point for agricultural history interpretation.

1987 saw some excellent temporary exhibitions presented in the Museum galleries. A list giving titles of the 39 exhibits is below.

Museum Exhibit Programme 1987

Legend:

D - Donor's Gallery  
V - Volunteers' Gallery  
SR - Stewart Room  
F - Foyer Case

Menagerie (V)  
Seasons of Celebration (D)  
To Celebrate Our Own Seasons (F)  
Red Deer Art Club (SR)  
Girl Guides (F)  
Chinese Export Porcelain (V)  
Red Deer College Student Show (D) (V)  
Women's Institute Handicraft Exhibit (D) (V)  
Frank Scholzen: Folk Artist (F)  
Red Deer Reflections: Maureen Pirker (SR)  
Alberta Oil Sands (D)  
Weaver's Guild Exhibit (V)  
Alberta Wide '87 (D) (V)  
Celebrating 100 Years: Gaetz United Church (F)  
Lettering Arts Guild Exhibit (SR)  
Class of '87 (D)  
On the Edge (V)  
Central Alberta Photographic Society Exhibit (SR)  
Canada's Birthday (F)  
Pemberton Collection Exhibit (D)  
Impressions III (D)  
A Day at The Lake (V)  
Plains to Mountains: Jean Pilch (SR)  
Swallow Collection (F)  
Save Life on Earth (D)  
Tradition in Transition (V)  
Hugh Bownes: Local Artist (SR)  
Red Deer College Permanent Collection: Special Selections (D)  
Apparently (V)  
Red Deer Public School Board: Celebrating 100 Years (F)  
Ernst Bollhorn: Local Artist (SR)  
Collection of Royalty (A)  
To Commemorate the People: The Red Cross - A Vital Link (F)  
Armistice Day Exhibit (D)  
Model Railroad Club Exhibit (D) (V)  
An Old Fashioned Christmas (D) (V)  
A Little Girl's Delight (F)  
Country Guides (SR)

The Curator/Administrator has made some progress in having the fine art exhibit programmes of the Museum recognized by the visual arts section of Alberta Culture and Multiculturalism. While similar programmes offered in other institutions receive annual funding from the province, that has not been the case in Red Deer.

In 1987, the sum of \$1,200.00 was received for art exhibition projects, this marks a beginning point that could see a substantial increase in exhibition budgets for future years. A significant portion of public attendance at the Museum depends upon the continued presentation of quality temporary exhibitions.

The Curator/Administrator made valuable initiatives in developing a good working relationship with the Art Department at Red Deer College. Cooperative programmes with the College will bring a new vitality and a youthful audience to the Museum. It will also assist Red Deer College in the delivery of fine arts programmes.

Interpretive Programs

Interpretive programs are those activities which seek to enlist the public's appreciation and understanding of the objects exhibited in ways that allow the individual to gain insight and to draw personal conclusions from their museum visit. This work is planned and presented under the supervision of the Cultural History Programmer.

The ambition of establishing interpretive programmes packages was addressed in 1987 and met with some success, especially at Fort Normandeau. At the Museum, interpretive programmes continue as in the past. The 1987 Christmas programmes for kindergarten students was most successful once again. Programmes presented on holidays were all very well received by the public.

43,153 people visited the Museum in 1987. Three quarters of these were general visitors and one quarter were involved in special tours or programs.

Visitor statistics by month are given below.

	<u>Museum Visitation by Month for 1987</u>	
	1987	1986
January	2826	4370
February	2813	2885
March	3096	2835
April	5649	2922
May	3278	3127
June	5005	2567
July	4221	2905
August	3650	3114
September	2625	2451
October	3146	2812
November	2936	2537
December	3908	4263

### Volunteer Programs

The Museum enjoys the services of many individuals who assist with special projects, hosting events and acting as docents. The volunteer program has outgrown its former casual form of organization and has become the direct responsibility of the Cultural History Programmer.

Volunteers contributed a documented 3400 hours of time in 1987. The Museum Society is the main source of volunteers.

### Fort Normandeau Historical Site

Fort Normandeau Historical Site consists of an Interpretative Centre, an approximate replica (1973) of the original fortification, canoe launch and picnic area located on approximately five acres of parkland. A mobile home on site provides accommodation for a resident caretaker. The site is located 2 miles upstream from the west City boundary and is part of the urban parks system.

On paper the Fort appears as a separate entity, however, its operations are closely integrated into the staffing and programming of the Museum through a system of shared positions.

The Fort operates for a five month season beginning in early May and closing at the end of September.

The operating budget was \$83,530. Funding for operations comes from the Urban Parks Operating Grant.

In addition to serving as a visitor information centre for the City and its urban park system, the Fort offers an audio-visual program and exhibits telling the story of the earliest beginnings of settlement in central Alberta.

Staff have prepared interpretive programs focused on pioneer skills. These will serve as models for more sophisticated efforts in future.

The Fort enjoys the cooperation of the Red Deer Native Friendship Centre. Volunteers from the Centre are interested in providing programs on the Native Culture.

The Fort also enjoys the solid cooperation in programming from the 65th Carabiniers de Mont Royal, a commemorative unit of the original Alberta Field Force II. Members in uniform stage various military manoeuvres associated with the occupation during the Northwest Rebellion of 1885.

Members of the Carabiniers and the Friendship Centre assist with opening activities in May and at special events throughout the summer. A special church parade was held this year with the cooperation of Gaetz United Church in observing its centenary.

The Fort enjoys excellent public use. 12015 visitors were recorded for 1987.

### Waskasoo Park Natural History Interpretive Programme

#### Introduction

The natural history interpretive programme is operated from the Kerry Wood Nature Centre and is delivered throughout Waskasoo Park, the City of Red Deer, and to a certain extent in the surrounding counties, by volunteers and paid staff.

The Waskasoo Park Natural History Interpretive Programme is administered for The City of Red Deer by the Red Deer Museums Management Board. All the programmes are funded by the Waskasoo Park Operating Grant from the Alberta Heritage Savings Trust Fund, by donations from private citizens, service clubs and other groups or from corporations, by grants given for specific projects by other governments and agencies, and by revenues raised at the Kerry Wood Nature Centre through room rentals and programme fees.

In 1987, its first full calendar year of operation, the Waskasoo Park Natural History Interpretive Programme recorded 64,287 visitor contacts. This represents people entering or calling the Nature Centre, as well as those attending its programmes there or elsewhere in the Park, City, or district. It also includes those using the Allen Bungalow's McCullough Meeting Room suite, but does not include people using the Gaetz Lake Sanctuary or those reached by non-personal media such as interpretive signage or mass media programmes, as no effective measurements of those programmes are possible.

The natural history interpretive programme's 64,000+ direct (personal) contacts are approximately four times greater than the annual visitation at any of the other nature centres in Alberta, including the Inglewood Centre in Calgary. Only the John Janzen Nature Centre in Edmonton, a city eleven times the size of Red Deer, has a slightly higher visitation.

#### Interpretive Programs

The Interpretive Programme, as defined in the Waskasoo Park Interpretive Master Plan, *"includes facilities, programmes, and services that assist visitors to become aware of and to enjoy recreational, educational, natural and cultural heritage resources that Waskasoo Park has to offer."*

In planning the park and its interpretive programmes, five sub-programmes were identified, namely:

1. Information & Orientation
2. Interpretation
3. Education
4. Community Relations
5. Extension

### **1. Information & Orientation**

This subprogramme is defined as "a service that informs visitors about Park recreational and educational opportunities, programmes, sites, facilities, management programmes and regulations, and which orients visitors to the various Park attractions."

Information and orientation services were provided at the Kerry Wood Nature Centre by volunteers and staff throughout the year. In addition during the summer, interpreters roved the park trails, provided evening presentations at Lions Campground, led horseback tours at Heritage Ranch and throughout the year offered presentations to service and youth groups and special community events. The Naturalist assisted the Park Information Officer and the managers to develop information brochures for each park mode.

### **2. Interpretation Subprogramme**

This is "a programme of activities that provides visitors with opportunities to explore the Park so that they may enhance their understanding, appreciation and enjoyment of their natural heritage".

Rather than working to meet specific school curriculum and youth group badge requirements, serving to simply inform and orient people, or serve in a community public relations role, interpretation strives to allow people to reach a deeper understanding of their world. Hopefully, it will provoke them into action, into wanting to know and do more.

Some interpretive programs require a volunteer or staff interpreter. These include guided tours on foot, skis, bicycle or horseback, campground or special talks, youth and school presentations as well as participation in major community events such as the Westerner or Santa Claus parades. Also included are special evening programs such as owl prowls or star gazing and the very popular Nature Nursery. The latter is a wholly volunteer project where more than 1300 two to five year olds and parents were exposed to nature. It is financially self-sufficient.

Type of Event	# Times Offered	Number Attending	Average # Per Event
Guided Walks	18	253	14.1
X-C Ski Tours	2	11	5.5
Horse Trips	4	25	6.3
Bicycle Tours	1	40	40
Campground Talks	27	662	24.5
Other Talks	29	652	22.5
School Groups	117	3729	31.9
Major Events	11	14231	1293.7
Evening Programs	28	1240	44.3
Nature Nursery	103	1335	13

78% of personal service contacts are of the casual or drop-in variety. They are cyclists, hikers, other residents tourists.

Several aspects of the interpretive program are available to visitors without need of a live interpreter. These opportunities include the permanent and temporary interpretive signage along park trails, the permanent exhibit installations and the temporary exhibits at the Nature Centre. In 1987 the text, art work and fabrication of seventy-five temporary interpretive signs allows for seasonally changeable messages to be given along the Park trails.

The temporary exhibits in the Marjorie Wood Gallery are listed below.

Travelling Exhibits Displayed in 1987

until Jan. 18	Pukaskwa Shoreline
Jan. 25 - Mar. 1	Parks Canada's Illustration Art
Feb. 20 - 22	David Thompson Orchid Society Annual Flower Show
Mar. 8 - Apr. 5	Jan Sovak: Evolution & Dinosaurs
Apr. 12 - May 17	Canada/A Year of the Land - (Spring section)
May 21 - July 5	Kerry Wood 80th Birthday Exhibit
July 13 - Aug. 10	Best of the Birds
Aug. 16 - Oct. 8	Canada/A Year of the Land - (Autumn section)
Oct. 1 - Oct. 12	KWNCA Bird Feeder Display
Oct. 12 - 26	KWNCA Art of Nature
Nov. 1 - Dec. 13	Canada/A Year of the Land - (Winter section)
Dec. 15 - Jan. '88	Wildlife Poster Display, Environment Council of Alberta

### 3. Education Subprogramme

The Education Subprogramme has three objectives set out in the Interpretive Master Plan.

1. To actively facilitate use of Waskasoo Park for educational purposes by producing support materials, conducting group leader training workshops, and developing facilities to accommodate group use.
2. To develop and operate a group use booking system to minimize impact on Park resources and enhance the groups' Park experience.
3. To promote an environmental ethic and to use the Park's natural and cultural resources to show man's interrelationship with the natural and built environment.

The first objective was met in 1987. Support materials were produced, group leader training workshops were held, and the finished trail network, interpretive centres, and other group use Park facilities provided the needed support for groups. More support materials need to be produced and ongoing leader training is required in the future. A group use booking system has been in place since 1986.

For the first time, there was a winter school programme in early 1987, paid for wholly by a private citizen's donation, which saw 1000 students from 39 classes benefit from Waskasoo Park's nature education programmes.

Council reaffirmed its wish that school programming be primarily a teacher-led activity, with the Nature Centre acting in a facilitating capacity, as in objective #1.

Work started on developing and presenting teacher-training sessions and resource materials so that teachers could competently lead their own classes without a staff interpreter's presence. Anna Robertson produced a background Information Booklet for teachers and youth group leaders wishing to use the Gaetz Lakes Sanctuary and Kerry Wood Nature Centre.

A small number of elementary school teachers attended training sessions and subsequently brought their own classes. Most of the 87 self-guided groups were from the preschool level, for whom we did not offer training sessions. Junior & Senior High Schools make almost no use of the facilities on their own, and to date we have made no effort to offer conducted programs to them.

It has become obvious that teachers are reluctant to lead their classes by themselves.

Few attend training sessions, even though they are free, well-advertised, and conveniently timed. Few bring their class in spite of the fact that all of the Nature Centre's equipment, facilities and other resources are at their disposal at no charge.

As we phase out conducted school programmes, the total number of school children using the Nature Centre's facilities is expected to drop. We will redouble our efforts to promote teacher training sessions and self-guided tours. An alternative course of action would be to make extra efforts to find and train volunteers to lead school programmes.

A second option to achieve maximum utilization of the facilities would be to institute some form of fund raising or cost recovery to allow the necessary staff interpreters to be hired for this purpose.

In addition to school programs there are many youth groups such as Beavers, Junior Forest Wardens and Guides which use the Nature Centre programs. In 1987, 84 groups involving 1,600 young people received programs. About half of the sessions were staff led and half were volunteer led.

#### **4. Community Relations Subprogram**

This subprogram is defined as a program of planned, positive, and constant effort to maintain an atmosphere of two way communication, cooperation and good will with the community.

The community relations program is very strong. It includes involvement in community projects, park roving and speaking engagements for staff and volunteers. Relations with the media are excellent and public service announcements are generous. The Naturalist writes a bi-weekly newspaper column that is widely read. A professional looking monthly calendar of events is produced and distributed widely.

"Backyards for Wildlife" was a joint venture with the Red Deer River Naturalists Society to alert urban dwellers on tips for landscaping that will attract wildlife.

#### **5. Extension Subprogram**

The extension subprogramme exists to take the Interpretive Programme to audiences outside the park boundaries

- to those who cannot visit the Park in person;
- to stimulate visitation to the Park; and
- to better prepare visitors before their visit, and to allow follow-up after a visit.

Waskasoo Park's natural history interpretive programme used several techniques to meet these objectives including special talks to special youth and seniors groups. The bi-weekly newspaper column, the calendar of events, newsletter, public service announcements and posters all contribute to the aggressive and effective extension program.

Based on signatures in the Nature Centre's guest book, it is estimated that about 40% of those contacted through the programme, or 26,000 people, were from outside of Red Deer. While this is not as accurate a survey of visitor origins as one might wish, it shows nevertheless that the programme is widely known and is a popular tourist attraction.

### Volunteers

Dozens of volunteers spent more than 3,300 hours helping with the programs. This is the equivalent of one and one-half person years. Many additional donated hours go unrecorded. The volunteer contribution allows the program to be much richer and larger at no direct cost for operation.

The Nature Nursery and the Bookstore are entirely volunteer operated. Volunteers help in nearly every aspect of the operations.

### Facilities

In addition to the interpretive program, the Natural History Interpretive Program operates three facilities; Kerry Wood Nature Centre, the Gaetz Lake Sanctuary and the Allen Bungalow.

### Kerry Wood Nature Centre

The 800 square metre Nature Centre forms the gateway to the Gaetz Lake Sanctuary and is the focus for the Natural History Interpretive Program. It includes an information area and book store, permanent and circulating exhibits, a theatre and discovery room as well as administrative offices. 78% of the participants in the Natural History Programs actually visited the Nature Centre. The Nature Centre is open every day except Christmas Day.

Special highlights for 1987 were the visit in September of Her Excellency, Jeanne Sauve, Governor General for Canada, the recognition by the Alberta Planning Association to Doug Craig, Architect and the Red Deer Regional Planning Commission for excellence in design of the Nature Centre, and

### Gaetz Lake Sanctuary

The Gaetz Lake Sanctuary was established in 1924 as a federal migratory bird sanctuary. It was Alberta's first, and is now one of only four such reserves in the province. It consists of 118 hectares of parkland river flood plain with two eutrophic lakes in a former bow of the river and a forested escarpment. The sanctuary was incorporated into Waskasoo Park in the early 1980s. It has a 4.5 km. loop hiking trail and a shorter paved wheel chair accessible trail.

The Sanctuary is open to visitors at all times.

Preservation of the natural habitat from over use and development are assured through the Gaetz Lake Sanctuary Committee whose role it is to monitor use of the Sanctuary according to the agreement between the Province and the City. The Committee reports directly to Council.

The Gaetz Lake Sanctuary was dropped from the list of provincial wildlife sanctuaries under their new definition. The Gaetz Lake Sanctuary Committee is investigating possible reclassification.

### Allen Bungalow

The Allen Bungalow is a large Edwardian farm house built in 1912 and designated as an Alberta Registered Historic Site. The exterior was given an architecturally sympathetic 1912 period restoration and the interior was modernized during the Waskasoo Park development.

The house currently provides a spacious apartment presently occupied by the Waskasoo Park Naturalist and his family. Also, the front area of the house provides a meeting room for public use. The meeting room is known as the McCullough Room and is named after former residents, Mr. R.V. and Dr. M. McCullough.

In 1987, sixty-two groups used the McCullough Room and generated \$621 in revenue. The operation of the Allen Bungalow is funded by \$5,580 from the Waskasoo Park operating grant and the room rental revenues.

Grounds keeping for the Allen Bungalow, Kerry Wood Nature Centre and any work in the Gaetz Lake Sanctuary is done by City Parks crews. They are frequently assisted by Fines Option personnel or other volunteers.

### Hoopfer Room

The Hoopfer Room is an exhibit and assembly area located in the main pavilion at Heritage Ranch in Waskasoo Park, Red Deer. The room of about 50 square metres forms part of the lobby area adjacent to the restaurant cashier's desk and tourist information counter.

The Museums Management Board is responsible for programming exhibits relating to other features in the Park and/or depicting themes appropriate to season and setting could be used as a casual attraction for visitors. The exhibit area is mainly restricted to two walls which are panelled with linen. The other walls are large expanses of glass and movable door panels.

General operations and caretaking of the facility is the responsibility of the concessionaire and maintenance is addressed by City workmen supervised by the Recreation Department staff.

The \$11,000 budget for the Hoopfer Room comes directly from the Urban Parks Operating Grant.

Due to a change in the nature of the Heritage Ranch concessions, it was mutually agreed that the Hoopfer Room would be programmed for concession activities commencing in mid-summer. The exhibit schedule was withdrawn. The new arrangement was found to be satisfactory and the Museums Management Board ceased to have responsibility for the Hoopfer Room effective December 31, 1987.

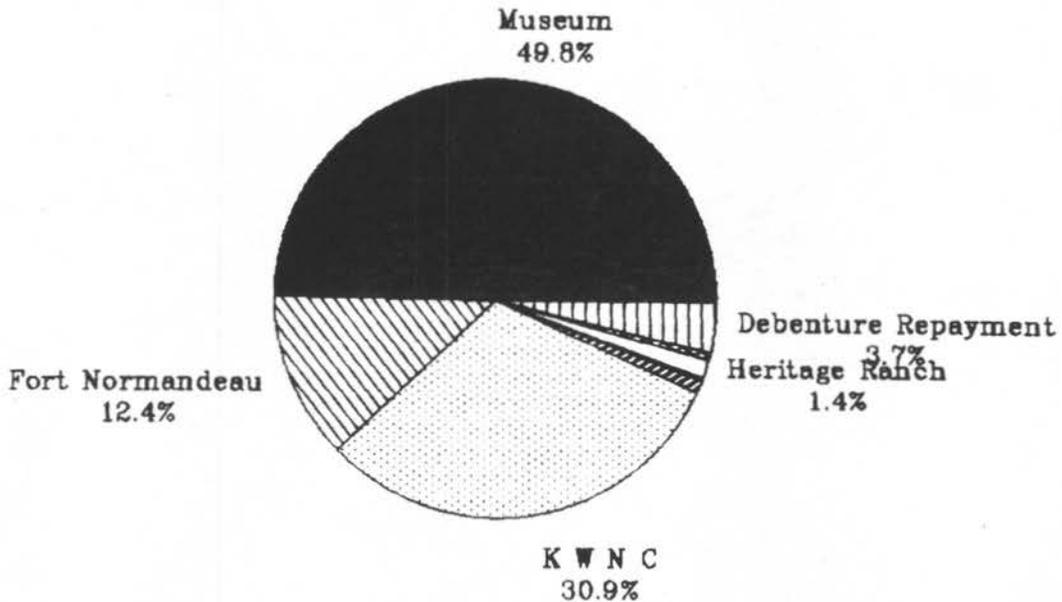
Financial Reports

The costs for the Museums Management Board operation for 1987 were \$673,350. This includes debenture repayment for the Museum extension in 1983 of \$25,050.

EXPENDITURE BY FACILITY/PROGRAMME

1987 MMB Operations

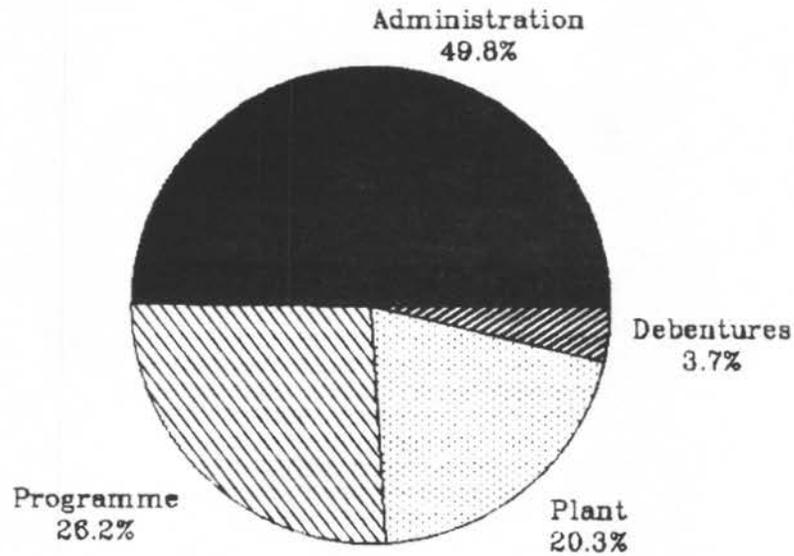
\$673,350



Red Deer & District Museum & Exhibition Centre	\$ 335,060	50%
Fort Normandeau Historic Site & Interpretive Centre	83,530	12%
Kerry Wood Nature Centre	208,370	30%
Allen Bungalow	6,080	2%
Gaetz Lakes Sanctuary	1,740	0%
Heritage Ranch	9,270	2%
Historical Preservation Committee	4,250	0%
Debenture Repayment	25,050	4%
	\$ 673,350	100%

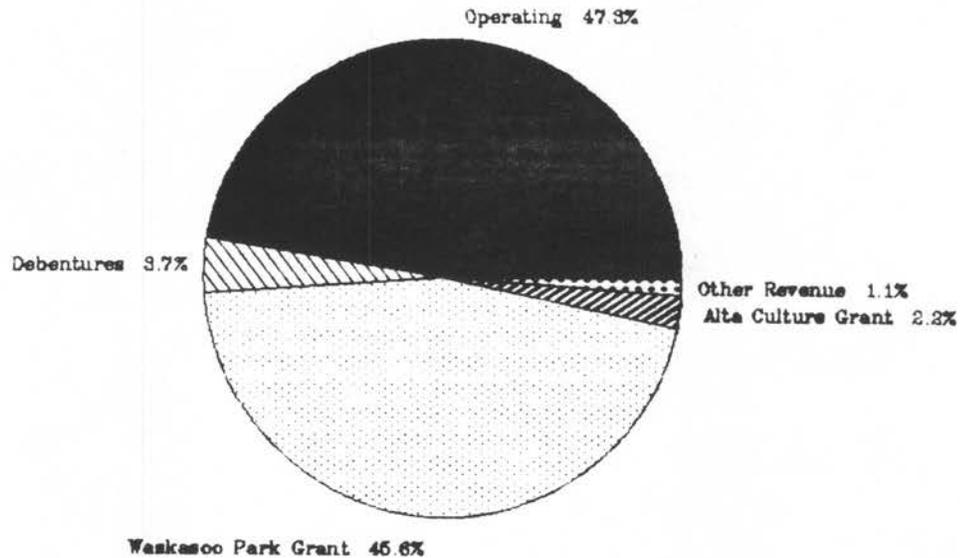
Expenditure by Function - 1987

# Expenditure by Function



Administration	\$ 335,370	50%
Programme	176,500	26%
Plant	136,560	20%
Debentures	25,050	4%
	\$ 673,480	100%

Revenue - 1987



City of Red Deer - Operating	\$ 318,810	47%
- Debentures	25,050	4%
Waskasoo Park Operating Grant	306,990	46%
Alberta Culture Operating Grant (Museum)	15,000	2%
Other Revenue	7,500	1%
	\$ 673,350	100%

In addition to the regular operating revenues and expenses, the Museums Board conducted a number of special projects as shown below. The revenues and expenses for these projects are not included in the operating figures above:

- Museum Society Table	\$ 990
- Museum Society Artifact Conservation	4,075
- Heritage Information Network Directory	1,000
- Stevenson-Hall Block	21,000
- Gaetz Library	15,000
- Detailed Plan, Heritage Square	7,600
- Mickey the Beaver reprint	2,668
- STEP (Heritage Network)	4,410
- SEED (Research Technician)	5,560
- Winter Program (KWNC)	10,000
- Allen Bungalow Renovations	800
 TOTAL	 \$ 73,103

RED DEER MUSEUMS  
STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
YEAR ENDED DECEMBER 31, 1987

	<u>1987</u>		<u>1986</u>	
	<u>Revenue</u>	<u>Expenditure</u>	<u>Net Surplus (Deficit)</u>	<u>Net Surplus (Deficit)</u>
<b>MUSEUM OPERATIONS</b>				
General	\$ 359,920	\$ -	\$ 359,920	\$ 323,624
Administration	2,834	181,789	(178,955)	(167,974)
Program	5,374	107,774	(102,400)	(75,569)
Plant	<u>1,200</u>	<u>79,765</u>	<u>(78,565)</u>	<u>(80,081)</u>
	<u>369,328</u>	<u>369,328</u>	<u>-</u>	<u>-</u>
<b>FORT NORMANDEAU HISTORICAL PARK</b>				
General	77,229	-	77,229	97,522
Administration	-	38,367	(38,367)	(34,004)
Program	5,235	29,906	(24,671)	(38,888)
Plant	<u>-</u>	<u>14,191</u>	<u>(14,191)</u>	<u>(24,630)</u>
	<u>82,464</u>	<u>82,464</u>	<u>-</u>	<u>-</u>
<b>KERRY WOOD NATURE CENTRE</b>				
General	205,330	-	205,330	197,006
Administration	-	116,104	(116,104)	(119,457)
Program	14,771	75,686	(60,915)	(51,011)
Plant	<u>-</u>	<u>28,311</u>	<u>(28,311)</u>	<u>(26,538)</u>
	<u>220,101</u>	<u>220,101</u>	<u>-</u>	<u>-</u>
<b>HERITAGE RANCH EXHIBIT AREA</b>				
General	8,012	-	8,012	7,802
Administration	-	7,766	(7,766)	(7,328)
Program	<u>-</u>	<u>246</u>	<u>(246)</u>	<u>(474)</u>
	<u>8,012</u>	<u>8,012</u>	<u>-</u>	<u>-</u>
<b>ALLAN BUNGALOW</b>	<u>6,154</u>	<u>6,154</u>	<u>-</u>	<u>-</u>
<b>GAETZ LAKE SANCTUARY</b>	<u>1,248</u>	<u>1,248</u>	<u>-</u>	<u>-</u>
<b>HISTORICAL PRESERVATION COMMITTEE</b>	<u>3,614</u>	<u>3,614</u>	<u>-</u>	<u>-</u>
	<u>\$ 690,921</u>	<u>\$ 690,921</u>	<u>\$ -</u>	<u>\$ -</u>

## THE RED DEER & DISTRICT MUSEUM SOCIETY

### BOARD OF DIRECTORS

Mayor R. McGhee, Honorary President  
Marguerite Watson, President  
Allan Armstrong, 1st Vice President  
Lloyd Dickson, 2nd Vice President  
John Hicks, Past President  
Lil Scott, Treasurer  
Charles Meggison, Secretary  
Gorden Caton, Director  
Stafford McDermott, Director  
Margaret-Anne Estabrooks, Director  
Marilyn McArthur, Director  
Scott Munroe, Director (deceased)  
Gertrude Richards, Director  
Ronald Dale, Director  
Jack Prendergast, Custodian of Collections  
Ruby Furber, Director  
Iona Malsbury, Director  
Rita Matiisen, Director  
Beulah Johnston, Director  
Don Campbell, Director  
Eileen Dubois, Director, started May  
Dave More, Director, started May

The Museum Society was incorporated in November, 1972, to develop and support a community museum in Red Deer. Members of the Society organized the first Museum in temporary quarters in the basement of the Recreation Centre and with the assistance of Consultant, R.O. Harrison whose services were provided courtesy of Alberta Culture, prepared a twenty-year development plan for the Museum. In accordance with that plan, the Society, assisted by R.O. Harrison and John Murray, Architect, planned the new museum facility completed April 1, 1978. The Society assembled all funding for the project and raised more than \$200,000 in donations.

The Society gifted the new facility to The City of Red Deer in 1977 when the City assumed responsibility for the bulk of operating costs. The Society contributes financially, to the museum, provides volunteers for special programmes and operates the Museum Gift Shop.

The Museum Society assembled the funding for the \$760,000 expansion and the renovation project in 1983.

The Society owns the Collections.

Highlights from the 1987 activities of the Museum Society include the following:

- financial sponsorship of the Central Alberta Heritage Network Directory,
- reprinting "Mickey the Beaver"
- undertaking joint sponsorship with the Red Deer and District Chamber of Commerce to produce a new "History of Red Deer" to be written by Michael Dawe, Archivist.
- funding the preparation and printing of the new color Museum brochure,
- commissioning of a beautiful table for "The Book of Life Members",
- arranging an entry in the Westerner Parade,
- funding assistance for several artifact care projects,
- set up a sales counter at Fort Normandeau Interpretive Centre,
- preparation in several special events and activities such as bazaars, Old Fashioned Christmas family evenings, period costume show, receptions and open house for exhibits, Heritage Day.

The Museum Society had been holding a sum of money to be used to prepare an exhibition of the works of Bettina Somers. Late in the fall Mrs. Peggy McDougall was engaged as guest curator. The exhibition is scheduled to open in the summer of 1988 and will be offered for circulation.

THE WASKASOO MUSEUM FOUNDATION

BOARD OF DIRECTORS

Allan Armstrong, Chairperson  
Ronald Dale, Vice-Chairperson  
John Hicks, Treasurer  
Stafford McDermott, Director  
Ethel Morrisroe, Director  
Gertrude Richards, Director  
Mary Morrison, Director  
Isabelle Moore, Director  
Morris Flewelling, Secretary

The Waskasoo Museum Foundation was incorporated in March 1980, on the initiative of the Red Deer & District Museum Society. Members of the Board of Directors are appointed by the Museum Society Board and are charged with managing the endowment and dispensing the interest earnings in support of museum-related projects. The initial endowment was about \$55,000 and this has been augmented by gifts and bequests.

The Foundation is also responsible for the Kathleen Anderson Swallow Bequest of \$15,000. The proceeds from the bequest are to purchase additional works for the Swallow Collection. The 1987 acquisitions include a print commemorating the Pope's Visit to the Northwest Territories and a sculpture in block serpentine by Annie Michael of Lake Harbour, N.W.T.

The Foundation received memorial donations and other gifts from several sources including the Boulding Family, the S.W. Ellis Family, the F. Depalme Family and the W.J. Gould Family.

The Foundation has an active bursary programme known as the Madeleine E. (Molly) Banister Memorial Bursary In Museum Studies. 1987 bursaries included the following:

Miss Valerie Miller (Red Deer)	\$1,500
Miss Rena Braham (Red Deer)	\$1,500

Excellence '87 was a pilot project for corporate sector funding campaign to increase the Foundation's endowment. Response to the end of 1987 was about \$5,000 with a commitment from the Nickel Family Foundation, Calgary, for \$10,000 in early 1988.

Under an agreement with The City of Red Deer dated September, 1983, the Board of Directors of the Foundation are joint custodians with Council on the distribution of money from the Red Deer 75th Anniversary Heritage Fund Trust. These funds are for use in the restoration and interpretation of heritage sites and buildings. The Foundation reviewed several

applications and forwarded recommendations to Council.  
Included were:

- North Red Deer 75th Anniversary Projects
- Heritage Square Detailed Planning
- Heritage Square Development Project
- Gaetz Library Restoration Project
- Allen Bungalow Renovation Project
- Stevenson-Hall Block Renovation Project

The Annual Meeting of the Foundation was held October 13,  
1987.

## THE KERRY WOOD NATURE CENTRE ASSOCIATION

### BOARD OF DIRECTORS

Anna Robertson, Chairperson  
Jim Spiller, Secretary  
Sheldon Bueckert, Treasurer  
Bruce Drysdale, Director  
Bryan Shantz, Director  
Dorothy Murray, Director  
Michael Dawe, Director  
Helen Harris, Director  
Helen Shantz, Director

The Kerry Wood Nature Centre Association was incorporated in June, 1986, as a cooperating association to the Nature Centre. The Association has undertaken the establishment of a sales counter in the Nature Centre where books, equipment, and novelties relating to the Nature Centre and refreshments are sold. The Association provides direct financial assistance to the Nature Centre and provides volunteer workers for its sales counter and for special projects and events at the Centre.

Among the notable accomplishments of the Association during its first year of operation were:

- Great Bird-seed sale day
- The Art of Nature, exhibit of local art works
- funded several taxidermy mounts
- produced 4 wildlife postcards jointly with Ellis Bird Farm
- sponsored the Jan Sovak exhibit & reception
- sponsored International Wildlife Film Festival
- sponsored several general interest courses & guest speakers.

In 1987, the Kerry Wood Nature Centre applied for and received funding from the C.R.C. grant programme to produce a series of 8 interpretive guidebooks to Waskasoo Park, and to make a set of interpretive activity backpacks that schools, youth groups, and families could borrow and use. These will be produced in 1988.

The Kerry Wood Nature Centre, through its books, booklets, activity packs, courses and so on, allows people to better prepare for, enjoy and follow up on their visit to Waskasoo Park. It also enables people to experience nature outside the Park boundaries at their own pace.

The Kerry Wood Nature Centre has applied for a charitable registration number from Revenue Canada.

## T I M E L I N E

- 1972 November 25 - Red Deer & District Museum Society Incorporated
- 1973 City of Red Deer, 60th Anniversary  
July 1 - Official Opening, Red Deer & District Museum
- 1975 Planning for new building
- 1976 Fair appointed Director of Museums
- 1977 January 31 - 20 year development plan completed by R.O. Harrison  
August 1 - sod turning for new Museum & Archives Building  
December 14 - Agreement, Museum Society & City (Bylaw #2512/76)
- 1978 Jan.1 - Flewelling appointed as Director of Museums  
April 1 - occupancy of new Museum & Archives Building  
June 19 - Archives moved to new building  
July 1 - opening to public of new building  
October 6 - official opening, new building
- 1979 Museum designated by Canadian Museums Association as model Museum of its size in Canada
- 1980 Alberta 75th Anniversary  
Nov. - Alberta Urban Parks Program announced
- 1981 March 1 - incorporation, Waskasoo Park Foundation  
May 3 - official presentation - Proud Beginnings  
Waskasoo Park Conceptual Development Plan completed
- 1982 100th Anniversary of permanent settlement in Red Deer  
November - Heritage '83 Campaign  
Waskasoo Park Master Plan completed; construction commenced
- 1983 Feb. - Heritage '83 campaign closed  
April 26 - construction began on Museum & Archives extension  
September 26 - Agreement, Waskasoo Museum Foundation and City re: Heritage Fund
- 1984 January '84 - occupancy of new Museum & Archives spaces  
May 27 - official dedication, Museum & Archives extensions  
  
November - republication, Homesteads That Nurtured A City

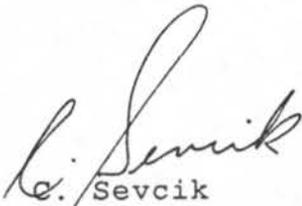
- 1985 April 16 - revised Agreement, Museum Society and City  
(amended Bylaw #2866/85)  
May 6 - J. Robertson appointed as Park Naturalist  
August 18 - opened Fort Normandeau Park and  
Interpretive Centre to public  
December 21 - occupancy of Kerry Wood Nature Centre
- 1986 January 1 - responsible for Hoopfer Room,  
Heritage Ranch  
January 1 - Flewelling appointed Director of Museums  
February 13 - Meggison appointed  
Curator/Administrator  
May 19 - official opening of Fort Normandeau June 5 -  
incorporation, Kerry Wood Nature Centre Association  
August 4 - official opening Kerry Wood Nature Centre  
November - Museums Board Bylaw amendment (#2866/A-86)
- 1987 January - Museum Society & Chamber of Commerce  
jointly agreed to produce a new history of Red Deer  
May - N. Bower property offered to Museum Society  
June - Stevenson-Hall Block Restoration Project  
August - Excellence '87 Campaign, Waskasoo Museum  
Foundation  
September - Visit to Kerry Wood Nature Centre by Her  
Excellency, Jeanne Sauve, Governor General of Canada  
October - republication, Mickey the Beaver  
December - Gaetz Library moved to Heritage Square  
Museums Board ceased to be responsible for the  
Hoopfer Room, Heritage Ranch  
Waskasoo Park construction concluded-\$29M
- 1988 75th Anniversary, City of Red Deer  
July 31 - official opening of Heritage Square

DATE: April 18, 1989  
TO: Red Deer Museums Management Board  
FROM: City Clerk  
RE: MUSEUMS MANAGEMENT BOARD 1987 ANNUAL REPORT

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The above noted report was presented to Council April 17, 1989, and at which meeting it was agreed that said report be filed.

Trusting you will find this satisfactory and we thank you for your report in this instance.



C. Sevcik  
City Clerk  
CS/ds

c.c. Museums Director  
Dir. of Community Services



# RED DEER REGIONAL PLANNING COMMISSION

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

NO. 3

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

April 5, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Amendment Bylaw No. 2672/G-89

Melcor Development has submitted a plan of subdivision to create 44 single family and 6 duplex lots in the Eastview Estates.

To give them final approval, the land use amendment must be in place first. Therefore we are recommending that City Council proceed with the first reading and public hearing of this application.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

### Commissioner's Comments

We would recommend Council give said Bylaw 1st reading following which same will be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 18, 1989

Melcor Developments Ltd.  
#400 Professional Building  
4808 Ross Street  
Red Deer, Alberta  
T4N 1X5

Attention: Mr. Fred Lebedoff, Regional Manager

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/G-89

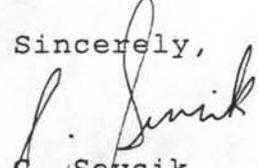
Council of The City of Red Deer at its meeting held April 17, 1989, gave first reading to the above noted Land Use Bylaw Amendment, a copy of which is enclosed herewith.

Bylaw 2672/G-89 pertains to a Plan of Subdivision proposed by Melcor Developments Ltd. to create 44 single family and 6 duplex lots in the Eastview Estates.

This office will now proceed with advertising for a Public Hearing to be held on May 15, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw, you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance.

The decision of Council in this instance is submitted for your information and I trust that you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds

c.c. Senior Planner  
Bylaws & Inspections Manager  
Council & Committee Secretary, Wilma



# RED DEER REGIONAL PLANNING COMMISSION

42

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

April 4, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, AB.  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Amendment, Bylaw 2672/F-89

Please be advised that the Plan of Subdivision for Phase 2B of the City Deer Park is in the process of approval. The Plan consists of 34 single family, 8 duplex and one multiple family site.

We are recommending that City Council proceed with the first reading of the above Bylaw.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

Attachment

## Commissioner's Comments

We would recommend Council give said Bylaw 1st reading following which said Bylaw will be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor

### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBUY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLIEWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

NO. 5

056-001D

DATE: April 10, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: DEVELOPMENT AGREEMENT FOR DEER PARK PHASE 4, STAGE 3  
MELCOR DEVELOPMENTS LTD.  
SE ¼ 14-38-27-W4M

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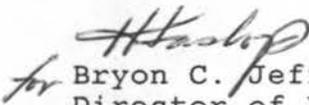
Attached are the cost summary pages for the above captioned Development Agreement. This proposed development is located in the Deer Park Subdivision, and consists of 46 lots and a major school reserve lot on 9.99 ha of land.

The off-site, recreation, oversize, boundary, area, and various administrative charges for this development are \$473,733.

The total estimated cost for utility and road construction is \$907,000. Performance Assurance is required in the form of a Bond or Letter of Credit in the amount of \$362,800.

To accommodate this development, 39 Street must be constructed from Douglas Avenue to Davison Drive. Construction will be done using City Forces. The additional cost to construct this portion of roadway is \$281,000, which will be recovered from the monies received as a boundary improvement charge from the development area.

Authorization of Council for the Administration to execute this Agreement is respectfully requested.

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

SS/emg  
Att.

Commissioner's Comments

We would recommend Council approve the agreement and authorize the Mayor and City Clerk to execute said agreement.

"R.J. MCGHEE"  
Mayor

SECTION FOUR: COSTS

4.1 DEVELOPER'S COSTS

The Developer shall pay in full to the City on or before the execution date of this Agreement, unless otherwise hereinafter provided, the following sums arrived at by calculations attached in the applicable schedules and made part hereof:

<u>4.1.1</u>	<u>Off-site (Schedule D)</u>	\$ <u>235,014.75</u>	
<u>4.1.2</u>	<u>Boundary Improvements (Schedule D)</u>	\$ <u>68,841.09</u>	
<u>4.1.3</u>	<u>Area Contribution (Schedule D)</u>	\$ <u>---</u>	
<u>4.1.4</u>	<u>Administration Charge (Schedule D)</u>	\$ <u>10,989.00</u>	
<u>4.1.5</u>	<u>Survey Network Charge (Schedule D)</u>	\$ <u>2,197.80</u>	
<u>4.1.6</u>	<u>City Connection Charge (Schedule D)</u>	\$ <u>---</u>	
<u>4.1.7</u>	<u>City Lighting and Power Charge (Schedule C)</u>	\$ <u>128,000.00</u>	(50% - 4.1.10)
<u>4.1.8</u>	<u>City Recreation Charge (Schedule H)</u>	\$ <u>28,689.87</u>	
	<u>TOTAL PAYABLE BY DEVELOPER</u>	\$ <u>473,732.51</u>	

4.1.9 The Developer may elect to pay to the City 50% of the costs referred to in Clause 4.1.6 on or before the execution date of this Agreement and the remaining 50% of the costs prior to and as a condition of commencement of the work by the City.

4.1.10 The Developer may elect to pay to the City 50% of the costs referred to in Clause 4.1.7 on or before the execution date of this Agreement and the remaining 50% of the costs upon the completion of all work with the exception of the streetlight work. The completion date will be established by the Electric, Light and Power Manager.

4.1.11 The Developer may elect to pay to the City 50% of the costs referred to in Clauses 4.1.2, 4.1.3, and 4.1.8 (only if the municipal improvement does not exist at the time of Agreement execution) on or before the execution date of this Agreement and the remaining 50% of the costs prior to the issuance of the Building Permit referred to

in Clause 2.23.

4.1.12 The remaining costs referred to in Clauses 4.1.9, 4.1.10, and 4.1.11 are subject to a 1½% per month deferred payment charge if not paid to the City within 30 days of invoice date.

SUMMARY

Amount payable upon Agreement execution	\$ <u>409,732.51</u>
Balance payable prior to City work start	\$ <u>---</u>
Balance payable upon City work completion	\$ <u>                    </u>

4.2 CITY'S COSTS

<u>4.2.1. Oversize Utilities</u> (Schedule E)	\$ <u>31,575.64</u>
<u>4.2.2. Oversize Roadways</u> (Schedule E)	\$ <u>---</u>
<u>4.2.3. Boundary Improvements</u> (Schedule E)	\$ <u>11,255.20</u>
<u>4.2.4. Area Contribution</u> (Schedule E)	\$ <u>---</u>
<u>TOTAL PAYABLE BY THE CITY</u>	\$ <u>42,830.84</u>

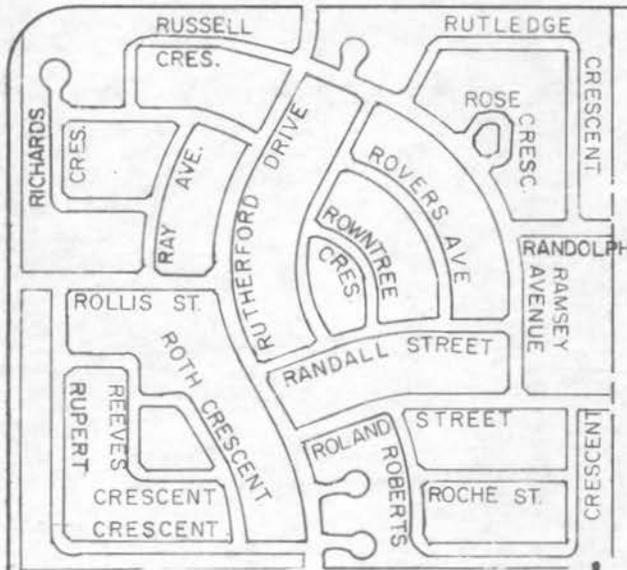
4.2.5 The City shall pay to the Developer 50% of the costs referred to in Clauses 4.2.1, 4.2.2, 4.2.3, and 4.2.4 upon the execution date of this Agreement. The remaining 50% of the costs shall be paid upon issuance by the City of the applicable Construction Completion Certificate.

SUMMARY

Amount payable upon Agreement execution	\$ <u>21,415.42</u>
Balance payable upon issuance of Construction Completion Certificate	\$ <u>21,415.42</u>

4.3. All monies payable shall be in the form of cash or cheque due on or before the execution date of this Agreement.

55 STREET



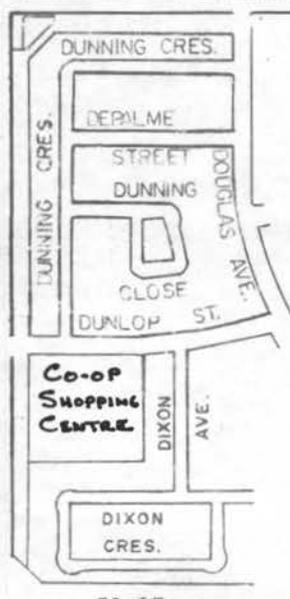
14



30 AVENUE

DEER PARK PHASE 4, STAGE 3

39 STREET



32 ST.

DATE: April 18, 1989  
TO: Dir. of Engineering Services  
FROM: City Clerk  
RE: DEVELOPMENT AGREEMENT FOR DEER PARK  
PHASE 4, STAGE 3, MELCOR DEVELOPMENTS LTD.  
S.E. 1/4 OF 14-38-27-4

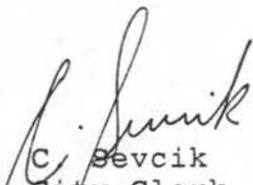
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Your report dated April 10, 1989, concerning the above topic was considered at the Council meeting of April 17, and at which meeting Council passed the following motion approving said Development Agreement.

"RESOLVED that Council of The City of Red Deer having considered report from the Director of Engineering Services dated April 10, 1989, re: Development Agreement for Deer Park Phase 4, Stage 3 - Melcor Developments Ltd., S.E. 1/4 14-38-27-W4M, hereby approve the Development Agreement between The City of Red Deer and Melcor Developments Ltd. and authorize the Mayor and City Clerk to execute same on behalf of the City and as recommended to Council April 17, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will ensure the appropriate legal documentation is prepared and executed by both parties.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Financial Services  
E.L. & P. Manager  
City Assessor  
Bylaws & Inspections Manager  
Fire Chief  
Urban Planner  
Dir. of Community Services  
Recreation & Culture Manager

NO. 6

080-054

DATE: April 10, 1989  
 TO: City Clerk  
 FROM: Director of Engineering Services  
 RE: DEVELOPMENT AGREEMENT FOR THE FAIRWAYS  
 CAMRY CONSULTANTS INC.  
 BLOCKS 10 AND 11, PLAN 1339 A.J.

Attached are the cost summary pages for the above captioned Development Agreement. This proposed development is located in the Fairview Subdivision, and consists of 2 lots on 2.189 ha of land.

The off-site, recreation, oversize, boundary, area, and various administrative charges for this development are \$148,663.88.

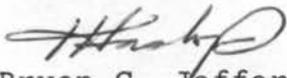
The total estimated cost for utility and road construction is \$35,000. Performance Assurance is required in the form of a Bond or Letter of Credit in the amount of \$30,000.

As part of this Development Agreement, a water main is required from Fern Road to 64 Avenue along Kerry Wood Drive, to provide an alternate supply main. The City's share of this main is as follows:

1. Total cost of water main	\$45,815.00
2. City's share of costs \$45,815 x 1.30 ha + 5.763 ha	\$10,334.81
Say	\$10,400.00

The City's share is to be charged to the Central Basin Water Off-site Levy Account and will be recovered when additional development occurs.

Authorization of Council for the Administration to execute this Agreement, and for an expenditure of \$10,400 for water main construction, is respectfully requested.

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

SS/emg  
 Att.

SECTION FOUR: COSTS4.1 DEVELOPER'S COSTS

The Developer shall pay in full to the City on or before the execution date of this Agreement, unless otherwise hereinafter provided, the following sums arrived at by calculations attached in the applicable schedules and made part hereof:

<u>4.1.1</u>	<u>Off-site (Schedule D)</u>	\$ <u>36,583.84</u>
<u>4.1.2</u>	<u>Boundary Improvements (Schedule D)</u>	\$ <u>80,844.33</u>
<u>4.1.3</u>	<u>Area Contribution (Schedule D)</u>	\$ <u>---</u>
<u>4.1.4</u>	<u>Administration Charge (Schedule D)</u>	\$ <u>2,236.30</u>
<u>4.1.5</u>	<u>Survey Network Charge (Schedule D)</u>	\$ <u>447.26</u>
<u>4.1.6</u>	<u>City Connection Charge (Schedule D)</u>	\$ <u>---</u>
<u>4.1.7</u>	<u>City Lighting and Power Charge (Schedule C)</u>	\$ <u>18,000.00</u>
<u>4.1.8</u>	<u>City Recreation Charge (Schedule H)</u>	\$ <u>10,552.15</u>
	<u>TOTAL PAYABLE BY DEVELOPER</u>	\$ <u>148,663.88</u>

4.1.9 The Developer may elect to pay to the City 50% of the costs referred to in Clause 4.1.6 on or before the execution date of this Agreement and the remaining 50% of the costs prior to and as a condition of commencement of the work by the City.

4.1.10 The Developer may elect to pay to the City 50% of the costs referred to in Clause 4.1.7 on or before the execution date of this Agreement and the remaining 50% of the costs upon the completion of all work with the exception of the streetlight work. The completion date will be established by the Electric, Light and Power Manager.

4.1.11 The Developer may elect to pay to the City 50% of the costs referred to in Clauses 4.1.2, 4.1.3, and 4.1.8 (only if the municipal improvement does not exist at the time of Agreement execution) on or before the execution date of this Agreement and the remaining 50% of the costs prior to the issuance of the Building Permit referred to

in Clause 2.23.

4.1.12 The remaining costs referred to in Clauses 4.1.9, 4.1.10, and 4.1.11 are subject to a 1½% per month deferred payment charge if not paid to the City within 30 days of invoice date.

SUMMARY

Amount payable upon Agreement execution	\$ <u>139,663.88</u>
Balance payable prior to City work start	\$ <u>---</u>
Balance payable upon City work completion	\$ <u>9,000.00</u>

4.2 CITY'S COSTS

<u>4.2.1. Oversize Utilities</u> (Schedule E)	\$ <u>---</u>
<u>4.2.2. Oversize Roadways</u> (Schedule E)	\$ <u>---</u>
<u>4.2.3. Boundary Improvements</u> (Schedule E)	\$ <u>---</u>
<u>4.2.4. Area Contribution</u> (Schedule E)	\$ <u>---</u>
<u>TOTAL PAYABLE BY THE CITY</u>	\$ <u>---</u>

4.2.5 The City shall pay to the Developer 50% of the costs referred to in Clauses 4.2.1, 4.2.2, 4.2.3, and 4.2.4 upon the execution date of this Agreement. The remaining 50% of the costs shall be paid upon issuance by the City of the applicable Construction Completion Certificate.

SUMMARY

Amount payable upon Agreement execution	\$ <u>---</u>
Balance payable upon issuance of Construction Completion Certificate	\$ <u>---</u>

4.3. All monies payable shall be in the form of cash or cheque due on or before the execution date of this Agreement.



Commissioner's Comments

We would recommend Council approve the agreement and authorize the Mayor and City Clerk to execute same on behalf of the City of Red Deer. We would further recommend Council authorize an expenditure of \$10,400 for water main construction to be charged to the Central Basin Water Offsite Levy Account as outlined by the Director of Engineering Services.

All of the above is subject to Road Closure approval, an agreement for land exchanges, and land redesignation.

"R.J. MCGHEE"  
Mayor

DATE: April 18, 1989  
TO: Dir. of Engineering Services  
FROM: City Clerk  
RE: DEVELOPMENT AGREEMENT FOR THE FAIRWAYS CAMRY CONSULTANTS  
INC./BLOCKS 10 & 11, PLAN 1339 A.J.

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Your report dated April 10, 1989, concerning the above topic was presented to Council April 17, 1989, and at which meeting Council passed the following motion.

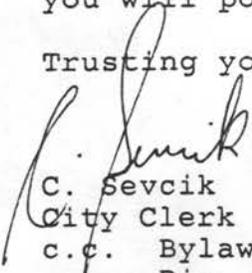
"RESOLVED that Council of The City of Red Deer having considered report from the Director of Engineering Services dated April 10, 1989, re: Development Agreement for the Fairways, Camry Consultants Inc., Blocks 10 and 11, Plan 1339 A.J., hereby agrees as follows:

1. that the Development Agreement as outlined in the above noted report between The City of Red Deer and Camry Consultants Inc. be approved and the Mayor and City Clerk be authorized to execute same on behalf of the City;
2. that an expenditure of \$10,400.00 for water main construction be approved with said costs being charged to the Central Basin Water Offsite Levy Account;
3. that the above noted items 1 & 2 are subject to road closure approvals, an agreement for land exchanges satisfactory to the City Solicitor, and land redesignation;

and as presented to Council April 17, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. I assume that you will convey this decision of Council to Camry Consultants Inc. and further that you will point out the conditional nature of this approval.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk

c.c. Bylaws & Inspections Mgr.  
Dir. of Financial Services  
Dir. of Community Services  
E.L. & P. Manager  
Urban Planner

City Assessor  
Recreation & Culture Mgr.  
Parks Manager  
Fire Chief

NO. 7680-236  
680-608

DATE: April 10, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: THE CITY OF RED DEER - MAJOR CONTINUOUS CORRIDOR  
CP RAIL RELOCATION PHASE  
SAFETY OF CP RAIL CROSSING OF HIGHWAY NO. 11A

---

Please have the following placed on the City Council agenda for April 17, 1989.

As a result of the presentation to City Council on February 20, 1989 by Mr. Tom Walsh, Solicitor for John and Ann Slemko, whose portion of land is required for CP Rail relocation, the Engineering Department contacted Transport Canada for a safety review of the proposed CP Rail alignment and CP Rail crossing of Highway No. 11A.

The attached letter from Ivan Mann, Transport Canada, indicates that the curvature on the proposed alignment south and west of Mr. Slemko's property could, in fact, increase the safety at the Highway No. 11A crossing, as trains could be moving slower over the crossing.

Also, according to their information, there is no safety problem at the present crossing. Since the cancellation of the Dayliner in 1985, there have been no accidents recorded, and Transport Canada uses the accident record at crossings as a safety indicator.

This is submitted for general information purposes.



*for* Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

PEG/emg  
Att.



Transport Canada  
Surface

Transports Canada  
Surface

370, 220 - 4th Ave. S.E.  
Box 2917, Station M  
CALGARY, AB. T2P 3C3

292-6013 / FAX: 292-6089

Your file    Votre référence

Our file    Notre référence

March 23, 1989

MAR 30 1989

5.54 Leduc  
(618.108)

City of Red Deer  
Box 5008  
RED DEER, Alberta  
T4N 3T4

Attn:            Pat E. Granger, R.E.T.  
Project Coordinator

*Buyon  
Ken  
Pat - Letter to  
Council as  
you info  
- letter to  
M. Day for  
his response  
to T. Walker*

Dear Sir:

**RE:**            Safety review of Hwy 11A crossing mileage 5.54 Leduc Sub (CPL),  
near City of Red Deer, Alta.  
Your file 680-236

With reference to your request of 89-03-09 for a safety review of the above noted crossing, a joint site investigation was held on 89-03-22 by two Railway Safety Inspectors of Transport Canada.

It is not expected that the proposed Railway relocation will affect this crossing in any negative way. If anything, safety could be improved somewhat as the 2°30' curve could slow down train movements over the crossing.

Transport Canada is not aware of any safety problems at this crossing and existing protection is considered adequate for present volumes. The last accident was over six years ago on 82-08-19 which involved the Dayliner fatally injuring the 63 year old driver. The Dayliners, which were involved in three out of the four accidents at this crossing since 1975, were removed from service in September 1985. No accidents have been recorded since then.

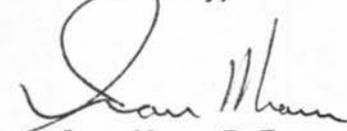
Our current indicator of a safety problem at a crossing is the accident record. Two or more accidents in a five year period indicates a safety review must be done.

RECEIVED  
MAR 30 1989  
CITY OF RED DEER



Hopefully the above information is what is required, if you have any further questions, please do not hesitate to contact my office.

Yours truly,



Ivan Mann, P. Eng.  
Chief, Engineering  
for K. Post  
Regional Director

IAM:sab

cc: A.D. Cherwenuk, P. Eng.  
Assistant Director  
Alaberta Transportation  
4999 - 98 Avenue  
EDMONTON, Alberta  
T6B 2X3

Last report traffic volumes are 4380 AADT in 1987 operating at 90 km/h. Could you kindly arrange to provide an updated volumes as road now designated as Hwy 11A. Also percentage of trucks would be helpful for future evaluations.

Commissioner's Comments

Submitted to Council for information purposes only.

We would also recommend that our City Solicitor forward copies to those parties that questioned the safety aspect of the railway.

"R.J. MCGHEE"  
Mayor

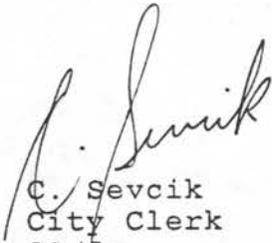
DATE: April 18, 1989  
TO: Dir. of Engineering Services  
FROM: City Clerk  
RE: CITY OF RED DEER MAJOR CONTINUOUS CORRIDOR  
CP RAIL RELOCATION PHASE/SAFETY OF CP RAIL CROSSING OF  
HIGHWAY NO. 11A

---

Your report dated April 10, 1989, concerning the above topic including attached letter from Ivan Mann, Transport Canada, was presented on the Council agenda of April 17, 1989.

The above was accepted by Council for information purposes and it was agreed that same be filed. It was also agreed that the City Solicitor forward copies of said information to those parties that questioned the safety aspect of the railway.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. City Commissioners  
MCC Project Manager  
City Assessor

City Solicitor - Please forward copies to Mr. Tom Walsh, the  
Solicitor for John and Ann Slemko as  
directed by Council.

DATE: April 10, 1989  
TO: City Council  
FROM: Finance & Audit Committee  
RE: 1988 ACCOUNTS RECEIVABLE WRITE-OFFS

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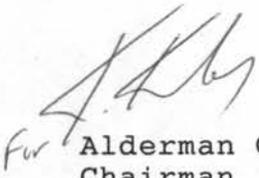
At the Finance & Audit Committee meeting of April 5, 1989, the attached report from the Director of Financial Services re: 1988 Accounts Receivable Write-offs was reviewed with the following motion being passed.

"RESOLVED that the Finance & Audit Committee hereby recommend to Council of The City of Red Deer that approval be given to the write-off of Accounts Receivable for 1988 in the amount of \$263,964.45, as outlined in the report from the Director of Financial Services dated March 8, 1989, re: 1988 Accounts Receivable Write-offs."

A summary of the write-offs is outlined in the attached report from the Treasury Services Manager dated March 1, 1989. Should Council members wish to see the actual detail list of write-offs, these are available on request from the Director of Financial Services.

This is submitted for Council's information and consideration.

Respectfully submitted,



Fur Alderman Gail Surkan  
Chairman  
KK/ds

DATE: March 8, 1989  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: 1988 ACCOUNTS RECEIVABLE WRITE-OFFS

---

Attached is a report from the Treasury Services Manager requesting approval from Council for the write-off of \$263,964.45 for accounts owed the City for various purposes.

As explained in the attached report, the write-off of \$263,964.45 is significantly higher than the previous year because of two general account write-offs totalling \$167,641. If these two write-offs were not included, the write-off would have been \$96,323 or .21% of billings which is comparable to the 1987 write-offs.

Attached are two graphs that illustrate the change in write-off amounts for the years 1983 to 1988.

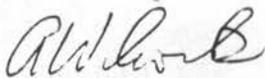
Of the \$115,054 costs incurred as a result of the reservoir failure, approximately 90% of the cost was recovered from the Province. The \$52,587 write-off arising from the Heritage Ranch operations will be recovered from the Waskasoo Park reserve funds.

As with past practice, it is recommended the detailed listing of accounts to be written off appear on the closed Council agenda.

If any members of Council have questions regarding any particular accounts, it is recommended they contact me prior to the Council Meeting.

REQUESTED ACTION

Approval is respectfully requested for the write-off of accounts receivable for 1988 in the amount of \$263,964.45.

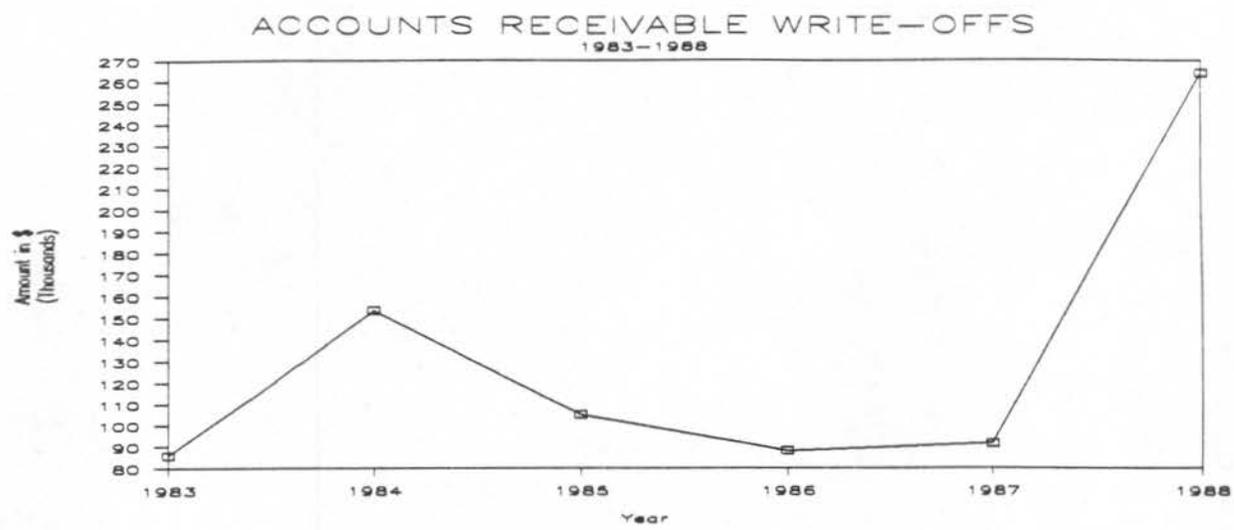


A. Wilcock, B. Comm., C.A.  
Director of Financial Services

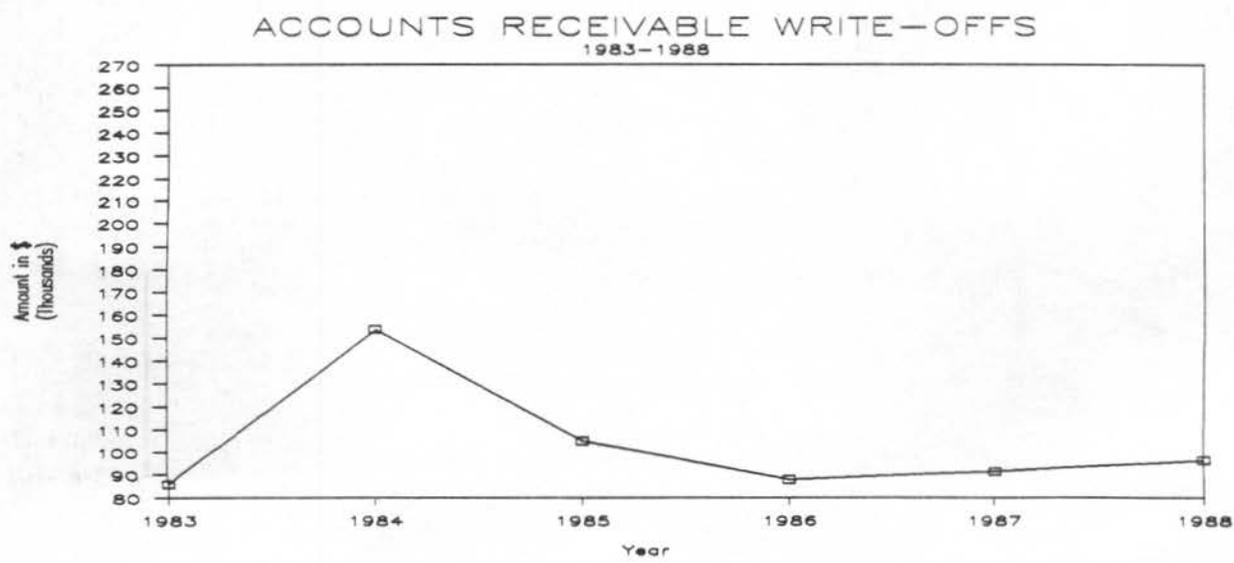
AW/MRK

c.c. Treasury Services Manager

The following graph illustrates how the accounts receivable write-offs have changed during the period 1983 to 1988:



The following graph shows how the write-offs have changed for the period 1983 to 1988 if the two large accounts written off for 1988 were not included:



DATE: March 1, 1989  
 TO: DIRECTOR OF FINANCIAL SERVICES  
 FROM: TREASURY SERVICES MANAGER  
 RE: 1988 ACCOUNTS RECEIVABLE WRITE-OFFS

Attached are listings of general, business tax, mobile home and utility accounts receivable recommended for write-off in the 1988 financial year which will require Council approval.

Shown below is a summary of the accounts recommended for write-off in 1988 along with comparative figures for the previous four years:

	RECOMMENDED	PRIOR YEARS' WRITE-OFFS			
	WRITE-OFF 1988	1987	1986	1985	1984
General Accounts	\$194,468.27	\$ 40,362.81	\$ 27,357.33	\$ 15,728.81	\$ 59,270.33
Business Tax	16,107.71	8,569.54	9,845.21	10,339.44	19,011.33
Mobile Home Licenses	6,369.07	3,889.28	1,492.30	2,015.56	2,357.05
Utility Accounts	47,019.40	38,609.19	49,278.98	76,959.93	72,997.36
	<u>\$263,964.45</u>	<u>\$ 91,430.82</u>	<u>\$ 87,973.82</u>	<u>\$105,043.74</u>	<u>\$153,636.07</u>
% of Total Billings	.58	.21	.22	.31	.51

- (1) The general accounts recommended write off for 1988 total is significantly higher than previous years write offs basically because of two accounts.

Simcoe & Erie re: Water reservoir failure \$115,054  
 Elkana Management Limited re: Heritage Ranch \$ 52,587

A provision for write off of the Simco and Erie account had been made previously in 1983, so this does not represent a charge to 1988 operations.

Of the remaining balance of \$26,827 for general accounts, \$16,633 is related to ambulance calls, \$4,476 is related to the former Red Deer Rustlers Hockey Club and \$5,718 is related to various other smaller accounts. The write off amount in 1987 related to ambulance calls was \$21,185.

Director of Finance  
 March 1, 1989  
 Page 2

2) Business Tax -

Business Tax write-offs of \$16,107.71 represent accounts where the businesses have closed operations without paying the current year's tax. When all attempts by City staff to collect the accounts have failed (usually in the form of attempted seizure of assets by the Sheriff) the accounts are turned over to the Credit Bureau and recommended for write-off at the following year end.

(3) Mobile Home Licenses -

Mobile Home license write-offs represent accounts where the occupants have terminated their residency without paying the current year's license fee in total. 1988 recommended write-offs of \$6,369.07 are significantly higher than 1987 (\$3,889.28). One of the major contributing factors to this increase was the Provincial Government's decision to dispense with the Homeowner Grants effective for the 1987 licensing year. This decision in effect shifted a much larger collection problem to City staff who are now attempting to collect the entire license fee as opposed to only the balance after application of the Homeowner Grant prior to 1987.

4) Utilities -

Total 1988 Utilities write-offs of \$47,019.40 represent businesses that have ceased operations for one reason or another, and people who have moved away from the City. The 1988 utility write-off breakdown is as follows:

	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>	<u>TOTAL</u>
Recommended Write-Off	\$ 12,364.57	\$ 34,654.83	\$ 47,019.40
Number of Accounts Represented	17	451	468
Revenue Produced in 1988	\$20,802,000	\$12,322,000	\$33,124,000
Write-Off as % of Revenue	.06%	.30%	.14%

Director of Finance  
Page 3  
March 1, 1989

The following table summarizes the write offs and reserves for 1988.

	<u>1988 Write Offs</u>	<u>1987 Reserve Provided</u>	<u>1988 Reserve Required</u>	<u>Charge to 1988 Operations (1 - 2 &amp; 3)</u>	<u>Comparable 1987 Charge</u>
General	\$194,468	\$175,063	\$ 47,430	\$ 66,835	\$32,924
Business tax	16,108	17,548	21,619	20,179	16,826
Mobile Homes	6,369	857	1,472	6,984	4,186
Utility accounts	<u>47,019</u>	<u>30,977</u>	<u>36,881</u>	<u>52,923</u>	<u>41,333</u>
	<u>\$263,964</u>	<u>\$224,445</u>	<u>\$107,402</u>	<u>\$146,921</u>	<u>\$95,269</u>



D. G. Norris  
Treasury Services Manager

DGN/MRK

Commissioner's Comments

We would concur with the recommendations of the Finance & Audit Committee.

"R.J. MCGHEE"  
Mayor

Not to go to Council

THE CITY OF RED DEER

GENERAL ACCOUNTS RECEIVABLE ASSIGNED TO CREDIT BUREAU

RECOMMENDED FOR WRITE-OFF 1988

<u>ACCOUNT NUMBER</u>	<u>NAME</u>	<u>AMOUNT</u>
AA1000	Lillian Aastad	136.58
AB1001	A.B.C. General Contracting	494.01
AL1015	Emil Allard	205.44
BA1003	Bill Bale	136.97
BA1016	Shannon Barritt	175.03
BE1002	Michelle Bedard	136.97
BE1009	Larry Belcourt	188.38
BE1012	James Beauchamp	105.60
BE1022	Bill (Clarence) Bellerose	188.38
BI1004	John Bruce Bien	136.97
BL1007	Grant Blake	218.24
B01015	Irene Borowski	105.60
BR0006	Brown Engineering	101.88
BR1001	Monica Brooks	141.10
BR1025	Gary Allan Breen	105.60
BU1016	Annette Bull	136.97
BU1020	Richard Burrows	144.30
CA1004	Dwayne Carpenter	309.51
CA1015	Romona Carter	105.60
CA1018	Earl Callihou	105.60
CH1018	Randall Chilton	105.60
C01005	Kim Collier	105.60
C01016	Kenneth Cojocar	105.60
C01017	Bradley Cotter	105.60
CR1005	Tammy Crosby	52.28
DA1002	Vern & Lynn David	52.28
DE1009	Leanne Deschambeault	40.65
DE1017	Kathy Deetjen	53.06
DI1000	Sandra Ditchburn	172.40
D01000	Roy Douglas	161.48
DU1011	Yves Duciaume	105.60
DY1000	Patricia Dyck	105.60
EL1004	Derrick Ellwood	52.28
EN1001	Mr. David Enns	624.96
ER1000	Sheila Erfort	105.60
ER1001	Tony Erickson	199.04
FI1002	Mike Finlay	105.60
F01000	Dawn Fortin	103.46
F01008	Dawn Fortin	52.28
F01013	Dawn Fortin	157.88

GA1016	Randy Garbe	186.25
GE1007	Betty Genaille	361.27
GL1004	Joseph Gladue	144.30
G01004	Cha-Ka-See Goodrunning	136.97
G01011	Eleanor Gouchey	169.22
GR1003	Edna Grabill	125.17
GR1006	Garth Greenwood	136.97
GU1007	Arduth Guliford	110.83
HA1015	Mary Haugjord	136.97
HA1016	Diane Hauck	144.30
HA1026	Diane Hauck	52.28
HA1028	Kimberly M. Hauser	157.35
HE1006	Rodney Herbert	136.97
HE1007	Donald Hegy	792.47
HE1017	Kaureena Henderson	107.18
H01005	Elizabeth Howard	15.67
IR1000	George Ireton	144.30
IR1001	Gilbert Irvine	144.30
IR1002	Robert Ireland	192.64
JA1002	Joffre Janueaus	364.44
JA1006	Dave Jacobson	190.51
J01005	Angela Jones	105.60
J01011	Dwight Johnson	172.85
KA1005	Reginald Kastrukoff	105.60
KA1007	Reginald Kastrukoff	136.97
KI1002	Mr. John Kidd	74.11
KI1004	Colleen Kirkwood	144.30
LA0471	Land Bank Real Estate Ltd.	69.57
LA1010	Kathy Langlois	52.28
LA1011	Lisa Lakeman	131.74
LA1013	Heather Lane	136.97
LA1015	Corrinnia Laurie	52.28
LA1017	Kathleen Lamontagne	136.97
LA1019	Linda Lamontagne	105.60
LA1021	Kathy Langlois	105.60
LA1022	Claude Lacroix	136.97
LA1034	James Lasalle	105.60
LA1039	Elizabeht A. Lane	105.60
LA1041	Arthur Lacroix	192.64
LE1002	Marie Legge	52.28
LE1014	Wanda Leah Lee	74.69
LE1026	Ernie Leprete	128.55
L01006	Robert Louis	159.43
LY1000	Patrick Lynn	136.97
MA1024	David Mahovlic	101.94
MA1030	Monica Matthews	112.06
MA1039	Carolyn Marlar	105.60
MA1042	William Mastop	144.30
MC1000	Don McCormick	136.97

MC1007	Brenda Mccracken	105.60
MC1022	Jacqueline McColloch	108.78
MC1026	Graham McLaren	112.49
MC1032	Michelle McClean	105.60
ME1009	Raymond Meier	196.91
NA1003	Ionne M. Napper	159.35
NE1011	Sidney Nelson	105.60
NE1012	Sidney Nelson	105.60
PA1013	David Paydli	150.81
PE1001	Douglas Penner	183.50
PE1011	Barbara Pess	25.00
PI1005	Leslie Pickering	146.46
PO1001	Danny Potter	105.60
RE1011	Mark Brzak Red Deer Martial Arts	101.21
RE1023	Lyle Reitmeier	199.04
RO1003	Rhonda Rowen	105.60
RO1005	Rhonda Rowan	136.97
RO1017	Patrick Rogers	105.60
RO1021	Wendy Rogers	136.97
SA1000	Betty M. Sawatzky	131.74
SA1013	Betty Sawatzky	101.94
SC1002	Anna-Marie Schneider	105.60
SC1004	Mr. Joseph Schorr	131.74
SC1008	Mr. Douglas Scott	125.91
SC1015	Joseph Schorr	131.74
SC1017	Anna Marie Schneider	131.74
SC1020	Anna Marie Schneider	136.97
SE1009	Rose Seibert	52.28
SH1004	Garry Shakel	136.97
SK1001	Gordon Skidmore	136.97
SK1003	Doyle Skaley	105.60
SM1001	Michelle Smith	136.97
SO1003	Dorothy Sonneberg	101.94
SP1000	Mr. A. Speer Flight Centre	143.16
SP1004	Mr. A. Speer Flight Centre	102.49
ST1025	Wendy Steidel	102.51
ST1032	Donald Raymond Struhar	201.17
TA1003	Bob Taylor	105.60
TA1006	Donald Tamiette	136.97
TO1009	Top Notch Investments	21.94
UD1000	Gilbert Udycz	186.25
VA1004	Kenneth Van Derveer	15.90
VA1006	Debbie Vasileff	76.94
VU1000	Adrian Vulders	136.97
WA1008	Mr. Wallace Waade	56.94
WA1024	Ottilia Wasylenchuk	105.60
WE1008	Raymond J. Weibel	203.31
WE1011	Albert Wells	205.44
WI1015	Velma Wickens	53.30

SUMMARY

FIRE (AMBULANCE/PARAMEDIC)	\$16,633.06
E.L.& P.	NIL
PUBLIC WORKS (Water)	NIL
(Sewer)	NIL
(Transit)	NIL
(Other)	1,808.27
AIRPORT	245.65
BUILDING INSPECTION	21.94
RECREATION	105.60
OTHER	<u>224.75</u>
TOTAL	<u><u>\$19,039.27</u></u>



CITY OF RED DEER  
 BUSINESS TAX ACCOUNTS  
 RECOMMENDED FOR WRITE OFF  
 December 31, 1988

90-00055	A G Stocking Testers Ltd.	\$ 96.82
90-00065	A & T Accounting-Sole Prop	81.15
90-00910	Alberta Awnings & Sash	165.85
90-01555	Alberta Quality Meats	91.56
90-02191	ATR Realty Ltd.	55.79
90-02930	Apollo Muffler Ltd.	436.81
90-03215	Anthony Henday	185.89
90-03800	Assessory Lane-Irene Shandera	11.64
90-04280	Atom Electric	198.00
90-09801	Kerry Vaughn - Bonanza	2.51
90-10360	Boutique Su-Ann	153.11
91-12805	Cal Alta Express	137.24
91-13840	Canada Traditional Industries	78.73
91-19210	Centre Vac	117.41
91-23249	Cortland Laser Ltd.	16.50
91-23301	Coulson Hydraulic Ltd.	286.41
91-23335	Country Club Motor Inn	403.64
91-25120	Custom Touch Fibreglass	235.40
92-28544	Dream Weaver	55.88
92-28965	Rodney Dyck Trucking	158.23
92-29040	Eagle Power Tongs	454.07
92-30875	Express Shoe Express	20.38
92-34395	GCN Trucking Ltd.	238.59
92-34085	Frontline Fencing Ltd.	94.20
92-36735	Golden West Autobody (L David)	334.52
92-378.22	Greek Backyard	285.78
92-33050	Fortune Restaurant (Ping Yee)	112.62
93-39910	D.G. Henderson Trucking	26.15
93-40305	Hi-Line Auto	104.45
93-40740	Auto Rebuilders	49.94
93-41100	Home Connection	152.62
93-42451	Howey Electric	184.21
93-42615	Pat Humphrey-Handyman	56.33
93-42635	Hy-Pro Dairy	169.51
93-43050	Ican Construction	10.09
93-53600	In Style with Joy	54.37
93-43855	Innisfail Transfer	23.41
93-44671	Japanese Food Experience	126.12
93-45115	Chris Johnson Trucking	229.83
93-45820	KAAM Wireline & Hawks Downhole	32.09
93-46030	Kawaii Music Ltd.	640.63
93-46372	Key Promotions	38.75
93-48170	Kmar Electronics	109.22
93-49345	Ladies Fitness (Div Of Omni)	110.87
93-49345	Layne Trucking	51.25
93-49605	Learning Tree Day Care Centre	354.25
93-49606	Learning Tree Day Care Centre	648.02

CITY OF RED DEER  
 BUSINESS TAX ACCOUNTS  
 RECOMMENDED FOR WRITE OFF  
 DECEMBER 31, 1988

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94-56180	The Metrin Centre	\$ 7.64
94-56181	The Metrin Centre	90.80
94-56445	Mid Alta Auction (Bluffton)	581.76
94-58565	Monies Teak House	649.76
94-58961	Mountview Grocery	107.98
94-59150	Mr. Bo Jangles	240.93
94-60660	N. Hill Flea Market (Issler)	229.89
94-62260	Oilind Safety	19.74
94-66525	Peak Performance	139.13
94-65490	Park & Sell	199.48
94-68110	Tanan Drywall	26.39
94-69180	Precision Welding	125.18
94-69418	Priorty Glass	121.54
95-70181	Rausch Consulting	658.67
95-70450	Red Deer Auction (Rudy Deboer)	339.09
95-69591	Quarter House (Danyau)	22.47
95-75541	Red Rose Insulation	191.57
95-76401	Richard's Mobile Hauling	154.43
	Rich-len Holdings Ltd	
95-82915	Skyroe's Restaurant	414.25
95-83760	Specialty Painting	362.60
95-86071	Van Burg Suzuki	667.94
95-80975	Sign Works - Ken Kanten	336.76
96-87485	The Leatherplace	852.38
96-87990	Timberline Resources	117.61
96-89170	Tri Wonder Marketing	128.02
96-88905	Trial-a-Ranger	38.44
96-89410	Two Boys Steak & Pizza	225.50
96-89415	Two Boys Restaurant Supplies	41.30
96-89420	Tysoe Machine	137.63
96-89205	Trucktown Lube	192.49
96-92701	Wallace Worksafe	135.65
96-95595	Whitecotton Trucking Ltd.	129.33
96-95596	Whitecotton Trucking Ltd.	126.47
96-96100	Wild Rose Services	261.92
96-97020	World of Yamaha	329.48
96-97030	World Wide Water	22.65

\$ 16,107.71

THE CITY OF RED DEER  
MOBILE HOME ACCOUNTS  
RECOMMENDED FOR WRITE-OFF  
DECEMBER 31, 1988

<u>NAME</u>	<u>ROLL NUMBER</u>	<u>YEAR</u>	<u>AMOUNT</u>
GUSTAFSON, L.	35-04110	1987	\$ 108.24
STADNICK, David	37-00792	1987	285.72
PEBERNAT, Robert	36-01041	1987	148.94
GALLANT, Mary	37-01661	1987	72.95
CLARK, Barb	36-00082	1987	101.69
COYNE, Don & Cheryl	37-01320	1987	141.62
HANSEN, Robert	36-10083	1987/1988	267.91
DODEGARD, Brian	37-00813	1987/1988	180.25
GARDNER, Tracey	37-00872	1987/1988	206.25
HYNES, Tammy	37-00873	1987/1988	138.59
ROBERTSON, Ron	37-01691	1987/1988	133.38
ANDERSON, Derald	37-00210	1987/1988	389.57
BETTS, B.	36-10261	1988	117.56
CAMPBELL, R.	37-01603	1987/1988	242.75
PLATO, Ray & Linda	37-00915	1988	230.24
LANE, Jim	37-00642	1988	151.76
JONES, Jacqui	37-01910	1987/1988	267.16
BECKER, James	37-01441	1988	142.29
ROWAN, William	37-03060	1987/1988	249.70
GRAHAM, Eldon	37-02271	1987/1988	456.63
EAGLES, Gary	36-01162		41.11
BUNCH, Kelly	36-05080 36-10200	1987	479.74
LEMKE, Linda	36-62310	1987	67.05
HOLTZ, Rick	37-00323	1988	88.54
VANDEVELD, T.	37-00592	1988	93.97
KNEPPLEBERG, J.	37-00633	1988	93.82
HEMSWORTH, C.	37-00843	1987/1988	90.60
BOHNET, Corie	37-00853	1988	18.92
MARSON, Gloria	37-01522	1988	43.43

. . . CONTINUED . . .

Mobile Home Accounts  
Recommended for Write-Off - Con't.  
Page 2

<u>NAME</u>	<u>ROLL NUMBER</u>	<u>YEAR</u>	<u>AMOUNT</u>
STUTHERT, Dean	37-01780	1988	\$ 36.02
VALCKY, Lou	37-01901	1988	56.04
CARSON, Marcien	37-02072	1988	120.36
KLASSEN, Francis	37-02252	1988	43.70
KIRWIN, Phil	37-02910	1988	216.78
HRUSKA, Don	37-02920	1988	67.41
BARKER, Linda	38-01911	1987/1988	107.05
BARRY, Marg	38-02920	1988	27.07
OLSON, Don	38-07311	1987/1988	644.26
<b>TOTAL:</b>			<b>\$6,369.07</b>

THE CITY OF RED DEER  
Utility accounts recommended for write off

December 31, 1988

<u>NAME:</u>	<u>ACCOUNT NUMBER:</u>	<u>AMOUNT:</u>
358837 ALBERTA LTD	10-20890	\$ 252.29
ALTA AWNING & SASH	10-19285	573.76
BLIND LUCK WINDOW DESIGNERS	10-20152	749.48
CLASS-LINE CABINET SALES	10-20857	134.57
C.O.P.E. SYSTEMS INC. 1.	10-18938	1,181.39
ENERGY DOCTOR	10-19748	328.41
GCN TRUCKING LTD	10-20258	657.79
HARVEST HOUSE 2.	10-17769	4,031.89
HYLAND WEST FOODS 3.	10-10538	1,061.15
HYLAND WEST FOODS 3.	10-18060	1,485.64
HY-PRO DAIRY SYSTEMS	10-20581	234.71
KILLIANS HOLDINGS LTD	10-19052	256.39
PRIORITY GLASS LTD.	10-20489	881.48
PROVENCAL, LUCIEN	10-20703	108.69
SHIRBUD CONST. LTD.	10-19889	85.31
SPECIALTY PAINT & BODY LTD.	10-19137	316.62
TWO BOYS STEAK & PIZZA	10-20433	25.00
<b><u>TOTAL COMMERCIAL WRITE-OFFS:</u></b>		<b><u>\$12,364.57</u></b>

1. C.O.P.E. SYSTEMS INC. 10-18938 \$1,181.39  
Based upon legal advice, this account was not pursued as there was no chance for recovery.
2. HARVEST HOUSE 10-17769 \$4,031.89  
A bankrupt notice was received from Poroka, Siewert, Bothwell Solicitors of Red Deer, advising that there were insufficient funds for unsecured creditors: No recovery.
3. HYLAND WEST FOODS 10-10538 & 10-18060 \$2,546.79  
Amount recommended for write-off is net of bankruptcy proceeds of \$4.78.

THE CITY OF RED DEER  
UTILITY ACCOUNTS RECOMMENDED FOR WRITE-OFF  
DECEMBER 31, 1988

ACCT. NO.	NAME	DATE FINALLED	AMOUNT
10-20890	358837 ALTA LTD	Feb/88	252.29
40-36259	ALMOND, Jane	Mar/88	59.39
10-19285	ALTA AWNING & SASH	Sep/87	573.76
80-08536	ANDERSON, Owen	Nov/87	37.02
20-26225	ANDERSON, James	Sep/87	76.83
40-35971	ASH, Patrick	Sep/87	23.60
20-23086	ASK, Mervin	Mar/88	51.47
60-14372	AUSSANT, Ron	Mar/88	172.66
40-32558	BADGER, Leona	Mar/88	70.61
50-19803	BAKEN, Dean	Oct/87	132.24
40-32419	& KENNEDY, Chris		
40-32419	BAKER, Dixie	Oct/87	28.70
20-25468	BALOUGH, Julius	Nov/87	20.63
40-36326	BANCROFT, Judy	Feb/88	43.97
40-37063	BARBER, Greg	Sep/87	248.34
90-22621	BARRAND, Sharon	Dec/87	23.98
90-22371	BATCH, Elaine	Oct/87	70.99
90-22364	BEAUCLAIR, Carolyn	Nov/87	147.76
	& MOORES, Barry		
40-37776	BEAVERBONES, H	Feb/88	234.16
20-26821	BEDARD, Richard	Nov/87	33.06
20-28227	BELANGER, Vern	Apr/88	43.49
50-20339	BENNETT, Joan	Apr/88	27.35
40-37201	BELL, Geraldine	Sep/87	84.80
60-14719	BENSON, Lana	Dec/87	25.04
70-08333	BIGCHILD, Dora	Jan/87	217.51
60-13593	BINGHAM, Susan	Apr/88	143.68
20-26819	BLACK, Mardell	Feb/88	72.83
10-20152	BLIND LUCK WINDOW DESIGNERS	Apr/88	749.48
20-26193	BOUDREAU, Pauline	Jun/87	99.81
90-00154	BOWLAND, Richard	Feb/88	21.19
90-22594	BRANNEN, Brian	Apr/88	180.11
40-36643	BREEN, Allan	Aug/87	67.32
50-19281	BREWER, Alfred	Nov/87	96.61
40-34135	BREWER, Kim	Jun/87	15.78
20-28268	BREWER, Ron		
	& PELLY, Shana	Mar/88	29.43
40-36617	BROWN, Christopher	Jan/87	112.42
20-27052	BROWN, Darlene	Mar/88	55.67
40-37819	BROWN, David	Dec/87	66.26
40-38275	BROWN, Janet	Jan/88	40.17

THE CITY OF RED DEER  
UTILITY ACCOUNTS RECOMMENDED FOR WRITE-OFF  
DECEMBER 31, 1988

ACCT. NO.	NAME	DATE FINALLED	AMOUNT
40-37652	BROWN, Michael	Dec/87	73.11
20-25515	BROWN, Susanne	Jun/87	113.85
50-20072	BRYAN, Steve	Nov/87	31.86
40-36622	BUEHLER, Kevin	Jun/87	51.67
20-27181	BULTZ, Mike	Mar/88	51.31
30-12668	BULWER, Jay	Mar/88	67.92
40-00460	BUNCH, Kelly	Mar/88	107.91
20-25710	BURNS, Joseph Parnell	Sep/87	43.45
40-32831	BUSH, Gloria	Aug/86	224.98
50-19858	BUSH, Gloria	Jun/87	44.73
40-38987	CALAMASEN, Sandra	Mar/88	27.66
20-25727	CAMERON, Margaret	Jul/87	23.21
90-22626	CAMPBELL, Heather	Dec/87	81.03
40-25548	CAMPBELL, Stuart	Oct/87	91.69
90-00027	CARDINAL, Wilbert	Jan/88	97.24
20-26212	CARLSON, Bill	Jun/87	20.20
50-19989	CARTIER, Cindy	Nov/87	31.05
20-25646	CARVER, Sherry	Jun/87	20.10
80-08639	CERENZIE, Rocco	Sep/87	214.60
50-20522	CHALIFOUX, Laurette	Jan/88	103.19
40-30916	CHAN, Charles	Sep/87	34.44
50-19780	CHARLTON, Paul	Aug/87	131.90
70-07844	CHLASSON, Marie	Oct/87	116.40
20-26898	CHING, Kam Tai	Nov/87	72.92
50-20669	CHURCH, Paul	Apr/88	111.70
50-20138	CHWYL, Lawrence	Nov/87	20.67
70-00020	CLARE, John	Oct/87	37.20
20-25293	CLARK, GaryFred	Sep/87	44.27
50-19491	CLEMENT, Dan	Jun/87	43.21
10-20857	CLOSS-LINE CABINET SALES	Feb/88	134.57
40-35459	COGBILL, Stephen	Jul/87	70.28
30-11767	COLE, Susan	Oct/87	85.34
20-26576	CONNELL, Leroy	Jul/87	25.28
40-31078	CONNOR, Linda	Sep/87	32.54
90-21948	COOK, Janet	Dec/87	35.01
10-18938	C.O.P.E. SYSTEMS INC	Sep/87	1,181.39
90-18749	COULTER, Robert	Sep/87	89.74
20-25846	COURTENAY, Tom	Jul/87	41.46
40-35116	COUTORIER, Debbie	Feb/88	64.99
30-12751	COWIE, Kevin	Mar/88	42.29
30-12314	COX, Hugo	Jun/87	87.82
40-34550	CREBAS, Yvonne	Jun/87	32.35
40-37312	CREIGHTON, Linda	Oct/87	84.93
40-35747	CRIPPEN, Gary	Oct/87	99.64

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THE CITY OF RED DEER  
UTILITY ACCOUNTS RECOMMENDED FOR WRITE-OFF  
DECEMBER 31, 1988

ACCT. NO.	NAME	DATE FINALLED	AMOUNT
60-14445	CROSFIELD, Jodey	Aug/87	19.71
20-26412	CROY, Jackie	Jul/87	23.59
30-10104	CUNNINGHAM, David	Jul/87	40.60
20-26715	CYR, Perry	Sep/87	22.20
40-37291	DAFOE, Kathy	Aug/87	86.33
90-22985	DAHL, Karrie	Apr/88	63.73
50-15678	DAVIDSON, Kathy	Apr/88	68.22
20-26083	DAVIS, Terry	Aug/87	43.15
80-00005	DAYRIDER, Sylvia	Jan/.88	93.13
50-19644	DEAN, Darcy	Dec/87	27.50
50-19229	DELEURME, Darlene	Dec/87	45.81
20-26611	DEMANIS, Stacey	Feb/88	82.98
60-13672	DEMPSEY, Bruce	Mar/88	50.71
40-38598	DENE, Barb	Mar/88	19.67
30-12111	DERASP, Melanie	Oct/87	89.06
40-36662	DERASP, Norman	Oct/87	49.65
90-21385	DESJARLAIS, Evelyn	Dec/87	131.93
50-20039	DESJARLAIS, Pam	Oct/87	17.76
50-19915	DESJARLAIS, Penny	Aug/87	26.20
80-07990	DIESON, Brenda	Apr/88	27.49
90-23236	DOCHERTY, Steve	Mar/88	68.85
40-36694	DOHAN, Alan	Aug/87	135.72
20-00182	DOUSS, John	Nov/87	29.09
50-20356	DOUSS, John	Jan/88	58.21
40-36498	DOWDING, Gary	Oct/87	25.28
40-00422	DUBEAU, Kim & MITCHELL, Donna	Feb/88	44.19
80-08552	DUCIAUME, Yves	Aug/87	223.00
20-26884	DUNCAN, Darcy	Feb/88	24.61
90-00066	DUNCAN, H.L.&E.M.	Dec/87	39.65
90-21632	DURHAM, Arvid	Sep/87	61.51
40-30813	DYCK, Karen	Jan/88	40.16
40 36064	DYCK, Rodney	Aug/87	18.97
70-08178	DYKSTRA, Sonja L	Feb/88	84.87
90-22760	EBERLE, Shelly	Feb/88	89.34
10-19748	ENERGY DOCTOR	Nov/87	328.41
20-26104	ENGEL, Linda	Sep/87	25.80
80-08292	EPP, Deanna	May/87	26.37
40-36679	ERASMUS, Maureen	Jun/87	59.33
20-24698	ERICKSON, Chris	Jul/87	120.59
90-21820	FARLEY, Carmen	Aug/87	53.35
60-13445	FARMS, Jacob	Apr/88	67.60
50-2037	FELLESR, William	Oct/87	44.74
40-37227	FENTY, Wesley	Sep/87	48.91
20-26921	FERGUSON, Pauline	Feb/88	81.96

2829.93

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ACCT. NO.	NAME	DATE FINALLED	AMOUNT
50-20174	FIRINGSTONY, Charlie	Dec/87	38.30
20-26158	FLAMAN, Jenny & WOTHERSPOON, Lance	Sep/87	22.76
20-26857	FLIGHT, Joseph	Jan/88	38.08
40-35572	FOLEY, Sherree	Aug/87	86.23
40-30450	FOSTER, Kevin&Sandy	Apr/87	15.94
20-26382	FRACPOWER INC	Oct/87	118.11
70-05130	FRANZ, Stan	Oct/87	18.74
40-35870	FREDERICLE, Ron	Mar/88	17.29
20-25855	FRIESEN, Susan	Sep/87	56.25
50-20685	FRITH, Dennis	Apr/88	33.60
40-34959	FROST, Harry	Nov/87	15.98
80-08960	FULLERTON, Gerald	Mar/88	72.35
20-27123	FULLERTON, Gerald	Feb/88	85.78
10-20258	GCM TRUCKING LTD	Jun/87	657.79
70-08670	GAGNON, Sylvain	Sep/87	87.26
10-20860	GALANIS, Jim	Mar/88	133.15
20-26144	GALLANT, Tim	Sep/87	28.34
40-37390	GALLIGAN, James & Sherri	Dec/87	147.57
60-14333	GATES, Ivan	Jan/88	70.80
90-22321	GECZI, Pat	Sep/87	21.81
80-07546	GENDRON, Alan	Jun/87	76.37
50-19001	GERLACH, Mike	Feb/88	52.95
60-12957	GIESBRECHT, Robert	Aug/87	53.68
20-21040	GIFFEN, Henry Richard	Dec/87	342.41
20-24832	GILBERT, Sharyl	Dec/87	65.08
90-20181	GILLESPIE, IAN	Feb/88	30.89
40-37832	COLLINO, David	Feb/88	27.96
70-08549	GORDON, Deanna	Jun/87	167.43
50-19114	GOUDA, Louise	Jul/87	38.11
50-20041	GREEN, Harry	Sep/87	51.09
90-22129	GREENMAN, Velma	Dec/87	170.57
40-37043	GROTTNER, Cynthia	Sep/87	166.77
30-11974	GUENTHER, Randal Lawrence	Feb/88	44.03
50-20333	HAMEL, Tracey	Feb/88	22.27
40-38049	HAMILTON, Michelle	Jan/88	93.78
20-26816	HAMILTON, Wanda	FEB/88	21.00
40-34439	HANSON, Rick	Jan/88	43.20
20-25782	HARDER, Tanya	Apr/88	53.19
90-22612	HARDING, Maureen	Jan/88	91.52
40-31034	HARMAN, Dale Ellen	Sep/87	31.28
50-20507	HARRYLOCK, John	Apr/88	58.20
20-28021	HART, Dan & HENNING, SCOTT	Mar/88	99.78
2023026	HAWRYLUK, Gary	Jun/87	57.11
10 17769	HARVEST HOUSE	APR 88	4031.89

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40-36697	HAYWARD, Jacqueline	Jun/87	126.65
20-26798	HEAL, Jim	Oct/87	98.19
40-38433	HEARN, Dennis	Jan/88	32.19
40-29988	HELMER, Terry	Oct/87	139.89
20-26653	HENDERSON, Terrie	Aug/87	77.21
90-2852	HENRY, Susan	Feb/88	75.33
40-36442	HEPBURN, Robert	Sep/87	237.13
50-19605	HERBERT, Rod	Jan/88	46.45
30-12363	HESLIN, April	Mar/88	17.25
50-18187	HEYNEN, Annette	Jul/87	128.35
40-29729	HILL, Leslie	Jun/87	135.93
50-19765	HILTZ, Cy	Nov/87	20.91
40-38395	HISCOCK, Terry	Mar/88	94.77
60-13917	HLEUCKA, Keith S.	Feb/88	5603
40-37669	HOPKINS, Monty	Nov/87	31.95
90-22592	HAYBACK, Melanie	FEB/88	160.95
30-12126	HAYBACK, Melanie	Jun/87	91.28
20-28177	HRABAK, John	Apr/88	23.70
20-28161	HUBBARD, John	Mar/88	26.56
20-20286	HUGGINS, Wilfred	Mar/88	44.18
90-22076	HUGHES, Donald	Dec/87	16.36
20-27258	HUNT, Irvin	Dec/87	38.12
60-12784	HUNTER, Donna	Sep/87	75.00
90-21049	HUSTON, Peter	Jan/88	38.76
90-22730	HUTTON, Peter Roger	Mar/88	69.09
10-20581	HY-PRO DAIRY SYSTEMS	Jun/87	234.71
40-36551	IMESON, Sandy	Nov/87	89.49
20-01576	IMMISCH, K	Nov/87	30.11
20-24806	INSIXIENGMAI, Vansavanh	Mar/88	57.00
50-17946	IOSIF, Olariu	Nov/87	26.33
20-26283	JACOBSEN, Jay & BENSON, Shaswina	SEP/87	81.99
40-33910	JACOBSEN, Rob	Jan/88	44.16
40-37425	JANS, Joann	Mar/88	40.94
90-23115	JENSEN, Colin & ALLEN, Jay & YOUNGE, Tim	Mar/88	120.21
40-37979	JOHANSSON, Raymond	Feb/88	17.93
20-25876	JOHNSON, Dale	Aug/87	81.03
40-28397	JOHNSON, Garry	Sep/87	31.91
40-34128	JOHNSTON, Deanna	Oct/87	44.30
40-35890	JORQUERA, Jorge	Dec/87	41.48
90-22425	JOYNES, Larry	Oct/87	164.08
20-25277	KALIKA, Dale	Jul/87	87.97
50-19256	KALVERAM, Dave	Sep/87	73.09
50-19948	JOHNSON, VEGEL	Nov/87	137.97

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ACCT. NO.	NAME	DATE FINALLED	AMOUNT
40-33686	KARACSONYI, Maxine	Nov/87	33.09
90-21921	KATRAKAZOS, Greg	Nov/87	50.07
90-22971	KAVANAUGH, Michael	Apr/88	50.73
70-08564	KEARNEY, Margaret	FEB/88	30.62
60-13694	KEEBLER, Kevin	Jan/88	21.26
40-38366	KENT, Toni&Darcy	Apr/88	202.59
10-19052	KILLIANS HOLDINGS LTD.	Jan/88	256.39
90-22384	KILPATRICK, Rhonda	Dec/87	94.16
90-22160	KNITTLE, Edward	Jun/87	51.40
70-08672	KOPECK, Bernice	Feb/88	33.44
20-25651	KOROLUK, Cindy	Jan/88	37.72
40-38310	KOZAK, Joseph	Mar/88	28.87
40-37537	KRAUSE, Gerald	Apr/88	76.31
50-19086	KROMPOCKER, Hea ther	Jul/87	18.83
40-36732	KUBINCHAK	Apr/88	94.48
70-09136	LABERGE, Calvin	Mar/88	20.10
40-36124	LAKUSTA, Randy	Jan/87	62.68
40-38750	LAMB, Bill	Mar/88	30.30
20-26019	LAMBERT, Ed	Aug/87	117.88
90-23247	LAMBERT, Guy	Mar/88	92.33
40-37034	LANDRY, Marcel	Oct/87	56.85
70-08031	LANDRY, Ralph	Jan/87	142.74
40-29334	LANE, Terry	June/87	177.59
50-20747	LAROSE, Megan	Mar/88	34.03
40-37663	LARSEN, Dale	Feb/88	95.51
90-22152	LARSEN, Rick	Jul/87	188.28
90-21732	LARSON, Donna	Aug/87	52.38
90-21996	LAUGHLIN, Kevin	JUL/87	157.71
60-14503	LAVENTURE, Bob	Oct/87	55.65
90-23056	LAVIGNE, Opal	Mar/88	25.58
50-19322	LAVOIE, Melissa	Oct/87	58.85
40-37302	LAW, Gary	Sep/87	53.63
30-12382	LAWRENCE, Tim	Jan/88	25.51
40-35886	LEE, Gail & Patrice	Mar/88	36.76
40-36787	LEE, Geraldine	Sep/87	16.68
50-20082	LEMKE, Linda Marie	Apr/88	83.07
40-33973	LEROUX, Ray	Oct/87	50.29
20-26353	LESTER, David	Jul/87	88.75
20-26826	LETTNER, Ken	Sep/87	58.22
40-33438	LEVEQUE, Leon	Nov/87	57.94
50-19254	LICKERT, Pablo	Fe, b/88	69.57
40-35718	LILLEY, Virgil	Jan/88	66.99
90-21576	LINDSAY, Lorraine	Oct/87	31.88
50-18525	LISTER, Patricia	Jan/88	53.73

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40-35926	LODOEN, Norma	Jan/88	111.70
40-33884	LONGMIRE, Andy	Dec/87	129.44
20-25700	LORENZ, Todd	Sep/87	87.07
50-20399	LOUGHLEAN, Michael	Feb/88	33.87
20-26118	LOUIS, Dean	Mar/88	18.66
40-29853	LOVEDAY, Ann	Oct/87	52.54
90-22791	LUCAS, Lise (Anderson)	Feb/88	149.18
20-26795	LUND, Mike	Sep/87	111.27
40-36393	LUTZ, MaryJane	Oct/87	59.11
30-12196	LYLE, Lana	Jul/87	100.58
60-14187	LYNK, Jane	Apr/88	113.65
40-37949	MacGILLIVRAY, Malcolm	Jan/88	90.34
90-23226	MacKINAW, Brenda	Apr/88	18.33
20-24913	MacSEPHNEY, Scott	Jun/87	83.79
70-06128	MALARYK, Brian	Jul/87	80.51
40-36478	MANYGUNS, AmyTheresa	Jul/87	44.63
90-22378	MARSHALL, John	Aug/87	39.36
40-34279	MARTELL, Frank	Jun/87	192.86
50-19643	MASSINGBERD, Stan	Aug/87	123.74
80-05795	MATHESON, James	Nov/87	28.71
30-12204	MAXWELL, Stuart	Aug/87	66.04
50-19699	MAYO, Joan	Oct/87	32.56
50-19135	McCONKEY, Marilynne	Oct/87	60.83
40-36060	McCULLOUGH, Vince	Jan/88	65.58
90-22291	McDONALD, Karen	Jul/87	67.80
90-22006	McDOWELL, Wayne	Sep/87	67.86
20-26687	McFADDEN, Vicki	Feb/88	123.73
90-22212	McGUFFIN, Gloria	Mar/88	27.44
70-08674	McKIM, Darren	Aug/87	33.95
80-08650	McLAUGHLIN, Gary	Dec/87	88.08
20-27548	McLEAN, David	Feb/88	32.87
50-18856	McLEOD, Deborah	Sep/87	63.79
20-25684	McLEOD, Neil	SEp/87	78.48
40-36525	McNEAL, Charlie	JUL/87	53.28
50-19768	MEISE, Frank	Dec/87	197.73
50-12291	MEB, Allan	Jan/88	41.41
90-19293	MEB, Donna	Jul/87	26.28
20-24906	MILNER, CorineLee	Apr/88	168.23
50-18781	MILSON, Geoffrey	Nov/87	85.03
40-36436	MIREAULT, Frances	Jul/87	54.19
40-36480	MITCHELL, Donna M.	Feb/88	60.61
80-08458	MOAN, Robert	Jan/88	16.95
50-19824	MOHLER, karen	Aug/87	78.96
50-19105	MOHR, Charlene & BELL, Don	Dec/87	69.46

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ACCT. NO.	NAME	DATE FINALLED	AMOUNT
20-26146	MORESIDE, Garth	Jun/87	117.64
90-22312	MORGAN, Jackie	Feb/88	53.53
70-08946	MORRISON, Mary-Jayne	Jan/88	71.64
70-08689	MOSHER, Barry & KOENIG, Andre	Sep/87	42.11
90-21479	MURPHY, Bill	Jun/87	45.08
20-27087	NAHBEXIE, Peter	Nov/87	122.42
40-38196	NELSON, Sandra	Mar/88	32.07
90-22535	NELSON, <del>Sandy</del> Sidney	Sep/87	103.87
50-20618	NEWMAN, Randolph	Apr/88	93.63
40-37060	NIELSON, Ellen	Dec/87	74.90
40-35161	ALBERT, Mike & MATHISON, Lori	Aug/87	268.11
20-26371	O'DELL, Melanie	JUL/87	26.30
90-21379	OSBORN, Bev	Oct/87	103.17
20-28016	PALMER, David	Mar/88	156.03
40-35595	PAQUIN, Patricia	Dec/87	87.38
80-08413	PAULSON, Chris	Apr/87	28.82
90-20449	PEARSON, Darlene	Dec/86	10.00
40-32031	PEBERNAT, Robert	Mar/88	95.16
90-20903	PERRY, James	Oct/87	29.72
90-23304	PERRY, Geoff	Mar/88	85.83
40-35913	PETERSON, Twylla	Sep/87	47.45
30-11908	PIATT, Adrienne	Dec/87	27.17
40-36934	PICHE, Kevin	Jun/87	28.75
90-22025	PICKERING, Margaret	Oct/87	42.24
20-23864	PILON, John & Doris	Dec/87	3.23
40-36437	PIPPUS, James	JUL/87	85.50
50-19265	PLATO, Darryle	Aug/87	181.42
20-25779	PILOUFE, John	Feb/88	86.92
60-12516	POIRER, Richard	Nov/87	48.54
20-26335	POOLE, Arlene	Oct/87	43.60
50-19539	POPOWICH, Carl	Nov/87	66.96
90-22680	POWER, Judy	Nov/87	75.04
80-08426	PRICE, Tammy	Jul/87	110.50
10-20489	PRIORITY GLASS LTD.	Sep/87	881.48
20-26929	PRITCHARD, Sharon	Nov/87	58.91
50-19774	PROM, Chan Phal	Nov/87	20.40
40-37855	PROULX, Rene	Dec/87	103.24
10-20703	PROVENCAL, Lucien	Jul/87	108.69
20-25888	PRYCHUN, Ken	Oct/87	23.96
50-19003	PURNELL, Lorne	Dec/87	25.89
60-14723	RANDALL, Earl	Feb/88	16.90
50-19645	REDCALF, Peter	Oct/87	79.14
40-34592	REDHOT, Richard	Sep/87	39.09

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		FINALLED	
40-36030	REECE, Debbie	Oct/87	106.38
70-08854	REEVES, Alex	Dec/87	172.28
40-38368	REITMEIER,	Mar/88	46.28
30-10100	REUVERS, Maria	Jan/88	104.82
40-36345	RIOPEL, Belinda	Sep/87	53.46
40-35368	ROCHETTE, Gerald	Jan/88	33.92
90-22217	ROMBS, Andrew	Jul/87	102.45
40-37571	ROSE, Karen	Mar/88	54.78
40-32059	ROSELLE, Teresa	Dec/87	18.37
90-23208	ROSENTHAL, Shauna	Mar/88	424.21
20-25518	ROTHER, Gerri	Jun/87	36.21
20-26215	ROUX, Darcy	June/87	95.13
50-19261	Rutley Mitchell	Feb/88	148.44
20-27115	SADOWNIK, Kathy & HUNTER, Neil	Apr/88	72.74
20-25545	SAUVE, Donna	Mar/88	92.42
40-35933	SAWAN, Mona	Dec/87	98.39
40-37129	SAYER, Lorlei	Aug/87	66.85
80-08866	SCALLEN, Frank	Feb/88	172.19
40-36971	SCHNELL, Debra	Jul/87	110.84
60-14059	SCHROEDER, Randy	Aug/87	31.99
50-17687	SCOTT, Don	JUL/87	42.98
90-22463	SCOTT, Linda	Oct/87	50.31
90-22351	SEMENUIK, Les	Mar/88	29.91
40-37829	SHANKS, Robert	Mar/88	128.13
80-08942	SHANKS, Twyla	Apr/88	84.80
50-20349	SHANTZ, Wendy	Dec/87	27.53
40-36787	SHAW, Audrey	Sep/87	39.23
90-20074	SHEFLO, Robert	Feb/88	84.52
40-37122	SHIELDS, Yolanda	Oct/87	67.71
10-19889	SHIRBUD CONST. LTD.	Apr/88	85.31
40-35587	SILLS, Maggie	Jul/87	34.68
20-26992	SIMON, Cheryl	Oct/87	99.13
40-38173	SKINNER, CAROL	Feb/88	44.61
40-32008	SLAA, William	Mar/88	40.27
50-19427	SLACK, Earl	Nov/87	50.18
50-19490	SLATER, Mike	Aug/87	43.37
40-35800	SLOAN, Brian	Nov/87	43.09
90-22127	SMITH, David George	Jul/87	275.78
50-20759	SMITH, Gary	Apr/88	75.49
90-22418	SMITH, Kelly	Dec/87	70.49
20-26645	SMITH, Kern	Sep/87	144.19
40-36020	SMITH, Susan	Oct/87	141.65
90-19584	SONNENBERG, Dorothy	Jul/87	50.60
20-26949	SOERSEN, Don	Nov/87	30.48

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40-38747	SOWAN, Carol	Mar/88	156.01
10-19137	SPECIALTY PAINT & BODY LTD.	Jul/87	316.62
20-26690	SPERLING, Shawn	Dec/87	111.28
90-22094	STARK, Stephen	Jul/87	142.91
40-21242	STARK, Steve	Mar/88	40.00
40-36924	STEEN, Tammy	Apr/88	204.33
20-25351	STEIGER, Bart	Nov/87	94.97
90-22712	STEVENS, Marilyn	Feb/88	37.18
50-20584	STEVENSON, Todd	Feb/88	96.04
40-38053	STEWART, Darcy	Mar/88	39.20
40-19834	STODDART, Bill	Jun/87	52.96
40-36820	STORK, Mario	Oct/87	63.81
40-37432	STYLES, Stephen	Dec/87	46.29
90-22536	SUTHERLAND, Keith	Oct/87	60.55
20-26827	SUTTON, Bill	Mar/88	113.30
40-38901	Taylor, Al	Mar/88	38.19
50-00046	Taylor, Don & Doreen	Oct/87	43.54
80-08627	TEIRLE, Dan	Jul/87	69.75
80-08728	TENNANT, Gordon	Nov/87	49.92
40-35691	TEWNION, Jacqui	Dec/87	186.84
80-08423	THIBODEAU, Joe	Aug/87	28.09
20-18872	THOMAS, Linda	Jan/88	22.80
40-37764	THOMPSON, Marilyn	Dec/87	162.49
90-22522	THORPE, Shannon	FEB/88	70.02
30-12447	TODD, Richard	Oct/87	47.35
90-19795	TODD, Robert	Nov/87	157.41
40-36372	TOMLINSON, Andrew	Nov/87	69.19
40-37471	TOMPKINS, Brian	Apr/88	44.61
40-38414	TORIUK, Jacque	Apr/88	70.40
40-35674	TOWNSEND, Bev	Jun/87	30.64
40-37445	TRACY, James	Dec/87	30.05
20-25853	TRUEMAN, Gregg	Jan/88	1.42
20-27489	TWETEN, Adele	Feb/88	18.63
10-20433	TWO BOYS STEAK & PIZZA	Aug/87	25.00
80-09182	TYLER, Sheldon	Apr/88	280.61
20-25610	UTTLEY, Leonard	Jul/87	31.56
20-27244	VANCHA, Barbara	FEB/88	192.37
50-18186	VAN DE WEGHE, Richard	SEP/87	60.70
90-18903	VANGILE, Robert	Jul/87	242.41
40-35047	VANSTONE, Don	Nov/87	81.20
20-25086	VATERS, Blair	Aug/87	23.84
40-35492	VIANI, Michael	SEP/87	22.69

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20-26069	VAN HOLLEN, Kleve	Jan/88	49.89
20-26707	WAGNER, Bryan	Sep/87	130.05
20-25553	WAGNER, Susan	SEp/87	61.67
20-26368	WALKER, Joe	JUL/87	523.43
90-22705	WALLACE, Belinda	Dec/87	83.13
40-34768	WANNER, Brent	Jul/87	50.88
90-22390	WARD, Leanne	Sep/87	62.05
20-25913	WAYNE, Cindy	Sep/87	118.50
40-37720	WEBB, Dana	Dec/87	95.33
30-12396	WEBBER, Richard	Nov/87	41.06
20-26915	WEBER, Mel	Jan/88	98.97
50-19012	WEBSTER, Theresa	Dec/87	72.87
20-25724	WEIGEL, Robert	FEB/88	29.11
40-37024	WELSH, Adrian	Nov/87	74.97
60-13414	WESSEL, Mavis	Jan/88	39.10
50-00236	WETHERAL, Carlea	Mar/88	23.66
80-08804	WHITAKER, Ken	Jan/88	205.67
50-18256	WHITE, Rick	Mar/88	91.95
80-08619	WIJANCKO, Sharlene	SEp/87	56.03
40-36426	WILKIE, Margaret	Dec/87	62.39
40-37704	WILLEY, Freda	FEB/88	30.23
20-27535	WILLIE, David	Mar/88	62.14
30-11623	WILSON, Ernie	Jan/88	42.04
50-18740	WINSHIP, Kevan	Jun/87	145.08
50-04852	WONG, Marlene	Oct/87	207.41
50-20744	WRIGHT, Charlene	Mar/88	24.09
40-35853	WYSE, Calvin	Apr/88	60.15
90-20346	YAMADA, Peter	FEB/88	84.97
50-20420	YELLOWBIRD, Freda	Mar/88	115.49
60-13996	YPMA, Kathy	Aug/87	31.70
40-34940	YOUNG, Barb	Apr/87	59.74
90-22620	ZUGAY, John	Dec/87	47.23
10 10535	HYLAND WEST FOODS	Oct/88	106115
10 18060	HYLAND WEST FOODS	Oct/88	148564
SUB - TOTAL			4574088
SUNDRY AMOUNTS UNDER 15			127852
TOTAL			<u>4701940</u>

DATE: April 18, 1989  
TO: Finance & Audit Committee  
FROM: City Clerk  
RE: 1988 ACCOUNTS RECEIVABLE WRITE-OFFS

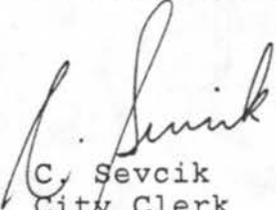
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At the Council meeting of April 17, 1989, the following motion was passed by Council as recommended by the Finance & Audit Committee.

"RESOLVED that Council of The City of Red Deer having considered report from the Finance & Audit Committee dated April 10, 1989, re: 1988 Accounts Receivable Write-offs hereby approve the Write-Off of Accounts Receivable for 1988 in the amount of \$263,964.45 and as recommended to Council April 17, 1989."

The decision of Council in this instance is submitted for your information and by way of a copy of this memo, we are requesting the Director of Financial Services to take appropriate action.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. Dir. of Financial Services  
Treasury Services Manager

DATE: April 10, 1989  
TO: City Council  
FROM: Finance & Audit Committee  
RE: ANNUAL REPORT ON INVENTORY POSITION - 1988

---

At the April 5, 1989, Finance & Audit Committee Meeting, consideration was given to the attached report from the Director of Financial Services dated March 30, 1989, re: Annual Report on Inventory Position - 1988.

As outlined in the Director of Financial Services Report, in 1968, Council requested the Annual Report on Inventory Position to be submitted annually to City Council. The City is in a good management position on inventory with this position being improved and stabilized through stricter controls by the Administration. As a result of the City's favorable position, the Finance & Audit Committee felt that Council may wish to reconsider if this report needs to be submitted annually or just as the need arises and as such passed the following motion:

"RESOLVED that the Finance & Audit Committee hereby recommend to Council of The City of Red Deer:

1. that Council's request of 1968 to provide a report annually to Council on the store's inventory position be rescinded;
2. that Council direct the internal auditor, on a regular basis, to review the store's inventory position, and report to Council should any concerns or discrepancy's arise."

As outlined above, the internal auditor will be monitoring the inventory position and report to Council as required.

This is submitted for Council's information and consideration.

Respectfully submitted,



For Alderman Gail Surkan  
Chairman  
KK/ds  
Encl.  
c.c. Internal Auditor

DATE: March 30, 1989  
 TO: CITY COUNCIL  
 FROM: DIRECTOR OF FINANCIAL SERVICES  
 RE: ANNUAL REPORT ON INVENTORY POSITION - 1988

In April, 1968 Council requested that a report be submitted annually on the stores inventory position. In compliance with council's request the inventory actually on hand on December 31, 1988, and comparative data for previous years is as follows. The first column indicates the amount of inventory of each type actually on hand at year end, and the second column indicates the percentage increase (decrease) over the previous year:

<u>Inventory Type</u>	<u>1988</u>	<u>% Change</u>	<u>Inventory Type</u>	<u>1987</u>	<u>% Change</u>
General	119,143	25	General	95,214	(12)
E. L. & P.	2,567,528	8	E. L. & P.	2,382,790	(14)
Water & Sewer	116,762	14	Water & Sewer	102,076	(3)
Garage	314,352	6	Garage	295,574	15
Stationery	54,607	2	Stationery	53,490	25
TOTAL	<u>3,172,392</u>	8	TOTAL	<u>2,929,144</u>	(11)

<u>Inventory Type</u>	<u>1986</u>	<u>% Change</u>	<u>Inventory Type</u>	<u>1985</u>	<u>% Change</u>
General	108,130	(18)	General	132,264	25
E. L. & P.	2,768,491	(2)	E. L. & P.	2,820,374	(6)
Water & Sewer	105,063	(11)	Water & Sewer	117,772	3
Garage	257,636	5	Garage	245,928	26
Stationery	42,787	(5)	Stationery	45,013	11
TOTAL	<u>3,282,107</u>	(2)	TOTAL	<u>3,361,351</u>	(2)

The reason the inventory value for E. L. & P. is high relative to the Water and Sewer utilities is that most Water and Sewer items are delivered directly to job sites while E. L. & P. items, due to their nature, are processed through inventory.

City Council  
Page 2  
March 30, 1989

Attached are a number of graphs that show the changes in the inventory balances:

- GRAPH NO. 1 - All inventory balances excluding E.L. & P.  
GRAPH NO. 2 - E. L. & P. inventory balances only  
GRAPH NO. 3 - Total of all inventory balances

Graph No. 3 shows that until 1988 the total inventory balance had been going down each year. This was because E. L. & P. inventory in the boom time prior to 1983 had been built up to service a demand level much higher than currently exists. The excess inventory has gradually been used up to the point where it appears the inventory balance now reflects what is required to provide for maintenance needs as well as service the current level of construction.

Included in the inventory are stock items that had no issues in 1988 as disclosed below:

<u>Inventory Type</u>	<u>Total Inventory at Dec. 31/88</u>	<u># of Items</u>	<u>NO Issues During 1988</u>	<u># of Items</u>	<u>1987 %</u>	<u>1988 %</u>
General	119,143	326	13,303	45	10	11
E. L. & P.	2,567,528	821	822,731	272	46	32
Water & Sewer	116,762	201	20,616	70	18	18
Garage	314,352	3613	180,850	2106	62	58
Stationery	<u>54,607</u>	249	<u>1,855</u>	33	12	4
TOTAL	<u>3,172,392</u>		<u>1,039,355</u>		45	33

The value of stock items in 1988 that had no issues (\$1,039,355) represents some improvement over what was experienced in 1987 (\$1,315,283). It still means, however, that there remains a large amount of stock items for which no issues occur. This is due mainly to two reasons:

1. Requirement to maintain some items for maintenance that may never be required, and
2. Items that may now be obsolete.

City Council  
Page 3  
March 30, 1989

To ensure that the inventory value is reasonable, a reserve has been provided for possible stock write-offs as follows:

<u>INVENTORY TYPE</u>	<u>VALUE OF ITEMS WITH NO. ISSUES IN 1988</u>	<u>DEC. 31/88 RESERVE PROVIDED</u>
General	\$ 13,303	\$ -
E. L. & P.	822,731	675,462
Water & Sewer	20,616	6,235
Garage	180,850	60,000
Stationery	1,855	-
	<u>1,039,355</u>	<u>741,697</u>

The following Inventory Turnover Ratios (1988 Net Issues>Returns divided by value of stock on hand at year end) give some indication of the movement of stock.

<u>INVENTORY TYPE</u>	<u>1986 TURNOVER</u>	<u>1987 TURNOVER</u>	<u>1988 TURNOVER</u>
General	1.61	1.69	1.25
E. L. & P.	.34	.58	.60
Water & Sewer	1.68	1.89	1.48
Garage	.89	.73	.98
Stationery	1.59	1.27	1.56

In addition to the preceding inventories, SAND and GRAVEL inventories are significant and deserve mention:

<u>INVENTORY 1988</u>	<u>INVENTORY 1987</u>	<u>% CHANGE</u>	<u>1986 TURNOVER</u>	<u>1987 TURNOVER</u>	<u>1988 TURNOVER</u>
76,332	90,968	(16)	2.67	4.03	3.83

It would appear for the major value items (E. L. & P. and Garage) some improvement was made in the turnover ratios. The objective should be to have a turnover ratio of at least 1. This is difficult to achieve for some stock because of the large value of replacement parts and slow moving stock that exists. It does appear some of the improvement may be due to an increase in issues of active stock rather than to increased use of slow moving stock.

*AW*

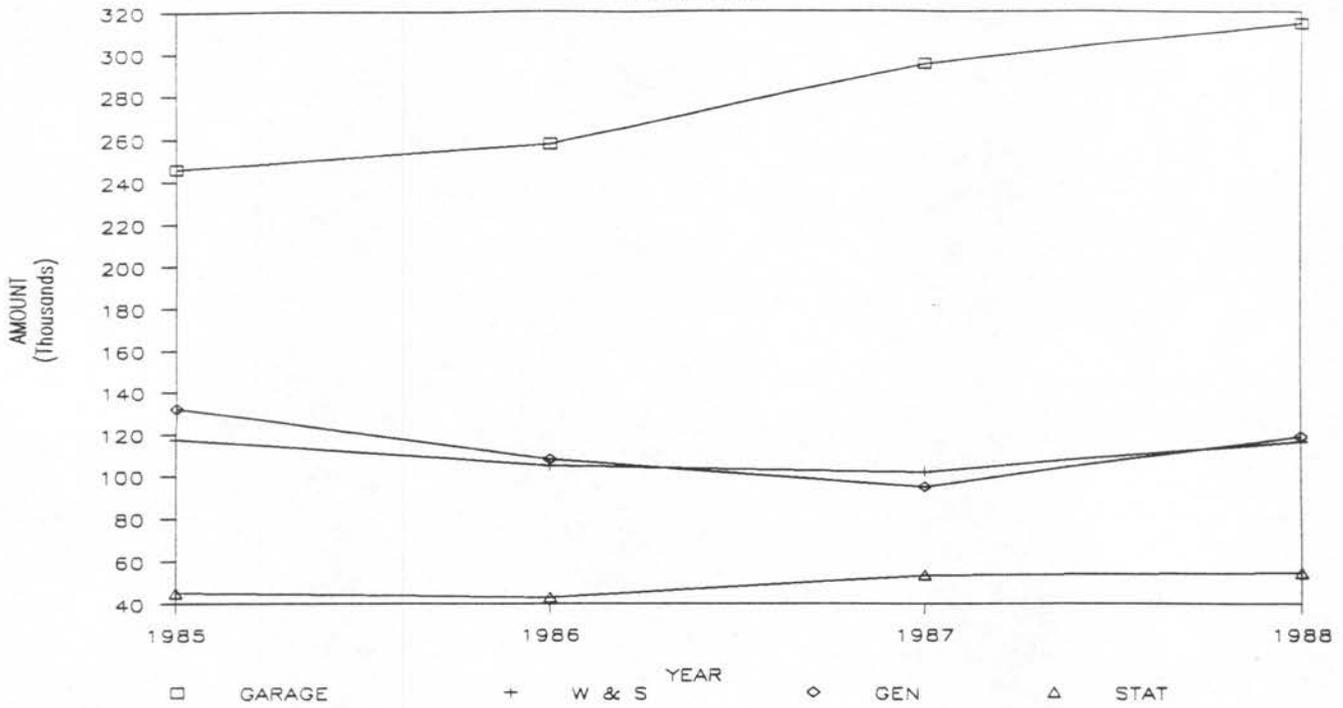
A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/mrk

Att'd.

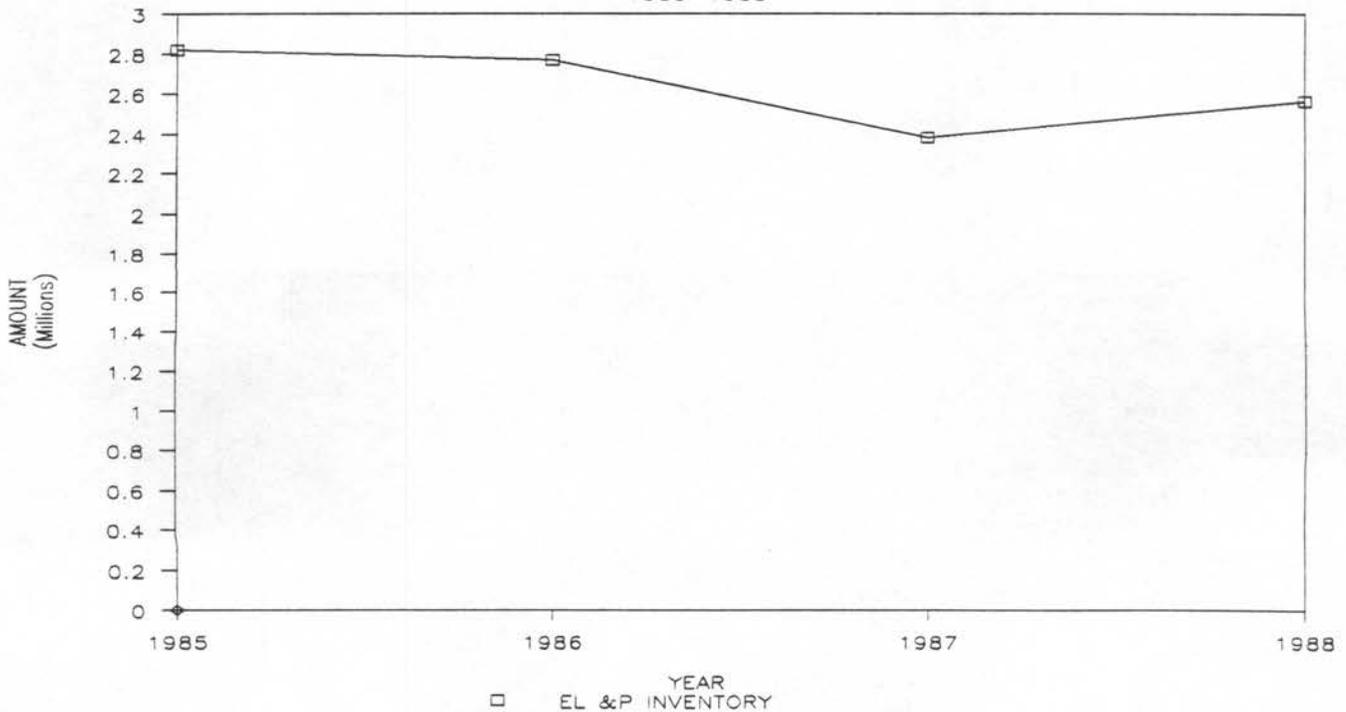
# GRAPH NO. 1

## INVENTORY BALANCES (Excluding EL &P) 1985-1988

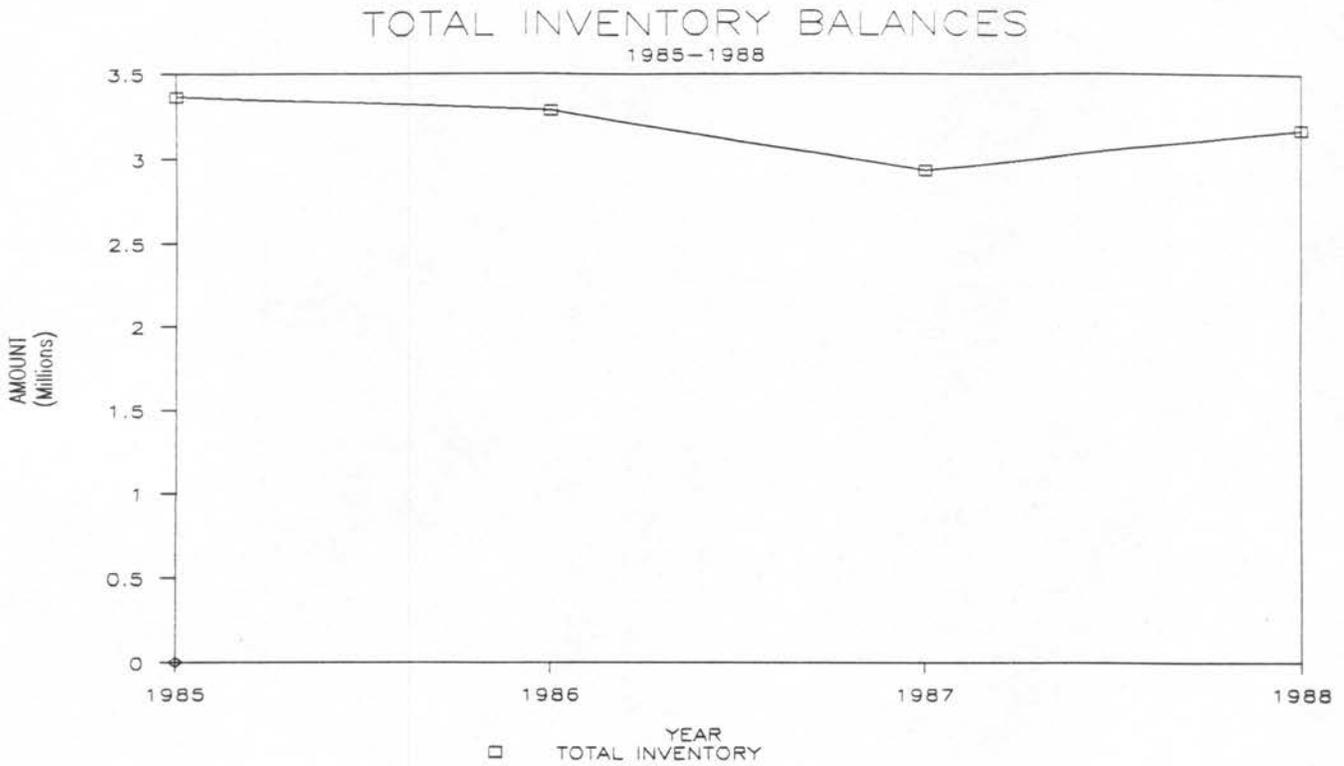


# GRAPH NO. 2

## EL &P INVENTORY BALANCES 1985-1988



# GRAPH NO. 3



## Commissioner's Comments

We would concur with the recommendations of the Finance & Audit Committee.

"R.J. MCGHEE"  
Mayor

DATE: April 18, 1989  
TO: Finance & Audit Committee  
FROM: City Clerk  
RE: ANNUAL REPORT ON INVENTORY POSITION - 1988

---

Your report dated April 10, 1989, concerning the above topic was presented to Council April 17, 1989, and at which meeting Council passed the following motion.

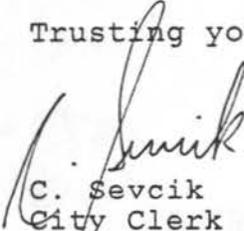
"RESOLVED that Council of The City of Red Deer having considered report from the Finance & Audit Committee dated April 10, 1989, re: Annual Report on Inventory Position - 1988, hereby agrees as follows:

1. that City Council's request of 1968 to provide a report annually to Council on the store's inventory position be rescinded;
2. that Council direct the internal auditor, on a regular basis, to review the store's inventory position and report to Council should any concerns or discrepancies arise;
3. that the Finance and Audit Committee review the year end position annually.

Please note number 3 in the above noted resolution which is an addition to the recommendations submitted by the Finance & Audit Committee.

By way of a copy of this memo, we are requesting the Internal Auditor, the Director of Financial Services, Treasury Services Manager and the Finance & Audit Committee to take appropriate action in accordance with the above resolution passed by Council.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. City Commissioners  
Dir. of Financial Services  
Treasury Services Mgr.  
Internal Auditor

NO. 10

DATE: April 10, 1989  
 TO: CITY CLERK  
 FROM: DIRECTOR OF FINANCIAL SERVICES  
 RE: BUSINESS TAXES

---

Council Policy #409 states:

"The business tax levy rate shall be reviewed each year for a possible increase in line with property tax increases."

In accordance with the above resolution, an amendment to the Business Tax By-law 2032 is attached for Council's consideration that will increase the business tax levy by 5% for 1989.

The ~~estimated~~ increase in the municipal portion of property taxes is anticipated to be approximately 5%. The total tax bill is anticipated to increase by 6% because of an increase by the School Board's in their requisitions of 7%. It was considered the 5% increase in the municipal portion of property taxes was more appropriate to use for business taxes:

REQUESTED ACTION

Approval of Bylaw No. 2032/A-89 to increase the business tax levy to 2.94% which represents a 5% increase for 1989.

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

AW/mrk

c.c. City Assessor

Att'd.

Commissioner's Comments:

We would recommend Council approve the increase in the business tax levy as suggested by the Director of Financial Services.

"R.J. MCGHEE"  
 Mayor

DATE: April 18, 1989  
TO: Director of Financial Services  
FROM: City Clerk  
RE: BYLAW 2032/A-89 BUSINESS TAX BYLAW AMENDMENT/  
BUSINESS TAX LEVY RATE CHANGE

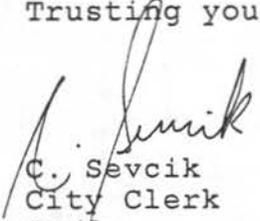
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Your report dated April 10, 1989, concerning the above was presented to Council April 17, 1989, and at which meeting the above noted amending bylaw was given three readings, a copy of which is enclosed herewith.

Bylaw 2032/A-89 provides for an increase in the business tax levy to 2.94% which represents a 5% increase for 1989.

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

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/äs  
c.c. City Assessor  
Econ. Dev. Mgr.  
Parks Manager

NO. 11

DATE: April 7, 1989  
TO: CITY COUNCIL  
FROM: DON BATCHELOR  
Parks Manager  
RE: PROCLAMATION - PITCH-IN '89

---

I request that the attached proclamation for the annual City of Red Deer Pitch-In '89 Campaign be forwarded to the April 17, 1989 Council meeting.

The Parks Department has again been successful in obtaining the assistance of numerous organizations and clubs, including the Public and Separate Schools, Rotary Club, Cubs, Scouts, Brownies, Guides, Junior Forest Wardens, Special Olympics, Michener Centre, Red Deer Fish and Game Association and Laidlaw Waste Systems Ltd., etc., in carrying out an extensive cleanup campaign of city parkland and open space, from May 1st - 8th inclusive. The distribution of car litter bags to service stations in Red Deer, outlined with a map of the city and the Pitch-In theme, will again be carried out this year. These litter bags will be distributed throughout the summer.

This Pitch-In Program also includes extended hours of operation at the Landfill Site for public use, and the pick-up of large unwanted items at residences (i.e. old washers, furniture, etc.).

The support and cooperation of the residents of Red Deer have made this Pitch-In Program a major success in keeping our parkland a cleaner and safer place. Over 6,000 volunteers participated in this program in 1988.

Certificates of Participation will be distributed to all organizations participating in this program. I request City Council's proclamation of May 1 - 8, 1989 being "Pitch-In Week" in Red Deer.



DON BATCHELOR

DB/ad

Att.

c.c. Pete Wasylyshyn, Parks Planner (Pitch-In Campaign Chairman)

Commissioner's Comments

Submitted for Council's information.

"R.J. MCGHEE"  
Mayor



# PROCLAMATION PITCH-IN '89

Whereas litter pollutes our parks, recreational areas, beaches, highways and school grounds by defacing them to our sight; and

Whereas litter can be dangerous by causing physical harm to men and animals; and

Whereas thoughtlessness and negligence are the main contributory factors in the occurrence and spread of litter; and

Whereas the litter can be reduced by modern technology, education, streamlined enforcement and updated litter by-laws, and responsible packaging; and

Whereas the (City, Municipality, Village, Town, Township, District of RED DEER) is concerned with the problems caused by litter and to bring it to the attention of the public it is deemed appropriate to appoint the week of MAY 1-8, 1989 as the start of the "PITCH-IN '89" campaign in

the (City, Municipality, Village, Town, Township, District of RED DEER), and to urge all citizens to co-operate with the (City, Municipality, Village, Town, Township, District of RED DEER) in the elimination and reduction of litter and littering:

Now therefore I, (Name .....), Mayor of .....

..... Do hereby declare the week of May 1-7, 1989 as

## PITCH-IN '89

in (name of City, Village, Town, Township, Municipality, District)

RED DEER

..... Mayor

**DO YOUR PART**



DATE: April 19, 1989  
TO: Parks Manager  
FROM: City Clerk  
RE: PROCLAMATION - PITCH-IN '89

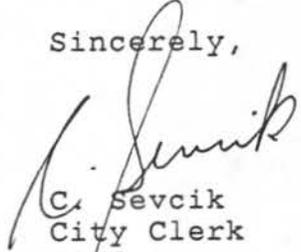
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Your report dated April 7, 1989, concerning the above topic was presented to Council April 17, 1989, and was received for information purposes only.

I trust that you will prepare the appropriate proclamation in due course for the Mayor's signature.

On behalf of Council, I wish to take this opportunity of wishing you every success in this program.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds

c.c. City Commissioners  
Dir. of Community Services  
Parks Planner (Pitch-In Campaign Chairman)

NO. 12

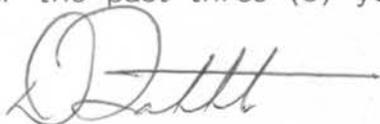
CS-P-1,506

DATE: April 6, 1989  
TO: CITY COUNCIL  
FROM: DON BATCHELOR  
Parks Manager  
RE: APPOINTMENT - CITY WEED INSPECTOR

---

In accordance with the Province of Alberta Weed Control Act, I request City Council's appointment of Ms. Judy Adamson as the City Weed Inspector from May 8, 1989 to September 22, 1989.

Ms. Adamson has held the position of Weed Inspector for the City over the past three (3) years.



DON BATCHELOR

DB/ad

c.c. Pete Wasylyshyn, Parks Planner

Commissioner's Comments

We would recommend Council approve the appointment as requested.

"R.J. MCGHEE"  
Mayor

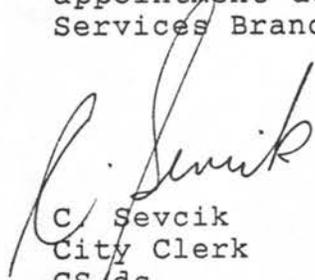
DATE: April 19, 1989  
TO: Parks Manager  
FROM: City Clerk  
RE: APPOINTMENT - CITY WEED INSPECTOR

---

Your report dated April 6, 1989, concerning the above was presented to Council April 17, 1989, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report from the Parks Manager dated April 6, 1989, re: Appointment - City Weed Inspector hereby appoints Ms. Judy Adamson as the City Weed Inspector from May 8, 1989 to September 22, 1989, and as recommended to Council by the Administration, April 17, 1989."

The decision of Council in this instance is submitted for your information. Enclosed herewith is a copy of the notification of appointment duly completed and sent to the Weed Control & Field Services Branch.



C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Parks Planner  
Personnel Manager

Weed Control and Field Services Branch  
Plant Industry Division  
701 Agriculture Building  
9718 - 107 Street  
Edmonton, Alberta  
T5K 2C8

NOTIFICATION OF APPOINTMENT OF WEED INSPECTOR

This is to advise that:

Name Judy Adamson

Mailing Address P.O. Box 163  
Lacombe, Alberta T0C 1S0

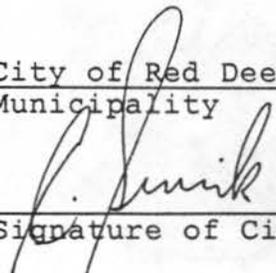
Was appointed as Weed Inspector  
by resolution of Council on:

Date April 17, 1989

Appointment effective from May 8, 1989 to September 22, 1989

During pleasure of Council

City of Red Deer  
Municipality

  
Signature of City Clerk

Weed Control and Field Services Branch  
Plant Industry Division  
701 Agriculture Building  
9718 - 107 Street  
Edmonton, Alberta  
T5K 2C8

NOTIFICATION OF APPOINTMENT OF WEED INSPECTOR

This is to advise that:

Name Judy Adamson

Mailing Address P.O. Box 163

Lacombe, Alberta T0C 1S0

Was appointed as Weed Inspector  
by resolution of council on:

Date April 17, 1989

Appointment effective from May 8, 1989 to September 22, 1989

During pleasure of council

City of Red Deer  
Municipality

Signature of Secretary-Treasurer  
City Clerk

Weed Control and Field Services Branch  
Plant Industry Division  
701 Agriculture Building  
9718 - 107 Street  
Edmonton, Alberta  
T5K 2C8

NOTIFICATION OF APPOINTMENT OF WEED INSPECTOR

This is to advise that:

Name Judy Adamson

Mailing Address P.O. Box 163  
Lacombe, Alberta T0C 1S0

Was appointed as Weed Inspector  
by resolution of Council on:

Date April 17, 1989

Appointment effective from May 8, 1989 to September 22, 1989

During pleasure of Council

City of Red Deer  
Municipality

P. Sivik  
Signature of City Clerk

# Alberta

FORESTRY, LANDS AND WILDLIFE  
Fish and Wildlife Division

---

3rd Floor, Parkland Square  
4901 - 48 Street  
Red Deer, Alberta  
T4N 6M4

March 21, 1989

Mayor and Council  
City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship, Members of Council:

On behalf of the members of the Gaetz Lakes Sanctuary Committee, I wish to present to you our Annual Report for the year 1988.

I would be pleased to answer any questions you might have about this report.

Yours truly

*Ron Bjorge*

Ron Bjorge  
Chairman  
Gaetz Lakes Sanctuary Committee

RB:jp



GAETZ LAKES SANCTUARY  
COMMITTEE

1988  
ANNUAL REPORT

TO THE MAYOR AND COUNCIL  
OF THE CITY OF RED DEER

1. The Gaetz Lakes Sanctuary Committee is a committee of the Council of the City of Red Deer, established to fulfill the terms of the Agreement between the Government of the Province of Alberta and the City of Red Deer, dated August 17, 1983, and between the Board of Trustees of the Red Deer School District and the City of Red Deer, dated June 29, 1984. The agreement was reached as part of the sale by the Province and School Board of the Gaetz Lakes lands to the City.

2. The Gaetz Lakes Sanctuary is part of the Waskasoo Park system, and includes the lands shown on the accompanying map. It is owned by the City of Red Deer and is operated by the Museums Management Board under terms of Bylaw #2866/85.

3. The use of the Gaetz Lake Sanctuary is regulated by several documents including:

- a) agreement for sale between the province and City,
- b) agreement for sale between Red Deer School District and City,
- c) agreement for lease (10 year) between the province (Michener Centre) and City,
- d) Migratory Bird Sanctuary Regulations,
- e) Parks and Public Facilities Bylaw #2841/84 - City,
- f) Gaetz Lake Sanctuary Policy,
- g) additional City policies.

4. The membership and terms of reference of the Gaetz Lakes Sanctuary Committee were established by resolution of City council dated July 18, 1983, and amended by Council on August 7, 1984. The Committee has to meet as often as necessary, but must meet at least three times each year. It must present an annual report to City Council on its activities.

5. The Gaetz Lakes Sanctuary was Alberta's first federal Migratory Bird Sanctuary, established in 1924 as the "Red Deer Bird Sanctuary", and it continues to be one of only four such areas in the province. While the Government of Canada does not own the lands, wildlife in the Sanctuary is afforded an extra degree of protection by the federal laws governing Canadian Wildlife Service sanctuaries.

6. The Gaetz Lakes Sanctuary Committee met three times in 1988. All meetings were held at noon at the Kerry Wood Nature Centre.

On May 5, 1988, the Committee met and dealt with the following:

- 67th street landscaping,
- preparation of annual report to City Council,

- Discussed transplant of native orchids into the Sanctuary as requests by Red Deer River Naturalists and Alberta Native Plant Council. Agreed to accommodate transplants.

On May 19, 1988 the Committee met and addressed the following:

- ground squirrel control - alternatives were reviewed,
- discussed water levels in the Gaetz Lakes,
- discussed the concept of a boardwalk at the south end of the west Gaetz Lake,
- fire management was reviewed. It was moved that the Committee would contact City Council and ask the Fire Department to develop a plan of action and funding for an emergency response program at Gaetz Lake Sanctuary.
- a sub committee was struck to investigate the applicability of Habitat Development Regulations to the Sanctuary,
- it was agreed that the committee would submit a letter to City Council verifying that the 45th street access would not be accessible from 67th street,

On June 23, 1988 the Committee met and addressed the following:

- it was moved that ground squirrels be controlled in a limited sense immediately in the proximity of the Kerry Wood Nature Centre in a non-poisonous manner. This action was taken due to very high populations and because the construction and maintenance of the Kerry Wood Nature Centre and trails have created an unnatural environment,
- it was moved that the Habitat Development Regulations may not be applicable, partially because the overall intent of these regulations was yet unclear.

Further details of the above meetings are outlined in the minutes. Should clarification be required please contact the chairman, or other committee members.

Membership on the Committee during 1988 was as follows:

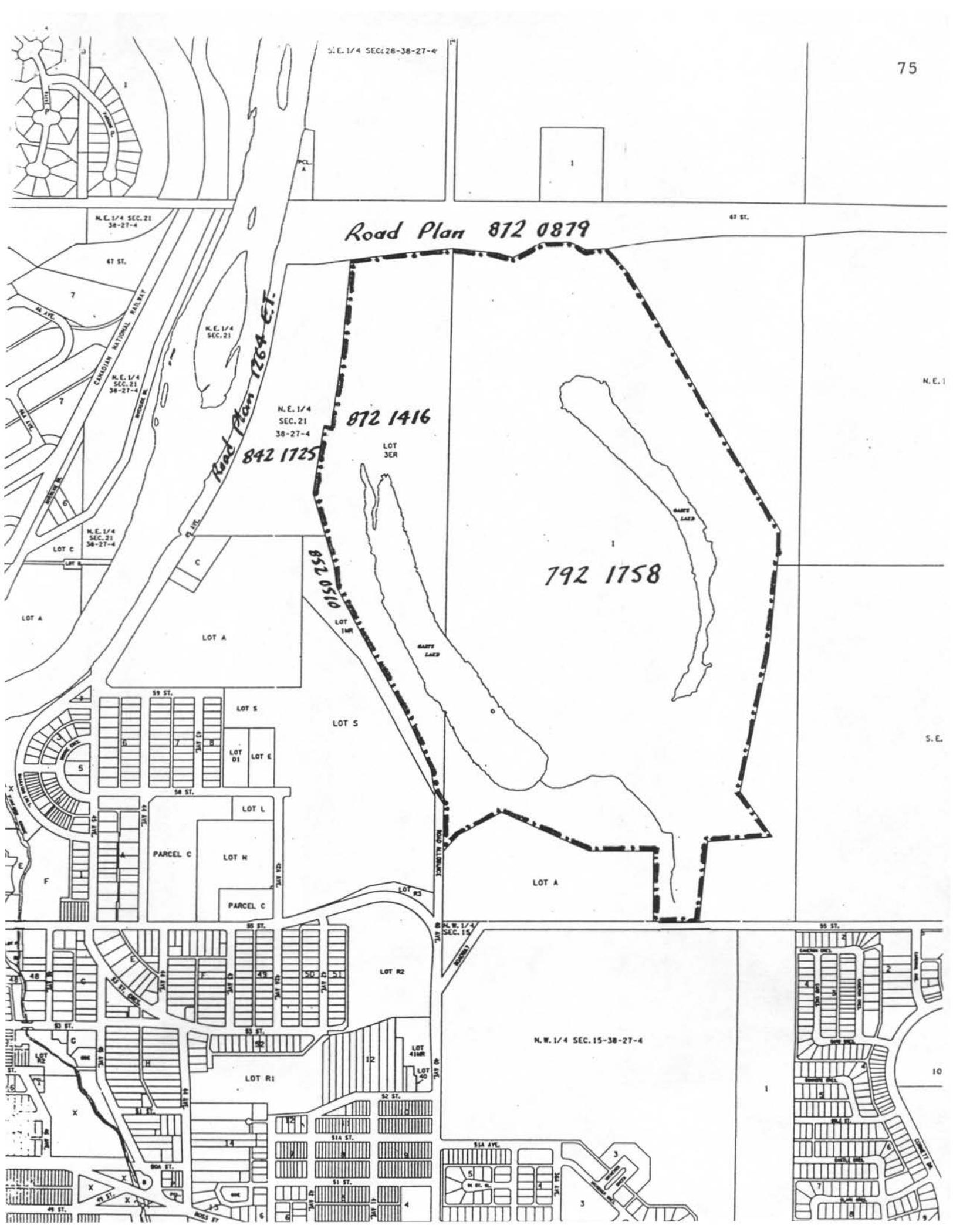
- R. Bjorge (chairman), Alberta Fish and Wildlife Division,
- P. Wasylyshyn, City of Red Deer, Parks Department,
- V. Parker, Red Deer Regional Planning Commission,
- L. Hodgson, City of Red Deer, Recreation Department,
- M. O'Brien, Red Deer River Naturalists,
- W. Robinson, Red Deer Fish and Game Association,

- J. Robertson, Kerry Wood Nature Centre - Technical Advisor/Secretary
- W. Vincent, Secretary.

Commissioner's Comments

Submitted for Council's information only.

"R.J. MCGHEE"  
Mayor



N.E. 1/4 SEC. 28-38-27-4

N.E. 1/4 SEC. 21 38-27-4

67 ST.

Road Plan 812 0879

67 ST.

CANADIAN NATIONAL RAILWAY

Road Plan 1264 E.T.

N.E. 1/4 SEC. 21 38-27-4

812 1416

842 1725

LOT 3ER

792 1758

852 0510 758

GARTY LAKE

LOT A

LOT S

LOT A

N.W. 1/4 SEC. 15

N.W. 1/4 SEC. 15-38-27-4

95 ST.

10

S.E.

N.E. 1



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 20, 1989

Alberta Forestry, Lands and Wildlife  
Fish and Wildlife Division  
3rd Floor, Parkland Square  
4901 - 48 Street  
Red Deer, Alberta  
T4N 6M4

Attention: Ron Bjorge, Chairman, Gaetz Lakes Sanctuary Committee

Dear Sir:

At the Council Meeting of April 17, 1989, your Annual Report for 1988 on the Gaetz Lakes Sanctuary Committee was presented for information, and it was agreed to file same.

We wish to thank you for your submission in this regard outlining the various activities undertaken by the Committee over the past year.

Sincerely,

C. Sevcik  
City Clerk  
CS/ds

c.c. Council & Committee Secy.



# RED DEER REGIONAL PLANNING COMMISSION

76

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

NO. 14

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

April 4, 1989

Mr. Charlie Sevcik  
City Clerk  
City of Red Deer  
RED DEER, ALBERTA

Dear Sir:

Re: Northwest Area Structure Plan

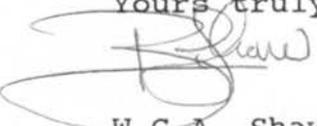
Please find enclosed herewith proposed Bylaw No. 2979/89, being the bylaw to adopt the Northwest Area Structure Plan. We would appreciate this bylaw being placed on the Council agenda of April 17, 1989 for the first reading.

Comments on a previous draft of the plan have been received from City departments and school authorities. Their suggestions have been considered and incorporated, wherever possible.

We are prepared to introduce this plan to Council on April 17, by means of a short verbal overview using some visual aids. It is recommended that the public hearing be held on May 15. Should Council wish, we are also prepared to facilitate an open house prior to the public hearing so interested landowners and residents could drop in to discuss the proposed plan, ask questions and make suggestions. Such an open house meeting could be held in one of the schools in the area between May 1 and 9.

The proposed plan, while it addresses lands entirely within the City, should also be referred to the County of Red Deer for its comments, which should be received prior to the public hearing.

Yours truly,



W.G.A. Shaw  
Deputy Director

WS/kjc

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

Commissioner's Comments

We would recommend that Council give first reading to the Bylaw and that same be advertised for a Public Hearing to be held May 15.

It is also recommended that:

1. the bylaw be referred to the County for comment.
2. the Planning Commission facilitate an open house prior to the Public Hearing as suggested in the report of the Deputy Director.

"R.J. MCGHEE"  
Mayor

BY-LAW No. 2979/89

Being the By-law to adopt the Northwest Area Structure Plan in the City of Red Deer.

Council of the City of Red Deer, in the Province of Alberta, enacts as follows:

- 1) By-law No. 2689/80, By-law No. 2689/A-81 and 2695/80 being the N.W. Sector Area Structure Plan and, Section 19 Area Structure Plan, are hereby repealed.
- 2) That, Schedule "A" attached hereto, is hereby adopted as the Northwest Area Structure Plan in the City of Red Deer.

READ A FIRST TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED,  
this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

---

MAYOR

---

CITY CLERK

respect to the compliance of the proposed subdivision with the regional plan that affects the land, if

- (i) the regional planning commission is not the subdivision approving authority, and
- (ii) the regional planning commission notified the subdivision approving authority in writing, prior to the decision of the subdivision approving authority, that the proposed subdivision did not comply with the regional plan,

(b) in subsection (7) by striking out "or (c)" and substituting ", (c) or (d)".

15 Section 118(a) is amended by striking out "or public utility," and substituting ", public utility, pipeline as defined in the *Oil and Gas Conservation Act* or transmission line as defined in the *Hydro and Electric Energy Act*".

16 Section 139 is amended

(a) by repealing subsection (1) and substituting the following:

139(1) Except as otherwise prescribed by this Act or when an exemption is given by the Minister under section 141, before giving 2nd reading to

- (a) a proposed land use by-law,
- (b) a proposed by-law adopting an area structure plan,
- (c) a proposed by-law adopting an area redevelopment plan,
- (d) a proposed by-law adopting a general municipal plan,
- (e) a proposed by-law amending a by-law referred to in clauses (a) to (d), or
- (f) a proposed by-law repealing a by-law referred to in clauses (a) to (d),

a council shall hold a public hearing with respect to the proposed by-law in accordance with section 140 after giving notice of it in accordance with subsections (3) and (4).

(b) by repealing subsection (2);

(c) in subsection (3) by striking out "In addition to the notice to owners required under subsection (2), if any, the" and substituting "The";

(d) by adding the following after subsection (3):

(4) In addition to the notice required under subsection (3), in the case of an amendment to a land use by-law that will change the district designation of a parcel, the council shall give written notice containing the information referred to in subsection (3)(d) to the owner of that parcel and mail a written notice by ordinary mail to each owner of adjacent land at the name and address shown for that owner in the tax roll of the municipality.

(5) In subsection (4), "adjacent land" means land that is contiguous to the parcel that is being redesignated and includes

- (a) land that would be contiguous if not for a public roadway, river or stream, and
- (b) any other land specified in the land use by-law as adjacent land for the purpose of this section.

17 Section 145 is amended

(a) by repealing subsection (1)(d);

(b) by adding the following after subsection (1):

(1.1) The Minister may make regulations governing the fees to be paid by persons

(a) applying to the Minister or to a regional planning commission for subdivision approval or appealing the decision of a subdivision approving authority to the Board, or

(b) making applications to the Board under this Act.

*Repealed*  
 (2) A council shall give written notice to each owner of land that is the subject of a proposed amendment to a land use by-law and summarize its effect.

(3) ~~In addition to the notice to owners required under subsection (2), if any, the council shall~~

(a) name the one or more dates, places and times it will hold a public hearing with respect to the proposed by-law and provide for the holding of any further public hearings it considers necessary;

(b) outline the procedure to be followed by anyone wishing to be heard at the public hearing;

(c) outline the procedure by which the public hearing will be conducted;

(d) direct the publication in 2 issues of a newspaper circulating in the area to which the proposed by-law relates a notice containing

(i) a statement of the purpose of the proposed by-law;

(ii) the name of the one or more places, one of which shall be the office of the council, where

(A) a copy of the proposed by-law, and

(B) the documents that a person is entitled to inspect under section 151 of the *Municipal Government Act* and that relate to the proposed by-law,

may be inspected by the public;

(iii) the one or more dates, places and times the council will hold a public hearing with respect to the proposed by-law;

(iv) an outline of the procedures referred to in clauses (b) and (c).

1977 c89 s135

*See (4) and (5)*

Public hearing  
on by-law

**140(1)** At the public hearing referred to in section 139, the council shall hear

(a) any person or group of persons, or person acting on his or their behalf, who

(i) has complied with the procedures outlined by the council, and

(ii) claims to be affected by the proposed by-law,

and

(b) any other person who wishes to make representations and whom the council agrees to hear.

(2) The council, after considering the representations made to it concerning the proposed by-law, may

(a) make such amendments or changes as it considers necessary to the proposed by-law, if any, and proceed to pass the proposed by-law, or

(b) defeat the proposed by-law.

(3) A member of council is eligible to vote on a proposed by-law notwithstanding that the member of council was not present at the public hearing held under section 139 with respect to the proposed by-law.

1977 c89 s136; 1980 c82 s17

Ministerial  
exemption

**141** The Minister may, on the application of a council, exempt the council from all or any of the requirements of sections 139 and 140.

1977 c89 s137

Technical  
amendments

**142** Notwithstanding sections 139 to 141, a by-law may be amended without giving notice or holding a hearing if the amendment does not materially affect the by-law in principle or in substance.

1977 c89 s138

Validity  
of by-laws

**143** A by-law passed pursuant to this Act is valid and binding notwithstanding any lack of compliance with a provision of this Act or the *Municipal Government Act*

(a) either in substance or in form,

(b) in the proceedings prior to the passing of the by-law, or

(c) in the manner of passing the by-law,

unless an application to quash it is made within 2 months next after the final passing of the by-law.

1977 c89 s139

## Division 2

### Regulations

#### Land Use Regulations

Land use  
regulations

**144(1)** Any regulations made under this section apply only in respect of

(a) the municipalities named in the regulation, or

(b) if no municipality is named in the regulation, those municipalities where no land use by-law is in effect.

(2) The Lieutenant Governor in Council may make regulations

(a) prohibiting or regulating and controlling the same matters that a council may prohibit or regulate and control by a land use by-law;

(b) on any subject matter with respect to which a council may make by-laws under this Act;

SCHEDULE "A"

NORTHWEST AREA STRUCTURE PLAN

PREPARED FOR THE CITY OF RED DEER

BY THE  
CITY SECTION  
RED DEER REGIONAL PLANNING COMMISSION

MARCH, 1989

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## NORTHWEST AREA STRUCTURE PLAN

### INTRODUCTION

#### Enabling Legislation

This plan, known as the Northwest Area Structure Plan, has been prepared and adopted by the City of Red Deer pursuant to Section 64 of the Planning Act, being the enabling legislation.

#### Location

As can be surmised by the plan's title, the plan area covers the northwest portion of the City of Red Deer. Map 1 locates the plan area with respect to the total City. The boundaries of the Area Structure Plan area are more clearly defined on Maps 2 through 9.

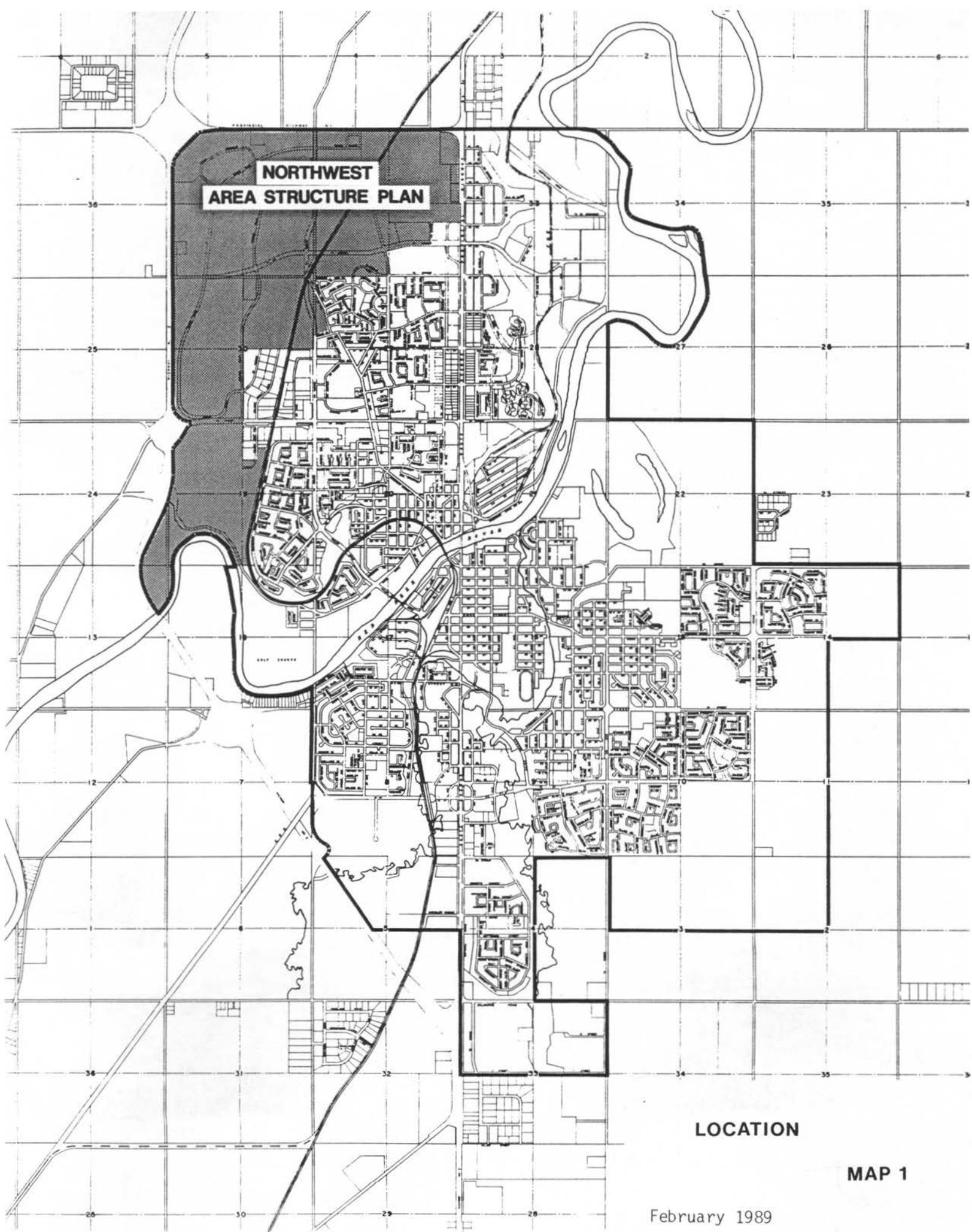
### PLANNING FRAMEWORK

The Northwest Area Structure Plan falls within a framework of plans and bylaws, provided by the Planning Act, to guide municipalities in planning for their future.

#### Red Deer Regional Plan

The Red Deer Regional Plan was ratified by the Minister of Municipal Affairs on May 9, 1988. The purpose of the plan is to guide municipalities in the management of local land use planning. The Regional Plan provides broad policy guidelines and gives sufficient flexibility to municipalities to reflect their local wishes and needs. All statutory plans and land use bylaws must conform to the Regional Plan.

**NORTHWEST  
AREA STRUCTURE PLAN**



**LOCATION**

**MAP 1**

February 1989

### General Municipal Plan

The Planning Act requires all incorporated urban municipalities with a population of 1,000 or more to prepare a general municipal plan (GMP). The purpose of this plan is to describe the land uses proposed and the manner of future development in a municipality. A general municipal plan also is to designate or describe areas where more detailed development or redevelopment plans are desirable.

The Red Deer General Municipal Plan was adopted by the City Council on March 31, 1980 under Bylaw 2663/80. In the GMP one of the areas that was recommended for an area structure plan is in the northwest sector of the City.

### Land Use Bylaw

It is mandatory for municipalities with a population of 1,000 or more to adopt a land use bylaw, which generally divides a municipality into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the General Municipal Plan and any area structure plan. The current Red Deer Land Use Bylaw was adopted by City Council on August 18, 1980 under Bylaw 2672/80.

### Area Structure Plan

An area structure plan is intended to provide a more detailed plan for the future development of an area of a municipality. The plan is expected to describe the land use, sequence of development, road patterns, population density, provision of public utilities and other necessary matters. An area structure plan provides useful guidelines for a developer in proposing detailed subdivision plans for development in the area.

## EXISTING SITUATION

The City's General Municipal Plan, adopted by City Council in 1980, indicated that two areas were designated for the preparation of area structure plans, one on the south side of the City and the second in the northwest. With regards to the latter, for implementation the area was divided into two sectors;

- (a) north of 67th Street known as the northwest sector, and
- (b) south of 67th Street known as section 19.

### Area North of 67th Street

On September 15, 1980, City Council adopted the Northwest Sector Area Structure Plan under Bylaw No. 2687/80. An amendment to the Northwest Sector Area Structure Plan was adopted by City Council on March 30, 1981 under Bylaw No. 2689/A-81.

### Area South of 67th Street

The Section 19 Area Structure Plan was adopted by City Council on October 27, 1980 under Bylaw No. 2695/80.

### The Need For Revision

Since the adoption of the aforementioned plans in 1980, a number of changes have occurred in this particular area and the City. These include:

- o The City's population has increased by 13,467 persons to 54,839 persons, an increase of 32.5 percent since 1980.
- o During the same time, the population of the area north of the Red Deer River, including the plan area, has increased by 5,526 persons to a total population of 21,696 persons for an increase of 34.2 percent.

- o A number of developments have taken place in the northwest area. The Glendale residential area has been completed, including two schools and a recreation area. Also, the Kentwood neighborhood has started north of 77th Street. A number of industrial parcels are being developed in the Edgar industrial area.
- o The design and financing of railway relocation is being finalized as part of the Major Corridor Study. It is presently under construction and the project is expected to be completed by 1993. The relocation of the rail line will permit the logical extension of residential areas and their separation from industrial districts.
- o Designs are being completed and funding is scheduled for the development of the Maskepetoon Athletic Park.

#### NORTHWEST AREA STRUCTURE PLAN

This new plan combines the area north of 67th Street with the area south of 67th Street and will be known as "Northwest Area Structure Plan."

#### The Goal

The goal of the Northwest Area Structure Plan is to accommodate orderly urban development and expansion, based upon the economical provision of municipal infrastructure, so that the resultant home and work place environs are conducive to safe and healthy living.

#### Objectives

The Plan desires to achieve the following objectives:

- (a) to provide for orderly, compatible and economical land uses and development,
- (b) to provide for the economical and efficient extension of utility services,

- (c) to provide for a hierarchy of roads for the effective and safe separation and movement of traffic,
- (d) to provide for open space and public facilities, and
- (e) to retain the natural characteristics of Maskepetoon Park.

The plan area is shown on Map 2. It has an area of 795 hectares or approximately 12.5 quarter sections of land. The area is bounded by Highway 11A on the north and Highway 2 to the west. On the east and south it borders existing highway commercial, residential and industrial areas.

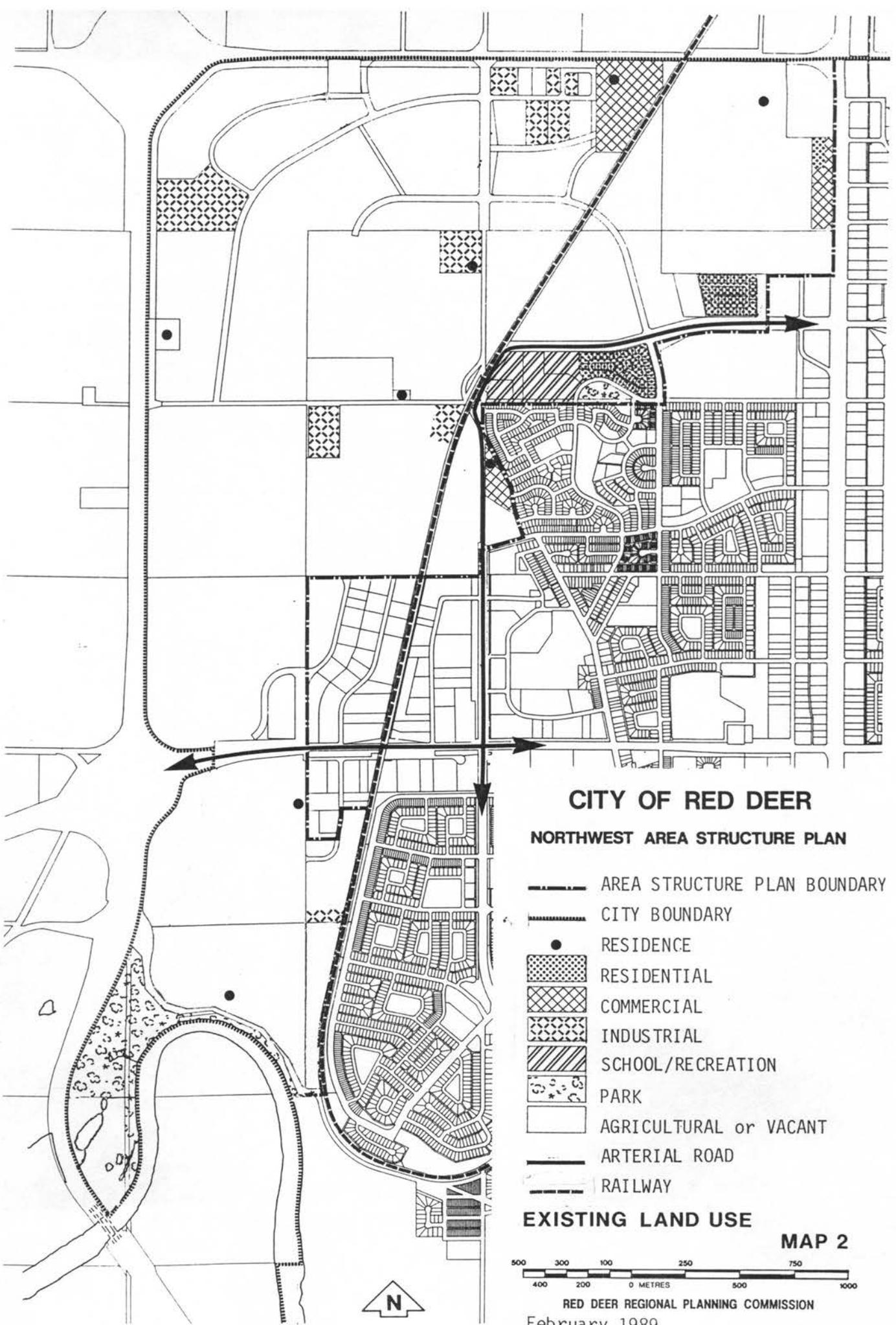
Existing land uses primarily include farmland, some residences and industrial lands - both vacant and developed. It also includes a number of treed areas (see Map 2).

#### Physical Characteristics

Map 3 provides an overview of the physical characteristics of the area, which is generally flat, rising gradually towards the boundary of Sections 30 and 31 north of the Golden West Industrial Subdivision. The northwest part of the area has been subject to road construction and development. The areas which have been used primarily for agricultural purposes have little vegetation left. The majority of the remaining tree cover is located in the northeast and southwest, especially near Highway 2 and the Red Deer River. The trees are mostly poplar, except for the Maskepetoon ecosystem which contains transitional, mixed woods including poplar and white spruce, as well as sensitive stands of tamarack and wetland vegetation.

#### Land Ownership

Land ownership in the study area is as follows:



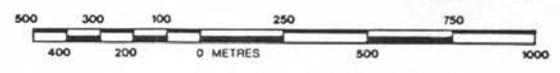
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENCE
- [Cross-hatch pattern] RESIDENTIAL
- [Diagonal lines /] COMMERCIAL
- [Diagonal lines \] INDUSTRIAL
- [Diagonal lines / and \] SCHOOL/RECREATION
- [Dotted pattern] PARK
- [Blank] AGRICULTURAL or VACANT
- ARTERIAL ROAD
- RAILWAY

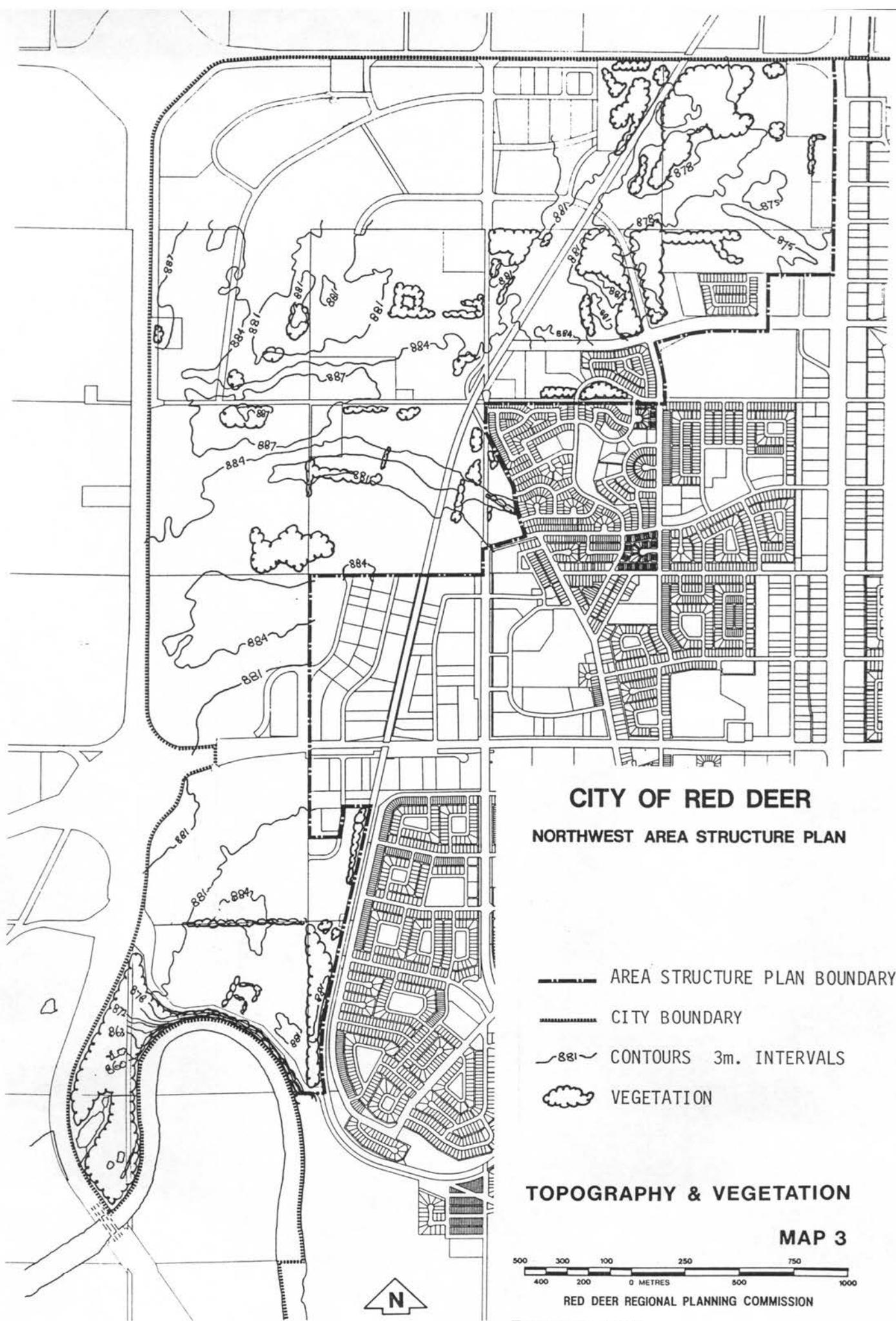
**EXISTING LAND USE**

**MAP 2**



RED DEER REGIONAL PLANNING COMMISSION

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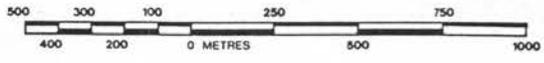
# CITY OF RED DEER

## NORTHWEST AREA STRUCTURE PLAN

-  AREA STRUCTURE PLAN BOUNDARY
-  CITY BOUNDARY
-  CONTOURS 3m. INTERVALS
-  VEGETATION

### TOPOGRAPHY & VEGETATION

#### MAP 3



RED DEER REGIONAL PLANNING COMMISSION

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(a) City of Red Deer	515.0 hectares
(b) CP Rail	12.3 hectares
(c) Private Lands	<u>267.7</u> hectares
TOTAL	795.0 hectares

Of the 795 hectares, approximately 74 hectares are currently developed. Map 4 shows the distribution of private and public lands.

### Utility Services

Major utility lines which need to be considered in the planning and development of the northwest sector are shown on Map 5. Future plans and development will serve to protect these utilities from undesirable encroachment.

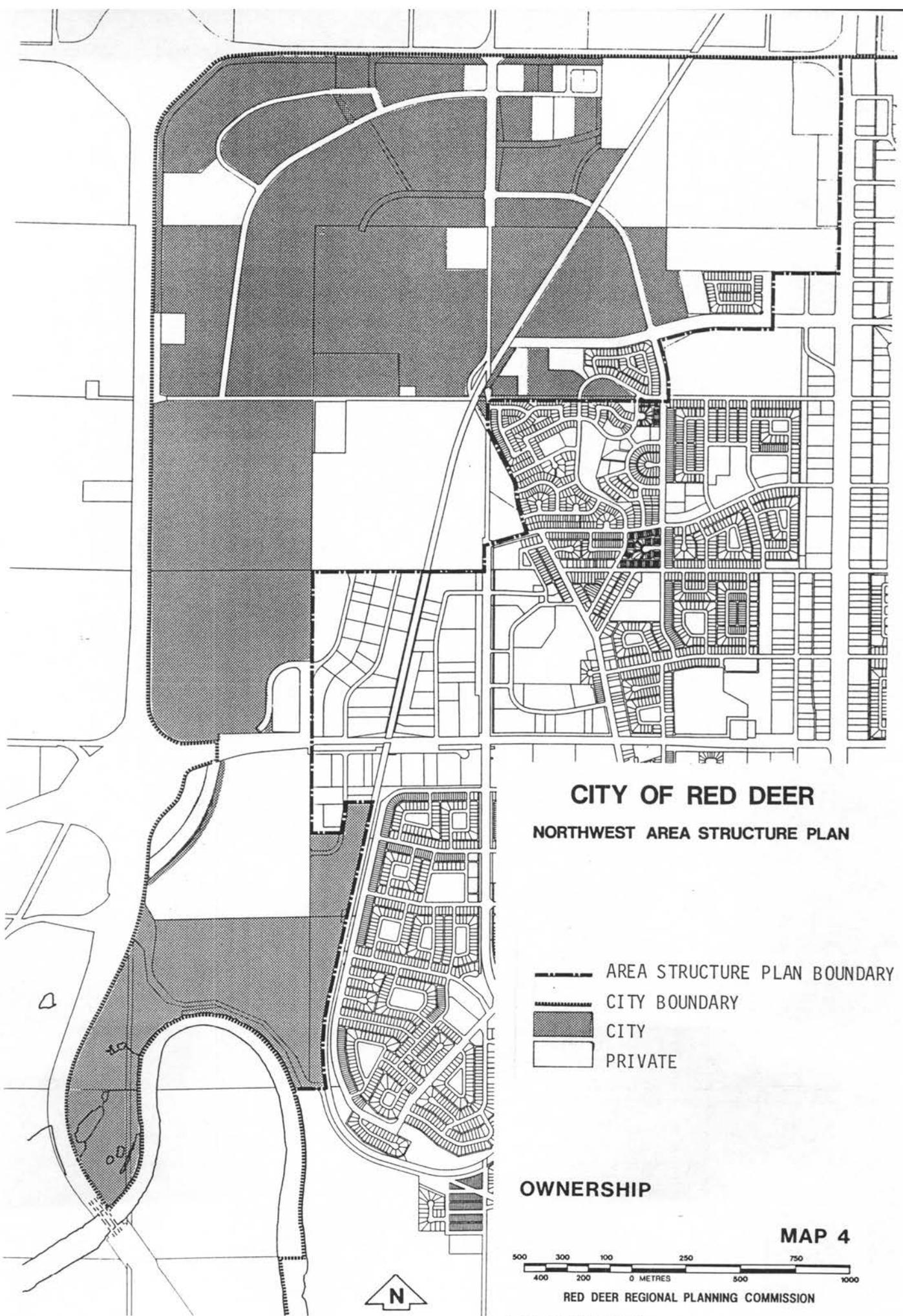
The area can be serviced with natural gas, telephone and cable television. Municipal power and water services can be extended from adjacent areas to serve lands in the plan area as they are developed.

With regard to stormwater, the plan area is generally divided into two basins - the area north of 76th Street up to Highway 11A and the area south of 76th Street (see Map 6). The northern area has two catchment systems which will drain easterly into the existing system at 77th Street and Gaetz Avenue. The southern basin also has two catchment systems, but requires a new trunk line to drain southward into the Red Deer River. There are a number of stormwater retention ponds planned for this area as shown on Map 6.

Similar catchment basins are planned for the sanitary sewer system based on gravity flows (see Map 7). The existing sanitary trunk at 77th Street and Kennedy Drive will be extended west to serve the north basin. The south basin trunk will be extended to the areas north and south of 67th Street using the existing trunk at 67th Street and 67th Avenue.

### Transportation

The transportation system in the Northwest Area Structure Plan will be



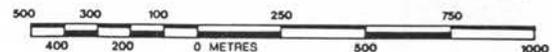
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- CITY
- PRIVATE

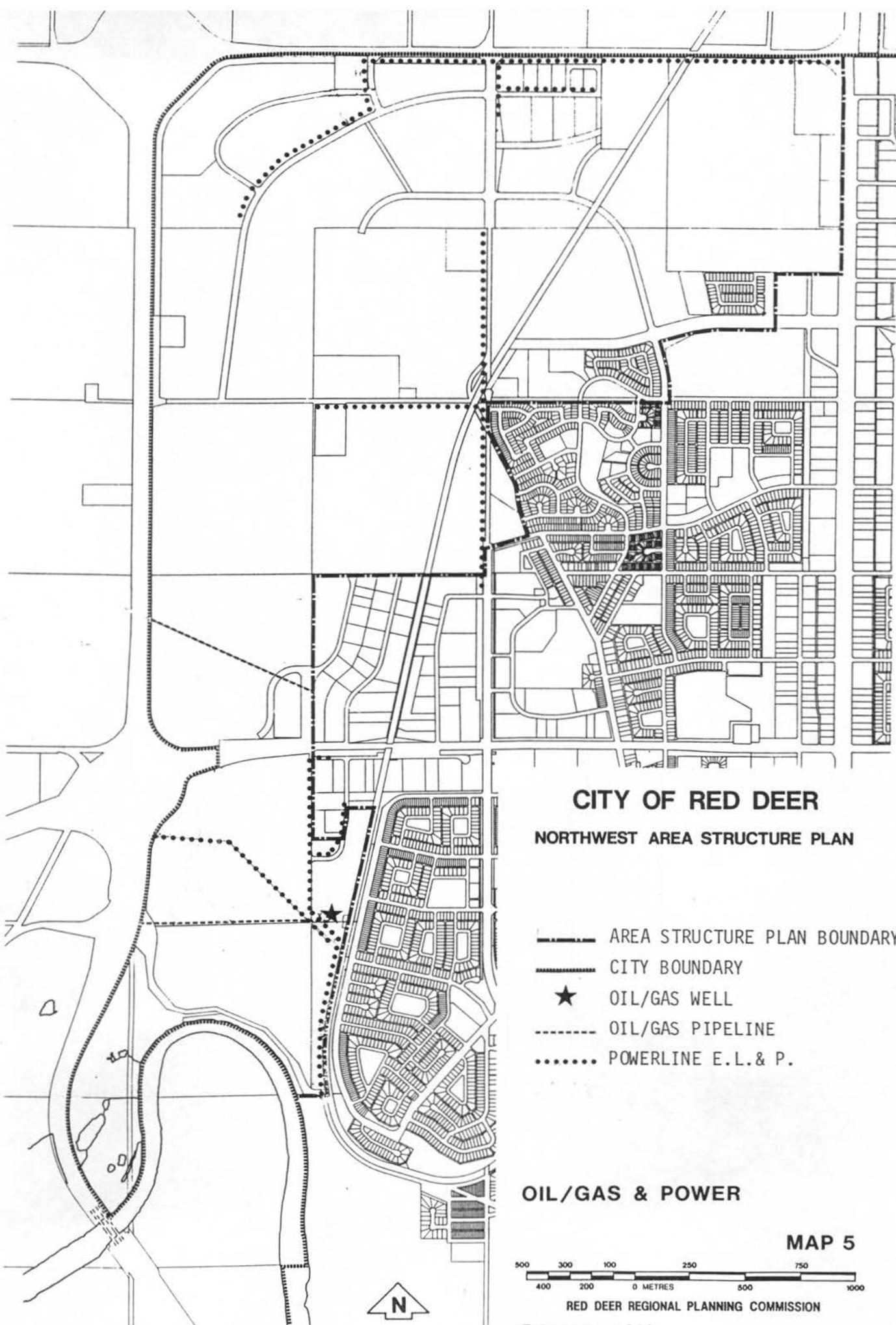
**OWNERSHIP**

**MAP 4**



RED DEER REGIONAL PLANNING COMMISSION

February 1989



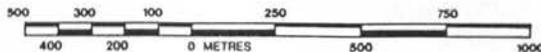
## CITY OF RED DEER

### NORTHWEST AREA STRUCTURE PLAN

- — — — — AREA STRUCTURE PLAN BOUNDARY
- ..... CITY BOUNDARY
- ★ OIL/GAS WELL
- - - - - OIL/GAS PIPELINE
- ..... POWERLINE E.L. & P.

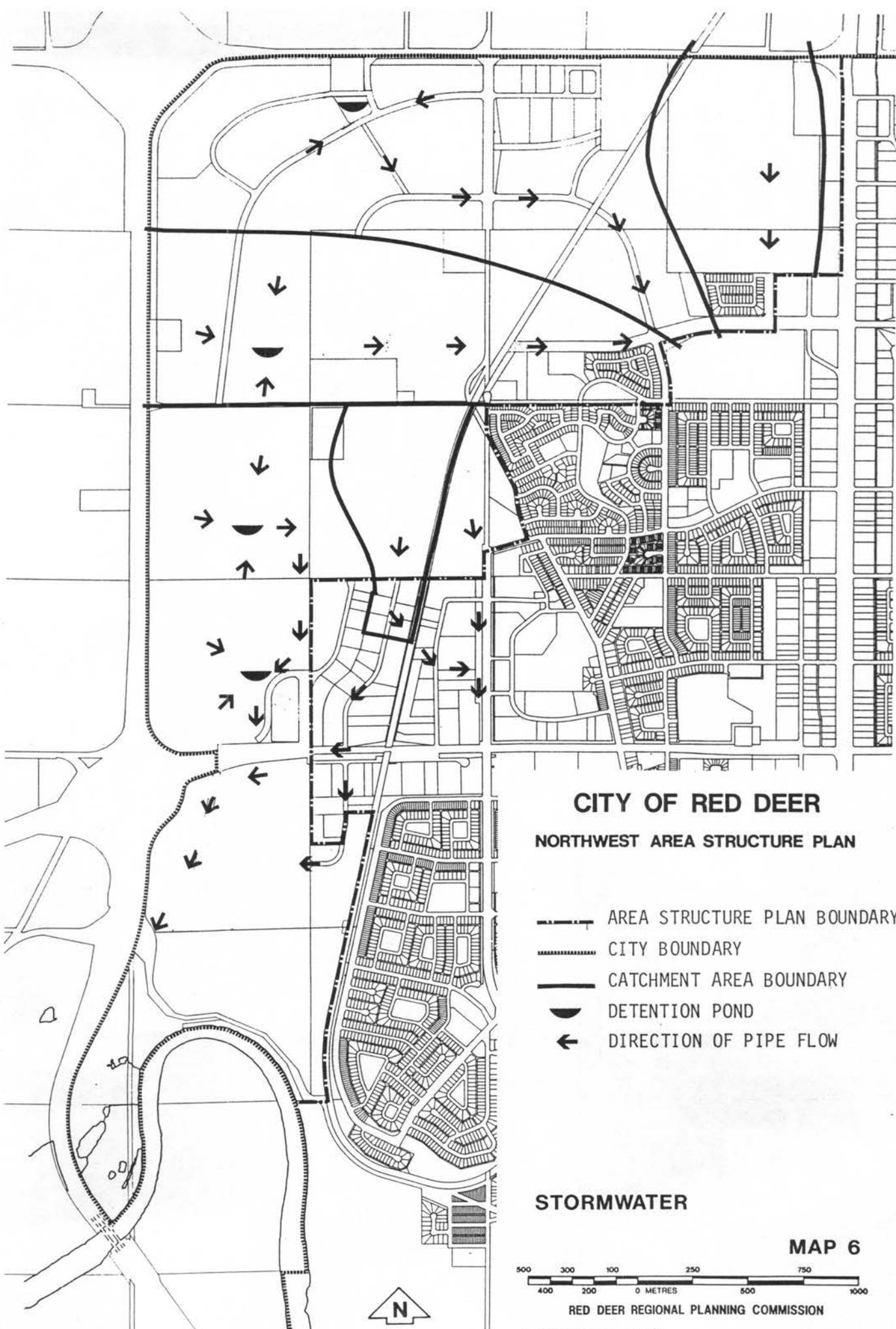
### OIL/GAS & POWER

MAP 5



RED DEER REGIONAL PLANNING COMMISSION

February 1989



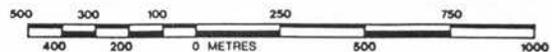
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- +— AREA STRUCTURE PLAN BOUNDARY
- - - - CITY BOUNDARY
- CATCHMENT AREA BOUNDARY
- ◐ DETENTION POND
- ← DIRECTION OF PIPE FLOW

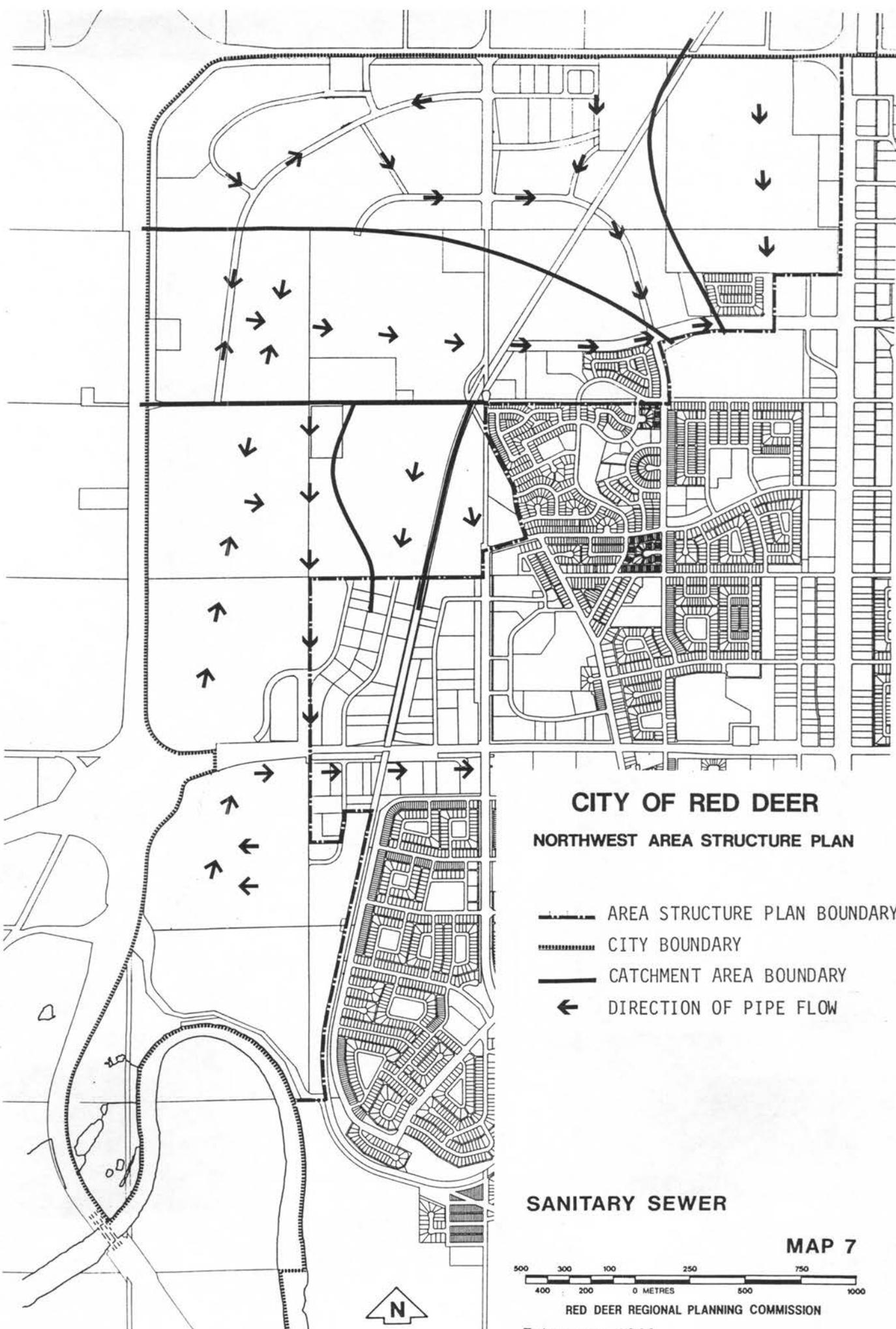
**STORMWATER**

**MAP 6**



RED DEER REGIONAL PLANNING COMMISSION

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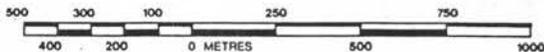
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- ..... CITY BOUNDARY
- CATCHMENT AREA BOUNDARY
- ← DIRECTION OF PIPE FLOW

**SANITARY SEWER**

**MAP 7**



RED DEER REGIONAL PLANNING COMMISSION

February 1989

very much affected and guided by the major continuous corridor project, which in March of 1988 was approved by the Alberta government. This project, as it impacts on the northwest portion of the City, entails the relocation of the downtown railyards and station to the northwest quadrant together with the realignment of the Canadian Pacific rail line to the western margins of the City. Map 8 shows the location of the new railyards and alignment of the rail line. The project is expected to be completed by 1993 and will provide the following benefits:

- o The City will be able to further its roadway system, especially in the downtown area, and complete the major continuous corridor being a major arterial route from the southern limits of the City northward to Ross Street along the former rail alignment, and then back to Highway 2 via Taylor Drive, 64th Avenue and 67th Street.
- o Canadian Pacific (CP) will have new and more efficient yards and station.
- o The former railyard will provide a location for major development to aid in downtown revitalization.
- o It will enable the City to accommodate a more compatible pattern of land uses for the northwest part of the City.
- o The removal of the railway tracks from the residential area will add to the area's amenity and remove physical barriers between neighborhoods.
- o It removes a number of rail level crossings and the need for new bridges or overpasses.
- o It enables the potential future use of portions of the abandoned rail right-of way as a pedestrian/bicycle trail.

#### Road System

The road network will consist of a series of arterials, collectors and local roads. For the purposes of this plan, arterial roads are the most significant and are generally established in accordance with the City's road studies, primarily the City of Red Deer Transportation Study (update) adopted by Council in April of 1982. As shown on Map 8, the

perimeter of the plan area is Highways 2, 11A, 11 (67 Street) and Gaetz Avenue. 64 Avenue and the 77 Street - 67 Avenue - Kerry Wood Drive connection form the arterial roads. The Edgar industrial area will be serviced by a main industrial collector road (Edgar Drive). Where desirable and possible, noise attenuation measures will be considered as these roads are developed.

### Land Uses

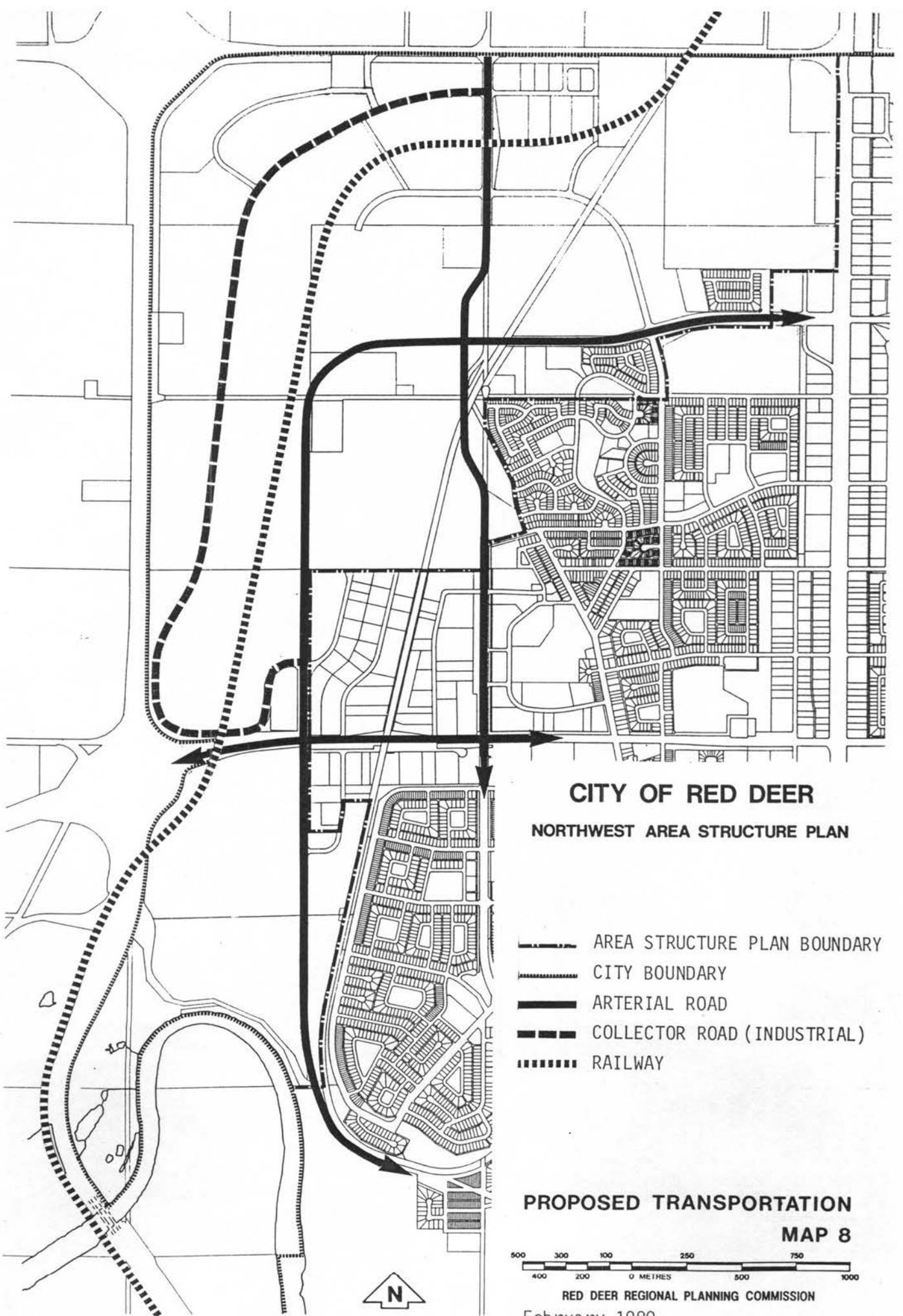
An essential component of an area structure plan is the proposed land use pattern. For the Northwest Area Structure Plan this is reflected on Map 9. This map serves as a general guide for the allocation of land uses and the location of important roads; however, boundaries and alignments are not necessarily final and may be altered in succeeding planning and development stages.

#### Residential

The Northwest Area Structure Plan provides for three new residential areas and the completion of the Glendale area. The total area designated for residential use in the Plan is 296 hectares, including 26 hectares for neighbourhood centres, pathways and small parks. Of this, approximately 150 hectares of residential land is made available through railway relocation.

Utility servicing will be based on 50 persons per hectare, but because of the recent trend towards more single family housing and the general poor response by the public toward small lots, the expected population density is around 43 persons per hectare. Consequently, the anticipated population for the Northwest Area Structure Plan is 12,700. The 1988 population of this area was 250.

The density of 43 persons per hectare will permit a variety of housing types ranging from single family through townhouses and apartments. The distribution of housing types will be determined as detailed subdivision

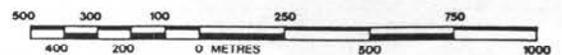


# CITY OF RED DEER

## NORTHWEST AREA STRUCTURE PLAN

-  AREA STRUCTURE PLAN BOUNDARY
-  CITY BOUNDARY
-  ARTERIAL ROAD
-  COLLECTOR ROAD (INDUSTRIAL)
-  RAILWAY

### PROPOSED TRANSPORTATION MAP 8



RED DEER REGIONAL PLANNING COMMISSION

February 1989

plans are developed in the future.

#### Open Space and School Facilities

The Red Deer Recreation, Parks and Culture Master Plan adopted by the City in 1986 sets the standards required for each type of facility; they are neighborhood, district and city level recreational areas.

#### City Level Facilities

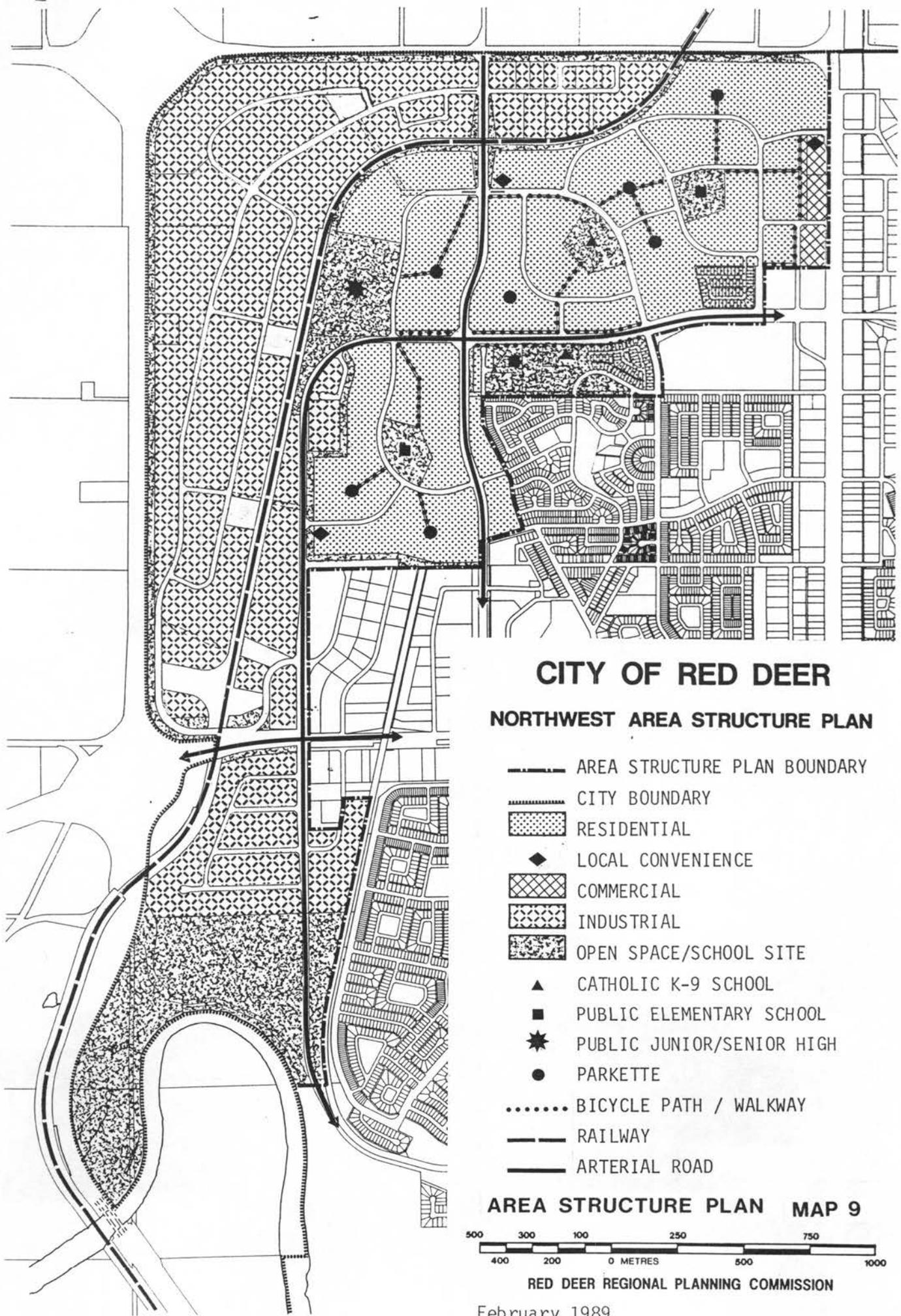
The City is planning to develop a large athletic park in the S.W.1/4 19 located north of the Red Deer River and west of the Oriole Park subdivision. The development of this park, known as Maskepetoon Athletic Park, is projected to be completed in five years time and likely will consist of approximately ten ball diamonds, three soccer fields and a large multi-use area. These athletic facilities will greatly add to the diversity of the recreation features in this area since the existing Maskepetoon Park will be conserved as a natural area.

#### District Level

A district centre provides recreation/school facilities for a number of neighborhoods. It is intended that the district centre be comprised of a senior or junior high school, a district library, an indoor swimming pool, an ice arena and outdoor sports facilities including tennis courts, ball diamonds and all purpose fields. These facilities are subject to joint use agreements between the City and School Boards, and therefore are used co-operatively for City recreation and school education programs.

#### Neighborhood Level

Four neighborhood centres are planned for the area, each expected to

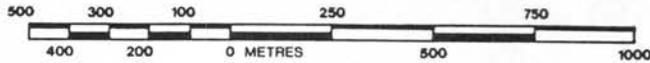


# CITY OF RED DEER

## NORTHWEST AREA STRUCTURE PLAN

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENTIAL
- ◆ LOCAL CONVENIENCE
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE/SCHOOL SITE
- ▲ CATHOLIC K-9 SCHOOL
- PUBLIC ELEMENTARY SCHOOL
- ★ PUBLIC JUNIOR/SENIOR HIGH
- PARKETTE
- ..... BICYCLE PATH / WALKWAY
- - - RAILWAY
- ARTERIAL ROAD

### AREA STRUCTURE PLAN MAP 9



RED DEER REGIONAL PLANNING COMMISSION

February 1989

serve a population of 3,200 people. Each centre is planned to have either an elementary public school or kindergarten to grade nine (K-9) separate school, as well as a community shelter, playground and sports fields as outlined in the Recreation Parks and Culture Master Plan.

The neighborhood centres wherever possible are expected to be linked to each other by a pedestrian/bicycle path. A series of parkettes or small parks are planned for use by pre-school children, as well as to provide a visual attraction for the surrounding area. Wherever possible, municipal reserves will be located to conserve natural treed areas.

For the Northwest Area Structure Plan area, open spaces for recreation and education facilities are expected to be provided by means of reserve dedication through the provisions of the Planning Act, with the exception of the Maskepetoon Athletic Area and Park and perhaps a small area south of 67 Street. The Maskepetoon lands have been acquired by the City through the Waskasoo Urban Park and railway relocation projects.

#### Commercial

A district shopping centre, known as Heritage Business Park, is being developed along 67th Street, just to the southeast of the plan area. It will serve the northwest quadrant of the City, together with three local convenience sites one of which is the Glendale site just outside the plan area. Highway commercial uses are planned for the area north of 77th Street adjacent to Gaetz Avenue, and will include a convenience store presently in operation.

#### Industrial

Lands to the west of the proposed new railway right-of-way plus the quarter immediately southeast of the Highway 2 - 67th Street interchange has been allocated for industrial uses. A number of industries have

already been established, mainly east of 64th Avenue and south of Highway 11A. A total of 369 hectares of land is set aside in the plan for light industrial uses and the rail yards and line. The new railway line will offer access to rail trackage for industries wishing to use rail facilities.

The new railway right-of-way including the yards occupy about 34.3 hectares of land. In the north part, the railway will act as a separation between the industrial and proposed residential areas. To reduce the noise effect of the railway, a berm is to be created between the new railway right-of-way and the residential area.

Industrial development in the area of existing oil well likely will be in the long term and therefor should allow for the phasing out of the oil well.

#### Phasing

Residential development has started in the area north of 77th Street and west of the Gaetz Avenue commercial areas. This area, which is known as Kentwood, will be gradually expanded towards the north and west. The residential area west of Glendale can be developed concurrently with the Kentwood area since they are in different utility servicing areas.

Industrial development to date has focused in the area to the east of 64th Avenue and south of Highway 11A. The primary direction of industrial development will be west and south to 76th Street. Industrial development could also expand in the area west of Golden West, north and south of 67th Street once new storm drainage south to the Red Deer River is in place.

#### IMPLEMENTATION AND AMENDMENT

The Northwest Area Structure Plan will primarily be implemented through the land use control mechanisms provided by the Land Use Bylaw. However, further clarity and more detailed land use patterns will be established by Council on recommended approval of subdivision plans for various

portions of the plan area. The subdivision of land process will be guided by this Area Structure Plan and provide for the distribution of land uses, as well as the establishment of open spaces through the provision of reserve lands. In this regard, it is to be noted that the location and boundaries of land uses shown on Figure 9 are generalized and therefore subject to final determination during the subdivision process.

This plan may be amended by City Council by bylaw in accordance with the provisions of the Planning Act.



# RED DEER REGIONAL PLANNING COMMISSION

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

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

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

DATE: December 21, 1988

TO: C. Curtis, Director of Community Services  
A. Scott, Economic Development Manager  
B. Jeffers, Director of Engineering Services  
A. Knight, City Assessor  
A. Wilcock, Director of Financial Services  
B. Oscroft, Fire Chief

FROM: Bill Shaw, Deputy Director

RE: DRAFT NORTHWEST AREA STRUCTURE PLAN

Please find attached a copy of the draft Northwest Area Structure Plan, which is proposed to supercede the existing Northwest and Section 19 area structure plans.

As we would like to present a plan to Council for first reading in February, we would appreciate your comments on this draft by Thursday, January 19, 1989.



---

W.G.A. Shaw, MCIP  
DEPUTY DIRECTOR

cc. C. Sausik

## MUNICIPALITIES WITHIN COMMISSION AREA

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

D R A F T

**NORTHWEST AREA STRUCTURE PLAN**

PREPARED FOR THE CITY OF RED DEER

BY THE  
CITY SECTION  
RED DEER REGIONAL PLANNING COMMISSION

DECEMBER, 1988

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5. Oil/Gas and Power
6. Stormwater
7. Sanitary Sewer
8. Transportation
9. Area Structure Plan

## NORTHWEST AREA STRUCTURE PLAN

### INTRODUCTION

#### Enabling Legislation

This plan, known as the Northwest Area Structure Plan, has been prepared and adopted by the City of Red Deer pursuant to Section 64 of the Planning Act, being the enabling legislation.

#### Location

As can be surmised by the plan's title, the plan area covers the northwest portion of the City of Red Deer. Map 1 locates the plan area with respect to the total City. The boundaries of the Area Structure Plan area are more clearly defined on Maps 2 through 9.

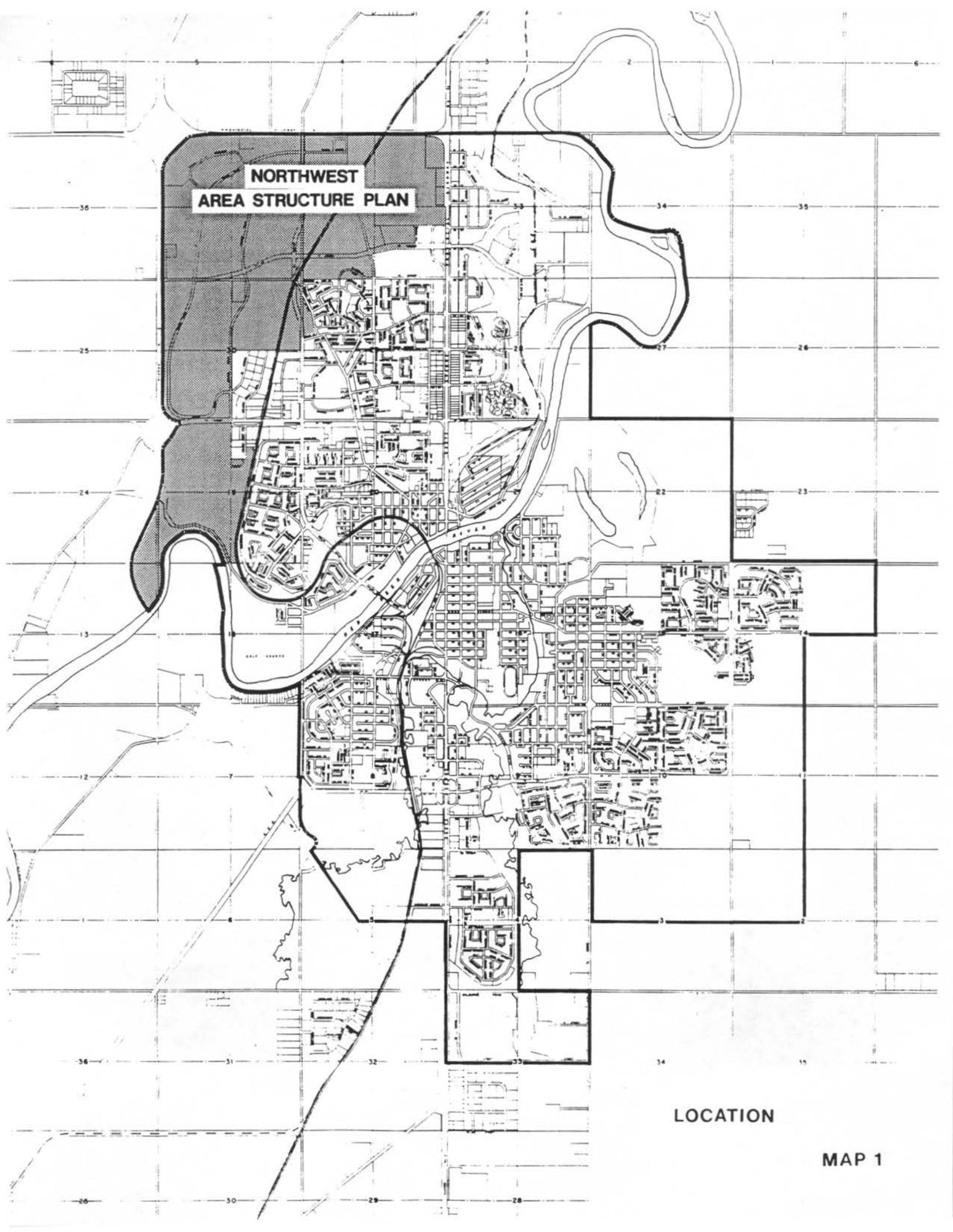
### PLANNING FRAMEWORK

The Northwest Area Structure Plan falls within a framework of plans and bylaws, provided by the Planning Act, to guide municipalities in planning for their future.

#### Red Deer Regional Plan

The Red Deer Regional Plan was ratified by the Minister of Municipal Affairs on May 9, 1988. The purpose of the plan is to guide municipalities in the management of local land use planning. The Regional Plan provides broad policy guidelines and gives sufficient flexibility to municipalities to reflect their local wishes and needs. All statutory plans and land use bylaws must conform to the Regional Plan.

**NORTHWEST  
AREA STRUCTURE PLAN**



LOCATION

MAP 1

### General Municipal Plan

The Planning Act requires all incorporated urban municipalities with a population of 1,000 or more to prepare a general municipal plan (GMP). The purpose of this plan is to describe the land uses proposed and the manner of future development in a municipality. A general municipal plan also is to designate or describe areas where more detailed development or redevelopment plans are desirable.

The Red Deer General Municipal Plan was adopted by the City Council on March 31, 1980 under Bylaw 2663/80. In the GMP one of the areas that was recommended for an area structure plan is in the northwest sector of the City.

### Land Use Bylaw

It is mandatory for municipalities with a population of 1,000 or more to adopt a land use bylaw, which generally divides a municipality into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the General Municipal Plan and any area structure plan. The current Red Deer Land Use Bylaw was adopted by City Council on August 18, 1980 under Bylaw 2672/80.

### Area Structure Plan

An area structure plan is intended to provide a more detailed plan for the future development of an area of a municipality. The plan is expected to describe the land use, sequence of development, road patterns, population density, provision of public utilities and other necessary matters. An area structure plan provides useful guidelines for a developer in proposing detailed subdivision plans for development in the area.

### EXISTING SITUATION

The City's General Municipal Plan, adopted by City Council in 1980,

indicated that two areas were designated for the preparation of area structure plans, one on the south side of the City and the second in the northwest. With regards to the latter, for implementation the area was divided into two sectors;

- (a) north of 67th Street known as the northwest sector, and
- (b) south of 67th Street known as section 19.

#### Area North of 67th Street

On September 15, 1980, City Council adopted the Northwest Sector Area Structure Plan under Bylaw No. 2687/80. An amendment to the Northwest Sector Area Structure Plan was adopted by City Council on March 30, 1981 under Bylaw No. 2689/A-81.

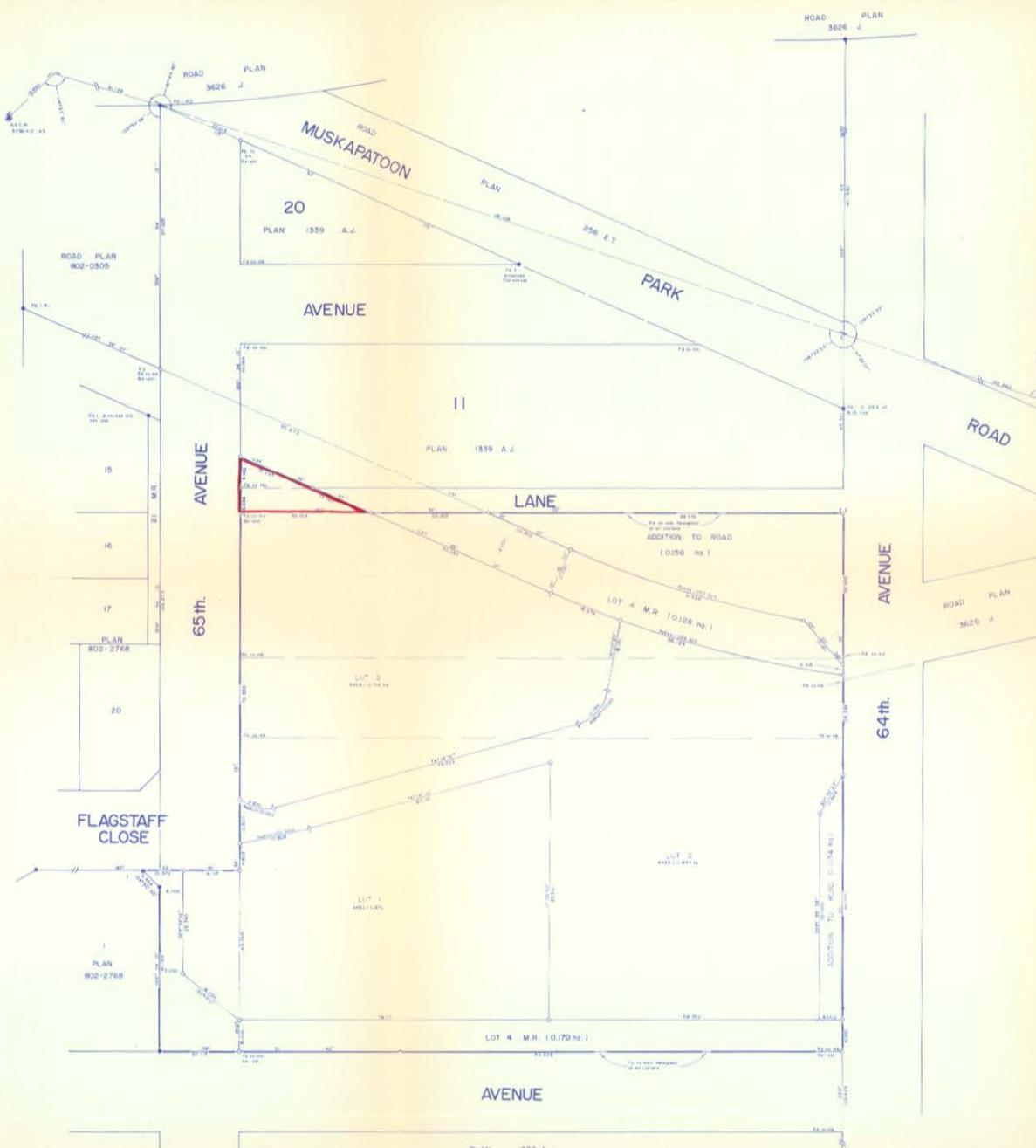
#### Area South of 67th Street

The Section 19 Area Structure Plan was adopted by City Council on October 27, 1980 under Bylaw No. 2695/80.

#### The Need For Revision

Since the adoption of the aforementioned plans in 1980, a number of changes have occurred in this particular area and the City. These include:

- o The City's population has increased by 13,467 persons to 54,839 persons, an increase of 32.5 percent since 1980.
- o During the same time, the population of the area north of the Red Deer River, including the plan area, has increased by 5,526 persons to a total population of 21,696 persons for an increase of 34.2 percent.
- o A number of developments have taken place in the northwest area. The Glendale residential area has been completed, including two schools and a recreation area. Also, the Kentwood neighborhood has started north of 77th Street. A number of industrial parcels are being



CITY OF RED DEER	RED DEER REGIONAL PLANNING COMMISSION	DIRECTOR OF SURVEYS	NORTH ALBERTA LAND REGISTRATION DISTRICT
MAYOR _____			
CITY ENGINEER _____			
CITY CLERK _____			

RED DEER  
 PLAN SHOWING  
 SUBDIVISION  
 OF  
 BLOCK 10, and LOTS 1 to 23 incl., BLOCK II, PLAN 1339 A.J.  
 and  
 PORTION OF ROAD ADJACENT TO BLOCK 10,  
 PLAN 1339 A.J.  
 BEING IN THE  
 N.E. 1/4 SEC. 18, TWP. 38, RGE. 27 W. 4th.M.  
 A L B E R T A

BY: WAYNE W. FAWCETT, A.L.S., 1987  
 SCALE: 1:500

**NOTES:**  
 Distances are shown in metres.  
 Distances shown on curves are arc distances.  
 Area to be subdivided contains 2,891 ha and 4 Lots and is shown bounded thereby.  
 Municipal Reserve is designated thus: M.R.  
 Stationary iron posts found shown thus: ●  
 Stationary iron posts shown shown thus: ○  
 B.C. and E.C. of curve are shown thus: ◐  
 A.S.C. monuments are shown thus: ◆  
 Bearings are arc and are referred to A.S.C.M.'s 5790+12.45 and 5790+12.59  
 Iron posts are stamped P094.

Wayne W. Fawcett of the City of Red Deer, Alberta Land Surveyor, make oath and say:  
 That the survey represented by this plan was made under my personal supervision, and  
 in accordance with the provisions of the Survey Act; and  
 That the survey was performed between the dates of January 22nd and February 6th 1987  
 and that this plan is true and correct and is prepared in accordance with the  
 provisions of 'The Land Titles Act'.

Sworn before me at the City of Red Deer  
 at the Province of Alberta this 20th day of  
 February, 1987.

*Wayne W. Fawcett*  
 Wayne W. Fawcett  
 A Commissioner for Oaths in and for the  
 Province of Alberta

*Wayne W. Fawcett*  
 WAYNE W. FAWCETT  
 ALBERTA LAND SURVEYOR



developed in the Edgar industrial area.

- o The design and financing of railway relocation is being finalized as part of the Major Corridor Study. It is presently under construction and the project is expected to be completed by 1993. The relocation of the rail line will permit the logical extension of residential areas and their separation from industrial districts.
- o Designs are being completed and funding is scheduled for the development of the Maskepetoon Athletic Park.

#### NORTHWEST AREA STRUCTURE PLAN

This new plan combines the area north of 67th Street with the area south of 67th Street and will be known as "Northwest Area Structure Plan."

#### The Goal

The goal of the Northwest Area Structure Plan is to accommodate orderly urban development and expansion, based upon the economical provision of municipal infrastructure, so that the resultant home and work place environs are conducive to safe and healthy living.

#### Objectives

The Plan desires to achieve the following objectives:

- (a) to provide for orderly, compatible and economical land uses and development,
- (b) to provide for the economical and efficient extension of utility services,
- (c) to provide for a hierarchy of roads for the effective and safe separation and movement of traffic, and
- (d) to provide for open space and public facilities.

### Plan Area

The plan area is shown on Map 2. It has an area of 795 hectares or approximately 12.5 quarter sections of land. The area is bounded by Highway 11A on the north and Highway 2 to the west. On the east and south it borders existing highway commercial, residential and industrial areas.

Existing land uses primarily include farmland, some residences and industrial lands - both vacant and developed. It also includes a number of treed areas (see Map 2).

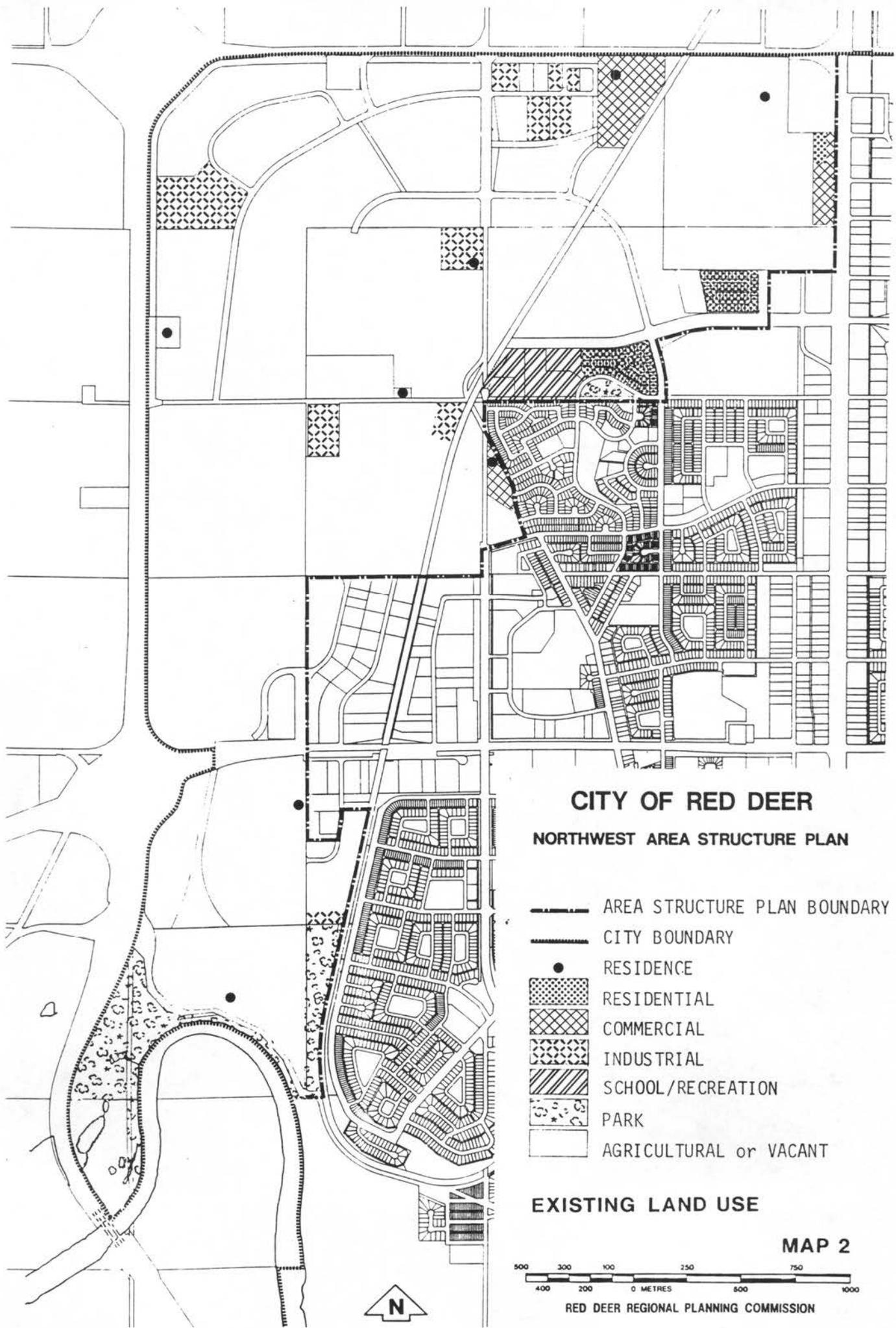
### Physical Characteristics

Map 3 provides an overview of the physical characteristics of the area, which is generally flat, rising gradually towards the boundary of Sections 30 and 31 north of the Golden West Industrial Subdivision. The northwest part of the area has been subject to road construction and development. The areas which have been used primarily for agricultural purposes have little vegetation left. The majority of the remaining tree cover is located in the northeast and southwest, especially near Highway 2 and the Red Deer River. The trees are mostly poplar, except for the Maskepetoon ecosystem which contains transitional, mixed woods including poplar and white spruce, as well as sensitive stands of tamarack and wetland vegetation.

### Land Ownership

Land ownership in the study area is as follows:

(a) City of Red Deer	515.0 hectares
(b) CP Rail	12.3 hectares
(c) Private Lands	<u>267.7</u> hectares
TOTAL	795.0 hectares



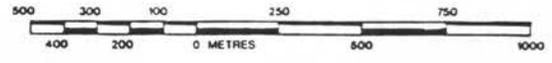
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENCE
- [Cross-hatch pattern] RESIDENTIAL
- [Diagonal lines pattern] COMMERCIAL
- [Square-in-square pattern] INDUSTRIAL
- [Diagonal lines pattern] SCHOOL/RECREATION
- [Dotted pattern] PARK
- [Blank box] AGRICULTURAL or VACANT

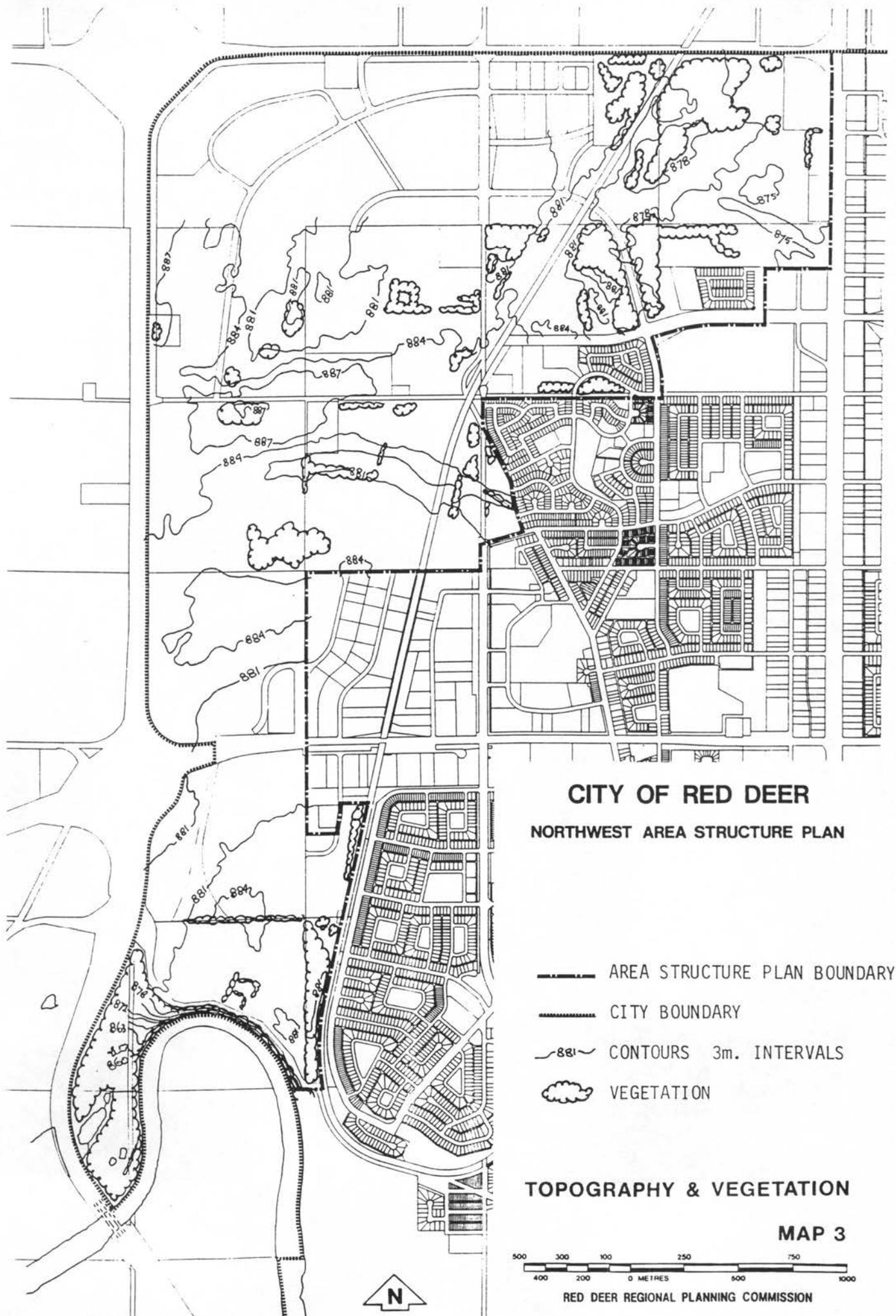
**EXISTING LAND USE**

**MAP 2**



RED DEER REGIONAL PLANNING COMMISSION





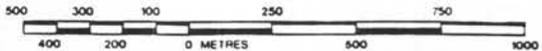
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- ~881~ CONTOURS 3m. INTERVALS
- ☁ VEGETATION

**TOPOGRAPHY & VEGETATION**

**MAP 3**



Of the 795 hectares, approximately 74 hectares are currently developed. Map 4 shows the distribution of private and public lands.

### Utility Services

Major utility lines which need to be considered in the planning and development of the northwest sector are shown on Map 5.

The area can be serviced with gas by Northwestern Utilities and telephone by Alberta Government Telephones.

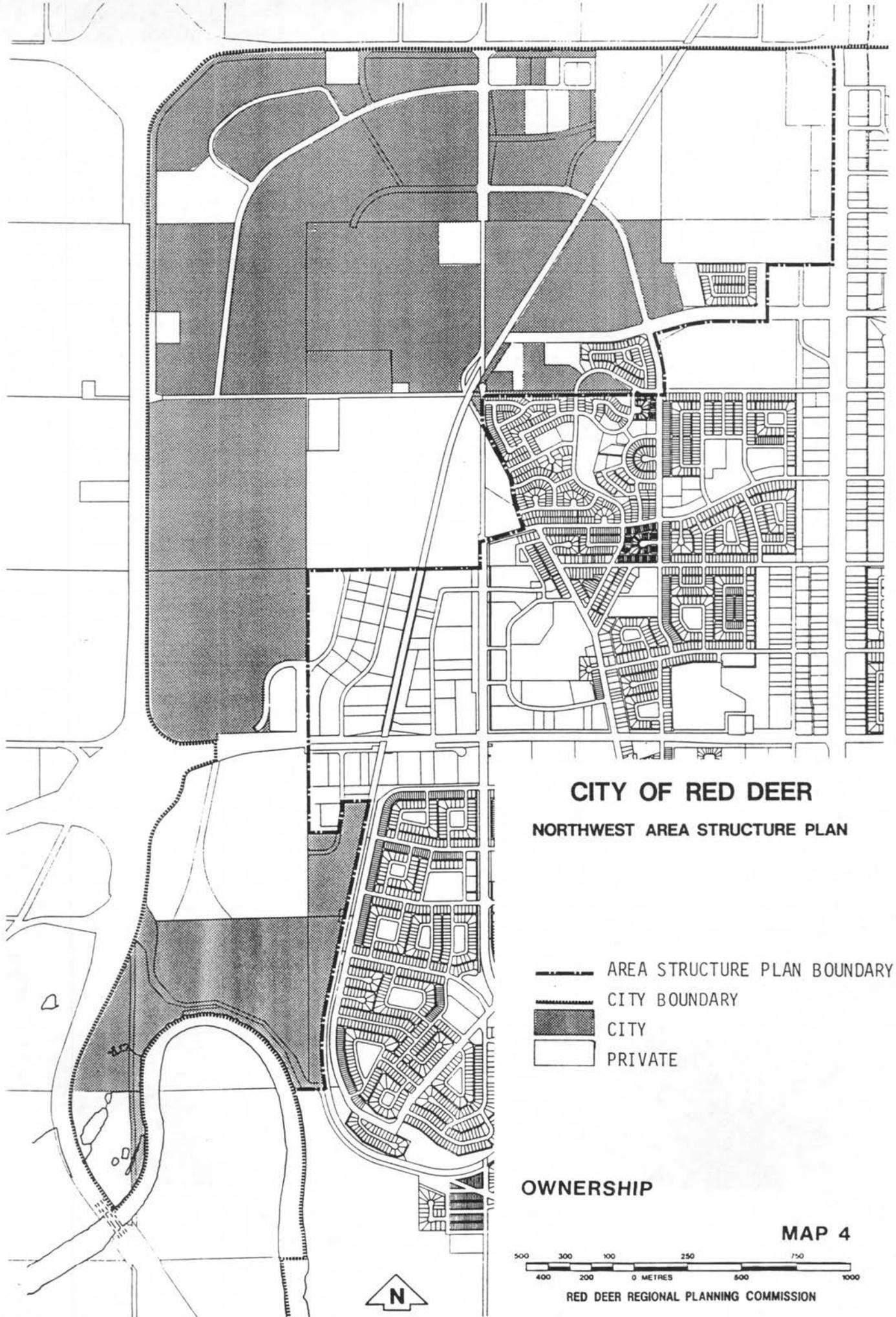
Municipal power and water services can be extended from adjacent areas to serve lands in the plan area as they are developed.

With regard to stormwater, the plan area is generally divided into two basins - the area north of 76th Street up to Highway 11A and the area south of 76th Street (see Map 6). The northern area has two catchment systems which will drain easterly into the existing system at 77th Street and Gaetz Avenue. The southern basin also has two catchment systems, but requires a new trunk line to drain southward into the Red Deer River. There are a number of stormwater retention ponds planned for this area as shown on Map 6.

Similar catchment basins are planned for the sanitary sewer system based on gravity flows (see Map 7). The existing sanitary trunk at 77th Street and Gaetz Avenue will be extended west to serve the north basin. The south basin trunk will be extended to the areas north and south of 67th Street using the existing trunk at 67th Street and 67th Avenue.

### Transportation

The transportation system in the Northwest Area Structure Plan will be very much affected and guided by two major transportation undertakings - the major continuous corridor and the railway relocation projects.



# CITY OF RED DEER

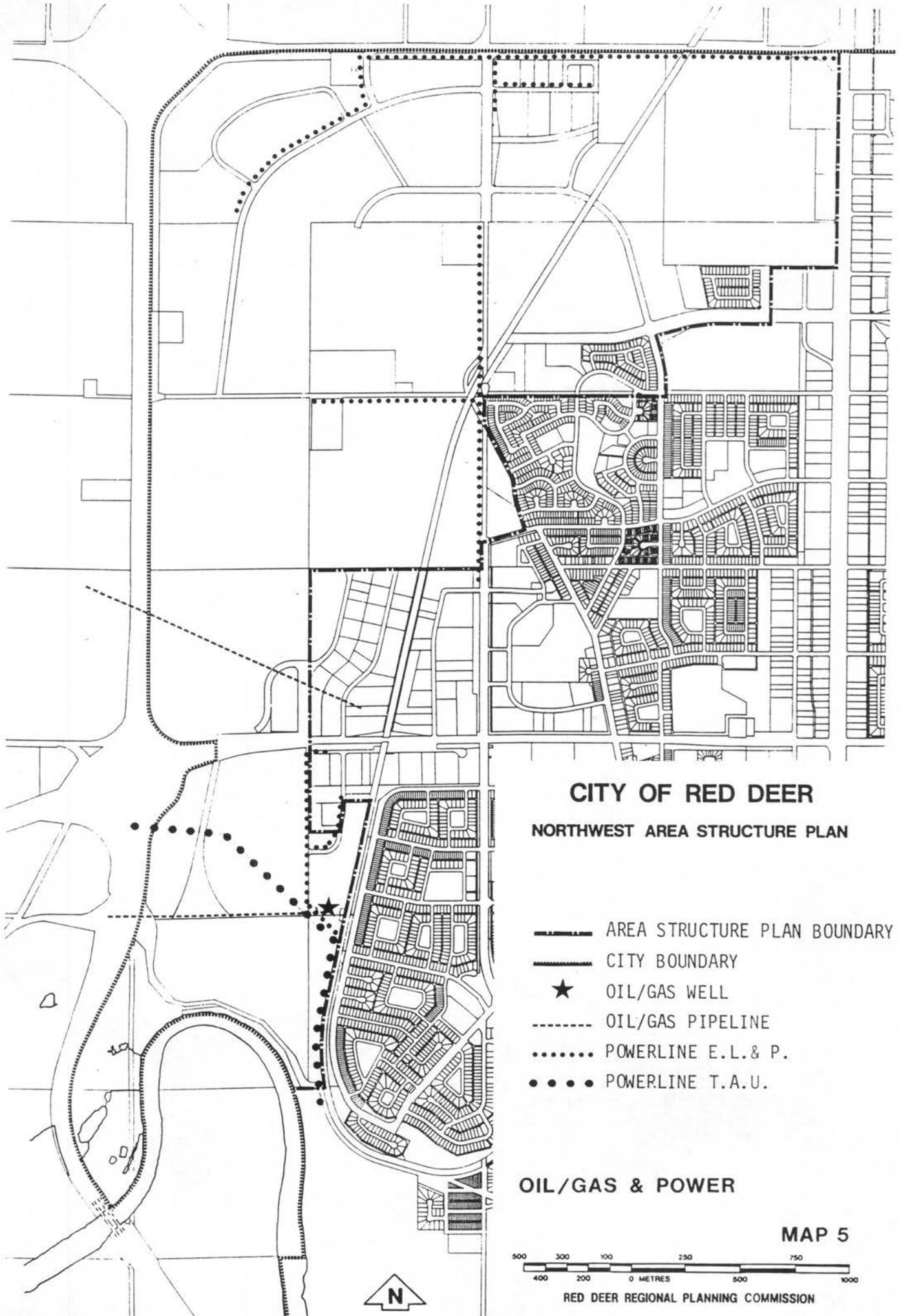
## NORTHWEST AREA STRUCTURE PLAN

-  AREA STRUCTURE PLAN BOUNDARY
-  CITY BOUNDARY
-  CITY
-  PRIVATE

### OWNERSHIP

MAP 4





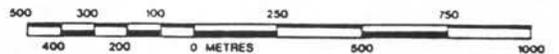
## CITY OF RED DEER

### NORTHWEST AREA STRUCTURE PLAN

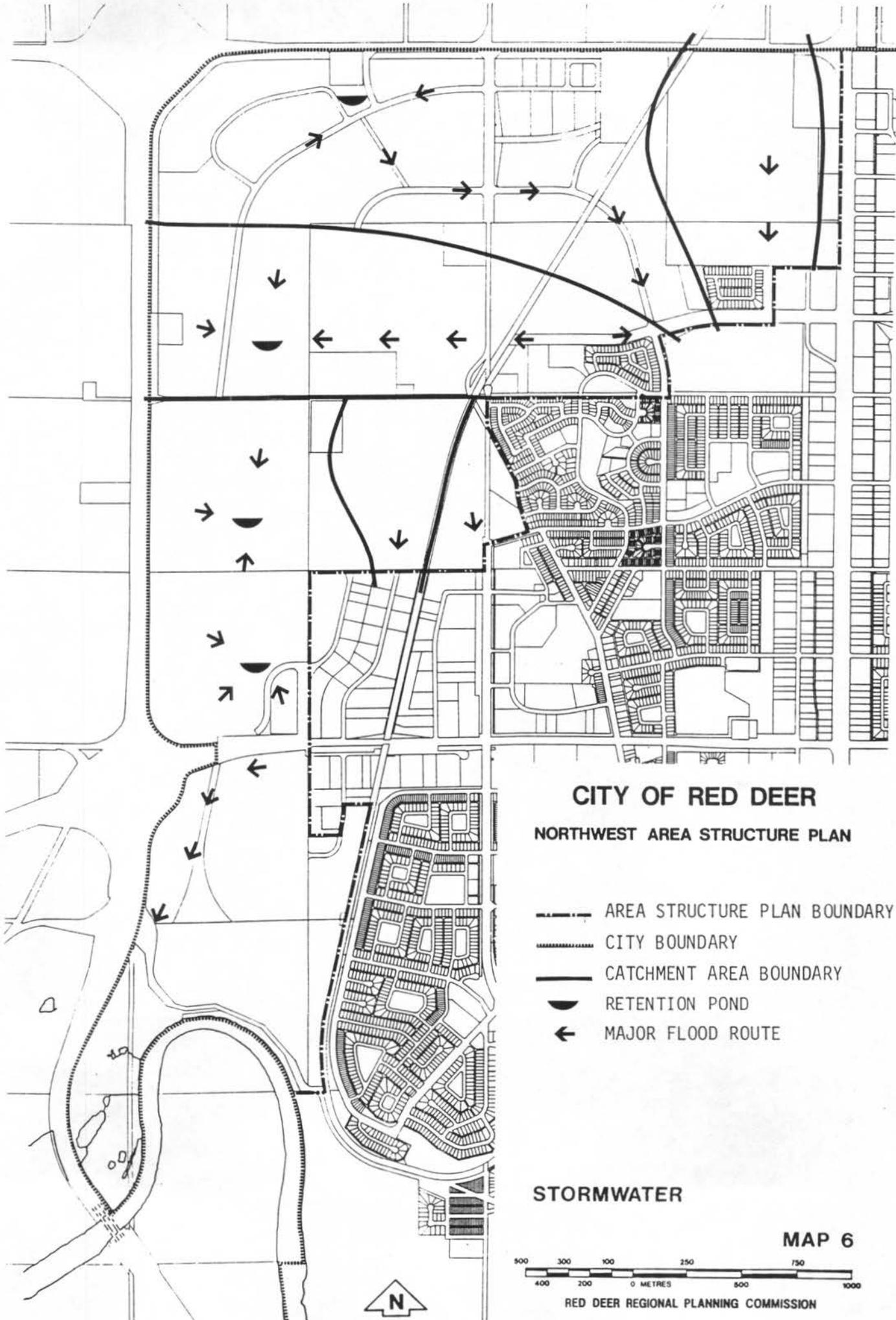
- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- ★ OIL/GAS WELL
- - - OIL/GAS PIPELINE
- ..... POWERLINE E.L. & P.
- POWERLINE T.A.U.

### OIL/GAS & POWER

MAP 5



RED DEER REGIONAL PLANNING COMMISSION



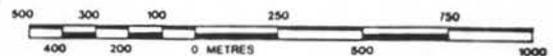
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

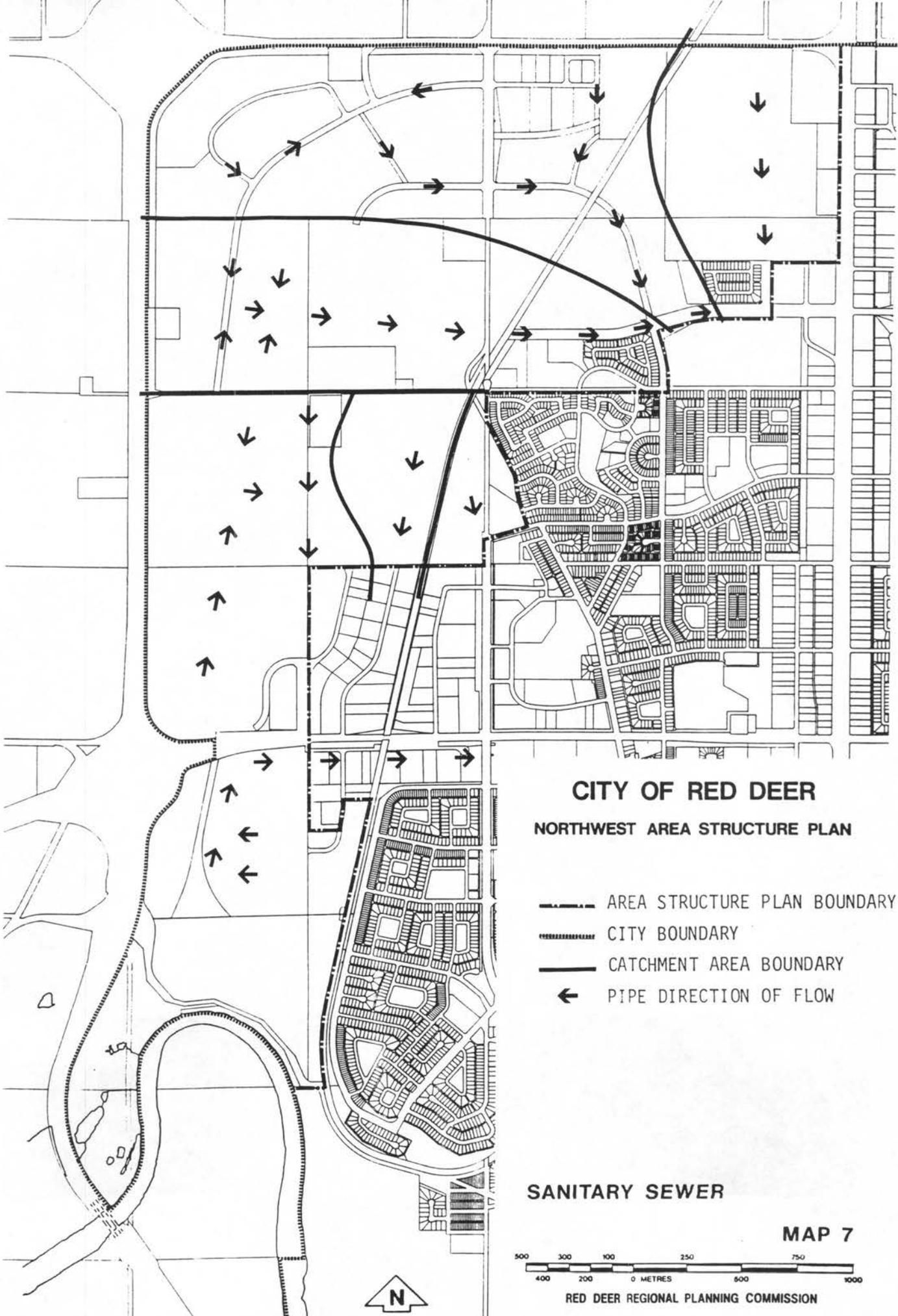
- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- CATCHMENT AREA BOUNDARY
- ◐ RETENTION POND
- ← MAJOR FLOOD ROUTE

**STORMWATER**

**MAP 6**



RED DEER REGIONAL PLANNING COMMISSION



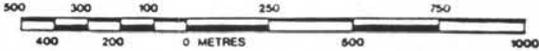
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- ..... CITY BOUNDARY
- CATCHMENT AREA BOUNDARY
- ← PIPE DIRECTION OF FLOW

**SANITARY SEWER**

**MAP 7**



## Major Continuous Corridor and Railway Relocation

In March of 1988, the Alberta government approved the "Red Deer Major Continuous Corridor." This project, as it impacts on the northwest portion of the City, entails the relocation of the downtown railyards and station to the northwest quadrant together with the realignment of the Canadian Pacific rail line to the western margins of the City. Map 8 shows the location of the new railyards and alignment of the rail line. The project is expected to be completed by 1993 and will provide the following benefits:

- The City will be able to further its roadway system, especially in the downtown area, and complete the major continuous corridor being a major arterial route from the southern limits of the City northward to Ross Street along the former rail alignment, and then back to Highway 2 via Taylor Drive, 64th Avenue and 67th Street.
- Canadian Pacific (CP) will have new and more efficient yards and station.
- The former railyard will provide a location for major development to aid in downtown revitalization.
- It will enable the City to provide a more efficient land use pattern for the northwest part of the City.
- The removal of the railway tracks from the residential area will add to the area's amenity and remove physical barriers between neighborhoods.
- It removes a number of rail level crossings and the need for new bridges or overpasses.

## Road System

The road network will consist of a series of arterials, collectors and local roads. For the purposes of this plan, arterial roads are the most significant and are generally established in accordance with the City's

road studies, primarily the City of Red Deer Transportation Study (Update) adopted by Council in April of 1982. As shown on Map 8, one of the major arterial roads in this area is 64th Avenue which currently terminates at 76th Street but will be extended north to join Highway 11A. 77th Street is another arterial road in this area. It will be extended west and south to link with the west and northerly extension of Kerry Wood Drive, meeting at 67th Street. The two major intersections will be the intersection at 77th Street with 64th Avenue and 67th Avenue with 67th Street. There are also plans for an industrial arterial road to the west of the new railway alignment.

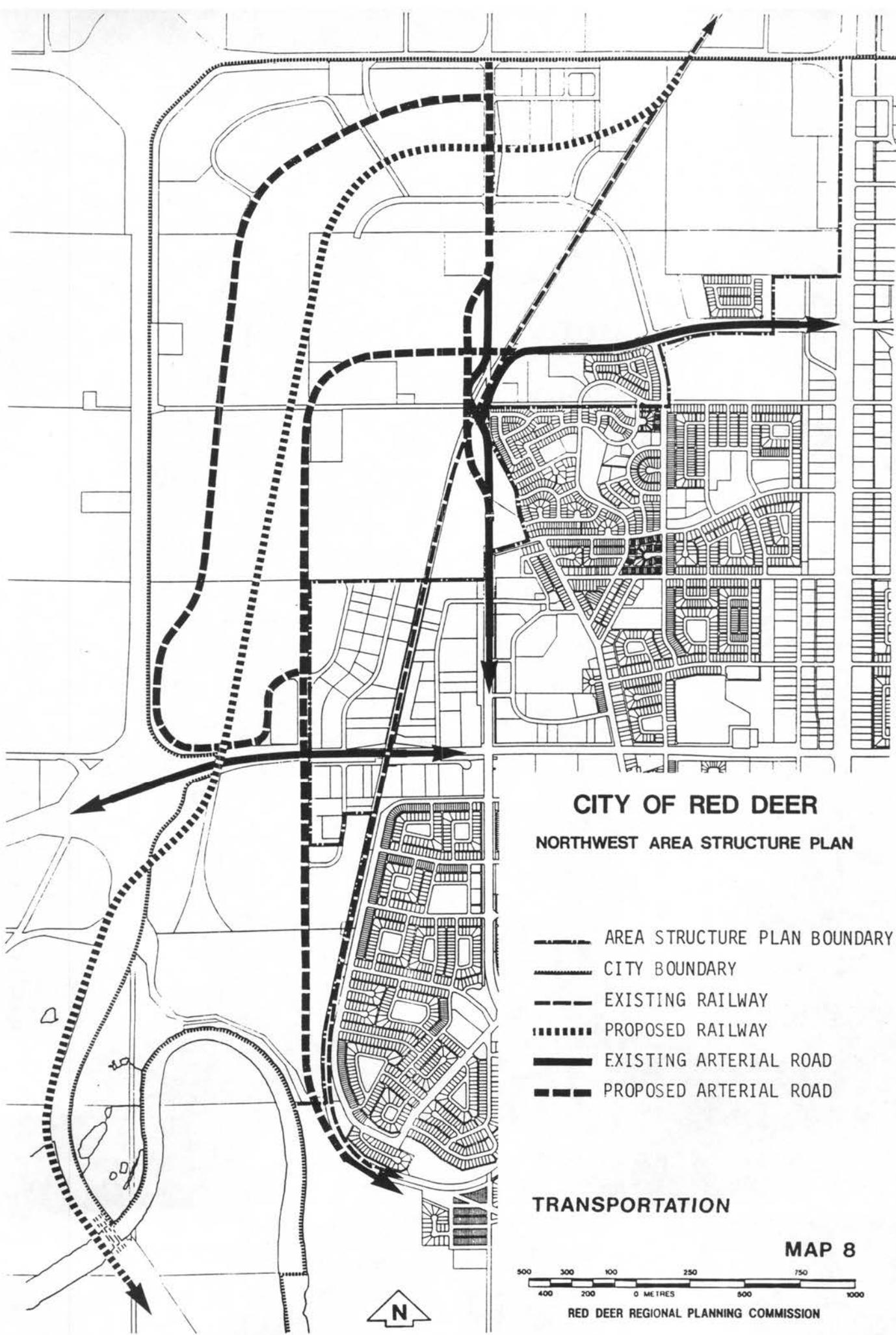
### Land Uses

An essential component of an area structure plan is the proposed land use pattern. For the Northwest Area Structure Plan this is reflected on Map 9.

### Residential

The Northwest Area Structure Plan provides for three new residential areas and the completion of the Glendale area. The total area designated for residential use in the Plan is 296 hectares, including 26 hectares for neighbourhood centres, pathways and small parks. Of this, approximately 150 hectares of residential land is made available through railway relocation.

Utility servicing will be based on 50 persons per hectare, but because of the recent trend towards more single family housing and the general poor response by the public toward small lots, the expected population density is around 43 persons per hectare. Consequently, the anticipated population for the Northwest Area Structure Plan is 12,700. The 1988 population of this area was 250.



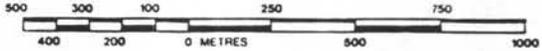
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- — — — — AREA STRUCTURE PLAN BOUNDARY
- ..... CITY BOUNDARY
- — — — — EXISTING RAILWAY
- ..... PROPOSED RAILWAY
- EXISTING ARTERIAL ROAD
- — — — — PROPOSED ARTERIAL ROAD

**TRANSPORTATION**

**MAP 8**



The density of 43 persons per hectare will permit a variety of housing types ranging from single family through townhouses and apartments. The distribution of housing types will be determined as detailed subdivision plans are developed in the future.

#### Open Space and School Facilities

The Red Deer Recreation and Parks Culture Master Plan adopted by the City in 1986 sets the standards, area and facilities required for each type of facility; they are neighborhood, district and city level recreational areas.

#### City Level Facilities

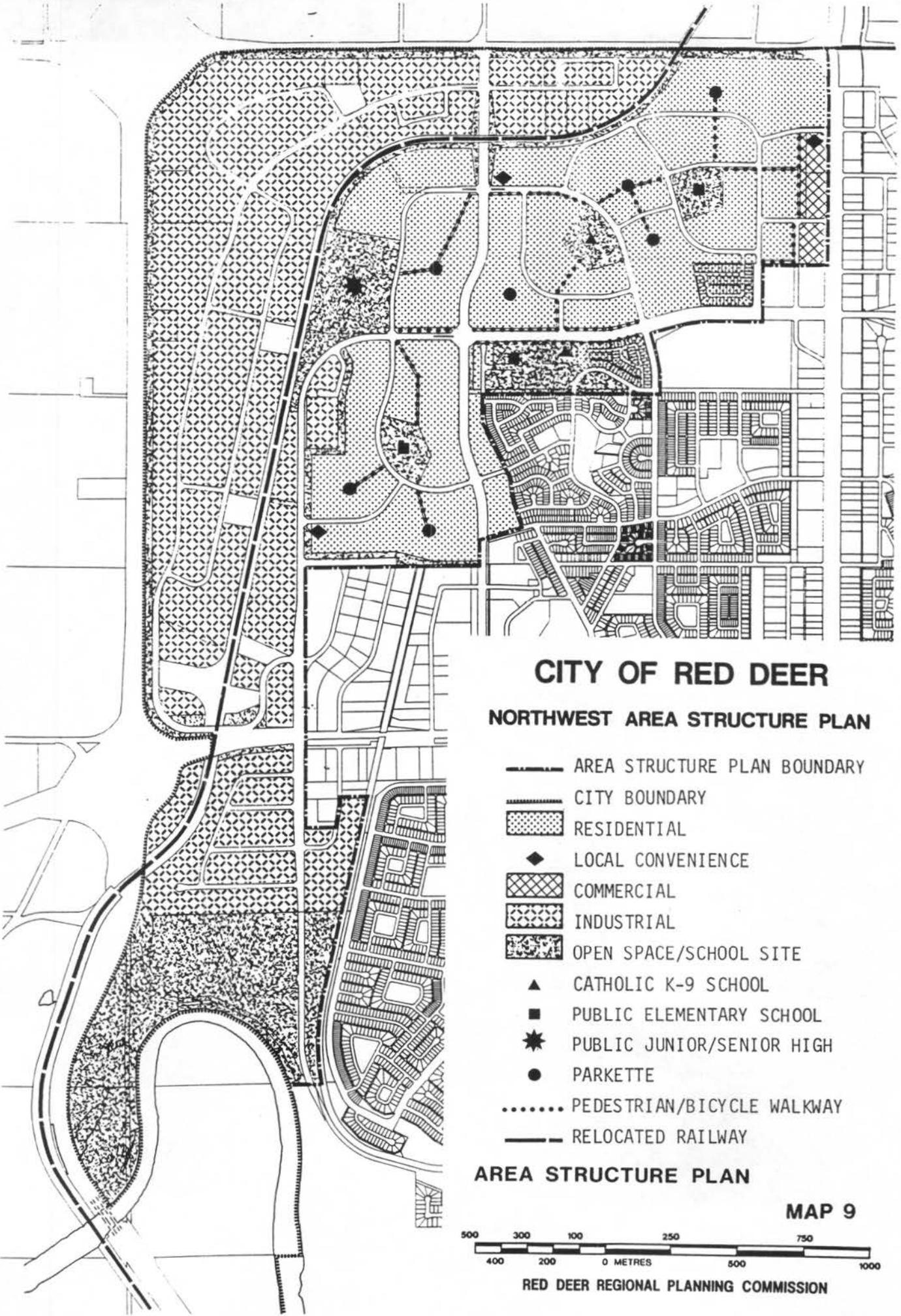
The City is planning to develop a large athletic park in the S.W.1/4 19 located north of the Red Deer River and west of the Oriole Park subdivision. The development of this park, known as Maskepetoon Athletic Park, is projected to be completed in five years time and likely will consist of a minimum of 10 ball diamonds, 3 soccer fields and a large multi-use area.

#### District Level

A district centre provides recreation/school facilities for a number of neighborhoods. It is intended that the district centre be comprised of a senior or junior high school, a district library, an indoor swimming pool, an ice arena and outdoor sports facilities including tennis courts, ball diamonds and all purpose fields. These facilities are subject to joint use agreements between the City and School Boards, and therefore are used co-operatively for City recreation and school education programs.

#### Neighborhood Level

Four neighborhood centres are planned for the area, each expected to serve a population of 3,200 people. Each centre is planned



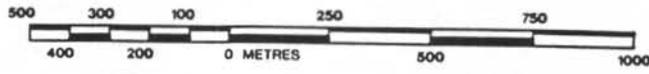
# CITY OF RED DEER

## NORTHWEST AREA STRUCTURE PLAN

-  AREA STRUCTURE PLAN BOUNDARY
-  CITY BOUNDARY
-  RESIDENTIAL
-  LOCAL CONVENIENCE
-  COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE/SCHOOL SITE
-  CATHOLIC K-9 SCHOOL
-  PUBLIC ELEMENTARY SCHOOL
-  PUBLIC JUNIOR/SENIOR HIGH
-  PARKETTE
-  PEDESTRIAN/BICYCLE WALKWAY
-  RELOCATED RAILWAY

### AREA STRUCTURE PLAN

MAP 9



to have either an elementary public school or kindergarten to grade nine (K-9) separate school, as well as a community shelter, playground and sports fields as outlined in the Recreation Parks and Culture Master Plan.

The neighborhood centres wherever possible are expected to be linked to each other by a pedestrian/bicycle path. A series of parkettes or small parks are planned for use by pre-school children, as well as to provide a visual attraction for the surrounding area.

For the Northwest Area Structure Plan area, all open spaces for recreation and education facilities are expected to be provided for by means of reserve dedication through the provisions of the Planning Act, with the exception of the Maskepetoon Athletic Area and Park. The Maskepetoon lands have been acquired by the City through the Waskasoo Urban Park and railway relocation projects.

#### Commercial

A district shopping centre, known as Heritage Business Park, is being developed along 67th Street, just to the southeast of the plan area. It will serve the northwest quadrant of the City, together with three local convenience sites one of which is the Glendale site just outside the plan area. Highway commercial uses are planned for the area north of 77th Street adjacent to Gaetz Avenue, and will include a convenience store presently in operation.

#### Industrial

Lands to the west of the proposed new railway right-of-way plus the quarter immediately southeast of the Highway 2 - 67th Street interchange has been allocated for industrial uses. A number of industries have already been established, mainly east of 64th Avenue and south of Highway

11A. A total of 369 hectares of land is set aside in the plan for light industrial uses and the rail yards and line. It is anticipated that approximately 8 to 10 hectares a year will be developed once the new railway line is in place. The new railway line will offer access to rail trackage for industries wishing to use rail facilities.

A main industrial road is planned for the Edgar Industrial Area to serve the area. This road will join onto 64th Avenue/Highway 11A to the north and 67th Street to the south.

The new railway right-of-way including the yards occupy about 34.3 hectares of land. In the north part, the railway will act as a separation between the industrial and proposed residential areas. To reduce the noise effect of the railway, a berm is to be created between the railway and the residential area.

### Phasing

Residential development has started in the area north of 77th Street and west of the Gaetz Avenue commercial areas. This area, which is known as Kentwood, will be gradually expanded towards the north and west. The residential area west of Glendale can be developed concurrently with the Kentwood area since they are in different utility servicing areas.

Industrial development to date has focused in the area to the east of 64th Avenue and south of Highway 11A. The primary direction of industrial development will be west and south to 76th Street. Industrial development could also expand in the area west of Golden West, north and south of 67th Street once new storm drainage south to the Red Deer River is in place.

### IMPLEMENTATION AND AMENDMENT

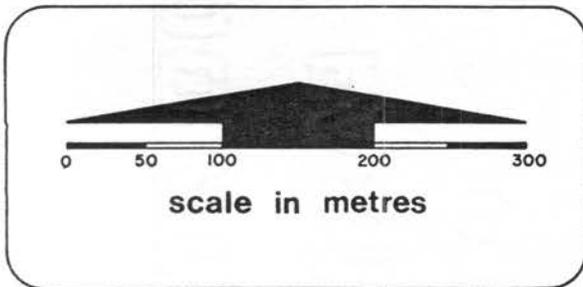
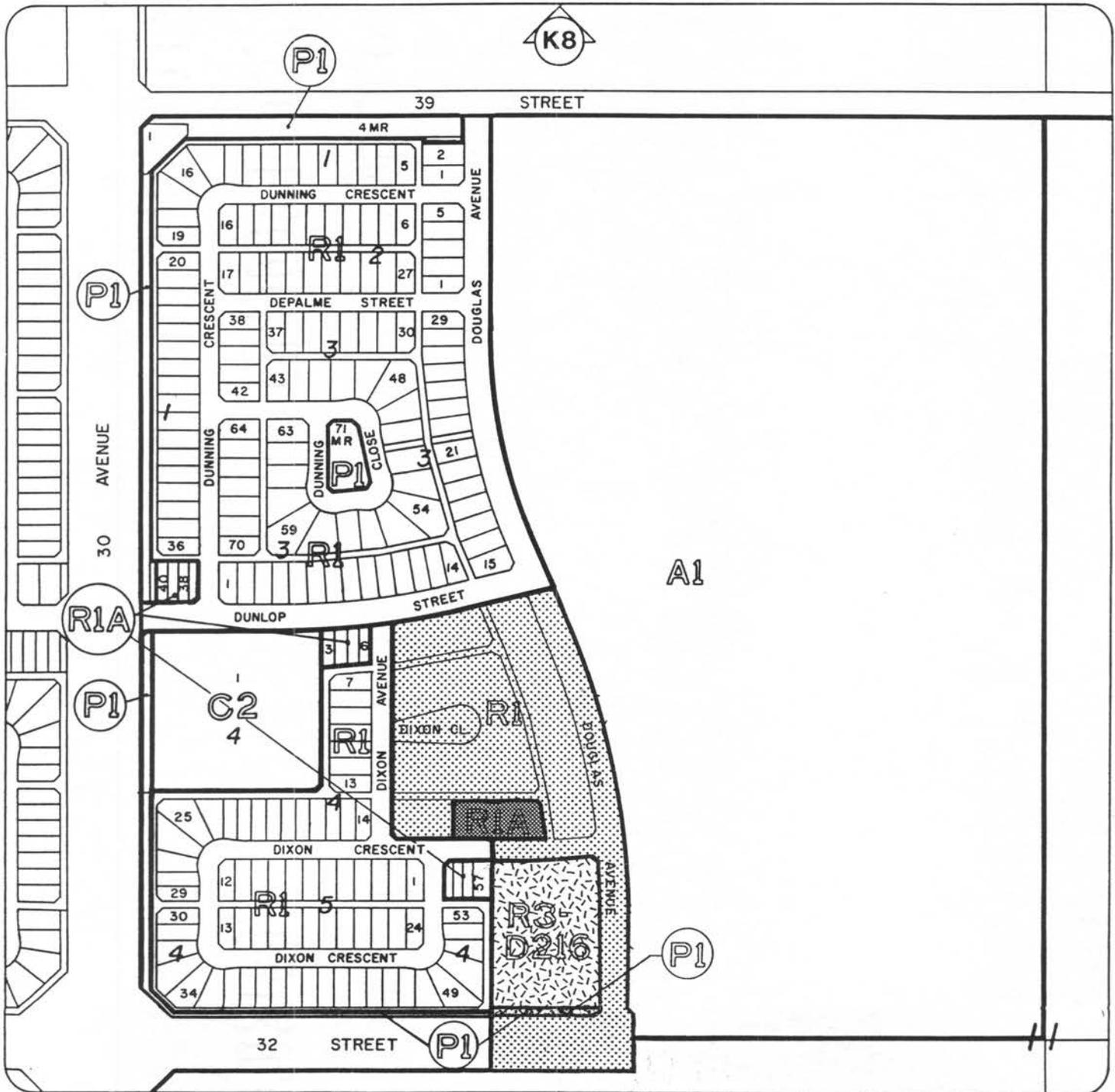
The Northwest Area Structure Plan will primarily be implemented through

the land use control mechanisms provided by the Land Use Bylaw. However, further clarity and more detailed land use patterns will be established by Council on recommended approval of subdivision plans for various portions of the plan area. The subdivision of land process will be guided by this Area Structure Plan and provide for the distribution of land uses, as well as the establishment of open spaces through the provision of reserve lands. In this regard, it is to be noted that the location and boundaries of land uses shown on Figure 9 are generalized and therefore subject to final determination during the subdivision process.

This plan may be amended by City Council by bylaw in accordance with the provisions of the Planning Act.

# City of Red Deer --- Land Use Bylaw Land Use Districts

K7



Revisions : MAP NO. 2/89  
(BYLAW No. 2672/F-89)

Change from A1 to R1 , P1 ,  
R3-D216 , and R1A .

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

J8



### Revisions :

MAP NO. 3/89  
(BYLAW No. 2672/G-89)

Change from A1 to R1 , R1A , and P1 .

DATE: April 19, 1989  
TO: Deputy Director  
FROM: City Clerk  
RE: BYLAW 2979/89 - NORTHWEST AREA STRUCTURE PLAN

---

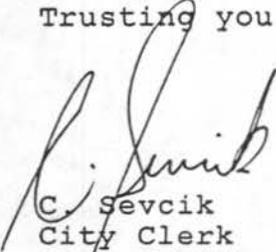
The above noted Bylaw, copy of which is enclosed herewith, was given first reading at the Council meeting of April 17, 1989. In addition, the following motion was passed at the aforesaid meeting:

"RESOLVED that Council of The City of Red Deer having considered report from the Red Deer Regional Planning Commission dated April 4, 1989, re: Northwest Area Structure Plan hereby agrees that following first reading of Bylaw No. 2979/89, same be referred to the County of Red Deer No. 23 for their comments and that the Red Deer Regional Planning Commission facilitate an open house prior to the Public Hearing of Bylaw 2979/89, and as recommended to Council by the administration April 17, 1989."

As discussed following the Council meeting, the Public Hearing will be advertised for June 26, 1989, as the Director of Community Services will not be present at the May 29 Council meeting and the June 12 meeting has been cancelled due to FCM.

The above is submitted for your information and I trust that you will proceed with an open house prior to the Public Hearing as directed by Council in the above noted resolution. This office will correspond with the County of Red Deer for their comments as required.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioners  
Directors  
Department Heads  
Council & Committee Secretary, Wilma



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

April 19, 1989

County of Red Deer No. 23  
Box 920  
Red Deer, Alberta  
T4N 5H3

Attention: Mr. R.J. Stonehouse, County Commissioner

Dear Sir:

RE: BYLAW NO. 2979/89 - NORTHWEST AREA STRUCTURE PLAN

The above noted Bylaw, a copy of which is enclosed herewith, was given first reading by Council of The City of Red Deer at its meeting held on Monday, April 17, 1989.

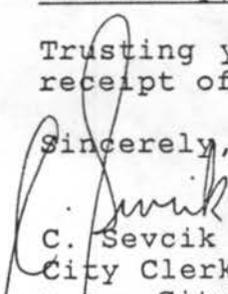
In addition at the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report from the Red Deer Regional Planning Commission dated April 4, 1989, re: Northwest Area Structure Plan hereby agrees that following first reading of Bylaw No. 2979/89, same be referred to the County of Red Deer No. 23 for their comments and that the Red Deer Regional Planning Commission facilitate an open house prior to the Public Hearing of Bylaw 2979/89, and as recommended to Council by the administration April 17, 1989."

The Public Hearing will be held on Monday, June 26, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In order that your written comments might appear on the agenda, we would appreciate receipt of same by no later than Wednesday, June 14.

Trusting you will find this satisfactory and we look forward to receipt of your comments in due course.

Sincerely,

  
C. Sevcik  
City Clerk

c.c. City Commissioners R.D.R.P.C. Deputy Dir. Reeve Stoyberg

DATE: April 10, 1989  
TO: City Council  
FROM: City Clerk  
RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/J-89

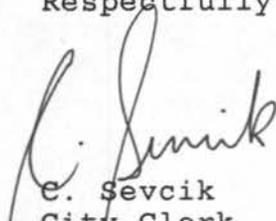
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Enclosed with this agenda is a draft Land Use Bylaw Amendment to change the requirements with regard to the deposit for advertising amendments and also to incorporate changes which more clearly reflect what is done in practice when an application is received.

The changes with regard to the deposit are being suggested in view of the fact that we have been encountering some problems with collecting the full amount of the advertising costs. If the changes proposed are accepted, we would not proceed with any advertising for a Public Hearing until such time as the estimated cost of advertising is deposited with the City Clerk's Office.

We would respectfully request that Council give first reading to said amendment, following which said amendment would be advertised as required under the Planning Act.

Respectfully submitted,

  
E. Sevcik  
City Clerk  
CS/ds

Commissioner's Comments

We would recommend that Council give the Bylaw first reading and that same be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor

DATE: February 27, 1989

TO: City Solicitor  
Bylaws & Inspections Manager  
Urban Planner

FROM: City Clerk

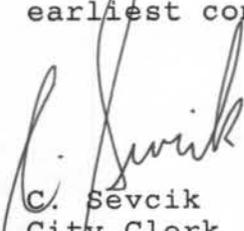
RE: PROPOSED LAND USE BYLAW AMENDMENT/ADVERTISING COSTS

---

I am enclosing herewith a draft Land Use Bylaw amendment to change the requirements with regard to the deposit for advertising amendments and also some other changes which more clearly reflect what is done in practice. Also enclosed is a copy of the relevant pages out of the Land Use Bylaw which more clearly show the changes being proposed.

The changes with regard to the deposit are being suggested in view of the fact that we have been encountering some problems with collecting the full amount of the advertising costs. If the changes proposed are accepted, we would not proceed with any advertising whatsoever until such time as we have the estimated cost of public advertising in hand.

May we please have your comments on the proposed changes at your earliest convenience.

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.  
c.c. City Commissioners

BYLAW NO. 2672/J-89

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

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

1. By deleting Section 2.4.2 Method of Application, in its entirety and by substituting therefore the following:
  - "(1) An application to amend the Bylaw shall be submitted together with copies of any maps, documents or other material attached thereto and shall be accompanied by the following, namely:
    - (a) satisfactory evidence indicating applicant's interest in the said land;
    - (b) a statement prepared by the applicant containing the reasons for the request to amend the Bylaw;
    - (c) an undertaking to pay all costs of advertising a public hearing if required;
    - (d) all drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete.
  - (2) On receiving an application to amend the Bylaw in accordance with Section 2.4.1, the City Clerk shall forward one copy to all relevant City Departments and to the Red Deer Regional Planning Commission for comment and shall notify the applicant in writing that the application has been received and the time and date Council will consider the application.
  - (3) The City Clerk shall place the matter on the agenda of a Council meeting which is not more than thirty-six days after the date on which the application was received.
  - <sup>3</sup>~~(4)~~ Any person applying for an amendment to this Bylaw shall bear and pay the cost of advertising for the public hearing and shall undertake to pay all such costs forthwith on demand. The applicant shall deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising.
  - (4) *See Solicitors letter*

- 2. By deleting 2.4.4 (3) in its entirety and by substituting therefore the following:

"(3) Any persons applying for an amendment to this Bylaw shall bear and pay the cost of advertising for the public hearing on the matter in question. The applicant shall deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising."

- 3. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D.  
1989

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D.  
1989

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this            day  
of            A.D. 1989

\_\_\_\_\_  
MAYOR

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

# CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5

---

TELEPHONE (403)346-6603  
TELECOPIER (403)340-1280

---

\*Denotes Professional Corporation

Your file:  
Our file: City General

March 29, 1989

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

ATTENTION: Mr. C. Sevcik

Dear Sirs:

Re: Proposed Land Use By-law Amendment - Section 2.4.2

I have reviewed your proposed amendment and have the following suggestions:

1. that subclause (4) be renumbered (3); and
2. that the former subclause (3), now (4), be amended to read as follows:

"(4) Upon receipt of payment pursuant to subclause (3), the City Clerk shall place the matter on the agenda of a Council meeting which is not more than thirty-six (36) days after the date upon which the application and payment pursuant to subclause (3) was received."

Yours truly,



THOMAS H. CHAPMAN, Q.C.

THC/kah

2.4 Amendments to Land Use Bylaw

2.4.1 Application to amend this Bylaw.

- (1) Any person may apply to have this Bylaw amended, by applying in writing to Council, furnishing reason in support of the application and in accordance with all of the requirements of Section 2.4.2(1) of this Bylaw. (2672/C-82)
- (2) Council or the Municipal Planning Commission may at any time request the Director of Planning or his designated representative to initiate for the consideration of Council any proposed amendment, which shall be accompanied by a report and recommendation of the Director of Planning. (2672/C-82)

2.4.2 Method of Application

- (1) An application to amend the Bylaw shall be submitted in triplicate together with ~~three copies~~ of any maps, documents or other material attached thereto and shall be accompanied by the following, namely:

*delete* →

~~(a) a deposit fee of \$200.00 for each application, if the proposed amendment is adopted by Council, Council may determine that the whole or part of the deposit fee be returned to the applicant, or that additional funds are received to cover advertising of the amending bylaw; (2672/C-82) (2672/T-84)~~

- (a) ~~(b)~~ ~~a certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant's interest in the said land;~~ *evidence indicating*
- (b) ~~(a)~~ a statement prepared by the applicant containing the reasons for the request to amend the Bylaw;
- (c) ~~(d)~~ an undertaking to pay all costs of advertising a public hearing if required; (2672/C-82)
- (d) ~~(c)~~ all drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete. (2672/C-82)

*all relevant Depts. and the R.D.R.P.C. for comment*

- (2) On receiving an application to amend the Bylaw in accordance with Section 2.4.1, the City Clerk shall forward one copy to the City Commissioners and one copy to the Planning Director and shall notify the applicant in writing that the application has been received and the time and date Council will consider the application. (2672/C-82)
- (3) The City Clerk shall place the matter on the agenda of a Council meeting which is ~~not less than fourteen days and not more than thirty-six days after the date on which the copies of the application were forwarded to the City Commissioners and the Planning Director.~~

*the application was received*

- (4) Any person applying for an amendment to this Bylaw shall bear and pay the cost of advertising for the public hearing ~~on the matter in question~~ and shall ~~concurrently with his application~~, undertake to pay all such costs forthwith on demand. The applicant shall deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising, ~~which shall not exceed \$100.00.~~

2.4.3 Decision of Council (2672/C-82)

- (1) The Council in considering an application for an amendment to the Bylaw after examining the proposed amendment for content and considering the written comments and recommendation of the Commissioners and the Planning Director, may at its sole discretion:
  - (a) refuse the application,
  - (b) refer the application for further information,
  - (c) pass first reading of an amending Bylaw and, with or without conditions, advertise the amendment to this Bylaw, and make a final decision after the public hearing,
  - (d) defeat first reading of an amending Bylaw,
  - (e) pass first reading of an alternative amendment to this Bylaw and, with or without conditions, advertise the amendment to this Bylaw, and make a final decision after the public hearing,

2.4.4 Public Notice and Hearing (2672/C-82)

- (1) Should first reading of a Bylaw to amend this Bylaw be passed by Council, Council shall hold a public hearing respecting the amending Bylaw.
- (2) Public notice and hearing of Land use Bylaw amendments shall be conducted in accordance with the Planning Act.
- (3) Any persons applying for an amendment to this Bylaw shall bear and pay the cost of advertising for the public hearing on the matter in question. The applicant shall deposit with the City clerk prior to public advertising an amount equal to the estimated cost of public advertising, ~~which shall not exceed \$100.00.~~

2.4.5 Limit of Frequency of Applications for Amendments (2672/C-82)

- (1) Where an application for amendment has been refused by Council or withdrawn by the applicant after advertisement of the proposed amendment, another application for amendment on the same parcel of land and for the same or similar district shall not be made by the same or by any other applicant until at least 3 months after the date of refusal or withdrawal.

DATE: March 6, 1989

TO: City Clerk

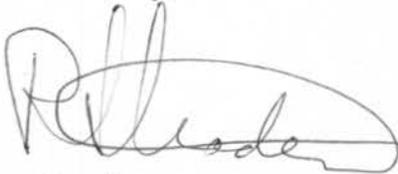
FROM: Bylaws and Inspections Manager

RE: PROPOSED LAND USE BYLAW AMENDMENT / ADVERTISING COSTS

---

In response to your memo of February 27, 1989, we wish to advise that we have reviewed the proposed amendment to the Land Use Bylaw, and we concur with same.

Yours truly,

A handwritten signature in cursive script, appearing to read "R. Strader". The signature is written in dark ink and is positioned above the typed name and title.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

/pr



# RED DEER REGIONAL PLANNING COMMISSION

79

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

NO. 16

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

April 10, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Amendment Bylaw 2672/I-89

Following the City Council Resolution dated April 3, 1989 granting permission for a Youth and Volunteer Centre to expand their operation to 4637 - 49 Street (to the west of the existing location), the required Land Use Amendment is attached hereto.

If the land use amendment is approved, both sites will be designated for "Youth and Volunteer Centre" use.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

## Commissioner's Comments

It is recommended Council give first reading to the Bylaw following which same will be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor

### MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: April 18, 1989  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENTS 2672/F-89, 2672/G-89,  
2672/I-89 AND 2672/J-89

---

Council of The City of Red Deer at its meeting held April 17, 1989, gave first reading to the above noted Land Use Bylaw amendments.

Bylaw 2672/F-89 pertains to Phase 2B of the City Deer Park Subdivision consisting of 34 single family, 8 duplex and 1 multiple family site.

Bylaw 2672/G-89 pertains to a Plan of Subdivision submitted by Melcor Developments to create 44 single family and 6 duplex lots in the Eastview Subdivision.

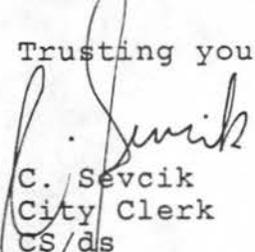
Bylaw 2672/I-89 provides for the Youth & Volunteer Centre to expand their operation to 4637 - 49 Street.

Bylaw 2672/J-89 provides for changes with regard to the deposit required for advertising land use bylaw amendments.

Enclosed herewith is a copy of the aforesaid bylaws.

This office will now proceed with advertising for a Public Hearing to be held on May 15, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Bylaws & Inspection Manager  
City Assessor  
E.L. & P. Manager  
Fire Chief  
Dir. of Financial Services  
Dir. of Community Services  
Recreation & Culture Manager

Encl.

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 18, 1989

Youth & Volunteer Centre  
4633 - 49 Street  
Red Deer, Alberta  
T4N 1T4

Attention: Mr. Paul McGlone, Exec. Dir.

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/I-89

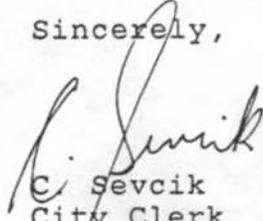
Council of The City of Red Deer at its meeting held April 17, 1989, gave first reading to the above noted Land Use Bylaw Amendment, a copy of which is enclosed herewith.

Bylaw 2672/I-89 provides for the Youth & Volunteer Centre to expand their operation to 4637 - 49 Street.

This office will now proceed with advertising for a Public Hearing to be held on May 15, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. We have received your deposit of \$200.00 pertaining to the matter of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds

c.c. Senior Planner  
Bylaws & Inspections Manager  
Council & Committee Secy., Wilma

NO. 17

DATE: APRIL 11, 1989

TO: CITY CLERK

FR: TRANSIT MANAGER

RE: TRANSIT DEPARTMENT ANNUAL REPORT

=====

Attached is the 1988 Annual Operating Report for the Transit Department submitted for Council's information.

I will be in attendance in Council Chambers to answer any questions that Council may have.



G. E. Beattie  
Transit Manager

**THE CITY OF RED DEER**  
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:45
DATE	April 11/89
BY	PF

Commissioner's Comments

Submitted for Council's information.

"R.J. MCGHEE"  
Mayor

THE CITY OF RED DEER

TRANSIT DEPARTMENT  
ANNUAL REPORT  
1988

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## INTRODUCTION

The following report has been prepared to outline the operational functions of The City of Red Deer Transit Department during the 1988 operating year. This report includes a written text outlining the Department's projects, issues, and status, along with comparative statistics from 1983 to 1988.

The intent of the report is to advise senior administrators and elected City officials of the current status of the Transit Department.

## CURRENT SYSTEM

The City of Red Deer transit system supplies public transportation services to the citizens of Red Deer, currently at a population level of approximately 55,000, for sixteen (16) hours per day, six (6) days per week. A total of 53,400 service hours were provided, utilizing a fleet of 27 buses and a total Department staff level of 44 employees.

The system being operated in Red Deer is commonly referred to as a radial design system and was implemented in July of 1981 after an in-depth operational study performed by an outside consultant. Although some route changes and expansions have been necessary in order to meet service criteria, the basic design has remained intact. The overall design of the public transportation seems to be well understood and aside from a few complaints, is accepted by the system user.

## EQUIPMENT STATUS

The Transit Department operates a fleet of 27 G.M.C. Urban Transit buses with a current average age of 11.8 years. During the 1988 operating year a major and significant problem with a number of buses was discovered. It became apparent that the substructure on some of the buses was becoming seriously affected by metal fatigue and corrosion.

In the spring of 1988 one of the buses was inspected for safety certification. Based on a tip received by the Canadian Urban Transit Association, this bus was thoroughly checked for substructure damage. Although not easily detectable by regular maintenance observations, a number of hairline cracks and areas of severe corrosion in the engine bulkheads were discovered. As a result, the bus would not pass the required safety inspection and could not be used in revenue service. As conservative repair cost estimates were established at a figure that may exceed \$40,000, it was decided to not repair the bus and permanently remove it from revenue service.

At the time the substructure problem was detected, the bus affected

was 11 years old. Due to the relatively young age of the bus (life expectancy is normally 18 to 20 years), the Transit administration requested that the complete fleet be inspected for substructure defects. The result of the inspections showed a significant number of buses being affected. A total of 38.5% of the fleet showed substructure defects in varying degrees of severity.

Upon discovering the seriousness of the problem, a decision regarding the future of the fleet had to be made. It was decided that the five buses most seriously affected should be replaced by new buses. City Council was approached in late 1988 to authorize funds to purchase replacement units. Council agreed to the replacement of the five worst buses and the tendering process commenced in December of 1988. The tender was subsequently awarded to Motorcoach Industries Ltd. for a total cost of \$840,850 of which the Provincial Government agreed to fund 75% or \$630,640 of the total purchase price. These buses are scheduled for delivery to Red Deer in early September 1989.

In the meantime the maintenance garage embarked on a repair program in an attempt to repair the affected buses to a level that would meet safety inspection standards. With the assistance of industry colleagues in Edmonton Transit, our maintenance people have commenced repairing some of the lesser affected units in an attempt to prolong the life of the unit by 12 to 18 months. Even though some success has been achieved in the repair program, it would appear that between three to five buses will be in need of replacement during the 1989 budget year with delivery in 1990.

It is the intent of the Transit administration to place into effect a total bus replacement and enhancement program during the 1989 operating year. Assistance in developing this program will be obtained by utilizing the services of an outside consultant by including the requirement for bus replacement in the Terms of Reference of the proposed 1989 Transit Study.

## 1988 TRANSIT ISSUES

### 1. 1988 Alberta Winter Games

In late January of 1988 The City of Red Deer hosted the 1988 Alberta Winter Games. The Transit Department Manager was approached by the organizing committee to spearhead the transportation requirements. The Transit Manager accepted the responsibility of coordinating the transportation requirements on a volunteer basis and obtained volunteer assistance from the two other management staff members.

Transportation requirements for approximately 2,500 athletes, coaches, and officials was required to move people to and from areas both within and outside The City of Red Deer. Excellent

cooperation between the Transit Department and Prairie Bus Lines resulted in few problems in coordinating the transportation requirements.

All available transit buses and operators, along with the majority of the Prairie School Bus fleet, was utilized in what turned out to be the largest undertaking performed by the Transit Department to-date. Through innovated scheduling, direct on-road scheduling, and complete cooperation between all the parties involved, the task was completed under the Winter Games Society transportation budget.

Although many areas served as a learning process, the task of moving large volumes of people has left the Transit Department confident that large passenger movements can be accomplished for similar events the City may host in the future.

## 2. Route Changes

During the 1988 operating year, several route changes to the system were made in order to supply public transportation services to new areas and to streamline the system in terms of user requirements. Each route change and the impact of the change is outlined below:

### (a) Route One South

As a result of a request from the Red Deer Health Unit, the Route One South was altered to supply service to the Health Unit building by utilizing Bremner Avenue and 30th Street. In order to accomplish the route changes, some roadway upgrading of 30th Street between Bremner Avenue and Gaetz Avenue was required. The cost of the upgrading was approximately \$150,000 with the Provincial Government funding 75% of the cost.

Although the route change was implemented during the summer of 1988, ridership to and from the area has been minimal and has not met the Department's expectations. Service utilization counts performed by the Transit operators have indicated an average of six passengers per day using the bus stop area placed at the Health Unit building.

### (b) Route One North

During the early months of 1988 passenger utilization counts were performed on the northern most portion of the Route One. These counts indicated extremely low usage of the route servicing the north light industrial area

located north of 76 Street. Over the past year the Transit Department had received a number of complaints regarding the design of the system that found passengers from the north end to travel downtown prior to going to the area of Parkland Mall.

After a considerable amount of research, the Transit administration recommended to and received approval from City Council to delete service from the light industrial area and alter the route to the west using 76 Street. As a result, a connection point between the two routes servicing the north area was established at 76 Street and Northey Avenue. This connection of routes now allows passengers to travel to the Parkland Mall area without first travelling downtown.

Service utilization counts show an increased usage of the Route One North with an average of 60 passengers per day using the connection point.

(c) Route Two East

Due to the residential expansion of the City Deer Park Subdivision, the Transit Department altered the routing of the Route Two East to supply service to the area. The route change was implemented in September of 1988 and appears to have been fairly well accepted. Ridership levels are moderate and are remaining constant. Walking distances for City Deer Park residents was substantially reduced and are now within the 450 meter walking distance guidelines.

(d) Route Four East

The Route Four East was also expanded in September of 1988 to supply transit services to the Deer Park area south of Ross Street. The route expansion was implemented in order to place walking distances for Deer Park residents to within the 450 meter walking distance guideline.

The service appears to be well accepted with moderate levels of usage. Ridership to and from the expansion area is fairly constant.

It should be pointed out that the route alterations made during the 1988 operating year were made in order to maintain walking distances at an acceptable level. Although these route changes have not placed an additional strain on the current headway times, any further route expansions will affect the headway times, as the

current 40 minute loop schedule will not be able to be met.

## 1989 PROJECTS

### 1. Transit Study

In the 1989 operating budget submission, it is the intention of the Transit administration to place funds into the budget in order to conduct an operational and capital requirement study. The last study was conducted in 1981 which resulted in the system being operated as it is today. The intent of the proposed study is to identify any areas of operation that may or may not require improvement or change. Areas to be investigated would include route effectiveness, customer satisfaction, marketing and promotion, hours of operation, and headway frequency. In addition, the study would also investigate the implications of any future capital projects such as off-street terminal and equipment replacement.

Recommendations will also be made regarding the direction of both short and long term operational and capital cost implications together with a specific five year operating plan.

It is anticipated that the study, if approved, will be completed prior to the submission of the 1989 operating budget in order that any immediate system changes could be implemented once City Council's approval was obtained.

### 2. Promotions

During the annual Westerner Exhibition, the Transit Department placed an information booth in the Altaplex building. The booth was manned throughout the week by management staff and was intended to provide information about the system to potential users.

Some low cost give-aways such as balloons and buttons and single ride coupons were given to people that stopped at the booth. Considering that a significant ridership increase was experienced after the project was completed, it is apparent that the idea was somewhat successful. Although an increase of 38% in ridership for the month of August 1988, as compared to August 1987, could not be totally attributed to the project, it is felt the project played a significant role. Due to the apparent success, it is our intention to continue this and similar such projects in the future.

**RED DEER TRANSIT ANNUAL REPORT**

**A. GENERAL DATA**

	1983	1984	1985	1986	1987	1988
1. Total Operators (FT/Pt)	34/6	34/6	34/5	34/6	33/5	33/5
2. Total Service employees	1	1	1	1	2	2
3. Administrative employees	5	4/1	4/1	4/1	4/1	3/1
4. Total Department employees	40/6	39/7	39/6	39/7	39/6	38/5
5. Total Fleet	39	34	27	27	27	27
6. Fleet utilization - peak	21	21	21	21	21	21
7. Fleet utilization - off-peak		8	8	8	8	8
8. Average fleet age	5.7 yrs.	6.7 yrs.	8 yrs.	9.2 yrs.	10.1 yrs.	11.8 yrs.
9. Hours of operation	0600-2200 Mon-Sat	0600-2200 Mon-Sat	0600-2200 Mon-Sat	0600-2200 Mon-Sat	0600-2200 Mon-Sat	0600-2200 Mon-Sat
10. Fare Structure	Adult .75 Stud. .50 A.Pass \$21 S.Pass \$17 A.Book - S.Book -	Adult .75 Stud. .50 A.Pass \$25 S.Pass \$18 A.Book - S.Book -	Adult .80 Stud. .55 A.Pass \$26 S.Pass \$19 A.Book - S.Book -	Adult .80 Stud. .55 A.Pass \$27 S.Pass \$20 A.Book - S.Book -	Adult .85 Stud. .60 A.Pass \$28 S.Pass \$21 A.Book \$8.50 S.Book \$6.00	Adult .90 Stud. .65 A.Pass \$30 S.Pass \$22 A.Book \$9 S.Book \$6.50
<b>B. OPERATING DATA</b>						
1. Number of routes	4	4	4	4	4	4
2. Average route length	21k	21k	22.5k	22.5k	23.7k	25.2k
3. Total kilometers	973,412	1,054,767	1,042,145	1,075,300	948,193	877,738
4. Fuel consumption	541,633	553,872	536,668	532,477	506,483	456,584
5. School charters	11	8	5	5	5/to June 0/after June	-
6. Regular System Passengers	1,587,726	1,748,469	1,820,715	1,762,008	1,658,731	1,639,633
7. School Charter Passengers	406,470	174,401	104,235	94,693	73,226	-
8. Total Passengers	1,994,196	1,922,870	1,924,950	1,856,701	1,731,957	1,639,633

**C. FINANCIAL DATA (COSTS)**

	1983	1984	1985	1986	1987	1988
1. Administration	279,845	302,915	333,634	329,486	321,033	309,254
2. Training	2,823	7,621	6,389	12,840	6,613	3,620
3. Operations	1,478,851	1,572,341	1,580,095	1,608,718	1,675,356	1,785,112
4. Workshop & Garage	53,849	59,481	39,127	39,533	40,975	45,008
5. Debt Charges	13,070	13,110	13,392	13,223	13,288	13,362
6. Total	1,828,438	1,955,468	1,972,637	2,003,800	2,057,205	2,156,956

**D. FINANCIAL DATA (REVENUE)**

1. Cash Fares	338,776	344,433	365,871	351,217	277,049	255,767
2. Adult Passes	119,080	143,980	178,536	172,953	163,132	139,382
3. Student Passes	233,420	292,596	333,251	359,535	378,803	391,719
4. Adult Ticket Books	-	-	-	-	4,751	24,053
5. Student Ticket Books	-	-	-	-	426	7,618
6. School Charters	164,966	116,717	92,301	79,992	50,113	-
7. Other Charters	20,892	9,743	8,522	9,348	9,067	23,499
8. Miscellaneous	2,677	2,209	3,395	2,248	2,395	5,393
9. Advertising	16,311	10,479	2,389	25,920	27,993	38,319
10. Total Dept. Revenue	896,122	920,157	984,265	1,001,213	913,729	885,750
11. Provincial Grant	485,620	502,570	408,560	420,960	424,786	425,738
12. Total Revenue	1,381,742	1,422,727	1,392,825	1,422,173	1,338,515	1,311,488
13. Municipal Subsidy	446,696	532,741	579,812	581,627	718,690	845,468

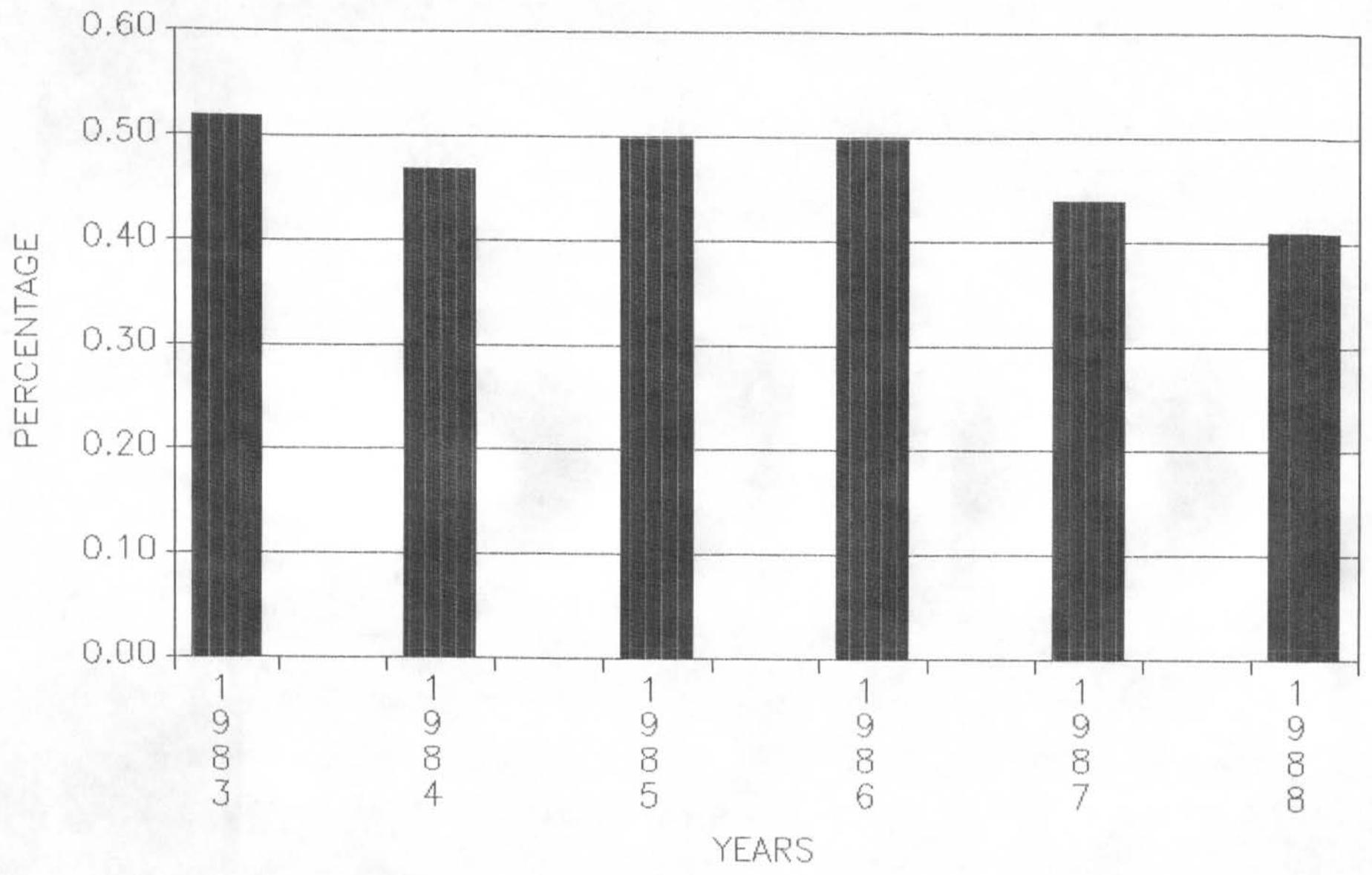
**E. FINANCIAL PERFORMANCE**

1. Revenue/Cost Ratio*	.52	.47	.50	.50	.44	.41
2. Cost/Capita*	34.57	38.28	37.48	36.98	37.88	39.37
3. Cost/Passenger*	0.96	1.02	1.03	1.08	1.24	1.32

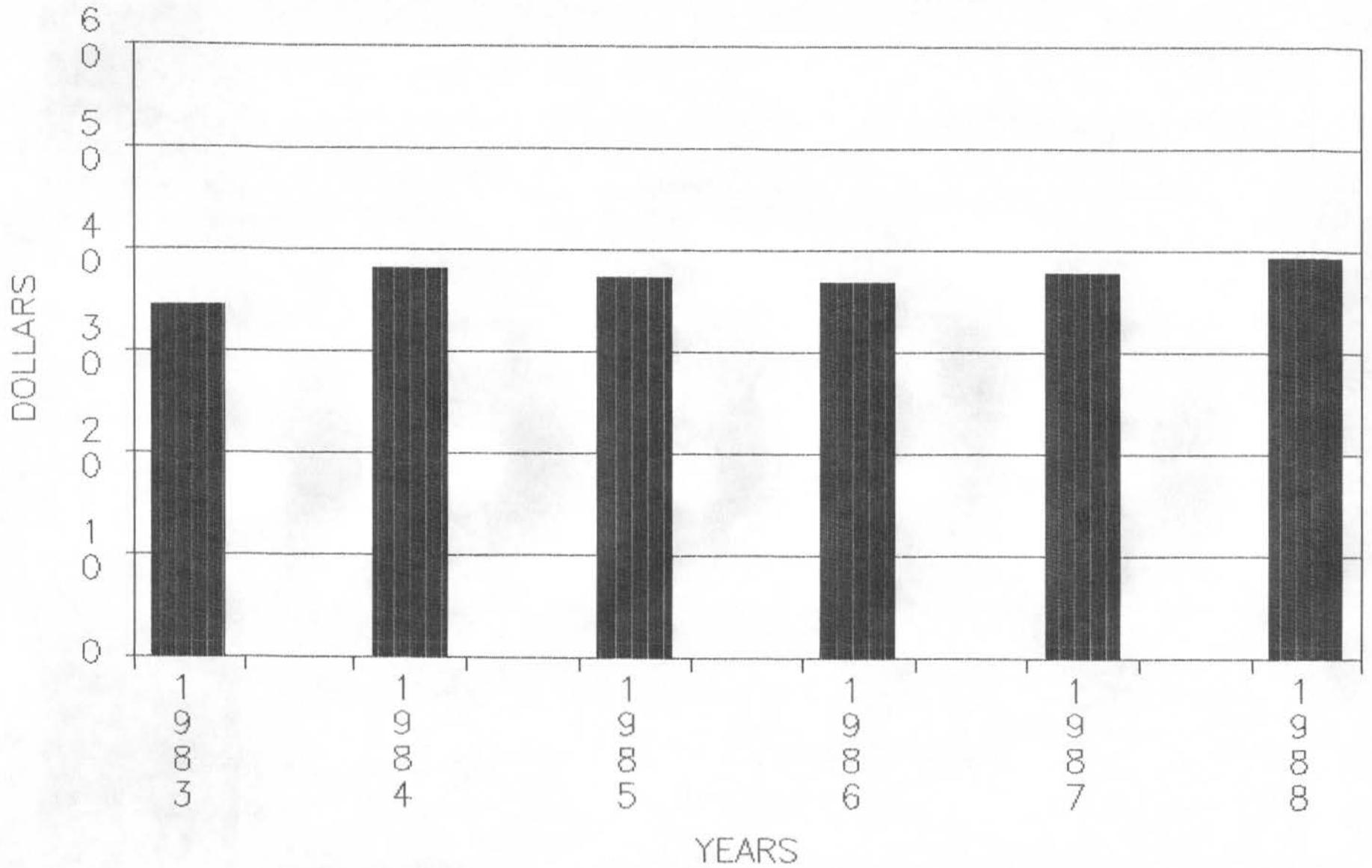
F. ACCIDENT STATISTICS

	1983	1984	1985	1986	1987	1988
1. Non-fault Accidents	18	26	17	15	15	9
2. At-fault Accidents	9	15	11	15	6	6
3. Total Vehicle Accidents	27	41	28	30	21	15
4. Loss Time Accidents	1(17 days)	1(14 days)	1(28 days)	0	1(3 days)	1(2 days)

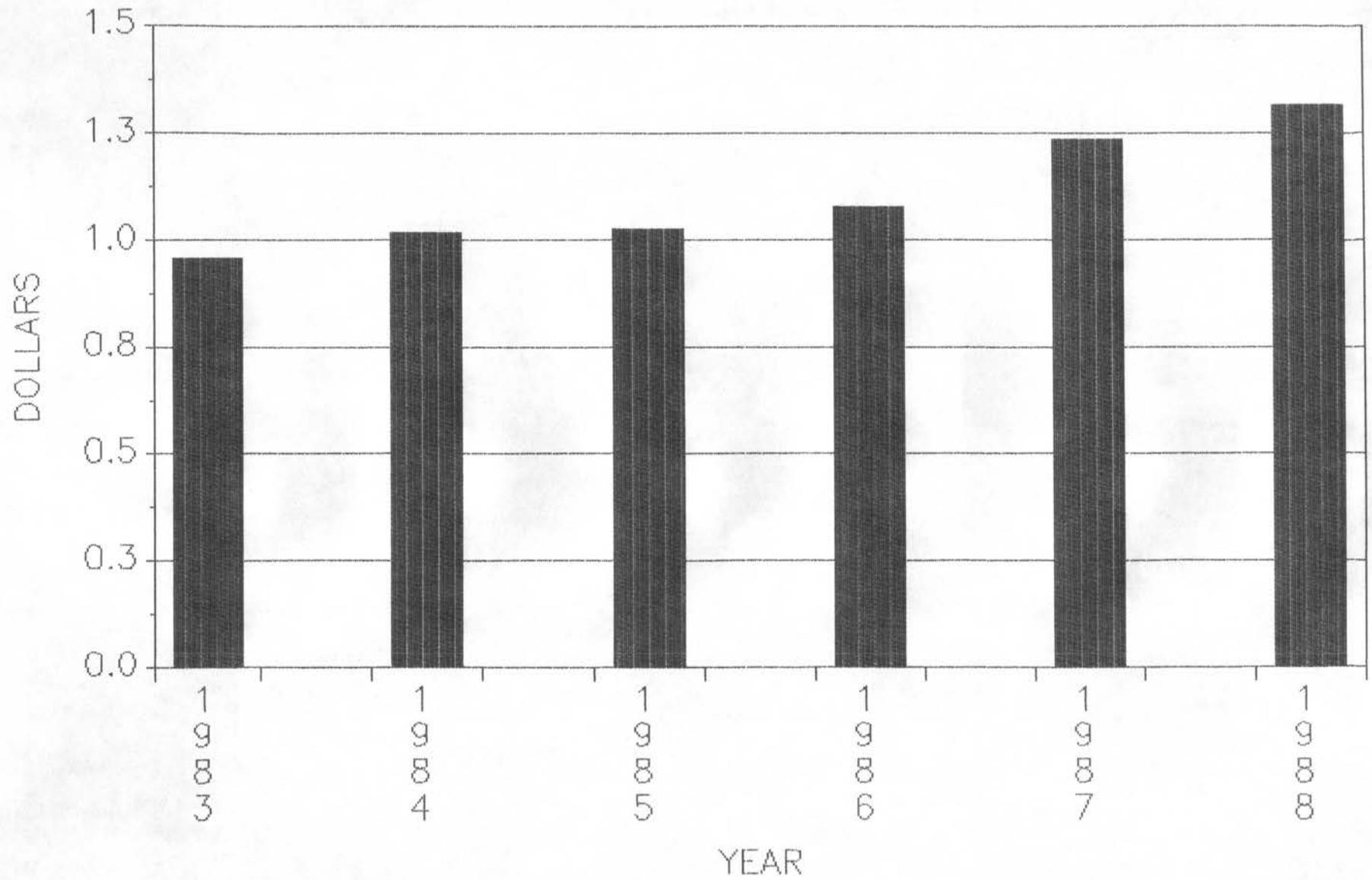
THE CITY OF RED DEER TRANSIT DEPARTMENT  
REVENUE / COST RATIO



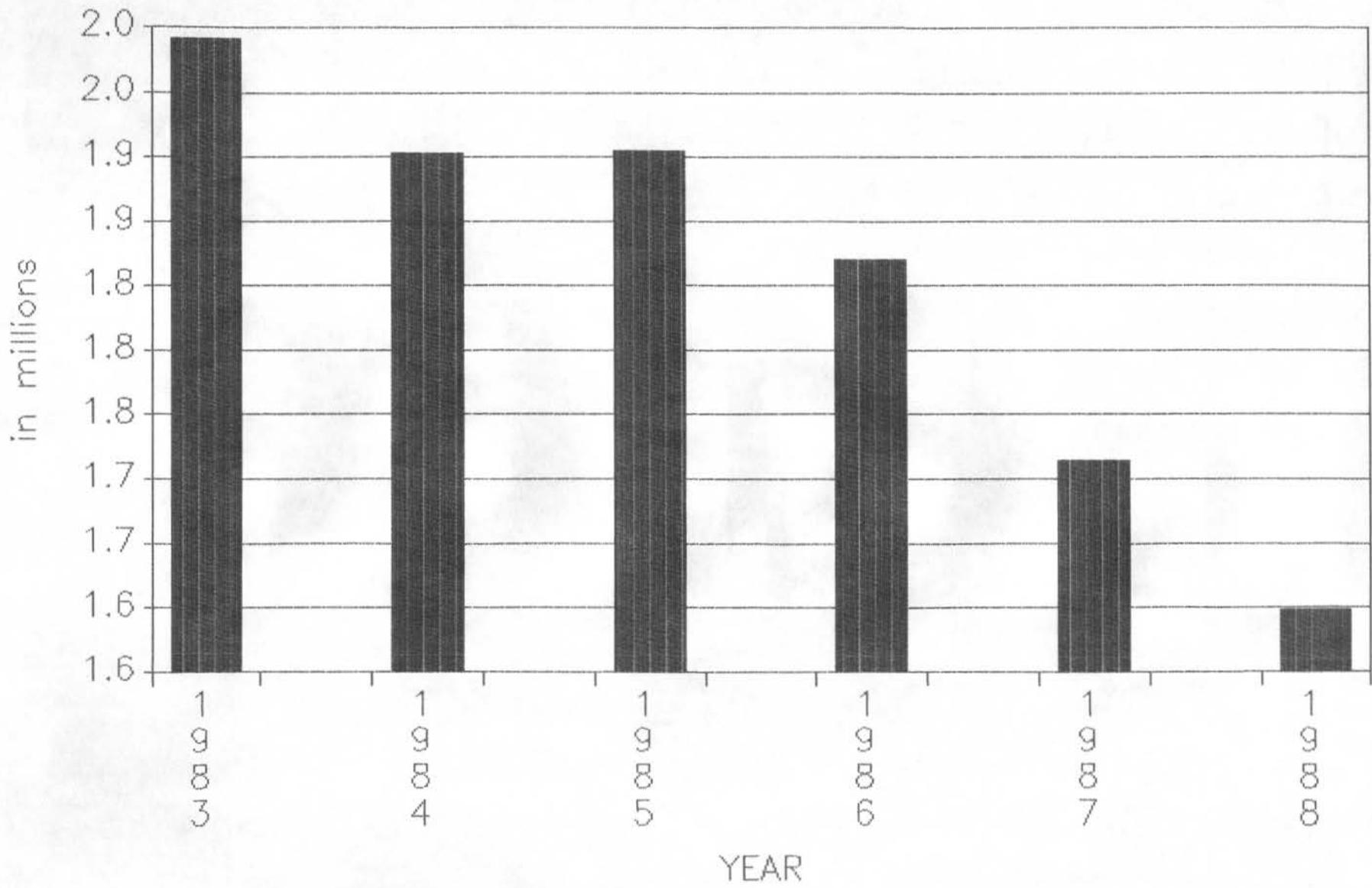
THE CITY OF RED DEER TRANSIT DEPARTMENT  
COST/CAPITA



THE CITY OF RED DEER TRANSIT DEPARTMENT  
COST/PASSENGER



# THE CITY OF RED DEER TRANSIT DEPARTMENT ANNUAL RIDERSHIP



DATE: April 19, 1989  
TO: Labour Relations Officer  
FROM: City Clerk  
RE: MEMORANDUM OF AGREEMENT/AMALGAMATED TRANSIT UNION  
LOCAL 1374

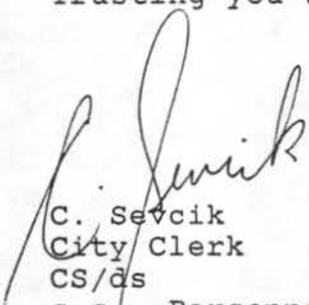
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Your report dated April 10, 1989, pertaining to the above topic was presented to Committee of the Whole of Council April 17, 1989. In the open meeting following the Committee of the Whole, Council passed the following motion approving the memorandum of agreement negotiated with the Amalgamated Transit Union Local 1374.

"RESOLVED that Council of The City of Red Deer hereby approve the memorandum of agreement negotiated with the Amalgamated Transit Union Local 1374 as outlined in the report from the Labour Relations Officer dated April 10, 1989, and as presented to Council April 17."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will ensure appropriate legal documentation is prepared and executed by both parties.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. Personnel Manager  
Dir. of Financial Services  
Transit Manager  
Dir. of Engineering Services

DATE: April 19, 1989  
TO: Transit Manager  
FROM: City Clerk  
RE: TRANSIT DEPARTMENT ANNUAL REPORT

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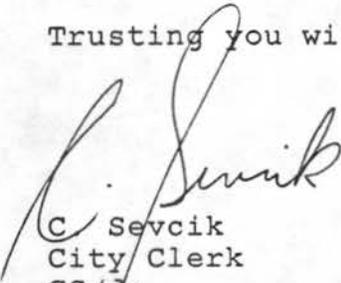
The 1988 Annual Operating Report for the Transit Department was presented to Council April 17, 1989. The said report was accepted for information and it was agreed that same be filed.

During discussion of the above matter, however, it was noted that the Municipal Subsidy has been increasing annually since 1983. It was further noted that the Provincial Grant was substantially reduced in 1985 and subsequent annual grants do not appear to be increasing in proportion to operating costs. Accordingly, the following motion was passed.

"That the matter of Provincial Transit Grants be referred to the Finance & Audit Committee and the Transit Committee for review."

By way of a copy of this memo, we are requesting the above noted committees to place this matter on a subsequent agenda for their consideration and review.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Finance & Audit Committee  
Transit Policy and Steering Committees  
City Commissioners  
Dir. of Engineering Services  
Dir. of Financial Services

DATE: April 11, 1989  
TO: City Council  
FROM: Mayor McGhee  
RE: FRINGE AREA POLICY/ESTABLISHMENT OF COMMITTEE

---

The City has had informal discussions with the County regarding establishment of a Committee to discuss the Fringe Area Policy.

The County has appointed the Reeve, the Councillors for Divisions 2 and 7, the County Commissioner, and the Development Officer, but only the Members of Council would be voting members. It is recommended that Council of The City of Red Deer appoint three Members of Council which includes the Mayor, the City Commissioner, and the Director of Engineering Services to said Committee. Only the Members of Council, however, would be voting members.

It is recommended that Council make these appointments at the April 17th meeting.

R.J. MCGHEE  
Mayor



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

4758 - 32nd Street

Phone 347-3364

APRIL 5, 1989

Mayor R.J. McGhee  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

Your letter dated March 23, 1989 in regard to the Fringe Area Policy/Establishment of Committee, was presented to County Council at its meeting held on Tuesday, April 4, 1989.

Council feels that staff members should be named to the Committee, but only the members of Council would be voting members. The County Committee was established as the Reeve, Councillors for Divisions 2 and 7, the County Commissioner, and the Development Officer.

Although Council has agreed that three Councillors should be on the committee, they felt that the City could appoint the Mayor along with two Councillors, the City Commissioner, and the Senior City Engineer. This, of course, is only a suggestion as County Council realizes that it has no right to tell the City who they should put on the committee.

We trust you will consider the above, and advise us, in due course, of the City appointees to the committee.

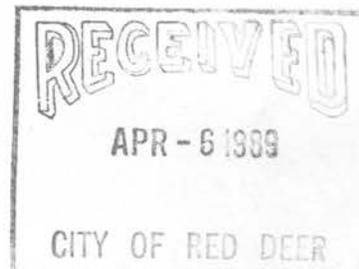
Yours truly

COUNTY OF RED DEER NO. 23

R.J. STONEHOUSE  
COUNTY COMMISSIONER

/gg

c.c. Reeve Stoyberg  
c.c. City Commissioner  
c.c. City Clerk



B/F CENTRAL  
APR. 5

March 23, 1989

County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. R.J. Stonehouse,  
County Commissioner

Dear Mr. Stonehouse:

RE: FRINGE AREA POLICY/ESTABLISHMENT OF COMMITTEE

Further to my letter of March 9, 1989 concerning the establishment of a committee to discuss the fringe area policy, I wish to advise as follows.

At the Council Meeting of March 20, 1989 the make-up of the committee was discussed. The unanimous consensus of Council was that the committee should consist of three Council members from each Council. It was further agreed that administration should not be members of the committee, but could attend meetings to serve as resource personnel. It was generally felt that the discussions and decisions of this committee will be of such nature that same should be reserved to the elected officials and not appointed members of the administration. Council requested that this view be relayed to the County Council with the hopes that the County Council would concur and appoint a committee consisting of the same membership.

We look forward to your response, and while Council of The City of Red Deer has not as yet appointed its three members, it is prepared to do

....2

County of Red Deer No. 23  
Page 2  
March 23, 1989

so on very short notice in order that the first meeting of this committee might be scheduled as soon as possible.

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

Sincerely,

R. J. McGHEE  
Mayor

CS/bd

cc: Reeve E. Stoyberg  
R.R. 1  
Innisfail, AB  
TOM 1AD

City Commissioner

City Clerk

# Office of the Mayor



March 9, 1989

County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. R.J. Stonehouse  
County Commissioner

Dear Mr. Stonehouse:

Your letter of February 24, 1989, advising of the establishment of a County Committee and requesting the City to also establish a Committee so that both Committees could meet to discuss the City/County fringe policy, is hereby acknowledged with thanks.

Please be advised that we are currently reviewing this matter and we will be responding as soon as a Committee has been appointed.

I trust you will find this satisfactory.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. J. McGhee'.

R. J. MCGHEE  
Mayor

CS/jt

c.c. Reeve E. Stoyberg  
R.R. 1  
Innisfail, Alberta  
T0M 1A0

City Clerk



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

April 19, 1989

County of Red Deer No. 23  
 Box 920  
 Red Deer, Alberta  
 T4N 5H3

Attention: Mr. R.J. Stonehouse, County Commissioner

Dear Sir:

RE: FRINGE AREA POLICY COMMITTEE

At the Council Meeting of April 17, 1989, the following members of Council were appointed to serve on the above noted Committee:

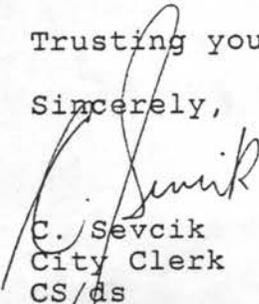
Mayor R.J. McGhee  
 Alderman Larry Pimm  
 Alderman John Campbell

No administrative staff were appointed to the Committee, however it is understood that administrative staff would be included as deemed necessary and as resource personnel. The administrative staff would not be voting members.

For the first meeting of this Committee, we trust that Reeve Stoyberg will be in contact with Mayor McGhee to set the date, time and place.

Trusting you will find this satisfactory.

Sincerely,

  
 C. Sevcik  
 City Clerk  
 CS/ds

c.c. Mayor McGhee  
 Alderman Pimm  
 Alderman Campbell  
 City Commissioner  
 Dir. of Engineering Services  
 Urban Planner  
 Donna



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

April 19, 1989

County of Red Deer No. 23  
Box 920  
Red Deer, Alberta  
T4N 5H3

Attention: Mr. R.J. Stonehouse, County Commissioner

Dear Sir:

RE: FRINGE AREA POLICY COMMITTEE

At the Council Meeting of April 17, 1989, the following members of Council were appointed to serve on the above noted Committee:

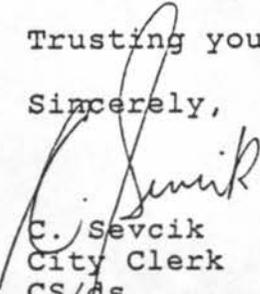
Mayor R.J. McGhee  
Alderman Larry Pimm  
Alderman John Campbell

No administrative staff were appointed to the Committee, however it is understood that administrative staff would be included as deemed necessary and as resource personnel. The administrative staff would not be voting members.

For the first meeting of this Committee, we trust that Reeve Stoyberg will be in contact with Mayor McGhee to set the date, time and place.

Trusting you will find this satisfactory.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Mayor McGhee  
Alderman Pimm  
Alderman Campbell  
City Commissioner  
Dir. of Engineering Services  
Urban Planner  
Donna

Office of the Mayor



January 10, 1989

Reeve Elmer Stoyberg  
County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Dear Mr. Stoyberg,

RE: COUNTY OF RED DEER NO. 23 -  
PROPOSED REVISION GENERAL MUNICIPAL PLAN

We thank you for the opportunity of providing comment pertaining to the County's General Municipal Plan.

The City of Red Deer has experienced continuous growth over the past 75 years. It is anticipated that this growth will continue into the future, unless by some form of legislation the boundaries are fixed. As the City is entirely surrounded by the County of Red Deer any growth will, by necessity, take place affecting County lands. It also follows that whatever the County does in these areas, now and in the future, will have a significant impact on any proposals.

It is clearly understood that the County has the right and the opportunity to develop its municipality in the best interest of its citizens. It is also a reality that the City will continue to grow and, therefore, has a valid interest in the areas surrounding the City, now and for the future.

We believe it imperative that this area of mutual concern should be a basis of ongoing discussion and established goals for both municipalities. Both municipalities have the responsibility to establish long range detailed planning and leadership so our citizens are aware of the objectives of the elected Councils of both municipalities. We believe these objectives will pay dividends for both of us in the long term.

....2

Reeve Elmer Stoyberg

Page 2

January 10, 1989

Our Council has discussed this proposal and has requested that before finalizing your General Municipal Plan a joint committee be established. Its goal would be to discuss and establish a joint fringe area development plan mutually satisfactory to both municipalities. With the prospect of the continued growth of both the County of Red Deer and The City of Red Deer we see the establishment of such a relationship of great benefit to both municipalities.

Again, we thank you for this opportunity of expressing our desire to establish cooperative planning goals with the County Council.

Sincerely,



R. J. McGHEE  
Mayor

/bd

cc: L. McLeod, Development Officer  
Urban Planner  
Director of Engineering Services  
City Commissioner  
City Clerk  
City Assessor  
Red Deer M.L.A. North  
Red Deer M.L.A. South

# Office of the Mayor



March 23, 1989

County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. R.J. Stonehouse,  
County Commissioner

Dear Mr. Stonehouse:

RE: FRINGE AREA POLICY/ESTABLISHMENT OF COMMITTEE

Further to my letter of March 9, 1989 concerning the establishment of a committee to discuss the fringe area policy, I wish to advise as follows.

At the Council Meeting of March 20, 1989 the make-up of the committee was discussed. The unanimous consensus of Council was that the committee should consist of three Council members from each Council. It was further agreed that administration should not be members of the committee, but could attend meetings to serve as resource personnel. It was generally felt that the discussions and decisions of this committee will be of such nature that same should be reserved to the elected officials and not appointed members of the administration. Council requested that this view be relayed to the County Council with the hopes that the County Council would concur and appoint a committee consisting of the same membership.

We look forward to your response, and while Council of The City of Red Deer has not as yet appointed its three members, it is prepared to do

....2

County of Red Deer No. 23

Page 2

March 23, 1989

so on very short notice in order that the first meeting of this committee might be scheduled as soon as possible.

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

Sincerely,

A handwritten signature in black ink, appearing to read "R. J. McGhee". The signature is written in a cursive style with a large initial "R" and "M".

R. J. McGHEE  
Mayor

CS/bd

cc: Reeve E. Stoyberg  
R.R. 1  
Innisfail, AB  
TOM 1A0

City Commissioner

City Clerk



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

4758 - 32nd Street

Phone 347-3364

APRIL 5, 1989

Mayor R.J. McGhee  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

Your letter dated March 23, 1989 in regard to the Fringe Area Policy/Establishment of Committee, was presented to County Council at its meeting held on Tuesday, April 4, 1989.

Council feels that staff members should be named to the Committee, but only the members of Council would be voting members. The County Committee was established as the Reeve, Councillors for Divisions 2 and 7, the County Commissioner, and the Development Officer.

Although Council has agreed that three Councillors should be on the committee, they felt that the City could appoint the Mayor along with two Councillors, the City Commissioner, and the Senior City Engineer. This, of course, is only a suggestion as County Council realizes that it has no right to tell the City who they should put on the committee.

We trust you will consider the above, and advise us, in due course, of the City appointees to the committee.

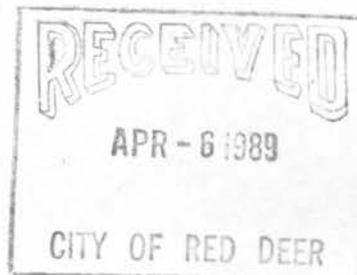
Yours truly

COUNTY OF RED DEER NO. 23

R.J. STONEHOUSE  
COUNTY COMMISSIONER

/gg

c.c. Reeve Stoyberg  
c.c. City Commissioner  
c.c. City Clerk



# Office of the Mayor



November 16, 1988

County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. Lorne McLeod, Development Officer

Dear Sirs:

RE: FRINGE AREA POLICY

The City wishes to express its thanks to the County of Red Deer for the opportunity to review and comment upon the draft Fringe Area Policy. We appreciate that this draft represents a meaningful response to urban municipalities in the County which have been requesting joint planning for fringe areas in order to improve planning cooperation and directions for these lands.

It is recognized by the City that fringe lands around Red Deer are of mutual interest to both the County and City. These mutual interests, including resource conservation, economic base expansion and population growth, themselves advocate the need for cooperative planning endeavors for fringe areas.

The County's draft fringe area policy is an important step in working towards agreement on planning directions for lands within and around The City of Red Deer. It represents the most definitive statement to date of the County's planning philosophy for fringe lands and contains a number of basic objectives and policies with which the City can readily concur. However, while the draft has many positive aspects, it also contains provisions which are sufficiently unclear or would appear to not adequately represent the interests of the City. As such, the City has significant reservations about the policy statement in its present form.

....2

These reservations are based on the following concerns:

- (a) the policies are not intended to be adopted by bylaw within a statutory planning document;
- (b) the policies are too general and flexible; as well they need expression in the form of a land use plan;
- (c) policy area 1 represents a major reduction in the size of the fringe planning area around the City as currently provided by the Agricultural "A" district;
- (d) policy area 1 is not of sufficient size to adequately protect the long term future expansion requirements of the City and compatibility among urban and rural land uses;
- (e) policy area 2 contains provisions for industrial and commercial land uses that could result in the further scattering of non-agricultural land uses around the City and become impediments to the long term and cost effective growth of the City;
- (f) insufficient emphasis and weight is given to direct rural non-agricultural development to existing industrial parks;
- (g) there are policy gaps, including the need to protect regional infrastructure and sensitive environments;
- (h) referrals are not provided for in policy area 2; and
- (i) proposed policy amendments may not be referred to the City.

The County is aware that the City has entered a phase of updating its major planning documents to guide future City expansion and change. These include the current work on the City growth strategy study, the Northwest Area Structure Plan and the East Hill Area Structure Plan, based upon the larger East Hill Concept Plan. Updates and major revisions to the City's general municipal plan are scheduled for 1989-90. These planning documents have and will continue to be referred to the County for its consideration and input.

It is the City's position that in order to adequately plan for land use change and resource conservation on the City's fringe, including considerations for urban growth and the protection or expansion of the rural economic base, planning for the fringe must be to nearly the same level as plans for the lands inside

County of Red Deer No. 23  
Page 3  
November 16, 1988

the City. This is not to imply that such plans are inflexible, but that they more clearly provide land use directions for land owners, potential developers and future councils alike.

We generally view that the draft fringe policy could not meet this need and therefore request County Council to reconsider the City's desire to work co-operatively with the County to prepare and adopt a joint general municipal plan for the fringe area. Together with the City planning documents currently in preparation, the City views the draft fringe policy as a workabel beginning to a joint plan.

Map 1 indicates the fringe area which the City strongly feels should be subject to joint planning. It is based on the short term needs of the City for an increase in its land base, as well as the long term growth requirements of the City. At the same time, however, planning for this fringe area would also recognize the resources of the area and existing rural non-agricultural uses and districts in the fringe, and potentially other possible future County interests.

City Council would very much appreciate the opportunity to have discussions with the County, together with our planning advisors, to pursue cooperative planning directions for the fringe. This could occur through round table formats as suggested by the County or through some other mutually agreeable form.

We look forward to hearing from you in this regard.

Sincerely,



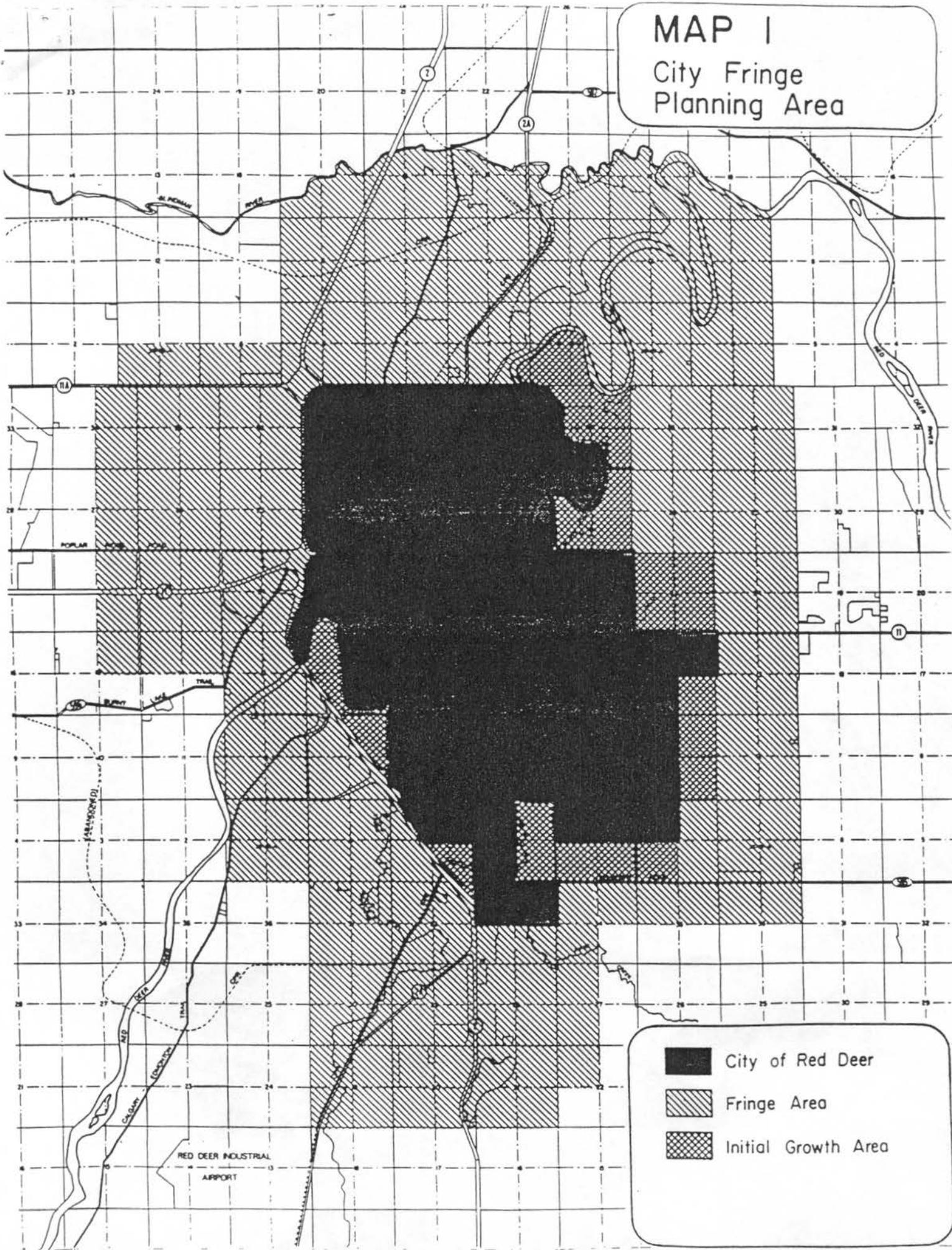
R. J. MCGHEE  
Mayor

CS/bd

cc: Urban Planner, R.D.R.P.C.  
Director of Engineering Services  
City Commissioner  
City Clerk

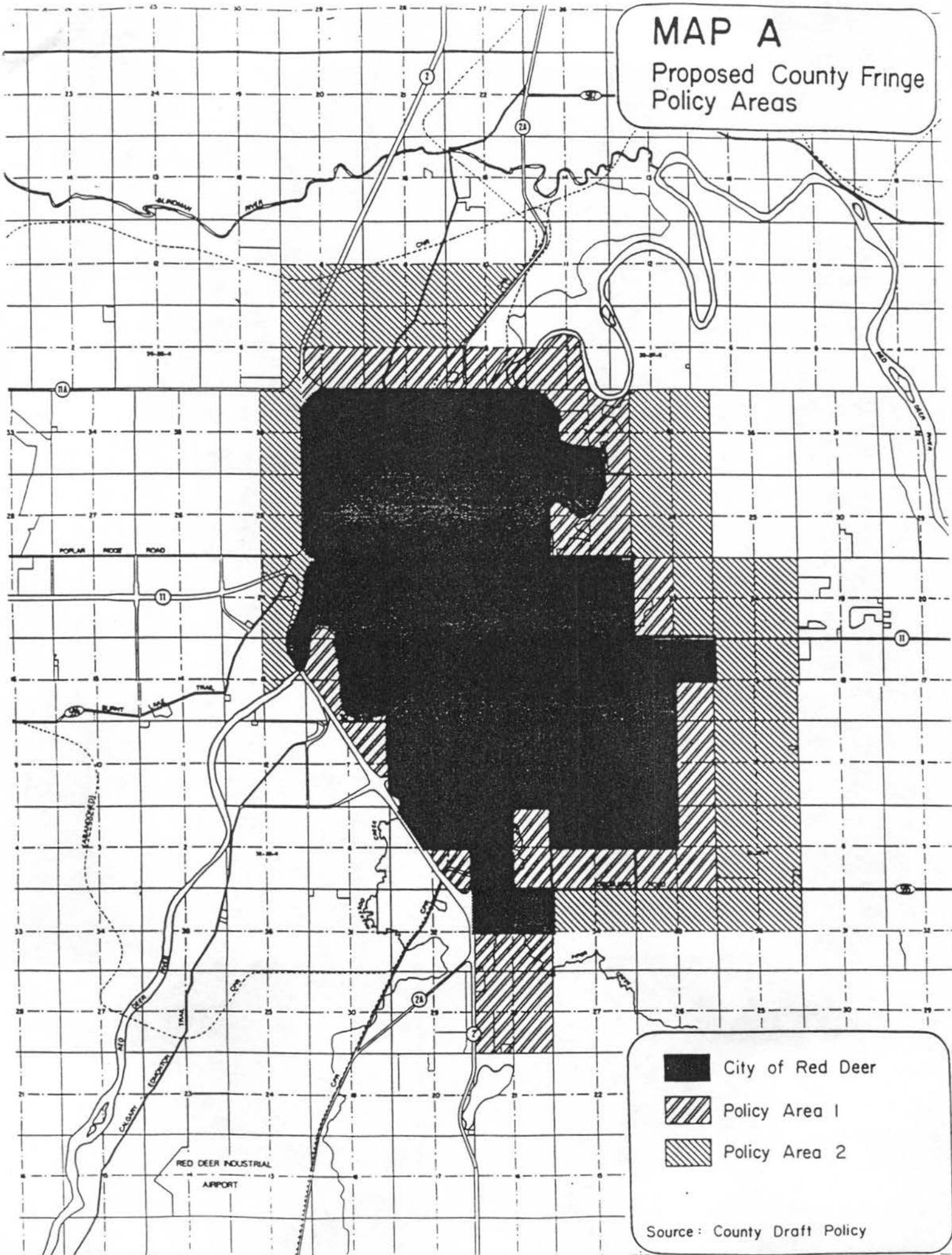
# MAP I

## City Fringe Planning Area



# MAP A

Proposed County Fringe  
Policy Areas



- City of Red Deer
- Policy Area 1
- Policy Area 2

Source: County Draft Policy

# Office of the Mayor



January 10, 1989

Reeve Elmer Stoyberg  
County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Dear Mr. Stoyberg,

RE: COUNTY OF RED DEER NO. 23 -  
PROPOSED REVISION GENERAL MUNICIPAL PLAN

We thank you for the opportunity of providing comment pertaining to the County's General Municipal Plan.

The City of Red Deer has experienced continuous growth over the past 75 years. It is anticipated that this growth will continue into the future, unless by some form of legislation the boundaries are fixed. As the City is entirely surrounded by the County of Red Deer any growth will, by necessity, take place affecting County lands. It also follows that whatever the County does in these areas, now and in the future, will have a significant impact on any proposals.

It is clearly understood that the County has the right and the opportunity to develop its municipality in the best interest of its citizens. It is also a reality that the City will continue to grow and, therefore, has a valid interest in the areas surrounding the City, now and for the future.

We believe it imperative that this area of mutual concern should be a basis of ongoing discussion and established goals for both municipalities. Both municipalities have the responsibility to establish long range detailed planning and leadership so our citizens are aware of the objectives of the elected Councils of both municipalities. We believe these objectives will pay dividends for both of us in the long term.

....2

Reeve Elmer Stoyberg

Page 2

January 10, 1989

Our Council has discussed this proposal and has requested that before finalizing your General Municipal Plan a joint committee be established. Its goal would be to discuss and establish a joint fringe area development plan mutually satisfactory to both municipalities. With the prospect of the continued growth of both the County of Red Deer and The City of Red Deer we see the establishment of such a relationship of great benefit to both municipalities.

Again, we thank you for this opportunity of expressing our desire to establish cooperative planning goals with the County Council.

Sincerely,



R. J. MCGHEE  
Mayor

/bd

cc: L. McLeod, Development Officer  
Urban Planner  
Director of Engineering Services  
City Commissioner  
City Clerk†  
City Assessor  
Red Deer M.L.A. North  
Red Deer M.L.A. South

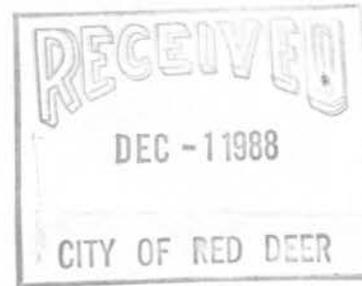


November 29 , 1988

County Council  
County of Red Deer #23  
Box 920  
Red Deer, Alberta  
T4N 5H3

Attention: Lorne McLeod

Dear Sir:



RE: Fringe Area Policy

Thank you for the opportunity to review your proposed Fringe Area Policy. We are pleased that you are prepared to implement a plan to resolve mutual concerns and to remove uncertainty in the planning process. Our Council has reviewed the plan and would appreciate an opportunity to discuss the following concerns with your Council:

- a. Lack of protection and uncertainty for the Town's future.
- b. Lack of an effective consultation process in areas of mutual concern and lack of input by the Town in regards to flexibility of the policy.

LACK OF PROTECTION AND UNCERTAINTY

The Town adopted revisions to its General Municipal Plan in 1987. The document expresses the desire to enter into a joint plan with the County, recommends the use of Agriculture District A to protect the areas needed for Town expansion, recommends a more restrictive list of uses for Agricultural District A, and designates the areas North and West of the Town as "future study areas" into which it is thought the Town will eventually expand. The proposed policies do not recognize any of these features.

Policy Area 1, which appears to include more restrictive land use policies than those in Policy Area 2, is proposed adjacent to the Town's north boundary. The effect of Policy Area 1 is similar to that of Agricultural District A, which it only partially overlays. Policy Area 1 is the area that the Town is



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PAGE 2

supposed to expand into according to the County policy. However, as Policy Area 1 is much smaller than the area covered by District A, the Town will be getting less protection for its long-term expansion, than it has at present. In addition, the protective strength of this policy, such that it is, is completely subverted by the flexibility of the Fringe Area Policy, as a whole, and the "escape hatch" type policies in its Supplementary Regulations, pages 9 to 13. The policy will provide less certainty than desired, by the Town or the affected land owners. (Actually, the map in the Fringe Area Policy accidentally shows part of the Town's jurisdiction, the quarter surrounding Napoleon Lake, to be in Policy Area 1.)

The prescriptions of Policy Area 2 are very similar to the situation resulting from the application of Agricultural District B in the County's Land Use Bylaw. This district has very few restrictions on land use and applies to the majority of the County's area of 1, 584 square miles. In the proposed Fringe Area Policy, Area 2 covers almost 5 complete quarter sections, north of Innisfail. While claiming to provide certainty to the future use of land in this area, Policy Area 2 provides no more certainty than District B, which is adjacent to Innisfail's east and west boundaries. In fact, Agricultural District A, which has a more restrictive list of uses, and which is designated on approximately 15 quarters north of the Town offers greater certainty as to the future land use in the area than the proposals in the Fringe Area Policy.

#### EFFECTIVE CONSULTATION PROCESS

The County intends to adopt their Fringe Area Policy to be a "basic reference" a "flexible guideline". If the Fringe Area is not incorporated as a statutory plan recognized by the Planning Act, there is a danger of it being ignored without any legal ramifications.

The Fringe Area Policy does not allow for consulting or even referral to the Town when the document is amended. Cooperation is the key to a successful future for both communities. There should be a mutual agreement between the two municipalities when there is any activity which possibly affects the future of the other.

The Fringe Area Policy suggests that there will be consultation with the Town on development proposals in Policy Area 1. The document is silent in this regard in Policy Area 2. Policy Area 2 is the least restrictive therefore, it is very important that



PAGE 3

consultation be permitted.

Further to the above concerns we offer the following recommendations:

- Either 1. a) Encircle the Town with most protective District possible, for a distance of one mile (see attached map). This will provide the Town with, roughly an additional nine square miles of land west of Highway 2. At current density levels, this will provide for an additional population of 13,000. The protected area East of the highway will ensure there is no highway related development in that area which will cause problems for the Town.
- b) Eliminate references to Policy Areas 1 and 2 and work towards a satisfactory understanding of usages of both Agricultural District A and B.
- c) Obtain a mutual agreement rather than consultation on future development and land use within the one mile or protective limit. Obtain agreement as a protection adjacent to the Town in areas outside the one mile boundary particularly to the north and west.
- d) The Town of Innisfail is prepared to employ a consultant to develop a long range plan within the one mile area in regards to Municipal Services (water, sewer, recreation, transportation).
- Or. 2. a) Develop a statutory plan that is recognized by the Planning Act and that recognizes certainty on future land use changes that will not be detrimental to physical, social and economic environments in the Town of Innisfail and the County of Red Deer.



Page 4

We would welcome the opportunity to discuss these concerns with you and your Council. The decisions regarding this policy are all of major concern to us as the future of the Town of Innisfail will be determined by this policy. I look forward to working with you towards a policy which will be a benefit to the future of both municipalities.

Yours truly,

Dale P. Mather  
Municipal Manager

DPM/dp

C.C.      Minister of Municipal Affairs  
            Alberta Planning Board  
            Red Deer Regional Planning Commission  
            City of Red Deer  
            Town of Bowden  
            Town of Penhold  
            Town of Sylvan Lake



*file*

DMA-114

9th Floor, Jarvis Building, 9925 - 107 Street, Edmonton, Alberta, Canada T5K 2H9 403/427-4864, 427-3751

March 3, 1989

His Worship Mayor R. McGhee  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

Thank you for attending the meeting with the board on Tuesday, February 28, 1989, regarding the application by the County of Red Deer to be designated as its own subdivision approving authority.

The board appreciates your comments and also notes that a dialogue at the elected municipal officials level, between the city and the county, has been initiated which is viewed as a very positive and promising step in improving inter-municipal relations including the potential of resolving the city's concerns in its urban fringe area. The points which you raised at the meeting regarding the progressive delegation of the planning decision process to local government are most relevant.

The board has, after considering all of the aspects of the county's application and the comments of the city, the towns of Bowden, Innisfail, Penhold and Sylvan Lake, decided to recommend to the Minister of Municipal Affairs that the county's application be approved with the delegation to be effective April 1, 1989, or on a date as designated by the Minister.

The board is confident that as a result of the process involved in the county's application that a new era of inter-municipal communication has begun which augurs well for the future planning of the municipalities in the Red Deer Regional Planning Commission area.

Yours truly,

Archie R. Grover  
Chairman

ARG/mcz

cc: Mr. Al J. Suelzle

# Office of the Mayor



November 16, 1988

County of Red Deer No. 23  
Box 920  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. Lorne McLeod, Development Officer

Dear Sirs:

RE: FRINGE AREA POLICY

The City wishes to express its thanks to the County of Red Deer for the opportunity to review and comment upon the draft Fringe Area Policy. We appreciate that this draft represents a meaningful response to urban municipalities in the County which have been requesting joint planning for fringe areas in order to improve planning cooperation and directions for these lands.

It is recognized by the City that fringe lands around Red Deer are of mutual interest to both the County and City. These mutual interests, including resource conservation, economic base expansion and population growth, themselves advocate the need for cooperative planning endeavors for fringe areas.

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County of Red Deer No. 23  
Page 3  
November 16, 1988

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We look forward to hearing from you in this regard.

Sincerely,



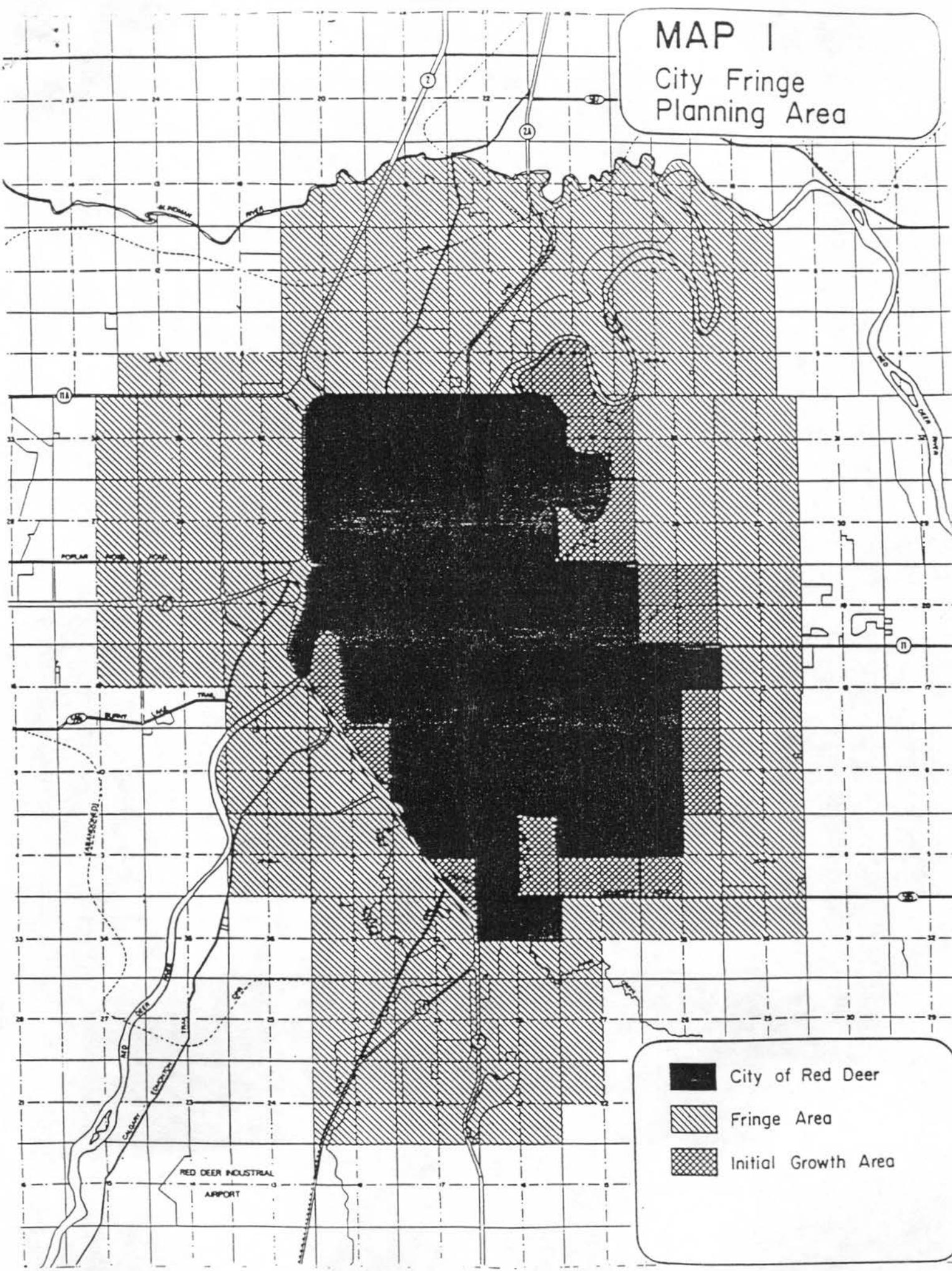
R. J. MCGHEE  
Mayor

CS/bd

cc: Urban Planner, R.D.R.P.C.  
Director of Engineering Services  
City Commissioner  
City Clerk

# MAP I

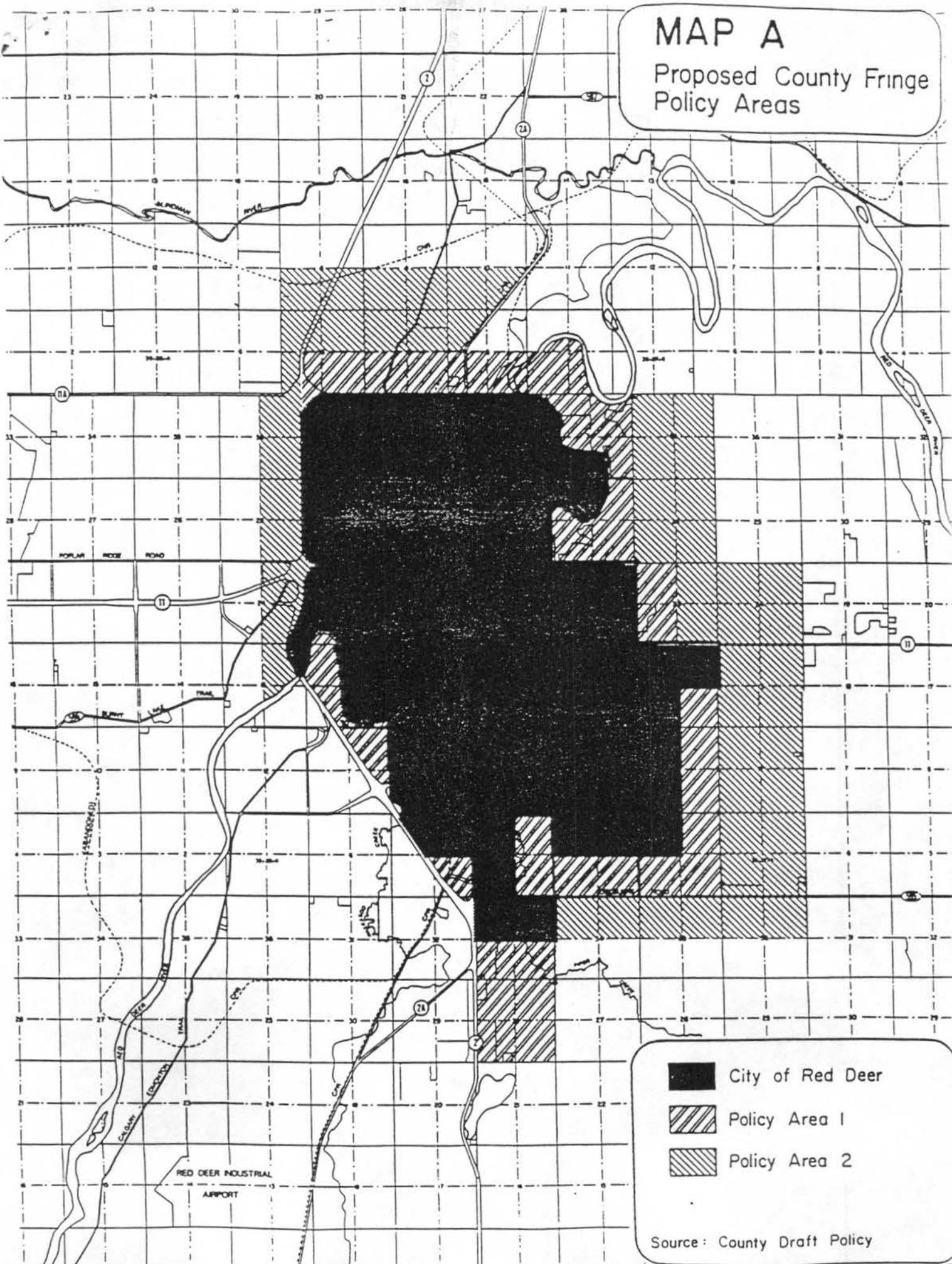
## City Fringe Planning Area



-  City of Red Deer
-  Fringe Area
-  Initial Growth Area

# MAP A

Proposed County Fringe  
Policy Areas



-  City of Red Deer
-  Policy Area 1
-  Policy Area 2

Source: County Draft Policy



# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

TO: City Member of City/County Fringe Policy Committee  
Mayor McGhee  
Ald. Pimm  
Ald. Campbell  
M. Day  
B. Jeffers

FROM: City Planning Section  
Red Deer Regional Planning Commission

C/C City Clerk

89/05/11

Re: Fringe Area

For your preparation for the upcoming meeting with the County on fringe area planning, the following are some extracts of our November 4, 1988 and March 13, 1989 letters to the City Clerk on this topic.

## City Objectives

Basic directions Council is advised to pursue in the interests of the City, in no particular order, are:

- (a) a City land base to accommodate growth for a minimum of 20 to 30 years,
- (b) adequate provisions for longer term City growth,
- (c) recognize the opportunity for orderly rural development,
- (d) rural land use patterns and standards consistent with the long term growth directions of the City,
- (e) a definitive future land use plan for the fringe area,
- (f) City to remain the focus for economic and population growth,
- (g) conservation of agricultural land, especially better lands,
- (h) conservation of environmentally significant areas and features,
- (i) protection of transportation and utility infrastructure,
- (j) orderly and economic expansion of services,
- (k) continuity among roads, including locations and standards,
- (l) compatibility among land uses,
- (m) prevention of urban sprawl, and
- (n) retention of reserve dedication provisions on lands subject to future urban development, including the long term.

One of the fundamental achievements the City should strive for is a fringe area plan which has public scrutiny and input, and is adopted by bylaw by both municipalities.

### MUNICIPALITIES WITHIN COMMISSION AREA

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

### County's Draft Fringe Area Policy

The County's draft fringe area policy is an important step in working towards agreement on planning directions for lands within and around the City of Red Deer. It represents the most definitive statement to date of the County's planning philosophy for fringe lands and contains a number of basic objectives and policies with which the City can readily concur. However, while the draft has many positive aspects, it also contains provisions which are sufficiently unclear or would appear to not adequately represent the interests of the City. As such, the City has significant reservations about the policy statement in its present form.

These reservations are based on the following concerns (see Map A):

- (a) the policies are not intended to be adopted by bylaw within a statutory planning document;
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- (g) there are policy gaps, including the need to protect regional infrastructure and sensitive environments;
- (h) referrals are not provided for in policy area 2; and
- (i) proposed policy amendments may not be referred to the City.

By means of a letter, dated November 16, 1988 and signed by the Mayor, City Council forwarded these comments, and others, to the County.

### Recommended Fringe Area

Also in the November 23 letter, City Council indicated the fringe area the City strongly feels should be subject to joint planning (Map 1 - attached).

We would be most pleased to assist this process upon your request.



# MAP I

## City Fringe Planning Area



-  City of Red Deer
-  Fringe Area
-  Initial Growth Area
-  Urban Growth Strategy boundary

CORRESPONDENCE

NO. 1



- REAL ESTATE SERVICES
- PROPERTY MANAGEMENT
- COMMERCIAL DEVELOPMENT

**MLS**

301 - 4702 - 49 AVENUE  
 RED DEER, ALBERTA  
 T4N 6L5  
 PH. 342-6307

April 4, 1989

Mayor and Council  
 City Hall  
 RED DEER, Alberta

**THE CITY OF RED DEER**  
 CLERK'S DEPARTMENT

RECEIVED	
TIME	4:00 pm
DATE	89/04/05
BY	<i>C. Penik</i>

Mayor and Council:

On behalf of our client Templar Developments Group Inc. of Edmonton, we hereby make application for the rezoning of Lot 10, Block 14, Plan 812-3230 in the City of Red Deer and known as Heritage Business Centre to permit C4 (Highway Commercial) uses. The project proposed for the one acre site does not conform to the present DC(2) zoning.

We would appreciate your positive consideration of the application at your next council meeting.

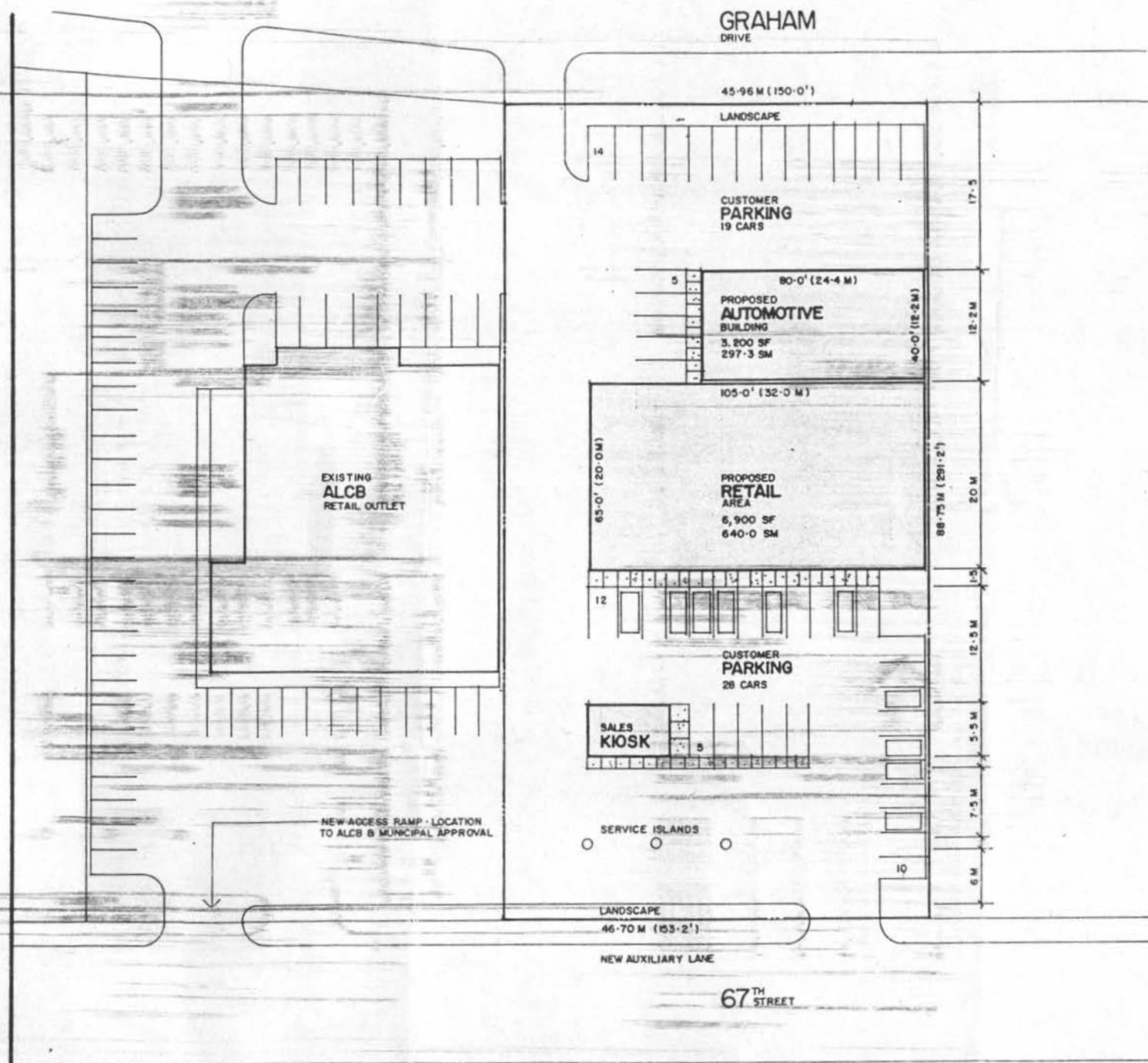
kindest regards,

Harry Ropchan, Agent  
 VAN ALTA MANAGEMENT LTD.

HR/lm

TENTATIVE LEASES SIGNED FOR:  
 INTERNATIONAL TAKE OUT PIZZA  
 NATIONAL DONUT SHOP  
 NATIONAL MOVIE RENTAL OUTLET  
 MUFFLER SHOP  
 GAS BAR KIOSK





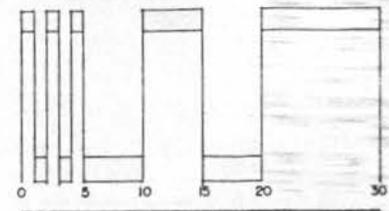
THE  
**TEMPLAR**  
DEVELOPMENT GROUP INC

PROPOSED  
**COMMERCIAL / RETAIL**  
DEVELOPMENT

RED DEER, ALBERTA



DRAWING TITLE  
**SITE DEVELOPMENT PLAN**  
SCALE 1:400 13 MARCH 1989



ARCHITECT  
**SMR ARCHITECTURAL GROUP**  
EDMONTON, ALBERTA

DATE: April 7, 1989

TO: City Clerk

FROM: City Assessor

RE: VAN ALTA MANAGEMENT/  
HERITAGE BUSINESS CENTRE REDESIGNATION

---

The Land and Tax Department has no comment on the proposal to rezone this property to C4.

In analyzing the design of the site it is apparent that access from 67 Street will be required. In order to provide "auxiliary lane" the existing municipal reserve, registered as Lot 7MR must be advertised and cancelled according to requirements of the Municipal Government Act.



Al Knight, A.M.A.A.

AK/bw

cc Director of Financial Services  
Director of Engineering Services  
Red Deer Regional Planning Commission

200-099

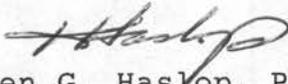
DATE: April 10, 1989  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: HERITAGE BUSINESS CENTRE REDESIGNATION  
LOT 10, BLOCK 14, PLAN 812-3230  
VAN ALTA MANAGEMENT LTD.

---

The Engineering Department has no comments relative to the rezoning of this Lot; however, we wish to advise Council of the following:

1. The 67 Street Auxiliary Lane Agreement has not been signed, to date, by Food City.
2. The access shown to the future auxiliary lane from Alberta Liquor Control Board has not been applied for by the Alberta Liquor Control Board. It would appear that a joint Access Agreement is required.
3. The mechanism for reimbursement of a portion of the auxiliary lane construction costs from those parcels desiring direct access to the auxiliary lane, has not been finalized.

In view of the above, we have been advising developers that any direct access to 67 Street is premature at this time, and will not be granted if the auxiliary lane is not constructed.

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

KGH/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. Economic Development Manager  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager

DATE: April 11, 1989  
TO: City Clerk  
FROM: Economic Development Manager  
RE: HERITAGE BUSINESS CENTRE REDESIGNATION

---

The applicant is requesting Council consider permitting C-4 uses to occupy a proposed development intended for Direct Control Area 4 in the Heritage Business Park.

Permitted uses in Direct Control Area 4 are as follows:

- ( i) warehouse - distribution of any commodity provided that each use occupied is not less than 1400 m<sup>2</sup>
- ( ii) sales and ancillary to warehouse - distribution provided that the sales space does not exceed 30% of the developed floor area
- (iii) administrative use ancillary to warehouse - distribution

Discretionary uses include eating and drinking establishments except fast food with takeout service.

It would appear that the proposed uses are neither permitted or discretionary under the current zoning, and therefore a rezoning would be required.

In view of the uses approved for the shopping centre site to the west, the establishment of the Alberta Liquor Control Board outlet to the immediate west, and the proposed service station development which is expected, it would seem that a rezoning to C-4 uses to allow the proposed development to proceed is not unreasonable. Access from 67th Street has been approved, and should provide for the expected traffic to C-4 site.

I would recommend that Council support a rezoning of Direct Control Area 4 to C-4 uses, to permit the proposed development to proceed.

  
Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm



# RED DEER REGIONAL PLANNING COMMISSION

86

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

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

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

April 7, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
Dear Sir:

Re: Heritage Business Centre Redesignation  
Van Alta Management

Van Alta Management have submitted a request to redesignate a site east of the ALCB Store in the Heritage Business Park from DC2 to C4. They propose to develop the site for a gas bar, retail space and an automotive centre. Their correspondence indicates they have potential leases for a take-out pizza, donut shop, movie rentals, a muffler shop and a gas bar.

We do not support this proposal for the following reasons:

- (1) The existing Direct Control DC-2 designation for the site is warehouse distribution exceeding a floor space of 1,400 m<sup>2</sup> with ancillary sales and administrative use.
- (2) The DC-2 designation provides for a range of uses on various sites throughout the Heritage Business Park which can accommodate all of these proposed uses. In reference to the attached map, the following uses are allowed:
  - gas bar on lots 3, 8 and 9;
  - automotive service centre on lots 8 and 9 which could include a muffler shop, lube and tune-up facilities, car wash or a complete automotive centre;
  - district shopping facilities in the Food City development which could include restaurants, donut shop, movie rentals, hair care, etc.
- (3) The two corner sites are better located for a gas bar and automotive uses and have better accessibility. The two planned locations are more convenient to serve north/south bound traffic in addition to east/west traffic. They also have better visibility to the motoring public and a similar proposal is pending on one of these sites.

MUNICIPALITIES WITHIN COMMISSION AREA

/2

C Sevcik, City Clerk  
Re: Heritage Business Centre Redesignation

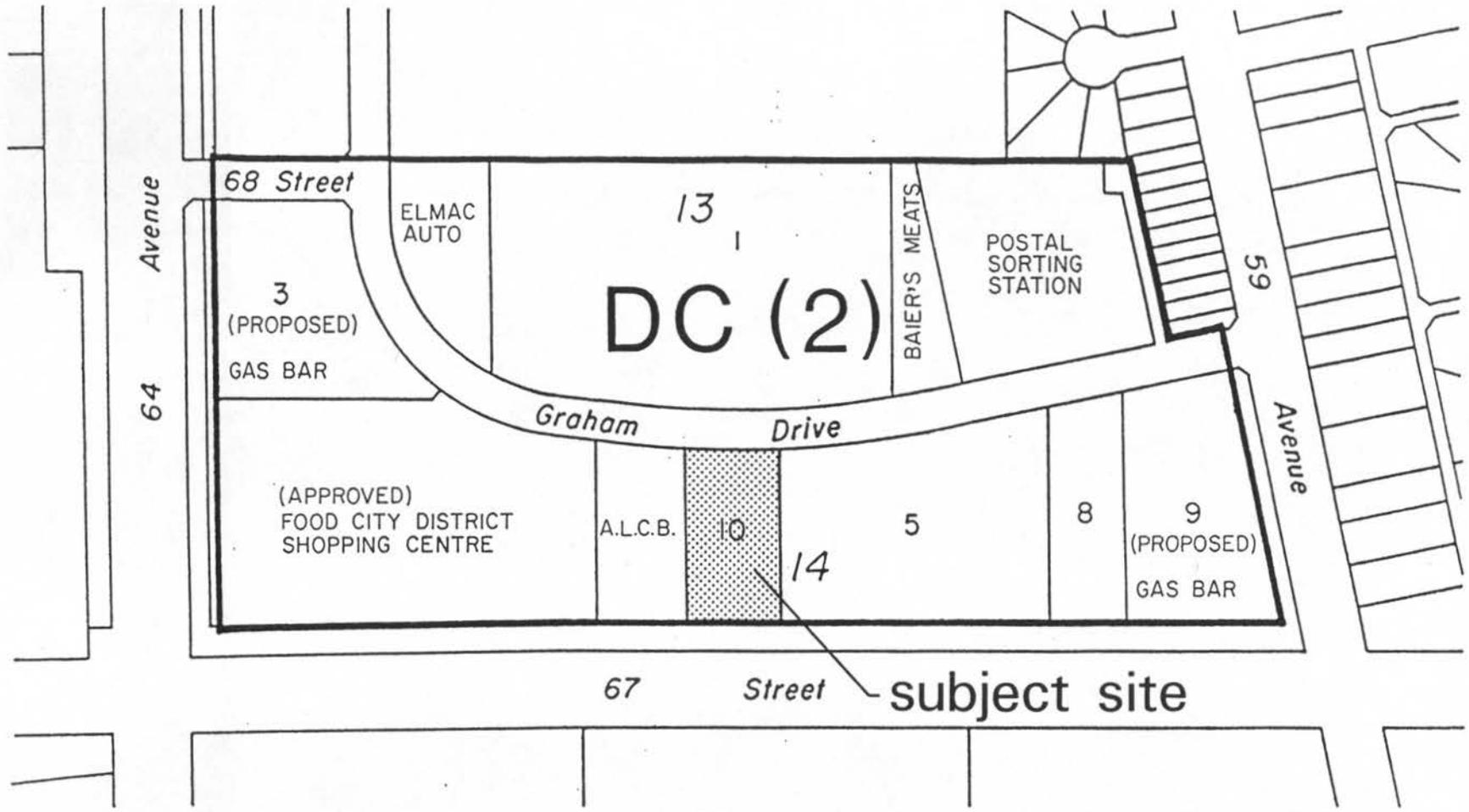
Pg. 2

- 
- (4) The Food City District Shopping Centre will contain 1266 m<sup>2</sup> of commercial retail space, which should easily accommodate the types of uses proposed for the development and provide greater convenience for the public, being adjacent to a major supermarket.
- (5) In summary, considering that all these proposed uses are provided for on other sites within the Heritage Business Park, and that similar development opportunities have either been approved (Food City) or, are pending (Esso), it is strongly recommended that this request for redesignation be denied.

Yours truly,



Vernon Parker,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION  
VP/cc



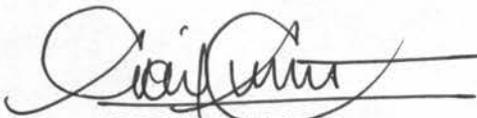
Direct Control District No. 2  
Area Map

DATE: April 10, 1989 CS-2.165  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: VAN ALTA MANAGEMENT:  
HERITAGE BUSINESS CENTRE REDESIGNATION  
Your memo dated April 5th, 1989 refers.

---

Van Alta Management Limited are requesting the City to redesignate a .4ha (1 acre) site within the Heritage Business Centre from DC-DIRECT CONTROL DISTRICT to C4-COMMERCIAL (Major Arterial) DISTRICT.

I have discussed this proposal with the Parks and Recreation & Culture Managers, and we have no objection from a Community Services perspective. However, the applicant should be advised that detailed landscaping plans will be required for the boulevards and front yards on Graham Drive and 67th Street, as well as for the buildings and parking lot. The landscape details should be consistent with those approved for the Food City development to the west.



CRAIG CURTIS

CC:dmg

c. Lowell Hodgson, Recreation & Culture Manager  
Don Batchelor, Parks Manager

DATE: April 10, 1989  
TO: City Clerk  
FROM: Fire Marshal  
RE: HERITAGE BUSINESS CENTRE REDESIGNATION

---

This department has no objection to the redesignation of this site as the access for emergency vehicles shall comply with the Alberta Building Code.



Cliff Robson  
Fire Marshal

CR/dd

cc: Fire Chief

DATE: April 6, 1989

TO: City Clerk

FROM: E. L. & P.

RE: Van Alta Management/  
Heritage Business Centre Redesignation

---

E. L. & P. Department have no objections to proposed zoning changes.

If you have further questions or comments, please advise.

*J. C. Scheelan*

*for*  
A. Roth,  
E. L. & P. Manager

/jjd

Commissioner's Comments

We concur with the comments of the City Planner that the request be not supported.

"R.J. MCGHEE"  
Mayor

DATE: April 12, 1989

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: HERITAGE BUSINESS CENTRE / LOT 10, BLOCK 14, PLAN 812-3230

---

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

The list of uses mentioned in the applicant's letter all appear in the list of uses approved by Council for the area. However, they appear on other sites than that requested in this application. Lot 2 (corner of 67 Street and 64 Avenue), which is being developed by Food City and contains rental space, could accomodate all of the uses; Areas 3-6 are already approved for gas stations and other automctive uses.

It would appear that as the uses are already approved on sites with, in our opinion, better access, this request for rezoning should not be approved.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr





**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 19, 1989

Van Alta Management Ltd.  
301 - 4702 - 49 Ave.  
Red Deer, Alberta  
T4N 6L5

Attention: Mr. Harry Ropchan, Agent

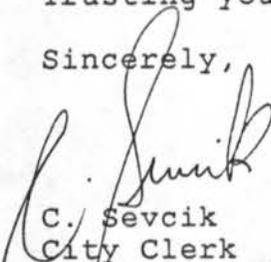
Dear Sir:

RE: TEMPLAR DEVELOPMENT GROUP INC./REDESIGNATION REQUEST/LOT 10,  
BLOCK 14, PLAN 812-3230/HERITAGE BUSINESS CENTRE

Your application referred to above was presented on the Council agenda of April 17, 1989, however the matter was withdrawn in accordance with the request as outlined in your letter of April 17, 1989.

Trusting you will find this satisfactory.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Dir. of Financial Services  
Dir. of Community Services  
City Assessor  
Bylaws & Inspections Manager  
Economic Development Manager  
E.L. & P. Manager  
Fire Chief  
Urban Planner

- REAL ESTATE SERVICES
- PROPERTY MANAGEMENT
- COMMERCIAL DEVELOPMENT

April 17, 1989

City Council  
City of Red Deer  
RED DEER, Alberta

**THE CITY OF RED DEER**  
CLERK'S DEPARTMENT

RECEIVED	
TIME	12:05
DATE	April 17/89
BY	<i>[Signature]</i>

Our client, Templar Development Group Inc. has requested that we withdraw their application for the rezoning of Lot 10, Block 14, Plan 812-3230 in the City of Red Deer and known as the Heritage Business Center.

The applicant feels that the application is premature until all approvals and building plans have been approved for the proposed auxilliary lane to be constructed on the North side of 67th Street.

The applicant regrets the delay and looks forward to an early copnsideration of a revised application.

Respectfully submitted,

*[Signature]*  
Harry Ropchan, Agent  
VAN ALTA MANAGEMENT

HR/lm

NO. 2

## PARKLAND HUMANE S.P.C.A.

Box 931  
Red Deer, Alberta  
T4N 5H3

---

March 17, 1989

~~Alderman Larry Pimm  
65 Otterbury Avenue  
Red Deer, Alberta  
T4N 4Z8~~

Dear Sir:

RE: PARKLAND HUMANE S.P.C.A.  
Statement of Municipal Opinion

On behalf of the Parkland Humane S.P.C.A. I would like to thank you for your enthusiasm towards our organization at the last City Budget meeting.

As you are aware, we are planning a \$100,000 capital expenditure to upgrade our facilities.

We are raising \$50,000 for this project. We are applying to the Community Facility Enhancement Program of the Alberta Government for matching funds. For that Grant Application we require a Statement of Municipal Opinion. It should include:

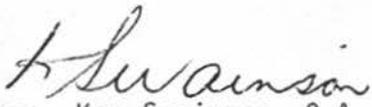
1. An opinion by the Mayor and Alderman stating that the project is going to be good for the community by the enhancement of the building and the surrounding area;
2. That the City of Red Deer supports the proposal;
3. That the City of Red Deer feels the project is a worthy cause.

We require that you discuss our project with your colleagues on City Council and provide us an opinion covering those matters. Enclosed is a draft copy of the Grant Application for your information. Further, please be advised we have contacted Mr. Charlie Sevcik and expect to bring the matter before Council April 17, 1989. This date remains to be confirmed.

Thank you for considering this matter, I remain,

Yours truly,

PARKLAND HUMANE S.P.C.A.

  
per: Ken Swainson, C.A.  
Director

KLS:t11

Encls.

CC: \*Robert McGhee  
Mayor of the City of Red Deer

\*(No Enclosures)

✓CC: Charlie Sevcik

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:00 pm
DATE	89/03/23
BY	KK

DATE: March 31, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **PARKLAND S.P.C.A.**

---

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

The S.P.C.A. does perform several functions that are not covered under the animal control contract. Our contract with Alberta Animal Control covers dogs, dead or injured animals on City property and skunks. This means that stray cats or injured animals on private property are not covered. As well, dogs that are not claimed at Animal Control are either euthanized or sold to the University of Alberta.

People who wish to give away an animal do not have any option unless they have access to an S.P.C.A..

In our opinion, the existing S.P.C.A. does provide a community service, and an expansion of the building would enable the S.P.C.A. to increase its service to the community.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: March 31, 1989  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: PARKLAND HUMANE S.P.C.A.

---

The City of Red Deer is providing an \$18,000 grant in 1989 to the Parkland Humane S.P.C.A. to assist them in financing their operating costs.

Parkland Humane S.P.C.A. is now asking Council's support for a funding request to the Province for \$50,000 under the Community Facility Enhancement Program. The grant would represent 50% of a project costing \$100,000. The project would allow for completion of the new shelter and renovations to the old shelter.

If the total amount of Community Facility Enhancement grant funds available to any area is limited, Council would probably want to determine what projects existed and recommend the allocation of funding based on priorities.



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

AW/mrk



# RED DEER REGIONAL PLANNING COMMISSION

96

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

April 6, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Parkland Humane S.P.C.A.

The Parkland Humane S.P.C.A. are submitting a proposal to the Community Facility Enhancement Program of the Alberta Government for a \$50,000. matching grant to assist in a major upgrading of their facilities. To obtain the grant, the S.P.C.A. requires a statement of support from the City regarding their program, operation and the benefits to be derived from the proposed upgrading. The S.P.C.A. are intending to raise the matching \$50,000. and therefore there is no financial obligation to the City beyond the annual \$18,000 grant presently contributed.

In our opinion, the Parkland Humane S.P.C.A. provides a very worthy service to the City and it is recommended that Council support their proposal to upgrade and expand their facilities.

Yours truly,

Vernon Parker  
ASSOCIATE PLANNER  
CITY PLANNING SECTION  
VP/cc

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: March 30, 1989  
TO: City Clerk  
FROM: E. L. & P.  
RE: Parkland Humane S.P.C.A.

---

E. L. & P. have no objections to the above proposed development.  
If you have further questions or comments, please advise.

*Daryle Scheelar*

Daryle Scheelar,  
Distribution Engineer

/jjd

DATE: April 3, 1989 CS-2.148

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: PARKLAND HUMANE SPCA:  
GRANT APPLICATION THROUGH THE COMMUNITY FACILITY  
ENHANCEMENT PROGRAM  
Your memo dated March 28, 1989 refers.

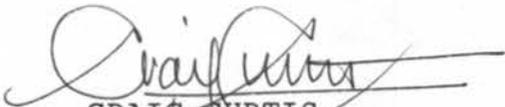
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1. The Parkland Humane SPCA are proposing to undertake renovations of its two existing shelter buildings at an estimated cost of \$100,000. The proposed work may be summarized as follows:
  - Phase 1 consists of completion of the "new" shelter and development of the adjacent grounds for dog runs;
  - Phase 2 consists of renovations of the "old" shelter;
  - Phase 3 consists of exterior work including landscaping, fencing and parking lot improvements.
2. The SPCA is applying to the Provincial Government for assistance through the Community Facility Enhancement Program. The application requires a "statement of Municipal Opinion" and City Council is therefore requested to support the application.
3. The Community Facility Enhancement Program is one of the initiatives being undertaken by the Government to "build on the strength of the home, the family and the community". Facilities eligible for funding include "any facility used for sports, recreational, cultural or other family community purposes" and must be three years old or older.

Charlie Sevcik, City Clerk  
April 3, 1989  
Page 2

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4. I have discussed this proposal with the Parks, Recreation & Culture and Social Planning Managers. We support the work of the SPCA and agree that the existing facility is in need of upgrading. Nevertheless, it is considered that the shelter is not, strictly speaking, a "community facility" and may not qualify for funding. In addition, limited funds are available, and support of this application may result in reduced funds being available for the upgrading of the G.H. Dawe Community Centre, the Red Deer Public Library and the Recreation Centre.



CRAIG CURTIS

CC/jt

c.c. Lowell Hodgson, Recreation and Culture Manager  
Don Batchelor, Parks Manager  
Rick Assinger, Social Planning Manager

Commissioner's Comments

We would support the application provided that same does not jeopardize the City's application on City facilities. In other words, we would place this on a lower priority than those as indicated by the Director of Community Services.

"R.J. MCGHEE"  
Mayor

PARKLAND HUMANE S.P.C.A.

Community Facility Enhancement Program Application

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3. Community Support	6
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8. Statement of Municipal Opinion	13
9. Financial Statement	14
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<del>12. Blue Prints</del>	<del>31</del>

PARKLAND HUMANE S.P.C.A.

Category B Application

A) PROJECT

1. Description of Project:

Our existing facilities consist of what we call an Old Shelter and New Shelter which have been joined together. The new shelter building was constructed approximately five years ago but was never completed due to lack of funding. We have broken our construction up into three separate phases as per attached.

We enclose our general description of each one of these phases for your convenience. At the present time, it is our opinion that the cost of construction of the above will be approximately one hundred thousand dollars (\$100,000.00).

2. Timetable:

We propose to commence construction June 1, 1989, with the completion approximately September 30, 1989. We would hope to receive a funding commitment by May 15, 1989 with the funds following by May 31, 1989.

3. Project Funding:

Total Cost of Project	\$ 100,000
Less: Funding provided by Parkland Humane S.P.C.A.	<u>( 50,000)</u>
Funding applied for to the Community Facility Enhancement Program	<u>\$ 50,000</u>

Please note that we have not applied for and do not expect any Capital Grants from any other entities.

## PHASE ONE - New Shelter Completion

Phase One consists of completion of the interior of the new shelter and development of grounds as required for dog runs coming out of the new shelter.

### New Dog Runs and Kitchen:

- 6" Concrete curb
- 5' High block wall - with filler and paint
- Chain link fence to ceiling
- R 20 Fibreglass batt ins. in all existing walls
- 6 mm Poly V.B.
- Light ga. galv. metal cladding on all walls and ceiling
- Chain link gates into each dog run
- Galv. H.M. insul. doors
- 4" Concrete pad
- 12" Compacted granular fill under pad
- Chain link fence separating each run
- Outside runs covered with galv. metal roof
- Center bearing wall to have sound proof insulation and galv. metal cladding

### Kitchen:

- Complete with cupboards, sink, fridge, electric stove
- Will be located where first cat room is now
- Wall between second cat room and puppy room will be removed to make one large cat room

### Electrical and Mechanical:

- High pressure wash system
- Air exchange system
- Florescent lighting
- Electric stove hook-up

## PHASE TWO - Old Shelter

Phase Two consists of renovations of old shelter.

Renovation of Old Shelter:

- Removal of existing chain link in dog runs
- Completely remove all existing materials from all walls (int.)
- When walls are bare and mess is cleaned up FUMIGATE

New Construction Consists Of:

- R20 Fibreglass batt insl. all exterior walls
- 6 mm Poly V.B.
- Galv. metal cladding on all walls and ceiling
- Block and chain link fence in dog runs and chain link outside as well
- New Flooring

### PHASE THREE - Exterior

Phase Three consists of exterior work which includes landscaping, more chain-link fencing, parking lot, and curb work.

#### Exterior Work:

- Paved parking lot complete with lines and curbs
- Concrete sidewalks
- Chain link fence complete with gate to enclose yard
- Neon sign with name and hours of operation
- Removal of grass to be replaced by gravel in dog area

March 16, 1989

No. 12 CATEGORY B Description of Project

B. Benefits to the Community

Our organization and facility are a great benefit to the community. We SHELTER lost and unwanted animals, attempt to reunite them with their owners, or bring them together with new families. We humanely destroy those we must.

We play an important EDUCATION ROLE. We believe our families and communities will be stronger if people understand how to care for their pets and get maximum benefit and enjoyment from them.

We make PET VISITS. These brighten up the lives of nursing home residents, kindergarten children, the terminally ill and the mentally challenged. Our employees take pets out for these visits which are very popular in Red Deer.

Our facility, education program, and pet visits contribute to the quality of life in Central Alberta. We increase people's knowledge and enjoyment of their pets, reunite them when lost, and bring pets to children and elders to brighten their day. There are many other ways we would like to serve. The improvement of our existing facility would help us to continue with our existing goals and meet new ones.

Pets provide emotional comfort, and teach children responsibility, care and commitment. Pets entertain us, play sports with us and protect us from many dangers. They work with us on the farm, as our seeing eyes and with our police.

C. Why We Believe This Project Should Be Funded!

1. Upgrade the existing Facility

The three phases of the building project are necessary to bring this facility into good working order for the purpose it serves. Our existing facility is the result of real dedication and hard work, but limited funding and resources. With the improvements proposed, this facility could serve its purpose for much longer than we predict with the existing structure.

The building is inadequate in its current state. Part was never finished. Part is dilapidated. We have dealt with the municipality, and various service providers eg: plumbing and electrical who have pointed out our dire need for an upgraded facility.

Examples of specific problems we hope to overcome are:

- sewers - proper draining and reduce hair entering system
- better public access - current area unpaved, unmarked
- better dog facility design - most dilapidated part of Shelter
- better ventilation
- want to make the building more attractive to the public
- want to make the building healthier for the animals
- get rid of the mice

## 2. Expand the Facility

We have known for some time through the formal and informal reports of our staff and others that more capacity is needed. We find ourselves frequently turning away people who have found lost animals.

We predict that public use of our facility will increase naturally, but could also be encouraged by expanding our EDUCATION program. Expanding this program we hope will eventually reduce the future need for shelter spaces for lost or unwanted animals.

## 3. Increase Efficiency of Facility

- to make better use of staffing dollars in matters of routine operation
- to free up staff for education in and out of the shelter
- better lost pet returns
- provide parking for ease of access
- we would like to expand our hours of public access, which are currently noon to 5:30 MONDAY-SATURDAY, 1:00 to 4:00 SUNDAY.

## D. Community Support for the Project

We have good community support for our program. Our Board of Directors is composed of people drawn from many different backgrounds in our community. Our active volunteer corps has members young and old. Our staff work hard with the resources we have.

We receive \$23,000.00 out of a yearly budget of \$85,000.00 from The City of Red Deer and The United Way. The balance of funds we raise directly from the community. We receive donations of cash, materials and volunteer time from many members of our community. For example, Kipp Scott Pontiac Buick Ltd. provides a van for transporting our pets and material. Young people spend their time working in the Shelter on weekends. We recently received a washing machine. Our Volunteer Bingo workers have been friends indeed in a time of financial need. Their organized efforts continue to help us reach our goals.

We raise people's consciousness, and funds for our society, by participating in The Westerner Exposition, Red Deer Kennel Club dog shows, holding Annual Dog Jog, Annual Christmas Party for the animals and other events.

## Furthur Description of

### Services:

1. Operates a shelter for lost, found and unwanted animals.
2. Ensures that all animals are immunized on entering the shelter.
3. Operates a pet adoption programme.
4. Keeps a file on all animals in an attempt to re-unite lost pets with their owners.
5. Operates a 24 hour answering service.
6. Offers family and single memberships. Periodically mails out a newsletter to members. Members have the right to attend the annual general meeting and vote.
7. Education visits which include speaker, film and information on pet care and responsible pet ownership.
8. Cruelty complaints referred to Alberta S.P.C.A. Special Constable.
9. A spay and neuter programme is underway - an incentive to help control the stray animal population. A spay/neuter rebate scheme is in the works, to discourage unwanted litters.
10. The S.P.C.A. take animals to Nursing Homes and Hospitals to visit the patients.
11. Pet-of-the-Week sponsored by the Advocate. An animal's picture and short description are placed in the Advocate to assist in adoption.
12. Pet-of-the-Week sponsored by CKRD. An animal is taken to the T.V. station every Friday, a short feature is done to assist adoption.
13. Radio interviews.

### Some details of our service:

Reception and care of lost unwanted animals. These animals include dogs, cats, rodents, birds and injured wildlife. Wildlife are transferred to a rehabilitation agency. Domestic animals are held at the shelter, given proper feed, care and medical attention. They are vaccinated and are available to the public for adoption after a holding period. If the animal is not adopted within 21 days and cage space is needed, then the animal is euthanized. For the 12 month period ended December 21, 1987, the shelter adopted 614 animals. This represents 64% of the animals taken in.

### Comparative adoptive rates are as follows:

Parkland	64%	Dogs - 82%	Cats - 60%
Calgary	39%	Dogs - 53%	Cats - 33%
Edmonton	34%	Dogs - 46%	Cats - 27%

In addition, we provide the following services:

- Lost and Found Services
- Want and Give Away Files.

Public Education. The staff at the shelter regularly conduct tours for schools and other interested parties. They also advise the public on pet care. In addition, time permitting, the shelter manager or a volunteer will attend schools with a pet for the children to see and also talk on responsible pet ownership and care.

Pet Visitation. The staff take a pet or two from the shelter and attend various institutions including; The Red Deer Auxiliary Hospital, The Michener Center, Red Deer Nursing Home, West Park Nursing Home, Dr. Parsons and the Valley Park Manor so that the pets may interact with those who are terminally ill and/or geriatric patients. We have seen very positive results because quite often these patients will respond to an animal in a situation where they won't acknowledge people. We refer you to the article "Animals Bring Life to City Seniors" in the Annual Report.

Cruelty Complaints. These complaints are usually made to the Alberta S.P.C.A.; however the Shelter Manager very often receives calls and screens those that do not appear to be valid before referring to the Alberta S.P.C.A.

#### Organization Chart:

##### Executive Committee Directors

1. President - Management/Administration
2. Secretary - Management/Administration
3. Treasurer - Finance
4. Vice President - Personnel

##### Directors - Chair Committees

5. Public Relations
6. Volunteer Management
7. Fundraising
8. Vice - Chair Fundraising
9. Services
10. Physical Facility

##### Staff

- Shelter Manager - reports to board
- Kennel Workers (3) - report to Shelter Manager

# Animals bring life to City seniors

By CHRIS DONALDSON  
of The Advocate

Ottis is a seven-week-old orphan and a rascal by nature, but his ways warm the hearts of seniors.

The black lab pup is one of many lost or abandoned animals from the SPCA that visit seniors in the Auxiliary Hospital once a month as part of a pet therapy program.

Spirits are boosted the moment the perky pup enters the recreation room of the rehabilitative therapy services department at the hospital.

As Hilda Crawford cranks her curler-clad head around to glance over her shoulder, she is one of the first residents in the circle of wheelchairs to notice the pup in the arms of the society's director, Ruth Dalton.

Her creased face breaks into a full open-mouthed smile as the pup is placed in the lap of her frail legs.

Then she bursts into laughter as she tries to restrain a rambunctious Ottis who clamors up her chest for a lick at her face.

After a few moments of holding and stroking the dog, he is moved to another lap.

Mrs. Crawford said the animals are homeless and she is glad they are able to visit the residents at the hospital.

"I like animals and they have always liked me too."

She recalls being surrounded by cats and dogs as a youngster on the family farm years ago.

A smile crawls across Charlie Goddard's face and a twinkle flares up in his watery blue eyes when his turn arrives to hold the frisky Ottis.

"I love animals. They are kind. They never hurt anyone and they are a lot kinder than some people I know."

When Ottis leaves his lap, the retired farmer begins to reminisce about the cattle and horses he once raised and the two dogs who were his constant companions. "Dogs are man's best friend," he says.

Ms. Dalton said the Parkland Humane Society has been involved in the hospital's pet therapy program since last summer and everything from cats and dogs to rabbits and guinea pigs make the rounds to visit Red Deer seniors once a month.

Pet visitation programs are becoming widely recognized for their therapeutic effect on seniors requiring long-term care, especially those who are withdrawn or depressed, she said. Pets have also been instrumental in helping disturbed or mentally handicapped children, she added.

"It's so hard to describe. It is so rewarding to see someone — who normally has no facial



AUXILIARY HOSPITAL RESIDENT HILDA CRAWFORD AND OTTIS THE PUP THURSDAY

... sharing a moment of togetherness during the monthly pet therapy program Photo by JERRY GERLING

expressions, who doesn't respond to anything — smile when you put a puppy in their lap."

Only friendly, easy going animals that enjoy being touched are suitable for the visits and they are carefully screened, she said.

"I have to have an animal

that I know won't be stressed by taking it out of the shelter and into a new situation."

One of the reasons the residents respond so well to animals is they view them as helpless things they can care for, said Carly Sheridan, recreation co-ordinator at the Auxiliary Hospital.

"It really livens them, holding and cuddling them. It brings back a lot of good memories for them. It's very stimulating."

A lot of the people are simply lonely and a pet can fill that gap with unconditional love, she said.

Parkland Humane S.P.C.A.  
Budgeted Statement of Revenue and Expenditures

(Unaudited)

	1988-9	1987-8
Revenue:		
Bingo - net	\$ 6,000	\$ 6,000
Donations and memberships	21,500	20,000
Fundraising	14,000	12,300
Grants - City of Red Deer	- 18,000	18,000
- United Way	6,000	5,000
Shelter	24,000	23,000
Miscellaneous and interest	-	200
	89,500	84,500
Expenditures:		
Advertising and promotion	500	1,000
Automotive and travel	2,500	3,500
Bank charges	350	350
Feed	5,500	5,000
Fundraising	500	2,000
Insurance, licenses and taxes	3,000	2,800
Janitorial and supplies	1,500	1,500
Lease	1	1
Meetings	250	250
Newspaper	449	-
Professional fees	1,000	1,000
Office supplies	2,400	2,400
Repairs and maintenance	1,500	750
Seminars, courses and membership	300	200
Telephone and utilities	5,000	5,000
Veterinary	4,500	4,300
Wages and benefits	55,000	53,000
Workers' Compensation	750	750
	85,000	83,801
Surplus	\$ 4,500	\$ 699

Statement of Public Access

The Parkland Humane S.P.C.A. operates an Animal Shelter, Located at 7690 - 45th Avenue Close, Red Deer, Alberta. This building is open to the public Monday to Saturday Noon - 5:30 p.m. and Sunday 1:00 - 4:00 p.m. There is no charge for access. We charge for adoption of animals and sell fundraising items.

Membership in the organization provides an annual newsletter and a vote at the Annual General Meeting. The cost of membership is \$15.00 for a family or \$10.00 for an individual. Membership is not required to have access to the facility or other services this organization provides, eg: education, pet visits, and adoption.

Dated at Red Deer, Alberta, March 22, 1989

Parkland Humane S.P.C.A.

Per:

\_\_\_\_\_  
April Jemieff  
President

\_\_\_\_\_  
Sherryanne Farr  
Vice-President

PARKLAND HUMANE S.P.C.A.

Financial Statements

For the Year Ended September 30, 1988

Balance Sheet

Statement of Revenue and Expenditures

Statement of Equity in Fixed Assets

Notes to the Financial Statements

Schedule of Bingo Revenue and Expenses

# Waines\* Jorgensen\* Wasylyshen\*

CHARTERED ACCOUNTANTS

Phone (403) 347-3354  
343-1236  
Fax (403) 343-2834

100-5201-43rd Street  
Red Deer, Alberta  
T4N1C7

## AUDITORS' REPORT

To the Members of Parkland Humane S.P.C.A.

We have examined the balance sheet of Parkland Humane S.P.C.A. as at September 30, 1988 and the statements of revenue and expenditures, surplus and equity in fixed assets for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in circumstances, except as explained in the following paragraph.

In common with many charitable organizations, the organization derives revenue from donations and memberships, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the organization and we were not able to determine whether any adjustments might be necessary to donation and membership revenues, excess revenue over expenditures, assets and surplus.

In our opinion, except for the effect of adjustments, if any, which we might have determined to be necessary had we been able to satisfy ourselves concerning the completeness of the donations and memberships referred to in the preceding paragraph, these financial statements present fairly the financial position of the Parkland Humane S.P.C.A. as at September 30, 1988 and the results of its operations and the changes in financial position for the year then ended in accordance with generally accepted accounting principles.

The prior year figures were prepared without audit by another firm of chartered accountants, they are presented here for comparative purposes only.

*Waines Jorgensen Wasylyshen*

CHARTERED ACCOUNTANTS

Red Deer, Alberta  
February 13, 1989



PARKLAND HUMANE S.P.C.A.

Balance Sheet

As at September 30, 1988

	<u>1988</u>	(Unaudited) <u>1987</u>
<u>Assets</u>		
Current:		
Cash - operating	\$ 19,796	\$ 2,221
- building fund (Note 1)	<u>17</u>	<u>1,415</u>
	19,813	3,636
Fixed assets (Notes 1 and 2)	<u>105,400</u>	<u>105,150</u>
	<u>\$ 125,213</u>	<u>\$ 108,786</u>
<u>Liabilities</u>		
Current:		
Accounts payable	\$ 1,828	\$ 1,704
Reserve for building expenditures (Note 3)	<u>15,000</u>	<u>6,185</u>
	16,828	7,889
<u>Members' Equity</u>		
Surplus (deficit)	2,985	(4,253)
Equity in fixed assets	<u>105,400</u>	<u>105,150</u>
	<u>108,385</u>	<u>100,897</u>
	<u>\$ 125,213</u>	<u>\$ 108,786</u>

Approved by the Board:

*Susan* Director

\_\_\_\_\_ Director

PARKLAND HUMANE S.P.C.A

Statement of Revenue and Expenditures

For the Year Ended September 30, 1988

	<u>1988</u>	(Unaudited) <u>1987</u>
Revenue:		
Bingo - Schedule I	\$ 19,780	\$ --
Donations and memberships	16,725	20,161
Fundraising	5,913	12,574
Grants - Alberta S.P.C.A.	--	768
- City of Red Deer	18,000	18,000
- United Way	3,750	2,007
Shelter	21,488	22,834
Miscellaneous and interest	<u>38</u>	<u>226</u>
	<u>85,694</u>	<u>76,570</u>
Expenditures:		
Advertising and promotion	--	665
Automotive and travel	1,169	1,344
Bank charges	281	322
Capital purchases - equipment	250	100
Feed	2,647	4,259
Fundraising	4,160	3,685
Insurance, licenses and taxes	2,839	2,609
Lease	1	1
Meetings	146	217
Newspaper	--	280
Professional fees	400	653
Office supplies	1,207	2,205
Repairs and maintenance	978	644
Seminars, courses and membership	306	85
Supplies	3,928	2,244
Telephone and utilities	4,448	4,548
Veterinary	3,791	3,491
Wages and benefits	42,998	56,940
Workers' compensation	<u>179</u>	<u>542</u>
	<u>69,728</u>	<u>84,834</u>
Revenue in excess of expenditures before reserve for capital expenditures	\$ 15,966	\$ (8,264)
Reserve for capital expenditures	<u>(8,728)</u>	<u>--</u>
Revenue in excess of expenditures after reserve for capital expenditures	\$ <u>7,238</u>	\$ <u>(8,264)</u>

PARKLAND HUMANE S.P.C.A.

Statement of Equity in Fixed Assets

For the Year Ended September 30, 1988

	<u>1988</u>	(Unaudited) <u>1987</u>
Balance, beginning of the year	\$ 105,150	\$ 95,694
Add: Assets purchased	<u>      250</u>	<u>      9,456</u>
Balance, end of the year	\$ <u>105,400</u>	\$ <u>105,150</u>

Statement of Surplus

For the Year Ended September 30, 1988

	<u>1988</u>	(Unaudited) <u>1987</u>
Balance, beginning of the year	\$ (4,253)	\$ 4,011
Revenue in excess of expenditures	<u>      7,238</u>	<u>     (8,264)</u>
Surplus (deficit), end of the year	\$ <u>      2,985</u>	\$ <u>     (4,253)</u>

PARKLAND HUMANE S.P.C.A

Notes to the Financial Statements

As at September 30, 1988

1. Significant Accounting Policies:

These financial statements are prepared in accordance with fund accounting policies. That is monies donated and/or raised for building fund purposes are added to the reserve for building expenditures. Accordingly, any expenditures from this account reduce the reserve for building fund expenditures.

Fixed asset purchases, unless paid for by the building fund, are recorded as expenditures in the Statement of Revenue and Expenditures.

Fixed assets are recorded at cost. In accordance with usual fund accounting principles, no depreciation is recorded in the financial statements.

Equity in Fixed Assets - The balance of equity in fixed assets consists of accumulation of credits based on the following principles.

1. An amount equal to the fixed assets funded from current operations is added to the equity in fixed assets account.
2. An amount equal to the original cost of fixed asset disposals is deleted from equity in fixed assets account in the year of disposal.

2. Fixed Assets:

	<u>1988</u>	(Unaudited) <u>1987</u>
Equipment	\$ 8,495	\$ 8,245
Dog Run	1,411	1,411
Building	<u>95,494</u>	<u>95,494</u>
	<u>\$ 105,400</u>	<u>\$ 105,150</u>

3. Reserve for Building Expenditures:

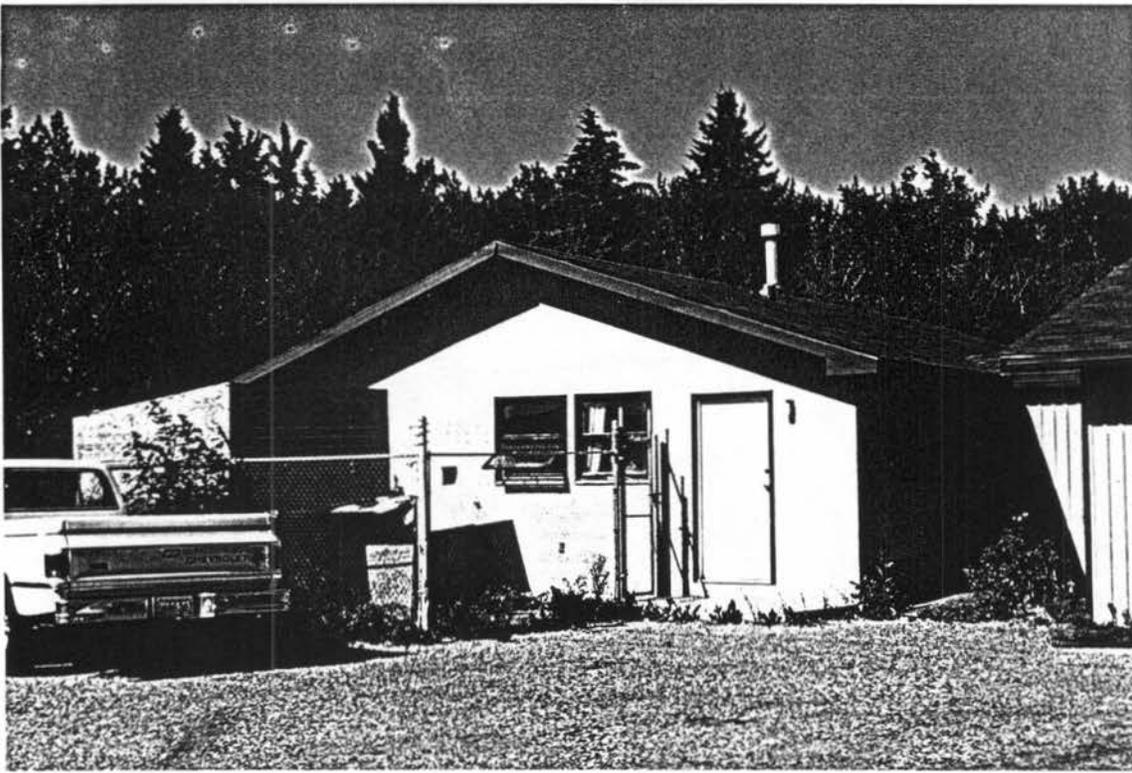
Balance, beginning of the year	\$ 6,185
Add: Interest earned	87
1988 reserve	<u>8,728</u>
Balance, end of the year	<u>\$ 15,000</u>

## PARKLAND HUMANE S.P.C.A

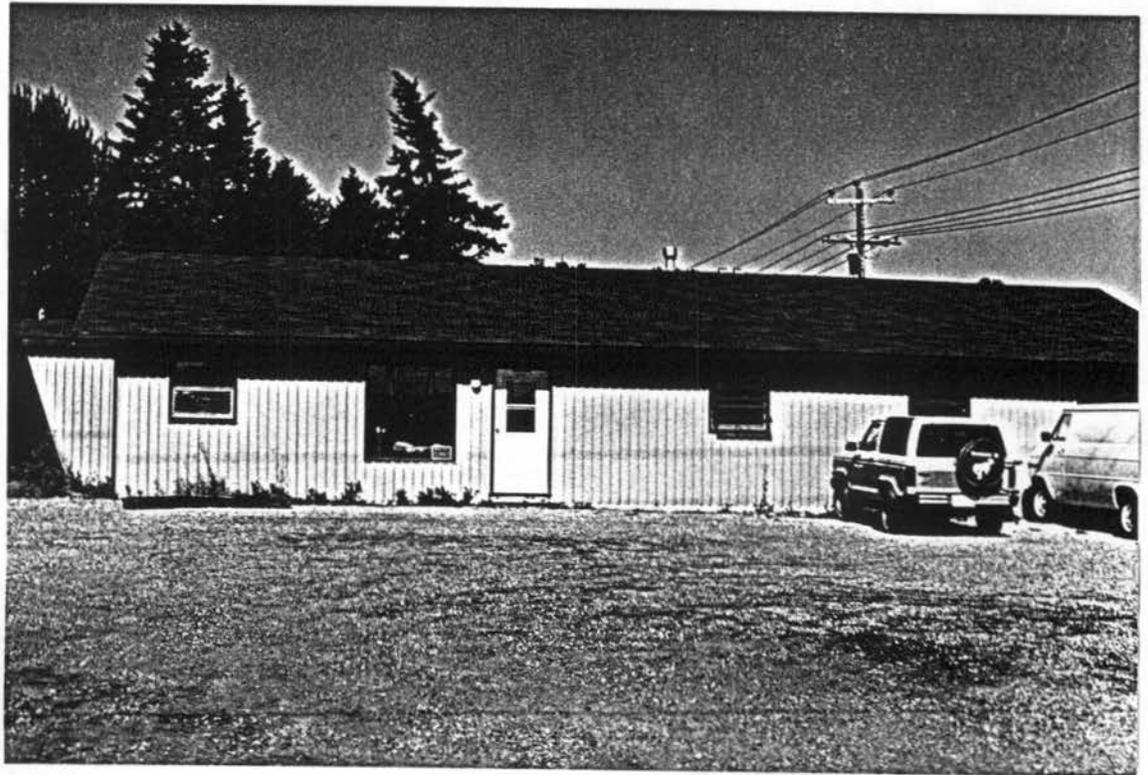
## Schedule of Bingo Revenue and Expenses

For the Year Ended September 30, 1988

Revenue		\$ 47,235
Expenses:		
Association dues	\$ 998	
Caller	2,025	
Concession - volunteers	196	
Insurance	1,287	
Office	1,446	
Prizes	1,273	
Rent	13,931	
Supplies	<u>6,299</u>	<u>27,455</u>
Surplus for the year		\$ <u>19,780</u>



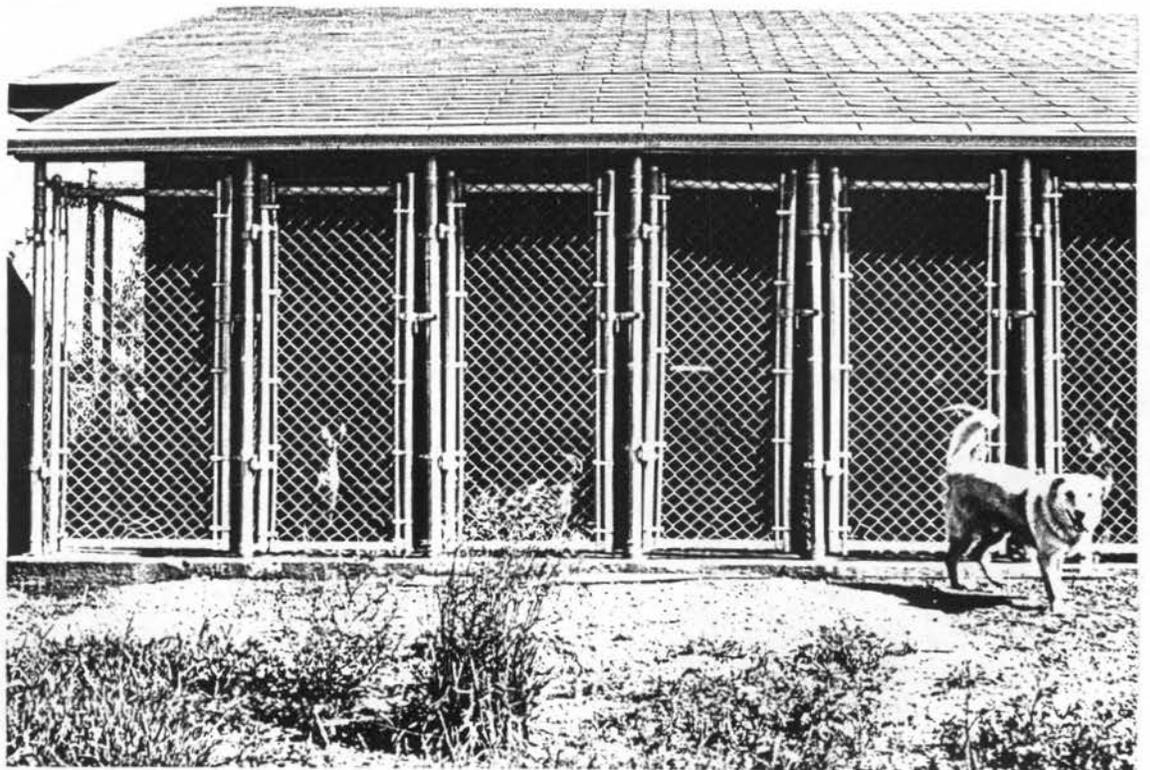
OLD SHELTER



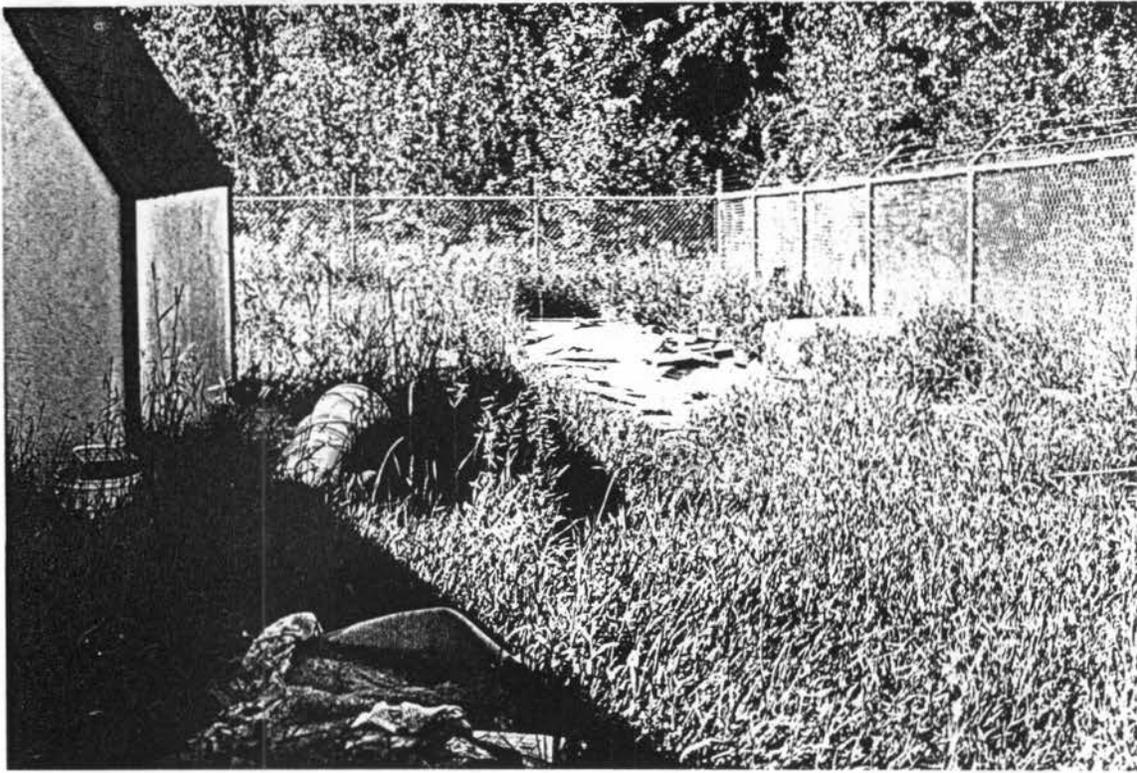
NEW SHELTER  
parking lot + entrance



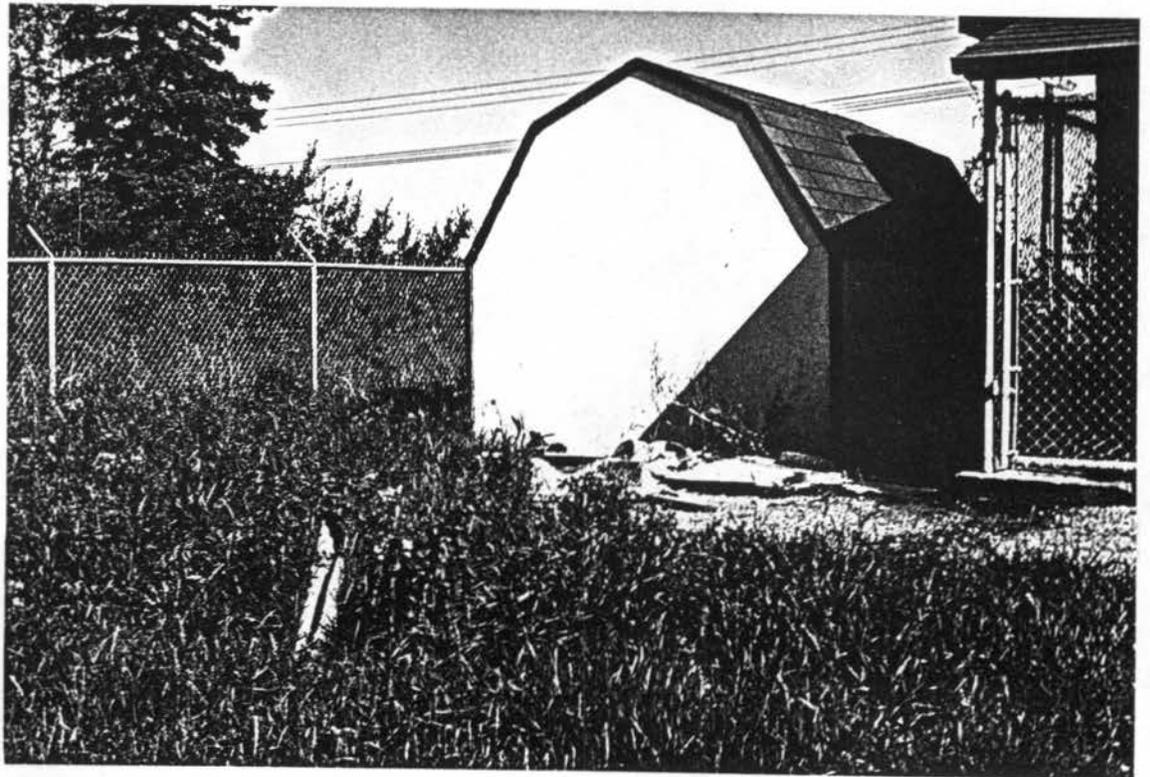
NEW SHELTER  
Side view



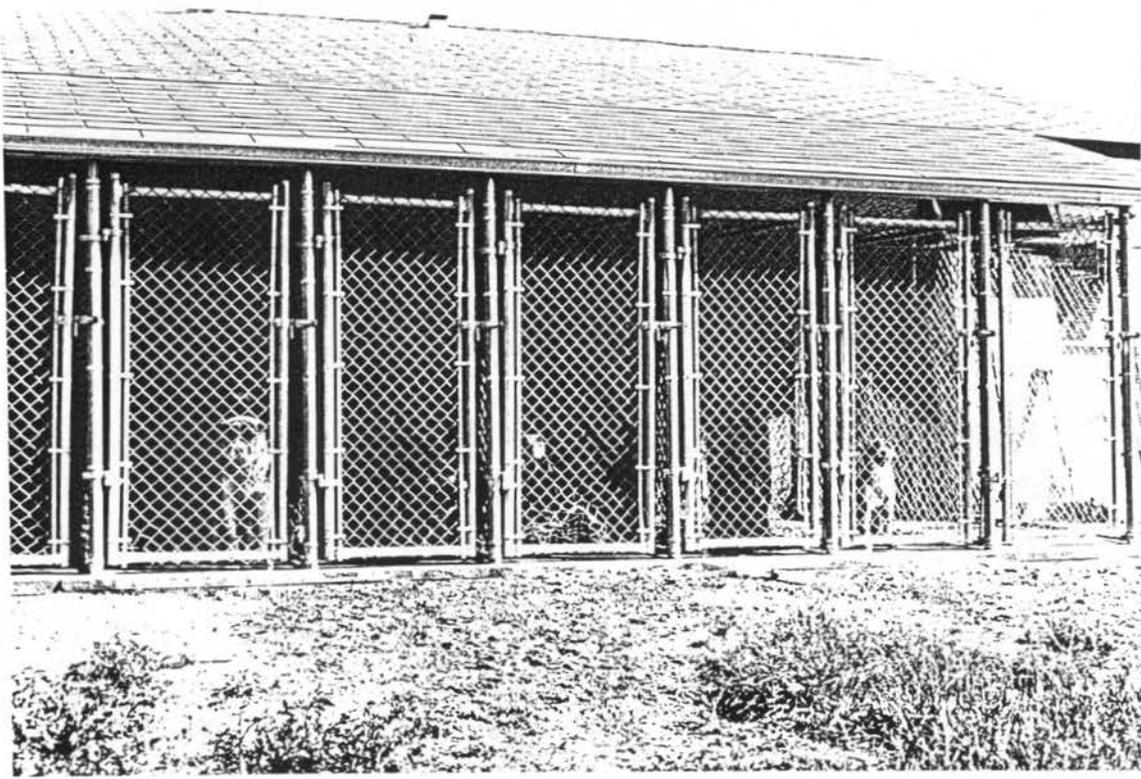
OLD SHELTER (BACK OF)



*BACK OF LOT*



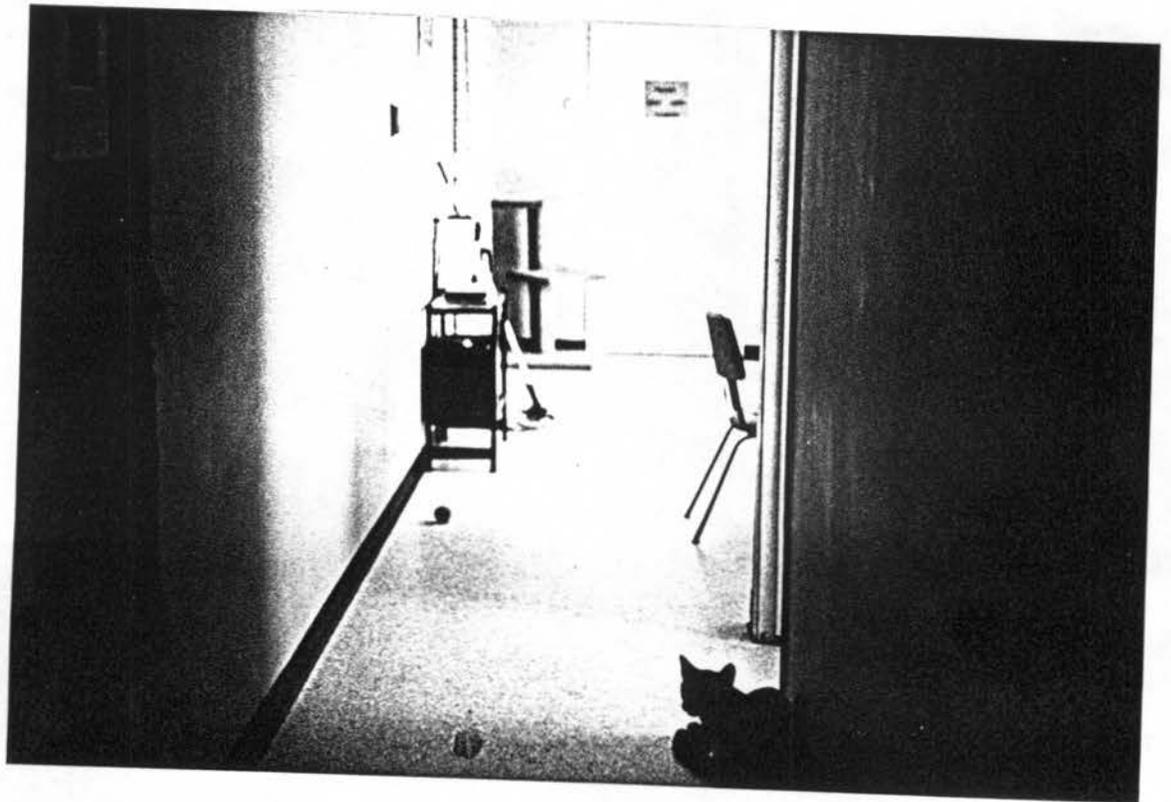
*BACK OF LOT*



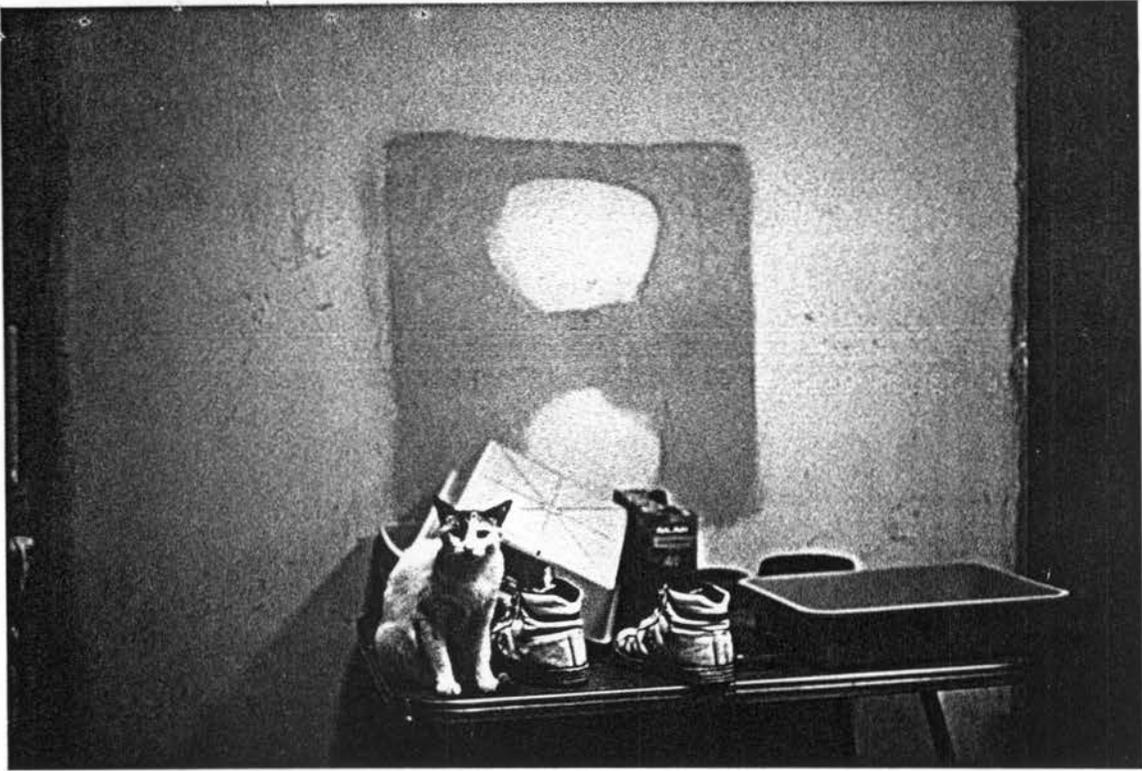
INTERIOR  
FRONT DOOR & RECEPTION AREA



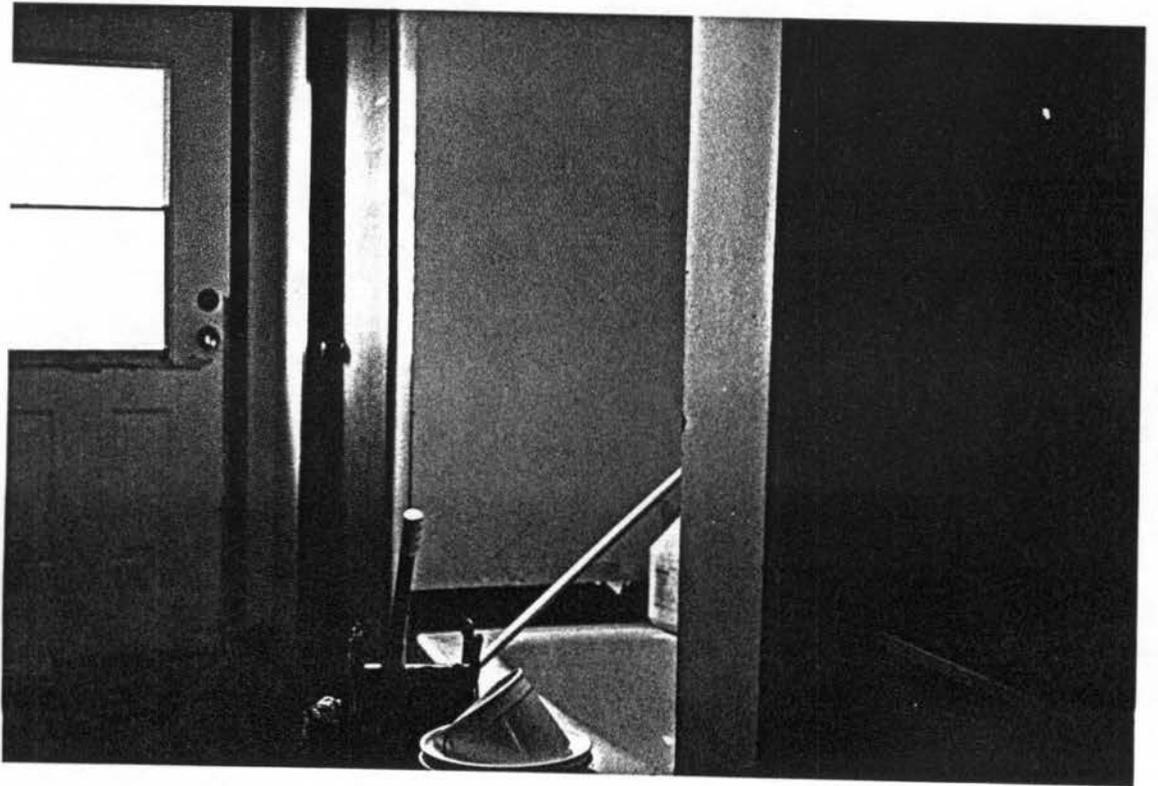
FRONT COUNTER



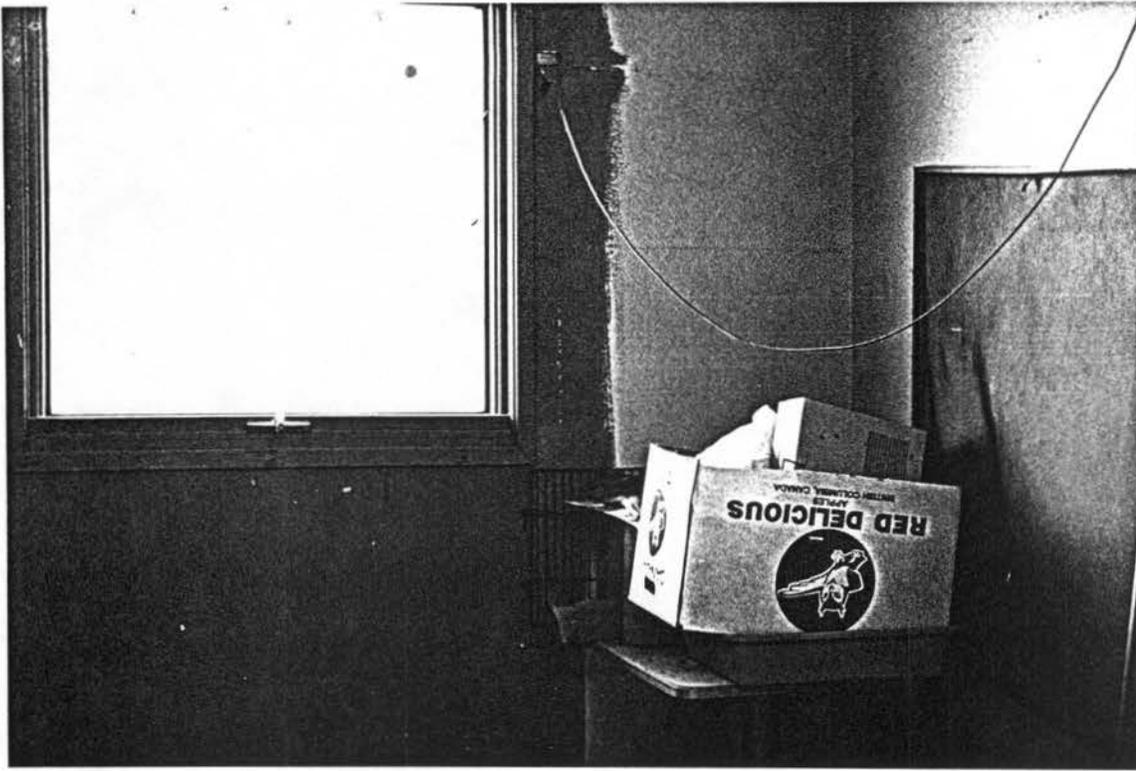
HALLWAY TO OLD SHELTER



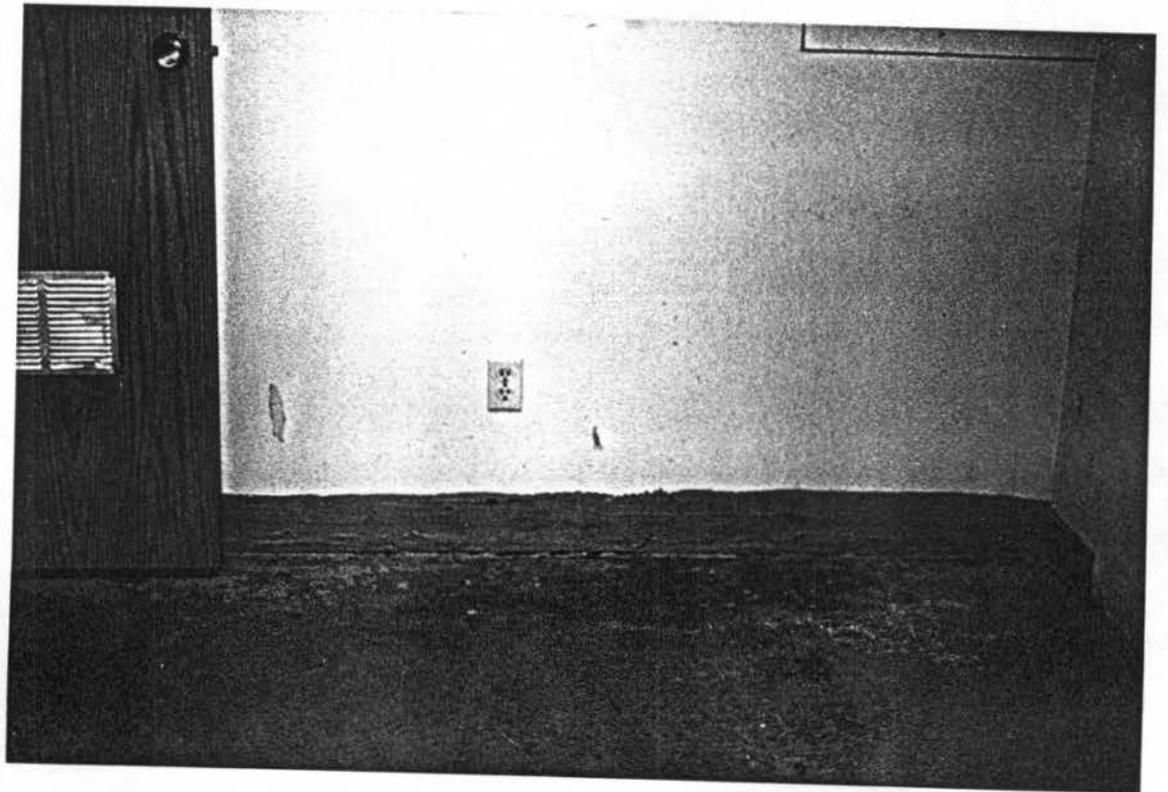
OLD SHELTER IN DISREPAIR



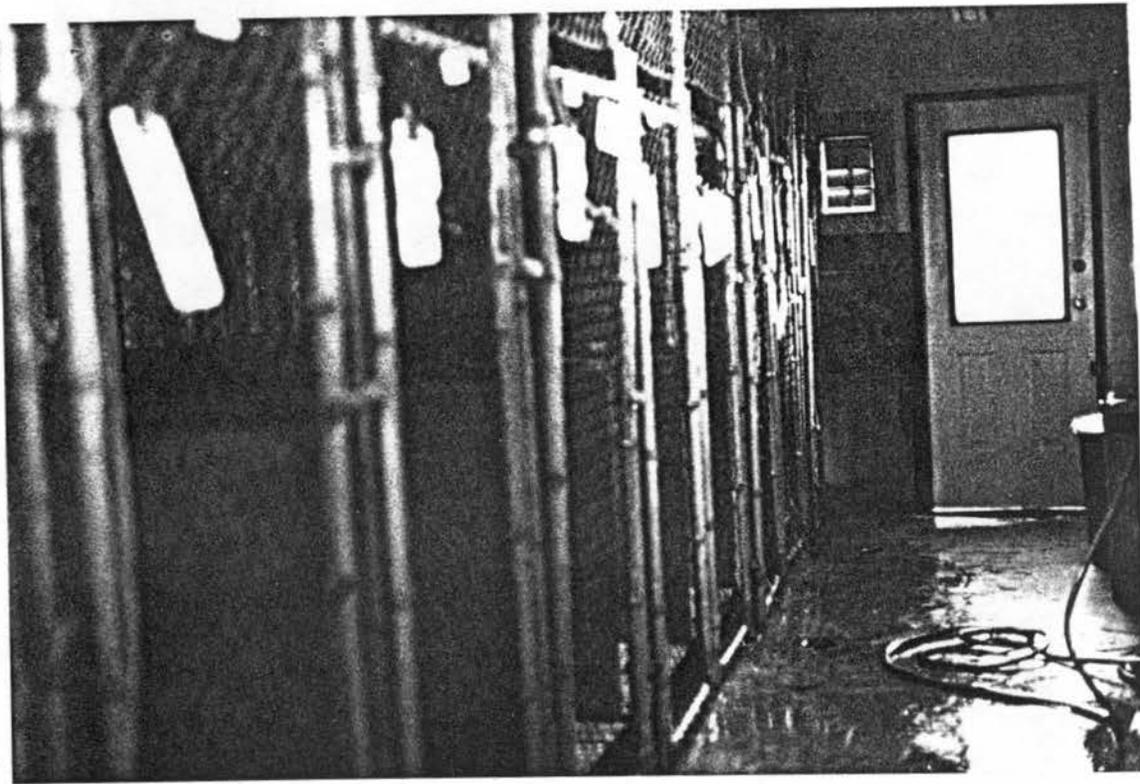
OLD SHELTER IN DISREPAIR



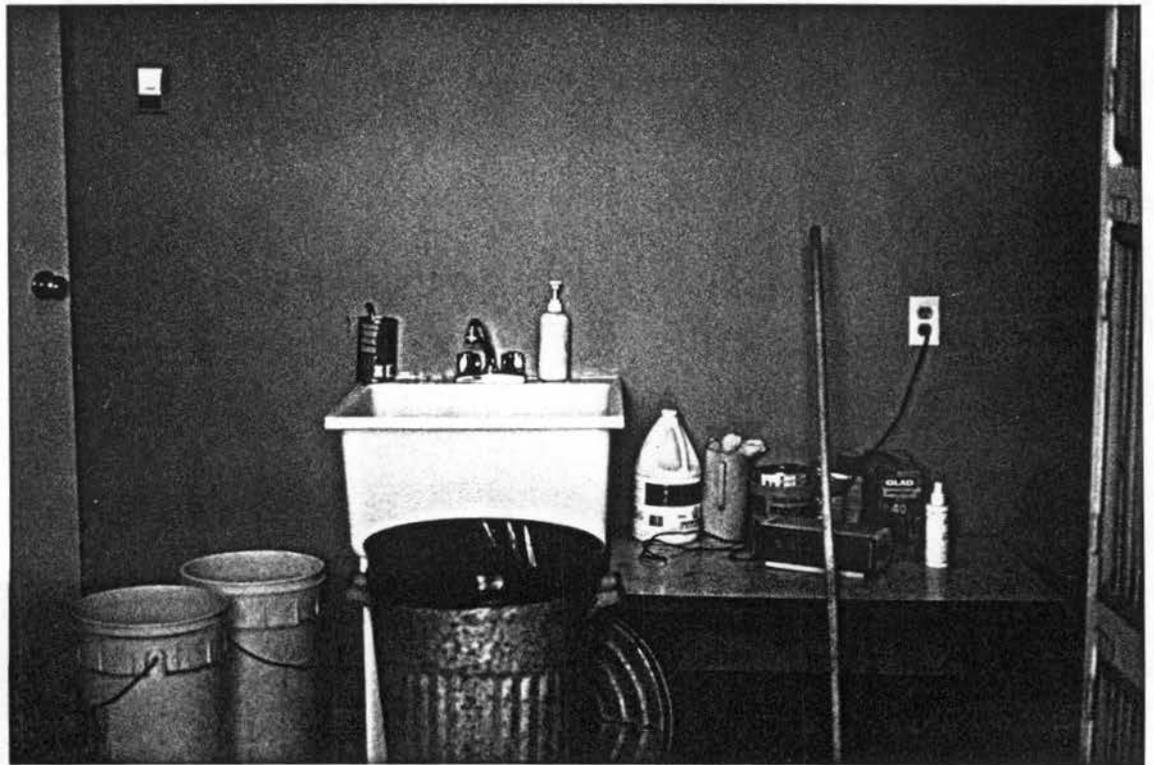
OLD SHELTER IN DISREPAIR



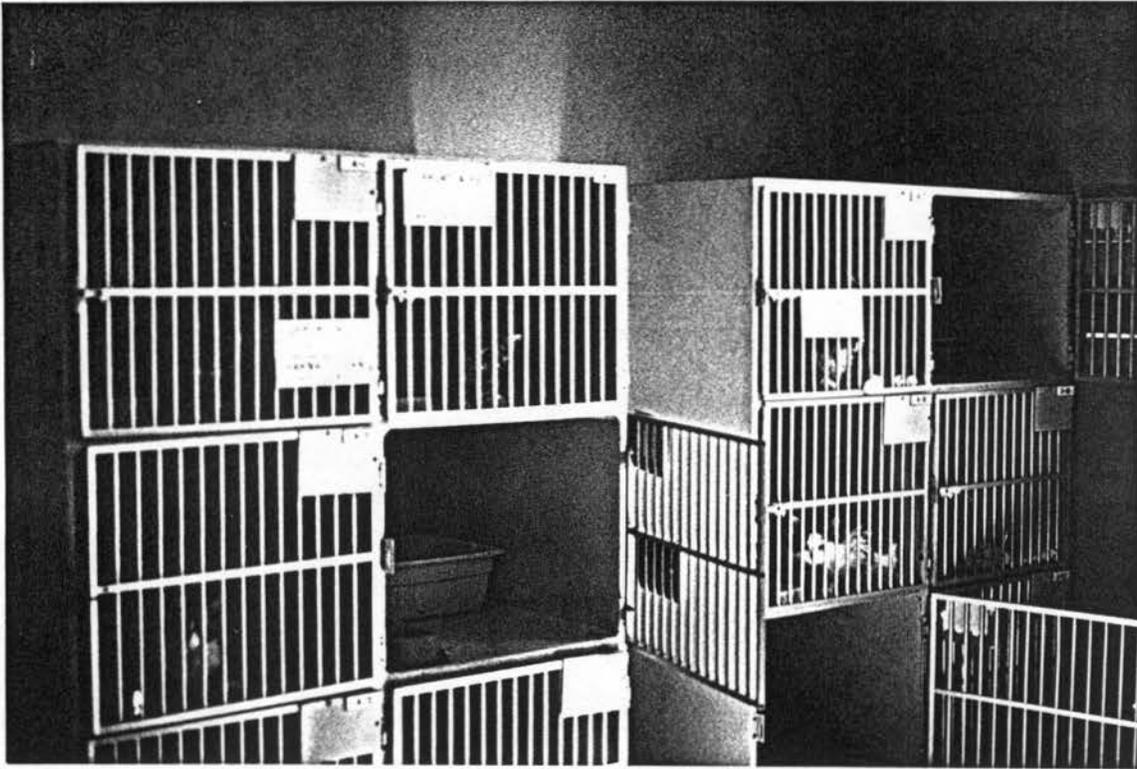
OLD SHELTER IN DISREPAIR



KENNEL AREA OLD SHELTER



CAT ROOM NEW SHELTER



CAT ROOM NEW SHELTER

# APPLICATION FORM

## COMMUNITY FACILITY ENHANCEMENT PROGRAM

1. MUNICIPALITY / ORGANIZATION NAME: PARKLAND HUMANE S.P.C.A.
2. IF APPLICANT IS A COMMUNITY ORGANIZATION:  
ACT REGISTERED UNDER: Societies Act of Alberta REGISTRATION NO.: 9369
3. CONTACT PERSON (PRINT NAME): ~~MR. / MRS. / MS. / MISS~~ KEN SWAINSON  
POSITION / TITLE: Treasurer TELEPHONE (DAYTIME): 343-7707
4. MAILING ADDRESS: Box 931  
CITY: RED DEER PROVINCE: ALBERTA POSTAL CODE: T4N 5H3
5. NAME OF FACILITY: PARKLAND HUMANE S.P.C.A. ANIMAL SHELTER AGE OF FACILITY: 2-11-1981  
TYPE OF FACILITY: Animal Shelter - hold & adopt lost animals, other operations of society.
6. STREET ADDRESS or LEGAL DESCRIPTION: Lot 43, Block 13, Plan 782 2628 in the City of Red Deer.
7. FACILITY OPERATOR/LEASEHOLDER: Parkland Humane S.P.C.A.
8. IN WHOSE NAME IS THE LAND TITLE REGISTERED? City of Red Deer

### CATEGORY A (FILL OUT FOR CATEGORY A APPLICATIONS ONLY)

9. PLEASE CHECK TYPE OF STUDY YOU ARE APPLYING FOR (MAXIMUM OF TWO PER PROJECT)  
 ENGINEERING STUDY     FEASIBILITY STUDY     MARKETING STUDY
10. ON A SEPARATE SHEET OF PAPER, PLEASE PROVIDE: A DESCRIPTION OF THE TYPE OF PROJECT BEING PROPOSED, YOUR REASONS FOR REQUESTING THE TYPE OF STUDY INDICATED, AND ATTACH ANY QUOTATIONS OR ESTIMATES REGARDING THE PROPOSED ASSESSMENT(S).

### CATEGORY B (FILL OUT FOR CATEGORY B APPLICATIONS ONLY)

11. NATURE OF PROJECT: 3 Phase Building Renovation/Expansion START DATE: DAY 01 MO. 06 YR. 89
12. ON A SEPARATE SHEET OF PAPER, PLEASE PROVIDE A PROJECT DESCRIPTION OUTLINING THE NEED FOR THIS PROJECT AND WHY YOU BELIEVE IT SHOULD BE FUNDED. ATTACH RELEVANT SUPPORTING DOCUMENTATION.
13. PLEASE INDICATE HOW MATCHING FUNDS WILL BE PROVIDED FOR THIS PROJECT.  
DONATED LABOUR / SERVICES AMOUNT ..... \$ \_\_\_\_\_  
DONATED MATERIAL / EQUIPMENT AMOUNT ..... \$ \_\_\_\_\_  
CASH AMOUNT ..... \$ 50,000.00  
TOTAL MATCHING AMOUNT ..... \$ 50,000.00 (MUST EQUAL OR EXCEED GRANT AMOUNT)
14. WHAT ARE THE SOURCES OF THE CASH AMOUNT YOU ARE USING AS MATCHING FUNDS? Raised by Volunteer fundraising eg. helpers at Bingo
15. NOTE ANY OTHER ALBERTA GOVERNMENT GRANTS THAT YOU WILL BE APPLYING FOR ON THIS PROJECT: None

TOTAL GRANT REQUEST ..... \$ 50,000.00  
TOTAL PROJECT COST ..... \$ 100,000.00

AS A CONDITION OF ACCEPTING FINANCIAL ASSISTANCE FROM LOTTERIES, MAJOR EXHIBITIONS AND FAIRS, ALBERTA PUBLIC WORKS, SUPPLY AND SERVICES IS AUTHORIZED TO SUBSEQUENTLY EXAMINE ALL FINANCIAL STATEMENTS AND RECORDS HAVING ANY CONNECTION WITH THE MONIES RECEIVED TO ASCERTAIN WHETHER THESE FUNDS WERE SPENT FOR THE PURPOSE INTENDED.

### DECLARATION

- I DECLARE THAT:
- THE INFORMATION CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS IS TRUE AND ACCURATE.
  - I AM A DULY AUTHORIZED REPRESENTATIVE HAVING LEGAL AND/OR FINANCIAL SIGNING AUTHORITY FOR THE ABOVE NOTED APPLICANT.
  - THE GENERAL PUBLIC SHALL HAVE ACCESS TO THIS FACILITY FOR THE PROVISION OF LEISURE AND COMMUNITY SERVICES
  - AN ACCOUNTING OF SPENDING DECLARING BOTH THE GRANT FUNDS AND THE MATCHING FUNDS SPENT ON THE PROJECT AND INDICATING COMPLIANCE WITH ALL CONDITIONS OF THE GRANT SHALL BE PROVIDED WITHIN TWO YEARS OF PROJECT COMPLETION
  - ANY GRANT AWARDED SHALL BE USED SOLELY FOR THE PURPOSES STATED WITHIN THIS APPLICATION

SIGNATURE \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

FOR OFFICE USE ONLY



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

March 28, 1989

Mr. Ken Swainson, C.A., Dir.  
Parkland Humane S.P.C.A.  
Box 931  
Red Deer, Alberta  
T4N 5H3

Dear Sir:

RE: STATEMENT OF MUNICIPAL OPTION

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on April 17, 1989.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

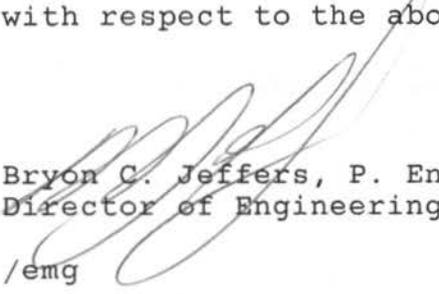
Sincerely,

K. Kloss  
Assistant City Clerk  
/ds

DATE: April 5, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: PARKLAND HUMANE SPCA  
LOT 43, BLOCK 13, PLAN 782-2628  
7690-45 AVENUE CLOSE

---

Please be advised that the Engineering Department has no comment with respect to the above.

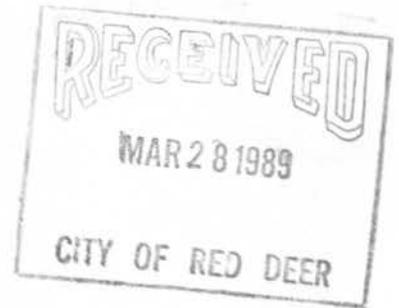
  
Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

/emg

PARKLAND HUMANE S.P.C.A.

Box 931  
Red Deer, Alberta  
T4N 5H3

---



March 17, 1989

Alderman Larry Pimm  
65 Otterbury Avenue  
Red Deer, Alberta  
T4N 4Z8

Dear Sir:

RE: PARKLAND HUMANE S.P.C.A.  
Statement of Municipal Opinion

On behalf of the Parkland Humane S.P.C.A. I would like to thank you for your enthusiasm towards our organization at the last City Budget meeting.

As you are aware, we are planning a \$100,000 capital expenditure to upgrade our facilities.

We are raising \$50,000 for this project. We are applying to the Community Facility Enhancement Program of the Alberta Government for matching funds. For that Grant Application we require a Statement of Municipal Opinion. It should include:

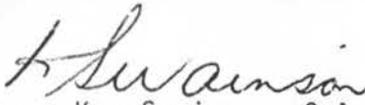
1. An opinion by the Mayor and Alderman stating that the project is going to be good for the community by the enhancement of the building and the surrounding area;
2. That the City of Red Deer supports the proposal;
3. That the City of Red Deer feels the project is a worthy cause.

We require that you discuss our project with your colleagues on City Council and provide us an opinion covering those matters. Enclosed is a draft copy of the Grant Application for your information. Further, please be advised we have contacted Mr. Charlie Sevcik and expect to bring the matter before Council April 17, 1989. This date remains to be confirmed.

Thank you for considering this matter, I remain,

Yours truly,

PARKLAND HUMANE S.P.C.A.

  
per: Ken Swainson, C.A.  
Director

KLS:t11

Encls.

CC: \*Robert McGhee  
Mayor of the City of Red Deer

\*(No Enclosures)

CC: Charlie Sevcik

April 20, 1989

Parkland Humane S.P.C.A.  
Box 931  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. Ken Swainson, C.A., Director

Dear Sir:

RE: PARKLAND HUMANE S.P.C.A.  
COMMUNITY FACILITY ENHANCEMENT PROGRAM  
STATEMENT OF MUNICIPAL OPINION

Your letter of March 17, 1989 advising that you are applying to the Community Facility Enhancement Program of the Alberta Government for matching funds pertaining to a proposed \$100,000 capital expenditure program to upgrade your facilities, was considered by Council at its meeting held April 17, 1989.

This letter is in response to your request for a statement of municipal opinion to accompany the grant application. At the Council Meeting of April 17, 1989 the following resolution was passed:

RESOLVED that Council of The City of Red Deer having considered correspondence from the Parkland Humane S.P.C.A. dated March 17, 1989 re grant application/statement of municipal opinion, hereby supports said application subject to the condition that same does not jeopardize The City of Red Deer's application under the Community Facility Enhancement Program for funds for the upgrading of the G.H. Dawe Community Centre, the Red Deer Public Library and the Recreation Centre, and as presented to Council April 17, 1989.

.... /2

Council supported the application provided that such support does not jeopardize the City's application pertaining to the facilities listed in the Resolution. In other words, a higher priority is placed on the City's facilities in the event a choice is necessary due to limited funding.

The decision of Council in this instance is submitted for your information and I trust you will find it to be satisfactory.

Sincerely,

R. J. McGHEE  
Mayor

CS/bd

c.c. Director of Community Services  
Director of Financial Services  
Recreation and Culture Manager  
Parks Manager  
Social Planning Manager  
Bylaws and Inspections Manager  
Urban Planner  
City Clerk



*File*

April 20, 1989

Parkland Humane S.P.C.A.  
Box 931  
RED DEER, Alberta  
T4N 5H3

Attention: Mr. Ken Swainson, C.A., Director

Dear Sir:

RE: PARKLAND HUMANE S.P.C.A.  
COMMUNITY FACILITY ENHANCEMENT PROGRAM  
STATEMENT OF MUNICIPAL OPINION

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.... /2

Parkland Humane S.P.C.A.

Page 2

April 20, 1989

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The decision of Council in this instance is submitted for your information and I trust you will find it to be satisfactory.

Sincerely,



R. J. MCGHEE

Mayor

CS/bd

c.c. Director of Community Services  
Director of Financial Services  
Recreation and Culture Manager  
Parks Manager  
Social Planning Manager  
Bylaws and Inspections Manager  
Urban Planner  
City Clerk

NO. 3



March 24, 1989

The City of Red Deer  
City Clerk's Department  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. C. Seveik, City Clerk

Dear Sir:

Re: Agreement Between City of Red Deer and Community Baptist  
Church Dated Nov. 30/80; amended August 27/87.

At the Council meeting of January 9, 1989, City Council requested additional information with regards to future development plans for the Unity Baptist Church site at 139 Northey Avenue.

Specifically, Unity Baptist Church requests City Council for approval of the following:

- \* to withdraw the requirement for construction of a Senior Citizen's Complex, and associated caveat.
- \* to allow Unity Baptist Church to retain the entire second acre for future development as indicated in the attached drawings, and staged in two phases:
  - Phase 1 - approximately 4150<sup>2</sup> square feet for Christian Education and office facilities
  - Phase 2 - approximately 5500 square feet for a new sanctuary

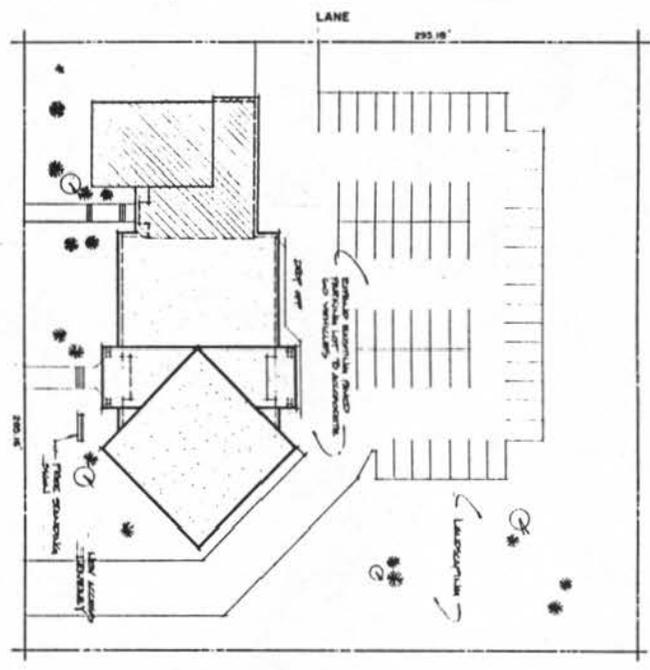
Please advise if any further information is required and when this item will be dealt with at a future Council meeting for our attendance.

Sincerely,

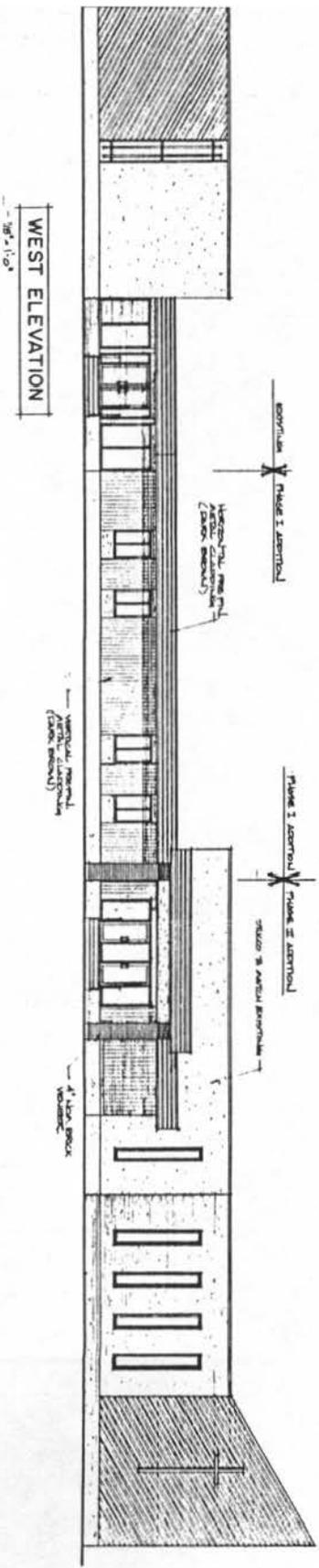
K. Tabler for  
Gary Drefs  
Church Moderator  
Bus. 342-8660  
Res. 342-5059

Encl. Copies of Site Plan  
and Main Floor Plan

THE DRAWING IS THE SOLE PROPERTY OF BEARDEN ENGINEERING CONSULTANTS LTD. ALL DIMENSIONS ARE TO BE READ AND SCALED FROM THE DRAWING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION FROM THE ENGINEERING CONSULTANTS.



**SITE PLAN**  
1/4" = 10'-0"



**WEST ELEVATION**  
1/8" = 1'-0"

JOB NO. PROJECT  
 1 PROPOSED ADDITION TO  
 UNITY BAPTIST CHURCH  
 RED DEER, ALBERTA  
 of 2 SITE PLAN, WEST ELEVATION



THE ASSOCIATION  
 OF PROFESSIONAL  
 ENGINEERS  
 GEOLOGISTS AND  
 GEOPHYSICISTS  
 OF ALBERTA  
 PERMIT NO.  
 P2427  
 BEARDEN ENGINEERING  
 CONSULTANTS LTD.

DRWN BY	A.C.T.T.S.
SCALE	
CHGD BY	
FILED BY	
DATE	
NO. REVISION	
DATE	



DATE: March 31, 1989  
TO: City Clerk  
FROM: E. L. & P.  
RE: Unity Baptist Church/Development Plans

---

E. L. & P. have no objections to the Church retaining and developing the entire site at 139 Northey Avenue.

If you have further questions or comments please advise.



Daryle Scheelar,  
Distribution Engineer

RL/jjd

March 31, 1989

To: City Clerk

From: Fire Chief

Re: UNITY BAPTIST CHURCH/DEVELOPMENT PLANS

---

We have no objection to this proposal although it is noted that they have not indicated when they plan to proceed with this development.



R. Oscroft  
FIRE CHIEF

DATE: April 3, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: UNITY BAPTIST CHURCH / LOT 78, BLOCK 7, PLAN 792-0190

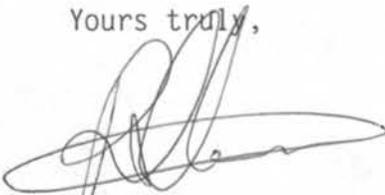
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In response to your memo concerning the above subject, we have the following comments for Council's consideration:

The plans submitted by the applicant do not provide enough detail to determine if the proposal conforms to the requirements of the Land Use Bylaw. However, it is very likely that the proposal will conform to the Bylaw.

We have no objections to the Land Sale Agreement being changed to permit the proposal.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

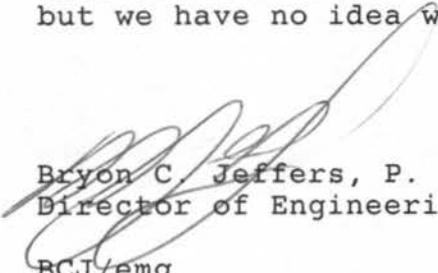
RS/pr

180-056

DATE: April 5, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: UNITY BAPTIST CHURCH - DEVELOPMENT PLANS  
LOT 78, BLOCK 7, PLAN 792-0190; 139 NORTHEY AVENUE

---

The Engineering Department has reviewed the request of the Unity Baptist Church. Our only comment at this time would be with respect to parking provision. Given the potential occupancy of 790, the lot should have capacity for 95+ vehicles. We appreciate that all the facilities would probably not be used simultaneously, but we have no idea what the maximum occupancy might be.

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

BCJ/emg

c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager



# RED DEER REGIONAL PLANNING COMMISSION

107

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

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

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

April 6, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, AB.  
T4N 3T4

Dear Sir:

Re: Unity Baptist Church / Development Plans

On January 9, 1989 City Council considered a request from the Unity Baptist Church to amend their purchase and development agreement respecting the future development of a Senior Citizens' Complex and subsequent sale of the south one acre portion of their site. At that time, Council requested the church to accelerate their plans to provide Council with a more detailed understanding of their intent and land needs.

Their revised plan to further develop the whole site in two phases to add Christian Education facilities and a new sanctuary to the existing church is now being submitted for Council's consideration and approval. As indicated in our previous correspondence of December 29, 1988 on this matter, we have no objection to changing the agreement to replace the senior housing with an education facility and sanctuary. We did have a concern regarding subdivision and sale of part of the site that may have been surplus to their needs. However, it now appears that the Unity Baptist Church intends to use the entire site for their two-phase expansion and therefore it is recommended that Council approve amending the agreement to accommodate their revised plan as presented.

Yours truly,

Vernon Parker,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION  
VP/cc

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: April 7, 1989

TO: City Clerk

FROM: City Assessor

RE: UNITY BAPTIST CHURCH/DEVELOPMENT PLANS

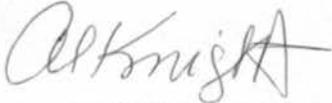
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The total area that was originally sold to the Unity Baptist Church was approximately 2.0 acres or 87,120 sq.ft. The existing development that has been built to date is approximately 4,424 sq.ft. and with the addition of Phase I at 4,144 sq.ft. and Phase II of 5,510 sq.ft. a total of 14,078 sq.ft. will have been developed, should the development proceed, resulting in a site coverage of approximately 16%.

Within the current correspondence to the City Clerk outlining the proposals there is no indication of time lines that the Church is endeavoring to work within. In the previous proposal that was made in November and December 1988, and January of 1989, it was apparent that development would not occur until 1993/94 at the earliest due to budget dollars. I would assume, from this, that the same process would apply due to the fact that the budget probably has not altered. Due to the time commitments that were entered into and the time extension that was given to the Church group we cannot concur with the application as presented at this time. The agreement that was entered into between the Church and the City specifically refers to the Church not living up to their commitment and that the City should be able to purchase back from the Church a one acre parcel at the purchase price of some \$72,000.00. The Church, subject to Clause 3 of the agreement, is required to pay the subdivision costs and all registration costs for same. We would then anticipate that the City should proceed with an application to rezone the one acre parcel to R3 and place on the market, at market value, which we would consider to be in the area of \$150,000.00 to \$170,000.00. We do not consider the rezoning to be a potential problem in this area because to the east and south of the property apartments now exist and the west of the property is bounded by a reasonably wide avenue known as 58 Avenue.

City Clerk  
Page 2  
April 7, 1989

Therefore, in conclusion, we could not recommend that an extension be given to this agreement at this time. We would recommend that the clause in the agreement be exercised and the property be returned to the City.



Al Knight, A.M.A.A.

AK/bw

cc Bylaws & Inspections Manager  
Director of Finance  
Director of Engineering Services

Commissioner's Comments

We would recommend that Council agree to the request as outlined in the Church's letter. The future site plan indicates additional parking and as Council knows, one of the concerns is provision of adequate parking for the congregation.

Should Council not agree with the change in use, then it is contemplated that there will be parking problems in the area in the future.

"R.J. MCGHEE"  
Mayor









# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 11, 1989

Unity Baptist Church  
139 Northey Ave.  
Red Deer, Alberta  
T4P 2C7

Attention: Mr. G. Drefs, Church Moderator

Dear Sir:

RE: AGREEMENT BETWEEN CITY OF RED DEER & COMMUNITY BAPTIST CHURCH  
DATED NOVEMBER 3, 1980

I would advise that your letter of November 28, 1988, requesting a further amendment to the above noted agreement was presented to Council January 9, 1989.

At the aforesaid meeting, there was no resolution passed by Council as further information is required with regard to future development plans for the site. In addition, Council would like to know more precisely the lands which will be surplus to the Church's needs. It would not appear that Council will permit the sale of any surplus lands to a third party but will wish to recover the lands in accordance with the agreement.

As indicated at the Council meeting, it will be necessary for you to submit your application for an amendment back to Council with additional information requested by Council prior to the deadline provided in the agreement as amended August 1987.

The above is submitted for your information and appropriate action. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

*C. Sevcik*  
C. Sevcik  
City Clerk

c.c. City Commissioners  
City Assessor  
Bylaws & Inspections Manager  
Senior Planner, D. Rouhi  
E.L. & P. Manager  
Dir. of Engineering Services



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

March 30, 1989

Unity Baptist Church  
139 Northey Avenue  
Red Deer, Alberta  
T4P 2C7

Dear Sirs:

RE: AGREEMENT BETWEEN CITY OF RED DEER AND COMMUNITY BAPTIST  
CHURCH

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on April 17, 1989.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. Sevcik  
City Clerk  
/ds

Jan. 9/89  
Council  
minutes

PUBLIC HEARING

At this time a Public Hearing was held on the proposed Land Use Bylaw Amendment 2672/V-88 (Garage Locations), and as there was no one present in the Council Chambers to speak for or against, Mayor McGhee declared same closed.

At this time a Public Hearing was held with regard to the proposed Land Use Bylaw Amendment 2672/S-88 (Canavest Properties Inc.) Mayor McGhee noted that a Petition has been received. Rick Hanson was present and showed slides of the area and the proposed design of the complex. The units would average approximately \$165,000.00 each. As there was no one else present in the Council Chambers to speak for or against the proposed amendment, Mayor McGhee declared the Public Hearing closed.

BYLAWS

BYLAW 2672/S-88

Moved by Alderman Campbell, seconded by Alderman Pimm

SECOND READING: That Bylaw 2672/S-88 be read a second time.  
(Land Use Bylaw Amendment/Canavest Properties Inc.)

CARRIED

CORRESPONDENCE

Council gave consideration to correspondence from Unity Baptist Church dated November 28, 1988 re: Revised Development Plan for Lot 78, Block 7, Plan 792-0190. Mr. Gary Dreffs, Church Moderator, was present in the Council Chambers and spoke to Council regarding their request. The Church would like to plan for a Christian Education facility and a new sanctuary as opposed to their original plans.

Following discussion with Council, it was suggested that the Church group accelerate their plans in order that Council is aware of how much land they will need for their development. This item will be brought back to Council when the plans have been drawn up. Council agreed to set this item aside pending further information.

# UNITY BAPTIST CHURCH

119.

NO. 4

*Jan. 9/89 Council  
Agenda*

November 28, 1988

The City of Red Deer  
City Clerks Dept.  
P.O. Box 5008  
Red Deer, Alta.  
T4N 3T4

Re: (1) Agreement Between City of Red Deer and  
Community Baptist Church Dated Nov. 3/80  
(2) Amending Agreement Dated Aug. 27/87

Dear Sir:

As outlined in the attached proposal, Unity Baptist Church (formerly Community Baptist Church) is requesting City Council to approve a revised development plan for the property which the church owns at 139 Northey Avenue.

Please arrange for this proposal to be on the agenda of a City Council meeting in early January 1989. Thank you.

Sincerely,



G. Drefs  
Church Moderator  
Bus. 342-8660  
Res. 342-5059

DEC 10 1988

CITY OF RED DEER

**Pastor Dennis Liesch 347-3961**

139 Northey Avenue, Red Deer, Alberta T4P 2C7

# UNITY BAPTIST CHURCH

139 Northey Avenue  
Red Deer, Alta.

## SECOND ACRE UTILIZATION PROPOSAL

### A. Background

- \* An agreement was made with the City of Red Deer in November of 1980 to construct a Senior Citizen's Complex on the second acre by August of 1987. This agreement was extended to August of 1989.

### B. Request for Change

- \* Unity Baptist Church requests the City to agree to the following:
  - to withdraw the requirement for construction of a Senior Citizen's Complex, and associated caveat.
  - to permit sale of any portion of the second acre which the Church deems surplus to future development needs.

### C. Proposed Second Acre Development

- \* Phase 1 - Christian Education Facility - 3000 ft.<sup>2</sup>  
Estimated cost: \$150,000; construction to begin in three to five years.
- \* Phase 2 - New Sanctuary to follow - 7500 ft.<sup>2</sup>
- \* Layout of new facilities is intended to utilize the second acre in an efficient land use manner, yet provide a facility which is both functional and attractive to the community.

### D. Financial Plan

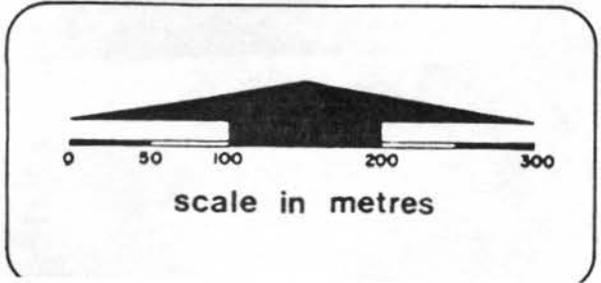
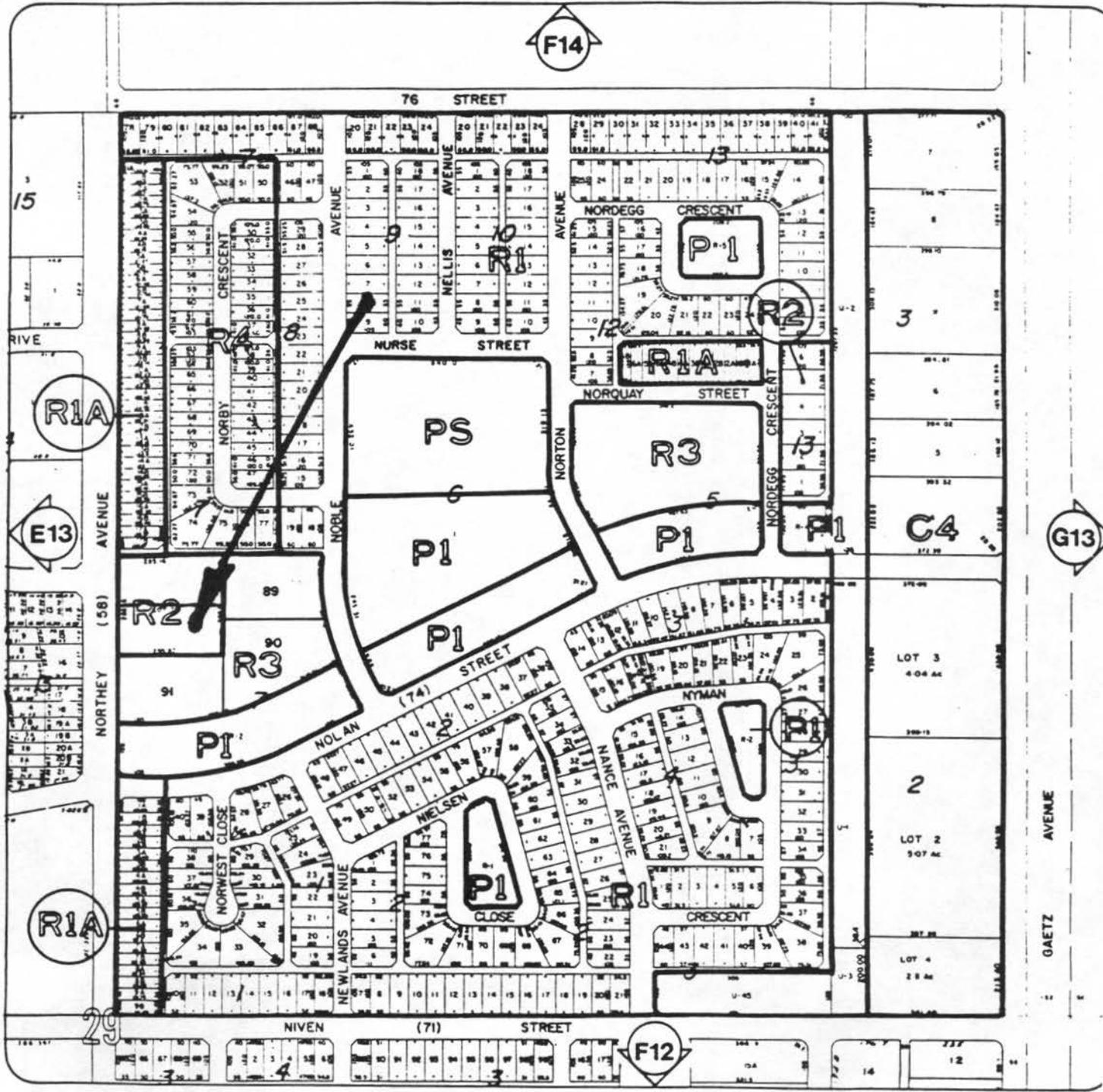
- \* Current Status - Annual budget - \$90,000  
Cash on hand - \$30,000  
Mortgage balance on existing facility -  
First at \$155,000; Second at \$30,000
- \* Building Fund Plan - starting in 1989/90, raise an additional \$50,000/year to:
  - \* pay off existing mortgage by 1991/92
  - \* raise one-half of the Phase 1 building project cost by 1993/94. This would allow building construction to commence.

**Pastor Dennis Liesch 347-3961**

139 Northey Avenue, Red Deer, Alberta T4P 2C7

# City of Red Deer --- Land Use Bylaw Land Use Districts

121.  
**F13**



**Revisions :**  
Base Map Revised (Jan./6/80)

DATE: December 21, 1988

TO: C. Sevcik  
City Clerk

FROM: D. Scheelar  
E. L. & P.

RE: Unity Baptist Church  
Revised Development Plan  
Second Acre Utilization Proposal

---

E. L. & P. have no objection to the proposals outlined by the Church. However, should any surplus portion be sold, E. L. & P. would ask it be made conditional that the Church do so by legal subdivision plan. Such a new lot would require a separate power service, the cost of which must be born by the developer prior to sale of new lot.

Should you have any questions or comments please advise.

*Daryle Scheelar*

Daryle Scheelar,  
Distribution Engineer

RL/jjd

DATE: December 21, 1988

TO: City Clerk

FROM: City Assessor

RE: UNITY BAPTIST CHURCH/REVISED DEVELOPMENT PLAN  
LOT 78, BLOCK 7, PLAN 792-0190

---

The Land & Tax Department has reviewed the correspondence from the Unity Baptist Church and the request for extension of time and/or permission to resell a portion of the above noted site and we do not concur with the application as presented this time. The agreement that was entered into between the Church and the City specifically refers to the Church not living up to their commitment and that the City should be able to purchase back from the Church a one acre parcel at the purchase price of some \$72,000.00 plus dollars. The Church, subject to Clause 3 of the agreement, is required to pay the subdivision costs and all registration costs for same. We would then anticipate that the City should proceed with an application to rezone the one acre parcel to R3 and place on the market at market value which we consider would be in the area of \$150,000 to \$170,000. We do not consider the rezoning to be a potential problem in this area because to the east and south of the property apartments now exist and to the west the property is bounded by a reasonably wide avenue known as 58 Avenue.



Al Knight, A.M.A.A.

AK/bw

cc Bylaws & Inspections Manager  
Director of Finance



# RED DEER REGIONAL PLANNING COMMISSION

124.

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

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

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

December 29, 1988

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.

Dear Sir:

Re: Unity Baptist Church

The Unity Baptist Church located at 139 Northey Avenue is requesting the City to amend the 1980 agreement and the extension which expires in 1989 to permit a change in their plan of development.

Based on the agreement, they acquired two acres of city land for a church and a senior housing complex to be built on the site (see attached drawing). The church was built in 1980-81 and the remaining southern portion of the site remained vacant.

The request by the church is to obtain permission from the city to sell the remaining one acre to be used for a christian education facility and a new sanctuary.

We have no objection to change the agreement to replace the senior housing with an educational facility and sanctuary constructed by the Baptist Church. However, we do not favour the sale of the land to a different group. We feel that, if the land is surplus to their needs, it should be returned to the city and an other group can purchase the land from the city, at present market value.

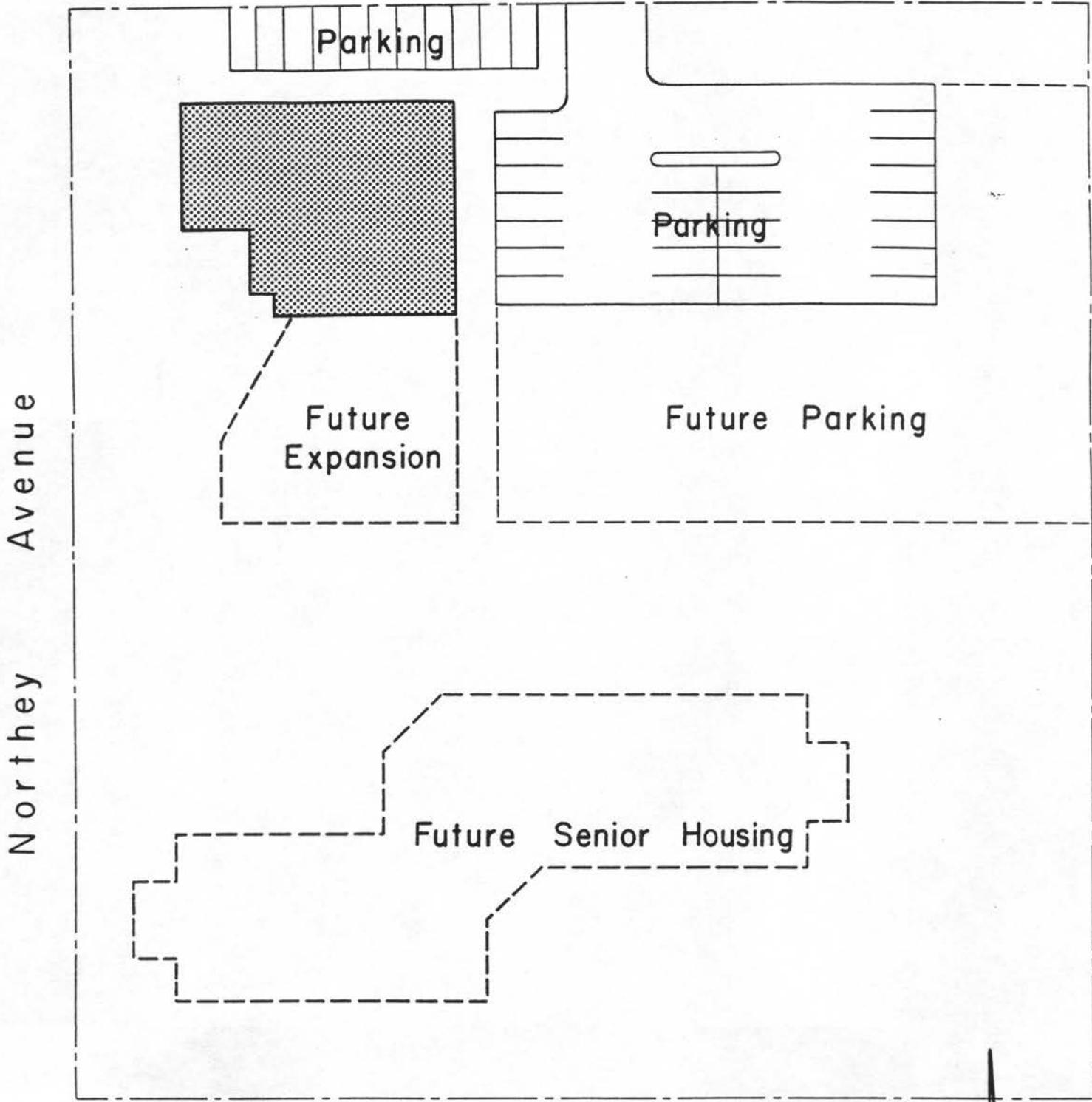
Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER - CITY PLANNING SECTION  
DR/cc

c.c. - Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
City Assessor

#### MUNICIPALITIES WITHIN COMMISSION AREA

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



# Unity Baptist Church

Scale : 1 : 500  
September 5, 1980

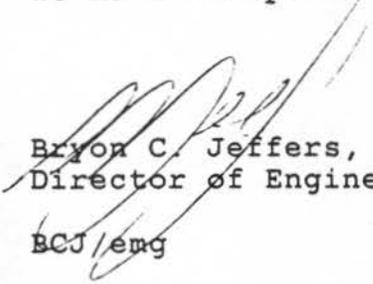


180-056

DATE: December 21, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: LOT 78, BLOCK 7, PLAN 792-0190; 139 NORTHEY AVENUE  
UNITY BAPTIST CHURCH

---

Until the Engineering Department has an opportunity to review the plans, which indicate more clearly the nature of the development, we have no specific comments.

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

BCJ/eng

Commissioners' Comments

We would concur with the comments of the City Assessor and recommend that the request in this instance be not approved.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 19, 1989

Unity Baptist Church  
139 Northey Ave.  
Red Deer, Alberta  
T4P 2C7

Attention: Mr. Gary Drefs, Church Moderator

Dear Sir:

RE: AGREEMENT BETWEEN THE CITY OF RED DEER & COMMUNITY BAPTIST  
CHURCH DATED NOVEMBER 30, 1980, AND AS AMENDED AUGUST 27, 1987

Your letter of March 24, 1989, requesting approval of the following:

1. to withdraw the requirement for construction of a Senior Citizens Complex and associated caveat
2. to allow Unity Baptist Church to retain the entire second acre for a future development as indicated in attached drawings and staged in two phases:

Phase 1 - approximately 4150 sq. ft. for Christian Education & Office Facilities

Phase 2 - approximately 5500 sq. ft. for a new sanctuary

was considered at the Council meeting of April 17, 1989.

At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Unity Baptist Church dated March 24, 1989, re: agreement between The City of Red Deer and Community Baptist Church dated November 30, 1980; amended August 27, 1987, hereby approves the request of the Unity Baptist Church as outlined in the above noted correspondence and agrees that the option agreement be extended for a further 5 year period."

The decision of Council in this instance is submitted for your information and by way of a copy of this letter, we are requesting the City Assessor to ensure the appropriate legal documentation is prepared and executed by both parties.

Page 2  
Unity Baptist Church

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik  
City Clerk  
CS/ds  
c.c. City Assessor  
Bylaws & Inspections Manager  
Dir. of Engineering Services  
E.L. & P. Manager  
Fire Chief  
Urban Planner  
City Solicitor

**THE CITY OF RED DEER**

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

Land, Tax, and Assessment Department 342-8119

April 24, 1989

Chapman Riebeek Simpson Chapman Wanless  
208 Professional Building  
4808 - 50 Street  
Red Deer, Alberta  
T4N 1X5

Attention: T. Chapman

Dear Sir:

RE: UNITY BAPTIST CHURCH

We would appreciate if you would prepare an amendment to the agreements between The City of Red Deer and the Community Baptist Church dated June 25, 1979 and October 21, 1987 in accordance with the April 17, 1989 resolution of City Council:

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Unity Baptist Church dated March 24, 1989, re: agreement between The City of Red Deer and Community Baptist Church dated November 30, 1980; amended August 27, 1987, hereby approves the request of the Unity Baptist Church as outlined in the above noted correspondence and agrees that the option agreement be extended for a further 5 year period."

We have attached copies of the correspondence and agreements for your perusal.

Thank you for your assistance in this matter.

Please advise if further information is required.

Yours truly,

William F. Lees  
Land Supervisor

WFL/dm  
Att.

✓ cc City clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 19, 1989

Unity Baptist Church  
139 Northey Ave.  
Red Deer, Alberta  
T4P 2C7

Attention: Mr. Gary Drefs, Church Moderator

Dear Sir:

RE: AGREEMENT BETWEEN THE CITY OF RED DEER & COMMUNITY BAPTIST  
CHURCH DATED NOVEMBER 30, 1980, AND AS AMENDED AUGUST 27, 1987

Your letter of March 24, 1989, requesting approval of the following:

1. to withdraw the requirement for construction of a Senior Citizens Complex and associated caveat
2. to allow Unity Baptist Church to retain the entire second acre for a future development as indicated in attached drawings and staged in two phases:

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was considered at the Council meeting of April 17, 1989.

At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Unity Baptist Church dated March 24, 1989, re: agreement between The City of Red Deer and Community Baptist Church dated November 30, 1980; amended August 27, 1987, hereby approves the request of the Unity Baptist Church as outlined in the above noted correspondence and agrees that the option agreement be extended for a further 5 year period."

The decision of Council in this instance is submitted for your information and by way of a copy of this letter, we are requesting the City Assessor to ensure the appropriate legal documentation is prepared and executed by both parties.

Page 2  
Unity Baptist Church

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik  
City Clerk  
CS/ds

c.c. City Assessor  
Bylaws & Inspections Manager  
Dir. of Engineering Services  
E.L. & P. Manager  
Fire Chief  
Urban Planner  
City Solicitor

GORDON E. SHABBITTS

BOX 127

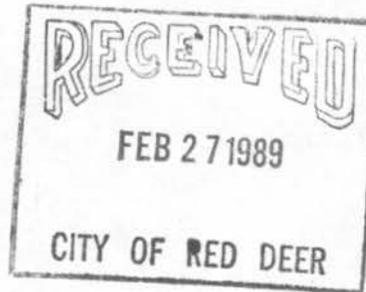
PENSE, SASK.

SOG 3WO

FEB. 22, 1989

NO. 4

MAYOR BOB MCGHEE  
 CITY OF RED DEER  
 P.O. BOX 5008  
 RED DEER, ALTA.  
 T4N 3T4



DEAR MAYOR MCGHEE,

RE: PARKING METER ADVERTISING

RECENTLY, I HAVE MADE A PRESENTATION TO THE CITY OF REGINA ON THE ABOVE TOPIC WHICH HAS BEEN EXCEPTED IN ALL THE DEPARTMENTS. IT GOES UP FOR FINAL APPROVAL ON FEB. 28TH, 1989. THIS HAS ENCOURAGED ME TO APPROACH RED DEER WITH THE SAME OPPORTUNITY.

THERE IS TWO WAYS IN WHICH I SUGGEST THIS CAN BE APPROACHED. THE FIRST IS A JOINT VENTURE WITH THE CITY, OR A STRAIGHT RENTAL FOR EVERY METER USED. BESIDES SUPPLYING THE METER, THE CITY'S INVOLVEMENT (WORK LOAD), WOULD BE NIL. MY COMPANY WOULD BE RESPONSIBLE FOR ALL ASPECTS OF MARKETING, ACCOUNTING, AND WEEKLY MAINTENANCE, INCLUDING CLEANING ALL METER HEADS WITH ADVERTISING ON THEM.

BELOW IS A PROJECTION ON THE 1332 METERS IN RED DEER THE GROSS PROFIT PER METER PER MONTH IS APPROX. \$9.00 - \$12.00 BASING THE CITY'S SHARE AT 50% = \$4.50-\$6.00 PER MONTH

40% CAPACITY- 533 METERS/MONTH TIMES 6.00 = \$3200.00/MONTH

60% CAPACITY- 800 METERS/MONTH TIMES 6.00 = \$4800.00/MONTH

80% CAPACITY- 1066 METERS/MONTH TIMES 6.00 = \$6396.00/MONTH

THE ANNUAL INCOME WOULD RANGE FROM \$38,400.00 PER YEAR TO \$76752.00 PER YEAR. AS YOU CAN SEE, THIS IS A VERY SIGNIFICANT AMOUNT EVEN AT THE 40% LEVEL WITH ABSOLUTELY NO WORK LOAD ON BEHALF OF THE CITY OF RED DEER.

ATTACHED, PLEASE FIND SOME INFORMATION CONCERNING THE TECHNICAL AND STATISTICAL ASPECTS OF METER ADVERTISING.

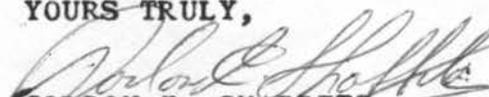
IN BRIEF, I PROPOSE TO CONSTRUCT THE METER CROWNS LOCALLY. ADVERTISING, PER THE ATTACHED SAMPLES, WOULD BE APPLIED TO THE CROWNS, WHICH WOULD BE NON-DESTRUCTIVE FASTENED TO THE METER HEAD.

SINCE THE CITY OWNS THE METERS AND I OWN THE CROWNS, I PROPOSE TO SPLIT THE AFTER - EXPENSE EQUALLY WITH THE CITY OF RED DEER, OR RENT EACH METER USED FOR A PREDETERMINED AMOUNT.

MR. MAYOR, I BELIEVE THAT THIS ADVERTISING CONCEPT CAN BE SUCCESSFULLY DONE WITHOUT BEING BLATANTLY QUADY. THE ONLY MESSAGE BEING DELIVERED BY THE CITY NOW IS "EXPIRED". MY CONCEPT WILL PROVIDE LOCAL BUSINESSES WITH ANOTHER MEANS OF PROMOTION AND WILL GAIN THE CITY ADDITIONAL REVENUE.

I WOULD APPRECIATE THE OPPORTUNITY TO DISCUSS THIS PROPSAL FURTHER WITH YOU. TO THAT END, I WILL CALL YOU SOON TO MAKE AN APPOINTMENT.

YOURS TRULY,



GORDON E. SHABBITS

# Time expires for old meters

By Therese Macdonald  
of The Leader-Post

The art of parking will take on new dimensions this summer when Regina motorists are greeted by battery-operated, dollar-coin compatible parking meters that demand an extra quarter per hour.

And if another scheme pans out, the high-tech parking meters just might try to sell you something, too.

All the existing mechanical parking meters will be replaced by 1,600 electronic ones by July 1, at a cost to the city of about \$700,000, the works and utilities committee decided Tuesday.

"The advantage of the electronic meter is that they're simpler for the public to use and they cost less to maintain," said Bland Brown, the city's senior director of infrastructure and land use.

Hourly parking meter rates are slated to rise by a quarter to 75 cents per hour on July 1, and it's that rate hike that sparked a review of the parking meter system.

Converting the six-year-old mechanical meters to accept the increase would have cost only about \$100,000, but the process is time-consuming and labor intensive, an administration report says.

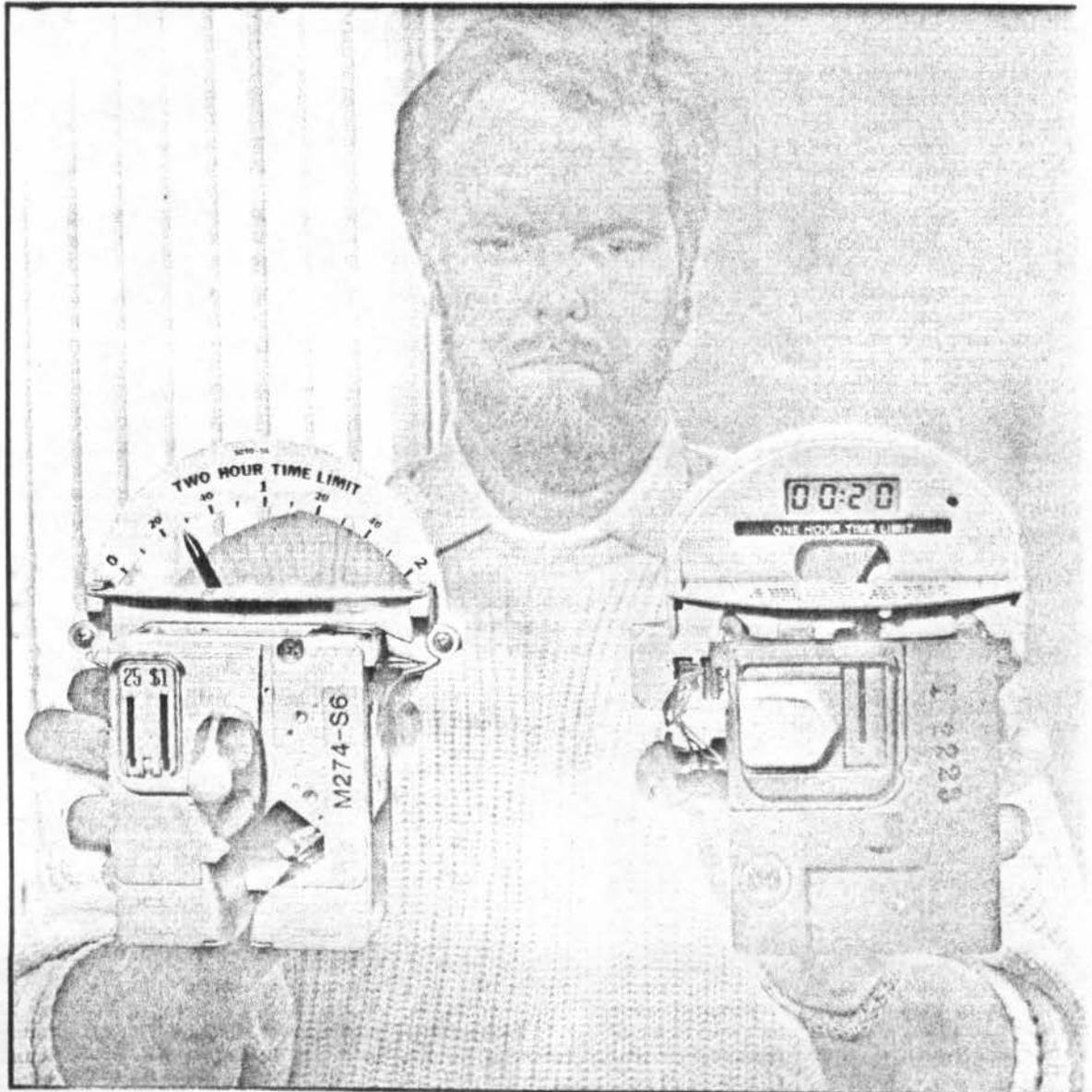
Sooner or later, the meters will need to be converted to accept the "loony" \$1 coin — which would cost another \$300,000, the report adds.

Other alternatives are electronic meters or daily parking permits — but the latter idea is too unknown for the city to pursue, Brown said.

"The electronic meters haven't been used extensively in Western Canada, but they've been tested for two or three years and we're satisfied that they'll perform well in our conditions," Brown added.

The only real concern is how batteries — advertised as lasting two years — will survive during old weather, Brown said.

Prince Albert has had to replace its batteries yearly, at a



Leader-Post photo by Robert Watson

## Doug Ross shows electronic meter (right) and mechanical counterpart

cost of roughly \$2 per meter.

"I suspect we'll have to be careful about battery strength to make sure it's at its peak in the winter when the temperature does affect batteries," he said.

Meanwhile, the committee also gave the go-ahead to a plan to

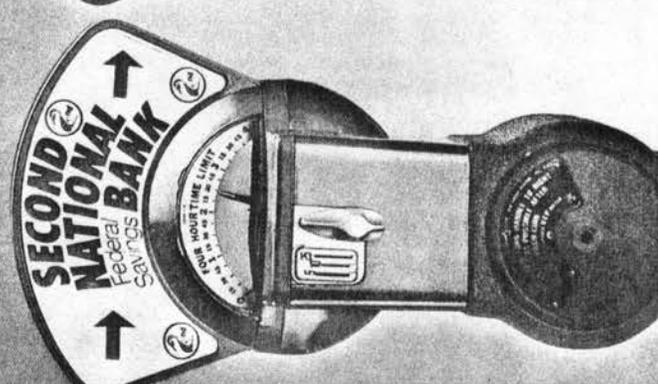
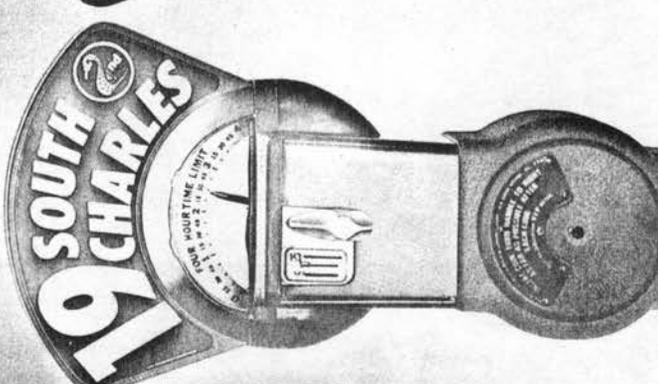
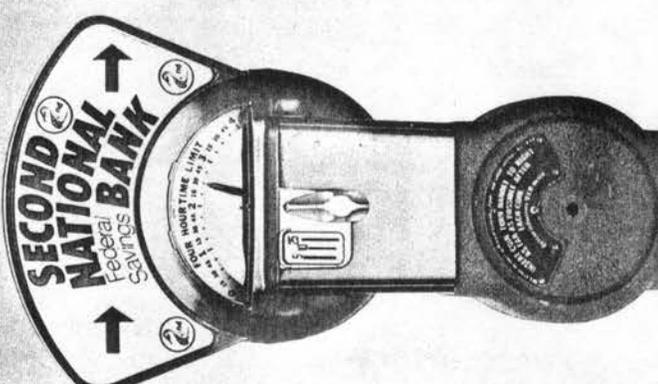
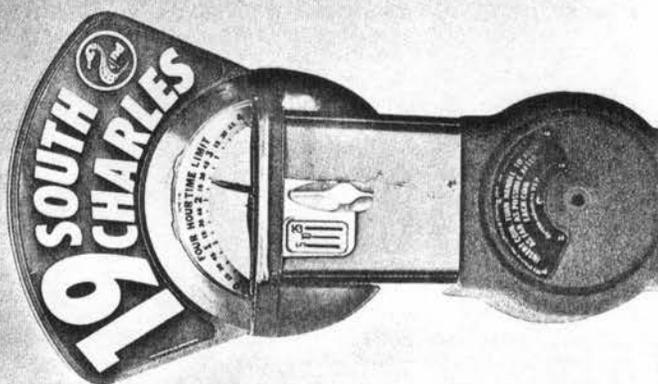
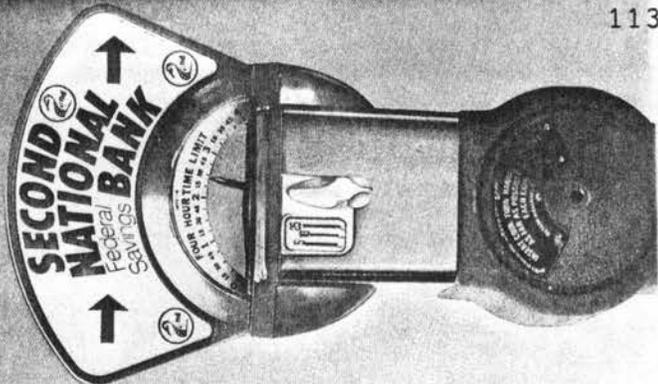
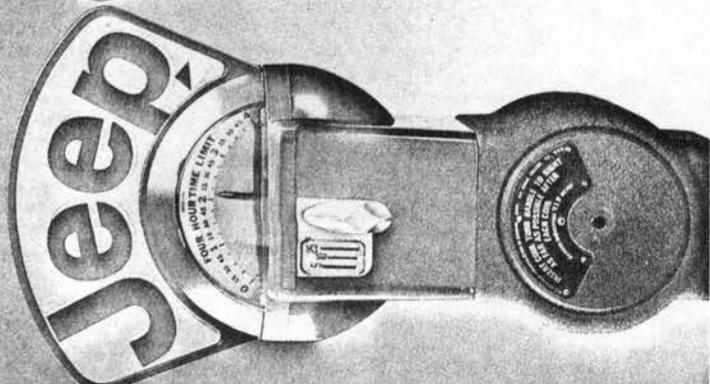
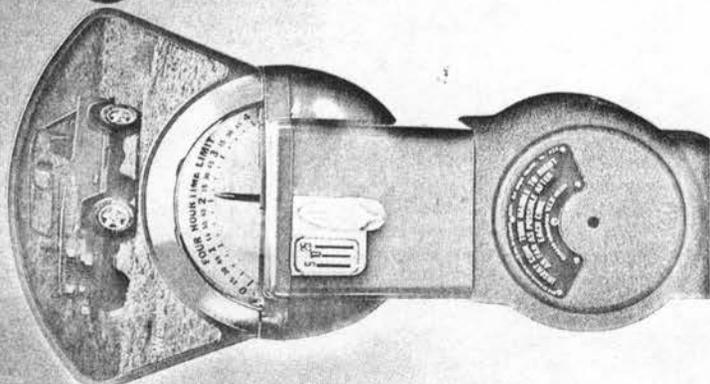
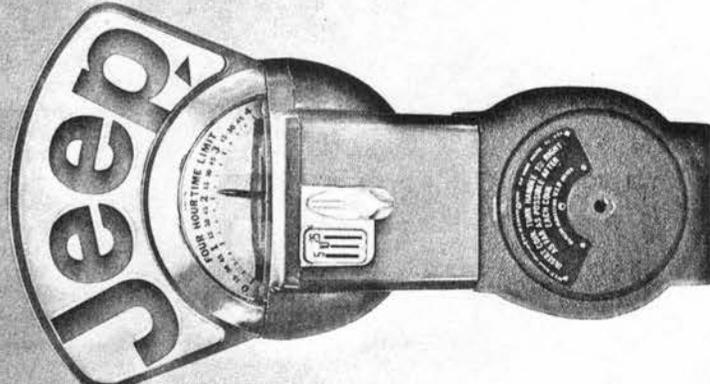
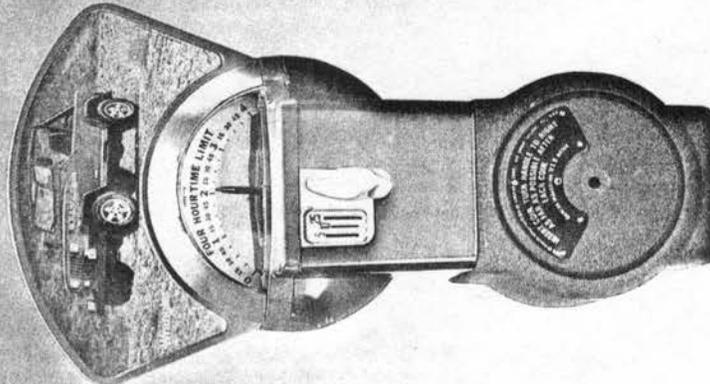
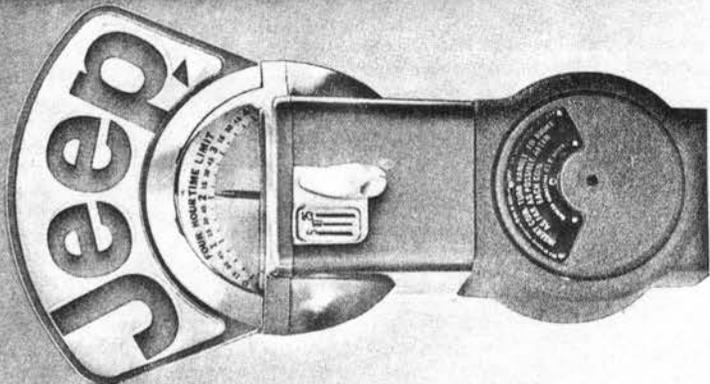
squeeze more money out of parking meters by allowing businesses to use them for advertising.

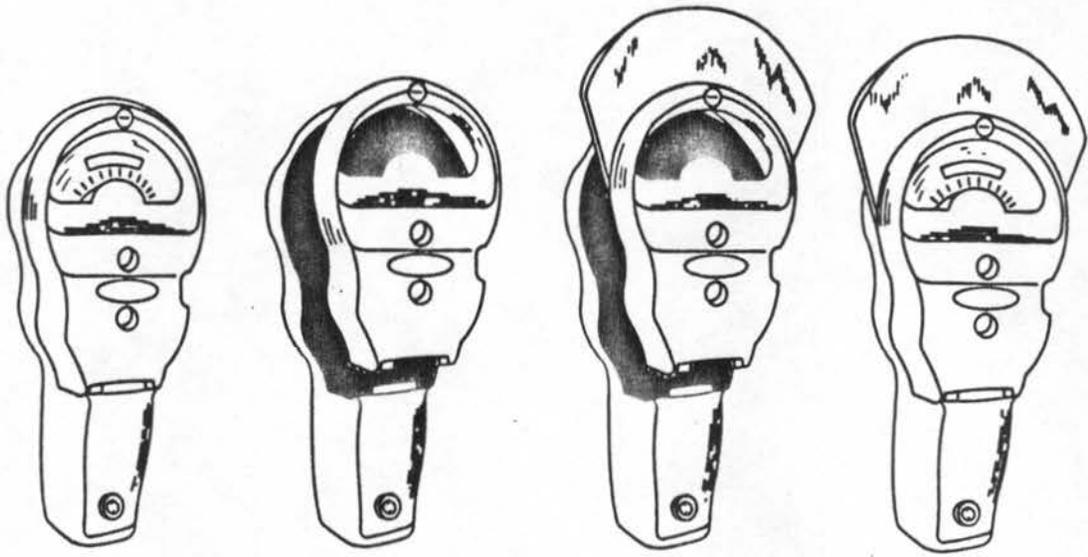
Meters will be fitted with a "crown" about 100 millimetres high.

Advertisers will be allowed to

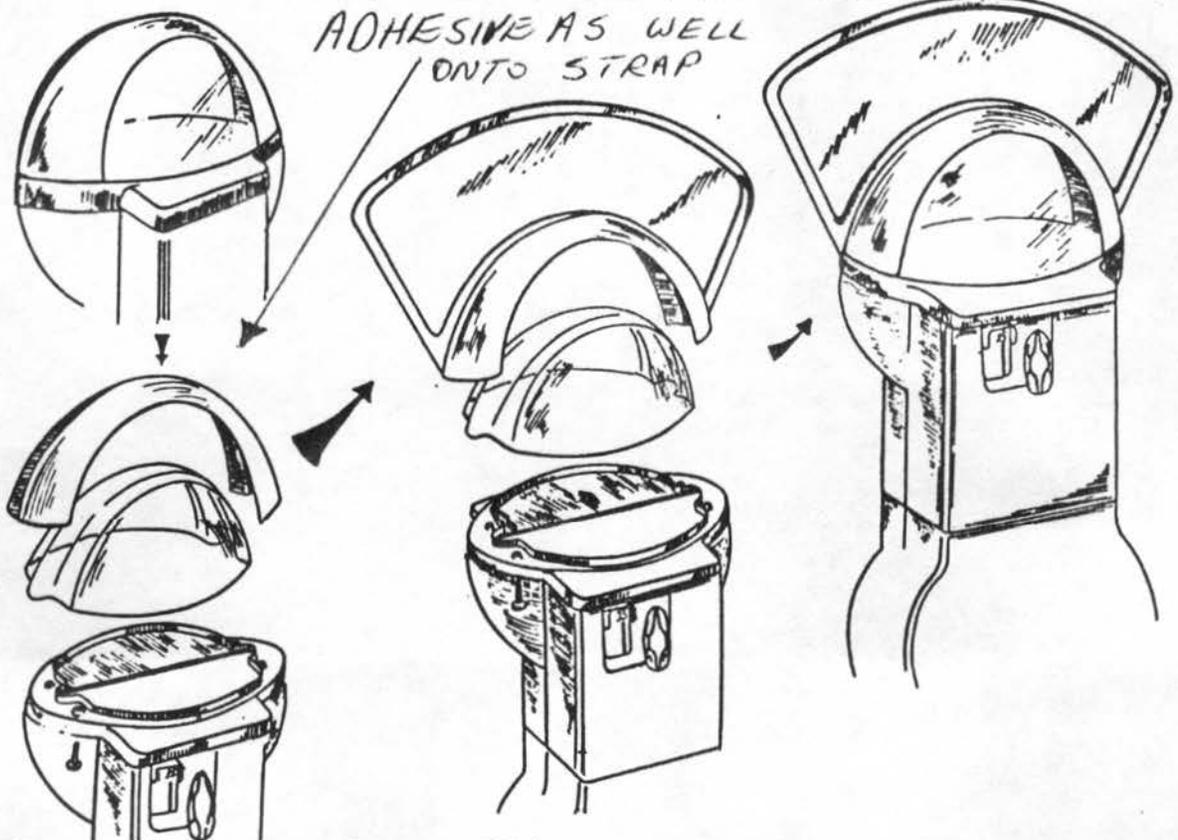
purchase decals that will stick to the two faces of the cap, Brown said.

"The city could probably see between \$3,000 and \$5,000 in revenue per month, if we get full application of all the meters," Brown said.





Parking Meter Advertising



Parking Meter Advertising

PARKING METER CONCEPTRATE CARD RED DEER PER 1989 PRICE PER METER HEAD PER MONTH

<u>NO. OF METERS</u>	<u>1 MONTH</u>	<u>3 MONTHS</u>	<u>6 MONTHS</u>	<u>9 MONTHS</u>
5	52	38	24	20
10	46	34	22	18
25	40	30	20	17
50	36	26	19	16
75	33	23	18	15
100	30	20	15	13

GENERAL CONDITIONS

1. ADVERTISING CAN BE INSTALLED ON THE 1ST. 11TH. OR 21ST. OF THE MONTH
2. PRICE PER METER INCLUDES THE COST OF ONE-COLOUR DECALS AND ART-WORK. ADDITIONAL COLOURS BILLED TO CLIENT AT COST.
3. CLOSING CAMERA READY ARTWORK- 20 DAYS BEFORE CONTRACTED DATE OF INSTALATION.
4. PAYMENT TERMS 50% DUE IN ADVANCE, BALANCE DUE IN EQUAL MONTHLY INSTALMENTS 10 DAYS FROM INVOICE DATE.
5. ADVERTISING MESSAGE CLEANED ONCE PER WEEK.
6. REPAIRS, IF ANY, WILL BE CARRIED OUT PROMPTLY UPON NOTIFICATION.

THE REACH

THE REACH AND FREQUENCY FIGURES MODEL(EQUATION) PLACED A NUMERICAL WEIGHT ON EACH METER USING PEDESTRIAN COUNTS, VEHICULAR COUNTS AND AVERAGE METERUSEAGE DURING DAYLIGHT HOURS. THE NEEDED TO MEET OR EXCEED THE NUMERICAL CRITERIA TO BE ACTIVATED INTO THE SYSTEM FOR POTENTIAL SELECTION.

SHOWINGS

BASED ON DATA COLLECTED IN THIS STUDY, IT WAS DETERMINED THAT ADVERTISING SHOULD BE PLACED ON 5 CONTINUOUS METERS CALLED A SHOWING FOR OPTIUM IMPACT.

ADVERTISING REACH AND FREQUENCY- in thousands

<u>SHOWINGS</u>	<u>NUMBER OF METERS</u>	<u>NET REACH</u>	<u>AVERAGE FREQUENCY</u>	<u>GROSS IMPRESSIONS (000)</u>	<u>(GRPS)</u>
200	1,000	707(66%)	28.3	19,937	1860
100	500	643(60%)	15.6	10,030	936
50	250	590(55%)	8.4	4,956	462

COST PER THOUSAND IMPRESSIONS (CPTI) PER MONTH = 55CENTS

QUICK STATISTICS AND FACTS

1. 1332 METER SITES AVAILABLE IN RED DEER
2. 101,000 PLUS PEOPLE PARK AT THESE METERS IN A GIVEN MONTH
3. 94.3 AVERAGE USEAGE FER METER IN A 30 DAY PERIOD
4. 14 SECOND MAXIMIZED IMPRESSION TO WOMEN METER FEEDERS (USERS)
5. 12 SECOND MAXIMIZED IMPRESSION TO MALE METER FEEDERS
6. 10 SECONDS OF VIEWING BY EACH PEDESTRIAN OF A SINGLE METER
7. 26 SECONDS OF VIEWING BY EACH PEDESTRIAN OF A SHOWING
8. 4 TO 6 SECONDS OF VIEWING BY DRIVERS AND PASSENGERS WHEN COMMUTING
9. 16.4 SECONDS AVERAGE VIEWING BY DRIVERS AND PASSENGERS WHEN STOPPED AT A TRAFFIC LIGHT
10. METERS ARE VISIBLE OVER THE ROOF OF A PARKED VEHICLE WHEN DRIVING BY
11. METERS CAN BE ANGLED 45 DEGREES FOR ONCOMING TRAFFIC OR LEFT STRAIGHT
12. EXCLUSIVITY BY CATEGORY CAN BE ARRANGED
13. VANDAL-RESISTANT DESIGN

ALL EMPLOYEES IN WHICH WILL BE PREPARING ADVERTISING ON METERHEADS OR WORKING AROUND METERS WILL PROPERLY BE IDENTIFIED WITH PICTURE I.D. CARDS AND LOGGED AT THE CITY PARKING METER DIVISION SO THAT THERE CAN NEVER BE ANY CONFUSION ON EMPLOYEES. THIS IS A VERY IMPORTANT POINT WHICH IS A MUST TO PREVENT ANY THEFT

BESIDES THE DOLLARS THAT CAN BE MADE WITH THIS OPPORTUNITY, THERE IS ONE OTHER FACTOR WHICH SHOULD BE CONSIDERED. WITH HAVING MORE EMPLOYEES FROM MY COMPANY AROUND THE METERS, THIS ALONE WILL HELP CUT THE CITY'S COST IN REGARDS TO VANDALISM AND THEFT. IN ONE CITY I HAVE BEEN IN CONTACT WITH, THEY HAD THOUSANDS OF DOLLARS OF VANDALISM IN THE MONTH OF DECEMBER ALONE.

SIMILAR CONCEPTS TO THIS ONE ARE PRESENTLY IN USE IN ENGLAND AND 5 OR 6 STATES IN U.S.A.

THIS ADVERTISING CONCEPT SHOULD APPEAL TO LARGE MARKET ORIENTATED BUSINESSES SUCH AS: AUTO DEALERS, REALTORS, BANKS, TRUST COMPANIES AND DIRECT SALES ORGANIZATIONS.

DATE: March 7, 1989  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: PARKING METER/ADVERTISING/GORDON E. SHABBITS

---

A similar proposal was considered a few years ago but was turned down because of concern regarding aesthetics. There is already a proliferation of signs - traffic and otherwise. Signs on parking meters could add to the problem.

If The City were to consider allowing advertising on parking meters, the Towne Centre Association should be contacted for comments. In addition, the City should ask for proposals from parties interested in entering into an agreement with the City to provide advertising on the parking meters.



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

AW/MRK



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

118

Your file    Votre référence

89 MAR 08

Our file    Notre référence

TO:    City Clerk

FM:    Red Deer City R.C.M.P.

RE:    Parking Meter Advertising/Gordon E. SHABBITS

After viewing all of the information supplied, the decision on whether to accept or reject this offer would lie solely with the City. This office has no involvement with parking meters except in response to vandalism complaints. The only concern would be that of distraction to motorists travelling on streets, however, no studies have been conducted in this area.

L.L. (Larry) PEARSON, Insp.  
Officer In Charge  
Red Deer City Detachment

/clr

DATE: March 7, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **PARKING METER ADVERTISING**

---

The concept of permitting advertising on parking meters was considered by Council several years ago and, at that time, a majority of the Council members were not in favor of the concept.

From this department's point of view, if the proposal did not affect the collection of coins or obscure the clock portion of the meter, we would not have any objections.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr



# RED DEER REGIONAL PLANNING COMMISSION

118B

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

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

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

March 8, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Parking Meter Advertising / Gordon E. Shabbits

The City received a similar request for meter advertising from Meter Messages Canada Ltd. of Toronto in 1984. That previous proposal was discussed at great length, tenders prepared, and finally rejected by the Parking Commission and City Council in September, 1984. At that time, comments were received from the Towne Centre Association and other cities. The main reasons the proposal was rejected were:

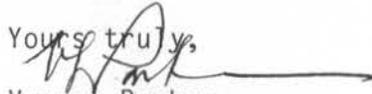
- It created an opportunity for unfair advertising in that a competing restaurant could advertise in front of a downtown restaurant "Next Time Dine At The Keg", etc.
- It could contribute to additional street clutter; and
- It is more important to clearly indicate the purpose of the parking meter, e.g. time limits, effective hours, etc.

It is our opinion that these previous concerns are still valid for this proposal. In addition, this proposal is to add a cap to the top of the meter where the advertising would appear. In our opinion, the public are well aware of the meters and they do not need a new cap with a vast array of advertising all the way down the street to make them more prominent.

The City is in the process of creating an improved harmonious streetscape design using new lights, sidewalks, and trees. This proposal for double head, multicapped meters would tend to be 'out of tune'.

It is recommended that this proposal for meter advertising be declined.

Yours truly,

  
Vernon Parker

ASSOCIATE PLANNER / CITY PLANNING SECTION

VP/cc

MUNICIPALITIES WITHIN COMMISSION AREA

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

620-015D

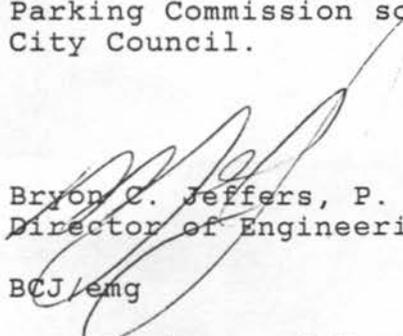
DATE: March 8, 1989  
TO: Parking Commission  
FROM: Director of Engineering Services  
RE: PARKING METER ADVERTISING - GORDON SHABBITS

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We have reviewed the proposal put forward by Mr. Shabbits with some interest. Prior to reaching a decision point and making a recommendation to Council, we would recommend the following points be considered and/or addressed. We have, in some cases, outlined our point of view.

1. Will the advertising be aesthetically pleasing to the eye or will it detract from the appearance of the Downtown? It is hard to determine this from the photos given.
2. Would it cause a user to not notice regulatory information on the meter, e.g. rate, hours of enforcement, time limitations?
3. The opinion of the Downtown merchants should be solicited. They may consider it distasteful or they may consider it another advertising avenue.
4. What, if any, complications exist with respect to our servicing of the meter?
5. Are other firms offering this or a similar product? If so, perhaps a tender should be considered.

These points are raised for consideration and discussion by the Parking Commission so that they may formulate a recommendation to City Council.

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

BCJ/emg

c.c. By-laws and Inspections Manager  
c.c. V. Parker, Associate Planner  
c.c. City Clerk  
c.c. Traffic Engineer

DATE: March 8, 1989 CS-2.119  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: PARKING METER ADVERTISING/  
GORDON E. SHABBITS  
Your memo dated March 3rd, 1989 refers.

---

1. Mr. Shabbits has submitted a proposal to install 100mm high crowns on city parking meters, including advertising messages. It is proposed that the meters be either rented, or that the gross profit be split evenly between the City and the agent.

It is recognized that the cumulative effect of these advertising signs would be considerable. Consequently, it is necessary to evaluate this proposal in the context of its effect on aesthetics in the downtown area, as a whole.

2. The Downtown Concept Plan was approved by City Council on November 25th, 1985, as a "policy framework for downtown planning and development".

One of the major recommendations in the plan was to improve the pedestrian environment in the commercial core. This resulted in a landscaping plan for the major commercial streets, including:

- re-surfacing of sidewalks with interlocking paving stones;
- widening of sidewalks where practical;
- mature tree planting and landscaping;
- attractive street furniture, including benches, planters, garbage containers and signage;
- pedestrian scale street lighting;
- small park and rest areas.

3. In 1987, the City allocated AMPLE funds for the "landscaping" of the pedestrian areas along 49th Street. This included re-surfacing of the sidewalks, mature tree planting and new street furniture. Decorative street lighting and banner attachments were also installed as a local improvement, funded by the adjacent businesses. Similar "landscaping" improvements are proposed along Ross Street during this year.

The street landscaping program has done much to enhance the aesthetics of the downtown area, and has been well received by the business community and the general public.

Charlie Sevcik  
 Page 2  
 March 8, 1989  
 Parking Meter Advertising

---

4. One of the major problems identified in the Downtown Concept Plan was the clutter of advertising and directional signage. This problem was specifically emphasized in a brief from the Chamber of Commerce, which recommended the development of a "commercial signage policy". As a result of the input received, the Downtown Concept Plan includes the following recommendation:

"It is recommended that a task force, including members of the downtown business community, be created to prepare a commercial signage policy for the downtown, with the objective of promoting a distinctive downtown image respecting identification, local advertising and off-site general advertising signage on private property". (Downtown Concept Plan, Pg. 171)

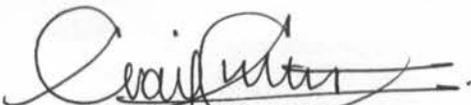
The above recommendation was approved by City Council on May 26th, 1986, and referred to the Towne Centre Association.

5. RECOMMENDATION

It is considered that advertising on parking meters would become a very prominent feature of the streetscape. Consequently, it would undoubtedly detract and be out of keeping with the extensive downtown landscaping program now underway.

It is, therefore, recommended that City Council:

- reject the proposal to install advertising on parking meters;
- request the Towne Centre Association to work with the administration to finalize a commercial signage policy for the downtown area.

  
 CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
 Djamshid Rouhi, Sr. Planner, R.D.R.P.C.  
 John Ferguson, Towne Centre Association  
 Bryon Jeffers, Director of Engineering Services

DATE: March 7, 1989

TO: CRAIG CURTIS  
Director of Community Services

FROM: DON BATCHELOR  
Parks Manager

RE: PARKING METER ADVERTISING/GORDON E. SHABBITS

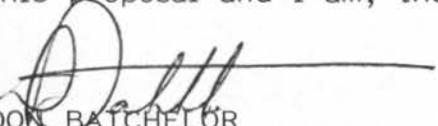
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I have reviewed Mr. Shabbits's proposal for the installation of advertising displays on the top of parking meters in the downtown area.

Although this would be highly visible from an advertising perspective, it is for this same reason I am opposed to the proposal.

The City of Red Deer is presently undertaking a major downtown beautification program through the installation of red unistone sidewalks, extensive tree planting, park furniture and decorative lighting. This extensive beautification is to create the downtown area as a desirable place to visit, shop, sightsee, etc. I feel this would be jeopardized by this proposal which primarily attempts to "highlight" parking meters.

The EDA Collaborative Inc. Report on streetscape enhancement identifies the downtown theme as "Town in the Garden...to achieve a civic place in a park-like setting". This theme would be destroyed under this proposal and I am, therefore, strongly opposed.



DON BATCHELOR

DB/ad

DATE: MARCH 16, 1989  
TO: RED DEER CITY COUNCIL  
FROM: RED DEER PARKING COMMISSION  
RE: CORRESPONDENCE FROM GORDON SHABBITS - PARKING METER  
ADVERTISING.

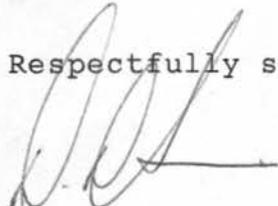
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At the March 15, 1989 meeting of the Parking Commission, consideration was given to the request from Mr. Shabbits regarding parking meter advertising, and the following motion was passed.

"THAT the Red Deer Parking Commission deny the request for parking meter advertising for aesthetic reasons."

For the information of Council, Mr. Shabbits' correspondence is attached.

Respectfully submitted,



D. SIM  
CHAIRMAN  
RED DEER PARKING COMMISSION

Commissioner's Comments

We would concur with the recommendations of the Parking Commission and Administration that the request be denied.

"R.J. MCGHEE"  
Mayor

DATE March 3, 1989

TO:  DIRECTOR OF COMMUNITY SERVICES  
 DIRECTOR OF ENGINEERING SERVICES  
 DIRECTOR OF FINANCE  
 BYLAWS & INSPECTIONS MANAGER  
 CITY ASSESSOR  
 ECONOMIC DEVELOPMENT MANAGER  
 E. L. & P. MANAGER  
 F.C.S.S. MANAGER  
 FIRE CHIEF  
 PARKS MANAGER  
 PERSONNEL MANAGER  
 R.C.M.P. INSPECTOR  
 RECREATION MANAGER  
 TRANSIT MANAGER  
 URBAN PLANNING SECTION MANAGER  
 PARKING COMMISSION

FROM: CITY CLERK

RE: PARKING METER ADVERTISING/GORDON E. SHABBITS

Please submit comments on the attached to this office by March 27  
for the Council Agenda of April 3, 1989.

*No Comments*  
*[Signature]*

*[Signature]*  
C. SEVCIK  
City Clerk

June 25/84

A further recommendation from the Parking Commission regarding the proposal by Meter Messages Canada Incorporated with regard to advertising on parking meters, received Councils consideration with a resolution being introduced and passed as noted hereunder.

Moved by Alderman McGregor, seconded by Alderman Pimm

— "RESOLVED that Council of The City of Red Deer having considered recommendations from the Parking Commission re: proposal by Meter Messages Canada Inc. with regard to advertising on parking meters, hereby agree that parking meter advertising be tendered and as recommended to Council June 25, 1984."

Alderman Kokotailo, Alderman Moffat and Alderman Oldring registered dissenting votes.

MOTION CARRIED

Council considered a further report from the Parking Commission pertaining to the Towne Centre Grand Opening scheduled for the weekend of July 5th, 6th & 7th, 1984 and a parking meter moratorium for July 5th & 6th.

Council concurred with the recommendation of the Parking Commission with the introduction and passage of the resolution noted hereunder.

Moved by Alderman Pimm, seconded by Alderman McGregor

"RESOLVED that Council of The City of Red Deer having considered report from the Parking Commission re: Towne Centre Grand Opening, hereby agree to a parking meter moratorium on July 5 and July 6 for the Grand Opening of the Towne Centre on July 5, 6, & 7, 1984 and as recommended to Council June 25, 1984."

MOTION CARRIED

Consideration was given to a further request from the Towne Centre Association for a parking moratorium for one week, in addition, to the July 5th & 6th moratorium, subject to a 2 hour limit being enforced.

A resolution as set out hereunder was introduced

Moved by Alderman Oldring, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer hereby agree that a Parking Moratorium for 6 months, in addition, to the July 5th & 6th, 1984 moratorium, with a 2 hour limit being enforced, be approved."

Oct 1/84

(3)

Council considered a report received from the Red Deer Parking Commission regarding Parking Meter Advertising and also considered briefly a letter submitted from the Chamber of Commerce pertaining to the same subject matter.

Following further discussion in this regard, a resolution as noted hereunder was introduced and passed.

Moved by Alderman McGregor, seconded by Alderman Gerdts

"RESOLVED that Council of The City of Red Deer having considered recommendations from the Red Deer Parking Commission re: Parking Meter Advertising, hereby agree with the recommendations of the Parking Commission and direct that no further action with regard to going to tender be taken."

MOTION CARRIED

CORRESPONDENCE:

Council's consideration was given to correspondence received from Mrs. Lorna Plouffe regarding cancellation of property tax penalties in respect to the northwest 33/38/27/W4, Plan 3329 M.C., Lot B.

Mrs. Plouffe was present to address Council regarding her request for tax adjustment for the past few years with regard to the buildings demolished on site in 1982 and change of ownership transfer.

Alderman Oldring arrived at this time 4:58 p.m.

Following further discussion in this regard, a resolution as set out hereunder was introduced and passed.

Moved by Alderman Moffat, seconded by Alderman McGregor

"RESOLVED that Council of The City of Red Deer having considered correspondence and reports regarding taxes pertaining Roll No. 33-1-0025 (7925 - 50 Avenue, Lot B, Plan 3329 M.C.), hereby agree that the Council decisions of March 5, 1984 and April 30, 1984 be upheld and as recommended to Council October 1, 1984 by the Commissioners."

NO. 3

September 24, 1984.

TO: City Council  
FROM: Red Deer Parking Commission  
  
RE: Parking Meter Advertisement  
Draft Tender Document

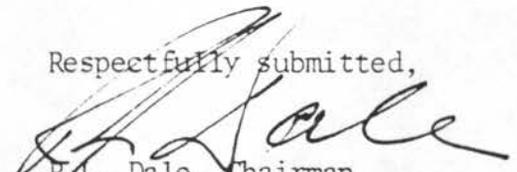
Please be advised that the Red Deer Parking Commission at their meeting of Wednesday, September 19, 1984, gave consideration to the attached memorandum from the City Engineer dated September 17, 1984, regarding the above noted.

In spite of the expected gross revenue of approximately \$25,000 yearly to be derived from the sale of advertising space on parking meters, the Parking Commission were of the opinion that the advertising slogans could be detrimental to some businesses in the City Centre core and detract from the intent of the purpose the meter was actually designed for.

A resolution opposing the advertising draft tender document as approved initially by City Council, was introduced and passed as set out hereunder.

"That the Parking Commission having considered parking meter advertising and a memorandum from the City Engineer dated September 17, 1984, hereby recommend to Red Deer City Council that advertising on parking meters not be supported, and as presented to the Commission this date."

Respectfully submitted,



R.L. Dale, Chairman  
Red Deer Parking Commission

GP/ds  
Encl.(4)  
c.c. City Engineer

September 17, 1984

MEMO TO: Parking Commission  
MEMO FROM: City Engineer  
RE: Parking Meter Advertisement Draft Tender Document

Further to the Parking Commission recommendation for tendering of the Parking Meter advertising, the proposal was approved by City Council.

Since Red Deer is the first Canadian city to call for a parking meter advertisement tender, several issues were reviewed and administration procedures were formulated. These issues are outlined for the information and review of the Parking Commission.

1. Concern was raised if Canadian cities had the authority to sell advertising space on parking meters. After much research, the City Solicitor's Department indicated that "...although there is no specific section in the Municipal Government Act or Highway Traffic Act authorizing the sale of advertising space, there is a good argument that this right is inherently part of the rights of any owner of real property..."

2. The area on the parking meter head to which the Contractor may affix advertising decals are identified on the attached Drawing B.

3. The payment structure proposed by MeterMessages Canada Inc. is felt to be too complicated and requires too much manpower to administer because the number of parking meter advertisements sold at any one time has to be monitored. The Draft Tender Document, therefore, requires the bidder to submit a per meter royalty rate for the right to place advertisement on all City parking meters regardless of the number of advertisements placed on the parking meters at any one time and regardless of the actual number of parking meters made available to the bidder at any one time.

4. For the purpose of determining the amount of payment, the total number of parking meters available shall be based solely on the records maintained by the Engineering Department, Traffic Section, on February 1 of each year. The City reserves the right of adding, deleting or hooding of parking meters. No adjustment in the payments shall be made in any of these circumstances.

5. Since parking meters at the Red Deer Regional Hospital parking lot are not owned by the City, these meters are excluded from the advertisement contract.

Continued...

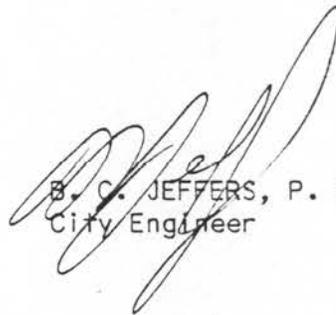
Memo To: Parking Commission  
September 17, 1984  
Page 2

6. While the Draft Tender Document stipulated that the City has the right to reject any advertising messages, it is not advisable for the City to involve in monitoring and rejecting competition advertisements.

Therefore, advertisements of competitors can be placed on parking meters in front of any business. For example, advertisements saying "Shop at Parkland Mall" can be placed on all downtown parking meters; or advertisements saying "Next time, dine at the Keg" can be placed in front of the Club Cafe.

Comments about the Draft Tender Document were solicited from different City departments, the Towne Centre Association and the Red Deer Chamber of Commerce. A letter from the Towne Centre Association is attached for the review of the Parking Commission.

Upon receipts of the comments from all related departments and organizations, the Draft Tender Document will be finalized and submitted for the approval of City Council.



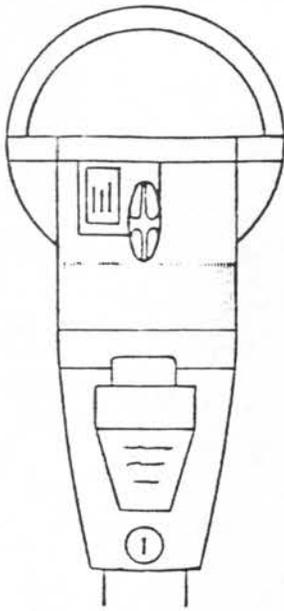
B. C. JEFFERS, P. Eng.  
City Engineer

CYL/jm

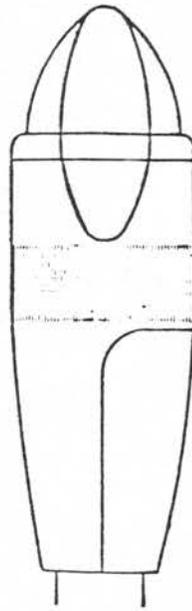
attachment

SINGLE PARKING METERS

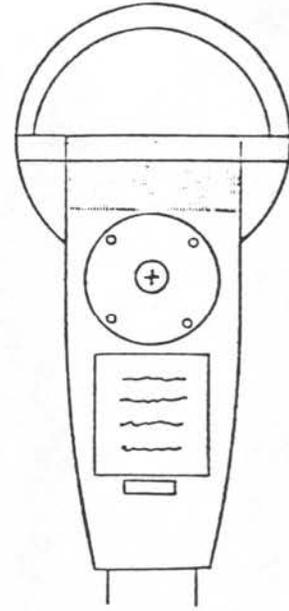
45.



FRONT

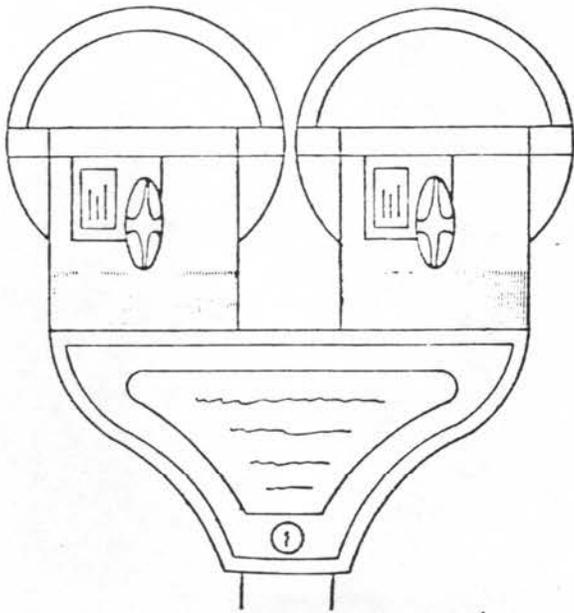


BOTH SIDES

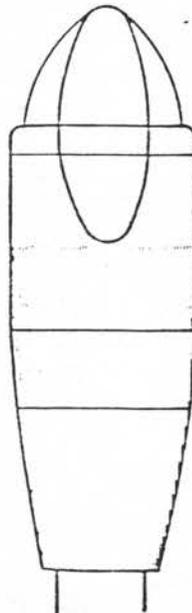


BACK

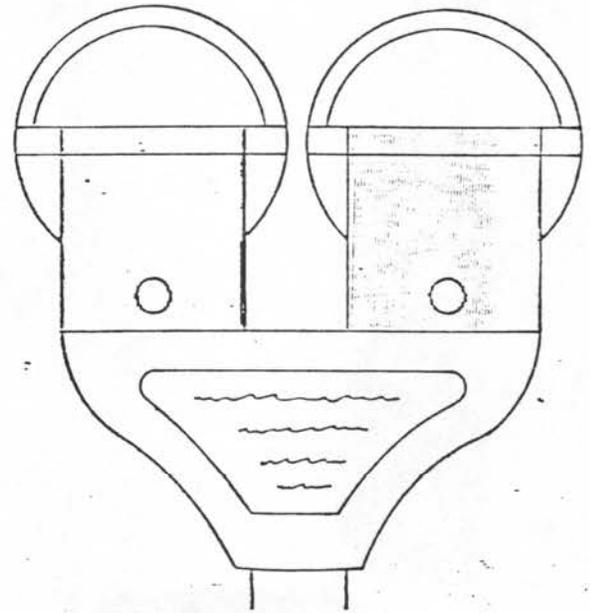
DUPLEX PARKING METERS



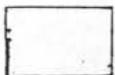
FRONT



BOTH SIDES



BACK



INDICATES AREA WHERE ADVERTISING DECALS MAY BE ATTACHED

ADVERTISING SPACES

DRAWING "B"



RECEIVED  
CITY OF RED DEER  
ENGINEERING DEPARTMENT  
TIME 7:35  
DATE AUG 30 1984

August 30, 1984

Mr. Brian Jeffers  
City Engineering  
City Hall  
Red Deer, Alberta

Dear Mr. Jeffers:

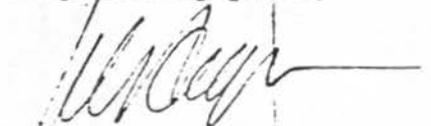
The Towne Centre Association has discussed the question of the meter advertising and have not as yet developed a formal position. However the consensus of opinion is that we will be opposed to this media.

Firstly, we oppose it because of the unfair advertising opportunity as outlined in your letter. Secondly, we oppose it because of the cluttered image it would create on the street. More importantly we would like to see an appropriate type of signage on the meters clearly indicating the parking limits and hours of operation.

This matter will be addressed and a formal resolution passed at the next Towne Centre Board meeting on September the 5th!

Thank you for your query on this matter.

Respectfully yours,

  
John P. Ferguson, Manager

Commissioners' comments:

We would support the recommendations of the Parking Commission.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE March 3, 1989

- TO:
- DIRECTOR OF COMMUNITY SERVICES
  - DIRECTOR OF ENGINEERING SERVICES
  - DIRECTOR OF FINANCE
  - BYLAWS & INSPECTIONS MANAGER
  - CITY ASSESSOR
  - ECONOMIC DEVELOPMENT MANAGER
  - E. L. & P. MANAGER
  - F.C.S.S. MANAGER
  - FIRE CHIEF
  - PARKS MANAGER
  - PERSONNEL MANAGER
  - R.C.M.P. INSPECTOR
  - RECREATION MANAGER
  - TRANSIT MANAGER
  - URBAN PLANNING SECTION MANAGER
  - PARKING COMMISSION

FROM: CITY CLERK

RE: PARKING METER ADVERTISING/GORDON E. SHABBITS

Please submit comments on the attached to this office by March 27

for the Council Agenda of April 3, 1989.

*Note*

*at request of applicant*  
*April 7/89*  
*[Signature]*  
e. SEVCIK  
City Clerk



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

March 15, 1989

Mr. Gordon E. Shabbits,  
Box 127  
PENSE, Saskatchewan  
S0G 3W0

Dear Mr. Shabbits:

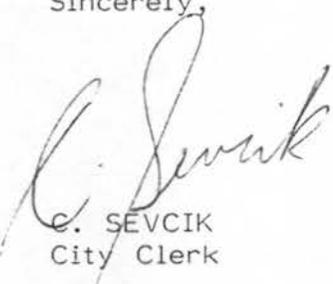
RE: PARKING METER ADVERTISING

This is to confirm our telephone conversation of today's date wherein you indicated that you would not be able to be present at the Council meeting of April 3, 1989.

In view of the above, you requested that the matter be considered at the Council meeting of April 17, 1989. Please be advised that said matter will be deferred for consideration to the April 17th Council meeting.

Trusting you will find this satisfactory.

Sincerely,

  
C. SEVCIK  
City Clerk

CS/gr

c.c.     Director of Community Services  
         Director of Engineering Services  
         Director of Finance  
         Bylaws & Inspections Manager  
         Economic Development Manager  
         RCMP Inspector  
         Urban Planning Section Manager  
         Parking Commission



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

March 7, 1989

Gordon E. Shabbits  
Box 127  
PENSE, Saskatchewan  
S0G 3W0

Dear Mr. Shabbits:

RE: PARKING METER ADVERTISING

We acknowledge with thanks your letter of February 22, 1989 regarding parking meter advertising.

Your proposal will be presented to Red Deer City Council on their agenda of April 3, 1989 for consideration. Please call this office on the Friday prior to said meeting to discuss the time this item will be considered by Council, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

April 19, 1989

Mr. Gordon E. Shabbits  
Box 127  
Pense, Saskatchewan  
SOG 3W0

Dear Mr. Shabbits:

RE: PARKING METER ADVERTISING

Your letter of February 22, 1989, concerning the above matter was presented to Council April 17, 1989.

At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Gordon E. Shabbits dated February 22, 1989, re: request - Parking Meter Advertising, hereby agree that said request be denied, and as recommended to Council by the administration April 17, 1989."

The decision of Council in this instance is submitted for your information. Enclosed herewith is the material which appeared on the Council agenda pertaining to your item for your further information. (pages 110-123).

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

Sincerely,

C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Dir. of Engineering Services  
Dir. of Community Services  
Dir. of Financial Services  
Inspector Pearson  
Bylaws & Inspections Manager

Urban Planner  
Parks Manager  
Red Deer Parking Commission

NO. 1

DATE: April 11, 1989  
TO: City Council  
FROM: City Clerk  
RE: ALDERMAN PIMM NOTICE OF MOTION/USE OF RECYCLABLE PAPER

---

The following motion was passed by Council at its meeting held on March 20, 1989.

"WHEREAS:

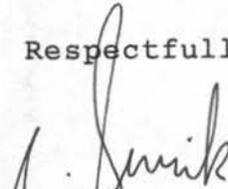
1. Newsprint is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for newsprint has recently been inadequate to support the growing supply of newsprint collected for recycling purposes
4. Governments at all levels should lead by example

THEREFORE BE IT RESOLVED THAT THE ADMINISTRATION REPORT TO COUNCIL ON:

1. The availability of recycled paper
2. The additional costs, if any, of using recycled paper for all City uses."

Enclosed herewith is a report from the Purchasing Agent with regard to the information requested.

Respectfully submitted,

  
C. Sevcik  
City Clerk  
CS/as  
Encl.

## THE CITY OF RED DEER



## MEMORANDUM

DATE: MARCH 29, 1989  
 TO: CITY CLERK  
 FROM: PURCHASING AGENT  
 RE: RECYCLED PAPER - YOUR MEMO DATED MARCH 22, 1989

---

I have made an inquiry through our major paper supplier, Crown Paper Company, regarding:

1. The availability of recycled paper;
2. The additional costs, if any, of using recycled paper;
3. The use of recycled paper in photocopiers.

There are only four paper mills in Canada which produce fine papers, and none of these mills uses recycled paper in production of fine papers. Therefore, recycled paper is available only from foreign suppliers.

I have been advised that to use recycled paper would be much more expensive because of the extra cost in producing recycled paper; i.e., chemicals used to remove ink and extra steps required in the production process.

Recycled paper is not recommended for use in photocopiers. Recycled paper is not as white as virgin paper, and it is not as strong, due to the effect on the strength, of the chemicals used in removing ink from newsprint. I have been told that attempts to use recycled paper in photocopiers have been disastrous and that no one in Canada uses it for photocopying.

Recycled paper is used in Canada to produce such paper products as towels, toilet tissues, and some types of coarse papers. Even in these cases, the resulting product is not as strong, nor as white, as those produced from virgin pulp.

The above information is respectfully submitted for your consideration; however, I would strongly recommend that The City of Red Deer NOT pursue the matter of using recycled papers until such time as there is an improvement in the quality of recycled papers, and there is a cost saving to be made.

*Ruth T. Boivin*  
 RUTH T. BOIVIN,  
 Purchasing Agent

Commissioner's Comments

Submitted for Council's information.

RTB/ngl

"R.J. MCGHEE", Mayor

**Xerox Canada Inc.**

#102, 4706 - 48 Avenue  
Red Deer, Alberta  
T4N 6J4  
(403) 346-6327

April 11, 1989

The CITY OF RED DEER  
City Clerk's Office, City Hall  
4914 - 48 Avenue  
Red Deer, Alberta

**Attention: Mr. Kelly Kloss**

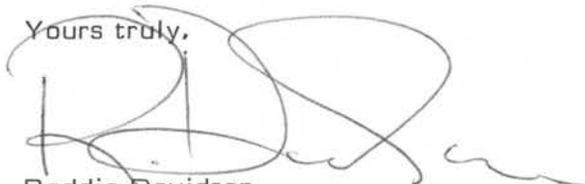
Dear Kelly:

This letter is in reference to your request for our opinion on the use of "recycled paper" by the City in its photocopiers.

In spite of the environmental benefits of using recycled goods, it is our opinion that the associated costs exceed the benefits derived. Those costs being excessive paper dust and contamination leading to added service calls and reliability problems. As such, we continue to recommend the use of high-grade xerographic paper.

If I can be of any further assistance, please let me know.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Davidson', written over a horizontal line.

Roddie Davidson  
Commercial Marketing Representative  
XEROX CANADA INC.

RD/sm

DATE: March 22, 1989  
TO: Purchasing Agent  
FROM: City Clerk  
RE: ALDERMAN PIMM/NOTICE OF MOTION/NEWSPRINT RECYCLABLE RESOURCE

---

The following motion was passed by Council at its meeting held on March 20, 1989.

"WHEREAS:

1. Newsprint is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for newsprint has recently been inadequate to support the growing supply of newsprint collected for recycling purposes
4. Governments at all levels should lead by example

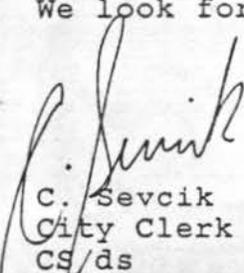
THEREFORE BE IS RESOLVED THAT THE ADMINISTRATION REPORT TO COUNCIL ON:

1. The availability of recycled paper
2. The additional costs, if any, of using recycled paper for all City uses."

We would request that you submit a report back to Council at your earliest convenience with regard to the information requested in the above noted resolution.

There is some question as to whether recycled paper will work in our photocopier. This office will pursue this matter further.

We look forward to your report in due course.

  
C. Sevcik  
City Clerk  
CS/ds

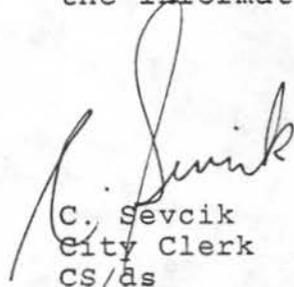
c.c. Dir. of Finance  
Machine Operator Clerk  
Assistant City Clerk - Please proceed with the investigation referred to above.

DATE: April 19, 1989  
TO: Purchasing Agent  
FROM: City Clerk  
RE: Alderman Pimm/Notice of Motion/Use of Recyclable Paper

---

Your report dated March 29, 1989, in response to my memo pertaining to the above matter was presented to Council April 17, 1989.

Alderman Pimm indicated he was satisfied with the response prepared in this instance and on behalf of Council, I wish to thank you for the information which you provided.



C. Sevcik  
City Clerk  
CS/as  
c.c. Dir. of Financial Services

# Office of the Mayor



May 2, 1989

The Honourable Leroy Fjordbotten  
Minister of Forestry, Lands and Wildlife  
403 Legislature Building  
Edmonton, Alberta  
T5K 2B6

Dear Sir:

RE: USE OF RECYCLABLE PAPER

The above matter was an item discussed at the Council Meeting of April 17, 1989. The following points were noted in a Notice of Motion submitted to Council:

- 1) Newsprint is a recyclable resource.
- 2) Reducing volumes of garbage is a desirable goal.
- 3) The market for newsprint has recently been inadequate to support the growing supply of newsprint collected for recycling purposes.
- 4) Governments at all levels should lead by example.

The result of the discussion was a directive from Council that I correspond with your office to encourage your office to require pulp mills to use recyclable paper wherever possible. Within our own community at this very time, Cosmos Enterprises, by way of Public Notice, is advising it will be discontinuing paper recycling effective May 1, 1989 due to falling paper prices. This is an unfortunate turn of events as much of our paper in the community was being diligently delivered to drop off bins located throughout the City. This paper now no doubt will find its way to the landfill site.

...../2

The Honourable Leroy Fjordbottn

Page 2

May 2, 1989

In a recent communique from the Federation of Canadian Municipalities, Federal Environment Minister Lucien Bouchard acknowledged that Canada leads in the production of domestic waste. Canada recycles 2% of its garbage while Japan recycles half. It was further suggested that we could save 80 million trees a year while greatly reducing both domestic pollution and our forest waste.

We live in a very wasteful society and as our Minister I am sure that you are more aware of this fact than anyone else. Please accept this letter as our support for any initiatives you might introduce pertaining to the use of recyclable paper.

We thank you for your consideration of this matter.

Sincerely,



R. J. MCGHEE  
Mayor

CS/bd

c.c. M.L.A., Red Deer North  
M.L.A., Red Deer South  
City Council  
City Commissioner  
City Clerk ✓



FORESTRY, LANDS and WILDLIFE

Office of the Minister

408 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3674

MAY 26 1989

His Worship R.J. McGhee  
Mayor of Red Deer  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

Dear Mayor McGhee:

Thank you for your letter dated May 2, 1989 regarding recycling of newsprint paper. I'm encouraged by your city's support in developing more recycling programs within the province.

Recycling is an aspect of environmental awareness that has come to the foreground in recent years. As you indicated, there are obvious benefits in encouraging this activity.

The government has been keenly and has conducted extensive research. Environment Council of Alberta in recycling in the comprehensive "Waste in Alberta." A copy is

ting recycling  
In 1987, the  
tant concepts  
"Recycling of  
ormation.

The government also intends interested in using secondary investor group that is serious in a tissue and toweling mill office, computer and printing just the beginning.

ge companies  
at least one  
al investment  
of recycled  
that this is

I share your concern that we r government's persistence and awareness of our society, so problems.

te. Through  
nvironmental  
nd to these

*file  
with  
Council  
Mtg of  
April 17*

Yours truly,

LeRoy Fordbotten  
MINISTER OF FORESTRY,  
LANDS AND WILDLIFE

cc: Honourable Ralph Klein  
Minister of Environment

Honourable John Oldring  
MLA - Red Deer South

Mr. Stockwell Day  
MLA - Red Deer North



# Office of the Mayor



May 2, 1989

The Honourable Leroy Fjordbotten  
Minister of Forestry, Lands and Wildlife  
403 Legislature Building  
Edmonton, Alberta  
T5K 2B6

Dear Sir:

RE: USE OF RECYCLABLE PAPER

The above matter was an item discussed at the Council Meeting of April 17, 1989. The following points were noted in a Notice of Motion submitted to Council:

- 1) Newsprint is a recyclable resource.
- 2) Reducing volumes of garbage is a desirable goal.
- 3) The market for newsprint has recently been inadequate to support the growing supply of newsprint collected for recycling purposes.
- 4) Governments at all levels should lead by example.

The result of the discussion was a directive from Council that I correspond with your office to encourage your office to require pulp mills to use recyclable paper wherever possible. Within our own community at this very time, Cosmos Enterprises, by way of Public Notice, is advising it will be discontinuing paper recycling effective May 1, 1989 due to falling paper prices. This is an unfortunate turn of events as much of our paper in the community was being diligently delivered to drop off bins located throughout the City. This paper now no doubt will find its way to the landfill site.

...../2

The Honourable Leroy Fjordbottn  
Page 2  
May 2, 1989

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We live in a very wasteful society and as our Minister I am sure that you are more aware of this fact than anyone else. Please accept this letter as our support for any initiatives you might introduce pertaining to the use of recyclable paper.

We thank you for your consideration of this matter.

Sincerely,



R. J. McGHEE  
Mayor

CS/bd

c.c. M.L.A., Red Deer North  
M.L.A., Red Deer South  
City Council  
City Commissioner  
City Clerk

BYLAW NO. 2032/A-89

Being a Bylaw of The City of Red Deer to amend the Business Tax Bylaw 2032.

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

That subsection (a) and subsection (b) of Section 5 be amended by deleting therefrom the numerals "2.80" and substituting in their place and stead the numerals "2.94".

This Bylaw shall come into full force and effect upon third reading thereof.

READ A FIRST TIME IN OPEN COUNCIL this                    day of April  
A.D., 1989.

READ A FIRST TIME IN OPEN COUNCIL this                    day of April A.D.,  
1989.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this                    day  
of April A.D., 1989.

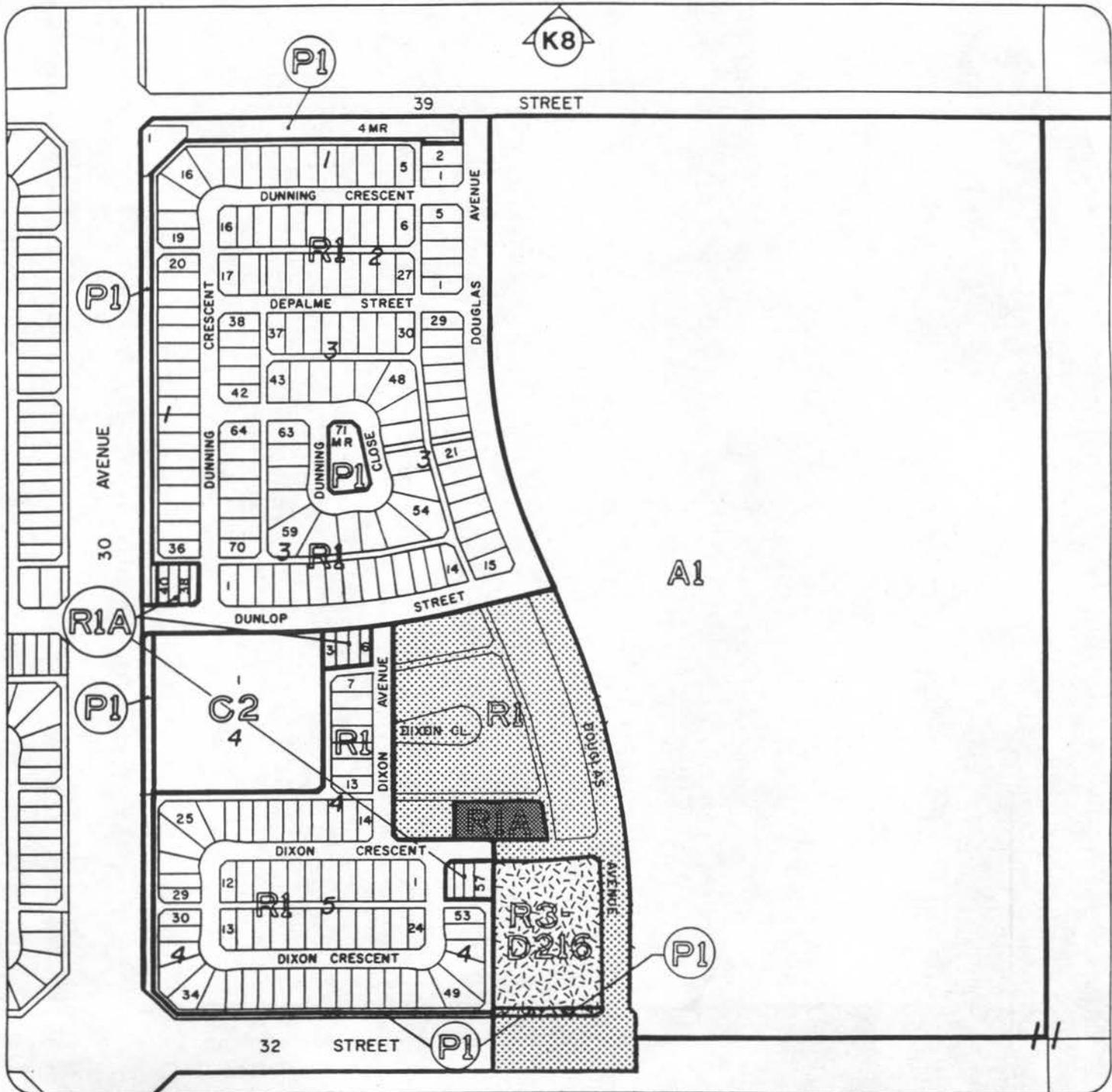
\_\_\_\_\_  
MAYOR

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



# City of Red Deer --- Land Use Bylaw Land Use Districts

K7



Revisions :

MAP NO. 2/89  
(BYLAW No. 2672/F-89)

Change from A1 to R1 , P1 ,  
R3-D216 , and R1A .

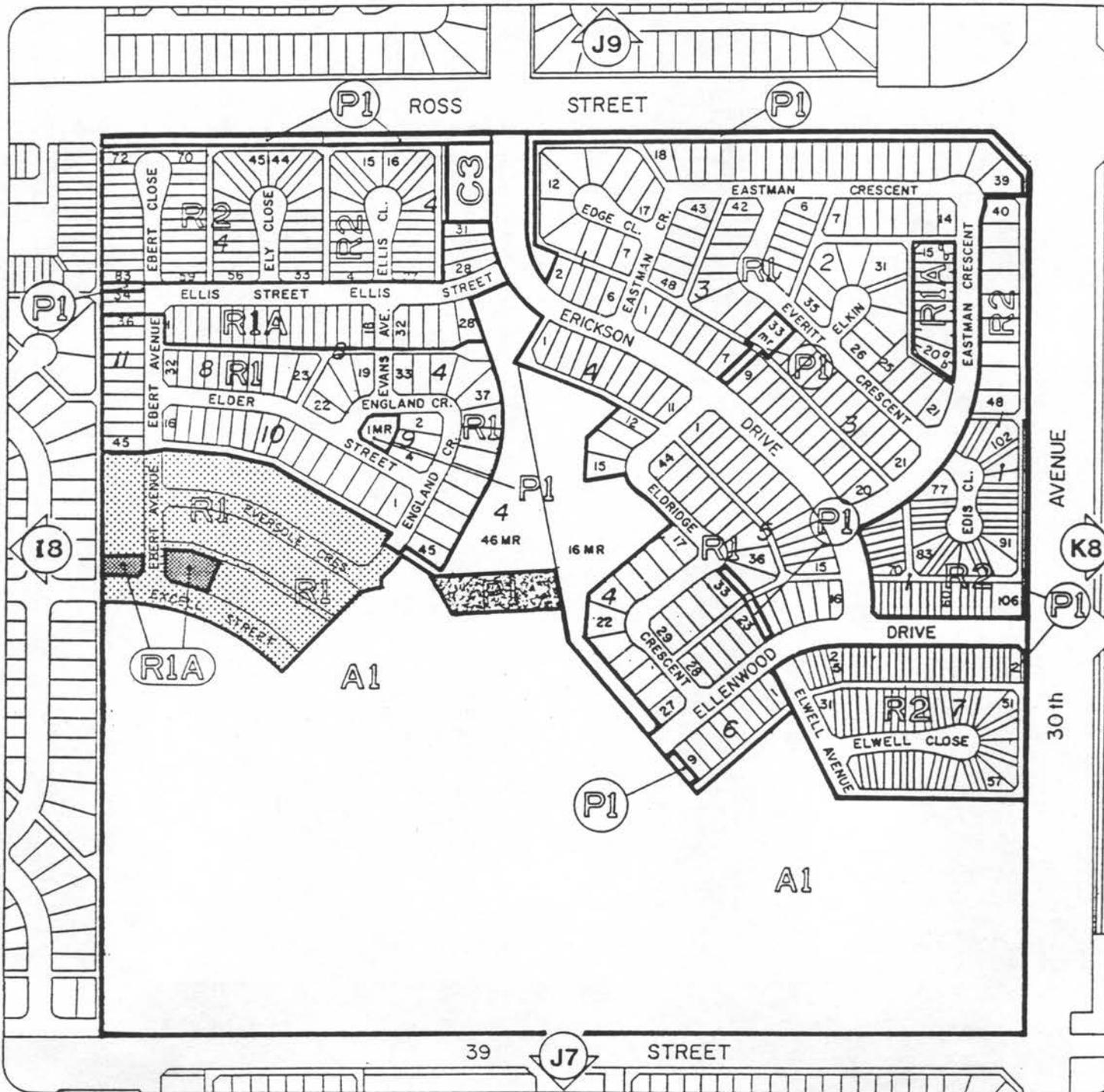


scale in metres



# City of Red Deer --- Land Use Bylaw Land Use Districts

J8



Revisions :

MAP NO. 3/89  
(BYLAW No. 2672/G-89)

Change from A1 to R1 , R1A , and P1 .

BYLAW NO. 2672/I-89

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

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

- (1) Section 4.13.1 is amended by deleting the following:
- (14) On those sites or portion thereof, herein listed "Use by  
Big Brothers of Red Deer" is a permitted use.
    - (a)  $W\frac{1}{2}$  of Lot 39, Lot 40, Block B, Plan K8 (2672/B-83)
- (2) Section 4.13.1 is amended by adding the following:
- (14) On those sites or portion thereof, herein listed "Use by  
Youth and Volunteer Centre" is a permitted use.
    - (a)  $W\frac{1}{2}$  of Lot 39, Lot 40, Block B, Plan K8
    - (b) Lots 41-42, Block B, Plan K8

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

READ A FIRST TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME AND FINALLY PASSED IN OEN COUNCIL, This \_\_\_\_ day  
of \_\_\_\_\_ A.D. 1989

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2672/J-89

---

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

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

1. By deleting Section 2.4.2 Method of Application, in its entirety and by substituting therefore the following:
  - "(1) An application to amend the Bylaw shall be submitted together with copies of any maps, documents or other material attached thereto and shall be accompanied by the following, namely:
    - (a) satisfactory evidence indicating applicant's interest in the said land;
    - (b) a statement prepared by the applicant containing the reasons for the request to amend the Bylaw;
    - (c) an undertaking to pay all costs of advertising a public hearing if required;
    - (d) all drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete.
  - (2) On receiving an application to amend the Bylaw in accordance with Section 2.4.1, the City Clerk shall forward one copy to all relevant City Departments and to the Red Deer Regional Planning Commission for comment and shall notify the applicant in writing that the application has been received and the time and date Council will consider the application.
  - (3) The City Clerk shall place the matter on the agenda of a Council meeting which is not more than thirty-six days after the date on which the application was received.
  - (4) Any person applying for an amendment to this Bylaw shall bear and pay the cost of advertising for the public hearing and shall undertake to pay all such costs forthwith on demand. The applicant shall deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising.

- 2. By deleting 2.4.4 (3) in its entirety and by substituting therefore the following:

"(3) Any persons applying for an amendment to this Bylaw shall bear and pay the cost of advertising for the public hearing on the matter in question. The applicant shall deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of public advertising."

- 3. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D.  
1989

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D.  
1989

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this            day  
of            A.D. 1989

\_\_\_\_\_  
MAYOR

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

BY-LAW No. 2979/89

Being the By-law to adopt the Northwest Area Structure Plan in the City of Red Deer.

Council of the City of Red Deer, in the Province of Alberta, enacts as follows:

- 1) By-law No. 2689/80, By-law No. 2689/A-81 and 2695/80 being the N.W. Sector Area Structure Plan and, Section 19 Area Structure Plan, are hereby repealed.
- 2) That, Schedule "A" attached hereto, is hereby adopted as the Northwest Area Structure Plan in the City of Red Deer.

READ A FIRST TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL, this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED,  
this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

\_\_\_\_\_  
MAYOR

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

SCHEDULE "A"

PAGES 1 - 12

MAPS 1 - 9

**NORTHWEST AREA STRUCTURE PLAN**

PREPARED FOR THE CITY OF RED DEER

BY THE  
CITY SECTION  
RED DEER REGIONAL PLANNING COMMISSION

MARCH, 1989

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## NORTHWEST AREA STRUCTURE PLAN

### INTRODUCTION

#### Enabling Legislation

This plan, known as the Northwest Area Structure Plan, has been prepared and adopted by the City of Red Deer pursuant to Section 64 of the Planning Act, being the enabling legislation.

#### Location

As can be surmised by the plan's title, the plan area covers the northwest portion of the City of Red Deer. Map 1 locates the plan area with respect to the total City. The boundaries of the Area Structure Plan area are more clearly defined on Maps 2 through 9.

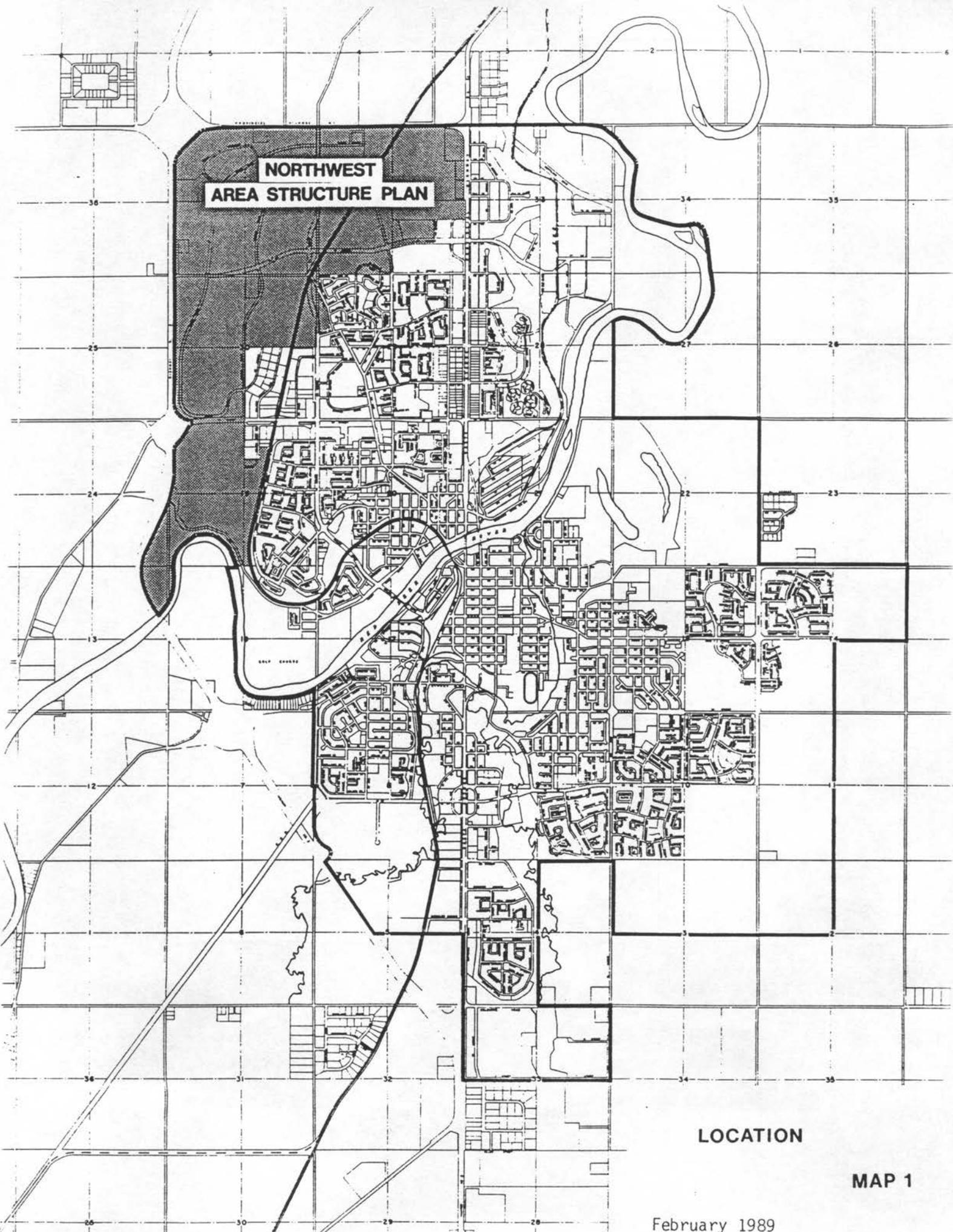
### PLANNING FRAMEWORK

The Northwest Area Structure Plan falls within a framework of plans and bylaws, provided by the Planning Act, to guide municipalities in planning for their future.

#### Red Deer Regional Plan

The Red Deer Regional Plan was ratified by the Minister of Municipal Affairs on May 9, 1988. The purpose of the plan is to guide municipalities in the management of local land use planning. The Regional Plan provides broad policy guidelines and gives sufficient flexibility to municipalities to reflect their local wishes and needs. All statutory plans and land use bylaws must conform to the Regional Plan.

**NORTHWEST  
AREA STRUCTURE PLAN**



**LOCATION**

**MAP 1**

February 1989

### General Municipal Plan

The Planning Act requires all incorporated urban municipalities with a population of 1,000 or more to prepare a general municipal plan (GMP). The purpose of this plan is to describe the land uses proposed and the manner of future development in a municipality. A general municipal plan also is to designate or describe areas where more detailed development or redevelopment plans are desirable.

The Red Deer General Municipal Plan was adopted by the City Council on March 31, 1980 under Bylaw 2663/80. In the GMP one of the areas that was recommended for an area structure plan is in the northwest sector of the City.

### Land Use Bylaw

It is mandatory for municipalities with a population of 1,000 or more to adopt a land use bylaw, which generally divides a municipality into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the General Municipal Plan and any area structure plan. The current Red Deer Land Use Bylaw was adopted by City Council on August 18, 1980 under Bylaw 2672/80.

### Area Structure Plan

An area structure plan is intended to provide a more detailed plan for the future development of an area of a municipality. The plan is expected to describe the land use, sequence of development, road patterns, population density, provision of public utilities and other necessary matters. An area structure plan provides useful guidelines for a developer in proposing detailed subdivision plans for development in the area.

## EXISTING SITUATION

The City's General Municipal Plan, adopted by City Council in 1980, indicated that two areas were designated for the preparation of area structure plans, one on the south side of the City and the second in the northwest. With regards to the latter, for implementation the area was divided into two sectors;

- (a) north of 67th Street known as the northwest sector, and
- (b) south of 67th Street known as section 19.

### Area North of 67th Street

On September 15, 1980, City Council adopted the Northwest Sector Area Structure Plan under Bylaw No. 2687/80. An amendment to the Northwest Sector Area Structure Plan was adopted by City Council on March 30, 1981 under Bylaw No. 2689/A-81.

### Area South of 67th Street

The Section 19 Area Structure Plan was adopted by City Council on October 27, 1980 under Bylaw No. 2695/80.

### The Need For Revision

Since the adoption of the aforementioned plans in 1980, a number of changes have occurred in this particular area and the City. These include:

- o The City's population has increased by 13,467 persons to 54,839 persons, an increase of 32.5 percent since 1980.
- o During the same time, the population of the area north of the Red Deer River, including the plan area, has increased by 5,526 persons to a total population of 21,696 persons for an increase of 34.2 percent.

- o A number of developments have taken place in the northwest area. The Glendale residential area has been completed, including two schools and a recreation area. Also, the Kentwood neighborhood has started north of 77th Street. A number of industrial parcels are being developed in the Edgar industrial area.
- o The design and financing of railway relocation is being finalized as part of the Major Corridor Study. It is presently under construction and the project is expected to be completed by 1993. The relocation of the rail line will permit the logical extension of residential areas and their separation from industrial districts.
- o Designs are being completed and funding is scheduled for the development of the Maskepetoon Athletic Park.

#### NORTHWEST AREA STRUCTURE PLAN

This new plan combines the area north of 67th Street with the area south of 67th Street and will be known as "Northwest Area Structure Plan."

#### The Goal

The goal of the Northwest Area Structure Plan is to accommodate orderly urban development and expansion, based upon the economical provision of municipal infrastructure, so that the resultant home and work place environs are conducive to safe and healthy living.

#### Objectives

The Plan desires to achieve the following objectives:

- (a) to provide for orderly, compatible and economical land uses and development,
- (b) to provide for the economical and efficient extension of utility services,

- (c) to provide for a hierarchy of roads for the effective and safe separation and movement of traffic,
- (d) to provide for open space and public facilities, and
- (e) to retain the natural characteristics of Maskepetoon Park.

The plan area is shown on Map 2. It has an area of 795 hectares or approximately 12.5 quarter sections of land. The area is bounded by Highway 11A on the north and Highway 2 to the west. On the east and south it borders existing highway commercial, residential and industrial areas.

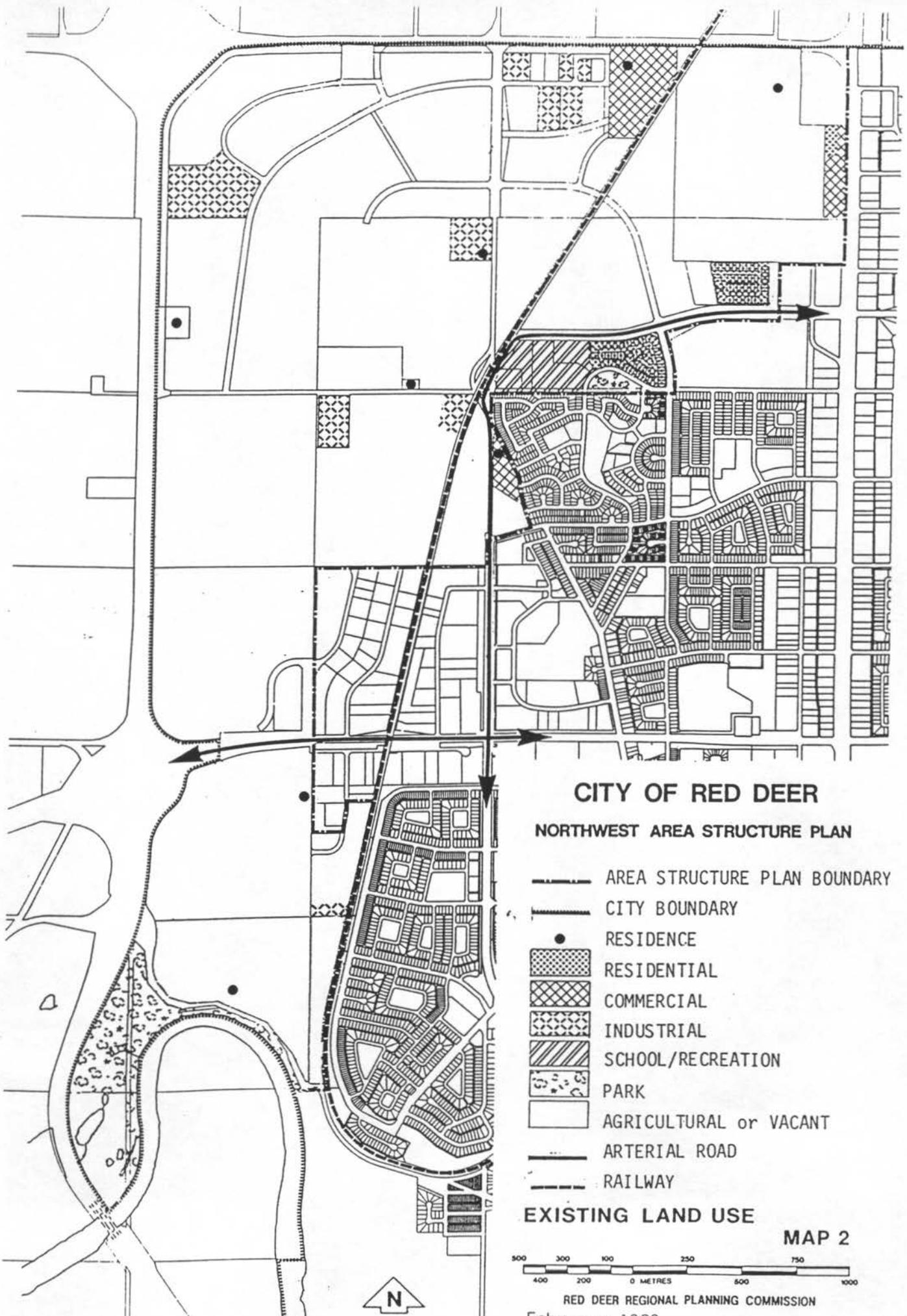
Existing land uses primarily include farmland, some residences and industrial lands - both vacant and developed. It also includes a number of treed areas (see Map 2).

#### Physical Characteristics

Map 3 provides an overview of the physical characteristics of the area, which is generally flat, rising gradually towards the boundary of Sections 30 and 31 north of the Golden West Industrial Subdivision. The northwest part of the area has been subject to road construction and development. The areas which have been used primarily for agricultural purposes have little vegetation left. The majority of the remaining tree cover is located in the northeast and southwest, especially near Highway 2 and the Red Deer River. The trees are mostly poplar, except for the Maskepetoon ecosystem which contains transitional, mixed woods including poplar and white spruce, as well as sensitive stands of tamarack and wetland vegetation.

#### Land Ownership

Land ownership in the study area is as follows:



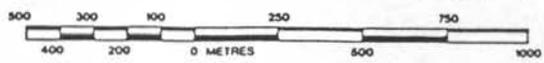
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENCE
- [Cross-hatch pattern] RESIDENTIAL
- [Diagonal lines /] COMMERCIAL
- [Diagonal lines \] INDUSTRIAL
- [Diagonal lines /] SCHOOL/RECREATION
- [Dotted pattern] PARK
- [Blank box] AGRICULTURAL or VACANT
- ARTERIAL ROAD
- - - RAILWAY

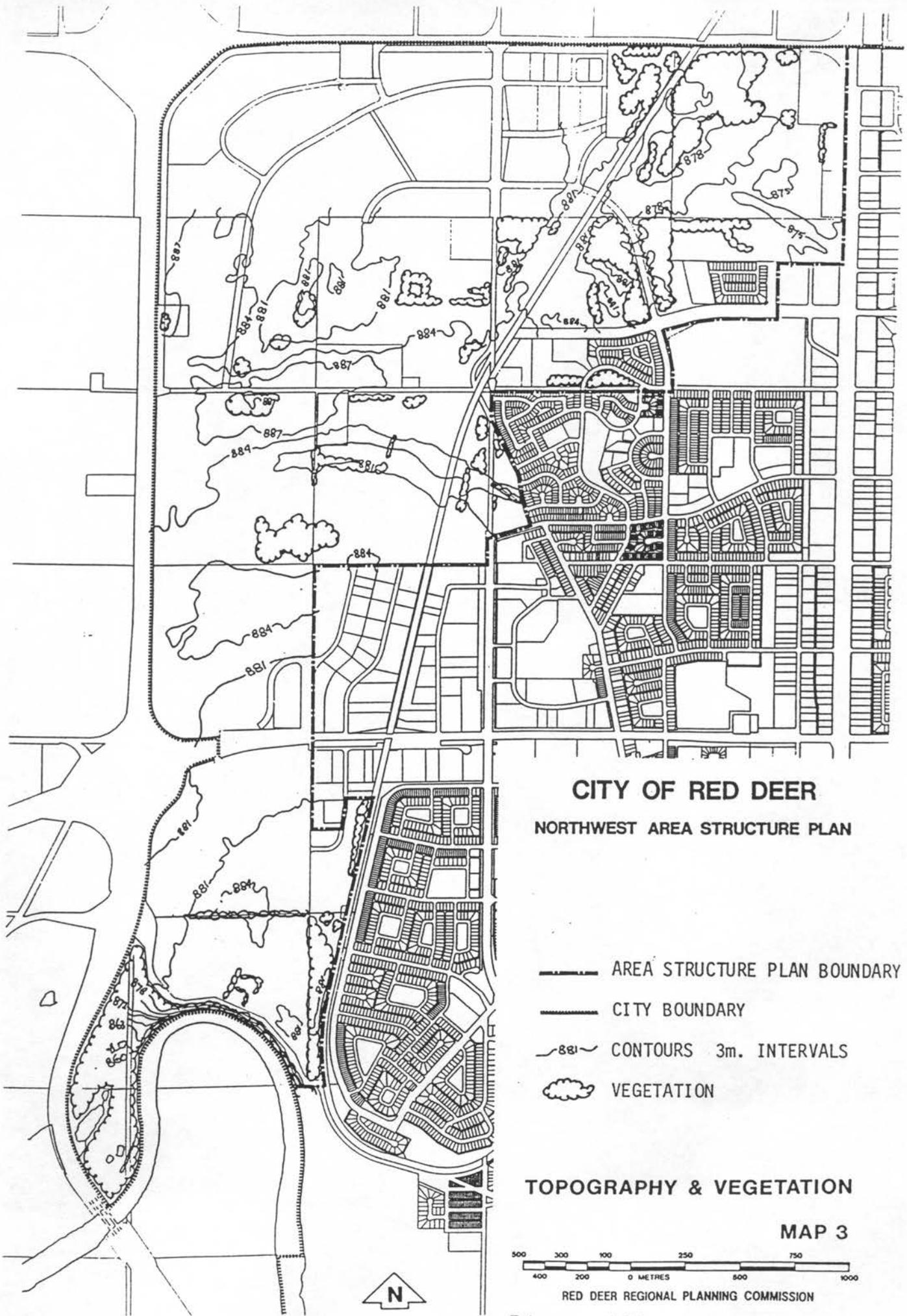
**EXISTING LAND USE**

**MAP 2**



RED DEER REGIONAL PLANNING COMMISSION

February 1989



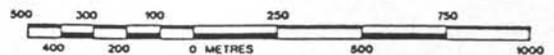
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- 881 CONTOURS 3m. INTERVALS
- ☁ VEGETATION

**TOPOGRAPHY & VEGETATION**

**MAP 3**



RED DEER REGIONAL PLANNING COMMISSION

February 1989

(a) City of Red Deer	515.0 hectares
(b) CP Rail	12.3 hectares
(c) Private Lands	<u>267.7</u> hectares
TOTAL	795.0 hectares

Of the 795 hectares, approximately 74 hectares are currently developed. Map 4 shows the distribution of private and public lands.

### Utility Services

Major utility lines which need to be considered in the planning and development of the northwest sector are shown on Map 5. Future plans and development will serve to protect these utilities from undesirable encroachment.

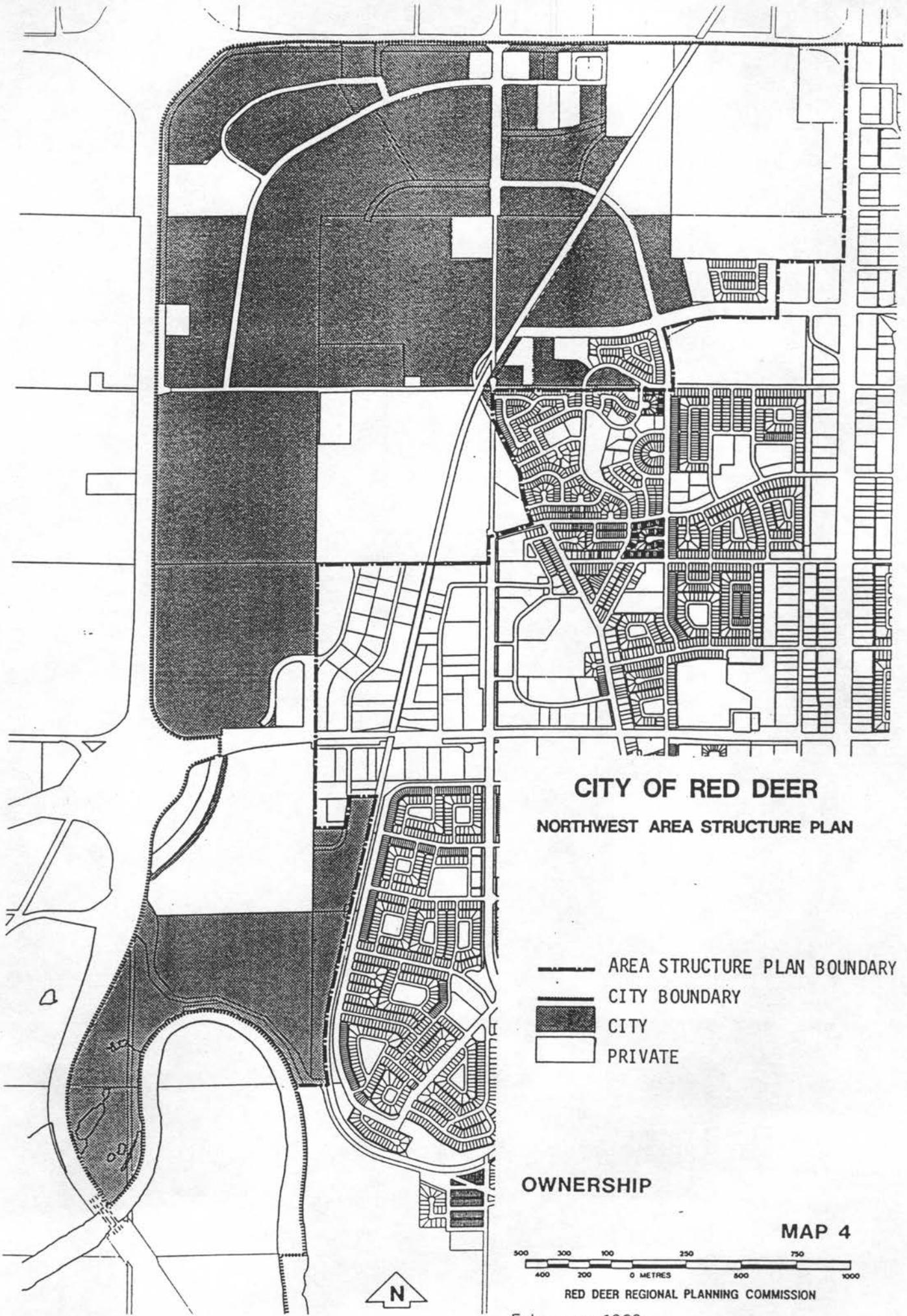
The area can be serviced with natural gas, telephone and cable television. Municipal power and water services can be extended from adjacent areas to serve lands in the plan area as they are developed.

With regard to stormwater, the plan area is generally divided into two basins - the area north of 76th Street up to Highway 11A and the area south of 76th Street (see Map 6). The northern area has two catchment systems which will drain easterly into the existing system at 77th Street and Gaetz Avenue. The southern basin also has two catchment systems, but requires a new trunk line to drain southward into the Red Deer River. There are a number of stormwater retention ponds planned for this area as shown on Map 6.

Similar catchment basins are planned for the sanitary sewer system based on gravity flows (see Map 7). The existing sanitary trunk at 77th Street and Kennedy Drive will be extended west to serve the north basin. The south basin trunk will be extended to the areas north and south of 67th Street using the existing trunk at 67th Street and 67th Avenue.

### Transportation

The transportation system in the Northwest Area Structure Plan will be



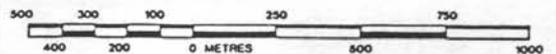
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

-  AREA STRUCTURE PLAN BOUNDARY
-  CITY BOUNDARY
-  CITY
-  PRIVATE

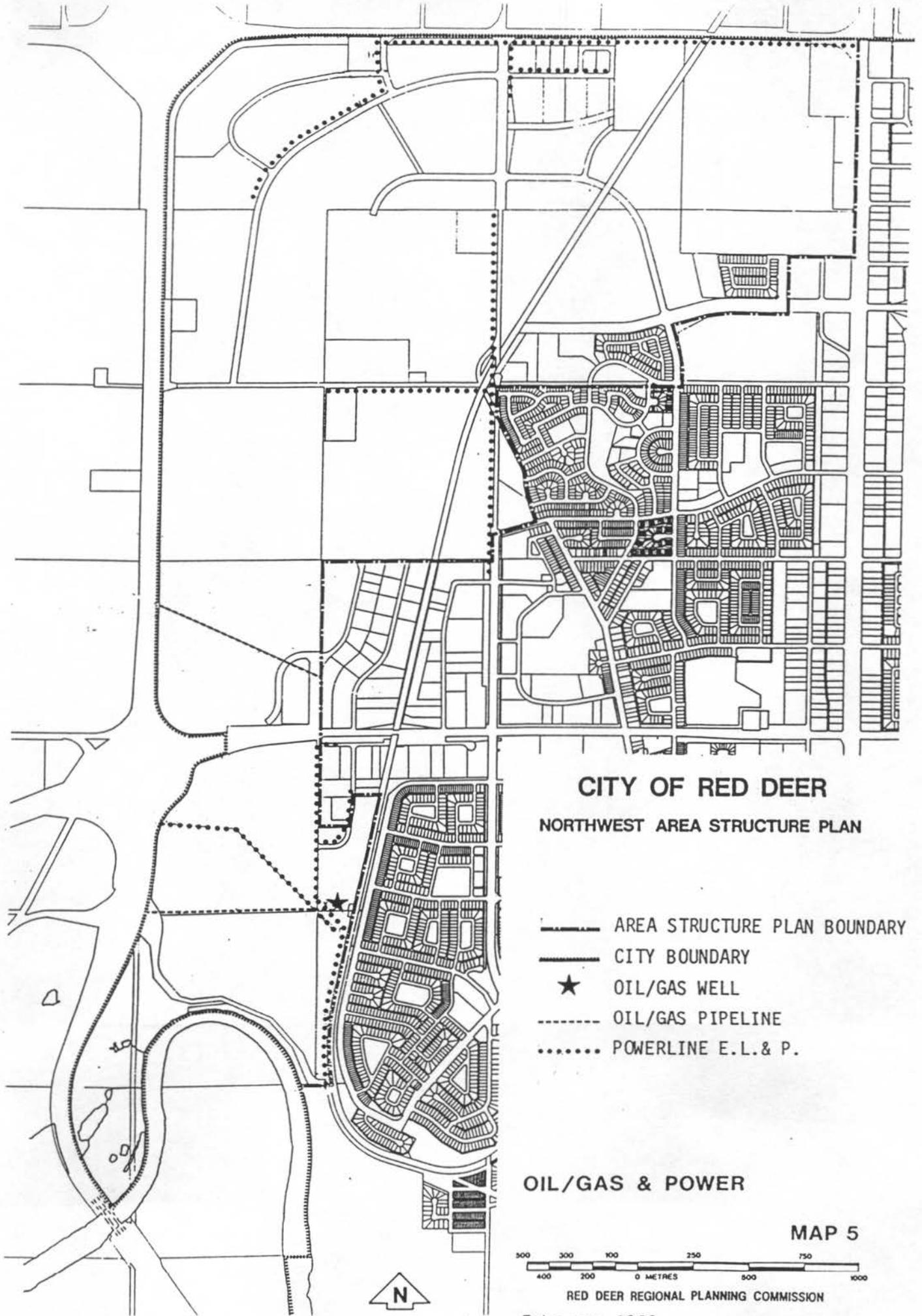
**OWNERSHIP**

**MAP 4**



RED DEER REGIONAL PLANNING COMMISSION

February 1989



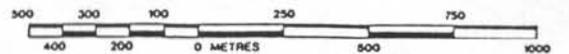
## CITY OF RED DEER

### NORTHWEST AREA STRUCTURE PLAN

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- ★ OIL/GAS WELL
- ..... OIL/GAS PIPELINE
- ..... POWERLINE E.L. & P.

### OIL/GAS & POWER

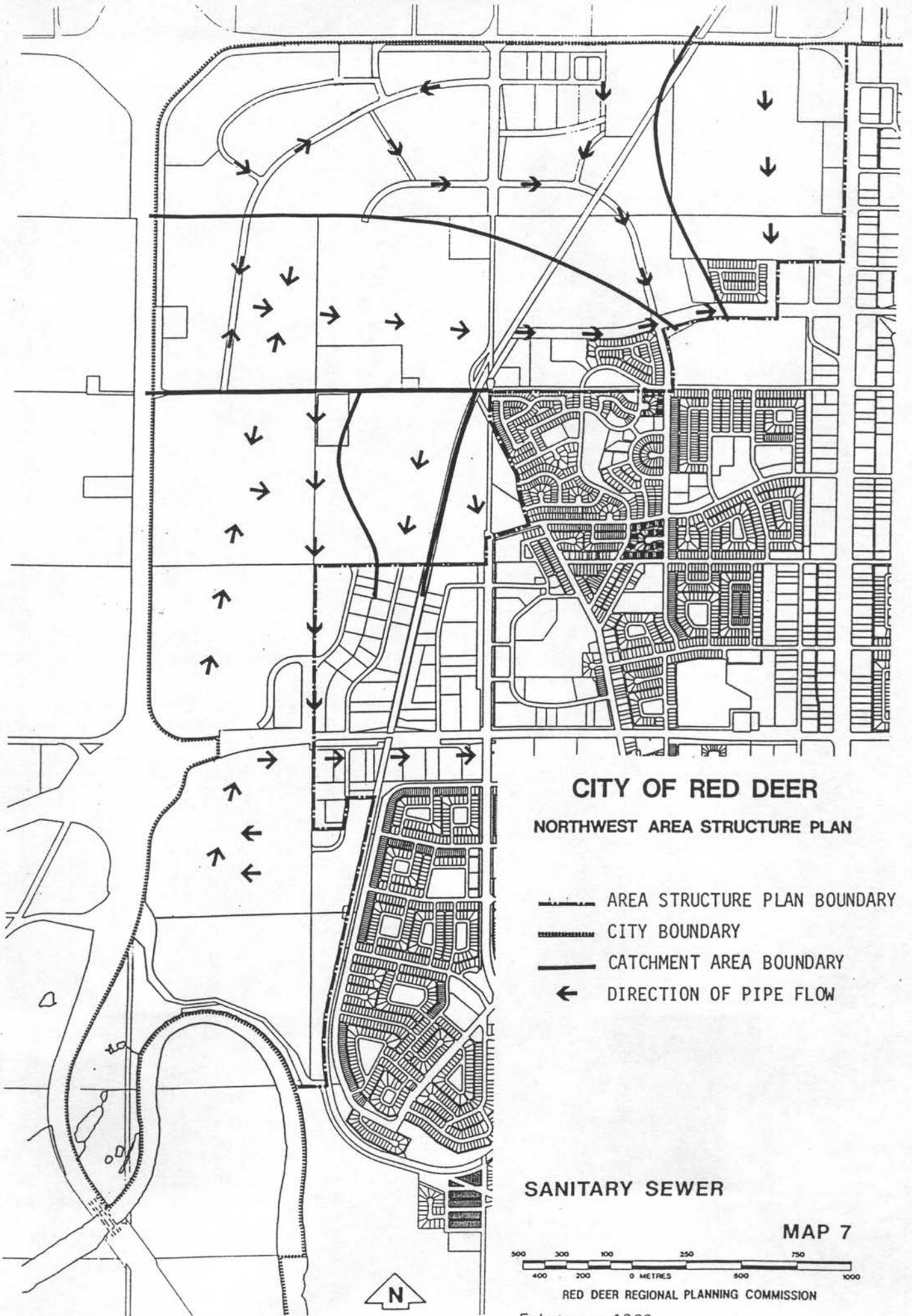
MAP 5



RED DEER REGIONAL PLANNING COMMISSION

February 1989





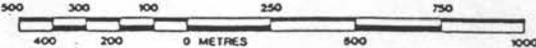
**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- ..... CITY BOUNDARY
- CATCHMENT AREA BOUNDARY
- ← DIRECTION OF PIPE FLOW

**SANITARY SEWER**

**MAP 7**



RED DEER REGIONAL PLANNING COMMISSION

February 1989

very much affected and guided by the major continuous corridor project, which in March of 1988 was approved by the Alberta government. This project, as it impacts on the northwest portion of the City, entails the relocation of the downtown railyards and station to the northwest quadrant together with the realignment of the Canadian Pacific rail line to the western margins of the City. Map 8 shows the location of the new railyards and alignment of the rail line. The project is expected to be completed by 1993 and will provide the following benefits:

- o The City will be able to further its roadway system, especially in the downtown area, and complete the major continuous corridor being a major arterial route from the southern limits of the City northward to Ross Street along the former rail alignment, and then back to Highway 2 via Taylor Drive, 64th Avenue and 67th Street.
- o Canadian Pacific (CP) will have new and more efficient yards and station.
- o The former railyard will provide a location for major development to aid in downtown revitalization.
- o It will enable the City to accommodate a more compatible pattern of land uses for the northwest part of the City.
- o The removal of the railway tracks from the residential area will add to the area's amenity and remove physical barriers between neighborhoods.
- o It removes a number of rail level crossings and the need for new bridges or overpasses.
- o It enables the potential future use of portions of the abandoned rail right-of way as a pedestrian/bicycle trail.

#### Road System

The road network will consist of a series of arterials, collectors and local roads. For the purposes of this plan, arterial roads are the most significant and are generally established in accordance with the City's road studies, primarily the City of Red Deer Transportation Study (update) adopted by Council in April of 1982. As shown on Map 8, the

perimeter of the plan area is Highways 2, 11A, 11 (67 Street) and Gaetz Avenue. 64 Avenue and the 77 Street - 67 Avenue - Kerry Wood Drive connection form the arterial roads. The Edgar industrial area will be serviced by a main industrial collector road (Edgar Drive). Where desirable and possible, noise attenuation measures will be considered as these roads are developed.

### Land Uses

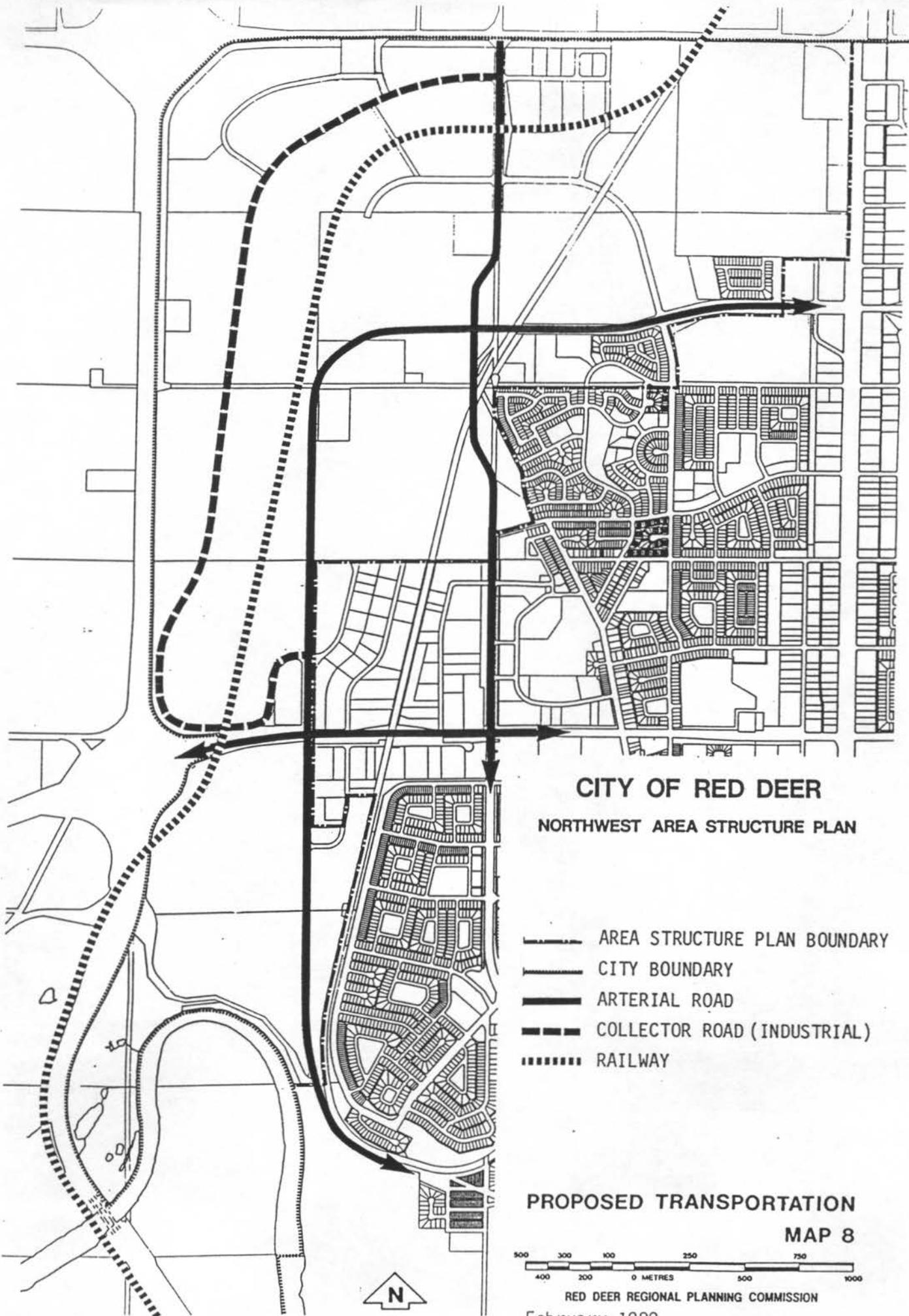
An essential component of an area structure plan is the proposed land use pattern. For the Northwest Area Structure Plan this is reflected on Map 9. This map serves as a general guide for the allocation of land uses and the location of important roads; however, boundaries and alignments are not necessarily final and may be altered in succeeding planning and development stages.

#### Residential

The Northwest Area Structure Plan provides for three new residential areas and the completion of the Glendale area. The total area designated for residential use in the Plan is 296 hectares, including 26 hectares for neighbourhood centres, pathways and small parks. Of this, approximately 150 hectares of residential land is made available through railway relocation.

Utility servicing will be based on 50 persons per hectare, but because of the recent trend towards more single family housing and the general poor response by the public toward small lots, the expected population density is around 43 persons per hectare. Consequently, the anticipated population for the Northwest Area Structure Plan is 12,700. The 1988 population of this area was 250.

The density of 43 persons per hectare will permit a variety of housing types ranging from single family through townhouses and apartments. The distribution of housing types will be determined as detailed subdivision

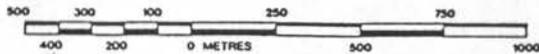


**CITY OF RED DEER**

**NORTHWEST AREA STRUCTURE PLAN**

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- ARTERIAL ROAD
- COLLECTOR ROAD (INDUSTRIAL)
- ..... RAILWAY

**PROPOSED TRANSPORTATION  
MAP 8**



RED DEER REGIONAL PLANNING COMMISSION

February 1989



plans are developed in the future.

### Open Space and School Facilities

The Red Deer Recreation, Parks and Culture Master Plan adopted by the City in 1986 sets the standards required for each type of facility; they are neighborhood, district and city level recreational areas.

### City Level Facilities

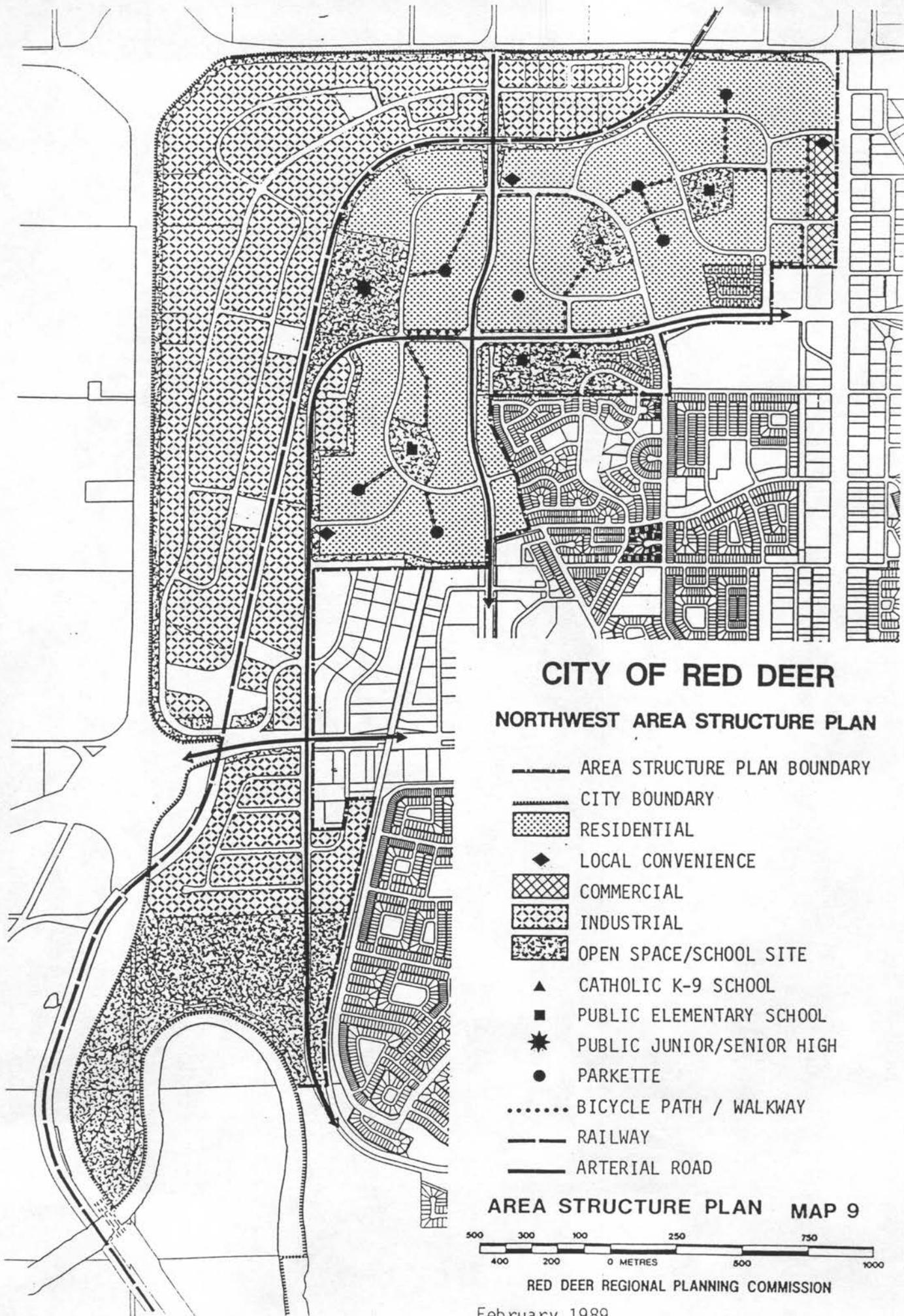
The City is planning to develop a large athletic park in the S.W.1/4 19 located north of the Red Deer River and west of the Oriole Park subdivision. The development of this park, known as Maskepetoon Athletic Park, is projected to be completed in five years time and likely will consist of approximately ten ball diamonds, three soccer fields and a large multi-use area. These athletic facilities will greatly add to the diversity of the recreation features in this area since the existing Maskepetoon Park will be conserved as a natural area.

### District Level

A district centre provides recreation/school facilities for a number of neighborhoods. It is intended that the district centre be comprised of a senior or junior high school, a district library, an indoor swimming pool, an ice arena and outdoor sports facilities including tennis courts, ball diamonds and all purpose fields. These facilities are subject to joint use agreements between the City and School Boards, and therefore are used co-operatively for City recreation and school education programs.

### Neighborhood Level

Four neighborhood centres are planned for the area, each expected to

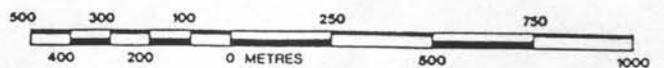


# CITY OF RED DEER

## NORTHWEST AREA STRUCTURE PLAN

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENTIAL
- ◆ LOCAL CONVENIENCE
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE/SCHOOL SITE
- ▲ CATHOLIC K-9 SCHOOL
- PUBLIC ELEMENTARY SCHOOL
- ★ PUBLIC JUNIOR/SENIOR HIGH
- PARKETTE
- ..... BICYCLE PATH / WALKWAY
- RAILWAY
- ARTERIAL ROAD

### AREA STRUCTURE PLAN MAP 9



RED DEER REGIONAL PLANNING COMMISSION

February 1989

serve a population of 3,200 people. Each centre is planned to have either an elementary public school or kindergarten to grade nine (K-9) separate school, as well as a community shelter, playground and sports fields as outlined in the Recreation Parks and Culture Master Plan.

The neighborhood centres wherever possible are expected to be linked to each other by a pedestrian/bicycle path. A series of parkettes or small parks are planned for use by pre-school children, as well as to provide a visual attraction for the surrounding area. Wherever possible, municipal reserves will be located to conserve natural treed areas.

For the Northwest Area Structure Plan area, open spaces for recreation and education facilities are expected to be provided by means of reserve dedication through the provisions of the Planning Act, with the exception of the Maskepetoon Athletic Area and Park and perhaps a small area south of 67 Street. The Maskepetoon lands have been acquired by the City through the Waskasoo Urban Park and railway relocation projects.

#### Commercial

A district shopping centre, known as Heritage Business Park, is being developed along 67th Street, just to the southeast of the plan area. It will serve the northwest quadrant of the City, together with three local convenience sites one of which is the Glendale site just outside the plan area. Highway commercial uses are planned for the area north of 77th Street adjacent to Gaetz Avenue, and will include a convenience store presently in operation.

#### Industrial

Lands to the west of the proposed new railway right-of-way plus the quarter immediately southeast of the Highway 2 - 67th Street interchange has been allocated for industrial uses. A number of industries have

already been established, mainly east of 64th Avenue and south of Highway 11A. A total of 369 hectares of land is set aside in the plan for light industrial uses and the rail yards and line. The new railway line will offer access to rail trackage for industries wishing to use rail facilities.

The new railway right-of-way including the yards occupy about 34.3 hectares of land. In the north part, the railway will act as a separation between the industrial and proposed residential areas. To reduce the noise effect of the railway, a berm is to be created between the new railway right-of-way and the residential area.

Industrial development in the area of existing oil well likely will be in the long term and therefor should allow for the phasing out of the oil well.

#### Phasing

Residential development has started in the area north of 77th Street and west of the Gaetz Avenue commercial areas. This area, which is known as Kentwood, will be gradually expanded towards the north and west. The residential area west of Glendale can be developed concurrently with the Kentwood area since they are in different utility servicing areas.

Industrial development to date has focused in the area to the east of 64th Avenue and south of Highway 11A. The primary direction of industrial development will be west and south to 76th Street. Industrial development could also expand in the area west of Golden West, north and south of 67th Street once new storm drainage south to the Red Deer River is in place.

#### IMPLEMENTATION AND AMENDMENT

The Northwest Area Structure Plan will primarily be implemented through the land use control mechanisms provided by the Land Use Bylaw. However, further clarity and more detailed land use patterns will be established by Council on recommended approval of subdivision plans for various

portions of the plan area. The subdivision of land process will be guided by this Area Structure Plan and provide for the distribution of land uses, as well as the establishment of open spaces through the provision of reserve lands. In this regard, it is to be noted that the location and boundaries of land uses shown on Figure 9 are generalized and therefore subject to final determination during the subdivision process.

This plan may be amended by City Council by bylaw in accordance with the provisions of the Planning Act.

Submitted to City Council

Date: 89/04/17

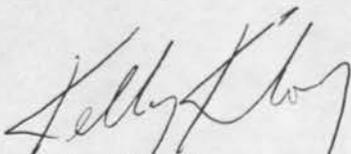
April 11, 1989

TO: CITY COUNCIL  
FROM: ASSISTANT CITY CLERK  
RE: APRIL 17 COUNCIL MEETING  
INVITATION FOR DESSERT FOLLOWING SUPPER

This is to advise that the Good Food Company (located on the south-west corner of 50 Avenue and 50 Street) has invited Council and administration for coffee and dessert following their meal at the Club Cafe.

This office has advised the Good Food Company that we will arrive at approximately 6:30 to 6:40 P.M.

This is submitted as a reminder.



K. KLOSS  
Assistant City Clerk

April 11, 1989

file in  
April 17  
Council  
File

TO: CITY COUNCIL  
FROM: ASSISTANT CITY CLERK  
RE: APRIL 17 COUNCIL MEETING  
INVITATION FOR DESSERT FOLLOWING SUPPER

This is to advise that the Good Food Company (located on the south-west corner of 50 Avenue and 50 Street) has invited Council and administration for coffee and dessert following their meal at the Club Cafe.

This office has advised the Good Food Company that we will arrive at approximately 6:30 to 6:40 P.M.

This is submitted as a reminder.



K. KLOSS  
Assistant City Clerk