

211

## A G E N D A

For the regular meeting of RED DEER CITY COUNCIL  
to be held in the Council Chambers, City Hall,  
MONDAY, DECEMBER 7th, 1981, commencing at 4:30  
p.m.

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- (1) Confirmation of November 23, 1981 Minutes.

### PUBLIC HEARING

A public hearing will be held at 7 p.m., December 7th,  
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- 6) 2672/II-81 - *first reading (Amendment to Land Use Bylaw)*

Committee of the Whole

- (1) *Personnel Matters*

(8)

BYLAWS

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- 2) 2672/BB-81 - *second & third readings (Amendment to Land Use Bylaw)* p. 61
- 3) 2672/FF-81 - *first reading (Amendment to Land Use Bylaw)* p. 42
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- 6) 2672/II-81 - *first reading (Amendment to Land Use Bylaw)*

Committee of the Whole

- (1) Personnel Matters



ADDITIONAL AGENDA

*For the regular meeting of RED DEER CITY COUNCIL to  
be held in the Council Chambers of City Hall, MONDAY,  
DECEMBER 7th, 1981*

\*\*\*\*\*

UNFINISHED BUSINESS

1.

NO. 1

November 12, 1981.

TO: Council

FROM: City Clerk

RE: Property Located at 7925 Gaetz Avenue

Council will recall that at the meeting November 9, 1981, I was instructed to give notice to the owner of the above described property that Council would consider the passing of the following resolution at its meeting December 7, 1981.

"Council, being of the opinion that the building (called 'the said building') situate upon Parcel B, Plan 3329 M.C. (called 'said land') is, by reason of its partially demolished condition and open basement, dangerous to the public safety and detrimental to the surrounding area, hereby resolves and orders that Hibernian Developments, the owner of the said building, within 30 days from the date hereof, to complete the demolition of the said building, fill the open basement and level the site in default of which, the Development Officer/Building Inspector shall cause the same to be done and/or have the dangerous area fenced, all costs of so doing shall be charged against said lands as taxes due and owing and shall be recovered as such."

A notice of Council's intention was served on the owners of the property, namely Hibernian Developments, #202, 10637 - 124 Street, Edmonton, Alberta.

Respectfully submitted,

R. Stollings  
City Clerk

12 November 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PROPERTY AT 3817 - 50 AVENUE - OWNER CLYDE G. CONSTABLE,  
3629 - 41 AVENUE

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Members of Council will recall that at the meeting, November 9, 1981, I was instructed to forward a letter to Mr. Constable advising him that Council would consider the following resolution at the meeting, December 7, 1981.

"Council, being of the opinion that the property (called 'the said property') municipally known as 3617 - 50 Avenue., is, by reason of an open basement which has not been levelled, unsafe, dangerous to the public safety and is detrimental to the surrounding area, hereby resolves and orders that Clyde G. Constable, the owner of the said property, within 30 days from the date hereof, to fill the open basement and level the site thereof in default of which, the Development Officer/Building Inspector shall cause the same to be done and/or have the dangerous area fenced, and all costs of so doing shall be charged against the said land as taxes due and owing and shall be recovered as such."

A notice of Council's intention was forwarded to the owner of the property in question.

Respectfully submitted,

R. STOLLINGS,  
City Clerk

Commissioners' comments

The site problems have now been rectified and we would recommend Council take no further action on this matter.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

November 26, 1981.

NO. 3

TO: Council

FROM: City Clerk

RE: Request for support of Calgary Resolution on Municipal Support for  
Fuel Tax

Members of Council will recall that the following correspondence appeared upon the November 23, 1981 Council agenda, at which time a resolution was introduced as quoted hereunder.

"RESOLVED that Council of the City of Red Deer having considered correspondence from the City of Calgary dated October 29, 1981 re: Municipal Support for Fuel Tax, hereby agree to endorse the municipal fuel tax concept as recommended by the Ministerial Advisory Committee on Municipal Finance in their interim report."

Prior to voting on the above resolution, this topic was tabled for a period of two weeks to enable members of Council to review the Ministerial Advisory Committee Report on this topic. Copies of the report were forwarded to all members of Council, November 24.

R. Stollings  
City Clerk

RS/ds



CORRESPONDENCE

THE CITY OF CALGARY  
CITY CLERK'S DEPARTMENT

4.

NO. 1

1981 October 29

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

ATTENTION: R. Stallings, City Clerk

Dear Sir/Madam:

Re: Municipal Support for a Fuel Tax

Please be advised that Calgary City Council, at its meeting of 1981 October 19, passed the following resolutions regarding the above-noted matter:

"WHEREAS the AUMA and the Provincial Government have been dealing with many AUMA Convention resolutions over the past many years regarding increased amount of money for municipalities; and

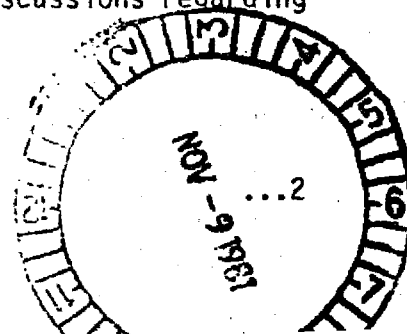
WHEREAS these dealings have resulted in a diverse pattern of conditional and unconditional grants; and

WHEREAS over the last eight years the AUMA has fixed on REVENUE SHARING by the Province as a legitimate source of increased monies for municipalities; and

WHEREAS this resulted in a major study by AUMA entitled THE NEW PARTNERSHIP, chaired by Alderman Ron Hayter of Edmonton (often referred to as the Ploen-McMillan Report); and

WHEREAS the Province accepted the concept of a NEW PARTNERSHIP, but categorically rejected REVENUE SHARING, and Income Tax and Resource Tax as sources of money; and

WHEREAS the Province agreed to enter into discussions regarding changed FISCAL ARRANGEMENTS; and



- 2 -

WHEREAS the Ministerial Advisory Committee on Municipal Finance was appointed to study the various other sources where a FISCAL ARRANGEMENT might be found; and

WHEREAS the Ministerial Advisory Committee on Municipal Finance in May focused its attention on a fuel tax at the suggestion of the Minister; and

WHEREAS any fuel tax monies were to be distributed to municipalities on a per capita basis for transportation system purposes; and

WHEREAS the money was to be considered a part of the new FISCAL ARRANGEMENTS with the Province; and

WHEREAS the Ministerial Advisory Committee on Municipal Finance Interim Report was considered at the AUMA Convention at the request of the Minister; and

WHEREAS the proposal for a fuel tax failed to obtain omnibus approval as specifically worded of the Convention as a FISCAL ARRANGEMENT with the Provincial Government; and

WHEREAS the latter concept is not acceptable to the Province;

WHEREAS a modified version of the proposal did pass which in effect returned the focus on monies to REVENUE SHARING; and

WHEREAS it is desirable to have additional monies for municipalities from a source which is potential common ground in agreement with the Province; and

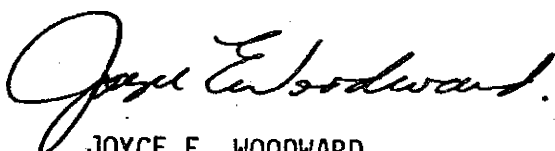
AND WHEREAS "off road" fuels should be excluded; and

NOW THEREFORE BE IT RESOLVED THAT this Council endorse the concept of the fuel tax as a FISCAL ARRANGEMENT with the Provincial Government, and communicate said endorsement to the Minister of Municipal Affairs and AUMA."

- 3 -

"That this Council undertake to contact other municipalities within Alberta to encourage them to support a fuel tax as a new source of income for municipalities."

Yours very truly,



JOYCE E. WOODWARD,  
CITY CLERK

cc: All Alberta Cities  
Mayor R. Klein and  
Members of Council  
Chief Comm. G.H. Cornish  
Director of Finance  
Secretary, Board of Commissioners  
Manager, Secretariat

Mayor's comments

The direction of Council is being sought in connection with the above. Councillor Oldring was a member of the Task Force who initially reviewed this matter and we would ask him to elaborate at the Council meeting.

"R.J. McGHEE"  
Mayor



# City of Lethbridge

ALBERTA - CANADA

7.

OFFICE OF  
CITY CLERK

November 25, 1981

The City of Calgary  
City Clerk's Department  
CALGARY, Alberta

Attention: Mrs. Joyce E. Woodward

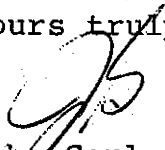
Dear Mrs. Woodward:

RE: Municipal Support for a Fuel Tax

Your letter of October 29th was presented at a regular meeting of the City Council held on Monday, November 23rd, and in this connection the following resolution was passed:-

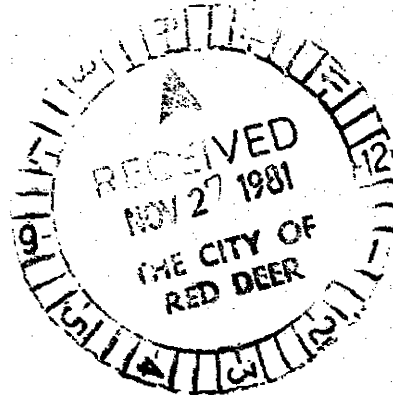
"THAT letter from Joyce E. Woodward, City Clerk for the City of Calgary, dated October 29, advising of her City Council endorsing the concept of a fuel tax as a fiscal arrangement with the Provincial Government and encouraging other municipalities within Alberta to support a fuel tax as a new source of income for municipalities, be filed AND FURTHER THAT Mrs. Woodward, City Clerk of Calgary be advised that this City Council does not support a fuel tax."

Yours truly,

  
John Gerla  
CITY CLERK

JG/tf

cc: Honourable Dick Johnston, M.L.A. Lethbridge East  
Mr. John Gogo, M.L.A. Lethbridge West  
All Alberta Cities  
Alberta Urban Municipalities Association  
City Manager



510-B  
600-A





THE CITY OF MEDICINE HAT  
OFFICE OF THE CITY CLERK

November 24th, 1981

Mrs. Joyce Woodward  
City Clerk  
City Hall  
Box 2100  
CALGARY, Alberta  
T2P 2M5

Dear Mrs. Woodward,

Re: Municipal Support for a Fuel Tax

With reference to your October 29th, 1981 letter, please be advised that the Medicine Hat City Council considered the fuel tax support request on November 16th, 1981 and were not in favour with the October 19th, 1981 City of Calgary Resolution.

After discussing the issue at length, the City Council unanimously passed a resolution to receive the October 29th, 1981 letter and followed up the resolution for reception with the following second motion that was also unanimously passed:

"THAT the Medicine Hat City Council go on record as supporting the request for revenue sharing with the Provincial Government as has been previously set forth by Alberta Urban Municipalities Association policy i.e. requesting (a) unconditional grants (b) a certain number of percentage points of the Provincial Income Tax Revenue and (c) a fair share of the Provincial Government's profits on resources."

Yours truly,

A handwritten signature in cursive script, appearing to read "L.P. Godin".

L.P. Godin  
CITY CLERK

LPG/11

→ c.c. All Alberta Cities  
Alberta Urban Municipalities Association

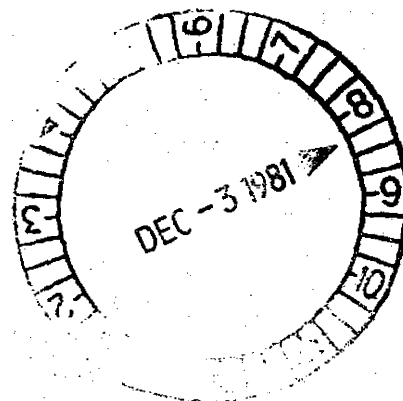


# THE CITY OF DRUMHELLER

9.

P.O. BOX 430 DRUMHELLER, ALBERTA T0J 0Y0 CANADA

OFFICE OF CITY MANAGER



November 27, 1981

City of Calgary,  
City Clerk's Department,  
327 - 7 Avenue S.E.,  
Calgary, Alberta

Attention: Joyce E. Woodward, City Clerk,

Dear Mrs. Woodward:

Re: Municipal Support for a Fuel Tax

Your letter of October 29 was considered at the regular meeting of the City Council of Drumheller held on Monday, November 16.

A resolution was passed at this meeting that we do not support the establishment of an additional fuel tax for municipal purposes.

The Council very definitely agrees that additional revenues have to be found for municipal purposes, but could not agree that an additional fuel tax at this time was the answer.

Yours very truly,

D.A. Guidolin,  
City Manager.

DAG/ams

CC: City Clerks,  
Alberta Cities.

Mayor's comments

Since the November 23rd, 1981 meeting, we have received comments from Lethbridge, Medicine Hat and Drumheller and same are attached hereto.

"R.J. MCGHEE"  
Mayor

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

NO. 4

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

1st December 1981

Mr. R. Stollings  
City Clerk  
City of Red Deer  
P.O. Box 5008  
RED DEER, Alberta

Dear Sir:

RE: COMMITTEE FOR HISTORICAL CONSERVATION

My letter dated 13th January 1981 refers.

1. The attached report on the establishment of a Committee for historical conservation was considered by Council at its meeting on 2nd March 1981, when the following resolution was adopted:

"RESOLVED that Council of the City of Red Deer having considered report dated January 13, 1981 from the Red Deer Regional Planning Commission re: Committee for Historical Conservation, hereby agree that said report be referred to the Museum Management Board for comment with the suggestion that the Board might consider rather than creating a new Committee, that its role or that of the Society be expanded to undertake this responsibility, and as recommended to Council January 19, 1981 by the City Commissioners".

2. In a letter dated 16th October 1981, the Chairman of the Museum Management Board, reported that the Board considered that the requirements of a Committee for Historical Conservation went beyond their mandate.
3. It appears that there is some confusion in regard to the nature of the proposed Conservation Committee. It is recommended that Council establish an ad hoc Committee to recommend to Council:

- (a) those buildings and areas that could be considered historically significant.
- (b) ways that these buildings could develop and still maintain historical characteristics".

... /2

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNIE  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTHEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10

This Committee's task would be to review the large amount of material that is already available and make recommendations regarding conservation priorities. A member of the City Planning Section of the Red Deer Regional Planning Commission would be available to serve on this Committee should Council consider it desirable.

4. I would be grateful if you would place this matter before Council for consideration at its next meeting.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Craig Curtis', is written over a horizontal line.

CRAIG CURTIS  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

CC/vl  
Enclosure

# RED DEER REGIONAL PLANNING COMMISSION

4820-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

DIRECTOR:

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

13th January 1981

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

Mr. R. Stollings  
City Clerk  
P.O. Box 5008  
RED DEER, Alberta

Dear Sir:

RE: COMMITTEE FOR  
HISTORICAL CONSERVATION

1. At it's meeting on October 15, 1979, Council considered a brief submitted by the Red Deer Heritage Committee. This brief recommended the creation of a Heritage Board to preserve buildings and natural sites of historical value. It was proposed that this Board would:
  - "(a) systematically review heritage sites and determine their relative heritage value,
  - (b) recommend sites for designation as protected heritage sites,
  - (c) assist with logical development of local heritage preservation legislation,
  - (d) mark historic sites with informative and attractive markers."

After discussion and consideration of comments by the Red Deer Regional Planning Commission and the City Solicitor, Council adopted the following resolution:

"RESOLVED that Council of the City of Red Deer having considered the Brief submitted by the Red Deer Heritage Committee, hereby agree that an Ad Hoc Committee of Council be formed to study this matter in detail, with findings to be brought back to Council at a later date."

2. The General Municipal Plan for the City of Red Deer was prepared by the Red Deer Regional Planning Commission and adopted by Council on 31 March 1980 as By-law No. 2663/80. The General Municipal Plan and the Background Report both address the important issue of historical conservation in Red Deer. Sections 2.5.2.6 and 2.5.2.7 of the General Municipal Plan read as follows:
  - "2.5.2.6. Establish a Committee to recommend to Council:
    - (a) those buildings and areas that could be considered historically significant, and
    - (b) ways that these buildings could develop and still maintain historical characteristics.
  - 2.5.2.7. Provide in the Land Use Bylaw means for controlling development of historically significant buildings and areas."

MEMBERS OF COMMISSION

.... /2

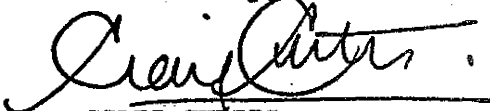
CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBUY - TOWN OF ECKVILLE - TOWN OF INWISFAIR - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF ALIX - VILLAGE OF BENTLEY  
VILLAGE OF BIG VALLEY - VILLAGE OF BLACKFALDS - VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF DELBURN - VILLAGE OF DONALD  
VILLAGE OF ELMORA - VILLAGE OF GADSBY - VILLAGE OF MIRROR - VILLAGE OF PENHOLD - SUMMER VILLAGE OF BIRCHCLIFF - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY - SUMMER VILLAGE OF NORGLAND - SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 24  
COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23 - COUNTY OF STETTLER No. 8 - IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings  
13th January 1981  
Page two

14.  
23.

3. The new Land Use By-law for the City of Red Deer was finally approved by Council on 19th August 1980. This By-law incorporated a "Historical Preservation District" as a separate land use designation (a copy of the relevant section is attached as annexure A.) In terms of this by-law buildings on sites which are designated in this manner cannot be demolished, added to, structurally altered or renovated without approval by the Municipal Planning Commission. Clause 2.5.2.7 of the General Municipal Plan has therefore been implemented. However, at present the only building which has been designated in this manner is St. Luke's Church, on the corner of Gaetz Avenue and 54th Street.
4. It is considered that there is a definite need to identify and preserve historical buildings in the City of Red Deer as well as to identify different strategies for conservation. It is therefore recommended that Council establish a formal Historical Conservation Committee, at this stage, to perform the functions outlined in the General Municipal Plan. Membership of this Committee should be carefully reviewed by Council to ensure that the necessary expertise in conservation is available. A member of the City Planning Section of the Red Deer Regional Planning Commission would be available to serve on this Committee should Council consider it desirable.
5. I would be grateful if you would place this matter before council for consideration at its next meeting on 19 January 1981.

Yours truly,



CRAIG CURTIS  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

CC/lt

Enclosure

ANNEXURE A  
AN EXTRACT FROM THE LAND USE BY-LAW

-80-

15.  
24.

7.2 H - HISTORIC PRESERVATION DISTRICT

7.2.1 General Purpose of the District

This district is to provide for residential, individual or limited office, professional and special service uses where such use would maintain the basic historical character of the underlying use district in terms of building appearance, and where the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

7.2.2 Permitted Uses

- (1) Those uses listed as permitted in the underlying use district.

7.2.3 Discretionary Uses

- (1) Those uses which in the opinion of Council will maintain and achieve the general purpose of Section 7.2.1.

7.2.4 Regulations

- (1) Buildings shall not be demolished, added to, structurally altered or the exterior renovated unless approved by the Municipal Planning Commission.
- (2) The relationship between buildings, structures and open space; the architectural treatment of buildings, the provision and architecture of landscaped open spaces and the parking layout subject to approval by the Municipal Planning Commission.

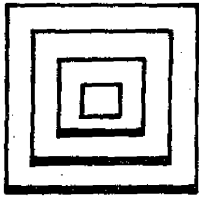
Commissioners' comments

*We would recommend Council refer this report to The Museum Management Board for comments. The Board might consider that, rather than creating a new committee, that its role or that of the Society be expanded to undertake this responsibility.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner





Red Deer and District  
Museum and  
Archives

16.

October 16/81

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

Dear Mr. Stollings;

In reply to your letter of July 7 regarding the Committee for Historical Preservation and the Commissioners' concern about the response received from the Red Deer and District Heritage Committee. The Museum Management Board reviewed Council's initial request and felt that the Museum Society would be a more appropriate body to deal with the subject. The Board referred the matter to the Society but unfortunately did not advise Council of having done so. The Museum Society reviewed the matter and referred it in turn to the Heritage Committee, an ad hoc

committee of representation of a number of city groups. The committee developed from a meeting called by the Museum Society. The Heritage Committee are interested in inventing, researching, and marking local history and material history resources.

In sum, the response from the Museum Management Board was that collectively the members felt that their commitment was that of managing the Museum only and that the requirements of a Committee for Historical Conservation went far beyond their mandate.

cc: Theaunting  
Wale  
McLachlan  
Pecknold

Yours truly,  
Marie Theaunting  
for Mr. D. Gernham  
CHHEMUN.

Commissioners' comments

In view of the attached, we would recommend that Council request the Heritage Committee, with the addition of C. Curtis from the Planning Commission and Mr. Michael Dawe of the Red Deer Archives, plus a member of Council, if they wish to serve as an Ad Hoc Committee to meet the requirements of the Land Use Bylaw.

"R. J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

NO. 5

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

November 30, 1981

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

Dear Sir:

Re: Final reading of Land Use Amendment  
By-law 2672/T-81: Springer Construction

The area in question is located in south-east corner of the Glendale Subdivision. City Council approved the first and second reading of the land use amendment, but deferred the final reading until all conditions of subdivision were met.

We recommend that City Council give third and final reading to this By-law at this time (required under The Planning Act) and to protect the City, no linen will be accepted or no building permit will be issued until all conditions of subdivision are met.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION.

DR/cc

c.c.- City Engineer

- Building Inspector

Commissioners' comments

*Concur with the recommendations of the Planning Commission.*

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTHEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

REPORTS

20.

NO. 1

3 December 1981

TO: COUNCIL

FROM: MAYOR R.J. MCGHEE

RE: COUNCIL MEETING SCHEDULED FOR MONDAY, JANUARY 4th,  
1982

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As Council are no doubt aware, there will be a Council meeting December 21st, 1981 and the next meeting would normally fall on Monday January 4th.

We anticipate very few items going forward for the January 4th meeting and, accordingly, would suggest that this meeting could be cancelled, if Council so desire.

"R.J. MCGHEE"  
Mayor

TO: City Clerk

FROM: F.C.S.S. Director

RE: Proposal for community use of Montfort School

---

The attached proposal was presented to the Red Deer & District F.C.S.S. Board at a special meeting held Wednesday, November 25. The Board considered this proposal in detail and passed the following resolution:

"That the Red Deer & District Family & Community Support Services Board, having considered the proposal for community use of Montfort School, recommend to Council of the City of Red Deer:

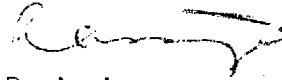
- a) That the City of Red Deer by way of an agreement with the Red Deer Catholic School District lease Montfort School for a ten year period, make the necessary renovations to the facility, and sub-let space in the facility to non-profit community organizations.
- b) That this project be administered by the Family & Community Support Services Department under the direction of the Family & Community Support Services Board.
- c) That the City of Red Deer offer to purchase from the Red Deer Catholic School District at a mutually acceptable price that portion of the school property which is not needed for community use of the facility."

The Board felt that this would be a good use of Montfort School at very little, if any, cost to the City. In fact, the proposal is that the only cost is the city staff time required to administer the project.

Other City Departments have been consulted as to this proposal. The Engineering Department dug test holes on the land to be offered for sale behind Montfort School and a report was prepared for our Department. The Assessors Department advised that the building may be subject to property taxes. Treasury was consulted about capital costs and amortizing this over ten years. The Regional Planning Commission staff could advise on the best use of the land behind the school site in the event Council agrees to its purchase.

If Council approves of this proposal we would propose that the Catholic School Board be approached in order to discuss the proposal with them. If they agree with the proposal, negotiations would follow on the lease of Montfort School and the disposal of the other property. We would then return to City Council for approval of the lease agreement and the agreement for sale of the property.

We would recommend Council approval of this proposal.



R. Assinger  
F.C.S.S. Director

RA/rl

Attachment

cc: A. Wilcock, City Treasurer  
B. Jeffers, City Engineer  
D. Rouhi, Regional Planning Commission  
D. Wilson, City Assessor  
D. Moore, Recreation Superintendent

Proposal for  
Community Use of Montfort School

Prepared by:  
Family & Community Support Services Department  
City of Red Deer

For the consideration of the F.C.S.S. Board  
and Red Deer City Council.

November, 1981



Contents

1. Background
2. Location
3. Description of Facility
4. Community Organizations Interested in Proposal
5. Proposed Organizational Structure
6. Cost of Project
7. Summary of Points to be Considered in an Agreement
8. Sale of Land
9. Advantages of Proposal
10. Recommendations

Appendices

- "A" Area Map of North Red Deer
- "B" Floor Plan of Montfort School
- "C" Sanitary Land Fill Area Map
- "D" Map on Land to be Sold

### Background

In September, 1981 the Red Deer Catholic School District moved into St. Patricks Community School at the G.H. Dawe Centre. As a result of that move Montfort School, located at 61 Street and 52 Avenue, North Red Deer, has been vacated. The Catholic School Board has invited proposals on uses that could be made of the vacated facility. They are interested in retaining ownership for the following reasons:

- a) Possible future use of the facility by the School District.
- b) Historical significance of Montfort as the first Catholic School built in Red Deer.

The City of Red Deer through Family and Community Support Services has been investigating for the past year the feasibility of using Montfort School for accommodating non-profit community organizations. The F.C.S.S. Department had become aware that many smaller organizations are in need of improved office facilities. This facility could become a "community services centre" for North Red Deer. A facility in which many smaller community organizations are housed could offer many "joint-use" amenities that each of these organizations on their own would not be able to afford. For example, a coffee room and duplicating facilities would be extras in other office quarters. In this facility such amenities could be shared. Further, there may be other advantages to these organizations coming under one roof such as a common telephone system or a common receptionist.

### Location (Appendix "A")

Montfort School is located in North Red Deer west and south of the Village Shopping Centre. It is immediately adjacent to the Convent. The Knights of Columbus recently received approval to construct a club house and senior citizens self-contained apartments on their property abutting this property to the west. Two apartment buildings under construction and some single-family properties are located to the east of this property. In the near future 52 Avenue is scheduled for upgrading and will provide better access to the Montfort School site.

### Description of Facility (Appendix "B")

The facility is 13,834 sq. ft. in size made up of six classrooms, a library, staff room, two offices, a gym, stage, and miscellaneous storage rooms, mechanical rooms, and bathrooms. Of the total space, approximately 6,240 sq. ft. could be used for offices and the stage area for a large meeting room. The staff room could serve as a joint coffee room and a storage room could be used for duplicating machinery. The gym could be used for larger meetings or rented out for public use in the evenings and after hours.

### Community Organizations Interested in Proposal

A review was done of some of the agencies and service organizations that we knew were looking for office space in the community. It resulted in a long list of groups that are extremely interested in this proposal as follows:

Red Deer Adult Day Centre - need office space and group facilities.

Red Deer Family Service Bureau - interested in a small office on a part-time basis.

Observation Nurseries - interested in offering a parent child development program on a part-time basis.

St. Johns Ambulance - very interested in office space for four staff and use of gymnasium during the week.

Canadian Mental Health Association - interested in five or six offices.

Status of Women - interested in one office.

Recreation Department - possibly interested in one office.

Red Deer Action Group - interested in one office.

United Way - possibly interested.

Big Sisters - interested in office space.

Big Brothers - interested in offices for five or six staff and use of gym on occasion.

John Howard Society - interested in office space.

AID Centre - possible location

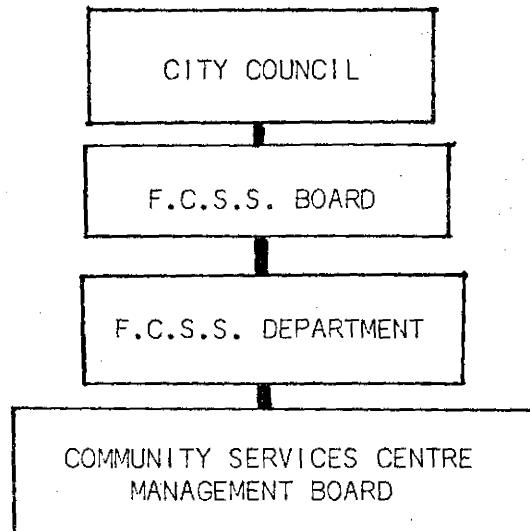
It is also quite possible that some of the space could be utilized for another day care facility in North Red Deer if the demand warrants it. Furthermore, we know there will be other community organizations and institutions that will be interested in using some space in Montfort School after they become aware that the City has acquired it.

### Proposed Organizational Structure

It is proposed that the existing Family & Community Support Services Structure be used to administer this project on behalf of the City of Red Deer. That is, the F.C.S.S. Board will set the policy for the operation of the project and this policy will be implemented by the F.C.S.S. Director. It is proposed that a management

board made up of representatives from the organizations renting space in the centre will carry out the policy of the F.C.S.S. Board, oversee the project on a daily basis, and recommend changes in the policy to the F.C.S.S. Board.

The structure proposed is as follows:



### Cost of Project

- a) Expenditures - there will be an initial capital expenditure in 1982 in order to cover renovations, lease improvements, improved parking, fencing, and interior furnishings and equipment for the common areas. It is proposed that a capital budget of \$100,000 be established for 1982.

For 1982 it is estimated that the operational cost for the facility will be as follows:

Taxes (payable as an office building)	6,800
Utilities (electricity and gas)	<u>9,000</u>
Total Operational Cost	15,800

- b) Revenue - It is proposed that those organizations renting space in the facility would pay a rent sufficient to recover the capital costs over a ten year period and the annual operating costs. In other words, this project will be self-financing. The determination of rental costs on an annual basis will be as follows:

For 1982:

\$100,000 capital cost amortized over 10 years at 16%	
= 20,100 per year	20,100

Taxes (payable as an office building) \$6,800 for 1982	6,800 <sup>28.</sup>
Utilities (electricity and gas) \$5,820 actual in 1980	<u>9,000</u>
Total Annual Cost	= 35,900

Using the rented space in the facility at 6,240 sq. ft., the annual cost per sq. ft. for 1982 is  $35,900 \div 6,240 = 5.75$  /sq. ft.

It is also anticipated that some additional revenue could be realized from the rental of the gym and other facilities. This revenue would reduce the charges to rental groups.

It is important to note that the City and School Board should not be interested in generating any profit from the use of this facility. Therefore, it is proposed that the City and School Board agree that any profit realized over and above the actual costs as noted above would be shared.

#### Summary of Points to be Considered in an Agreement

It is suggested that if Council agrees with this proposal that negotiations commence with the Red Deer Catholic School District to draw up an agreement for signatures of the City and the Catholic School Board. This agreement should contain the following main points:

- 1) That the City of Red Deer take over the operation of the total building and act as a landlord for any community groups wishing to use space in the facility.
- 2) That the City assume the full cost of renovations that are required to the building to meet fire regulations and to make the building suitable for the use as proposed.
- 3) That the School Board offer to the City a lease for a ten year period at no cost to the City.
- 4) That maintenance and caretaking costs of the facility during the lease period be a City cost.
- 5) That any changes to be made to the building require the prior approval of the School Board.
- 6) That there be an annual review of the arrangement and any profits made from subletting space in the facility are to be shared between the School Board and the City according to a mutually acceptable formula.
- 7) That the School Board agree to grant the City the right to purchase the building at the end of the lease period, or alternatively, grant the City first right of refusal to purchase the building at the end of the lease period.

The terms of the agreement will be worked out after this proposal has been considered and the proposed agreement would be returned to both the City Council and Catholic School Board for signing.

#### Sale of Land (Appendix "C" and "D")

The total area of the property in question is 3.93 acres. Allowing for a reasonable area in back of the school for outdoor space for the community facility, approximately 2.5 to 3.0 acres could be offered for sale by the School District. This area in question would be part of the negotiated settlement with the School District. They would prefer that the City of Red Deer purchase the land in question.

The City Engineering Department with the approval of the Catholic School District dug test holes to determine the suitability of the land behind Montfort School for development. Although strategically located, this area was a land fill site some 15 years ago and is of questionable valuable value for development purposes. It is proposed that following Council approval of this proposal, appraisals of the land be obtained and fair market value determined. A negotiated settlement between the City and the Catholic School Board would be done at the same time the lease of Montfort School was considered.

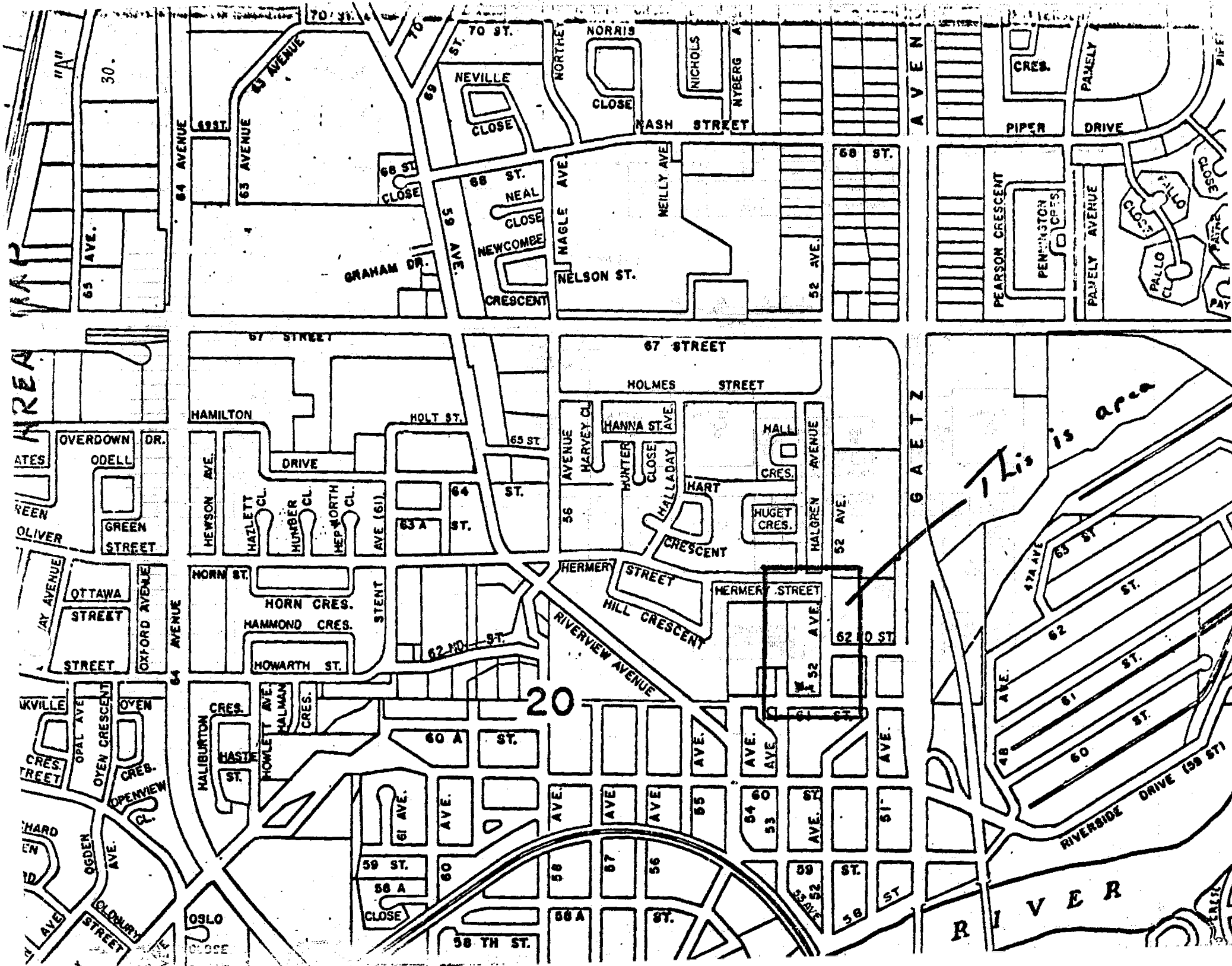
#### Advantages of the Proposal

- 1) The School Board is able to dispose of Montfort School for a ten year period.
- 2) The School Board benefits by the proceeds of the sale of the surplus land.
- 3) The City obtains a building to be used for community use at very little, if any, cost.
- 4) The City is able to offer space in the facility as a good-will gesture to support community service organizations providing valuable services in Red Deer.

#### Recommendations

The following are the recommendations for the consideration of the F.C.S.S. Board and Red Deer City Council. As a result of the foregoing report it is proposed:

- a) That the City of Red Deer by way of an agreement with the Red Deer Catholic School District lease Montfort School for a ten year period, make the necessary renovations to the facility, and sub-let space in the facility to non-profit community organizations.
- b) That this project be administered by the Family & Community Support Services Department under the direction of the Family & Community Support Services Board.
- c) That the City of Red Deer offer to purchase from the Red Deer Catholic School District at a mutually acceptable price that portion of the school property which is not needed for community use of the facility.



1954 MASONRY CONST		
PLAN NO 2331		
GROSS AREA 795 1 m <sup>2</sup>		
RM NO	CODE	AREA m <sup>2</sup>
1	GYM	180 0
2	MEC	9 1
3	GWR	12 0
4	BWR	12 0
5	J	2 5
6	CR	72 6
7	CR	72 6
8	CR	72 6
9	CR	72 6
10	MEC	14 4
11	STA	21 1
12	WC	2 0
13	S	2 0
16	INF	19 6
17	S	18 8
1968 MASONRY CONST		
PLAN NO 4102		
GROSS AREA 179 4 m <sup>2</sup>		
18	CR	72 6
19	CR	72 6
1972 MASONRY CONST		
PLAN NO 5188		
GROSS AREA 311 2 m <sup>2</sup>		
21	S	9 6
22	PRI	24 8
23	LIB	62 4
24	S	9 5
25	MEC	11 9
26	STA	61 6
27	S	10 2
28	S	15 8

WASHROOMS	BOY'S	GIRL'S
BASINS	2	2
WATER CLOSETS	2	3
URINALS	3	

RED DEER R.C. SCHOOL DISTRICT NO 17		
MONFORT SCHOOL		
SCHOOL BUILDINGS BRANCH		
date : APR 20/78	dwn by : J C	scale : 1 : 250
FLOOR PLAN AND SCHOOL DATA	CODE	sheet
	4473	?





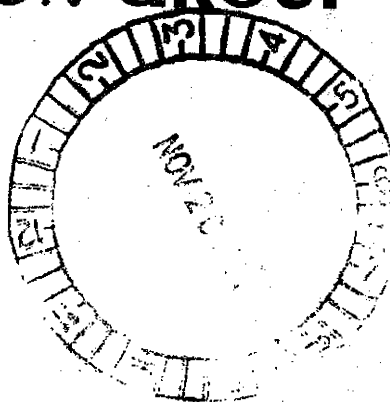


# RED DEER ACTION GROUP



4620 47 AVE.

Red Deer, Alberta



NOV.18/1982

34.

TO:

HIS WORSHIP the MAYOR and HONOURABLE COUNCIL MEMBERS,

C/O

RED DEER CITY HALL,  
RED DEER, ALBERTA.

Your Worship and Honourable Members, We are the Red Deer Action Group for the Physically Disabled, a non-profit, chairitable organization made up of disabled and non-disabled volunteers, dedicated to improving the quality of life available to the physically disabled citizens of Red Deer and area.

Recently we recieved a Canada Community Development Grant. This grant will allow us to hire 3 employees for a period of 46 weeks. The employees will be working on the development of accessable housing with support services, both for those with some serious physical disability, and for those persons who are dependently physically handicapped. They will be additionally involved with the area of improved public access and information. As you can see this program will provide a considerable community service to Red Deer and should have lasting results.

The problem we are facing is that while the grant provides funds for the purchase of office equipment, and for making an office partially accessable (ie. a ramp), it allows only a nominal sum for office rental (ie. enough for janitorial service). As we are a non-profit, chairitable group, we are not in a financial position to aquire office space via the commercial market.

If there is a spare room to be found in a building under city control, we would ask council if they would consider making it available to the Red Deer Action Group, Community Development Project, as an office space for a period of 46 weeks. The project can commence Jan. 4/1982 or Feb 14/1982 at our discretion.

Our exsisting office space at the Golden Circle is extremely cramped with its' present occupants, the bus dispatcher and program co-ordinator and there is no space for any additional occupants.

Sincerely;

BILL PEGG

*Bill Pegg*  
Program Co-ordinator

December 2, 1981

35.

TO: City Clerk

FROM: F.C.S.S. Director

RE: Office Space  
Red Deer Action Group

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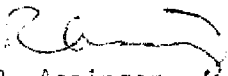
The following information is submitted to Council for their consideration when addressing the correspondence from the Red Deer Action Group.

The Red Deer Action Group is the organization responsible for administering the Citizen's Action Bus transportation service for the handicapped and the elderly. Our Department works very closely with this group on the transportation service. During our work with them we have become very impressed with the sincerity of their efforts and the involvement of their members in numerous activities to improve the quality of life for physically handicapped persons.

The Action Group has worked hard and has been successful in obtaining a grant to promote the development of accessible housing including support services for the physical handicapped. We feel that every effort should be made to assist them in this project.


Council is aware that we may be able to obtain Montfort School specifically for the purpose of providing office space and facilities to organizations such as the Red Deer Action Group. The only problem with this facility is that it may not be ready and available when the Action Group needs space. As a result, we would suggest that the Action Group commence this project at the later date of February 14, 1982 in the hopes that some space in Montfort may be available then. As an alternative, we would recommend that the Action Group be given temporary quarters in City Hall.

Submitted for the information of Council.

  
R. Assinger  
F.C.S.S. Director

RA/rl

1981 11 24



TO: CITY CLERK  
FROM: CITY TREASURER  
RE: CORRESPONDENCE FROM RED DEER ACTION GROUP

If Council want to assist the Red Deer Action Group the assistance could be by way of providing space in a City building (such as City Hall) or agreeing to subsidize rental in an office building.

If Council do decide to provide assistance there are a number of other organizations that could also be in need of assistance. Approving the request now before Council could set a precedent for other similiar requests.



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

AW/cp

November 23, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: RED DEER ACTION GROUP

There is presently some space on the third and fourth floor in City Hall that is not being used. However, I am not sure all of this space will be vacant for the period of time indicated by the above group. The timing for expansion will depend on Council's approval of upcoming budgets.



R. Strader  
Development Officer/  
Building Inspector

RS/lis

December 1, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: PROPOSAL FOR COMMUNITY USE OF MONTFORT SCHOOL

The F.C.S.S. Director is requesting Council approval to try and negotiate a lease for Montfort School and the possible purchase of surplus school land. The intention would then be to return to Council for approval of the lease agreement and purchase of the property.

The intention as I understand it is to sublease the building to non-profit community organizations. While I would consider the idea certainly has merit, no indication is given of what groups would lease the space.

It would be my recommendation that Council approve the proposal in principle subject to more information being provided at the time a lease agreement and agreement for sale of property is brought back to Council. The information should include:

1. Names of the non-profit organizations that would occupy the building.
2. Agreement of the organizations to pay the rents calculated to recover capital and operating costs.

It is my understanding the renovation costs could be \$100,000. It is unlikely this cost could be debentured and would have to be provided in the operating budget.



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

## THE CITY OF RED DEER



LANDLORD TENANT / ADVISORY BOARD  
 #5,4809A — 48th. AVENUE  
 TELEPHONE : 343-0410

RED DEER, ALBERTA  
 T4N 3T2

PROPOSED 1982 BUDGET  
 =====


Rent of Office located in Downtown Core	\$ 5,400.00
Advertising which is mainly to let the Public know the functions of the Office	700.00
Conferences: This represents payments to delegates of \$25.00 per day, in addition to reimbursement of expenses. Standardization: 2 conferences @ \$50.00 per day x 2 days. All Boards - 2 delegates, 2 conferences @ \$50.00 per day x 2.	600.00
Supplies - stamps, stationery, Xerox copies. Part of this is Inventory for Resale	500.00
Telephone - long distances charges	500.00
Staff Training and Development	200.00
Memberships - Board Members and AMSALTAB	115.00
Board Expenses - These expenses are for guests to the Board and meals	400.00
Maintenance Repairs	100.00
Staffing of office which will be the responsibility of the Board to hire the staff - 30 hours per week	8,500.00
Capital Equipment - chairs, tables, adding machine	<u>1,000.00</u>
TOTAL	<u>\$ 18,515.00</u>

Respectfully submitted to City treasurer and Members of the Red Deer City Council.

PETER MASSIE,  
 Budget Chairman,  
 Red Deer Landlord / Tenant Board.



1981 11 10



TO: CITY CLERK  
FROM: CITY TREASURER  
RE: LANDLORD AND TENANT ADVISORY  
BOARD 1982 BUDGET

Attached is the 1982 budget request. The subsidy requested of \$18,515 is significantly higher than the 1981 approved budget.

<u>1982</u> <u>REQUEST</u>	<u>1981</u> <u>APPROVED</u>	<u>\$</u> <u>INCREASE</u>
\$ 18,515	\$ 4,300*	\$ 14,215
* Does not include overexpenditure of \$1,700 approved.		

It is my understanding the board would like Council to consider the request at this time because they would like to commence the revised operation effective January 1, 1982.



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

AW/cp  
Attch.

Commissioners' comments

We are submitting the report concerning Montfort School, the request from the Red Deer Action Group and the Landlord & Tenant Advisory Board as one report for the following reasons.

The report concerning Montfort School indicated that relatively inexpensive facilities could be made available to various community groups. The Citizens Action Group and the Landlord & Tenant Advisory Board represent 2 possible tenants.

We recommend Council approve in principle the concept proposed by the F.C.S.S. Board, subject to:

- (1) This matter being reviewed with the overall City budget.
- (2) A further report being prepared by the F.C.S.S. Department for Council, confirming those community groups that would use the space, their ability to pay, and possible savings to be realized through sharing of common services e.g. telephone, secretarial services, etc.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

42.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

NO. 3

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

December 1, 1981

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

Dear Sir:

Re: Oriole Park  
Proposed Land Use Amendment  
By-law No. 2672/FF-81

I am enclosing herewith required land use amendment  
to create 24 single family lots in Oriole Park Subdivision.

City Council has already approved the design and type  
of housing. The lots are expected to be offered for sale  
in 1982.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

#### MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIR — TOWN OF LACOMBE  
TOWN OF OLDS — TOWN OF ROCKY MOUNTAIN HOUSE — TOWN OF STETTLER — TOWN OF SUNDRE — TOWN OF SYLVAN LAKE — VILLAGE OF AUX — VILLAGE OF BENTLEY  
VILLAGE OF BIG VALLEY — VILLAGE OF BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA  
VILLAGE OF ELMORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLENWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14  
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTEARTH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLER No. 6 — IMPROVEMENT DISTRICT No. 10

NO. 4

December 1, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Sanitary Landfill Site

Attached herewith is a report from Alberta Environment indicating the results of their testing for contamination or environmental damage at the Sanitary Landfill Site.

There were two (2) areas of major concern at the initiation of the study, and both were extensively described in the media.

The first item was the presence of methane gas in explosive concentrations. This report makes the following comments relating to this matter.

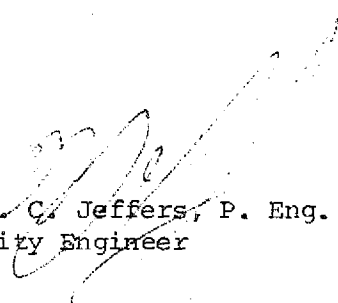
"On two occasions a combustible gas sensing device was used to check for the presence of combustible gases. No combustible gases were detected. There was some question as to whether the non-detection of combustible gases meant that no gas was being generated at the site or negative pressures in the sampling wells were greater than the pump limitations in the sensing device. In any event, gas monitoring will be continued."

The second area of concern was the possibility of contaminants leaching into the groundwater table and moving to the creek to the west, resulting in environmental damage. In this regard the report makes the following comments.

"The results of this preliminary investigation indicate that shallow groundwater is moving through the site and discharging into the creek. Although leachate of very strong concentration was present in the landfill it seemed to be confined to the landfill area. Groundwaters in the wells between the landfill and the creek exhibit some effect of leachate enrichment although the effect is minor. Monitoring at this site needs to continue on a regular basis."

This report is definitely positive in nature. The report indicates that testing should continue and the Engineering Department is certainly in favor of this.

We have received another letter relating to landfill operation. This letter is a response to correspondence from the City relating to the testing program and to guidance relating to the type of liquid materials to be accepted or rejected. A copy of this letter is also attached for the information of Council. We have had subsequent discussions with Environment staff relating to the operation of our landfill site and will continue to improve upon the operation.



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

BCJ/emg  
attach

**ENVIRONMENT**

Environmental Protection Services

403/427-6182

Earth Sciences Division

Telex: 037-2006, TWX: 610-831-2636

Oxbridge Place

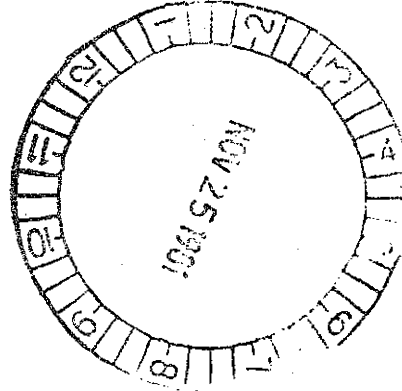
9820 - 106 Street

Edmonton, Alberta, Canada

T5K 2J6

November 20, 1981

Mr. Brian C. Jeffers, P. Eng.  
Office of City Engineer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4



Dear Mr. Jeffers:

Please find attached a copy of the initial findings of the monitoring program for the Red Deer Municipal Landfill.

It was found that a very strong leachate is being generated at this site. This strong leachate is mostly confined to the landfill area. Groundwaters leaving the landfill area have only a slight degree of contamination. It is believed that this limited contamination is not causing serious environmental problems but concern is great enough to continue the monitoring.

Yours truly,

L. J. McCracken  
Head  
Soils Branch

dm/eg

cc: Gene Leskiw, Waste Management Branch

In the spring of 1977 the Soils Branch conducted a brief investigation of the Red Deer Landfill. Two wells were installed in the completed sections of the site. Water samples collected from these two wells were highly contaminated. Dissolved inorganic parameters were in much higher concentrations than background concentrations. It was also determined that air samples from the two wells contained methane gas in concentrations of 19% and 45% by volume. Methane and air mixtures are explosive when percentage by volume of methane exceeds 5%. It was the recommendation of this investigation that monitoring of this site be initiated.

Monitoring of this site was finally initiated in the summer of 1981. Five watertable wells and three piezometers were installed at this site. Two of the watertable wells were installed east of the landfill area; one watertable well was installed in a completed section of the landfill; and the remaining two wells and three piezometers were installed west of the landfill area, between Piper Creek and the landfill (Figure 1). These wells were used to determine groundwater flow patterns and the extent of leachate contamination. The results of this primary investigation would be used to locate more wells and piezometers.

Data for the shallow groundwater system is presented in Table 1 and Figure 2. The direction of movement of the shallow groundwater system is west, with a hydraulic gradient of about 5 - 10%. The waterlevels in the piezometers indicate a slight upward gradient; which implies discharge into Piper Creek.

On two occasions a combustible gas sensing device was used to check for the presence of combustible gases. No combustible gases were detected. There was some question as to whether the non-detection of combustible gases meant that no gas was being generated at the site or negative pressures in the sampling wells were greater than the pump limitations in the sensing device. In any event, gas monitoring will be continued.

As mentioned earlier the direction of shallow groundwater movement is from east to west. The wells east of the landfill area, nos. 397 and 398, are up-gradient of the contaminant source. These will provide background

TABLE 1: Water Table Elevations - Red Deer

Well #	Ground	Top of pipe	Length	Piez tip	Sept 30/81		Oct. 20/81	
	Elevation	Elevation	Of Pipe	Elevation	Depth	Elev.	Depth	Elev.
393W	96.31	97.62	1.31	-	3.03	94.95	2.92	94.70
394p-II	98.93	100.01	1.08	92.83	5.27	94.74	5.30	94.71
394P-III	98.93	99.97	1.04	94.93	4.77	95.20	5.03	94.94
395P	98.53	99.53	1.00	92.43	4.38	95.15	4.70	94.83
395W	98.53	99.43	0.90	-	4.43	95	4.55	94.88
396W	103.91	104.99	1.08	-	9.41	95.58	9.28	95.71
397W	99.28	100.05	0.77	-	2.87	97.18	2.75	97.30
398W	96.67	98.65	0.98	-	3.34	95.31	3.20	95.45



concentrations. Samples from the wells affected by the landfill can be compared to samples from these unaffected wells.

Well 396 is located in the completed section of the landfill. Water samples from this well are highly contaminated (Table 2). Black, oily, smelly, leachate was pumped from this well. This well exhibits several leachate characteristics, such as: low pH, higher concentrations of most inorganic parameters, reducing environment (higher ammonium and a lower than expected sulfate), very high organic content (TOC and COD) and very high concentrations of some metals (iron, manganese and zinc). The presence of this very strong leachate was expected. A more important consideration is the possible movement of this leachate.

The wells and piezometers west of the landfill, 393, 394 and 395 were purposely placed down-gradient of the leachate source. These wells were used to identify leachate enriched groundwaters and consequently the movement of leachate from the landfill. The samples drawn from these wells show background levels for most parameters. Some indicators however point out that the groundwater has been affected by the contaminant source. Chloride, a very mobile ion in groundwater flow systems, was present in concentrations higher than background. The sulfate concentration was substantially lower than background concentrations. This indicates strong reducing conditions common to leachate affected groundwaters. Organic parameters (TOC and COD) were also higher in some cases. Leachate enriched groundwaters are leaving the site but only in low concentrations.

The results of this preliminary investigation indicate that shallow groundwater is moving through the site and discharging into the creek. Although leachate of very strong concentration was present in the landfill it seemed to be confined to the landfill area. Groundwaters in the wells between the landfill and the creek exhibit some effect of leachate enrichment although the effect is minor. Monitoring at this site needs to continue on a regular basis.

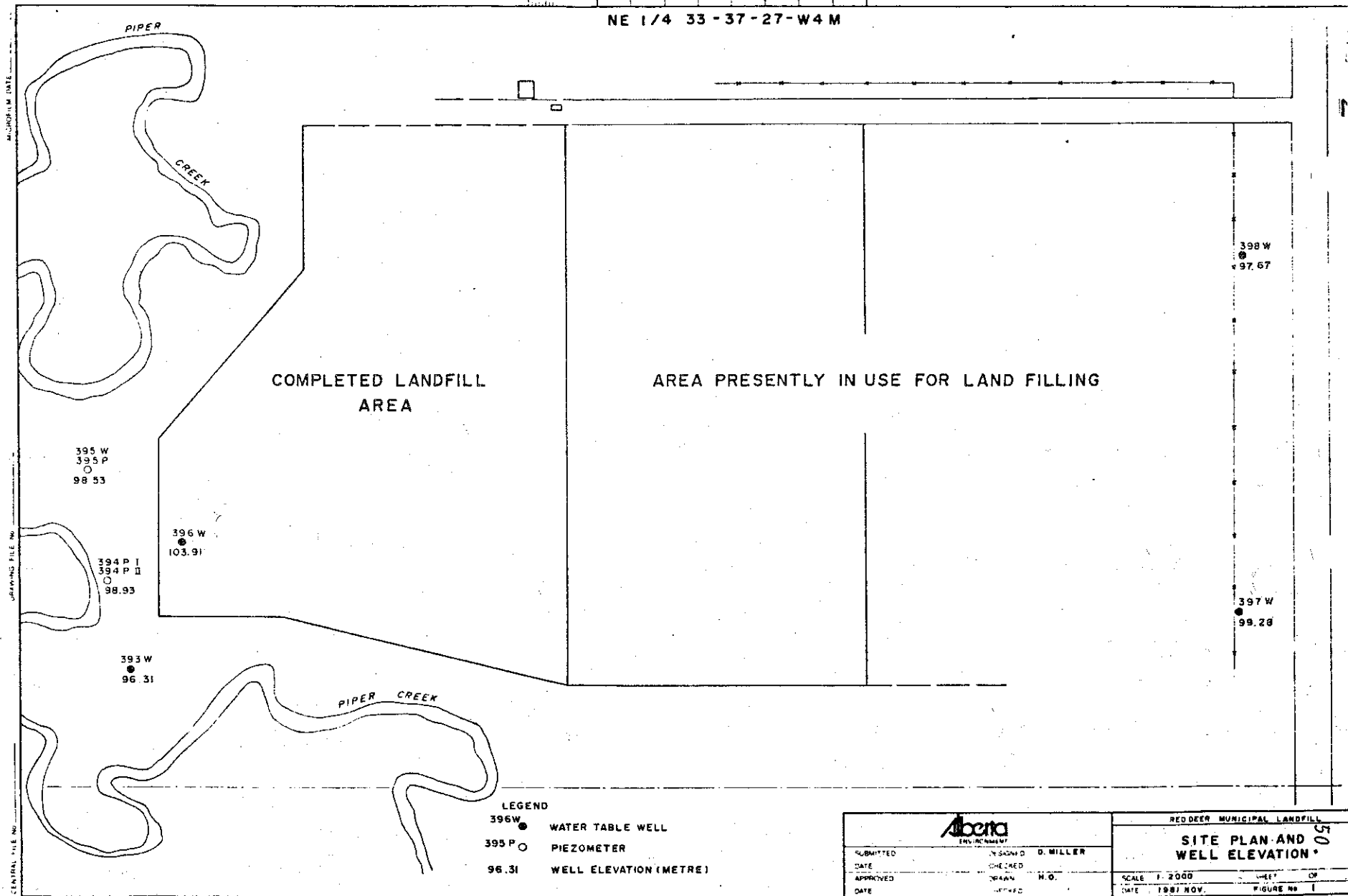
TABLE 2: Red Deer Landfill - Summarized Chemical Analysis for October 14, 1981

49.

Well #	393	394-II	394-III	395-P	395-W	396	397	398
<b>Field Data</b>								
Temperature (°C)	10.0	7.5	-	8.0	7.0	7.0	9.0	9.0
Electrical Conductivity (umhos)	1000	700	-	1000	650	12000	1160	1300
pH	7.1	7.1	-	7.2	7.2	6.0	7.3	6.9
Eh (mv)	+155	+125	-	+135	+130	+165	+150	+150
<b>Lab Analysis all parameters in ppm</b>								
<b>INORGANICS</b>								
Cl	35.5	56.7	-	119	329	2610	5.3	1.8
F	6.3	6.1	-	6.8	5.7	3.4	7.2	5.1
SO <sub>4</sub>	74.4	36.0	-	64.8	33.6	1560	552	629
HCO <sub>3</sub>	906	731	-	717	567	11200	606	713
Na	89.7	55.2	-	73.6	43.7	1390	235	205
K	4.3	5.9	-	5.9	4.7	232	5.1	6.7
Mg	94.8	73.2	-	84.0	60.0	930	73.2	81.6
Ca	94	122	-	112	90.0	2830	104	188
NO <sub>3</sub> -N	1.3	<0.1	-	<0.1	0.1	<0.5	<0.1	0.2
NH <sub>4</sub> -N	0.1	0.2	-	<0.1	0.1	223	0.1	0.1
Total hardness	630	610	-	630	475	10900	565	810
Total alkalinity	743	599	-	588	465	9182	497	584
Total Dissolved solids	1304	1086	-	1183	2425	23400	1588	1829
<b>ORGANICS</b>								
Total organic carbon	14	99	-	45	2	5590	13	10
Chemical oxygen demand	37	352	-	185	56	24446	93	56
<b>METALS</b>								
Cu	<0.1	<0.1	-	<0.1	<0.1	<0.1	<0.1	<0.1
Fe	1.5	3.1	-	0.2	3.1	970	1.7	3.6
Mn	<0.1	1.0	-	0.7	0.6	47.9	0.2	1.3
Pb	<0.1	0.1	-	<0.1	<0.1	0.2	<0.1	0.1
Zn	<0.1	<0.1	-	<0.1	<0.1	18.1	<0.1	<0.1

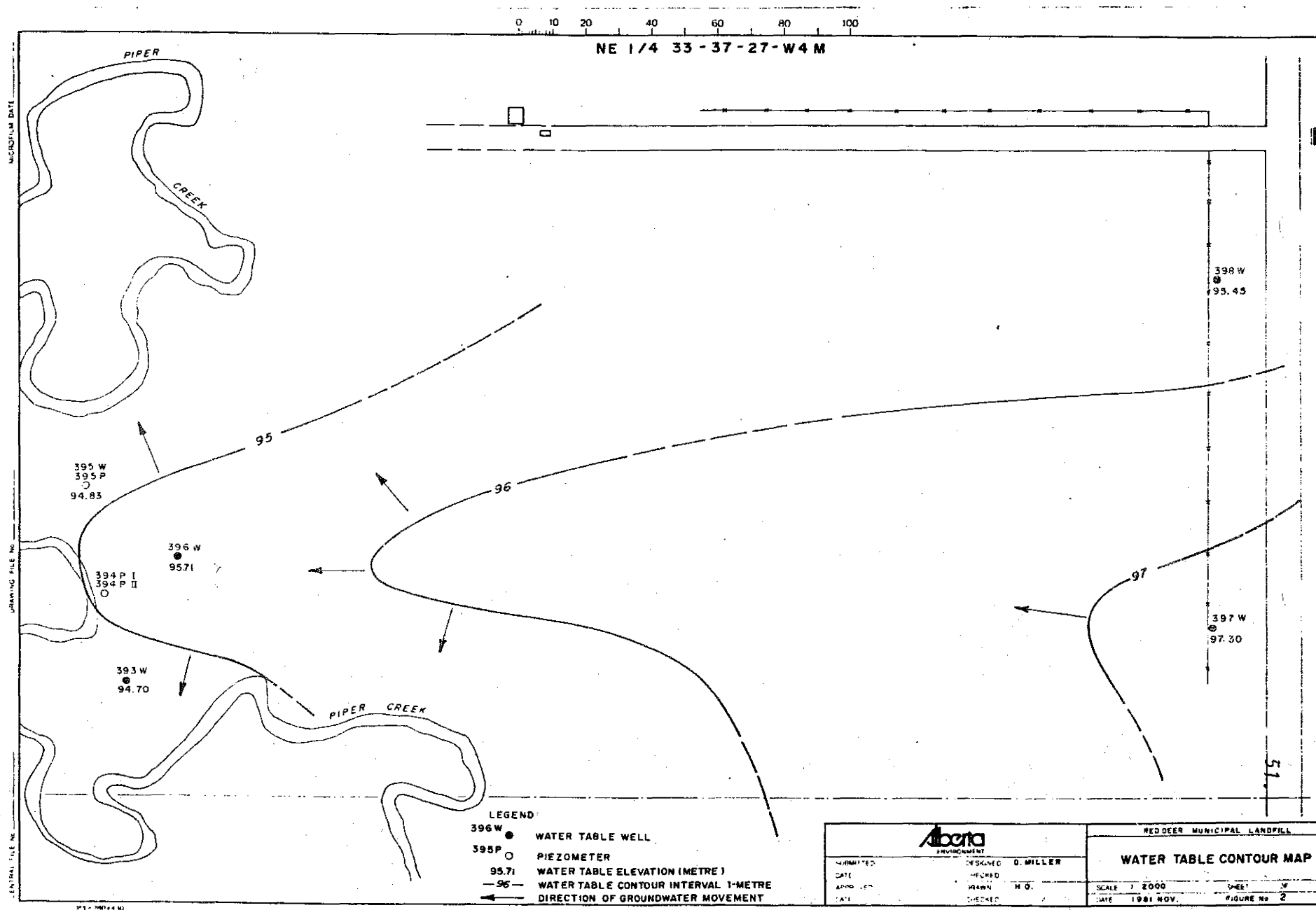
0 10 20 40 60 80 100

NE 1/4 33-37-27-W4M



Submitted		NSAWD	D. MILLER
Date		CHECKED	
Approved		DRAWN	H.O.
Date		CHECKED	

RED DEER MUNICIPAL LANDFILL	
SITE PLAN AND WELL ELEVATION*	
SCALE 1:2000	SHEET 1 OF 1
DATE 1987 NOV.	FIGURE NO. 1



## SOILS BRANCH DRILL HOLE LOG

52.

Land Location NE Sec. 33 Tp. 37 R. 27 W 4Date August 26, 1981 Supervisor Don MillerProject Red Deer Municipal LandfillTest Hole 393 to 398 inclusive.Test Hole 393

DEPTH (m) (ft.)	TEXTURE AND LITHOLOGY	MOISTURE CONTENT*
0.0 - .46 1.5	top soil, sandy, black	vm
.46 - 1.5 5	sand, clayey, grey/brown	s
1.5 - 2.7 9	sandy clay, gravelly interval, soft, light brown	s
2.7 - 4.6 15	sandy clay till, firm, blue/green bedrock of weathered sandstone layers, coal specs & other foreign matter	sm
4.6 - 6.1 20	clay till, firm-dense, grey, lots of foreign matter	sm

completion: watertable well, slotted 1.5 - 6.1 m bgl (below ground level)

394

0.0 - 0.6 2	dark brown sandy top soil	vm
0.6 - 1.7 5.5	clayey sand, soft, grey brown	s
1.7 - 3.0 10	firm clay, a little sandy, light brown	m
3.0 - 3.8 12.5	sand, clayey, soft, grey(strong odour)	s
3.8 - 4.6 15	weathered sandstone, firm, grey, chips of impurities	m
4.6 - 6.1 20	sandy clay, soft-firm, brown mixed with firm weathered sandstone, grey	m - vm

completion: piezometer 6.1 m deep, .53 m screen  
piezometer 4.0 m deep, .53 m screen\*Moisture Content: d(dry); sm(slightly moist); m(moist); vm(very moist)  
s(saturated)

<u>DEPTH</u> (m) (ft.)	<u>TEXTURE AND LITHOLOGY</u>	<u>MOISTURE CONTENT*</u>
<u>395</u>		
0.0 - 1.5 5	clayey sand, little cohesion, light grey/brown	m
1.5 - 3.0 10	sandy clay, soft, very pliable, light brown	m
3.0 - 4.6 15	silty clay, sticky, soft-firm	vm - s
4.6 - 4.9 16	sandy clay, soft, brown	s
4.9 - 6.1 20	a/a, interbedded with weathered b/r or stiff grey till, plenty of coal chips, pebbles	m - vm

completion: piezometer, 6.1 m deep, .53 m screen

<u>396</u>		
0.0 - 0.61 2	sandy clay, top soil	m
0.6 - 8.8 29	dark brown/black sandy clay, mixed with refuse of various degrees of degradation; wood, brick, rubber, etc. smelly	vm
8.8 - 10.7 35	silty or sandy clay	s

completion: watertable well, screened 3.0 - 9.1 m bgl

<u>397</u>		
0.0 - 0.3 1	top soil, dark brown, sandy	m
0.3 - 1.5 5	silty clay, firm, sticky, light brown	m
1.5 - 3.5 11.5	sandy clay soft-firm, sticky, light brown, a few small pebbles	m - vm
3.5 - 4.1 13.5	sandy clay, firm, dark brown	m
4.1 - 4.3 14	gravel interval	m
4.3 - 4.6 15	sandy clay, soft, dark brown	s
4.6 - 5.3 17.5	clay till, firm-stiff, lots of impurities	m
5.3 - 6.1 20	clay very sandy, dark brown, soft	s
6.1 - 7.6 25	clay till, firm-stiff, b/r chips, small pebbles	m

completion: watertable well, slotted 1.5 - 7.6 m bgl.

<u>DEPTH (m)</u>	<u>(ft.)</u>	<u>TEXTURE AND LITHOLOGY</u>	<u>MOISTURE CONTENT*</u>
------------------	--------------	------------------------------	--------------------------

398

0.0 - 0.3	1	top soil, sandy, brown	sm
0.3 - 1.5	5	silty clay, light brown firm-stiff	sm
1.5 - 4.0	13	a/a, soft, sandy	vm
4.0 - 4.3	14	sandy clay, soft	s
4.3 - 6.1	20	clay till, stiff, b/r chips, other impurities	m

completion: watertable well slotted 1.5 - 6.1 m bgl.

## Soils Branch Drill Hole Log

Land Location \_\_\_\_\_ Sec. \_\_\_\_\_ Tp. \_\_\_\_\_ R. \_\_\_\_\_ W. \_\_\_\_\_

Date November 21, 1977 Project Red Deer Landfill

Supervisor \_\_\_\_\_

Test Hole 77-C-629 77-C-630 to 77-C-631 inclusive.Test Hole 77-C-629 395 W

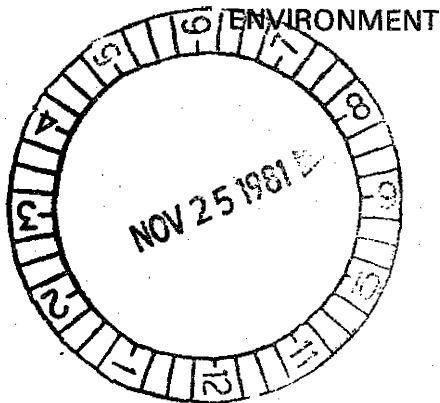
<u>DEPTH</u> (in feet)	<u>TEXTURE AND LITHOLOGY</u>	<u>MOISTURE CONTENT*</u>
0 - 4	topsoil and silty till mixture, medium-brown	moist
4 - 10	medium brown, silty till	moist
10 - 11	medium brown, silty till	very moist
11 - 14	sandy silty clay till	saturated
14 - 15	moist silty clay till with some saturated sand lenses, some coal chips present.	

Completion: a  
 15' PVC; 10' slotted; sand packed over slots  
 backfilled; bentonite seal



NOV 25 1981

56.



Environmental Protection Services

403/427-5868

Pollution Control Division

Telex 037-2006 TWX 610-831-2636

Waste Management Branch

Oxbridge Place

9820 - 106 Street

Edmonton, Alberta, Canada

T5K 2J6

November 18, 1981

Mr. Brian C. Jeffers, P.Eng.  
Office of City Engineer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Jeffers:

Thank you for your letter dated October 26, 1981 which outlines your understanding of our department's position regarding groundwater monitoring at the Red Deer landfill site. This item as well as liquids disposal at the site were the major items of discussion at the meeting of September 10, 1981

As you are aware, our department has installed a number of test wells at the west end of the site to obtain some preliminary water quality information adjacent to Piper Creek. The water chemical analyses do not show any deterioration of water quality in the shallow zone (except for one test well beneath the buried waste).

We are presently drafting a brief report on the preliminary findings and will make a copy available to you once it is completed.

We wish to continue monitoring at the site by implementing a more detailed program. Eventually, we are hopeful that your staff will collect the water samples and arrange to have them analyzed. You indicated that our department would be responsible for the analyses. We can only do this on a very limited scale and as such usually include those analyses necessary for spot surveillance and enforcement of legislation. As with other landfill facilities, we would expect the operator or authority to carry on with the monitoring program once we have implemented it.

As far as budgeting for the program, I would suggest that you provide funds commencing for year 1983. These funds would not be capital intensive at that time, but would provide for commercial water

Mr. B. C. Jeffers

- 2 -

November 18, 1981

quality analysis if the City is not equipped to do so. We could discuss this matter at your convenience. Our department does not provide financial assistance for this.

Regarding your concerns relating to operating policy for liquids disposal please be advised as follow:

- (1) The landfill should reduce the potential for leachate production and refrain from accepting any and all hazardous liquid materials until such time as the system integrity can be demonstrated.
- (2) All oily mud and water, drilling muds and jells, crude oil and water mixtures should be sent to a waste reclamation facility eg. Adka Oil Recyclers Ltd., Eckville or suitable equivalent.
- (3) all liquid heavy metals be rejected unless a treatment process has been applied.
- (4) waste acids and bases be neutralized by the generator prior to disposal.
- (5) all monoethanolamine (MEA) diisopropylamine (DIPA) and oxazolidone solution be rejected for a period of six months or until such time as a suitable method of disposal can be established.

Disposal of liquids naturally requires certain operational procedures. We suggest that trenches in the refuse be built and lined with clay material which would absorb and prevent rapid migration, very similar to Calgary's situation. Volume and type of liquids entering the site should be recorded. You have already recognized liquids disposal as a problem and it should take priority in your operations plan.

Please feel free to contact me if you have any questions or concerns regarding the aforementioned.

Yours truly,



Gene Leskiw, P.Geol.  
Waste Management Branch

GL/bjs  
c.c.. J. McCracken

Mayor's comments

The above is submitted for the information of Council.

"R. J. McGEHEE"  
Mayor

"M. C. DAY"  
City Commissioner

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

NO. 5

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

December 2, 1981

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

Dear Sir:

Re: Land Use By-law

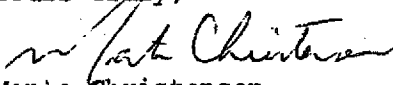
At the Municipal Planning Commission meeting of December 1, some concern regarding floor areas of duplexes in the R1A district, was raised.

It appears that the Land Use By-law requires that floor area of all duplexes in an R1A district be subject to the approval of the Municipal Planning Commission. Rather than bring all applications for duplexes to M.P.C., it was suggested that a maximum be established.

Discussions with the Development Officer indicate that the average duplex has a floor area of about 85 - 88 m<sup>2</sup>. With this in mind, it is felt that a floor area maximum of 90m<sup>2</sup> would accommodate most duplex proposals.

The attached amending by-law has been prepared for Council's consideration.

Yours truly,

  
Monte Christensen,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

MC/cc

c.c. R. Strader  
Development Officer

## MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIOSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIR — TOWN OF LACOMBE  
TOWN OF OLDS — TOWN OF 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 BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURN — VILLAGE OF DONALDA  
VILLAGE OF ELNORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLENWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14  
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLER No. 6 — IMPROVEMENT DISTRICT No. 10

Commissioners' comments

We concur with the recommendations of the Planning Commission.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

30 November 1981

TO: COUNCIL  
FROM: CITY CLERK

RE: PUBLIC HEARING - BYLAW 2672/BB-81

Council are hereby advised that at the request of the Red Deer Regional Planning Commission (reference is made to their letter of November 3, 1981, herewith attached) a proposed land use amendment has been advertised in respect to the aforementioned Bylaw and described below:

A public hearing for this particular Bylaw is scheduled for 7:00 p.m., Monday, December 7, 1981.

(1) Bylaw 2672/BB-81 - redesignation of lots 4 - 15 and 17-44, Block 14, Plan 802-2839, Gibson Close, Greenham Drive and Northey Avenue in the Glendale Subdivision from R2 = Residential (General) District to R1 = Residential (Low Density) District.

A copy of the Bylaw map is enclosed for the information of Council.

As of this date, no objections have been received pertaining to this aforementioned Bylaw.

"R. STOLLINGS"  
City Clerk

**Myland Holdings Ltd.**  
 your  
**homes Builder**

343-1800  
 No. 4b - 7819 - 50 Avenue  
 Red Deer, Alberta  
 T4P 1M8

November 24, 1981

Mayor R. McGhee and Council  
 City of Red Deer  
 City Hall  
 Red Deer, Alberta

RECEIVED  
 CITY OF  
 RED DEER

81 NOV 30 P 3:07

RECEIVED

Dear Mayor McGhee and Members of Council,

Myland Holdings Ltd. hereby officially requests, according to the form and procedures laid out to us by the city of Red Deer, that city council withdraw the rezoning bylaw on block 14 in Glendale Park Estates calling for the existing R2 zoning to be changed to R1. This would leave the present R2 zoning in place.

Myland has reapplied, under the strict definition of a basement suite, for building permits in accordance with the permitted use outlined under the existing R2 zoning bylaw. Our plans require no relaxations in any form and as a result of definite direction provided at city council on November 23, 1981, our firm has morally and financially committed to the production of these units, under the definition in the bylaw.

We feel that since approval will occur under the existing zoning, that it is imperative that city council prevent the rezoning of the lots in question.

We plan to be present at this next council meeting to further present our commitment and answer any further questions council may have.

Respectfully yours

*John Ferguson*  
 John Ferguson  
 Manager Planning  
 and Development

Myland Holdings Ltd.

*All 16 building permits were  
 issued Friday the 27th of Nov. 1981  
 and construction started Monday the 30th @ 8:am.*

Nov. 26, 1981  
RECEIVED

63.

'81 NOV 27 P2:22

CITY OF  
RED DEER

Mayor Bob McGee  
City Hall  
City of Red Deer  
Red Deer, Alta.

Dear Sir:

We wish to express concern regarding the proposed duplex development in Glendale subdivision by Myland Holdings Ltd. We are adamantly opposed to any changes in zoning by-laws that would permit any more density in population in Glendale, Aspen Heights, or Normandeau. The design of these areas does not accomodate the present density, as is evidenced by overflowing schools and traffic problems. To add to this congestion is ridiculous.

Changes in by-laws may be necessary in some older areas of the city. But Glendale is only 2 years old. Efficient planning at the outset should not require changes within a two-year period.

We feel that developers are not concerned with low income families, or with the area, but are trying to get away with a re-classification of by-law just to add to their own pocket books. We are already plagued with people defying other by-laws such as truck routes and speed zones, and protest any action from you that may create additional juggling of by-laws.

We believe that any activity in Glendale immediately puts more pressure on Nolan Street. To say that the construction vehicles or the residents will voluntarily use any other route is unrealistic.



If you and the members of city council are concerned with Red Deer residents, you should also be concerned with citizens who live on Nolan Street. It is a residential street that has become a nightmare. It is not conducive to family living, and the children in the area are in constant jeopardy.

City statistics tell of relatively few traffic mishaps on Nolan Street. They do not include the close calls that we as residents are aware of. Must one of those close calls turn into a statistic before something positive is done?

Sincerely yours,

*Mr. Carter Smith*  
*12 Nolan St.*

*Steve Clark*  
*123 Nolan St.*

*Irene Mosher*  
*11 Nolan St.*

*Janette Mosher*  
*71 Nolan St.*

c.c.

Dennis Moffat

Dan Lawrence

Larry Pimm

Irene Shandera

John Oldring

Jack Kokotailo

Claybyn Hood

Olly Webb

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

November 30, 1981

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

Dear Sir:

Proposed Land Use Amendment By-law 2672/GG-81  
Area South of Highway 11 and East of 64th Avenue  
Part of Edgar Industrial Park

Please be advised that the above noted area which is part of Edgar Industrial area, now being subdivided for industrial use.

This is City owned land and requires rezoning to I1, to allow the industrial development to take place in this area.

The required land use amendment is enclosed.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

Attachment  
Commissioners' comments

*Concur with the recommendations of the Planning Commission.*

*"R.J. McGHEE" Mayor*

*"M.C. DAY" City Commissioner*

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 8

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

November 30, 1981

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

Dear Sir:

By-law 2672/HH-81


Re: Proposed Land Use Amendment - Taylor Drive

The plan of subdivision to create Taylor Drive right-of-way was approved by the M.P.C. and the Regional Planning Commission. The plan designates the area left on both sides of Taylor Drive as Park or Reserve Districts (A2 - P1).

We recommend that City Council approve the proposed land use designation.

The required land use amendment is attached hereto.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

DR/cc

Commissioners' comments

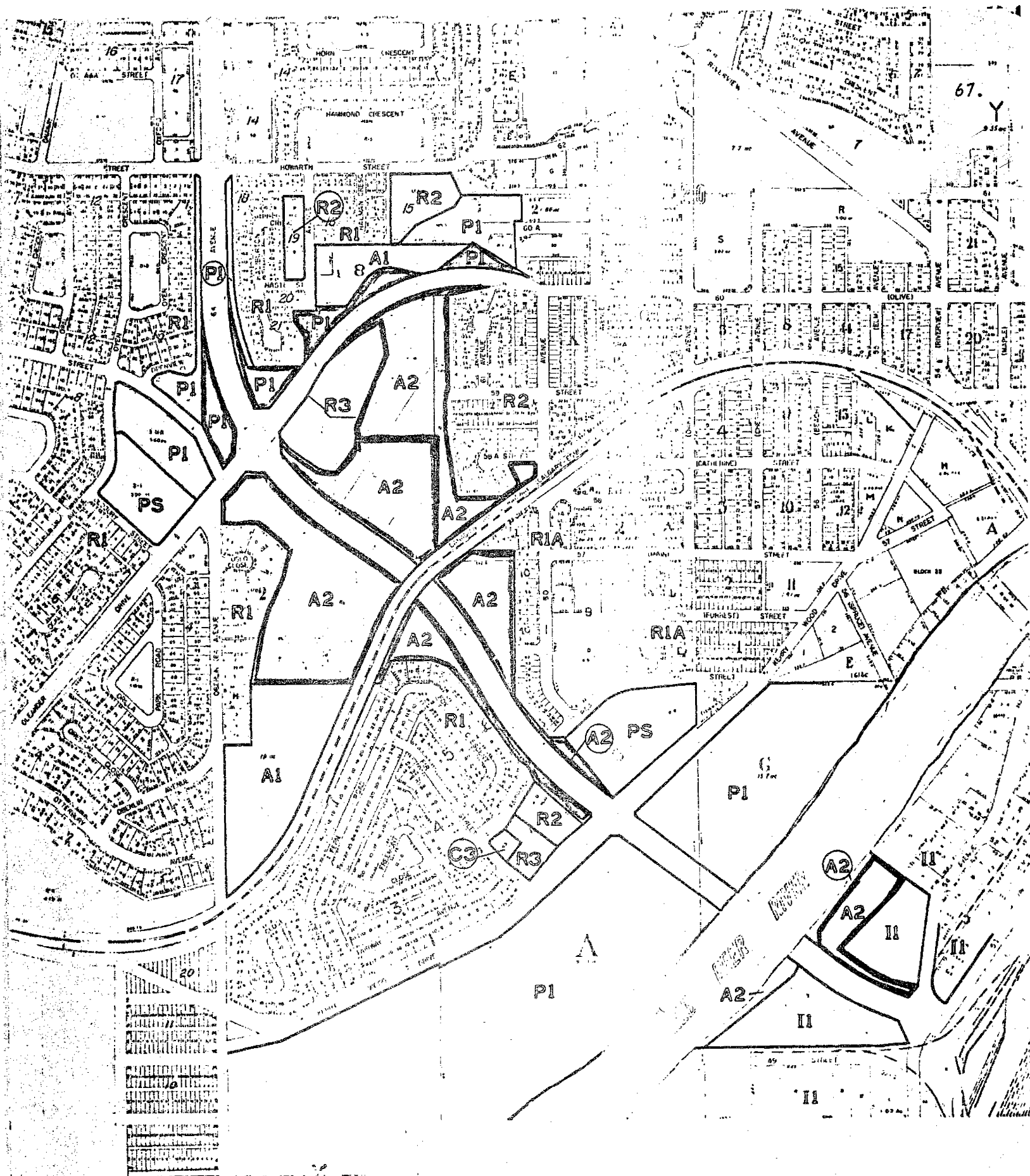
*Concur with the recommendations of the Planning Commission.*

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10



MAP NO. 22/81  
 (BY-LAW NO. 2672/HH-81)

Changed from A1 to A2 — a P1 — ,  
 from P1 to A2 — , and from I1 to A2 — .

NO. 9

November 30, 1981

TO: City Clerk

FROM: City Engineer

RE: Application of Sewage Effluent to Land - Rapid Infiltration  
Application of Sewage Sludge to Land

---

Council at their regular meeting of March 31, 1980 passed the following resolution.

"RESOLVED that Council of the City of Red Deer having considered report dated March 24, 1980 from the City Engineer regarding Application of Sewage to Land Infiltration Percolation Commissioning of Consultant, hereby approve the appointment of Reid, Crowther & Partners Ltd., and as recommended to Council March 31, 1980 by the City Engineer and City Commissioners."

This study was prompted as a result of a study prepared by Stanley Associates relating to the application of sewage to land; a report commissioned by the Alberta Fish & Game Association.

The report was completed and presented to the Engineering Department in July 1981. Subsequently it has been reviewed and discussed by the City and Alberta Environment.

The study addressed the possibility of applying municipal sewage to the land as a method of treatment, either as an alternative to existing methods of advanced wastewater treatment. It is probable that in the future, the City of Red Deer will be required to provide nutrient removal capabilities at our plant. This would probably be confined to phosphorous removal, although the possibility exists that nitrogen removal may also be required. It would appear that treatment of sewage through application to land is a viable alternative to Advanced Wastewater Treatment.

It is also possible that this method of treatment could be an alternative to secondary treatment, although this would have to be reviewed closer.

The report submitted by the Consultant is quite lengthy. The Engineering Department has attached the "CONCLUSION" and "RECOMMENDATION" portion of the

study to this report for Council's review. Copies of the complete report are available to any member of Council. Upon request, the Engineering Department will ensure a copy is delivered to whomever desires one.

69.

In summary the study concludes:

1. Application of sewage to land (R.I.) is a viable alternative to physical - chemical means of Advanced Wastewater Treatment (A.W.T) and should be considered when the City is obligated to go to a form of nutrient removal.
2. The lead time required to implement a Rapid Infiltration system is considerable and the City should endeavor to obtain as much notice as possible from the Province about any future requirement for nutrient removal.
3. A pilot plant ( $4.5 \times 10^6$  l/day), is not considered necessary or economically feasible. The concept of sewage application to land in Canada and especially Alberta is new, but enough information is available that experimentation on a small scale is not a requirement. The two (2) sites selected as being the more favorable, are some distance from the City (approximately 4.5 miles north west of City) and the economics of constructing the pumping stations and pipelines required plus procuring the land are not attractive.
4. A considerable amount of further study and investigation would be necessary prior to choosing R.I. as a full scale treatment method.

Submitted for the information of Council.

#### APPLICATION OF SEWAGE SLUDGE TO LAND

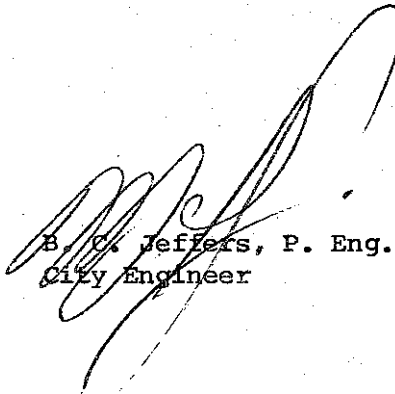
As Council is aware, the City awarded a contract in 1981 for the application of sludge to land. This contract is now complete. The application was carried out very smoothly with <sup>out</sup> any significant problems. Alberta Environment were involved actively in the project and supervised the placement of the sludge at different application rates in test plots. This will assist in determining the optimum rate of application in the future. The farmer involved, Mr. G. Hazlett, was very co-operative and seemed generally pleased with the operation to date. The crops will be observed closely next year to determine the benefits derived from the application. Should these benefits be appreciable, the City and the Consultant involved will review the economics of the options open to us and decide upon a course of action to be recommended to Council. These options include:

1. Continue to place sludge in lagoons constructed on the site as in the past. The advantage to this is that the cost of lagoon construction would be included in the capital cost of sewage treatment plant construction and therefore eligible for cost sharing. The obvious disadvantage is that we are using up valuable land for sludge storage that will ultimately be required for future expansion. Secondly, we are not utilizing a product that has value.

2. Contract for the removal of sludge as required from the existing cells. The advantages are we probably would not have to construct additional cells for storage and we are utilizing a resource. The disadvantage is that this becomes an operational procedure and accordingly not eligible for funding.
3. Purchase our own equipment and apply sludge to land with our own forces. The advantages to this alternative are that the purchase of the equipment may be eligible for funding and, again we are using a resource. The disadvantage is that we would have to schedule this operation with City forces whenever application proceeds.

A thorough analysis of the above options is not yet complete. This matter will be brought to Council in the future for their consideration and guidance when more information is available.

Attached for the information of Council is a brief summary of the project, submitted by the Consultant, Reid, Crowther & Partners.



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

BCJ/emg



Reid, Crowther & Partners Limited

Room 133, 4919 - 59th Street, Riverside Plaza, Red Deer, Alberta, Canada T4N 6C9 Telephone 343-2346



71.

PLEASE REFER TO FILE NO.

5670 - 4(a)

November 24, 1981

City of Red Deer  
4914 - 48th Avenue  
Red Deer, Alberta

Attention: Mr. B.C. Jeffers, P. Eng.

Dear Sir:

Re: Sludge Disposal to Land  
Project Report

On September 14, 1981, City Council awarded a contract for the disposal of sanitary wastewater sludge by the injection method of disposal. The contractor awarded the project was Doran Silo Ltd. of Red Deer at a tendered price of \$145,300.

The contractor commenced the agitation of the sludge on September 28, 1981 and began the injection operation on October 3, 1981. A total of 9,276 cubic metres was removed from the winter sludge holding cell and disposed of by injection. The contract was completed on November 10, 1981 at a final contract price of \$145,421.00.

Weather problems caused the loss of 21 working days and a conflict between this project and the reconstruction of 77th Street caused the contractor to increase the length of his haul route by taking Riverside Drive in lieu of 77th Street. Doran Silo Ltd. worked double shifts to make up for the time lost to weather.

The sludge disposal project was monitored by Alberta Environment with their Lethbridge laboratory taking samples for testing. A copy of the chemical analysis will be forwarded upon receipt.

Several test plots were located on the disposal lands for monitoring over the next several years in order to determine the beneficial and/or harmful effects of this method of disposal of wastewater sludge. This monitoring is being undertaken by Alberta Environment.

.... 2



Mr. B.C. Jeffers, P. Eng.  
November 24, 1981  
Page Two

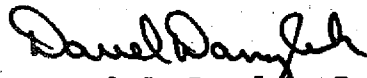
72.

The land owner, Mr. Geoff Hazlett, has been most co-operative throughout the project and provided valuable input.

Finally, we have now commenced an economic analysis comparing this method of disposal with lagoon disposal and comparing the contract method of disposal versus a City-operated system. The results of our analyses will be forwarded to you upon completion.

We trust you find the above summary informative and should you require any additional information, please feel free to call us.

Yours truly,



Darrel J. Danyluk, P. Eng.

DJD:ljp

Encl.

cc: D. Spink

## 8. CONCLUSIONS

From the work carried out for this preliminary phase of considering the feasibility of an RI system for the City of Red Deer the following conclusions have been drawn:-

- RI appears to be a technically feasible and economic method of advanced wastewater treatment;
- operational difficulties are not foreseen under the Red Deer conditions. This includes winter operation, provided normal safeguards for depth of bury of pipelines, etc. were to be taken and assuming the system would operate within normal parameters (eg. application rates, etc.) used at other operating installations;
- based on the available information and its evaluation there appear to be at least two potential sites on which RI could be implemented to deal with the  $70 \times 10^6$  L/day flow on which this study has been based;
- there are indications that the potential sites could be suited to RI without the need for extensive improvement of the natural drainage characteristics by artificial means (eg. recovery wells). More detailed investigations would be required to define this precisely, although it is not anticipated that drainage improvements, if required, would be a limiting factor to implementation of an RI system;
- a pilot operation is not felt necessary to prove the feasibility of the basic process as there is sufficient data available from operating installations to show this is the case already. Any pilot operation should preferably be carried out on land intended to be used for a full scale operation - this would provide useful data for accurately determining the actual degree of treatment being obtained, flow characteristics, etc. for use as a data base for the full

scale implementation, land acquisition, etc.. In the Red Deer situation where the potential sites are some distance from the sewage treatment plant, the practability of implementing a pilot operation with small pipelines, etc. does not appear justifiable on economic grounds. Similarly it was concluded that a small scale pilot operation on the sewage treatment plant itself was not a worthwhile exercise - this should be reviewed if the project were to proceed to more detailed investigations (eg. if these were to indicate there could be winter operational problems which are not foreseen at this time);

- on the basis of the estimated costs developed for implementing RI at Red Deer and comparing this with an AWT plant capable of producing a similar standard effluent, RI can be considered a viable and economic alternative. It should be borne in mind that this comparison involves a sophisticated AWT plant for nitrogen and phosphorus removal. The attractiveness of RI would diminish if the effluent standards required were to be such that a less sophisticated AWT plant could be considered (eg. phosphorus removal only);
- a disadvantage of RI is that it would need significantly more planning, technical study and a comprehensive public acceptance program. Due to these factors a long lead time would be involved for full scale implementation;
- the question of public acceptance is felt to be of paramount importance, particularly as the potential sites are not located within the City itself. If RI were to be pursued further a comprehensive public participation program should be implemented to assess whether there will be strong opposition to implementation of RI by the public;
- implementation of RI at Red Deer would represent the first operating installation in Alberta. If it were proceeded with full scale for  $70 \times 10^6$  L/day, the overall operation would be a major one compared with the other operating installations. Although technically feasible, a more limited size operation would seem preferable for initial use in the Province.

If it were decided to proceed further with detailed investigations the above conclusions should be reviewed as more detailed information becomes available. 75.

#### 9. RECOMMENDATIONS

Although the use of RI in the Red Deer situation appears to be a technical and economic alternative and potential sites for its implementation have been identified, it is nonetheless difficult to make firm recommendations for proceeding further. The principal reason for this is that at this time it is not known when, and if, the final effluent standards for the City effluent discharge into the Red Deer River will be changed to include nutrient removal. Obviously if only primary and secondary treatment were to continue to be the requirement there would be no need to implement RI or any other form of nutrient removal. In addition to the time frame for possible change in effluent standards, the question of how they will change is of fundamental importance. If nitrogen and phosphorus removal were required, RI would be an attractive alternative to other processes, although this attractiveness would reduce if only phosphorus removal were to be required.

Under normal circumstances a decision could be deferred until such time as the effluent standards were to change and then modify the sewage treatment plant accordingly to achieve the required effluent standards. In the case of RI the situation is somewhat different. With the passage of time land use changes and development place increasing restrictions on land availability. Also implementation of RI involves a comprehensive public participation program and a long lead time for land acquisition, etc.. To defer a decision is therefore somewhat self defeating in the case of RI.

It is recommended that the question of likely changes to the effluent standards and their time frame be considered in more detail in conjunction with Alberta Environment. When these aspects are known in more definitive terms a decision can then be made on how to proceed.

Assuming there is a likelihood of the effluent standard requirements changing in the near future, there could also be merit in proceeding with some form of public participation program immediately with a view to identifying what the public reaction is likely to be to a RI implementation proposal.

The foregoing recommendations should be read in conjunction with the covering letter accompanying this report which relates to relevant supplementary work carried out after the main study was completed.

All of which is respectively submitted.



P. Cairns, P. Eng.  
Project Manager

Commissioners' comments

*The above is submitted for the information of Council.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
Commissioner

NO. 10

December 2, 1981

TO: City Clerk  
FROM: City Engineer  
RE: West Yard Gas Pump, Kiosk and Yard Improvements

Please place the following information on the Council agenda for their consideration.

On June 22, 1981 City Council approved a total expenditure of \$56,790 for the gas pumps and kiosk construction and \$40,000 in the 7 Year Plan for yard improvements.

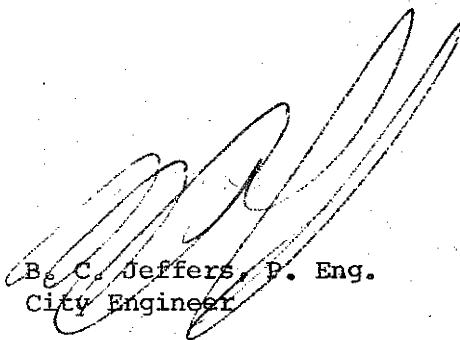
We have estimated our final costs to be \$105,780 which is \$9,000 or 9.3% over budget. The over expenditure was a result of more excavation and that resulted in more preparation work prior to paving, longer hoses required for the gas pumps and repairs to the storage tanks which we are still negotiating on with the supplier.

We recommend the over expenditure be charged as follows:

Equipment Plan	\$ 5,000
7 Year Plan	\$ 4,000

This has been discussed with the City Treasurer.

Respectfully submitted.



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

PEG/emg  
cc - City Treasurer

Commissioners' comments

The City Treasurer has indicated that surplus funds are available in the 1981 Seven Year Plan and 1981 Equipment Purchases and the over-expenditures shown could be charged to those accounts as recommended.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

November 30, 1981

NO. 11

TO: CITY CLERK  
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR  
RE: BYLAWS DEPARTMENT

Could your department arrange to place the following matter before City Council at their next meeting.

One of the Bylaws vehicles, a 1976 Pontiac Acadian, was damaged in a traffic accident to the extent it is no longer available for use. In order to keep our schedule with delivering summonses, responding to complaints and coin pickup from the meters, we request Council approve an expenditure of \$7500.00 to allow us to purchase a new vehicle. Some of this cost may be charged to insurance from the driver of the other vehicle depending on the outcome of court actions.

The loss of this vehicle has resulted in problems with coin pickup from the meters and in checking parking meters in the areas such as the A.M.A. parking lot and 43 Street. It is also used as a backup vehicle for delivering summonses, street sweeping and snow removal.



RYAN STRADER,  
Development Officer &  
Building Inspector

RS/gr

Commissioners' comments

*We concur with the recommendations of the Development Officer to be charged as an over-expenditure of the 1981 Parking Budget.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



1981 12 02

NO. 12

TO: City Council  
FROM: City Assessor

RE: 1981 Tax Sale

Further to City Council's resolution of September 14, 1981, may we advise that of the seven properties involved, six paid the outstanding taxes and were removed from the sale.

The property legally described as Lot 13, Block 43, Plan 2886 TR (76 Wright Avenue) was offered for sale with no bids received. The property owner will be advised in accordance with the Tax Recovery Act and if payment of taxes are not received within one year the City will apply for title.

Respectfully Submitted,



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

Commissioners' comments

The above is submitted for the information of Council.

"R.J. McGHEE"  
Mayor

"M.C. DAV"  
City Commissioner

1981 12 01

NO. 13

TO: City Council

FROM: City Assessor

RE: 1982 Residential Lot Projections

Further to the City Council meeting of November 9, 1981, wherein we indicated a further report on lot projections would be forthcoming, we hereby submit the following report.

INDEX

S.W. - Single Wide	S.F. - Single Family
D.W. - Double Wide	S.D. - Semi Detached
4P - Four Plex	M.F. - Multiple Family
U - Units	

A. City Subdivisions

## 1. Lots for sale as of November 19/81 (serviced)

S.W.	D.W.	S.F.	S.D.	4P	M.F.
6	7	57	7	-	42
(14 U)					

## 2. Lots being serviced

S.W.	D.W.	S.F.	S.D.	4P	M.F.
-	-	352	28	18	4
(56 U) (72 U) (198 U)					

The above figures include Rosedale Stage 4 consisting of 128 single family, 13 semi-detached and 1 (52 U) multiple family, which we are recommending not be finalized for sale until 1983, unless the demand situation changes.

B. Vacant Lot Survey - City and private subdivisions as of November 24, 1981.

	S.W.	D.W.	S.F.	S.D.	4P	M.F.
City *	6	7	146	26	-	91
Private	-	-	377	19	21	624
	<u>6</u>	<u>7</u>	<u>523</u>	<u>45</u>	<u>21</u>	<u>715</u> U
				(90 U)	(84 U)	

C. Private Developers Projections

A telephone survey resulted in the following summary from the private sector - these figures are very preliminary

\* This includes those lots sold by the City but not built on.

and subject to change depending on the economic conditions during the year.

S.W.	D.W.	S.F.	S.D.	4P	M.F.
-	-	238	104	18	397 U
			(208 U)	(72 U)	

It should be noted that multiple family development includes apartment types as well as townhousing.

D. Summation of Vacant Lots and Lots to be Serviced

	S.W.	D.W.	S.F.	S.D.	4P	M.F.
Vacant	6	7	523	45	21	715 U
				(90 U)	(84 U)	
City To Be Serviced	-	-	352	28	18	4
				(56 U)	(72 U)	(198 U)
Private To Be Serviced	-	-	238	104	18	377 U
				(208 U)	(72 U)	
	6	7	1,113	177	57	1,290

E. Deer Park

The Administration recently held a meeting to discuss the timing of our 1982 and 1983 programs as they relate to residential areas. At this meeting it was recommended that the City Land Department proceed with the survey and registration of the NW¼ 11-38-27-4, being part of the area described as Deer Park.

It was further agreed that the Engineering Department should also be proceeding with the inhouse designing of subdivision servicing and any necessary site clearing involved.

A review of the Rosedale area substantiated the need to start a major project at least two years in advance of proposed needs.

We respectfully request Council's permission to proceed as indicated.



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

Commissioners' comments

The attached report indicates the projected availability of serviced lots for the balance of 1981 and 1982. As a result of the recent slowdown in economic activity, it would appear that there is an adequate supply for 1982. We would concur with the recommendations of the City Assessor that Council approve completion to the end of the design stage of the Deer Park Subdivision. This action will result in:

- (a) a supply of serviced lots
- (b) a supply of lots being serviced
- (c) a supply of lots ready to be serviced and
- (d) a supply of lots in the design stage, thus enabling us to better react to the market demand as circumstances dictate.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

December 3, 1981.

NO. 14

TO: City Council  
FROM: Parking Commission

RE: Parking Lot Extension/Gehrke Property

As Council is aware, the City has purchased the Gehrke property which is located south of Sports World. This property has been improved to the gravelled stage for parking purposes.

At the Parking Commission meeting held on Wednesday, December 2, 1981, it was unanimously agreed that five hour meters be installed to provide for long term parking. The decision of the Parking Commission in this instance is submitted to Council for approval including ratification of all work undertaken on this property to date.

Respectfully submitted,



R.L. Dale, Chairman  
Red Deer Parking Commission

CS/ds

NO. 15

December 3, 1981.

TO: City Council  
FROM: Parking Commission

RE: Parking Metre Request - 54 Street/48 Ave. to 49 Ave.

The attached request from James R. McPherson requesting metres on 54 Street between 48 and 49 Avenues, and the report dated November 24, 1981, concerning said request, from the City Engineer, were considered by the Parking Commission at its meeting held on Wednesday, December 2, 1981.

At the aforementioned meeting, the Parking Commission agreed to recommend to Council of the City of Red Deer that the one-way system on 54 St. & 53 St. be extended between 48th and 49th Avenues. In addition, the Parking Commission is recommending that parking be allowed on both sides of the streets with two hour metres being installed along the south side of 54 Street.

With reference to the telephone survey being conducted in the report from the City Engineer, the Parking Commission were advised that of the 17 property owners surveyed, 11 indicated in the affirmative for the one-way system, one negative and five were unable to be contacted.

The above is submitted to Council for consideration and ratification.

Respectfully submitted,

  
R.L. Dale, Chairman  
Red Deer Parking Commission

CS/ds

**McPHERSON & L'HIRONDELLE ASSOCIATES**

4821 - 54 STREET . . . RED DEER, ALBERTA, T4N 2G5  
(403) 343-6640

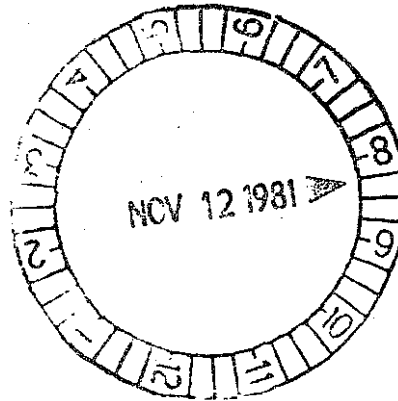
86.

**JAMES R. MCPHERSON, CLU\***  
**GARY A. L'HIRONDELLE**

1300 ROYAL BANK BLDG. . . EDMONTON, ALBERTA, T5J 1X7  
(403) 428-1033

**NEW YORK LIFE INSURANCE COMPANY**

November 9, 1981



Mr. Bob Stollings  
City Clerk  
City of Red Deer  
Red Deer, Alberta

Dear Sir:

Please place our following concerns on the next Parking Commission agenda.

It would be appreciated if the parking commission would consider placing 1 hour or 2 hour meters on the existing stands in front of our office. We are located on 54 Street between 49 Avenue and 48 Avenue. At the moment, there are 5 separate business establishments on this block as well as a 3 story walk up apartment. In light of the fact that we are so close to the downtown core, we find that vehicles park in front of our establishment early in the morning and stay all day, obviously preventing clients and customers the opportunity of parking near by for business purposes.

Your consideration in this matter would be greatly appreciated.

Yours truly,

A handwritten signature in dark ink, appearing to read 'J. McPherson', written over a horizontal line.

James R. McPherson

JRM/mem

November 24, 1981

TO:        Parking Commission  
FROM:     City Engineer  
RE:       Parking Meter Request  
          54 Street - 48 Avenue to 49 Avenue  
-----

The request for placement of meters of short duration has been reviewed by the Engineering Department.

This request, we believe, is a reflection of an expanding downtown core and increasing parking demand.

To provide our overview we would offer the following comments. 54 Street, between 48 Avenue and 49 Avenue exists as a thirty (30) foot carriageway. Parking is presently allowed on the south side only because of the narrowness of the roadway. To the west of 49 Avenue, 54 Street is a one way west roadway. Parking is allowed on the south side only. In both cases the parking spaces are virtually one hundred percent (100%) occupied. 53 Street, between 48 Avenue and 49 Avenue, is a thirty (30) foot carriageway with parking allowed on the north side only. 53 Street between 49 Avenue and Gaetz Avenue is a one way east roadway. Again, virtually all parking spaces are utilized.

The Engineering Department recognizes three (3) alternatives for the Commissions consideration.

REFUSE THE REQUEST - The area is presently used by long term parkers, possibly people working in the downtown core. Refusing the request would allow these people to continue parking. Customers of the businesses on 54 Street could be very hard pressed to find parking if off street parking is not provided by the businesses.

GRANT THE REQUEST - Place meters along a portion of, or, all of the south side of 54 Street. Eighteen (18) metered stalls could be provided along the south side. This will accommodate the short term parkers or customers, but will force people to park even further away from the downtown core.

ONE WAY SYSTEM - The Commission could consider the extension of the one way system on 54 Street and 53 Street between 48 Avenue and 49 Avenue. This would provide a one way west route on 54 Street between 48 Avenue and Gaetz Avenue and a one way east on 53 Street of the same length.

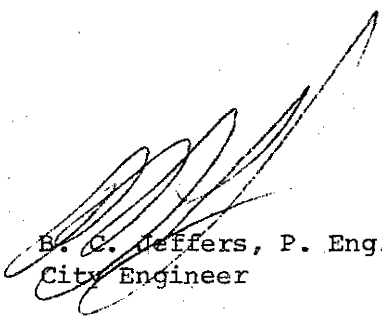


Converting 54 Street to a one way road would allow for the placement of parking along both sides of the street. This could also apply to 53 Street. The Commission could then possibly answer the concerns of both factions - the short term and the long term parker. One side of the street could be left as free parking and the other side, or a portion of it, could be metered. We would recommend two (2) hour meters. 88.

As we indicated previously, the present parking stalls are virtually one hundred percent (100%) occupied. If we are able to increase significantly, in fact, almost double, the number of stalls, a benefit to parkers must result.

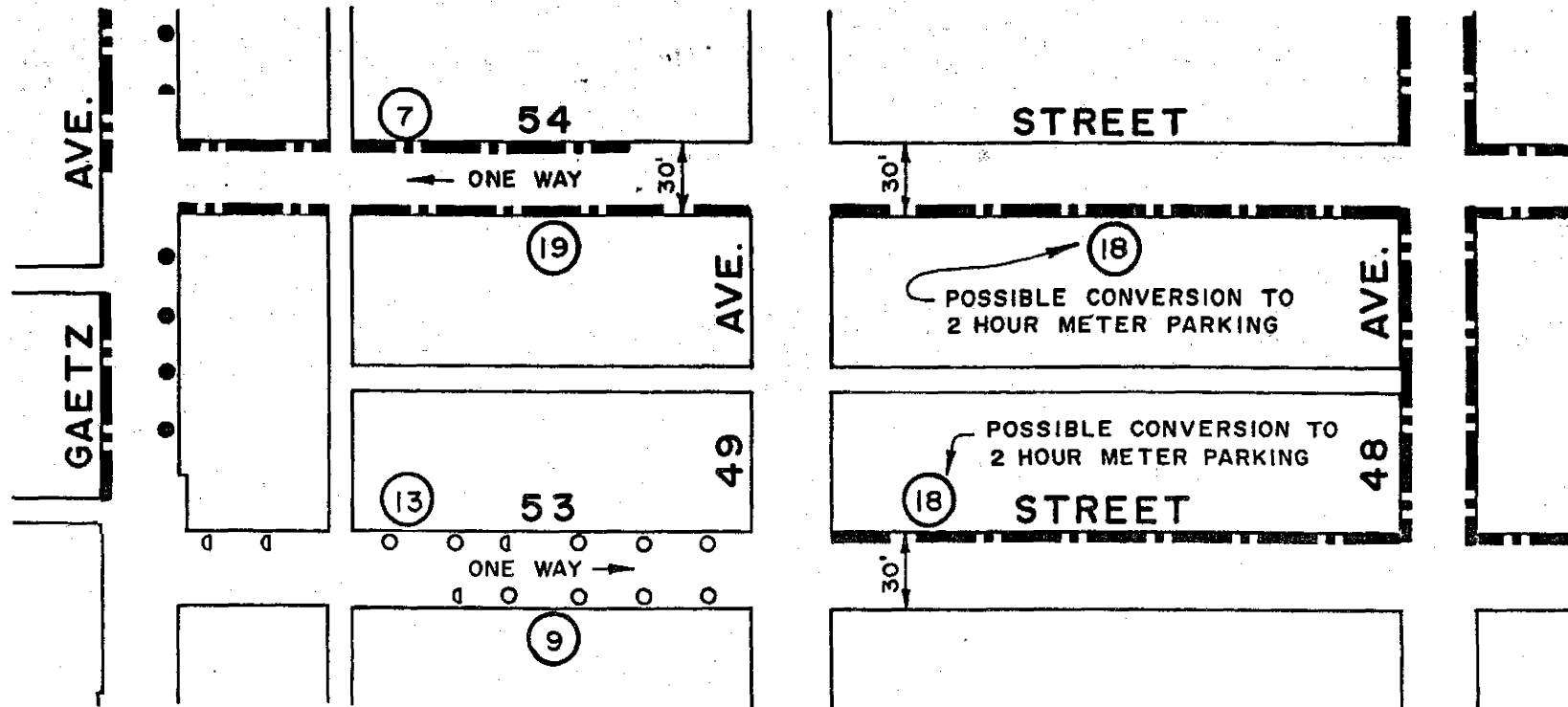
At the time of writing this report a telephone survey is being conducted to get the opinion of those along these streets to determine their opinion regarding the one way system. To date we have only talked to the applicant. He did not object to the one way system. We hope to have additional opinions to bring to the Parking Commission. Time constraints did not allow us time to prepare plans to illustrate the area, we will attempt to bring these to the Commission meeting.

Respectfully submitted for the information and consideration of the Commission.



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

BCJ/emg



**CITY OF RED DEER**  
ENGINEERING DEPARTMENT

**54 STREET & 53 STREET  
PARKING ALTERNATIVES I & II**

SCALE : N.T.S.

DATE : NOV. 25/81

DWN. BY: J.T.

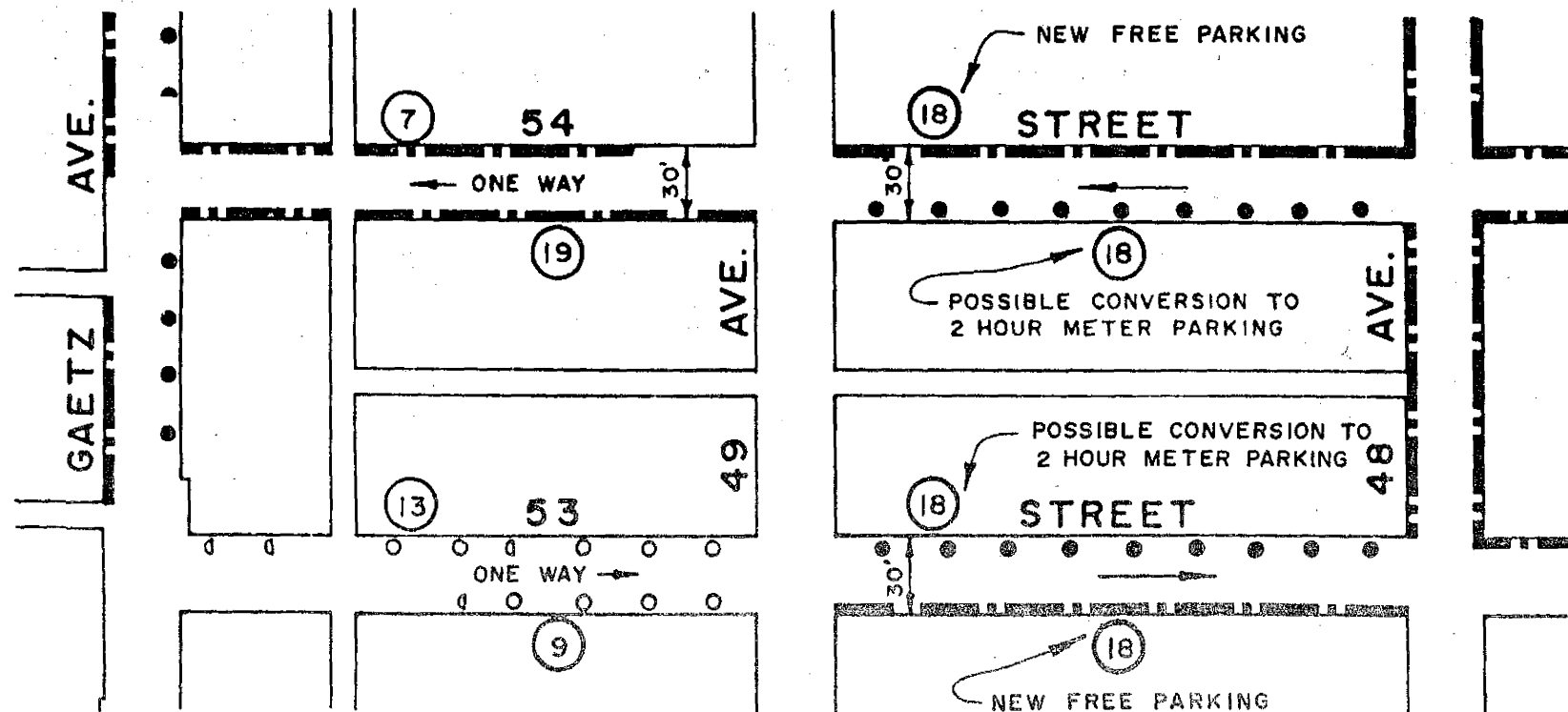
APPROVED BY

DRAWING No.

TRAFFIC ENGINEER

**LEGEND**

- - 2 HOUR METERS
- - 5 HOUR METERS
- — — - FREE PARKING
- (18) - No. OF STALLS AVAILABLE



## ONE WAY SYSTEM

CITY OF RED DEER  
ENGINEERING DEPARTMENT

### 54 STREET & 53 STREET PARKING ALTERNATIVE III

SCALE : N.T.S.

DATE : NOV. 25/81

DWN. BY: J.T.

APPROVED BY

DRAWING No.

#### LEGEND

- - 2 HOUR METERS
- - 5 HOUR METERS
- — — - FREE PARKING
- (18) - No. OF STALLS AVAILABLE

TRAFFIC ENGINEER

NO. 16

December 1, 1981

TO: City Clerk  
FROM: City Engineer  
RE: 1981/82 Snow Clearing Program

The Engineering Department carried out a major review of the annual snow clearing program over the past few weeks, and is proposing operational changes which we believe will increase the level of service and also extend the service in the new areas at little additional cost. We have the major changes summarized below.

1. Implementing a new shift schedule for our Public Works personnel to cover the twenty-four (24) hour day seven (7) days a week. This basically involves having a man at West Yards twenty-four (24) hours a day who is able to call out the necessary manpower and equipment to cope with any significant storm to ensure that by 7 A. M. on any work day, the major arteries are at least sanded and if possible plowed. Previous practice was to rely on a call man who was at home, in most cases at sleep during an early morning storm and did not respond until the Fire Department or RCMP telephoned him or until our regular sanding shift reported to work at 6 A. M.. The cost to implement this change is only in the shift differential as the same number of employees are being used but at different times of the day. Attached for Council's review is a copy of the proposed procedures for our staff.
2. Revised snow clearing maps were prepared and are also enclosed for Council's consideration.
  - a) due to the change in bus routes, some streets that were previously cleared will now not be. The revised map reflects a policy of plowing and or removing snow from all major arterials, collector streets, bus routes and hills. Included is plowing to one (1) side of all residential closes or roadways adjacent to park, and/or school areas, to be cleared on a low priority basis as time and budget permits.
3. The revised Emergency Plowing Map which corresponds to the emergency snow route ban system previously adopted by Council is also enclosed. Once the emergency ban has been implemented, depending on the sever-

ity of the storm, we have sufficient manpower and equipment to clear each roadway on this map within the forty-eight (48) hour period.

92.

The snow clearing maps are considered by this Department to be our authority to carryout clearing operations on a portion of the roadways in the City and once approved by Council, we do not deviate from them unless an unusual occurrence such as total road blockage occurs. If after reviewing the map, any member of Council would like to propose further changes, please advise either at the next meeting or shortly thereafter.

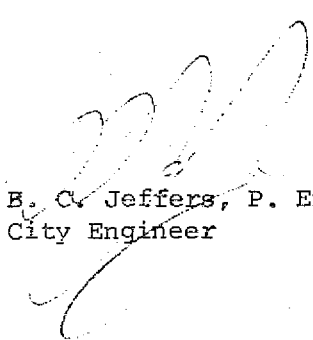
The permanent snow route system is new to the City and the Engineering Department is undertaking a public awareness program amounting to an expenditure of \$6,500.00 to ensure that the public is reasonably informed of the intent of the signs. The detailed advertizing policy was previously approved by Council at the January 1981 meeting.

Other parts of our clearing program remain unchanged from previous years. Once the emergency routes are plowed and sanded, our operations will spread out to other roadways as indicated on the map. All grid roads in the downtown area will require removal upon snow accumulations of 15 cm or more. Snow on paved lanes and parking lots in the downtown area will be removed as required. Residential gravel lanes will not be cleared unless drifting or accumulation results in total blockage. Residential roadways not on the approved maps will not be cleared unless direct approval of Commissioners or Council is received.

For Council's information we are proposing to complete some type of clearing operation, either plowing to one (1) side or complete removal, on 53% of all roadways currently within the City limits. Costs of the snow control program vary greatly according to snow accumulation, ice conditions and ambient temperature but are anticipated to reach in excess of \$500,000 during the 1982 operational year.

Considering the above information we would respectfully request Council's endorsement of the proposed policy and maps as in our opinion it should provide a better level of service than the City has previously experienced.

We would further request the authority to make minor changes to the route maps during the course of our winter operations, to solve unanticipated problems that may occur.

  
E. C. Jeffers, P. Eng.  
City Engineer

KGH/emg  
cc - P. W. Supt.  
attach

PROCEDURE FOR SNOW & ICE CONTROL FOR ROADS DEPARTMENT

93.

The purpose of this programme is to "move the traffic" and provide bare pavement driving surfaces wherever reasonably possible.

**SHIFTS:-** Due to the change in the City of Red Deer's Snow and Ice Control Policy, we are required to maintain staff on duty twenty-four hours a day, seven days a week from the first of November, 1981 to the end of March, 1982. One shift will be run from twelve midnight to 8:00 A.M. with either a foreman or sander operator on shift. An overlap of three days is required to allow each man to work a forty hour week.

Time of Shift	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Snow Watch - 12:00 Midnight to 8:00 A.M.	Foreman	Foreman	Foreman Operator	Foreman Operator	Foreman Operator	Foreman	Foreman
7:30 A.M. to 4:30 P.M.		Day Shift	Day Shift	Day Shift	Day Shift	Day Shift	
4:30 P.M. to 12:00 Midnight		Call Man	Call Man	Call Man	Call Man	Call Man	
2:00 P.M. to 12:00 Midnight							Call Man
8:00 A.M. to 12:00 Midnight	Call Man						
Early Sanding Shift 5:00 A.M. to 2:00 P.M.		2 sander operators	2 sander operators	2 sander operators	2 sander operators	2 sander operators	2 sander operators

When no employees are on shift, it will be the call man's responsibility to monitor the weather conditions or take care of any necessary problems.

**WEATHER:-** Weather reports will be obtained and recorded from the Penhold weather office (886-4547) three times a twenty-four day, one at 12:30 A.M. when the foreman or operator starts his shift, one at 6:30 A.M., and one at 11:30 A.M. This person will be responsible to call out more sanding units as required.

When the snowfall becomes in excess of 5 cm. (2"), the foreman on duty will then contact grader operators to plow the emergency snow routes in priority order. When severe conditions arise, one of the Superintendents will be contacted, and in turn they will contact the City Engineer or his assistant to arrange for an Emergency Snow Route parking ban.

**SNOW BAN:-** Once this "Parking Ban" is in effect, the services of the By-Law Department will be required to remove all vehicles off the emergency snow routes as per plan "1). A complete plowing, windrowing, and removal of snow and ice off these routes will then take place.

**RADIOED EQUIPMENT:-** All vehicles and equipment are radio equipped, which enables them to have contact with each other and with their supervisor.

**SANDING:-** Sanding and salting will be carried out in accordance with predetermined routes except in a case of emergency. These predetermined routes will be all done in priority order, as follows:-

- Roadways with hills,
- Roadways with railway crossings,
- All major thoroughfares,
- Downtown core ,
- Bus routes,
- Collector streets, intersections onto major streets,
- Roadways adjacent to schools, hospitals, senior citizens' homes.

When a general sanding is required, there will be six units dispatched to different areas. One tandem and one single axle will go north of the river. Three single axles will go south of the river to designated areas. The one tandem with an underbody plow will work throughout the City, plowing and sanding the hills first, as per attached map.

**PLOWING:-** Plowing will take a priority once 5 cm. of snow has fallen. Plowing will be carried out in a predetermined priority order with approximately eight to ten graders. The graders will be dispatched from the West Yards in a north-south direction, as per attached map, plowing off hills and main thoroughfares first. Once all roadways on marked "Snow Route" streets have been plowed off to the side, a removal will take place. Meanwhile, a number of graders will continue to plow all other routes as per the regular snow clearing programme (map #2), or as required. All intersections and fire hydrants are to be cleaned out while plowing to maintain good access.

**REMOVAL:-** A removal programme will commence within twelve hours of plowing being started. Removal will first be carried out in all shaded areas as per emergency snow routes (map #1). If required, removal will branch out to other areas as per regular snow clearing programme (map #2). Each blower and fifteen snow trucks with a foreman in charge. A maximum of three crews could be used, as conditions warrant. The Assistant Roads Superintendent will oversee this removal operation, when crews are working at night.

**SIDEWALK SNOW REMOVAL & SANDING:-** Sidewalk plowing and sanding will be carried out after each snow fall or freezing rain. This will be carried out in a predetermined priority order. The downtown sidewalks will be done first, with plows being dispatched to outlying areas. These crews will consist of three sidewalk plows and approximately six to eight labourers. The only sidewalks that will receive this level of service are sidewalks adjacent to City land, or as per sidewalk clearing (map #3). Sand will be used only when slippery conditions are apparent.

**SAND BOXES:-** Sand boxes are placed and filled with dry sand in three different locations. One is by the Taylor Drive pedestrian overpass, and the other two are in Public parking lots in the downtown area.

**SNOW DUMPS:-** The City of Red Deer has two snow dumps, with one located in each end of the City. One is located at the Sanitary Landfill Site, with the other being located west of the City Sewage Treatment Plant. The dumping areas are registered with the Alberta Environment Department. Bulldozers are used at these dump areas to push snow up into a pile to maintain a level dumping area for trucks.

**CITY EQUIPMENT:-** City equipment available for snow and ice control will be as follows:

Snow Removal and Sanding Equipment

1 grader c/w wing plow  
 4 graders - 1 V plow for grader if req'd.  
 4 single axle sanding trucks  
 3 tandem axle sanding trucks  
 3 front end loaders  
 4 snow blowers  
 1 underbody plow  
 1 D7 bulldozer  
 1 tractor loader/backhoe  
 2 955 track loaders

Sidewalk Plowing and Sanding Equipment

1 skid steer loader  
 1 pucket grader/loader  
 1 bolins plow  
 1 one ton sidewalk sand truck

**HIRED EQUIPMENT:-** The following is a possible is a list of hired equipment available for snow and ice control operations.

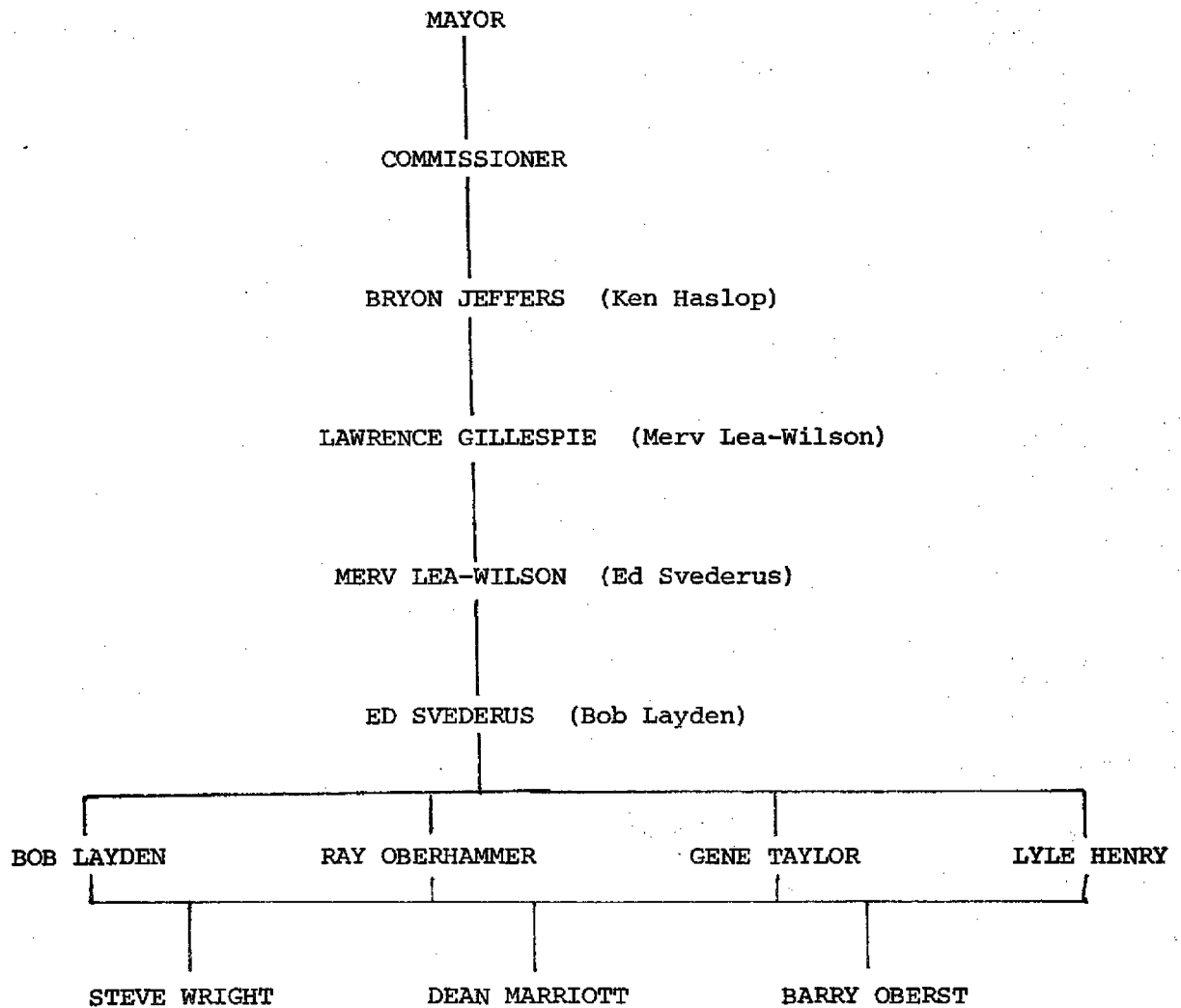
6 graders - Border Paving  
 2 graders - Lyle Walker Construction  
 1 grader - Ant Construction  
 1 grader - Evan Jones Construction  
 2 front end loaders - Bettensons Sand and Gravel  
 Approximately 30 hired snow trucks.

**MATERIAL:-** A stockpile of approximately 12,000 tonnes of 1/2" or less sanding material is stockpiled in the City West Yards. This material is loaded and spread on City streets as conditions warrant. Some salt is added to this material as required. A supply of approximately 500 tonnes of salt is stored by the sand pile in a salt shed to keep it away from moisture. Salt will be used when weather conditions are below -12° C.

**MAPS AND SCHEDULES:-** Are revised as required. Copies attached.



LINE OF AUTHORITY:- The line of authority is as follows, with back up people for each person:-



1981/82 SNOW & ICE CONTROL SHIFTS

Due to a change in policy, we are required to maintain staff on duty twenty-four hours a day, seven days a week for snow and ice control. We have therefore set up the following shifts for the period November 22, 1981, to March 30, 1982.

NOTE:- If you are not able to work your shift due to sickness or vacation, it is your responsibility to get someone to work in your place. Roads Superintendent or Assistant Roads Superintendent must be advised of all such changess.

FOREMEN - MIDNIGHT TO 8:00 A.M. - TUESDAY TO SATURDAY

November 24 to 28 -	Barry Oberst	January 26 to 30 -	Steve Wright
December 1 to 5 -	Dean Marriott	February 2 to 6 -	Steve Wright
December 8 to 12 -	Dean Marriott	February 9 to 13 -	Barry Oberst
December 15 to 19 -	Steve Wright	February 16 to 20 -	Barry Oberst
December 22 to 26 -	Steve Wright	February 23 to 27 -	Dean Marriott
December 29 to January 2 -	Barry Oberst	March 2 to 6 -	Dean Marriott
January 5 to 9 -	Barry Oberst	March 9 to 13 -	Steve Wright
January 12 to 16 -	Dean Marriott	March 16 to 20 -	Steve Wright
January 19 to 23 -	Dean Marriott	March 23 to 27 -	Barry Oberst

Foremen on this shift have Sundays and Mondays as days off, and start their shift Monday night at midnight.

SANDING SHIFT - MIDNIGHT TO 8:00 A.M. - SUNDAY TO THURSDAY

November 22 to 26 -	Bob McGhee	January 24 to 28 -	Terry Rowley
November 29 to December 3 -	Roger Stewart	January 31 to February 4 -	Ron Snider
December 6 to 10 -	John Kauhaahaa	February 7 to 11 -	Neville Meyer
December 13 to 17 -	Neville Meyer	February 14 to 18 -	Andy Hogberg
December 20 to 24 -	Neville Meyer	February 21 to 25 -	John Kauhaahaa
December 27 to 31 -	John Deck	February 28 to March 4 -	Neville Meyer
January 3 to 7 -	Arne Rye	March 7 to 11 -	Bob McGhee
January 10 to 14 -		March 14 to 18 -	Gerrit Van Heeren
January 17 to 21 -	Rodney MacArthur	March 21 to 25 -	

Sanding operators on this shift have Fridays and Saturdays as days off, and start their shift Saturday night at midnight.

SANDING SHIFT - 7:30 A.M. TO 4:30 P.M. - TUESDAY TO SATURDAY

Monday Off	Work Tues to Saturday	Names
November 23	November 24 to 28	Rodney MacArthur & Terry Rowley
November 30	December 1 to 5	Andy Hogberg & Dave Derkson
December 7	December 8 to 12	Ron Snider & Robin Clark
December 14	December 15 to 19	Arne Rye & Shane Thomas
Tuesday Off - December 29	Work Wednesday to Saturday, excluding Jan. 1 - December 30 to January 2	Neville Meyer & John Kauhaahaa
January 4	January 5 to 9	Roger Stewart (Jan. 9 only) & Bob McGhee
January 11	January 12 to 16	Rodney MacArthur & Terry Rowley
January 18	January 19 to 23	Andy Hogberg & Dave Derkson
January 25	January 26 to 30	Ron Snider & Robin Clark
February 1	February 2 to 6	Arne Rye & Shane Thomas
February 8	February 9 to 13	Gerrit Van Heeren & John Deck
February 15	February 16 to 20	Neville Meyer & John Kauhaahaa
February 22	February 23 to 27	Roger Stewart & Bob McGhee
March 1	March 2 to 6	Rodney MacArthur & Terry Rowley
March 8	March 9 to 13	Andy Hogberg & Dave Derkson
March 15	March 16 to 20	Ron Snider & Robin Clark
March 22	March 23 to 27	Arne Rye & Shane Thomas

**\*\*NOTE:-** The Saturday shift will be worked from 5:00 A.M. to 2:00 P.M.,  
with one hour off for lunch.

SANDING SHIFT 5:00 A.M. to 2:00 P.M. MONDAY TO FRIDAY

November 23 to 27	- Andy Hogberg & Dave Derkson
November 30 to December 4	- Ron Snider & Robin Clark
December 7 to 11	- Arne Rye & Shane Thomas
December 14 to 18 -	- Gerrit Van Heeren & John Deck
December 21 to 24	- Gerrit Van Heeren & John Kauhaahaa
December 29 to 31	- Andy Hogberg & Dave Derkson
January 4 to 8	- Rodney MacArthur & Terry Rowley
January 11 to 15	- Roger Stewart & Bob McGhee
January 18 to 22	- Ron Snider & Robin Clark
January 25 to 29	- Arne Rye & Shane Thomas
February 1 to 5	- Gerrit Van Heeren & John Deck
February 8 to 12	- Robin Clark & John Kauhaahaa
February 15 to 19	- Roger Stewart & Bob McGhee
February 22 to 26	- Rodney MacArthur & Terry Rowley
March 1 to 5	- Andy Hogberg & Dave Derkson
March 8 to 12	- Ron Snider & Robin Clark
March 15 to 19	- Arne Rye & Shane Thomas
March 26 to 30	- Gerrit Van Heeren & John Deck

SANDING PRIORITIES5:00 A.M. ShiftNORTH

Taylor Bridge and Taylor Drive RR Crossings  
 49 Avenue and Gaetz Avenue Hills and Bridges  
 77 Street Hill  
 Kerrywood Drive RR Crossings and 59 Avenue Hill  
 48 Avenue and 55 Street Downtown  
 (Single axle)  
 Gaetz Avenue North  
 67 Street and Taylor Drive  
 54 Avenue from 43 Street to 32 Street -  
 64 Avenue from 67 Street to Grant Street  
 NO SALT

SOUTH

45 Street Overpass  
 Hospital Hills  
 Gaetz Avenue and 49 Avenue Hills  
 Spruce Drive Hill  
 Ross Street Hill  
 A.S.H. Hill  
 43 Street and 55 Avenue Hills (W.P.)  
 NO SALT Gaetz Avenue South  
 32 Street  
 40 Avenue

Sand Designated Areas on Map

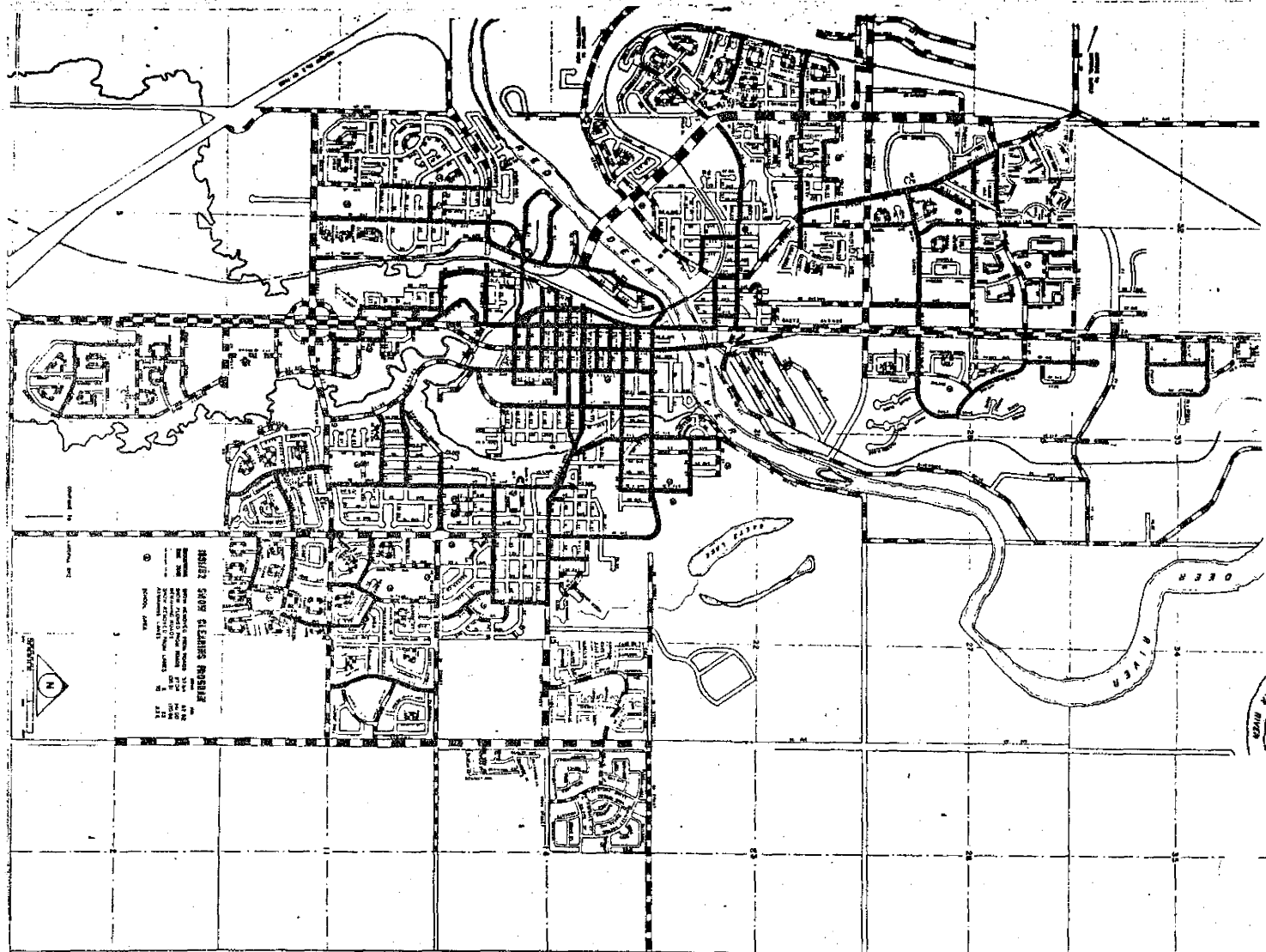
PLOWING PRIORITY - NORTH OF RIVER

	<u>STREET</u>	<u>FROM</u>	<u>TO</u>
1.	54 Avenue	57 Street	Taylor Drive - east side
2.	Taylor Drive	54 Avenue	60 Street - and back
3.	54 Avenue	Taylor Drive	49 Avenue & 53 Street
4.	53 Street One Way	Gaetz Avenue	49 Avenue
5.	49 Avenue	53 Street	67 Street
6.	Gaetz Avenue	67 Street	53 Street
7.	59 Street	Gaetz Avenue	54 Avenue
8.	59 Avenue	59 Street	63 Street - and back
9.	60 Street	54 Avenue	Taylor Drive - and back
10.	Taylor Drive	60 Street	67 Street
11.	67 Street	Taylor Drive	67 Avenue
12.	67 Street	67 Avenue	Pavely Avenue - north side
13.	Gaetz Avenue	67 Street	77 Street - east side
14.	77 Street	Gaetz Avenue	40 Avenue - and back
15.	Gaetz Avenue	77 Street	Hwy 11 - and back
16.	Gaetz Avenue	Hwy 11	67 Street
17.	67 Street	Gaetz Avenue	Taylor Drive
18.	Taylor Drive	67 Street	Grant Street
19.	Grant Street	Taylor Drive	59 Avenue - and back to 67 St.
20.	59 Avenue	63 Street	Hwy 11 - and back
21.	60 Street & Riverside Drive	54 Avenue	Sewage Plant - and back
22.	Back on west side 54 Avenue		Yard

PLOWING PRIORITY - SOUTH OF RIVER

	<u>STREET</u>	<u>FROM</u>	<u>TO</u>
1.	54 Avenue	47 Street	43 Street
2.	43 Street	54 Avenue	57 Avenue- and back to 55 Ave.
3.	55 Avenue	43 Street	41 Street- and back to 54 Ave.
4.	54 Avenue	43 Street	32 Street
5.	32 Street	54 Avenue	Spruce Drive
6.	Spruce Drive	32 Street	43 Street - back to 47 St. & 54Av.
7.	45 Street	43 Street	Gaetz Avenue
8.	Gaetz Avenue	43 Street	36 Street
9.	49 Avenue	36 Street	45 Street
10.	45 Street	49 Avenue	43 Street
11.	42 Avenue	Gaetz Avenue	50A Avenue
12.	52 Avenue	39 Street	43 Street - back to Gaetz
13.	48 Avenue	43 Street	Ross Street
14.	Ross Street	48 Avenue	40 Avenue
15.	40 Avenue	Ross Street	42A Avenue- back to 48 Ave. & 43 St
16.	Gaetz Avenue	36 Street	Delburne Rd. - back to 36 St.
17.	49 Avenue	45 Street	55 Street
18.	Gaetz Avenue	55 Street	45 Street
19.	45 Street	49 Avenue	48 Avenue
20.	Ross Street	48 Avenue	51 Avenue - and back
21.	55 Street	49 Avenue	42 Avenue - and back
22.	40 Avenue	Ross Street	Landfill - and back
23.	Ross Street	40 Avenue	30 Avenue - and back
24.	39 Street	40 Avenue	30 Avenue - and back
25.	32 Street	Spruce Drive	30 Avenue - and back
26.	32 Street	54 Avenue	60 Avenue
27.	60 Avenue	Hwy 2	43 Street
28.	43 Street	Hwy 2	57 Avenue - back to 55 Ave.
29.	55 Avenue	32 Street	55 Street
30.	32 Street	55 Avenue	54 Avenue







Commissioners' comments

Considerable review has been undertaken by various sections of the Engineering Department and the attached policy is being submitted to Council for their consideration and approval.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 17

1981 12 02



TO: CITY CLERK

FROM: CITY TREASURER

RE: CITY SOLICITOR

As you are aware the City Solicitor is paid for time worked on the City's behalf. These costs include his relevant office and support staff costs.

The 1981 budget provision for the City Solicitor was \$58,000. It now appears the 1981 actual expenditure will be approximately \$71,000.

Council approval is respectfully requested for the \$13,000 over-expenditure in the City Solicitor's account.

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

AW/cp

Commissioners' comments

The Solicitor's charges are paid on a "fee for service" basis. We would concur with the City Treasurer and recommend Council approve the estimated final figure.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

CORRESPONDENCE

**EDMONTON**

10341 - 106 Street  
General Office: 423-4250

**Taxi Phones:**

423-5151  
423-5251

NO. 1

November 20/81

Mr. Robert Stollings  
City Clerk  
4914-48 Ave.  
Red Deer, Alta.

Dear Sir:

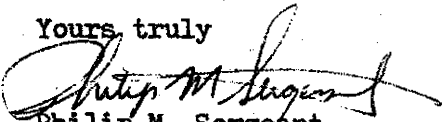
On behalf of the Red Deer Cab Companies we would like to apply for a taxi rate increase to be effective as soon as possible.

We feel the increase should be as follows. The \$ 1.30 drop to remain the same, the mileage rate increased to \$ 1.30 from \$ 1.00, the waiting time increased to \$ 15.00 per hour from \$12.00 per hour and that a \$ 2.00 charge be added for a cancelled trip when the cab has already arrived.

Enclosed is a summary of the sharp increases in automobile expenses since November 1/80.

Thank you for your consideration to this request.

Yours truly

  
Philip M. Sergeant  
Operations Manager  
Red Deer, Alta.

cc Mr. Paul Michalezki, Manager  
Associate Cabs, Red Deer.

Mr. Dave Lentz  
Sylvan Taxi, Red Deer.

SAFE - RELIABLE - COURTEOUS

# City Cab Co. Ltd.

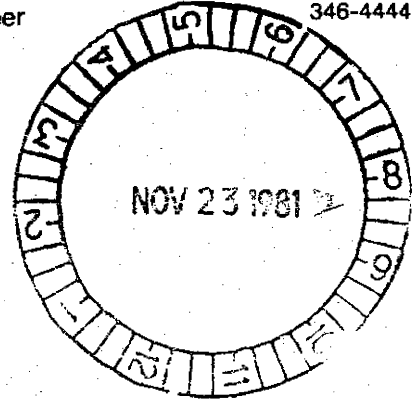
Serving all of Edmonton and Red Deer

**RED DEER** 106.

4924 - 52 Street  
General Office:

**Taxi Phones:**

346-3333  
346-4444



Mr. Gordon Olset  
Classic Taxi, Red Deer.

Mr. Tom Anderson  
License Inspector  
City of Red Deer.

Date of last increase in meter rates.....December 8/80

Cost increases since last rate increase:

Gasoline.....November 1980.....Average 23.65 cents per litre @ pumps.

Gasoline.....November 1981.....Average 32.00 cents per litre @ pumps.

Increase of 8.35 cents per litre.

Oil.....November 1980.....\$ 1.40 per litre.

Oil.....November 1981.....\$ 1.75 per litre.

Oil.....November 1980.....\$ 1.90 per litre.

Oil.....November 1981.....\$ 2.00 per litre.

Increases of .35¢ & .10¢ per litre.

Increases in tires..... 20-22%.


Increases in batteries..... 5-7%.

Increase in parts..... 12-14%.

Garage and Body Shop rate increase. \$ 3.00 per hour.

Increase in cost of cars..... 10%.

1981 11 24

 TO: CITY CLERK  
FROM: CITY TREASURER  
RE: CITY CAB CO. LTD.

I am not aware whether City Cabs have support of all cab companies for their requested increase.

The increase requested varies from 25 to 30%:

	<u>Previous</u>	<u>Proposed</u>	<u>Percent Increase</u>
Mileage Rate	\$ 1.00	\$ 1.30	30%
Waiting Time	12.00	15.00	25%

To support the request, increases in various costs have been provided. Except for gasoline and tire increases, however, none of the increase appears to exceed 14%.

	<u>Percent Increase</u>
Gasoline	35%
Tires	20 - 22%
Batteries	5 - 7%
Parts	12 - 14%
Cost of Cars	10%

Based on the cost increases provided and considering gasoline is only one cost component, it appears difficult to justify the increases requested.



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

AW/cp

December 1, 1981

TO: R. Stollings, City Clerk  
 FROM: Tom Anderson, Supervisor of Licensing & Bylaws  
 RE: City Cab Co. Ltd. - Fee Rate Increase

---

City Cab Co. Ltd. is applying for the following rate increase  
 of fees:

Point to Point Meter

For its first 160 meters or fraction thereof	\$ 1.30
For each additional 160 meters or fraction thereof	.13
Waiting time	15.00
Cancelled trip when cab already arrived	2.00

The following are taxi fee rates that are presently in effect  
 in Edmonton, Calgary, Lethbridge and Medicine Hat.

Edmonton:

First 1/10 of a mile	\$ 1.20
Each additional 1/10 of a mile	.10
Waiting time	.25 per minute
Cancelled calls	\$ 1.20

Calgary:

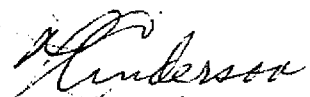
First 160 meters	\$ 1.50
Each additional 160 meters	.10
Waiting time (or 10¢ per 24 seconds)	\$15.00 per hour

Lethbridge:

First 1/7 of a kilometer	\$1.20
Each additional 1/7 of a kilometer	.10
Waiting time elapsed including stop lights	.20 per minute
Cancelled call	\$2.00

Medicine Hat:

First 1/7 of a kilometer	\$1.30
Each additional 1/7 of a kilometer	.10
Waiting time	\$15.00 per hour

  
 Thomas Anderson,  
 Supervisor of Licensing  
 and Bylaws

Commissioners' comments

We could support the following rate changes for Taxis:

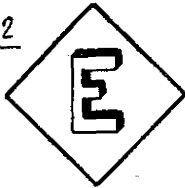
- (1) Basic rate from \$1.00 to \$1.30.
- (2) Each additional 160m from .10 to .11
- (3) Increase stand-by time from \$12.00 hour to \$15.00 per hour
- (4) Cancelled call fee of \$2.00

The changes shown in (1) & (2) above, based on a 2½ mile trip would increase costs from \$3.40 to \$3.94 for a 16% increase. This would compare to \$4.42 or a 30% increase if the applicants request were approved.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 2



RECEIVED

111.

# ENTEK ENGINEERING LIMITED

CONSULTING ENGINEERS AND SURVEYORS

112 - 28th Street S.E., Calgary, Alberta T2A 6J9  
#201 - 4706 - 48th Avenue, Red Deer, Alberta T4N 6J4

Telephone (403) 273-9001  
Telephone (403) 343-7377

CITY OF RED DEER

RED DEER

FILE NO.: SJ4047

November 23, 1981

CITY OF RED DEER  
CITY HALL  
4914 - 48th Avenue  
Red Deer, Alberta  
T4N 3T4

ATTENTION: Mr. R. Stollings, City Clerk

Dear Sir:

RE: Proposed commercial site - S.E. 1/4, 15-38-27-4, Eastview Estates

Further to my letter of October 2, 1981, regarding the above proposed rezoning, which was withdrawn from Council agenda on October 26, 1981, I would be grateful if this application could be re-submitted for Council's consideration at their next meeting. A copy of my letter of October 2nd is attached for your information.

Also attached is a petition signed by 131 residents in the area, supporting the development of a Neighborhood Shopping Centre as proposed in this application.

I would be pleased if you would notify me of the approximate time this matter will be heard in Council, in order that I may be present to make a presentation.

Yours truly,

Dave Plumtree, M.C.I.P.  
Senior Planner

DP/blm  
Encl.



FILE NO.: SJ4047

October 2, 1981

MR. R. STOLLINGS  
City Clerk  
City of Red Deer  
4914 - 48th Avenue  
Red Deer, Alberta

Dear Sir:

RE: Proposed Commercial Site  
S.E. 1/4, 15-38-27-4  
Eastview Estates

---

With reference to the above proposal and to my letter of July 23rd, 1981, and yours of July 30th, 1981, it is noted that a period of 3 months as required under Section 2.4.4 of the Land Use Bylaw has lapsed since this proposal was considered by Council at their meeting on June 22nd, 1981, and I would be pleased if the attached revised proposal could be placed by Council at their next meeting on October 13th, 1981.

The proposal is for a site of + 3 acres located at the junction of Ross Street and Erickson Drive as indicated on the attached plan. It is requested that the site be rezoned from its present A1(Future Urban Development) classification to C2, Commercial (Regional and Neighbourhood Shopping) District.

I would be grateful if you would notify me of the approximate time this matter will be heard in Council in order that I may be present to make a presentation.

Yours truly,

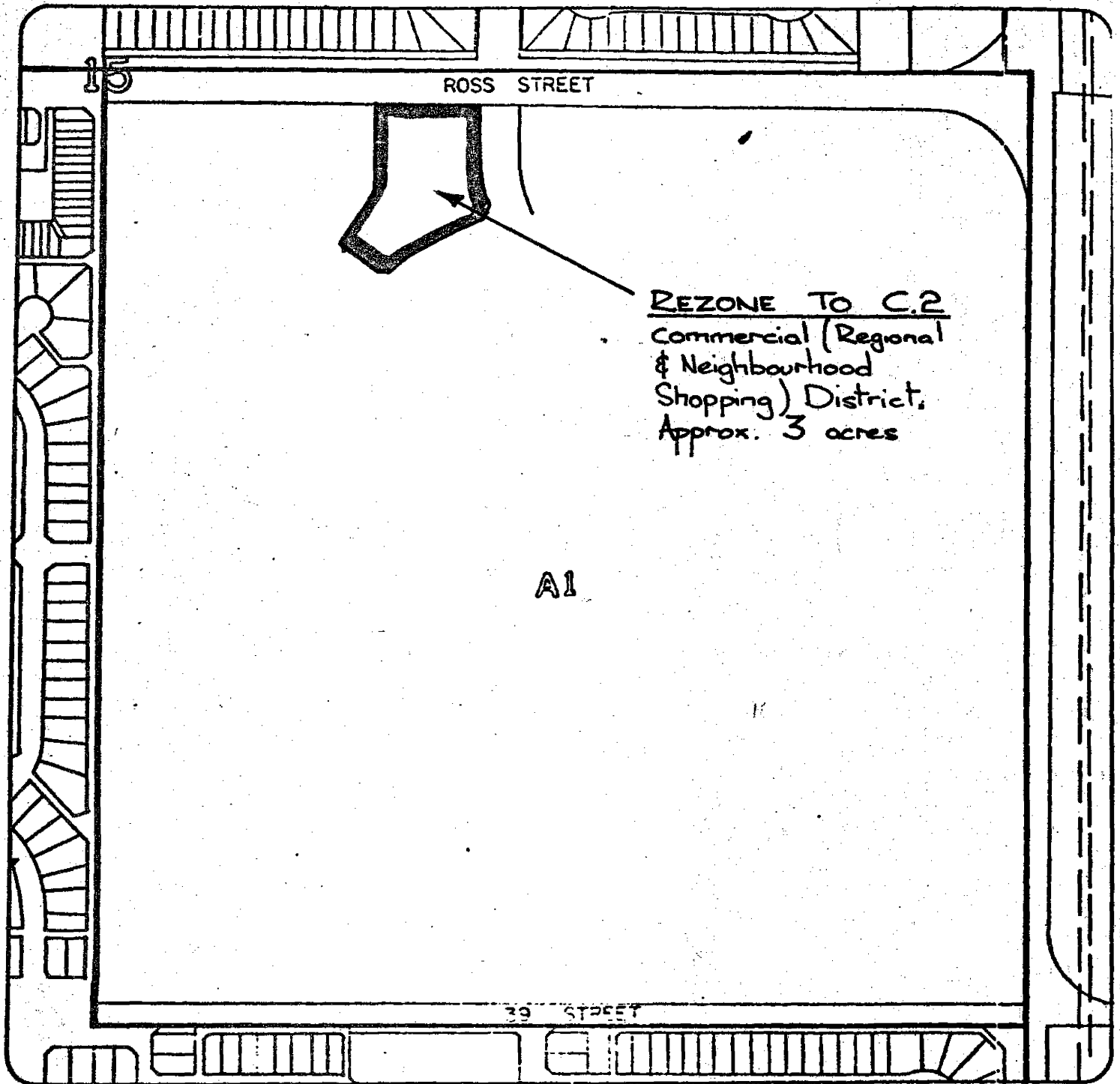
  
David M. Plumtree, M.C.I.P.  
Senior Planner

DMP:tb  
cc to Mr. Alf Cadman - T & C Investments, Sylvan Lake

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

113.

**J3**



Revisions :

Neighborhood Shopping Centre (3 acres) Entrance to Eastview Estate from Ross Street Red Deer.

We the undersigned as residents in the area, wish to confirm our support to have a 3 acre Neighborhood Shopping Centre located at the above location. There is a need for a service area centre which would include a drug store, bank, grocery store, hardware, beauty shop, bakery, drycleaners, gas bar, car wash, etc.

[illegible]

*(Left Column)*

Betty Rhodes #109 Cameron Cres.  
Dottie Wendenham - 101 Cunningham  
Shirley Balzer - 118 Carpenter St.  
Gloria Turner - 104 Carpenter St.  
Audrey Vestlinburg 112 Carpenter St.  
Lew Ritter - 116 Carpenter St.  
Villy Kiers #5 Cardinal Ave.  
Mj Rowland. 56 Cunningham  
H. Hammett 78 Cunningham  
E. H. Fitch - 17 Cunningham  
J. J. Cairns 3 Cunningham  
P. Thymant. 3927 35th Ave.  
R. C. Jones 3927 35th Ave.  
A. Longford  
J. Bonetti 372 Cornell  
Mr. Shannon 31 Cole  
Kleen M. Beckman - 44 Cornett  
Angelita & Caprice 48 Cornett  
Emma E. Ryan 111 Cornett  
Nellee Smith 36 Cornell  
Hester Powell 94 Cornett  
O. Young 104 Cornett  
Brenda Banks 48 Cornett  
Mrs. Adams 110 Cornett  
Mr. Marshall 28 Comfort Ave.  
Jordan Clark 17th D Cardinal Ave.  
Sue Maguire 31 D Cardinal Ave.  
William Miller 31 D Cardinal Ave.  
Honey Bough 208-40 Cardinal Ave.  
Blaine Remsey 306-40 Cardinal  
C. Hansen 22C Cardinal  
F. Taylor 22A Cardinal  
L. French KH " "

*(Right Column)*

H.K. Foster 19 Carl's Crest  
Wm. W. Kelly 19B Cameron Cres.  
Betty Wischnum 23C Cameron Cres.  
Mr. & Mrs. John Lindhart 34A  
C.M. Quinn 3927 35th Ave.  
Alton J. Scott 43B Cameron Cres.  
Pat Allen 16 Cameron Cres.  
Sheila Wickes 43C Cameron Cres.  
Vic Lillien 47B Cameron Cres.  
May Walsh 53A Cameron Cres.  
T. Proctor 49C Cameron  
D. Stewart 52A Cameron Cres.  
E. Stevens 57 Cameron Cres.  
B. Olsen 40D Cameron Cres.  
Ken Deuntzman 40E Cameron Cres.  
Janice Block 36D Cameron Cres.  
Donna Burton 130 Carpenter St.  
A. Rosinburg 112 Carpenter St.  
Patricia Carr 100 Carpenter St.  
Debbie Carr 100 Carpenter St.  
McBryen 96 Carpenter St.  
Mr. & Mrs. A.H. Wilson 81 Carpenter  
Mr. & Mrs. P.C. Fletcher 12 Carpenter  
Mrs. B.M. Caffery 52 Cunningham  
Mr. & Mrs. Brian Fellmeier Cunningham  
Sonora R. Jones 11 Clark Cres.  
Mr. & Mrs. L. Moore  
Max Karen David 64 Crawford  
Allen Lucas 76 Crawford St.  
Tom Peters 80 Crawford St.  
Dale Peters 104 Crawford St.  
Ron Pernice 88 Crawford St.  
Ruth Peterson 109 Crawford St.  
John & Helen 66 Chalklyn  
6'



ENTRANCE TO EASTVIEW ESTATE FROM ROSS STREET, RED DEER

116.

We the undersigned as residences in the area, wish to confirm our support to have a 3 Acre Neighborhood Shopping District located at the above location as per attached plan. There is need for a service area centre which would include a Drug Store, Bank, Grocery Store, Hardware, Beauty Shop, Bakery, Drycleaners, Gas Bar, Car Wash or same as Highland Green or Pines Area have.

NAME	ADDRESS	NAME	ADDRESS
Carlton	103 Carpenter St.	W. McNamee	113 Terrace Park
Harold	" "	R. McKenna	113 Terrace Park
Karl	82 Carpenter St.	R. McKenna	113 Terrace Park
David	87 Carpenter St.	Rosa Lee	103 Terrace Park
John	104 Carpenter St.	Barbara Munday	103 Terrace Park
Eden	17 Cunningham	John M. Munday	201 Terrace Park
John	21 Cunningham	Kathleen Munday	
W. Kopp	31 Cunningham	Cliff M. Munday	
J. Kopp	33 Cunningham	Marjorie Munday	201 Terrace Park
E. Kopp	65 Cunningham	Jack Munday	304 Terrace Park
M. Kopp	73 Cunningham	John Munday	304 Terrace Park
M. Kopp	13 Cunningham	Dorothy Munday	313 Terrace Park
D. Kopp	28 Cornet Dr.	John Munday	304 Terrace Park
B. Kopp	28 Cornet Dr.		
D. Kopp	7 Clark Cres.	Sheila Munday	
J. Kopp	15 Clark Cres.	Sheila Munday	
E. Kopp	53 Crawford St.		
B. Kopp	53 Crawford St.		
B. Kopp	61 Crawford St.		
B. Kopp	61 Crawford St.		
B. Kopp	69 Crawford St.		
B. Kopp	69 Crawford St.		
B. Kopp	73 Crawford St.		
B. Kopp	73 Crawford St.		
B. Kopp	105 Crawford		
B. Kopp	105 Crawford		
B. Kopp	49 Clark Cres.		
B. Kopp	45 Clark Cres.		
B. Kopp	41 Clark Cres.		
B. Kopp	33 Clark Cres.		
B. Kopp	34 Clark Cres.		
B. Kopp	34 Clark Cres.		

125



# ENTEK ENGINEERING LIMITED

CONSULTING ENGINEERS AND SURVEYORS

625 - 14th Street N.W., Calgary, Alberta T2N 2A1  
#201 - 4706 - 48th Avenue, Red Deer, Alberta T4N 6J4

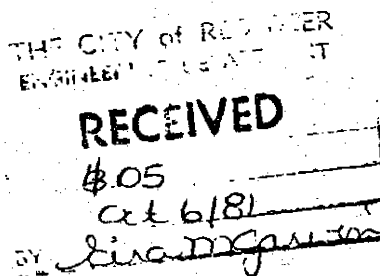
Telephone (403) 283-6641  
Telephone (403) 343-7377

117.

FILE NO.: SJ4047

October 2, 1981

MR. R. STOLLINGS  
City Clerk  
City of Red Deer  
4914 - 48th Avenue  
Red Deer, Alberta



Dear Sir:

RE: Proposed Commercial Site  
S.E. 1/4, 15-38-27-4  
Eastview Estates

With reference to the above proposal and to my letter of July 23rd, 1981, and yours of July 30th, 1981, it is noted that a period of 3 months as required under Section 2.4.4 of the Land Use Bylaw has lapsed since this proposal was considered by Council at their meeting on June 22nd, 1981, and I would be pleased if the attached revised proposal could be placed by Council at their next meeting on October 13th, 1981.

The proposal is for a site of + 3 acres located at the junction of Ross Street and Erickson Drive as indicated on the attached plan. It is requested that the site be rezoned from its present A1(Future Urban Development) classification to C2, Commercial (Regional and Neighbourhood Shopping) District.

I would be grateful if you would notify me of the approximate time this matter will be heard in Council in order that I may be present to make a presentation.

Yours truly,

David M. Plumbtree, M.C.I.P.  
Senior Planner

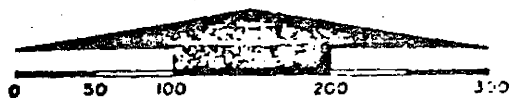
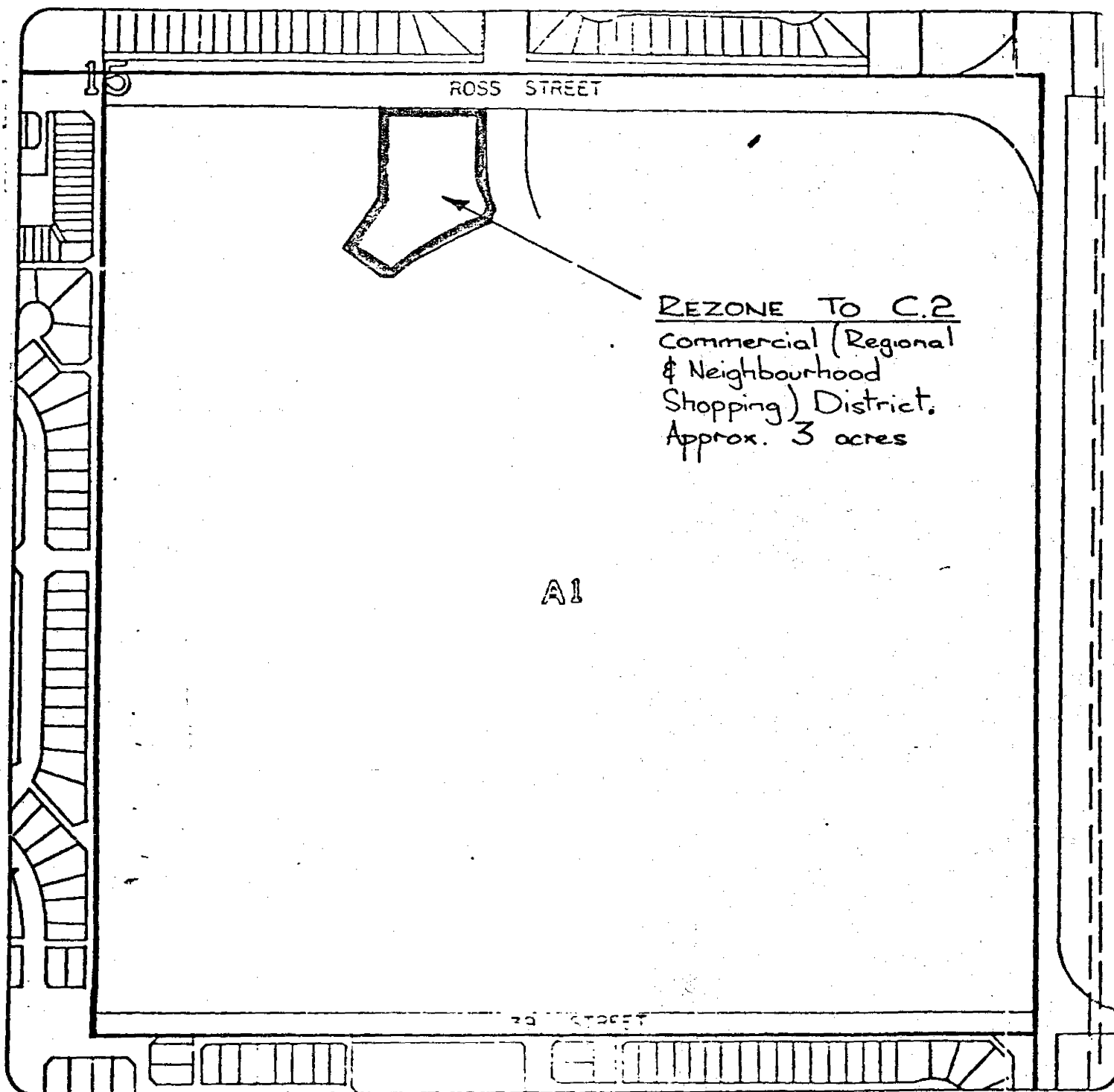
DMP:tb

cc to Mr. Alf Cadman - T & C Investments, Sylvan Lake

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

118.

**J3**



Revisions :

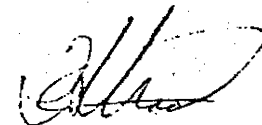
October 13, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: COMMERCIAL SITE S.E. 1/4 15/38/27/4  
EASTVIES ESTATES

Our comments on this proposal have not changed since the original proposal was submitted. We feel the proposed site is too large, and that the developer should conform to the Regional Planning Commissions recommendations.



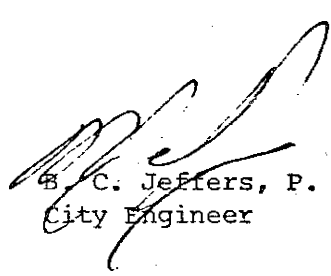
R. Strader



October 15, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Proposed Commercial Site  
SE ¼ 15 - 38 - 27 - 4  
-----  
Eastview Estates

Our comments of June 15, 1981 per attachment remain unchanged. Please refer directly to that letter.



C. Jeffers, P. Eng.  
City Engineer

FLL/emg  
attach

June 15, 1981

TO: City Clerk

FROM: City Engineer

RE: Request for Rezoning  
 Lot 1, Block 15 to R3, Plan 2954 A. I.  
 Lot 2, Block 15 to C2, Plan 2954 A. I.  
 Eastview Estates

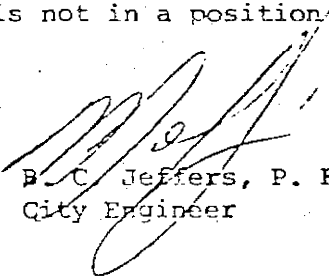
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The Engineering Department has the following comments relative to the rezoning application.

1. For the benefit of the developer, we would point out that the adjacent roadway on the east side (Erickson Drive) will be constructed with a concrete center median which will restrict access to Lot 2 to a right turn in and out only. The roadways to the south (Ellis Crescent and Elder Avenue) have been designated as major residential streets with an eighteen (18) metre right of way and a twelve (12) metre carriageway to correspond with the increased adjacent density. No direct access will be permitted across the reserve lot 3 MR to Ross Street.
2. We would suggest that rezoning is premature at this time until the next phase of the quarter section is registered. The legal road access is not part of the tentative legal for these two (2) lots.
3. We are not able to comment further on any traffic problems that may be associated with the C2 zoning until such time as a specific proposal is presented.
4. We recommend that the City not approve of a development agreement for these two (2) parcels but rather insist on a development agreement for the next reasonably sized stage of the complete subdivision. The Engineering Department is not in a position to extend services to the parcels.

✓  
 KGH/emg

cc - R.D.R.P.C.  
 cc - Development Officer  
 cc - City Assessor  
 cc - E. L. & P. Supt.

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

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

October 19, 1981

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

Dear Sir:

Re: Proposed Commercial site  
Eastview Extension

Dear Sir:

I am enclosing herewith, a copy of our comments which appeared on City Council Agenda, dated July 22, 1981. At that time the applicant was requesting a land use change of a 5 acre site for a shopping centre on the south side of Ross Street in the Eastview Extension.

City Council passed the following resolution on July 22, 1981

"RESOLVED that Council of the City of Red Deer, having considered application by N.S. Trouth on behalf of Teasdale Holdings Limited to redesignate property in the northwest corner of the southeast quarter of section 15-38-27-4 i.e., the most easterly parcel (5.0 acres) to C2, and the westerly parcel (4.0 acres) to R3, hereby concur with the recommendations of the administration and agree to C3 designation for a site of approximately one-half acre with the balance to be R3 zoning to permit multiple family development conforming to the density requirements proposed for this area, and as recommended to Council June 22nd, 1981, by the City Administration."

The new application is for rezoning of the site for three (3) acres of Shopping Centre.

Since that time, the former Dairy Mart located one-half mile from the proposed shopping center, is being developed into a small shopping centre and City Council approved the 10-15 acres of shopping centre in the Deer Park subdivision.

pg. 2

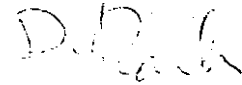
## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DOSSBURY—TOWN OF ECKVILLE—TOWN OF INNESFALL  
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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17

pg. 2

We recommend that the decision of M.P.C. limiting the size to one-half acre be upheld and the application for rezoning of three acres of shopping be denied, for the reasons outlined in our letter of June 16, 1981 (copy attached).

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

Attachment

DR/cc

c.c. - City Engineer  
- City Assessor  
- Development Officer  
- Economic Development

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 6Y6

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

June 16, 1981

Mr. R. Stollings,  
City Clerk  
City of Red Deer,  
Box 5008  
Red Deer, Alberta.

Dear Sir:

Re: N.S. Trough

The applicant requests rezoning of about 5 acres of land for a shopping centre (C2), and the remaining area to the west to be rezoned to R3 - Multiple family housing.

The site is located south of Ross Street and is part of the Eastview Extension Plan.

Background

The East Hill concept plan approved by City Council did not indicate any shopping centre in this quarter section. However, a small local shopping centre can be permitted in new residential subdivisions to cater to local needs. When the Clearview Subdivision was approved, a small local shopping area was permitted to develop there. However, the purchaser of the site did not develop it for shopping and requested rezoning to Multiple-family use. When the Municipal Planning Commission considered the subdivision application, they passed the following resolution.

" the size of the proposed shopping centre to be reduced to about half an acre or 0.20 hectares.  
The extra land to be added to the multiple family site to the west."

The applicant appealed the subdivision decision, but later withdrew the appeal.

Present Request

Based on the approved plan by the M.P.C., half an acre would be set aside for shopping, and the remaining 8.5 will be designated for multiple family use. The applicant proposes to create 5 acres of shopping and four acres of multiple family housing.

pg. 2

MEMBERS OF COMMISSION

pg. 2

There is no doubt that a local shopping facilities is needed in this area, but the question is the size and the area it is expected to serve.

The local convenience shopping is expected to serve about two or three quarter sections of residential population. It's size should be similar to the Sunnybrook Centre (0.39 Ac) or the Red Rooster (0.37 Ac). The proposed five acres of shopping far exceeds the designated site. It is twice the size of Highland Green and Eastview Shopping Centres, and about 75% more than the Pines, or, 3.5 times the West Park Shopping Centres (see attached).

In the East Hill overall plan, a large shopping centre site (10 to 15 Acres) is being set aside for a medium size shopping centre. Its location is planned to be at the North-east corner of 32nd Street and 30th Avenue.

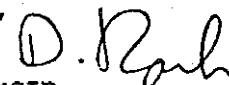
The City Council is aware that Red Deer Co-Op has already expressed interest in locating a second store in that area. This shopping centre is expected to provide day to day shopping for the East Hill area of the City.

As it was mentioned, local convenience shopping (about 1/2 acre) would be permitted throughout the East Hill area. If permission is granted to enlarge these by ten times, then the City's planned shopping centre would not be of viable proportion.

We strongly recommend that City Council uphold the decision of M.P.C. by limiting the shopping facility size to half an acre, and the remaining 8.5 acres be left for multiple family housing.

Whatever decision is made by City Council, the actual rezoning of the site depends on the signing of the development agreement and prepayment of applicable charges. Density allocation for multiple family housing is based on the overall density and will be calculated accordingly at the time of rezoning.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY SECTION

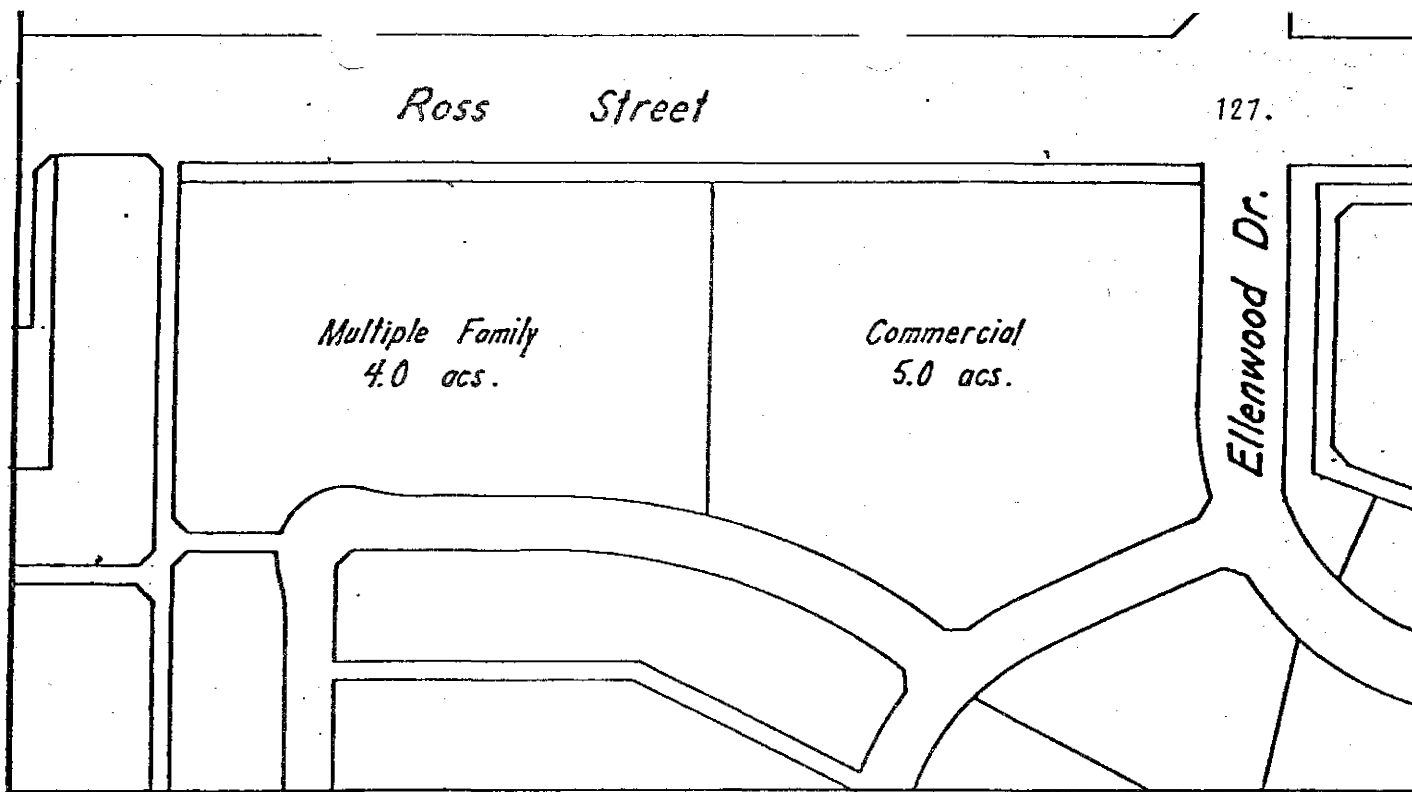
DR/cc  
(attachment)

copy to: City Engineer  
City Assessor  
Development Officer

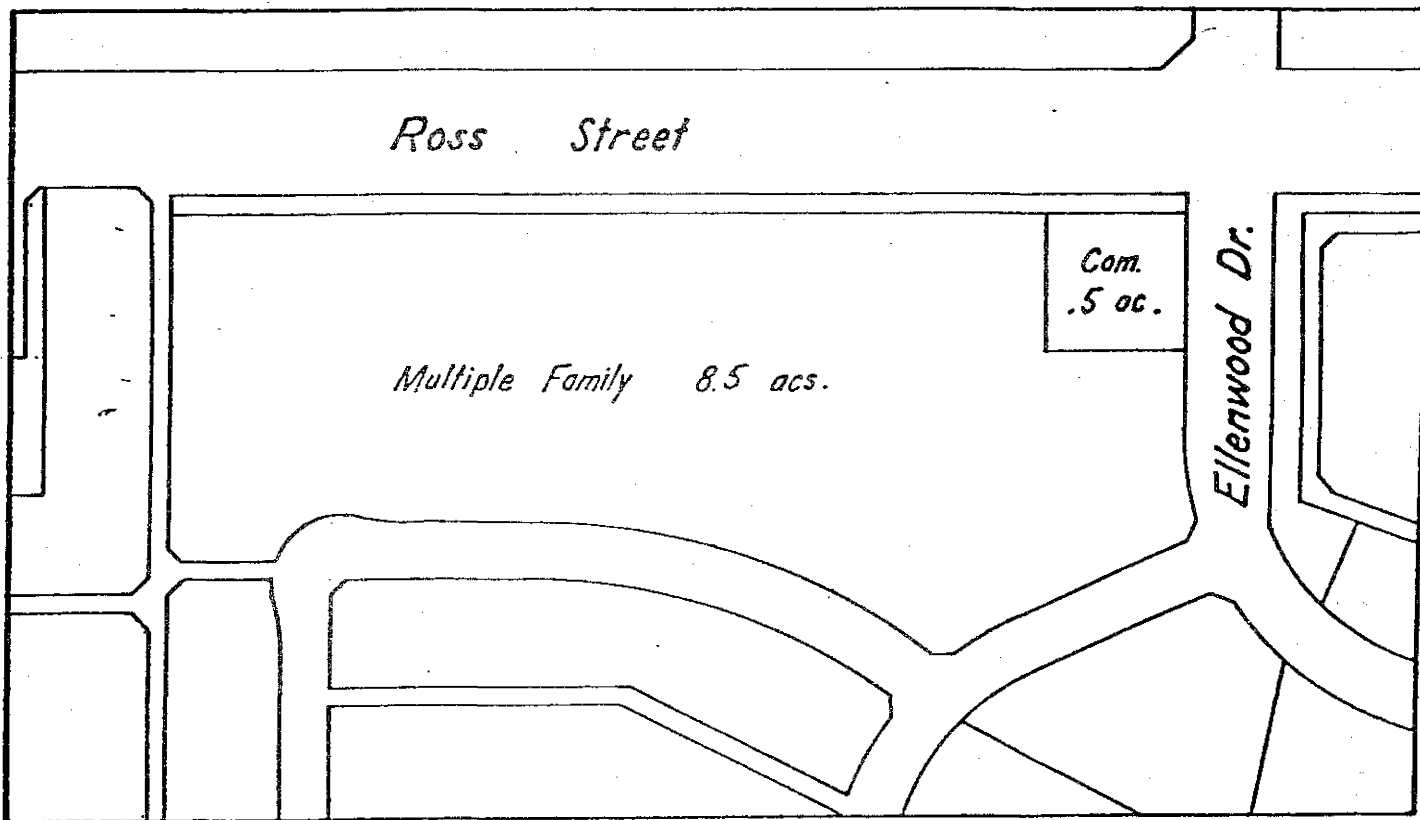
CITY OF RED DEER  
SHOPPING CENTRES

126.

	<u>C3 - Commercial (local convenience) District</u>	<u>Site Area (Acres)</u>
1.	55th Street & 45 Avenue	0.17
2.	Mountview	0.25
3.	Red Rooster	0.37
4.	Fairview	0.38
5.	Sunnybrook	0.39
6.	Lucky Dollar	0.41
7.	Michener Hill (Ross St.)	0.50
8.	Mustang Acres	0.51
9.	7-11 60th Street & 54 Avenue	0.91
	<u>C2 - Commercial (Regional and Neighbourhood District)</u>	
10.	West Park	1.35
11.	Eastview (not including 7-11 Store)	2.26
12.	Highland Green	2.35
13.	Village Mall	10.50
14.	Bower Place	34.48
15.	Parkland Mall	39.27
	<u>C4 - Commercial (Major Arterial) District</u>	
16.	Pines	2.85
17.	Bower Plaza	3.51



## Applicant's Proposal



## M. P. C. Approved Plan

By: Regional Planning Commission  
 Scale: 1:2500 June 16/81



Commissioners' comments

A similar application for rezoning of the same site was dealt with by Council July 22, 1981 and the decision of Council at that time is outlined in the planners comments attached. We agree fully with the comments of the Planners and the recent developments they have outlined further substantiates our recommendations that Council again deny this application.

"R. J. MCGHEE"

Mayor

"H. C. DAV"

City Commissioner

November 30, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

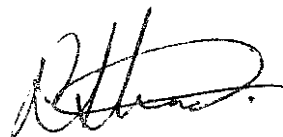
RE: COMMERCIAL SITE - EASTVIEW ESTATES

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

This application was considered by Council at their July 22, 1981 meeting at which time a resolution concurring with the recommendations of the administration was passed. The resolution limited the size of the proposed commercial site to one half acre.

Presently the Dairy Mart Site (50 Street & 38 Avenue), has been developed as a neighbourhood commercial site and the Deer Park commercial site has been approved by Council.

We cannot find any reason to change our position from our original recommendations which was to deny the application and support the approved plan.



RYAN STRADER,  
Development Officer/  
Building Inspector

RS/gr

NO. 3  
RR #2, Red Deer, Alta  
T4N 5E2

November 17, 1981

Red Deer City Council  
Red Deer, Alta

We wish to ask some questions about the policies of city council re the city dump.

1) We see load after load of wood going to the dump. In this time of energy problems, it is morally wrong to destroy this resource which could be used by people with fireplaces. Could you not set aside an area for the wood and let people get it? I hear you throwing up your hands and saying ----but the insurance!!!!. A little planning and thought will work that out.

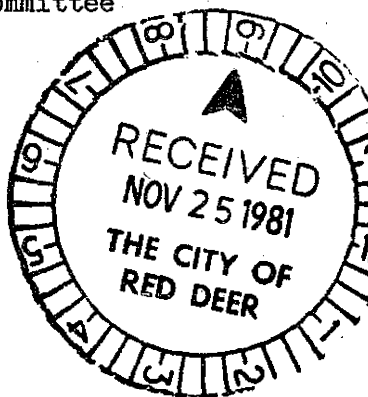
2) We would like to see people be able to go in and retrieve things that are 'junk to me-- but treasure to someone else'. Charge a gate fee if necessary but let us do our small part to halt destruction of the earth's resources that can be re-cycled.

3) The sign says "solid waste disposal site". That apparently is not a correct statement. Would you tell us your policy on liquid wastes?

Thank you for your time and attention.

*Alice L. Williamson*

for the Church in Society Committee  
Sunnybrook United Church  
Red Deer, Alta.



December 1, 1981

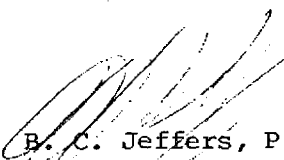
TO: City Clerk

FROM: City Engineer

RE: Correspondence from Alice Williamson

We have reviewed Ms. Williamson's letter regarding the Sanitary Landfill Site. We would offer the following comments to her questions in the order she has posed them.

1. It is true that a considerable amount of wood is taken to the landfill site, usually from construction or demolition sites and site clearing. Ms. Williamson's comments indicate she predicts we will use insurance as an excuse. We are using insurance but not as an excuse, but as a reason! It may be possible to designate a special spot to dump wood away from the remainder of the refuse on site. Many loads are mixed, however. Also enforcement could be a problem from two (2) aspects; the first is enforcing the carriers to dump the wood in a proper area, the second concern would be of course confining the people taking the wood to that area. There is a considerable amount of vehicle movement on site and accordingly a risk. There are also materials dumped on the site that could be harmful to people if directly exposed, eg. acids, insecticides, pesticides and animal wastes.
2. The Engineering Department would be very strongly opposed to general scavenging. There is a potential health hazard (disease) in addition to the reasons cited in point #1.
3. Certain liquid wastes are disposed of at the "landfill" site. We are presently setting up procedures to control the types of liquid wastes accepted at the site. The sign describes the site as a "solid waste disposal site" because the vast majority of material going to the site is solid waste.

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

BCJ/emg  
cc - City Treasurer  
cc - Building Inspector

Commissioners' comments

We could not support scavenging, under any circumstances whatsoever at this site, because of the potential hazards involved. If salvage is of a concern, those interested should make contact with the demolition contractors.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

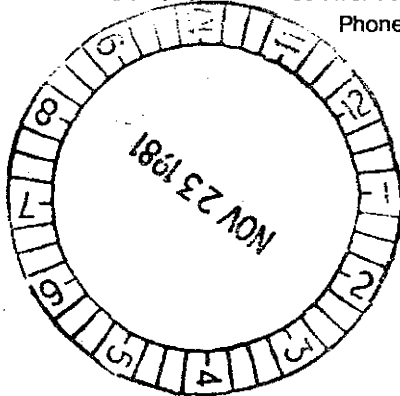


# SPEEDMASTER HOLDINGS LTD.

133.

NO. 4

Box 546 5804-50 Avenue, Red Deer, Alberta, Canada T4N 5G1  
Phone (403) 343-1000



November 20, 1981

City Council  
City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta

Dear Members of Council:

Please find enclosed our site plan and rendering for a proposed sign at the Speedmaster Auto Supply location. Since the recent rezoning of the City, we realize there is now a City setback off of Gaetz Avenue and that our proposed sign would be partially in that setback.

We would be willing to sign an agreement with the City stating that we would remove the sign within thirty days of written notice if the easement was required in the future.

The proposed sign would also meet the City standards regarding height, mass, etc. and we would naturally carry the required insurance for public liability.

I hope this meets with Council's approval and am looking forward to your favourable reply.

Yours truly,

SPEEDMASTER HOLDINGS LTD.

C. Grote  
President

CG/do

Encl.

November 27, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Speedmaster Holdings Ltd.  
Request for Sign Encroachment in Setback

The Land Use Bylaw requires that a four (4) metre widening or setback was placed against this property to allow for future utility and/or road alterations.

This request is for permission to construct a new advertizing sign with the sign footings encroaching into the setback area by approximately two (2) metres and the top part of the sign edge at or near the existing property line. The sign height is to be approximately 4.5 metres.

Our concerns are usually three fold with requests such as this one.

1. Adequate sight distance for motorists.
2. The City not incurring additional costs related to sign removal or relocation should the City have to purchase the setback area for future municipal services.
3. The general appearance relative to the road structure.

Regarding item #1, the sign height of 4.5 metres should not present an obstruction to the line of sight. The sign message may be a distraction to motorists particularly at night and we would request the applicant keep the lighting intensely to a minimum.

Regarding item #2 we believe an agreement could be drafted by the City Solicitor to ensure that the City's interests are protected.

Regarding item #3, it is difficult to accurately comment on until after the fact when the sign is installed. We would, however, expect that such a sign will detract from the general approach to the Gaetz Avenue bridge and may provide some confusion to the motorists in looking through the sign legs to spot pedestrians crossing 58 Street.

In summary, providing the applicant is willing to accept the conditions in the agreement that the sign will be removed at no expense to the City upon thirty (30) days written notice, at any time after installation, should it be determined to affect any of the three (3) items noted above, the Engineering Department is not in opposition to the proposal.

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

KGH/emg  
cc - City Assessor  
cc - RDRPC



30 November 1981

TO: CITY CLERK'S

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: SPEEDMASTER HOLDINGS LTD.

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

The site in question has a 4 metre setback requirement for future road widening which was a requirement under the previous bylaw.

If Council grants this request, we recommend that consideration be given to a clause being placed in the agreement to have the sign removed after 30 days notice.

We trust this is the information required.

R. STRADER, Development Officer/  
Building Inspector

Commissioners' comments

We concur with the comments and recommendations of the City Engineer and Development Officer and recommend Council approve the application subject to an agreement satisfactory to the City Solicitor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 5



Reid, Crowther & Partners Limited

Room 133, 4919 - 59th Street, Riverside Plaza, Red Deer, Alberta, Canada T4N 6C9 Telephone 343-2346

PLEASE REFER TO FILE NO.

21206-4(c)

November 27, 1981

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

Attention: Mr. R. Stollings, City Clerk

Dear Sir:

Re: Lot 11, Block 1, Plan 792-2025  
Kalsi Properties Limited

I am writing to you on behalf of Kalsi Properties Limited, purchaser of Lot 11, Block 1, Plan 792-2025 from the City of Red Deer. Our client now wishes to develop this property for sale on a fee simple rather than condominium basis, and has requested our assistance in preparing revised development plans for the property accordingly.

His reasons for wishing to develop this property for sale on a fee simple basis are twofold: the first is to facilitate the finalizing of the necessary financing arrangements for this development; and the second is to improve the opportunity to successfully and expeditiously market this development. Although granting this request will alter the conditions of ownership of residences within this development, the built development will not be significantly changed.

It is noteworthy that we have informally reviewed the revised development plans with City staff members and staff of the Red Deer Regional Planning Commission. After making some required revisions, there appear to be no problems of a technical nature that remain from taking this approach. The revised plans which we have prepared on our client's behalf are enclosed with this letter for your further information.

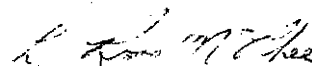
.... 2

Mr. R. Stollings, City Clerk  
November 27, 1981  
Page Two

At this time I would ask on behalf of our client that his request, in the form of this letter and the accompanying plans, be placed on the City Council agenda of December 7, 1981 for review and consideration. If Council agrees to this request, we will then formally submit an application to subdivide this parcel to the Red Deer Regional Planning Commission.

Your co-operation in this matter is appreciated.

Yours truly,



L. Ross McPhee, MCIP  
Senior Planner

LRM:ljp

Encls.

- City Assessor
- Development Officer

139.

# RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA T4N 5Y5

**DIRECTOR:**

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

December 1, 1981

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

Dear Sir:

Re: Lot 11, Block 1, Plan 792-2025  
KALSI PROPERTIES Ltd.

The applicant received City Council's approval for the construction of 49 units of Townhouses, based on the condominium concept in the Morrisroe Extension.

The applicant now has submitted a subdivision plan based on individual home ownership of 49 Townhouse units.

Although we have no objection to individual ownership, the proposed subdivision layout is not acceptable, for the following reasons:

- 1) For an acceptable subdivision design the number of units must be reduced to either 40 or 41 units. The plan originally submitted by Springer Construction is for the same site, but they proposed 41 units of townhouses for home ownership, with a small park in the central location close to Manning St.
- 2) Lots 25,26,27,28,29,30 and 40,41,42,43 have a very small frontage (about 1 Metre, normal townhouse frontage is 6 Metres). The odd shape of the parcels and the lotting does not follow the road curvature.
- 3) Lots 45,46,47,48, and 49 have their rear yards towards Manning Street, this is not a satisfactory arrangement.

On the whole, the subdivision design is not satisfactory for home ownership. We recommend that City Council approve the idea of individual home subdivision, but reject the design as submitted.

Yours truly,

D. Rouhi, MCIP

SENIOR PLANNER - CITY SECTION

DR/cc

MEMBERS OF COMMISSION

CITY OF RED DEER — TOWN OF CARSTAIRS — TOWN OF CASTOR — TOWN OF CORONATION — TOWN OF DIDSBURY — TOWN OF ECKVILLE — TOWN OF INNISFAIR — TOWN OF LACOMBE  
TOWN OF OLDS — TOWN OF 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 BLACKFALDS — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURNE — VILLAGE OF DONALDA  
VILLAGE OF ELMORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — VILLAGE OF PENHOLD — SUMMER VILLAGE OF BIRCHCLIFF — SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY — SUMMER VILLAGE OF NORGLINWOLD — SUMMER VILLAGE OF ROCHON SANDS — COUNTY OF LACOMBE No. 14  
COUNTY OF MOUNTAIN VIEW No. 17 — COUNTY OF PAINTERTH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTLER No. 6 — IMPROVEMENT DISTRICT No. 10

30 November 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: LOT 11, BLOCK 1, PLAN 792-2025 KALSI PROPERTIES LTD.

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

The request is for a change in method of ownership from condominium to fee simple. This means that instead of the ownership of the land being held by all owners, each building will be located on a site for which the owner will receive title.

We have no objections to the request.

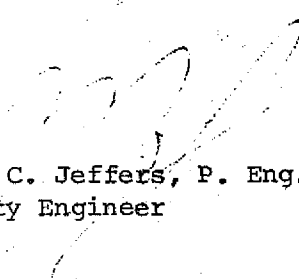
"R. STRADER" Building Inspector/  
Development Officer

December 1, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Lot 11, Block 1, Plan 792-2025  
Kalsi Properties Ltd.  
-----

We have attached for the information of Council, correspondence relating to this matter, which conveys our general comments.

The first letter dated March 9, 1981 is our review of the various proposals received for this multi-family site. The second letter was directed to the developer's consultant. They had approached the Engineering Department for our comments relating to converting this to a "fee simple" project.

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

BCJ/emg  
cc - RDRPC  
cc - City Assessor  
cc - Development Officer  
attach

November 6, 1981

Reid, Crowther & Partners Ltd.  
#133, 4919 - 50 Street  
Riverside Office Plaza  
RED DEER, Alberta

Attention: Mr. L. Ross McPhee

Dear Sir:

RE: lot 11, Block 1, Plan 792-2025  
Kalsi Properties Limited

---

In response to your letter and drawing of October 29, 1981, we are opposed to the principle of a fee simple subdivision as this contradicts the original concept of a condominium type development that was approved by City Council. This matter will have to be presented to Council for their consideration.

You have requested our comments regarding the servicing and roadway layout which we will provide as follows:

- 1) Due to the irregular shape of the lot frontages it will be necessary to service Block 6 from the lane. Since no sanitary main exists in the lane, the owner will be responsible for the costs of extending such.
- 2) It may be necessary to extend the mains in the proposed roadway in order that the easterly most lots of Block 5 can be effectively serviced.
- 3) All units will require weeping tile connections to the storm sewer.
- 4) Additional easements will be required to accommodate gas, electric, telephone and cable facilities - generally 2.0 metres on either side of the lane.
- 5) The Developer to pay for the land within the utility lot if this is to be converted to a lane.
- 6) A Development Agreement will be necessary.
- 7) We recommend the Developer arrange to have the lanes paved.

- 8) It will be necessary for a complete servicing showing the detail for the service connections.
- 9) Manholes will be required at curved portion of the proposed east lane.
- 10) Curb cuts will not be permitted for the proposed roadway off Manning Street. The pavement shall tie to existing crown elevations.
- 11) Curb returns will not be allowed at lane crossings. Normal lane crossings to be constructed.
- 12) The buildings in Block 5 will have two-sided frontages. The Regional Planning Commission should be contacted to clarify this matter.
- 13) The lane corner cut-offs to be 5 metres x 5 metres.
- 14) The elbows in the roadways to conform to City Standards.
- 15) Our Parks Superintendent will require a detailed landscaping plan in order that he can provide his comments.

Yours truly,

"K.G. HASLOP" P. Eng.  
Assistant City Engineer  
Roads

C.C. Planning Commission  
Assessor



March 9, 1981

TO: Development Officer  
 FROM: City Engineer  
 RE: Proposals for Development of Three Multi Family Sites in  
 Mortishoe Extension

---

The Engineering Department has reviewed the proposals submitted for the development of the multi family sites in Mortishoe and provide our comments as follows.

Site #1 - Lot 11, Block 1, Plan 792-2025

1) Springer Development Corporation Ltd.

As this site is located adjacent to Metcalf Avenue which is the main entrance from 39 Street, we are concerned that this proposal is cluttered and not well buffered.

A complete re-subdivision of the site will be required for this development. New roadways and lanes would be required at the developer's expense and maintenance would be the responsibility of The City of Red Deer. The new plan of survey, roadway construction and utility construction would be the Developer's responsibility.

In the extreme west part it is inevitable that vehicles will be parking and encroaching in lane and Manning Street right-of-ways.

2) Kalsi Properties Ltd.

The developer is providing more of a landscaped buffer to 39 Street and Metcalf Avenue than previous proposal.

If the fee simple titles are approved above comments relating to maintenance, subdivision, main extensions and servicing will apply.

It is our recommendation that the Kalsi Properties Ltd. proposal to develop the site with a 49 unit condominium townhouse be approved. This would result in one ownership of the site with private roadways, driveways and lanes. This would also result in one service connection per building not a total of 49 services. However, if Council does approve the fee simple concept, then Springer's development proposal would be more appropriate with minor revisions to the site plan.

SITE #2 - Lot 15, Block 12, Plan 792-2026

1. Joint Venture - Timcon, Wunsch, Harmont and Mosella

The proposed development plan to construct two 27 suite apartments is acceptable to this department.

It appears two separate titles are contemplated. The developer will be responsible for the subdivision costs and assure that a suitable common access agreement be registered.

The Engineering Department would recommend approval for the development of Site #2 as proposed.

SITE #3 - Lot 33, Block 17, Plan 792-2028

1. Joint Venture - Timcon, Wunsch, Harmont and Mosella

Difficult and awkward access to the apartments. We would recommend the south lane be paved the full nine (9) metres from Murphy Avenue to the parking lot.

We would recommend the fence continue to Murphy Avenue along the north side of the property.

Servicing is no problem.

2. Springer Development Corporation Ltd.

Servicing lends itself well for the 36 fee simple titles as mains are located entirely around the perimeter lanes.

Generally, access is satisfactory but we would like to see the entrance shifted slightly south to bring the approach angle to Murphy Avenue closer to 90°.

Roadway conforms to City standards.

3. Trigate Homes Ltd.

Roadways do not conform to City standards including cul-de-sac and elbows. Street operation and maintenance may be a problem.

We do not favor the 4.0 metre access easement as future maintenance would be difficult when fences would be constructed.

The Engineering Department recommends approval of the Springer Development proposal for Site #3.

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

cc - City Assessor  
cc - E.L. & P.  
- RDRPC

1981 12 01

146.

TO: City Clerk  
FROM: City Assessor

RE: Lot 11, Block 1, Plan 792-2025  
Kalsi Properties Limited


Further to your memo of November 27, 1981, we submit the following summary for your perusal.

- Feb. 18/81 - Closing date for development proposals to be submitted to City Clerk.  
The development submissions received for Lot 11, Block 1, Plan 792-2025 were as follows:  
a) Kalsi Properties Ltd. - 49 unit condominium  
b) Springer Development - 41 units rowhousing subdivision, separate titles.
- Mar. 16/81 - Submissions were presented to City Council for their perusal and approval (see attached copies of reports submitted to Council by the administration. Those comments pertaining to Lot 11 in particular are outlined).  
Council passed the following resolution in favor of Kalsi Properties Ltd.
- "Resolved that Council of the City of Red Deer having considered reports from the administration re: Morrisroe Multiple Family Sites, hereby authorize sale of Lot 11, Block 1, Plan 792-2025 (1.19 hectares) to Kalsi Properties Limited for the sum of \$423,430.00 for the purpose of constructing thereon a 49 unit condominium development and as presented to Council March 16th, 1981."
- Apr. 15/81 - Multiple Family Site option to purchase agreement signed by City of Red Deer and Kalsi Properties for the purchase of Lot 11 for a 49 unit townhousing development to be registered as a condominium.

To date the agreement to purchase is in good standing with the final payment due on December 15, 1981, and construction to commence by April 15, 1982.

We would suggest that the City Solicitor's opinion should be obtained as to how this requested change would effect the original Council decision, and we concur with the comments of the City Engineer.

WL/bt  
att'd.

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

Commissioners' comments

When Council originally considered the proposals for this particular site there were two applicants. One applicant was Springer Development with a 41 unit row housing proposal with separate titles. The other applicant was Kalsi Properties with a 49 unit condominium development. In the administrative recommendations at that time, it was pointed out to Council that while the Kalsi proposal was acceptable as a condominium, there could be very significant problems if the applicant wished to convert to a fee simple basis at a later date. The application before Council is for this conversion, and as evidenced by the administrative comments, our concerns are now being realized. We cannot support this application in its present form. While we have no objection to the development of this property on a separated title basis, we would strongly recommend Council deny this application and recommend the applicant prepare a revised plan of subdivision acceptable to the Red Deer Regional Planning Commission, failing which we would recommend Council re-offer the property to Springer Development for their original proposal, if they are still interested.

"R. J. McQUEE"

Mayor

"M. C. DAY"

City Commissioner

PETITION FOR LOCAL IMPROVEMENT

DATE RECEIVED

**GENTLEMEN :**

We, the undersigned property owners, request that you will construct a paved lane east of  
59 ave from 65 Street north to the north boundary of Lot 7 Block 25 Plan 1772 N.Y.  
Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the By-Laws of the City of Red Deer.

[illegible]

RECEIVED

PETITION FOR LOCAL IMPROVEMENT

PETITION NO.

DATE RECEIVED

GENTLEMEN:

We, the undersigned property owners, request that you will construct a paved lane east of

on 59 Ave from 65 Street north to the north boundary of Lot 7, Block 5 - Plan 1773 N.Y.  
Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the By-Laws of the City of Red Deer.

[illegible]

P E T I T I O N   F O R   L O C A L   I M P R O V E M E N T

PETITION NO.

DATE RECEIVED

**GENTLEMEN :**

We, the undersigned property owners, request that you will construct a paved lane east of  
59 ave from 65 street north to the north boundary of lot 7 Block 25 Plan 1772 N.Y.  
as a local improvement to be assessed by way of a Unit  
Rate to be fixed by the Council, in accordance with the provisions of the Municipal Taxation Act and the By-Laws of the City of Red Deer.

[illegible]

December 1, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Petition for Paved Lane  
----- East of 59 Avenue and North of 65 Street -----

The deadline advertized in the local paper for submission of petitions for the 1982 Local Improvement Program was December 1, 1981. This petition was received November 23, 1981 well within the advertizing period.

The lane in question was constructed approximately ten (10) years ago to a gravel stage to approximately the mid point of Lot 7, Block 25, Plan 1772 N.Y.. Unfortunately no provision was made at that time for lane drainage or for a proper lane turn around. Due to the topography of the area, the only way to adequately drain the lane is to extend a storm sewer from 58 Avenue across the southern portion of the #2 Fire Hall site. It is our understanding that under the municipal taxation act, the City is unable to debenture as a local improvement, a storm sewer that does not abut the benefitting lands. Should this be the case, the costs of the storm sewer extension would have to be debentured as a general benefit project and constructed prior to the paved lane. The cost of the storm sewer & lane paving, have not been finalized at this time but are in the order of:

1. Storm sewer extension	\$ 26,000
2. Lane paving	<u>\$ 21,000</u>
TOTAL	\$ 47,000

The 1982 Unit Rate Bylaw has not been prepared to date and therefore the assessment rates for lane pavement are unavailable. This information will be forwarded to Council for consideration and approval early in the new year.

In summary, in order for Council to approve this petition for inclusion in the 1982 7 Year Plan, Council must agree to the inclusion of the storm sewer as a general benefit item in the 1982 7 Year Plan as well. Perhaps the City Solicitor should be contacted for his interpretation of the relevant sections of the tax act prior to Council making a decision on this matter.

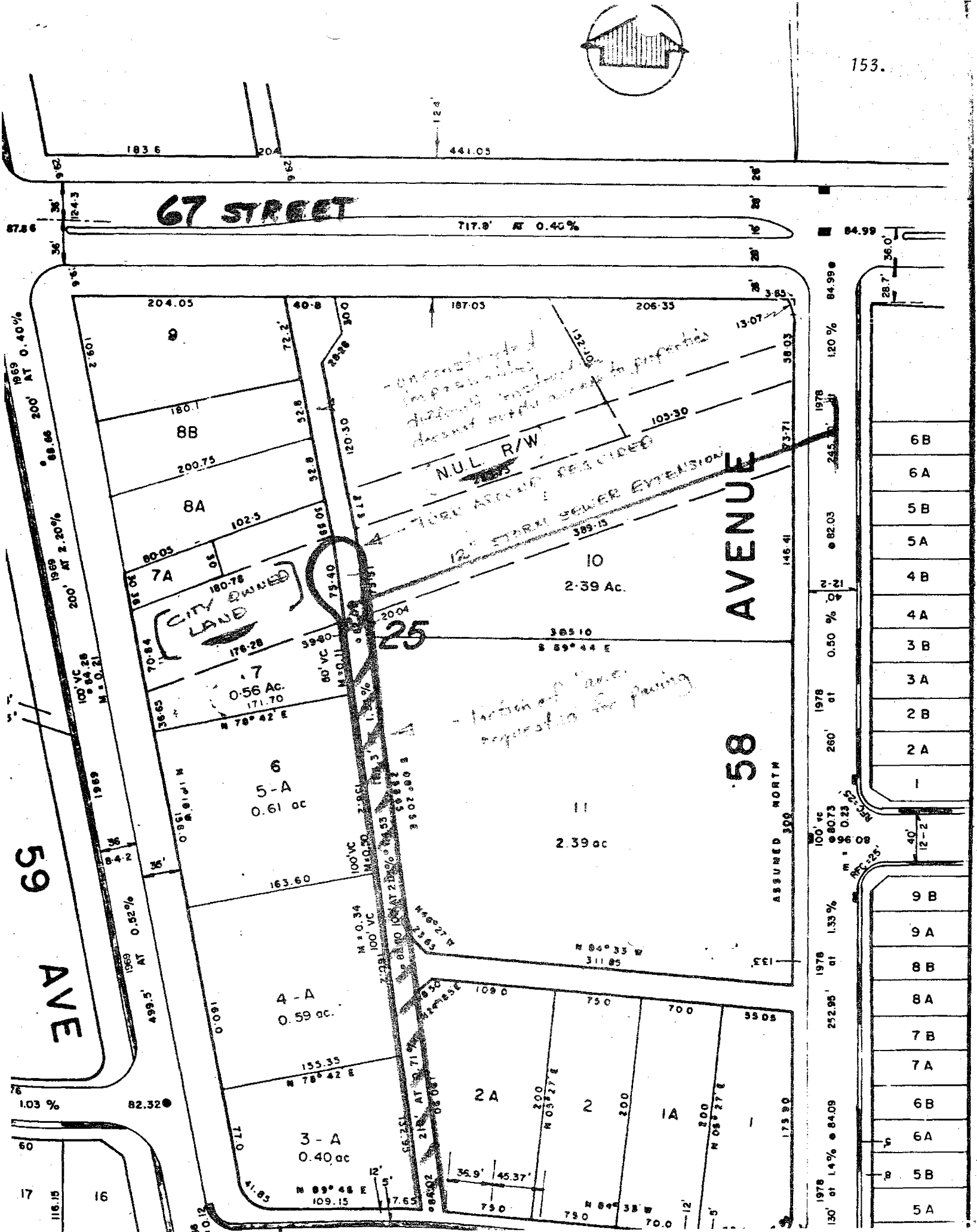
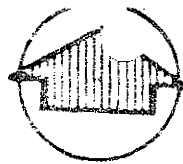


Enclosed is a plan illustrating the lane in question and the required storm sewer extension.

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

KGH/emg  
attach

cc - City Assessor




1981 11 23

154.

TO: City Clerk  
FROM: City Assessor

RE: Petition - Paved lane east of 59 Avenue  
From 65 Street North to the North Boundary  
of Lot 7, Block 25, Plan 1772 NY

In reply to your memo of November 20, 1981, may we advise that the petition meets the requirements of the Municipal Taxation Act.

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

Commissioners' comments

We recommend Council approve the request being included in the 1982 Seven Year Plan. It should be noted that the storm sewer in all probability could be constructed in 1982, but the paving of the lane should not be undertaken until the development on the south half of the Fire Hall site is completed. Council will recall that it was earlier recommended to them that the south portion of the existing Fire Hall site be sold.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NOTICES OF MOTIONNO. 1

1 December 1981

TO: COUNCIL

FROM: CITY CLERK

RE: NOTICE OF MOTION

The following notice of motion has been submitted by Alderman Shandera:

"WHEREAS the revised hours of operation of transit system and new routes have been in effect for approximately five months, and

WHEREAS Council will soon commence review of the 1982 City budget and,

WHEREAS it is desirable to now obtain some knowledge as to the financial situation regarding the transit operations,

NOW THEREFORE BE IT RESOLVED that Council be provided with an interim financial statement of the transit operations for the period January 1, 1981 to November 30th, 1981 and that said statement be brought forward to Council December 21st, 1981."

"R. STOLLINGS"  
City Clerk

BYLAW NO. 2672/FF-81

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

COUNCIL OF THE CITY OF RED DEER ENACT AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 2.1 is hereby amended in accordance with the Use District Map No. 20/81, attached hereto and forming part of this bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

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

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

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

\_\_\_\_\_  
MAYOR

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



BYLAW NO. 2672/GG-81

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 2.1 is hereby amended in accordance with the Use District Map No. 21/81, attached hereto and forming part of this Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

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

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

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

\_\_\_\_\_  
MAYOR

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

**E-15**



**MAP NO. 21/81**  
**(BY-LAW No. 2672/GG-81)**

Changed from A1 to I1 \_\_\_\_\_ & P1 \_\_\_\_\_.



BYLAW NO. 2672/II-81

Being a Bylaw to amend Bylaw No. 2672/80, being 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 6.6.1.4(1) is amended by deleting the words,

"Duplex - subject to M.P.C. approval."  
and replacing with "Duplex - 90m"

(2) This Bylaw shall come into force upon the final passing thereof:

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

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

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

\_\_\_\_\_  
MAYOR

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

\*\*\*\*\*

DECEMBER 7th, 1981

For the regular meeting of RED DEER CITY COUNCIL to  
be held in the Council Chambers of City Hall, MONDAY,

ADDITIONAL AGENDA

NO. 1

File: R-17202

December 3rd, 1981

MEMORANDUM

TO: CITY COMMISSIONER

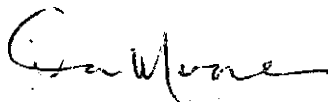
FROM: RECREATION SUPERINTENDENT

RE: AGREEMENT BETWEEN THE TWO SCHOOL AUTHORITIES AND THE CITY OF RED DEER  
WITH RESPECT TO DESIGNATION AND ALLOCATION OF RESERVE LANDS

As noted in the preamble to the agreement, the Planning Act 1977 (Section 101) provides authority for the Municipal and School Authorities to enter into an agreement for purpose of allocating reserve lands.

Failure to enter into such agreement could result in problems for all parties.

The content of this agreement has been carefully considered, and in my opinion, represents an excellent arrangement from all points of view.



DON MOORE

DM:pw

Commissioners' comments

*We recommend Council authorize signing of the agreement in question, after which same will be forwarded for approval by the Minister of Education.*

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# BURNET, DUCKWORTH & PALMER

BARRISTERS AND SOLICITORS

NO. 2

FRANK L. BURNET, Q.C.  
ROBERT F. NEWBY  
PETER M. CLARK  
JAMES R. QUIGLEY  
CALVIN D. JOHNSON  
RONALD L. SPACKMAN  
T. THOMAS MUDRY  
ROSEMARY E. NATION  
CHRIS C.V. VEGESACK  
JOHN H. CUTHBERTSON  
ANTHONY J. HILLING  
LINDA J. HIRST  
DAROLD H. PARKEN

THOMAS J. DUCKWORTH, Q.C.  
MICHAEL L.J. MORIN  
MARK J. FELDMAN  
GARNET M. SCHULHAUSER  
R.J. THRASHER  
BRENT D. KINNEY  
STEPHEN H. HALPERIN  
TERRY M. LIVERMORE  
GREGORY R. PAULING  
EDWARD J. EVANS  
C. W. NIXON  
BERNARD G. POZNANSKI  
VIRGINIA M. MAY

JAMES S. PALMER, Q.C.  
A. WEBSTER MACDONALD, JR.  
ALLAN R. TWA  
J. ROBERT PAGET  
CHRISTOPHER S. L. HOFFMANN  
P. J. MCINTYRE  
PATRICIA H. FORREST  
ROBIN J. MACKNIGHT  
BRIAN R. NEWBY  
S. DONALDA MACBEATH  
JONATHAN S. SCHWARZ  
RODERICK A. FERGUSON

DAVID R. HAIGH  
JOHN D. ROOKE  
HARRY S. CAMPBELL  
KENNETH E. G. TAVES  
EDWARD N. VINK  
BARBARA E. ROMAINE  
ALAN T. PETTIE  
KATHERINE E. SIBOLD  
DAVID R. DIPALO  
RAYMOND E. QUESNEL  
KENNETH S. STICKLAND  
JOHN WILMOT

ESSO PLAZA, EAST TOWER  
32ND FLOOR, 425 - 1ST STREET, S.W.  
CALGARY, ALBERTA T2P 3L8  
CANADA

MAILING ADDRESS  
P.O. BOX 280 STATION "M"  
CALGARY, ALBERTA T2P 2H9  
TELEPHONE 263-2600  
TELEX 925585

CABLE ADDRESS "NOTARIES"

EUROPEAN OFFICE  
18 UPPER CROSSVENOR ST.  
LONDON W1P 8PB, ENGLAND  
TELEPHONE 01-409-2058  
TELEX 893739  
CABLE BURDUC LONDON WI

WRITERS DIRECT TELEPHONE

260-0305

OUR FILE NO. 28,967-2

YOUR FILE NO.

City Clerk  
The City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

ATTENTION: Mr. R. Stollings

Dear Sir:

RE: 4811 - 48th Street, Red Deer  
Lots 25 and 26, Block 25, Plan K

We have been advised that an application has been made to you respecting an encroachment of the existing building on 4811 - 48th Street on City of Red Deer property. We understand the encroachment to be very minor--somewhere on the order of .1 feet--and that a request for a Licence of Occupation for this encroachment has been made to the City.

We would like to supplement the original application with a request that if a Licence of Occupation is granted, that the Licence be effective for so long as the current building exists on that property. The reason for this is that where a Licence of Occupation contains a provision granting rights of termination on 30 days notice, solicitors for any potential purchaser of the property object to closing a transaction on the basis that the vendor is unable to convey clear title.

We have researched the law in this area and have concluded that a purchaser would not suffer any real damage as the defect in title is trivial. In addition, we have been advised that it would be highly unlikely that a mortgage lender would refuse to advance funds on the basis of such a small encroachment.

However, there is some authority suggesting that a potential purchaser ought not to be compelled to purchase a property which might involve them in legal proceedings. This being the case, we would submit

RECEIVED  
CITY OF RED DEER  
81 DEC -3 AM 0:52

Tax Department

November 30, 1981

that by granting a Licence of Occupation with a clause allowing the encroachment for so long as the building exists on the property, the City would remove any future problems respecting the ability of a vendor to convey clear title to this property. In addition it would facilitate the future conveyancing of this property and the City would not be faced with considering the problem anew each time the building and property were conveyed.

We look forward to your favourable recommendation of this application to City Council at the next Council meeting, which we are advised is December 7th. Please advise me of the outcome of this application at your earliest convenience subsequent to December 7th and in the event I can be of further assistance to you, I would be pleased to provide same.

Yours very truly,

BURNET, DUCKWORTH & PALMER

per:

  
John H. Cuthbertson

JHC/wll

Commissioners' comments

The above correspondence has been reviewed with the City Solicitor, various Departments, and the applicant and we recommend that the following steps be taken to resolve the problem.

(1) A bylaw be passed by Council granting the owners of the property (M.J.R. Holdings Ltd.) a license to occupy that portion of 48 Street on which the building encroaches.

(2) A resolution be passed by Council authorizing steps be taken to cancel the portion of 48 Street whereon the building encroaches and consolidate lots 25 & 26 together with the southerly .06 metres throughout the area taken for the addition to 48 Street by road plan 792-2620. It is also our recommendation that the costs of this action be borne by the City as the owners previously dedicated the 7' widening at no cost to The City of Red Deer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

December 3, 1981

NO. 3

TO: CITY CLERK  
FROM: CITY ASSESSOR

RE: HOWLETT AVENUE ROAD CLOSURE

We respectfully submit this request for Council to approve a bylaw for the closure of Howlett Avenue from Haste Street to Oleander Drive (See attached Maps).

As no permanent access is to allowed from Oleander Drive (60th Street Hill) to Highland Green via Howlett Avenue, a bylaw is required to close Howlett Avenue as described. The portion of Howlett Avenue to be closed is to be consolidated with adjoining parcels of public reserve lands.

The following description for closing the road has been forewarded by the land surveyor in a form acceptable by the Land Titles Office.

ALL THAT PORTION OF HOWLETT AVENUE SUBDIVIDED UNDER  
PLAN \_\_\_\_\_, CONTAINING ONE HUNDRED AND  
FORTY THOUSANDTHS (0.145) HECTARES, MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS.

  
D.J. WILSON

DJW/cs  
attach.

HASTE STREET

PLAN	792	0555
2	3	4

HOWLETT AVENUE

Fd.I. No Record

C. of T.

IMR

121

72

LANE

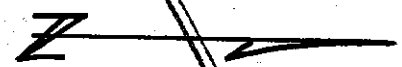
20

22

PORTION OF HOWLETT  
AVE TO BE CLOSED

BLK. 1

OLEANDER DRIVE



PL

R/V

PLAN

PLAN 792

802 2704

LOT 2

LOT 1

PLAN

28.970

25.538  
90° 05' 00"  
2.835

32.242  
89° 55' 50"

16.210  
48° 37' 10"

12.120  
38° 10' 50"

30.480  
128° 10' 50"

45.198  
38° 10' 50"

3.590  
359° 53' 20"

3.590  
359° 53' 20"

44.596  
359°

4.575  
38° 10' 50"

2131

47.967  
10°

3.048  
20° 20' 17"

9

10

25.918  
90°

11' 40"

20° 20' 17"

13.140  
89°

54.860  
59'

00°

163.499  
37°

55.789  
Arc=229.803

Arc=130.178

Arc=229.803

Commissioners' comments

A draft bylaw to provide for the closure noted is attached hereto. We recommend Council give first reading to same, after which steps will be taken to hold the necessary public hearing.

"R. J. MCGHEE"

Mayor

"M. C. DAY"

City Commissioner



BYLAW NO. 2740/81

Being a Bylaw to close a road in The City of Red Deer as described herein.

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

(1) The following road in The City of Red Deer is hereby closed.

"All that portion of Howlett Avenue subdivided under Plan \_\_\_\_\_,  
containing one hundred and forty thousandths (0.145) Hectares,  
more or less.

Excepting thereout all mines and minerals."

(2) This bylaw shall come into force upon the final passing thereof.

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

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

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

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2741/81

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) M.J.R. Holdings Ltd. (hereinafter called the Licensee) is hereby granted license and permission to temporarily occupy and use that portion of the registered City roadway as outlined in red on the plan hereunto annexed and forming part of this Bylaw. Subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to its occupation and use of the said lands.

(a) The license and permission hereby granted may be terminated by either the City of the Licensee upon the giving of thirty (30) days notice in writing, which notice may be served by the mailing of same, postage prepaid, as follows

The City - Box 5008, Red Deer, Alberta

The Licensee - c/o Ronald Stainthorpe, Box 918, Red Deer, Alberta

and shall be deemed to have been received the day following the mailing thereof.

(b) The Licensee shall at all times, keep and maintain the said lands in good and tenantable condition and repair.

(c) The Licensee shall comply with all Bylaws, Statutes, Rules or Regulations in any manner referring to or affecting the said lands.

(d) The City shall not be liable for any inquiry or damage to persons or property arising on or about the said lands and the Licensee shall indemnify the City from and against any claim or demand in respect thereof.

(e) The Licensee shall pay to the City the sum of One Dollar (\$1.00) on the first day of January, 1982 and on the first day of every succeeding January as long as the within license continues.

(f) The Licensee shall pay for all utilities or other services provided to the said lands, and shall pay taxes levied in respect of any improvements of taxable equipment situate on the said lands.

(g) The Licensee shall not place or erect any buildings, improvements or structures thereon without expressed written consent of the City first had and obtained.

(h) No assignment of this license and permission is valid unless and until such assignment is submitted to The City of Red Deer, and its consent thereto is obtained in writing.

(i) At the termination of this license and permission, the Licensee shall remove or cause to be removed from the said lands any buildings, improvements, structures and other objects situate thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.

(f) This Bylaw shall become effective as and from the passing thereof.

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

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

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

# BUILDING LOCAT N CERTIFICATE

SCALE: 1 INCH = 20 FEET DATE NOV. 16 1978

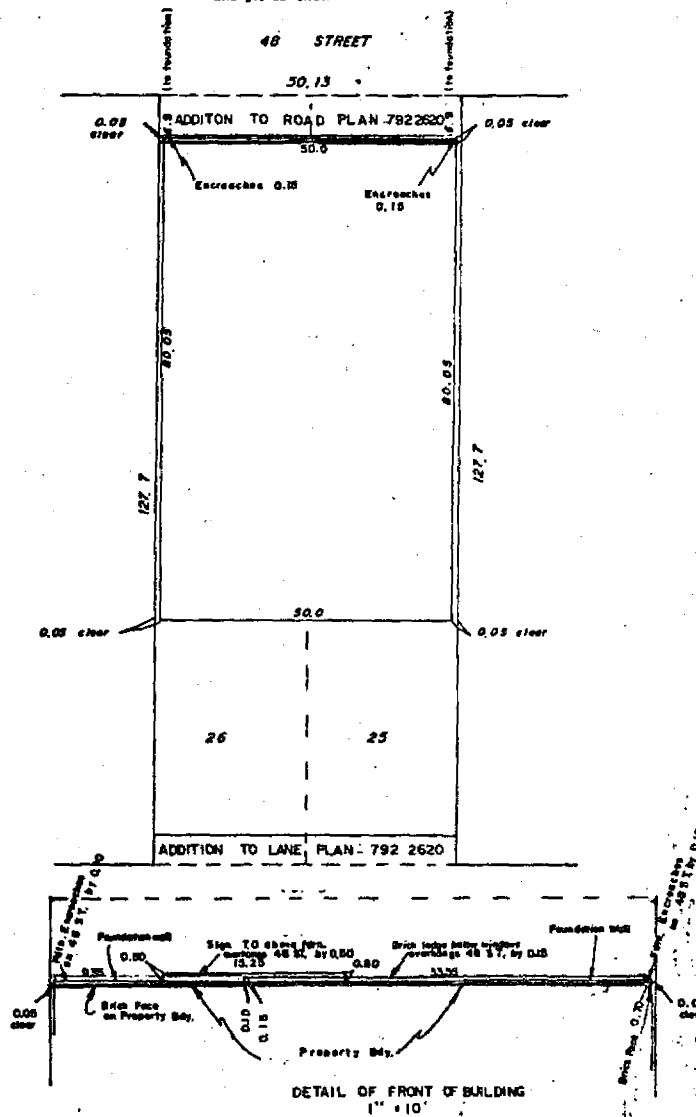
## LEGAL DESCRIPTION

LOT 25 & 26  
BLOCK 25  
PLAN K

BY: SNELL & OSUND SURVEYS LTD.  
FOR: WELIKOLAD CONSTRUCTION

## CIVIC ADDRESS

Checked Nov 10, 1978  
Changes as shown RED DEER, ALBERTA



**CITY OF RED DEER APPROVAL**  
THAT IF THE BUILDING SHOWN ON THE ABOVE PLAN IS  
LOCATED IN ACCORDANCE WITH THE ABOVE PLAN, THE  
LOCATION OF THE SAID BUILDING COMPLIED WITH THE  
BY-LAWS OF THE CITY OF RED DEER.

## SURVEY AFFIDAVIT

I GILLIS OSUND, ALBERTA LAND SURVEYOR, CERTIFY:

THAT THE BUILDING SITUATED ON THE ABOVE LOT IS  
WHOLLY WITHIN THE BOUNDARIES THEREOF AND THERE  
ARE NO VISIBLE ENCROACHMENTS THERON OR THERETO.

UNLESS OTHERWISE NOTED MEASUREMENTS ARE MADE TO  
THE POURED BASEMENT WALLS.

**BUILDING INSPECTOR FOR**  
THE CITY OF RED DEER

CERTIFIED CORRECT THIS DAY  
OF 1978

ALBERTA LAND SURVEYOR