

**DATE: May 7, 1996**  
**TO: All Departments**  
**FROM: City Clerk**  
**RE: PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES**

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**FILE**

***SUMMARY OF DECISIONS***

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL

***MONDAY, May 6, 1996***

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

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Regular Meeting of April 22, 1996

**DECISION - CONFIRMED AS TRANSCRIBED**

PAGE #

- (2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Expanded Sidewalk Snow Removal / R3 (Multi Family Properties) Downtown Area / Traffic Bylaw Amendment 2800/A-96

.. 1

**DECISION - REPORT RECEIVED AS INFORMATION. REFER TO BYLAW SECTION FOR BYLAW READINGS**

2. Director of Corporate Services - Re: 1996 Property Tax Rates / Tax Rate Bylaw No. 3168/96 / Authorize 1996 Tax Rate . . . 3

**DECISION - REPORT RECEIVED AS INFORMATION. REFER TO BYLAW SECTION FOR BYLAW READINGS**

(3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment 3156/A-96, Rezoning of Lots 11-15, Block 30, Plan 7604 K.S., North of the Lane Behind Cass's Stagger Inn, From R2 to C4 / Increased Parking . . . 9

(4) **REPORTS**

1. City Administrative Staff and Parkland Community Planning Services / Joint Report - Re: Residential Building Height Restrictions / Land Use Bylaw Amendment 3156/D-96 . . . 12

**DECISION - REPORT RECEIVED AS INFORMATION AND IT WAS AGREED TO REQUEST THE ADMINISTRATION TO REVIEW ALTERNATIVES**

2. Public Works Manager - Re: Snow and Ice Control / Request for Approval of Over-Expenditure / Spring Clean Up and Catchbasin Thawing . . . 15

**DECISION - APPROVED ADDITIONAL EXPENDITURES IN THE 1996 OPERATING BUDGET FOR SNOW AND ICE CONTROL, SPRING CLEAN UP AND CATCHBASIN THAWING**

3. City Clerk - Re: Cat Control Ad Hoc Committee / Review / Request to Table Item . . . 18

**DECISION - TABLED THIS MATTER FOR UP TO 6 WEEKS TO ALLOW THE COMMITTEE TIME TO PREPARE A REPORT**

(5) **CORRESPONDENCE**

1. Ken Arnold - Re: Request for Refund / Water and Sewer Replacement / Commercial Use (4619-48 Avenue) / Residential Use (4205-46 Avenue) . . 20

**DECISION - DENIED REQUEST FOR REFUND OF WATER AND SEWER REPLACEMENT COSTS**

2. Alliance Quebec - Re: "Les Ambassadeurs" / Exchange Visits / Questionnaire . . 31

**DECISION - ITEM RECEIVED AS INFORMATION ONLY**

3. Novacor Chemicals, Al Poole - Re: Proposed Joffre Expansion . . 35

**DECISION - PRESENTATION FROM NOVACOR CHEMICALS WAS PROVIDED TO COUNCIL, REGARDING THE PROPOSED JOFFRE EXPANSION**

4. Waskasoo Museum Foundation - Re: Ghosts Project / Towne Centre Association / Fire Wagon Sculpture / Request for Funding . . 45

**DECISION - APPROVED GRANT IN THE AMOUNT OF \$10,000 FROM THE RED DEER HERITAGE FUND FOR THE TOWNE CENTRE ASSOCIATION'S FIRE-WAGON PIECE OF THE GHOSTS PROJECT**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 2800/A-96 - Traffic Bylaw Amendment / Expanded Sidewalk  
Snow Removal / R3 (Multi Family Properties / Downtown Area /  
2<sup>nd</sup> and 3<sup>rd</sup> Readings . . . 1  
. . . 49

**DECISION - BYLAW GIVEN 2<sup>nd</sup> AND 3<sup>rd</sup> READINGS**

2. 3156/A-96 - Land Use Bylaw Amendment / Rezoning of Lots  
11-15, Block 30, Plan 7604 K.S., North of the Lane Behind  
Cass's Stagger Inn, From R2 to C4 / Increased Parking - 2<sup>nd</sup>  
and 3<sup>rd</sup> Readings . . . 9

**DECISION - BYLAW GIVEN 2<sup>nd</sup> AND 3<sup>rd</sup> READINGS**

3. 3156/D-96 - Land Use Bylaw Amendment / Amend Definition of  
"Storey" / Building Height / 1<sup>st</sup> Reading . . . 12  
. . . 50

**DECISION - NOT CONSIDERED BY COUNCIL AT THIS TIME**

4. 3168/96 - Tax Rate Bylaw / Authorize Municipal Tax Rates for  
1996 / 3 Readings . . . 3  
. . . 52

**DECISION - BYLAW GIVEN 3 READINGS**

# **A G E N D A**

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

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(8)	<b>WRITTEN INQUIRIES</b>	
(9)	<b>BYLAWS</b>	
1.	2800/A-96 - Traffic Bylaw Amendment / Expanded Sidewalk Snow Removal / R3 (Multi Family Properties / Downtown Area / 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings	.. 1 .. 49
2.	3156/A-96 - Land Use Bylaw Amendment / Rezoning of Lots 11-15, Block 30, Plan 7604 K.S., North of the Lane Behind Cass's Stagger Inn, From R2 to C4 / Increased Parking - 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings	.. 9
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1996 / 3 Readings

.. 3  
.. 52

*Glendale Middle School*

ITEM NO. 1

## UNFINISHED BUSINESS

DATE: APRIL 29, 1996

TO: CITY COUNCIL

FROM: CITY CLERK

RE: EXPANDED SIDE WALK SNOW REMOVAL  
R3 (MULTI FAMILY PROPERTIES) DOWNTOWN AREA  
TRAFFIC BYLAW AMENDMENT ~~2672/A-96~~ 2800/A-96

At the Council meeting of March 25, 1996 first reading was given to Traffic Bylaw Amendment ~~2672/A-96~~ <sup>2800/A-96</sup> which provides for the inclusion of the R3 zone in the downtown area, as outlined in the attached map, in the Mandatory Sidewalk Snow Clearing Regulation.

A Public Hearing has been set for May 6, 1996 at 7 PM or as soon thereafter as Council may determine. For Council's information, a public hearing for a change to the Traffic Bylaw is not a legal requirement however Council's direction was to allow for public input to this bylaw prior to its potential passage.

Letters have been sent to all property owners affected by this change. In addition, we have advertised Council's intent in two Friday editions of the local daily paper.

## RECOMMENDATION:

That following the public hearing, consideration be given to second and third reading of Traffic Bylaw Amendment ~~2672/A-96~~ 2800/A-96.



Kelly Kloss  
City Clerk

att.

# MANDATORY (R3) SIDEWALK SNOW REMOVAL IN DOWNTOWN AREA



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

April 24, 1996

Kelly Kloss, City Clerk  
City Clerk's Department  
City of Red Deer  
Box 5008  
Red Deer, AB., T4N 3T4

*Via FAX*

re: notice for Traffic Bylaw Amendment 2800/A96

Dear Sir:

Thank you for the information provided in your letter. For whatever reasons, the information was mailed to an Edmonton address that is not of my knowledge. Our "Mother House" is located in Edmonton, at #101, 12310 - 105 Avenue, T5N 0Y4.

Is it possible to cc. (copy) information and/or correspondence that affects our local address to our Red Deer office, at:

#4, 7803 - 50 Avenue, T4P 1M8?

Aside from the problem with the Edmonton address, there is a time delay in mailing. There is a time delay in the head office with turn-a-round time and sending/faxing back to our Red Deer office. Thus, receiving a copy at our local office, would be very helpful in guarding against lost/late information.

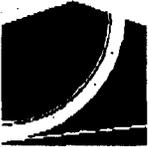
On the map provided, is all the other area downtown that is not shaded, C1 and/or C2? (I am working from a Fax'd copy and cannot tell if there is a different degree of shading or none at all.) Does your information convey to me, the whole of the area shown on Schedule E is included in the Bylaw 2800/A96?

I would appreciate a response to my question, by paper, phone (if not available leave message on answering machine), or FAX.

Thank you for your consideration.

Yours truly

*M. Hicks*  
Margaret L. Hicks  
Housing Co-ordinator  
Red Deer office



Handicapped  
Housing  
Society of  
Alberta

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

April 3, 1996

Sample of letter that went to 107 residents.

Swell Investments Ltd.  
5, 4936 - 53 Avenue  
Red Deer, AB T4N 5J9

Dear Sir/Madam:

RE: TRAFFIC BYLAW AMENDMENT 2800/A-96 - SNOW REMOVAL

At the Council meeting of March 25, 1996, Council gave First Reading to Traffic Bylaw Amendment 2800/A-96, a copy of which is attached hereto.

Mandatory snow removal in the R3 district as outlined on the enclosed map came about as a result of concerns expressed by residents of the city who have been having difficulty walking in the downtown area. Once the bylaw amendment receives Second and Third Readings, you will be required to remove and clear away all snow, ice, dirt and other obstructions from the sidewalk adjacent to your property within 48 hours of such snow, ice, dirt or other obstruction being deposited thereon.

The Council of The City of Red Deer intend to hold a Public Hearing on this matter in the Council Chambers of City Hall, 2<sup>nd</sup> Floor, 4914 - 48 Avenue, Red Deer on **MONDAY, MAY 6, 1996, at 7:00 P.M.**, or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed Amending Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees.

To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of ten minutes exclusive of questions put to the speaker by Council. The speakers must direct their remarks to the advisability of the Bylaw under consideration and should not repeat at length points made by other speakers.

A written representation or petition shall be heard by Council of The City of Red Deer providing:

- (a) such representation or petition is filed with the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing, and
- (b) it contains the names and addresses of all persons making the representation, and
- (c) it states the names and addresses of all persons authorized to represent a group of persons.

Yours truly,

"Kelly Kloss"

KELLY KLOSS  
CITY CLERK



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

May 8, 1996

Mr. Wesley McIntosh  
4927-55 Street  
Red Deer, AB T4N 2J3

**FILE**

Dear Sir:

**RE: REMOVAL OF SNOW FROM R3 PROPERTIES / DOWNTOWN AREA**

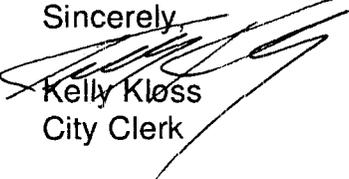
At the City of Red Deer's Council Meeting held May 6, 1996, second and third readings were given to Traffic Bylaw Amendment 2800/A-96, a copy of which is attached hereto.

Traffic Bylaw Amendment 2800/A-96, provides for the inclusion of the R3 (Multi-Family) Zone in the Downtown Area, as outlined on the attached map, in the *mandatory sidewalk clearing program*.

In addition, I have attached hereto the respective pages from the consolidated copy of the Traffic Bylaw outlining the regulations relative to snow clearing in the Downtown Area.

Thank you for bringing this issue to Council's attention. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
Kelly Klöss  
City Clerk

attchs.

c Director of Development Services  
Public Works Manager  
Towne Centre Association Manager

Mrs. Margaret Hicks, Housing Co-ordinator  
Handicapped Housing Society  
of Alberta  
#4, 7803-50 Avenue  
Red Deer, AB T4P 1M8



RED·DEER

*a delight  
to discover!*

**DATE:** May 8, 1996  
**TO:** Director of Development Services  
**FROM:** City Clerk  
**RE:** EXPANDED SIDEWALK SNOW REMOVAL,  
R3 (MULTIPLE FAMILY PROPERTIES), DOWNTOWN AREA  
TRAFFIC BYLAW AMENDMENT 2800/A-96

---

**FILE**

At the City of Red Deer's Council Meeting held May 6, 1996, second and third readings were given to Traffic Bylaw Amendment 2800/A-96, a copy of which is attached hereto.

This office will now be updating the consolidated copy of the Traffic Bylaw in accordance with this change.

Trusting you will find this satisfactory.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

c Public Works Manager  
Inspections and Licensing Manager  
Insp. S. Sutton, R.C.M.P.  
C. Rausch

**DATE:** May 13, 1996  
**TO:** City Solicitor  
**FROM:** City Clerk  
**RE:** TRAFFIC BYLAW NO. 2800/82,  
REVIEW OF

---

**FILE**

Please find attached hereto, a copy of the correspondence forwarded to the Director of Development Services on May 8, 1996 with respect to Traffic Bylaw Amendment 2800/A-96. I have also attached a copy of the noted Bylaw Amendment.

Please take these changes into consideration when reviewing Traffic Bylaw No. 2800/82.

Thank you.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

c File

May 13, 1996

Submitted To City Council

Date: May 28/96

Mayor Surkan/City Councillors  
City of Red Deer  
Box 5008  
Red Deer, AB., T4N 3T4



Handicapped  
Housing  
Society of  
Alberta

Re: Amendment to By-law No. 2800/82

Dear Mayor and Councillors:

Your consideration of the problem of snow build-up on sidewalks curtailing movement of residents in the downtown area, and your subsequent amendment of the by-law, is to be commended. This action by Council helps provides equal access for all persons in our city, as well, demonstrates a responsiveness on behalf of our community.

While consideration for the amendment was prompted by tenants in our wheelchair adapted apartment building on 55th Street, we, as a non-profit organization who advocate on behalf of persons with disabilities, were pleased to see them take the issue to Council on their own initiative. The tenants believe that what will serve their needs, will serve the needs of many other people living in the area.

As a landlord in the area, we will continue to do our part and keep our sidewalks clean to allow passage for all "foot" and "wheel" traffic in our neighborhood, without depositing same on City property.

Yours truly

Margaret L. Hicks  
Housing Co-ordinator

MAY 17 1996

cc. Helen Krimmer, Executive Director, HNSA  
Tenants, 4827 - 55th Street

**COMMENTS:**

We concur with the recommendations of the Director of Corporate Services and recommend that Council approve the Tax Rate Bylaw based on the principle previous approved by Council. As we pointed out to Council at the last meeting, because of the lateness in receiving the final education requisition from the Province, in order that the tax bills can be prepared on time it will be necessary for Council to give 3 readings to this bylaw at this meeting.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

**DATE:** May 8, 1996  
**TO:** Director of Corporate Services  
**FROM:** City Clerk  
**RE:** 1996 PROPERTY TAX RATES -  
TAX RATE BYLAW 3168/96

---

**FILE**

At the Council Meeting of May 6, 1996, consideration was given to your report dated April 30, 1996. At this meeting *Tax Rate Bylaw 3168/96* was passed, a copy of which is attached hereto.

This is submitted for your information and appropriate action.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

c City Assessor  
Computer Services Manager

**DATE:** April 30, 1996  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** LAND USE BYLAW AMENDMENT 3156/A-96

---

A Public Hearing has been scheduled for 7:00 p.m., or as soon thereafter as Council may determine, for the above noted Land Use Amendment.

Land Use Bylaw Amendment 3156/A-96, clause 1, refers to the "Use District Map, as referred to in Section 1.4". The reference to Section 1.4 is incorrect as it applies to the old Land Use Bylaw 2672/80. The reference should be to Section 5 under the new Land Use Bylaw 3156/96.

Land Use Bylaw Amendment 3156/A-96 provides for the rezoning of the five lots (Lots 11 - 15, Block 30, Plan 7604 K.S.) north of the lane behind Cass's Stagger Inn, from R2 to C4 to allow for the increased parking on this site.

**RECOMMENDATION:**

That following the Public Hearing, consideration be given to:

1. Amending by resolution, Land Use Bylaw Amendment 3156/A-96 by deleting the word and number "Section 1.4" and substituting in their place "Section 5."
2. Second and third readings be given to Land Use Bylaw Amendment 3156/A-96.

  
Kelly Kloss  
City Clerk

KK/clr

**BYLAW NO. 3156/A-96**

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 1/96 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

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

\_\_\_\_\_  
MAYOR

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



**DATE:** May 8, 1996  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** **LAND USE BYLAW AMENDMENT 3156/A-96,  
ADDITIONAL PARKING, CASS'S STAGGER INN**

**FILE**

---

At the Council Meeting of May 6, 1996, following the Public Hearing, the following resolution was passed with regard to Land Use Bylaw Amendment 3156/A-96:

"RESOLVED that Council of The City of Red Deer, hereby agrees to amend Land Use Bylaw Amendment 3156/A-96 by deleting therefrom the word and number 'Section 1.4' and substituting in their place 'Section 5'."

Following the passage of this resolution, 2<sup>nd</sup> and 3<sup>rd</sup> readings were given to the noted Land Use Bylaw Amendment. I have attached hereto a copy of same.

Land Use Bylaw Amendment 3156/A-96 provides for the rezoning of the five lots north of the lane behind Cass's Stagger Inn, from R2 to C4, to allow for increased parking on the site.

By way of a copy of this memo, I will be asking my Secretary, Char Rausch, to ensure that the consolidated copy of Land Use Bylaw 3156/96 is updated in accordance with the above changes.

If you have any questions, please do not hesitate to call.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

c Inspections and Licensing Manager  
Council and Committee Secretary, S. Ladwig  
Tony Woods  
Char Rausch



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

May 8, 1996

**FILE**

Mr. Cass Trahan  
5020-58 Street  
Red Deer, AB T4N 6A8

Dear Mr. Trahan:

RE: LAND USE BYLAW AMENDMENT 3156/A-96  
REZONING OF LOTS AT 5823-51 STREET AND 5020-58 STREET

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At the City of Red Deer's Council Meeting held May 6, 1996, following the Public Hearing, second and third readings were given to Land Use Bylaw Amendment 3156/A-96. I have attached hereto a copy of same.

Land Use Bylaw Amendment 3156/A-96 provides for the rezoning of the five lots north of the lane behind Cass's Stagger Inn, from R2 to C4, to allow for increased parking on the site. It would now be appropriate for you to make application to the Inspections and Licensing Department relative to any development issues that you have concerning these lots.

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

Sincerely,

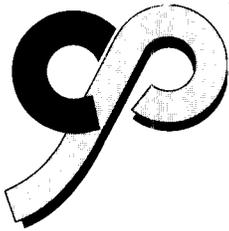
Kelly Kloss  
City Clerk

KK/clr  
attchs.

c Inspections and Licensing Manager  
Principal Planner  
Council and Committee Secretary, S. Ladwig  
C. Rausch



*a delight  
to discover!*



**MEMORANDUM**

**DATE:** 29 April 1996  
**TO:** CITY COUNCIL  
**FROM:** CITY ADMINISTRATIVE STAFF - JOINT REPORT  
**RE:** RESIDENTIAL BUILDING HEIGHT RESTRICTIONS

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**Background Information**

City Council has from time to time dealt with the issue of the height of residential building structures. In the past the City has received complaints from home owners who have opposed the construction of multi-storey residences in areas that contain higher grade levels than the developed surrounding or adjoining area(s). The concern often expressed by these adjoining home owners is one that deals with invasion of privacy that results from the construction of multi-storey residences on these elevated areas. This appears to be a continuing concern involving the Anders East (Victoria Park) and Deer Park subdivisions, but has the potential to become an issue in other new neighbourhoods as well.

An elevated area may occur naturally, may be artificially created by a developer in the way a subdivision is graded, or may be the result of shallow utility infrastructure which forces development to occur at a higher finished grade level. In many instances the "privacy" issue arises when a conventional two storey home is constructed with what is known as a "walk out" basement on a lot in which the front grade is at a higher elevation than the grade at the rear of a lot. Such a structure, if viewed from the front, looks in appearance as a conventional two storey residence but, when viewed from the rear, looks as if the building is three storeys.

Most recently, this height issue has surfaced again with regard to a residence under construction on Doan Avenue in the Deer Park neighbourhood, an area that has an elevated grade level. This particular two storey residence is in full compliance with the City's Land Use Bylaw. Generally speaking, the height of a residential structure in the City is controlled under the Land Use Bylaw which states that the maximum building height is to be "two storeys with a maximum of 10 metres measured from the average of the lot grade". "Grade" is defined as the lowest level of finished ground elevation adjoining a building at any exterior walls however, when there is a difference in grade level between the front and rear of a lot, the 10 metre maximum height is measured from

CITY COUNCIL  
 BUILDING HEIGHT RESTRICTIONS  
 PAGE 2

the average of the lot grade. This average would be located somewhere mid-way between the different front and rear elevations. This current approach to height restrictions was approved by City Council on March 28, 1994 through an amendment to the Land use Bylaw. Previously, building heights were measured from the front grade elevation.

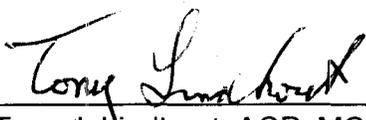
In order to address previous concerns related to building heights in the Anders East (Victoria Park) and Deer Park neighbourhoods, certain elevated lots have been restricted to only single storey dwellings in the Outline Plan. These Outline Plan height restrictions were developed in response to neighbourhood concerns which were directed to City Council. Each Outline Plan amendment resolved each neighbourhood's specific concerns. At this point Council has not adopted regulations which apply city wide to potentially prevent neighbourhood concerns related to height and at a minimum, to ensure that concerned neighbours have the right of appeal to the Subdivision and Development Appeal Board where they have a concern. It should be noted that the lot containing the residence under construction on Doan Avenue was not identified as one containing a height restriction; the five adjoining lots to the northwest were however restricted to only single storey dwellings in the Outline Plan.

**Staff Comments**

In taking a proactive approach to this issue, staff feel that the present height restriction regulations should be altered by a revision to the Land use Bylaw that would continue to allow the maximum home building height to be two storeys but that the two storey height be tied to the **lowest** level (grade) of finished ground elevation. Grade is defined as the lowest level of finished ground elevation adjoining a building at any exterior wall. This in effect would limit the height of any residence constructed on an elevated site and having a walk out basement to a maximum of two storeys at the back, that being the lowest level (grade) of finished ground elevation. Any variation from this would require a relaxation from the Municipal Planning Commission (M.P.C.) meaning that adjacent property owners would be informed of any tentative development proposal approved that exceeded the standards contained in the Land Use Bylaw. The decision by the M.P.C. could be appealed to the Subdivision and Development Appeal Board.

**Recommendation**

Staff recommend that City Council give first reading to amending Bylaw No. 3156/D-96. If this amending bylaw passes first reading, it is further recommended that the local development industry (Urban Development Institute and Red Deer Home Builders Association, etc.) be formally informed by City administration of this proposal so that they can respond accordingly at the Public Hearing prior to Council consideration of 2nd and 3rd readings.



\_\_\_\_\_  
 Tony J. Lindhout, ACP, MCIP  
 Planner



\_\_\_\_\_  
 Ryan Strader,  
 Inspections & Licensing Manager

**COMMENTS:**

I have serious reservations about the effectiveness of this Bylaw Amendment. The architectural design incorporating a drop out basement has become very common place in residential subdivisions. I am concerned that the impact of this Bylaw Amendment would simply result in there being a proliferation of applications to the Municipal Planning Commission and the Subdivision and Development Appeal Board with very little actual change in the numbers of these types of homes built. Should Council wish to pass first reading in order to allow a broader public discussion at a Public Hearing, I could concur with that process, however, at this point, I do not recommend the Bylaw Amendment.

**"G.D. SURKAN"**  
Mayor

I too have concerns with the proposed Bylaw Amendment. However, we have had a number of problems and Council has requested that the Administration mediate the dispute between the existing home owners and the developer. This is an expensive and inefficient process and does not solve the problem because mediation only comes about after the fact. I recommend Council give first reading to the Amending Bylaw to enable the developers and the public to express their views and resulting from that process, perhaps a workable amendment would be brought out.

**"H.M.C. DAY"**  
City Manager

**DATE:** May 8, 1996  
**TO:** Tony Lindhout, Planner  
Inspections and Licensing Manager  
**FROM:** City Clerk  
**RE:** RESIDENTIAL BUILDING HEIGHT RESTRICTIONS

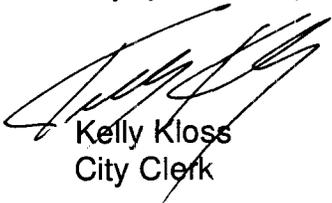
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**FILE**

At the Council Meeting of May 6, 1996, consideration was given to your report dated April 29, 1996, concerning the above. Council agreed as follows:

1. That Land Use Bylaw Amendment 3156/D-96, not be given first reading at this time.
2. That you discuss with the development industry, including the Home Builder's Association and UDI, a solution that addresses the concerns of building heights that may or may not require a Land Use Bylaw Amendment.
3. That once a solution has been reached, a public meeting be held to provide for general input to the possible solutions.
4. That once the above information is gathered, your report be presented to Council for further consideration.

It is my understanding that this process will take approximately 8 weeks. If you have any questions, please do not hesitate to contact the undersigned.



Kelly Kloss  
City Clerk

KK/clr

c Director of Development Services  
Director of Community Services  
Land and Economic Development Manager

DATE: April 29, 1996  
 TO: City Clerk  
 FROM: Public Works Manager  
**RE: SNOW AND ICE CONTROL**

---

As Council is aware, we have had an unusual year with respect to the amount of snow with which we have had to deal. The amount of snow we have impacts us in several ways. When we have more snow, we do more snow plowing. We also apply more sanding material to deal with slippery roads and intersections. This can then impact us in the spring when we have more material to pick up with our spring clean-up. The amount of snow can also affect our catchbasin thawing, as the season for melting tends to extend and results in more freeze/thaw cycles. This means we have more catchbasins to thaw, including thawing some more than once.

We have five months of the year when we normally undertake Snow and Ice Control activities. These are January, February, March, November and December. We estimate that we spend 20% of our Snow and Ice budget in each of these five months.

The snowfall average on an annual basis for the period 1985 - 1995	86.3cm
The snowfall average for the months of December, January and February for the period 1985 - 1995	50.7cm
Snowfall for December 1995, January and February 1996	125.3cm

In 1994/1995, we spread 7300 tonnes of sanding material. This we would consider was a typical year. In 1995/1996, we spread 13100 tonnes of material.

Now that we have completed Snow and Ice operations for the winter of 1995/1996, we will have spent approximately \$645 000. This is 87% of our 1996 approved Snow and Ice budget of \$737 200. The major items which increased our costs in 1996 were \$120,000 in residential plowing. This is an activity we do not normally undertake. We also spent an additional \$80,000 in sanding material.

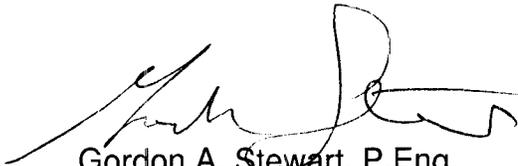
...2

If we were to experience an "average" November/December period in 1996, we estimate our costs to be \$300 000. If this were to be the case our total expenditures for the year would be \$947 000. In light of this, we would require an additional \$210 000 in funding.

<b>Activity</b>	<b>Budget</b>	<b>Projected Cost</b>	<b>Additional Funds Required</b>
Snow & Ice Control	\$737,200	\$947,000	\$210,000
Spring Clean Up	\$339,841	\$390,000	\$50,000
Catchbasin Thawing	\$43,197	\$73,205	\$30,000

### **RECOMMENDATION**

It is respectfully recommended that Council approve an over-expenditure of \$210,000 for Snow and Ice Control, \$50,000 for Spring Clean Up, and \$30,000 for Catchbasin Thawing, to the 1996 operating budget.



Gordon A. Stewart, P.Eng.  
Public Works Manager

/blm

c Director of Corporate Services  
Director of Development Services

**COMMENTS:**

We concur with the recommendations of the Public Works Manager.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

**DATE: May 8, 1996**  
**TO: Public Works Manager**  
**FROM: City Clerk**  
**RE: SNOW AND ICE CONTROL**

---

**FILE**

At the Council Meeting of May 6, 1996, consideration was given to your report dated April 29, 1996, concerning the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Public Works Manager dated April 29, 1996, re: Snow and Ice Control, hereby approves the following additional expenditures in the 1996 operating budget:

1. \$210,000 for Snow and Ice Control,
2. \$50,000 for Spring Clean Up, and
3. \$30,000 for Catchbasin Thawing,

and as presented to Council May 6, 1996."

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

  
Kelly Kloss  
City Clerk

KK/clr

c Director of Development Services  
Director of Corporate Services

ITEM NO. 3

**DATE: May 1, 1996**

**TO: Council**

**FROM: City Clerk**

**RE: CAT CONTROL AD HOC COMMITTEE - REVIEW**

---

At the Council Meeting held on April 9, 1996, consideration was given to correspondence from Mr. A. Sivacoe, dated March 22, 1996, regarding the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to table the matter of Cat Control until the May 6, 1996 Council Meeting.

Council further agrees to form a committee to review Cat Control. The Committee is to consist of the following:

Councillor Volk,  
Councillor Hull,  
Councillor Hughes,  
License and Inspections Manager, and an  
Alberta Animal Services Representative.

Council further agrees that the Committee is to report back to Council with recommendations on this matter."

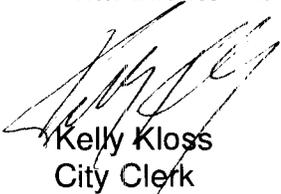
The Ad Hoc Cat Control Committee has advised that their report to Council is not yet complete with respect to the above review. They are requesting that this issue be tabled for up to six weeks to allow them time to complete same.

... / 2

City Council  
May 1, 1996  
Page 2

**RECOMMENDATION:**

That this item be tabled for up to six weeks.



Kelly Kloss  
City Clerk

KK/clr

**COMMENTS:**

We concur with the recommendation of the City Clerk.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

**DATE:** May 8, 1996  
**TO:** Inspections and Licensing Manager  
**FROM:** City Clerk  
**RE:** CAT CONTROL AD HOC COMMITTEE

---

**FILE**

At the Council Meeting of May 6, 1996, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated May 1, 1996, re: Cat Control Ad Hoc Committee - Review, hereby agrees to table the matter of Cat Control for up to six weeks to allow additional time for the Ad Hoc Cat Control Committee, to prepare their report for Council, and as presented to Council May 6, 1996."

As outlined above, this matter has been tabled for up to 6 weeks and as such, this report should be presented back to Council on Tuesday, May 21, 1996 or Monday, June 17, 1996.

Trusting you will find this satisfactory.



Kelly Kloss  
City Clerk

KK/clr

Ken Arnold  
4205 - 46 Ave.  
Red Deer, AB  
T4N 3M7

April 24, 1996

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:45 A.M.
DATE	96.04.24.
BY	OR

Red Deer City Council  
City Hall

Dear Mayor and Council;

In the last council meeting of April 22, council amended the city policy of charging full cost for replacement of city water and sewer lines on redevelopment of older lots.

I applaud this decision for all of the reasons that the applicants mentioned, because these were the same reasons that I had also applied under in two formal applications previously. (See copy of item submitted to the Red Deer Development Appeal Board Jan 19, 1992<sup>5</sup> on behalf of my wife. I also appeared before council in the summer of 1987 on this issue, but have not been able to find a copy of this letter - city clerk's office is looking on their archive records of council minutes at the time of writing)

Since I have formally addressed these same issues, I hereby make the claim that I am a "grandfathered" partner in this latest successful application and as such, should share in the benefit of the decision.

For council to change its policy to the degree that it just has, does not come as the result of one single application. I feel that my input was just as important to the process that brought about this change. Councilor Moffat sat on the council when my first application was before you. I just checked with him today and he said that he voted in favor of the amendment this time. I feel that the recent applicants' success is due in no small part to the groundwork that myself and other formal applicants had previously laid, and therefore we should participate in the benefits of that success.

In the article in the Advocate of Wednesday, April 24, Mayor Surkan was quoted as saying that "the city will not rebate homeowners who previously paid the whole cost". I feel that because I have taken the time and energy to go on record regarding this issue, I be considered as one of the current successful applicants. Since my applications were only part of an on-going dialogue with the city which has just now culminated in this decision, it is not fair for the decision to profit only the last applicant who brought this matter to the city's attention. It would be like crediting the effect of a petition to last person who signed the petition.

Thank you.

Sincerely,



Ken W. Arnold

Dr. J.E. Scalzo  
803 - 5010 43 St.  
Red Deer  
T4N 6H2

Jan 19, 199<sup>3</sup><sub>2</sub>

The Secretary,  
Red Deer Development Appeal Board  
City Hall  
Red Deer, AB  
T4N 3T4

(Should be '93)  
KWA

Dear Secretary;

I am appealing the following conditions attached to the development application approved by the Municipal Planning Commission January 11, 1993:

..... (CONDITIONS 1-4 OMITTED (NOT PERTINENT TO THIS MATTER)) KWA  
4/24/96

Condition No. 5 "It will be necessary for the developer to make satisfactory arrangements, application, and payment at the Engineering Department for new sewer, and water service connections. This will include a manhole on the sanitary main at the service connection, and a kill of existing services."

Is it not true that if the city sewer breaks down in the portion of the line that is on city land, then that portion is repaired at city expense? If this is the case, then what of normal wear and tear? Something that breaks down does not do so overnight, but over the course of time. If the city line is in need of repair, then it should not be done at my cost, but the city should bear this cost (such cost having been figured in to the taxes that cover the installation of the line in the first place).

Arbitrarily forcing me to replace a city sewer line at my cost (thereby giving the city a new sewer line and pre-empting its breakdown and thus guaranteeing no further incursion of cost to the city) is not fair. If there was no maintenance contingency allowance in the taxes, then it was short sighted of the city and I should not be penalized for it since it is not my problem.

If the city claims that the line is worn but serviceable, and I am the one that wishes it changed, then it should still not be at my expense totally, but rather at a pro-rated cost based on the age of the line.

If the sewer line is serviceable but it is found later to not be able to handle the flow due only to the line's dimension, then the line should be replaced at my cost. All I ask for is the choice to replace it or not and to see if that is the case.

To settle the question of the physical condition of the sewer line, I propose that the city inspect the line with a video camera at my expense (a service I understand is available through the public works department at a cost of \$105 per hour). If the sewer line is deemed functional, (and a video tape would be available in case of dispute) then I ask for the opportunity of using this existing line. If I find later that the line doesn't handle my needs, then I agree to arrange with the city to replace the line with the new larger diameter pipe at my expense, since it would be serving my needs only and not the city's (even though the city would gain the benefit of a new sewer line and reduce the chances of having to replace it at its cost in the near future).

My problem with changing this line is that I am being forced to do something in what appears to be an arbitrary manner, at my expense, possibly without noticeable benefit, and without any choice whatsoever.

Further, I am the only one who will suffer the consequences of the choice I make. If the line fails in the future, it is because it is old and would fail anyway and not because of something I did. Even if the city then repairs it at its cost, I am still out of pocket for lost time in my business. I am willing to take that chance but I am not comfortable, however, in paying for an 'insurance policy' that guarantees that this won't happen when it is really insuring the city against indemnity and I am the only one bearing all of the cost.

The second dispute I have with condition No. 5, regarding the water service: According to city computer records, the service presently shows a 5/8" water line supplying the property. Again, I would like the chance to see if that is sufficient to handle my needs before I blindly remove what may be a perfectly adequate service. This is a single storey building so pressure should not be a problem. Even though it has a number of plumbing fixtures planned, they are numerous mostly for convenience of placement rather than need, and the chance of more than any two being used simultaneously is remote.

Each of the five operatories planned has two small sinks for hand washing plus three single kitchen style sinks elsewhere. There are plans for three toilets - two for staff and one for public use. One of the bathrooms will have a shower also and all will have sinks, but there are no bath tubs or anything else that requires a large volume of water at any one time. Lawn watering will be done automatically and after hours.

I understand that the water and sewer questions are tied together in the sense that if I must replace one, it makes economic sense to replace the other, but again, I only feel responsible as far as it is deemed to be a problem of not enough capacity and not if it is a problem of wear on the part of the city's property. I would therefore be willing to share and pro-rate any upgrades as necessary to the fair extent of each of our responsibilities.

DATE: April 26, 1996  
TO: City Clerk  
FROM: Public Works Manager  
**RE: KEN ARNOLD - REQUEST FOR REFUND  
WATER AND SEWER REPLACEMENT**

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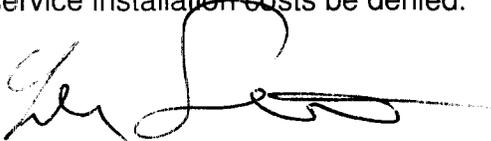
We have reviewed the request of Mr. Arnold. Engineering Department records indicate the location being discussed is 4619 - 48 Avenue. The development involved removing the existing house and redeveloping a new dental office.

The request is for reimbursement for costs incurred in 1993. We believe Council was very clear in their recent decision that the cost sharing formula would only apply to new applications for replacing a single family residence with a new single family residence.

Mr. Arnold's request meets neither of the criteria as it was an upgrade to a commercial use and it occurred 3 years ago. If Council were to grant this request, numerous other requests will likely be submitted. We would strongly oppose granting this request.

#### **RECOMMENDATION**

It is respectfully recommended to Council that the request of Mr. Arnold for reimbursement of service installation costs be denied.



Gordon A. Stewart, P.Eng.  
Public Works Manager

/blm

c Director of Corporate Services  
Director of Development Services

RECEIVED	
TIME	3:50 pm
DATE	8/07/25
KK	

Red Deer City Council  
Attn: City Clerk  
Red Deer City Hall  
Box 5008  
Red Deer, Alberta

July 25, 1989

Council Agenda  
Aug 2, 89

010  
600-~~111~~  
225-003

Dear Mayor and Council;

Two years ago, we started construction on a house in Parkvale. We bought a lot with a small house on it three years prior to that and lived in it until we were ready to build. At the time of purchase, we assumed that we would have access to the city services just as if we had purchased a lot in a new subdivision. When we went to build, however, we were informed that it was City policy to require that the water and sewer services be upgraded to present standards. The upgrading included 'killing' the existing service, installing water and sewer lines from the mains to the property line, relandscaping (which I might add was never done) and turning the water back on. This operation required the services of a backhoe plus operator and 2 workers and was completed in half a day. (excluding the turning off of the water and turning it back on later). The total bill was \$6560.

Since we had already committed to building the house, and with all the other things that happen and must be taken care of at such a time, we paid the money under protest.

I thought at the time, and still do think, that this policy is unfair to those of us who have decided to build in, and therefore upgrade, the older areas of Red Deer. This extra money adds a large expense to the total lot cost, and it is money that is unrecoverable in resale price, since a serviced lot from a buyer's point of view still has a fixed value.

In July of this year I saw a City advertisement that notified of a program to upgrade water services in older areas. There would be a total of 20 services done at a cost to the homeowner of \$2000 if these 20 met the program's criteria. Those criteria being: the existing water line to be 5/8" diameter or less (which I believe ours was) and a flow of 15 litres per minute. This second criterion, unfortunately, is unmeasurable now and is academic. It is my feeling, though, that the city had already decided that these criteria had been met in my case when they deemed the service to be inadequate at the time of redevelopment.

For the above mentioned reasons, I hereby apply for a refund in the amount of the costs associated with the water service upgrade portion of my bill. This would be the total cost that the Engineering Department has valued this service at minus the \$2000 that the program costs the homeowner (having already paid it in my total bill 2 years ago).

I have already approached the Engineering Department to apply for this refund, but was told that since it was a City policy, that I would have to go through council for such a request.

I expect that this letter shall be treated as formal application for the program and that it will be deemed, for purposes of the program, that the application was made before the July 28 deadline.

I know that my request is not within the letter of this new program, but is certainly within the spirit under which it was implemented.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Ken W. Arnold".

Ken W. Arnold  
4205-46 Ave.  
Red Deer  
T4N 3M7

DATE: July 27, 1989  
 TO: City Clerk  
 FROM: Public Works Manager  
 RE: Ken Arnold - Services, 4205 - 46 Avenue  
 =====

We have reviewed Mr. Arnold's letter in which he raises several issues.

The issue of the requirement for new services for new development in existing areas is covered by policy so we will not address that.

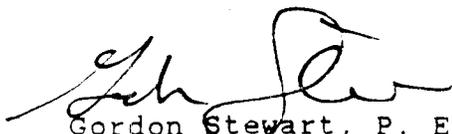
With respect to the water service upgrade program this has been established this year. As far as Mr. Arnold's service goes it is quite likely it was a 5/8". The second criteria, a flow of 15 litres per minute is not measurable now since the service has been relayed. However it is quite likely that due to the water main pressures in the Parkvale area the flow would have been such that it would not have qualified for the program. It is not true that the City deemed the criteria had been met as water services are replaced due to size and age not necessarily flow.

Then new program to upgrade water services costs the applicant \$2,000.00 and is being subsidized by the city \$2,000.00. It should be noted in Mr. Arnold's case he also had his sewer service replaced, the cost of which was included in the \$6,500.00 he paid.

We also believe it would set an undesirable precedent to try to apply new programs retroactively. This would be of particular concern when it is virtually impossible to determine whether or not a specific home would have qualified for the program. This would also be opening the door to numerous other requests.

Recommendation:

We recommend that, since Mr. Arnold's request does not fall within the established criteria for the program, or the spirit under which it was implimented the request be denied.

  
 Gordon Stewart, P. Eng.  
 Public Works Manager

c.c. Director of Eng. Services  
 Director of Financial Services  
 Bylaws and Inspections Manager  
 City Assessor  
 Urban Planning Section Manager

July 27, 1989

TO: City Clerk  
 FROM: City Assessor  
 RE: KEN ARNOLD - SERVICES, 4205-46 AVENUE

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The Land & Tax Department have no comment with regard to the policy that has been established by City Council regarding the re-servicing of areas that are requested to be rebuilt and/or re-developed. However, we would support the concept that the services should be upgraded to facilitate the new construction, etc.

It is the considered opinion of the Land & Tax Department that purchasers of properties should be aware of all development costs and inquire as to what additional costs may be incurred to develop a site, especially in an area that was serviced some years ago. It is, in my opinion, incumbent upon the purchaser to pay a price that is relative to their consideration of market value and/or recoverable investment. It is a fact within the real estate market that costs of property do not dictate market value. A purchaser must be aware of all aspects of construction and costs pertaining to site when building, as compared to purchasing an existing property or building in a new residential area and make their personal decisions accordingly.

We cannot support the reimbursement of servicing costs in this instance.



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

AK\ch

cc: Director of Financial Services  
 Director of Engineering Services  
 Bylaws & Inspections Manager  
 Public Works Manager  
 Urban Planning Section  
 Manager of Red Deer Regional Planning Commission

Commissioner's Comments

We concur with the comments of the Public Works Manager.

"R.J. MCGHEE"  
 Mayor

5 Council - August 8, 1989

A report from the Director of Community Services dated August 1, 1989 re: C.R.C./Community Facility Enhancement Program - Folk Festival Society Grant for Memorial Centre Ethnic Facility, received the consideration of City Council with the following resolution being introduced and passed.

Moved by Alderman Moffat, seconded by Alderman Campbell

"RESOLVED that Council of The City of Red Deer hereby authorizes the administration to advance funds to the Folk Festival Society in the sum of \$47,000.00 for construction at the Memorial Centre Ethnic Facility, pending receipt of the funds approved through the C.R.C. and C.F.E.P. Grant Programs and as recommended to Council August 8, 1989, by the administration."

MOTION CARRIED

Council's consideration was given to the report from the Director of Engineering Services, dated July 31, 1989, requesting authorization to execute the development agreement for Eastview Estates, Phase 8A/Melcor Developments Ltd. The following resolution was passed in this regard.

Moved by Alderman Kokotailo, seconded by Alderman Connelly

"RESOLVED that Council of The City of Red Deer hereby approves the Melcor Developments Ltd. agreement for Eastview Estates Phase 8A as presented to Council August 8, 1989, and authorizes the Mayor and City Clerk to execute said agreement on behalf of the City."

MOTION CARRIED

WRITTEN INQUIRIES

Council's consideration was given to the written inquiries submitted by Alderman Pimm regarding Community Facility Enhancement Programs. The above was accepted as information.

Council Minutes  
Aug 8/89

CORRESPONDENCE

 Council gave consideration to correspondence from Ken Arnold, dated July 25, 1989, regarding a request for a refund of water service upgrade costs. Mr. Arnold was present in Council Chambers and spoke in support of his request alluding to the notice in the

paper regarding an improvement program for low water volume/pressure upgrading, suggesting that he be given a refund in consideration of this program. The Director of Engineering Services was present and answered questions of Council with regard to the replacement of water lines to older existing homes. Following discussions of Council a resolution as noted hereunder was introduced and passed.

Moved by Alderman McGregor, seconded by Alderman Kokotailo

"RESOLVED that Council of The City of Red Deer hereby agrees that the request by Ken W. Arnold for a refund in the amount of the costs associated with the water service upgrade portion of his bill pertaining to 4205 - 46 Ave., be not approved."

MOTION CARRIED

#### REPORTS

Council's consideration was given to the report from Mayor McGhee requesting the appointment of a Deputy Mayor in the possible absence of Deputy Mayor McGregor for the August 21st Council meeting. The following resolution was passed in this regard.

Moved by Alderman McGregor, seconded by Alderman Campbell

"RESOLVED that Council of The City of Red Deer hereby appoint Alderman Kokotailo, Deputy Mayor for August 21 in place of Alderman McGregor."

MOTION CARRIED

Council's consideration was given to the report from the Bylaws & Inspections Manager, dated August 1, 1989, regarding the Sign Bylaw and proposed amendments thereto. Mr. Strader was present in the Chambers and listed the changes that have been incorporated into the proposed sign Bylaw No. 2996/89. The following resolution was introduced and passed following discussions on the above.

Moved by Alderman Moffat, seconded by Alderman Campbell

"RESOLVED that Council of The City of Red Deer having considered report dated August 1, 1989, from the Bylaws & Inspections Manager re: proposed changes to the Sign Bylaw and Land Use Bylaw hereby approves said changes in

**COMMENTS:**

With respect to Mr. Arnold's request relative to 4619 - 48 Avenue, as pointed out by the Public Works Manager, same does not meet either of the criteria established by Council. Therefore, we concur with his recommendation that this application be denied.

With regard to Mr. Arnold's request relative to 4205 - 46 Avenue (Parkvale - residential redevelopment), originally presented to Council in August 1989, although this redevelopment was of a residential nature, we do not believe that the recently approved cost sharing formula should be retroactive, and as such, we recommend that this second application also be denied.

For Council's information, hereafter is the actual resolution that Council passed regarding this issue:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Darla Toliver dated April 9, 1996, re: Requirement of Developer to Pay for the Installation of New Service Connections - Water and Sewer - City Council Policy No. 544, hereby agrees to amend Council Policy No. 544, to allow for, in the case of redevelopment, a 50/50 cost sharing between the applicant and The City, of upgrading water and sewer services, where there is no increase in the residential density as a result of the development, and as presented to Council April 22, 1996."

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

660-002

225-003

DATE: July 27, 1989  
 TO: City Clerk  
 FROM: Public Works Manager  
 RE: Ken Arnold - Services, 4205 - 46 Avenue  
 =====

We have reviewed Mr. Arnold's letter in which he raises several issues.

The issue of the requirement for new services for new development in existing areas is covered by policy so we will not address that.

With respect to the water service upgrade program this has been established this year. As far as Mr. Arnold's service goes it is quite likely it was a 5/8". The second criteria, a flow of 15 litres per minute is not measurable now since the service has been relayed. However it is quite likely that due to the water main pressures in the Parkvale area the flow would have been such that it would not have qualified for the program. It is not true that the City deemed the criteria had been met as water services are replaced due to size and age not necessarily flow.

Then new program to upgrade water services costs the applicant \$2,000.00 and is being subsidized by the city \$2,000.00. It should be noted in Mr. Arnold's case he also had his sewer service replaced, the cost of which was included in the \$6,500.00 he paid.

We also believe it would set an undesirable precedent to try to apply new programs retroactively. This would be of particular concern when it is virtually impossible to determine whether or not a specific home would have qualified for the program. This would also be opening the door to numerous other requests.

Recommendation:

We recommend that, since Mr. Arnold's request does not fall within the established criteria for the program, or the spirit under which it was implimented the request be denied.

  
 Gordon Stewart, P. Eng.  
 Public Works Manager

c.c. Director of Eng. Services  
 Director of Financial Services  
 Bylaws and Inspections Manager  
 City Assessor  
 Urban Planning Section Manager

600-002  
225-003

July 27, 1989

TO: City Clerk  
FROM: City Assessor  
RE: KEN ARNOLD - SERVICES, 4205-46 AVENUE

---

The Land & Tax Department have no comment with regard to the policy that has been established by City Council regarding the re-servicing of areas that are requested to be rebuilt and/or re-developed. However, we would support the concept that the services should be upgraded to facilitate the new construction, etc.

It is the considered opinion of the Land & Tax Department that purchasers of properties should be aware of all development costs and inquire as to what additional costs may be incurred to develop a site, especially in an area that was serviced some years ago. It is, in my opinion, incumbent upon the purchaser to pay a price that is relative to their consideration of market value and/or recoverable investment. It is a fact within the real estate market that costs of property do not dictate market value. A purchaser must be aware of all aspects of construction and costs pertaining to site when building, as compared to purchasing an existing property or building in a new residential area and make their personal decisions accordingly.

We cannot support the reimbursement of servicing costs in this instance.



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

AK\ch

- cc: Director of Financial Services
- Director of Engineering Services
- Bylaws & Inspections Manager
- Public Works Manager
- Urban Planning Section
- Manager of Red Deer Regional Planning Commission

Commissioner's Comments

We concur with the comments of the Public Works Manager.

"R.J. MCGHEE"  
Mayor

DATE July 25, 1989

- TO:
- DIRECTOR OF COMMUNITY SERVICES
  - DIRECTOR OF ENGINEERING SERVICES
  - DIRECTOR OF FINANCIAL SERVICES
  - BYLAWS & INSPECTIONS MANAGER
  - CITY ASSESSOR
  - COMPUTER SERVICES MANAGER
  - ECONOMIC DEVELOPMENT MANAGER
  - E.L. & P. MANAGER
  - ENGINEERING DEPARTMENT MANAGER
  - FIRE CHIEF
  - PARKS MANAGER
  - PERSONNEL MANAGER
  - PUBLIC WORKS MANAGER
  - R.C.M.P. INSPECTOR
  - RECREATION & CULTURE MANAGER
  - SOCIAL PLANNING MANAGER
  - TRANSIT MANAGER
  - TREASURY SERVICES MANAGER
  - URBAN PLANNING SECTION MANAGER
  -

JUL 26 1989

*Good to respond*

FROM: CITY CLERK

*Lot 2/Block B Plan 257HW*

RE: KEN ARNOLD - SERVICES, 4205 - 46 AVENUE

Please submit comments on the attached to this office by July 31  
for the Council Agenda of August 8, 1989.

*L. Sevcik*  
C. SEVCIK  
City Clerk

*D/6013 ET*

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:50 pm
DATE	87/07/25
	KK

Red Deer City Council  
Attn: City Clerk  
Red Deer City Hall  
Box 5008  
Red Deer, Alberta

July 25, 1989

Dear Mayor and Council;

Two years ago, we started construction on a house in Parkvale. We bought a lot with a small house on it three years prior to that and lived in it until we were ready to build. At the time of purchase, we assumed that we would have access to the city services just as if we had purchased a lot in a new subdivision. When we went to build, however, we were informed that it was City policy to require that the water and sewer services be upgraded to present standards. Th upgrading included 'killing' the existing service, installing water and sewer lines from the mains to the property line, relandscaping (which I might add was never done) and turning the water back on. This operation required the services of a backhoe plus operator and 2 workers and was completed in half a day. (excluding the turning off of the water and turning it back on later). The total bill was \$6560.

Since we had already committed to building the house, and with all the other things that happen and must be taken care of at such a time, we paid the money under protest.

I thought at the time, and still do think, that this policy is unfair to those of us who have decided to build in, and therefore upgrade, the older areas of Red Deer. This extra money adds a large expense to the total lot cost, and it is money that is unrecoverable in resale price, since a serviced lot from a buyer's point of view still has a fixed value.

In July of this year I saw a City advertisement that notified of a program to upgrade water services in older areas. There would be a total of 20 services done at a cost to the homeowner of \$2000 if these 20 met the program's criteria. Those criteria being: the existing water line to be 5/8" diameter or less (which I believe ours was) and a flow of 15 litres per minute. This second criterion, unfortunately, is unmeasurable now and is academic. It is my feeling, though, that the city had already decided that these criteria had been met in my case when they deemed the service to be inadequate at the time of redevelopment.

For the above mentioned reasons, I hereby apply for a refund in the amount of the costs associated with the water service upgrade portion of my bill. This would be the total cost that the Engineering Department has valued this service at minus the \$2000 that the program costs the homeowner (having already paid it in my total bill 2 years ago).

I have already approached the Engineering Department to apply for this refund, but was told that since it was a City policy, that I would have to go through council for such a request.

I expect that this letter shall be treated as formal application for the program and that it will be deemed, for purposes of the program, that the application was made before the July 28 deadline.

I know that my request is not within the letter of this new program, but is certainly within the spirit under which it was implemented.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Ken W. Arnold".

Ken W. Arnold  
4205-46 Ave.  
Red Deer  
T4N 3M7



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

FILE No.

225-002  
AUG 11 1989

BEJ  
~~KEH~~  
~~ICW~~  
~~BOU~~  
WPA  
~~EB~~  
~~DEF~~

City Clerk's Department 342-8132

August 10, 1989

Mr. Ken W. Arnold  
4205 - 46 Ave.  
Red Deer, Alberta  
T4N 3M7

Dear Mr. Arnold:

RE: SERVICES, 4205 - 46 AVE.

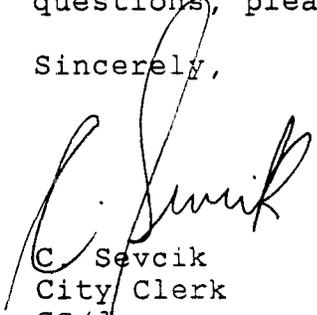
Your letter of July 25, 1989, pertaining to the above noted topic, was considered by Council August 8, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request by Ken W. Arnold for a refund in the amount of the costs associated with the water service upgrade portion of his bill pertaining to 4205 - 46 Ave., be not approved."

For your further information, I am enclosing herewith the administrative comment which appeared on the August 8 agenda (pages 122 & 123).

We thank you for your letter in this instance. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Dir. of Engineering Services  
Dir. of Financial Services  
Bylaws & Inspections Manager  
City Assessor  
Urban Planner  
Public Works Manager

*Byron*  
*Ken Holt*  
*Fono*  
*Pete A*  
*BW Holt*  
*Cheryl*  
*Donna*

DATE: July 27, 1989 JUL 28 1989  
TO: City Clerk  
FROM: Public Works Manager  
RE: Ken Arnold - Services, 4205 - 46 Avenue

=====

We have reviewed Mr. Arnold's letter in which he raises several issues.

X The issue of the requirement for new services for new development in existing areas is covered by policy so we will not address that.

With respect to the water service upgrade program, this has been established this year. As far as Mr. Arnold's service goes it is quite likely it was a 5/8". The second criteria, a flow of 15 litres per minute is not measurable now since the service has been relayed. However it is quite likely that due to the water main pressures in the Parkvale area the flow would have been such that it would not have qualified for the program. It is not true that the City deemed the criteria had been met as water services are replaced due to size and age not necessarily flow.

Then new program to upgrade water services costs the applicant \$2,000.00 and is being subsidized by the city \$2,000.00. It should be noted in Mr. Arnold's case he also had his sewer service replaced, the cost of which was included in the \$6,500.00 he paid.

We also believe it would set an undesirable precedent to try to apply new programs retroactively. This would be of particular concern when it is virtually impossible to determine whether or not a specific home would have qualified for the program. This would also be opening the door to numerous other requests.

Recommendation:

We recommend that, since Mr. Arnold's request does not fall within the established criteria for the program, or the spirit under which it was implimented the request be denied.

  
Gordon Stewart, P. Eng.  
Public Works Manager

- c.c. Director of Eng. Services
- Director of Financial Services
- Bylaws and Inspections Manager
- City Assessor
- Urban Planning Section Manager

COPY

July 27, 1989

JUL 28 1989

TO: City Clerk

FROM: City Assessor

RE: KEN ARNOLD - SERVICES, 4205-46 AVENUE

BCJ	✓	NPA	✓
KGH	heli	SS	✓
TCM	✓	DD	✓
PEJ	✓	DDC	✓
CYL	✓	SB	✓
GB	✓	FC	CBH
BW	BW	PW	✓
EMG			

The Land & Tax Department have no comment with regard to the policy that has been established by City Council regarding the re-servicing of areas that are requested to be rebuilt and/or re-developed. However, we would support the concept that the services should be upgraded to facilitate the new construction, etc.

It is the considered opinion of the Land & Tax Department that purchasers of properties should be aware of all development costs and inquire as to what additional costs may be incurred to develop a site, especially in an area that was serviced some years ago. It is, in my opinion, incumbent upon the purchaser to pay a price that is relative to their consideration of market value and/or recoverable investment. It is a fact within the real estate market that costs of property do not dictate market value. A purchaser must be aware of all aspects of construction and costs pertaining to site when building, as compared to purchasing an existing property or building in a new residential area and make their personal decisions accordingly.

We cannot support the reimbursement of servicing costs in this instance.



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

AK\ch

cc: Director of Financial Services  
 Director of Engineering Services  
 Bylaws & Inspections Manager  
 Public Works Manager  
 Urban Planning Section  
 Manager of Red Deer Regional Planning Commission

DATE: APRIL 24,1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTION AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
X PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: Ken Arnold - Request for refund - Water & Sewer Replacement

---

Please submit comments on the attached to this office by April 29, 1996 for the Council Agenda of May 6, 1996.

"Kelly Kloss"  
City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.

# FILE

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

April 24, 1996

Ken W. Arnold  
4205 46 Avenue  
Red Deer, AB T4N 3M7

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Mr. Arnold:

I acknowledge receipt of your letter dated April 24, 1996 re: Request for Refund - Water & Sewer Replacement.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on May 6, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, May 3, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on May 3<sup>rd</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

KELLY KLOSS  
City Clerk

KK/fm



*a delight  
to discover!*



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.  
**FILE**

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

May 10, 1996

Ken Arnold  
4205 - 46 Avenue  
Red Deer, AB T4N 3M7

Dear Sir:

In response to your letter of May 5, 1996, re: Water and Sewer Line Installations, I would advise as follows.

As you are aware, at the Council Meeting of April 22, 1996, the following resolution was passed concerning the payment of water and sewer service connections:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Darla Toliver dated April 9, 1996, re: Requirement of Developer to Pay for the Installation of New Service Connections - Water and Sewer - City Council Policy No. 544, hereby agrees to amend Council Policy No. 544, to allow for, in the case of redevelopment, a 50/50 cost sharing between the applicant and The City, of upgrading water and sewer services, where there is no increase in the residential density as a result of the development, and as presented to Council April 22, 1996."

Subsequent to the above resolution, following your presentation at the Council Meeting of May 6, 1996 requesting a refund for water and sewer line installations, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ken Arnold dated April 24, 1996, re: Request for Refund/Water and Sewer Replacement, hereby agrees as follows:

1. that the refund request relative to 4619 - 48 Avenue be denied, and
2. that the refund request relative to 4205 - 46 Avenue be denied,

and as presented to Council May 6, 1996."

.../2



*a delight  
to discover!*

Ken Arnold  
May 10, 1996  
Page 2

In accordance with Procedure Bylaw No. 31490/95, which regulates the proceedings in and transacting of business by City Council, Section 34 states:

“No substantive motion or amendment which is the same as or substantially similar to a previous substantive motion or amendment voted upon by a meeting may be put to the same meeting or any subsequent meeting prior to Council having finally adopted a new budget.”

As your letter of May 5, 1996 is the same as, or substantially similar, to the previous motions recently passed by Council, this matter cannot be considered until Council has adopted a new budget, the next being February, 1997.

Notwithstanding the above, a Councillor who voted in the majority of either of the above resolutions may ask Council at any time to reconsider the vote taken.

As we are not able to place your letter on a Council Agenda we will be circulating the same to all members of Council for their information. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS  
City Clerk

KK/fm

c. Mayor  
Councillors  
City Manager  
Director of Development Services  
Director of Corporate Services  
Public Works Manager

bc. City Solicitor

Ken Arnold  
4205 - 46 Ave.  
Red Deer, AB  
T4N 3M7  
346-1411

May 5, 1996

Red Deer City Council  
City Hall

Dear Mayor and Council;

Whereas water and sewer lines are part of the price of a building lot; and  
Whereas the maintenance of those lines is paid for by taxes; and  
Whereas the water and sewer service that those lines carry is all that is available to the lot owner and is paid for through utility billing; and  
Whereas the lot owner cannot own the actual service lines themselves (which are in fact on city property and not even under the control of the lot owner);  
I hereby claim that the City of Red Deer has wrongly forced me to change water and sewer lines on two properties that I own; and  
By charging me the full cost of this installation the city has doubly charged for the installation (once in my lot price and again in forced reinstallation) of these lines which I cannot own and therefore cannot be forced to pay for.

I request that the monies that I have spent in these matters be refunded in full with interest (8% compounded annually) from the dates of installation. The costs and dates are as follows:

1. \$800 for killing service at 4205 46 Ave. June 18, 1987 (7.89 yrs.)  
(Total claim to date: \$1468.26)
2. \$5760 for reinstalling new services at 4205 46 Ave. July 8, 1987 (7.83 yrs.)  
(Total claim to date: \$10522.77)
3. \$1975 for killing services at 4619 48 Ave. Feb 17, 1993 (3.3 yrs.)  
(Total claim to date: \$2564.04)
4. \$8920 for reinstalling services (including manhole which is solely for the city's convenience and use) at 4619 48 Ave. May 11, 1993 (3 yrs.)  
(Total claim to date (\$11236.63)

The total of the above claims is: \$25791.70

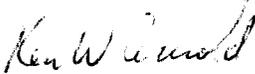
I also recommend that the city amend it's recently amended policy on lot reservicing to reflect this acceptance of full responsibility of the city to replace lines upon redevelopment of older lots rather than the newly adopted 50% cost sharing formula. This cost should be recovered by a surcharge on utility bills to account for the age and wear and tear on utility services lines. For example, if \$8.25 per month per service were charged and invested at 6%, it would amount to \$8,000 in 30 years. (less would have to be charged if the expected life of a water and sewer service is greater than 30 years or if the replacement costs go down if replacements are not done on a singular basis)

Not having maintenance and replacement costs factored into the expense of delivering the utilities is an oversight on the city's part and I will not be held solely responsible for it and made to bear the cost of renewing the substandard or deteriorating service delivery system in question.

Just because something has been handled in a certain way in the past does not mean that is the way it should be handled. I think the former policy was wrong and the amended one is no better because it does not recognize the true extent of the city's responsibility in this matter. The distinction between the services provided and the infrastructure that enables the delivery of those services is the crux of my claim. Since I never owned or had any control whatsoever over the infrastructure, the city had no right in charging me for it. I request that the money that I was wrongly charged plus the costs I incurred in servicing the resulting debt be repaid to me.

Thank you.

Sincerely,



Ken W. Arnold

THE CITY OF RED DEER  
CLERK'S DEPARTMENT  
RECEIVED  
MAY 11/00  
MAY 8/56



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

May 8, 1996

**FILE**

Mr. Ken Arnold  
4205 - 46 Avenue  
Red Deer, AB T4N 3M7

**ORIGINAL MAILED May 8, 1996**

Dear Sir:

At the City of Red Deer's Council Meeting held May 6, 1996, consideration was given to your correspondence dated April 24, 1996, relative to a request for a refund of water and sewer replacement costs. At this meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ken Arnold dated April 24, 1996, re: Request for Refund / Water and Sewer Replacement, hereby agrees as follows:

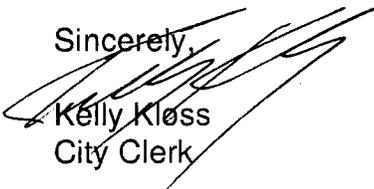
1. that the refund request relative to 4619-48 Avenue be denied, and
2. that the refund request relative to 4205-46 Avenue be denied,

and as presented to Council May 6, 1996."

Although Council did not grant your request, thank you for taking the time to present your concerns to the members.

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

Sincerely,

  
Kelly Kløss  
City Clerk

cc: Director of Development Services  
Director of Corporate Services  
Public Works Manager



*a delight  
to discover!*



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.  
**FILE**

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

May 10, 1996

Ken Arnold  
4205 - 46 Avenue  
Red Deer, AB T4N 3M7

Dear Sir:

In response to your letter of May 5, 1996, re: Water and Sewer Line Installations, I would advise as follows.

As you are aware, at the Council Meeting of April 22, 1996, the following resolution was passed concerning the payment of water and sewer service connections:

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Subsequent to the above resolution, following your presentation at the ~~Council Meeting of May 6, 1996~~ requesting a refund for water and sewer line installations, the following resolution was passed:

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.../2



*a delight  
to discover!*

Ken Arnold  
May 10, 1996  
Page 2

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As your letter of May 5, 1996 is the same as, or substantially similar, to the previous motions recently passed by Council, this matter cannot be considered until Council has adopted a new budget, the next being February, 1997.

Notwithstanding the above, a Councillor who voted in the majority of either of the above resolutions may ask Council at any time to reconsider the vote taken.

As we are not able to place your letter on a Council Agenda we will be circulating the same to all members of Council for their information. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS  
City Clerk

KK/fm

c. Mayor  
Councillors  
City Manager  
Director of Development Services  
Director of Corporate Services  
Public Works Manager

bc. City Solicitor

Ken Arnold  
4205 - 46 Ave.  
Red Deer, AB  
T4N 3M7  
346-1411

May 5, 1996

Red Deer City Council  
City Hall

Dear Mayor and Council;

Whereas water and sewer lines are part of the price of a building lot; and  
Whereas the maintenance of those lines is paid for by taxes; and  
Whereas the water and sewer service that those lines carry is all that is available to the lot owner and is paid for through utility billing; and  
Whereas the lot owner cannot own the actual service lines themselves (which are in fact on city property and not even under the control of the lot owner);  
I hereby claim that the City of Red Deer has wrongly forced me to change water and sewer lines on two properties that I own; and  
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(Total claim to date (\$11236.63)

The total of the above claims is: \$25791.70

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Not having maintenance and replacement costs factored into the expense of delivering the utilities is an oversight on the city's part and I will not be held solely responsible for it and made to bear the cost of renewing the substandard or deteriorating service delivery system in question.

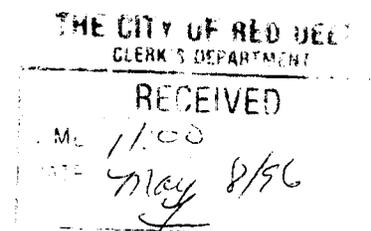
Just because something has been handled in a certain way in the past does not mean that is the way it should be handled. I think the former policy was wrong and the amended one is no better because it does not recognize the true extent of the city's responsibility in this matter. The distinction between the services provided and the infrastructure that enables the delivery of those services is the crux of my claim. Since I never owned or had any control whatsoever over the infrastructure, the city had no right in charging me for it. I request that the money that I was wrongly charged plus the costs I incurred in servicing the resulting debt be repaid to me.

Thank you.

Sincerely,



Ken W. Arnold



**Comité d'honneur  
Honorary Patrons**

*sénatrice/Senator Thérèse Lavoie-Roux, QC*  
*Greta Chambers, QC*  
*Vera Danyluk, QC*  
*Michel Gratton, QC*

**Maires/Mayors**

*Jacques Langlois, Beauport, QC*  
*Jacques Charbonneau, Cowansville, QC*  
*Yves Ryan, Montréal Nord, QC*  
*Michel Tremblay, Rimouski, QC*  
*Peter Trent, Westmount, QC*  
*Bertram Dyck, Canmore, AB*  
*Wayne McGrath, Vernon, BC*  
*Inky Mark, Dauphin, MB*  
*Léopold Belliveau, Moncton, NB*  
*John Murphy, St. John's, NF*  
*Joyce L. Gouchie, Amherst, NS*  
*David Lovell, Yellowknife, NWT*  
*Walter Mulkewich, Burlington, ON*  
*Brian Turnbull, Waterloo, ON*  
*Ian MacDonald, Charlottetown, PEI*  
*Norman Oliver, Wawota, SK*  
*Gordon Dumas, Teslin, YT*

*Michael J. Hamelin  
président d'Alliance Québec  
Alliance Quebec President*

*Joan Dougherty  
présidente, Comité Les Ambassadeurs  
Committee Chairperson*

*James Ondrick  
Coordonnateur de projet  
Project Co-ordinator*

*Ruth Pelletier  
Adjointe de projet  
Project Assistant*

March 29, 1996

Mayor Gail Surkan  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

APR 15 1996

Dear Mayor Surkan,

During the referendum we, like you, were deeply moved by the outpouring of support across Canada for the unity of our country. The expressions of hope and solidarity took many forms including the flying of the Quebec flag, the writing of letters and the massive pressure of proud Canadians at rallies in Montreal, Toronto and elsewhere.

In response to the many requests and suggestions we received from municipalities and organizations, Alliance Quebec is launching a project which we think will be of interest to you.

The project aims to give French-speaking Canadians in Quebec, and Canadians in other Provinces, the chance to get to know and appreciate one another and to discover our beautiful country.

We are calling the project "Les Ambassadeurs" because every Canadian can be a proud ambassador of their own city or town and province as they participate in visits in another province. We believe that by reaching out to one another we can rekindle our faith in each other, our pride in our communities and our confidence in what we can accomplish together.

We are currently identifying municipalities and organizations in Quebec who are prepared to sponsor a group of citizens in an exchange visit. We hope to match Quebecers with groups, from municipalities outside of Quebec, having some common characteristics.

.../2

Given your concern for the future of our country, we thought that your municipality would be interested in taking part.

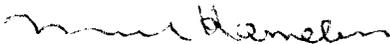
Our role at Alliance Quebec is to facilitate appropriate matches, with the approval of both parties. We also plan to provide guidelines and suggestions as required. We will have further information as the project develops.

Meanwhile, would you be kind enough to fill out and return the short questionnaire attached by mail or fax). It will give us a rough picture of your municipality and your preferences regarding hosting or visiting another municipality.

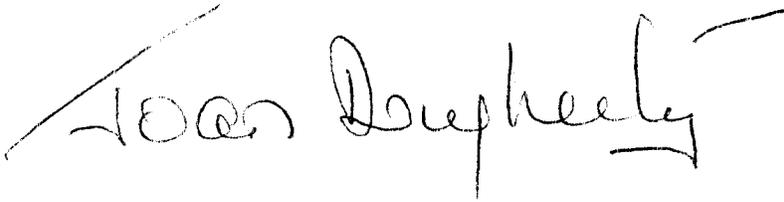
Any questions can be directed to James Ondrick or Ruth Pelletier at Alliance Quebec.

We are looking forward to receiving your reply shortly. Together we can strengthen our beautiful Canada.

Yours sincerely,



Michael J. Hamelin  
President  
Alliance Quebec



Joan Dougherty  
Chairman of  
"Les Ambassadeurs"

JD/amb

Enclosure

**Les Ambassadeurs**

Preliminary information required from a participating municipality

Name of municipality: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact person: \_\_\_\_\_

Size of population: \_\_\_\_\_ Languages spoken: \_\_\_\_\_

Type of economy:

Industrial \_\_\_\_\_ Farming \_\_\_\_\_ Mining \_\_\_\_\_

Tourist \_\_\_\_\_ Other \_\_\_\_\_

Civic Attractions or special events: \_\_\_\_\_

Date

Date

Date

Do you want to participate \_\_\_\_\_

yes

no

as hosts \_\_\_\_\_ (best time)

as visitors \_\_\_\_\_ (best time)

Preferred length of stay \_\_\_\_\_

weekend

4 days

1 week

Likely ages of participants \_\_\_\_\_

all ages

seniors

youth (18-25)

Other pertinent information: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**COMMENTS:**

Council's direction is requested.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

May 8, 1996

**FILE**

Alliance Quebec  
630, ouest boul.  
Rene-Levesque Blvd.  
West, Suite 930  
Montreal, Quebec H3B 1S6

Att: Michael J. Hamelin, President  
Alliance Quebec

Joan Dougherty, Chairman  
"Les Ambassadeurs"

Dear Sir/Madam:

At the City of Red Deer's Council Meeting held May 6, 1996, your letter dated March 29, 1996 wherein you requested the City of Red Deer's participation in sponsoring a group of citizens in an exchange program, was considered.

City Council appreciates your efforts in ensuring the unity of our country. A number of years ago, The City of Red Deer twinned with *Cap de la Madeleine* as our sister city and have/are in many ways, fulfilling the spirit of your request.

We appreciate your invitation, however as we are currently involved in a program with similar objectives, we are not able to take part in your new initiative.

Best wishes for a successful program.

Sincerely,

Kelly Kloss  
City Clerk

KK/clr



*a delight  
to discover!*

**Novacor**

PETROCHEMICALS DIVISION

**Novacor Chemicals Ltd.**P.O. Box 5006  
Red Deer, Alberta  
Canada T4N 6A1  
Telephone: (403) 342-8611  
Fax: (403) 342-8608

April 18, 1996

Honorable Gail Surkan and Council  
City of Red Deer  
P. O. Box 5008  
Red Deer, Alberta  
T4N 3T4***Proposed Joffre Expansion***

Honorable Surkan and Council:

Novacor Chemicals Ltd. is proposing to expand the existing Joffre plant. If we receive government approval by spring 1997, our plans will be to begin construction in the fall of 1997, and commence operations in 2000.

As part of the regulatory applications process, we will be preparing a report on the potential environmental, social and economic effects of the plant expansion. One of the first steps in this process is to develop terms of reference for the environmental impact assessment.

Over the past two months, we have been contacting groups and individuals who we think may be interested in our plans to discuss the project and identify questions people have about our proposed expansion. The information we have received has been used to develop the proposed terms of reference document.

We would appreciate if you would review the attached proposed terms of reference to see if they address any questions or issues that should be dealt with in the environmental impact assessment.

Any comments or suggested changes on the terms of reference should be sent directly to Alberta Environmental Protection. Comments will be used by Alberta Environmental Protection in finalizing the attached document. Once the terms of reference are finalized, they will be distributed to the public and we will ensure that you receive a copy.

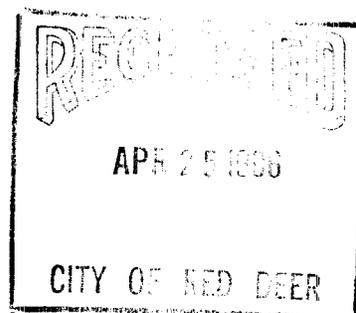
Thank you for your interest in our project, and for taking the time to read through the proposed terms of reference. Other enclosed project documents are provided for the council members information.

Novacor would like the opportunity to attend a regular council meeting to present highlights about the proposed project (3-5 minutes) and respond to questions the council members might have. Please call me with a suggested time to attend (342-8669).

Sincerely,

Al Poole  
Senior HR Consultant

/AP



**NOVACOR CHEMICALS LTD.  
PROPOSED JOFFRE PLANT EXPANSION  
ENVIRONMENTAL IMPACT ASSESSMENT  
PROPOSED TERMS OF REFERENCE**

**1.0 INTRODUCTION**

**1.1 Nature and Scope of Environmental Impact Assessment (EIA) Report**

The purpose of this document is to identify for Novacor Chemicals Ltd. (Novacor), the public and government agencies, the information required for an EIA report. The EIA is to address the effects of the construction and operation of an additional ethylene production unit and polyethylene plant (the Project) at Novacor's Joffre plant site as set out in these Proposed Terms of Reference. The EIA report shall be prepared in accordance with the *Environmental Protection and Enhancement Act (EPEA)*, and will form part of the Industrial Development Permit application to the Energy and Utilities Board.

Novacor has operated a petrochemical facility at Joffre since 1979. The environmental performance of that facility has been monitored in accordance with Novacor's corporate environmental management policies and the requirements of the operating licenses. The EIA is viewed by Novacor as an extension of their ongoing environmental and risk management programs which emphasize good corporate citizenship and responsiveness to the concerns of the public and the regulatory decision makers.

**1.2 Public Participation**

The intent of public participation is to provide information to people (including Joffre and Red Deer residents) who may be affected by the Project, and to provide them with the opportunity to provide comments. Novacor has an established public consultation program with respect to its existing Joffre facilities. Novacor has recently commenced an extensive Project specific public consultation program, and will continue to provide an opportunity for all members of the public to obtain information on the Project and to express their concerns. The EIA report will document the public consultation process, record any concerns or suggestions made by the public, and will demonstrate how these concerns will be addressed in the Project.

**2.0 PROJECT OVERVIEW**

**2.1 Proponent**

Novacor is the Project proponent and is responsible for the development and operation of the Project.

## **2.2 Project Location and EIA Study Area**

The location of the existing Joffre plant site within Alberta is detailed on Figure 1, and the siting of the Project within the plant site is detailed on Figure 2

The EIA Study Area will include the existing plant site, as well as other lands which may be affected by the Project. The Study Area is that area in which the proposed Project may have potential effects. Novacor shall identify the Study Area(s) selected to assess the effects, and shall provide the rationale for the selection of the Study Area(s) boundaries by effects identified (e.g., air quality and surface water quality).

Novacor shall provide maps and air photo mosaics to identify Study Area(s) boundaries.

## **2.3 Project Components**

Provide an outline of the project components. Describe the proposed stages of development including construction, operations, decommissioning and reclamation for the Project. Provide a development schedule.

## **2.4 Environmental Impact Assessment Summary**

Provide a summary of the results of the EIA report including:

- i. the project components and development activities which have the potential to affect the environment;
- ii. existing conditions in the Study Area(s), including existing uses of lands, resources and other activities which have potential in combination with proposed development activities to affect the environment;
- iii. the environmental effects which are anticipated; and
- iv. proposed environmental protection plan(s), mitigation measures, and monitoring procedures and systems.

Include appropriate maps and figures to illustrate and summarize the key information which is relevant to understanding the socio-economic and environmental implications, and a table which summarizes the relative effects and benefits of the Project.

### **3.0 PROJECT DESCRIPTION**

#### **3.1 Process Description**

Describe the process components of the Project, focusing on the material inputs to, and outputs from the process components including products, fuels, feed stocks, utility requirements etc. (electricity, steam and cooling water). Describe control and storage strategies to mitigate any environmental effects of these process inputs and outputs. Provide material balances (and energy balances, as appropriate), flow diagrams and descriptions of the processes to be used.

Discuss the potential use of alternative technologies and methods to reduce effluent discharges and air emissions.

#### **3.2 Project Services**

Describe how the Project will be serviced with feed stock and product pipelines, utilities, road and rail links, water intake and discharge pipelines and waste management facilities

Outline the additional utilities required for the Project. Estimate the water requirements and identify the source(s) of water to be used. Include any energy and water efficiency considerations.

Describe anticipated changes to existing access (e.g., primary and secondary highways, municipal or local roads) in the Joffre area, with particular emphasis on the Joffre Plant Site.

Discuss changes in traffic volumes in the Joffre area expected during construction and operation phases of the Project.

### **4.0 ENVIRONMENTAL INFORMATION AND ANALYSIS**

#### **4.1 Format**

Describe the objectives of each section in the EIA report and provide the sources of information used for the assessment.

For each environmental issue, Novacor will:

- describe the nature and significance of any environmental effects associated with the Project on the environment;
- develop environmental protection plan(s); and

- present recommendations for environmental protection or mitigation which may require joint resolution by government, industry and/or the community.

#### **4.2 Public Health and Safety**

Identify those aspects of the Project which affect the health and safety of employees and local residents.

Provide a summary of Novacor's emergency response plan for the existing Joffre facilities and the Project.

Discuss mitigation strategies and emergency contingency plans which will be implemented to ensure public safety during construction and operation of the facility.

#### **4.3 Socio-Economic Information**

Provide information regarding the social effects of the Project on the Study Area and on Alberta including:

- local employment and training;
- local procurement;
- population changes;
- demands upon local services; and
- regional and provincial economic benefits.

Identify the employment and business development opportunities which the Project may create for local communities and Alberta. Provide a breakdown of the labour force, type of employment and number of employees with respect for the construction, and operational workforces. Identify the source of labour for the Project and the workforce residence.

Discuss the workforce for construction and operations. Outline implications of the Project on existing local and regional services.

#### **4.4 Air Quality**

Air emissions as a result of the Project will be examined. The primary issue to be addressed with regard to these emissions are any effects of benzene and ethylene on air quality. A secondary issue is the effects of the emission of oxides of nitrogen (NO<sub>x</sub>).

Assess the possible effect of ethylene emissions on crops in the Study Area.

#### **4.5 Surface and Ground Water Quality**

The Project will require additional water to be extracted from, and the possible increase in water discharges to, the Red Deer River. The effects of these changes on the quantity and quality of water in the Red Deer River on water users and the river ecosystem downstream from Joffre will be assessed.

Assess the effect of the Project on the quality of local and regional groundwater resources.

Identify mitigation measures to minimize potential effects of the Project on groundwater quality during the construction, operation, decommissioning and reclamation phases of the Project

#### **4.6 Noise**

Assess the effect on noise levels at local residences for both the construction and operational phases of the Project.

Identify noise reduction measures and traffic management strategies.

#### **4.7 Heritage Resources**

Provide evidence of consultation with the Historical Sites and Archives Service, Alberta Community Development.

#### **5.0 RECLAMATION**

Discuss effects to on-site soils from construction of the Project, and mitigation measures and strategies to manage same.

Provide details on the reclamation plans for the Project. Discuss the integration of these reclamation plans with the reclamation plans for the existing facilities. Discuss the expected lifecycle of the Project including timelines for construction, operation and reclamation. Describe proposed end land use objectives

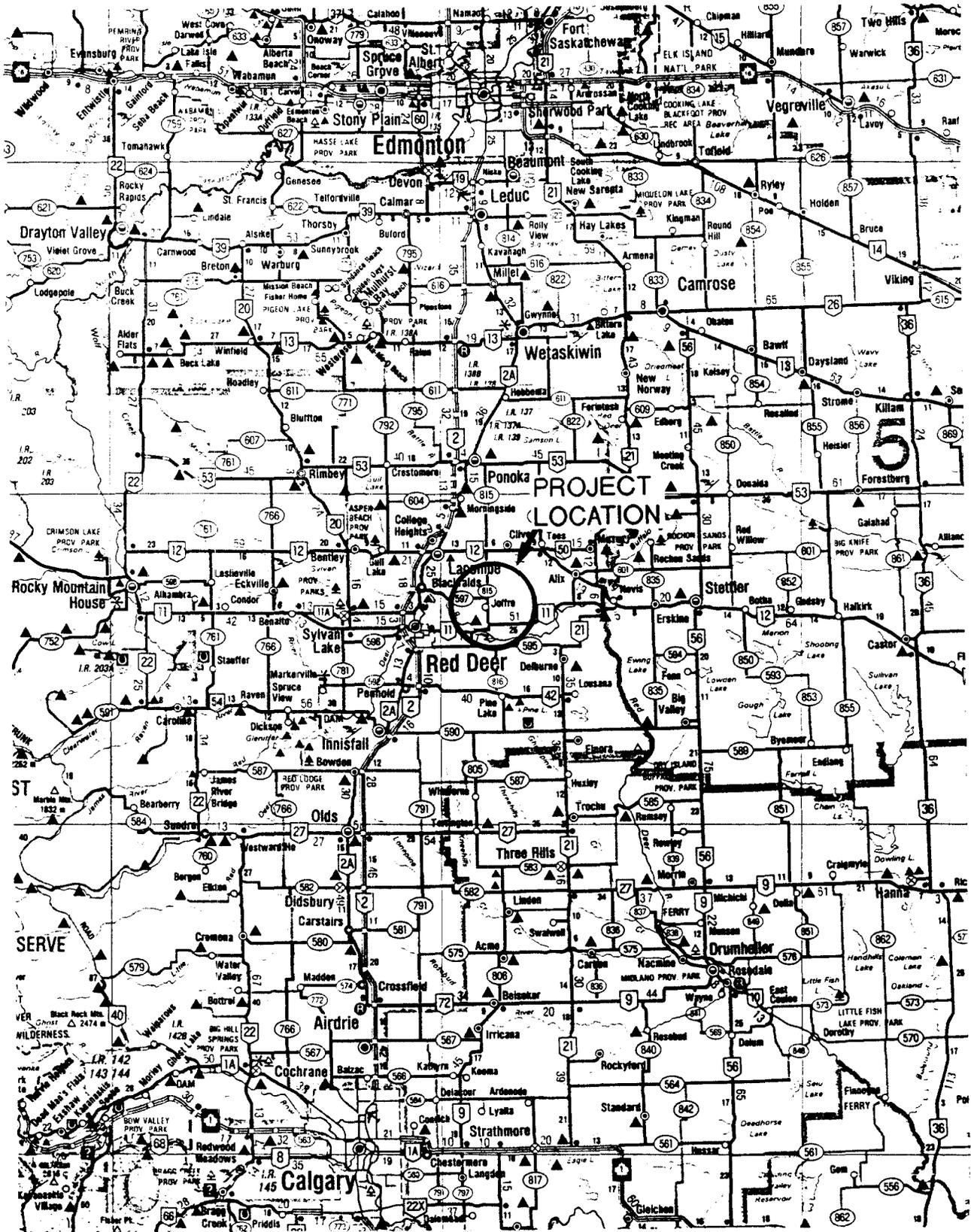
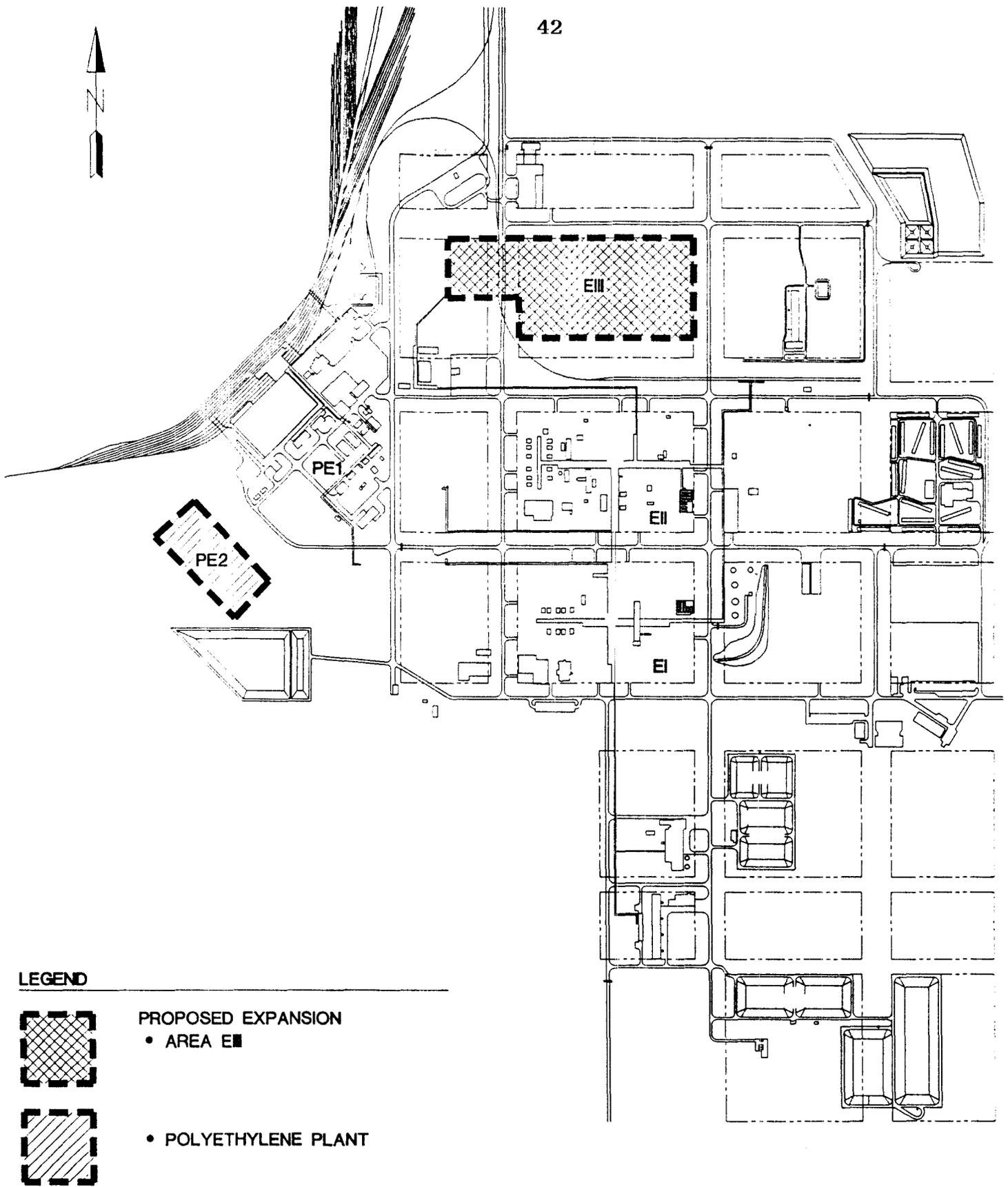
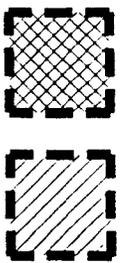


Figure 1 - Project Location



**LEGEND**



**PROPOSED EXPANSION**  
• AREA EIII

• POLYETHYLENE PLANT

**Figure 2 - Project Location Within Existing Plant Site**

# PUBLIC NOTICE



## Proposed Joffre Plant Expansion

### ENVIRONMENTAL IMPACT ASSESSMENT (EIA) Report PROPOSED TERMS OF REFERENCE

Novacor Chemicals Ltd. has proposed to construct new facilities for the manufacture of ethylene and polyethylene at the existing industrial site which is located on parts of Sections 29, 31 and 32 of Township 38, Range 25, west of the 4th Meridian in Lacombe County.

Alberta Environmental Protection has directed that an Environmental Impact Assessment Report be prepared for this project. Novacor has prepared Proposed Terms of Reference for this Environmental Impact Assessment, and through this PUBLIC NOTICE, invites the public to review the Proposed Terms of Reference.

Copies of the Proposed Terms of Reference may be obtained from:

Novacor Chemicals Ltd.  
P. O. Box 5006  
Red Deer, Alberta T4N 6A1  
Tel: 1-800-310-9883  
FAX (403) 342-8787

Alberta Environmental Protection  
3rd Floor, Provincial Building  
4920 - 51 Street  
Red Deer, Alberta T4N 6K8  
Tel: (403) 340-5310

Register of Environmental Assessment Information  
Alberta Environmental Protection  
6th Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta T5K 2J6  
Tel: (403) 427-5828

Persons wishing to provide written comments on the Proposed Terms of Reference should submit them by Friday, May 17, 1996 to:

The Director, Environmental Assessment Division  
Alberta Environmental Protection  
6th Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta T5K 2J6

**COMMENTS:**

A time will be slated for Novacor's presentation. Following this, we recommend that this matter be forwarded to the Environmental Advisory Board to review any concerns arising from the environmental impact assessment referred to in Novacor's correspondence.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

**COUNCIL MEETING OF MAY 6, 1996**

**ATTACHMENT TO REPORT ON  
OPEN AGENDA**

**RE:**

**NOVACOR EXPANSION**



# site line

**Special Edition**

**Novacor Chemicals Ltd.  
Community Newsletter**

February/March 1996

## Plans to expand Novacor's Joffre site announced

**O**n February 29, 1996, Novacor Chemicals Ltd. announced a plan with Union Carbide Corporation to construct an ethylene plant at Joffre, Alberta. The proposed plant is known as Ethylene III (EIII). The plant will be located on the Joffre site on land currently zoned for industrial use.

Final authorization of the project is subject to regulatory approvals and the completion of definitive agreements.

The cost to construct the plant is estimated at \$825 million Cdn. (\$600 million U.S.). EIII will initially be able to produce about 900 kilotonnes (2.0 billion pounds) per year of ethylene. Start-up of the plant is scheduled for the year 2000.

Novacor is proceeding with an Environmental Impact Assessment (EIA) as part of the regulatory approval process for EIII. Our public consultation

program will ensure the public is advised and involved throughout the assessment.

Operating and environmental practices related to EIII will be consistent with Novacor's commitment to the Responsible

We are also in the process of reviewing the possible construction of an additional polyethylene plant and other co-product upgrading facilities. EIII would provide the feedstock for the additional polyethylene plant.

Firm details on any additional facilities are expected later this year. If we decide to proceed, we will broaden the public consultation program to include these facilities. Applications would be required for these facilities.

The selection of the current Joffre site for EIII was based on such factors as the established

plant and feedstock infrastructure, the availability of large volumes of relatively low-cost ethane feedstock and low-cost fuel from natural gas, and the proximity to communities which can meet employment and other service needs.

Preliminary economic estimates indicate that peak employment

**“It is essential to maintain and build upon the co-operative relationships which have been established with our neighbors and the community.”**

Care Program and its Safety, Health, Environment and Risk management (SHER) standards and guidelines. We consider it is essential to maintain and build upon the co-operative relationships which have been established with neighbors and the community.

*Continued on page 2*

Continued from page 1

for construction of EIII is expected in the third and fourth quarters of 1999: directly about 1,000 people will be employed. At full operating capacity, EIII will directly employ about 130 people. Operating expenditures for the 20-year life of the plant will be about \$4.4 billion. Of this amount, about \$4.2 billion will be spent in Alberta. Annual operating expenditures will be about \$212 million per year.

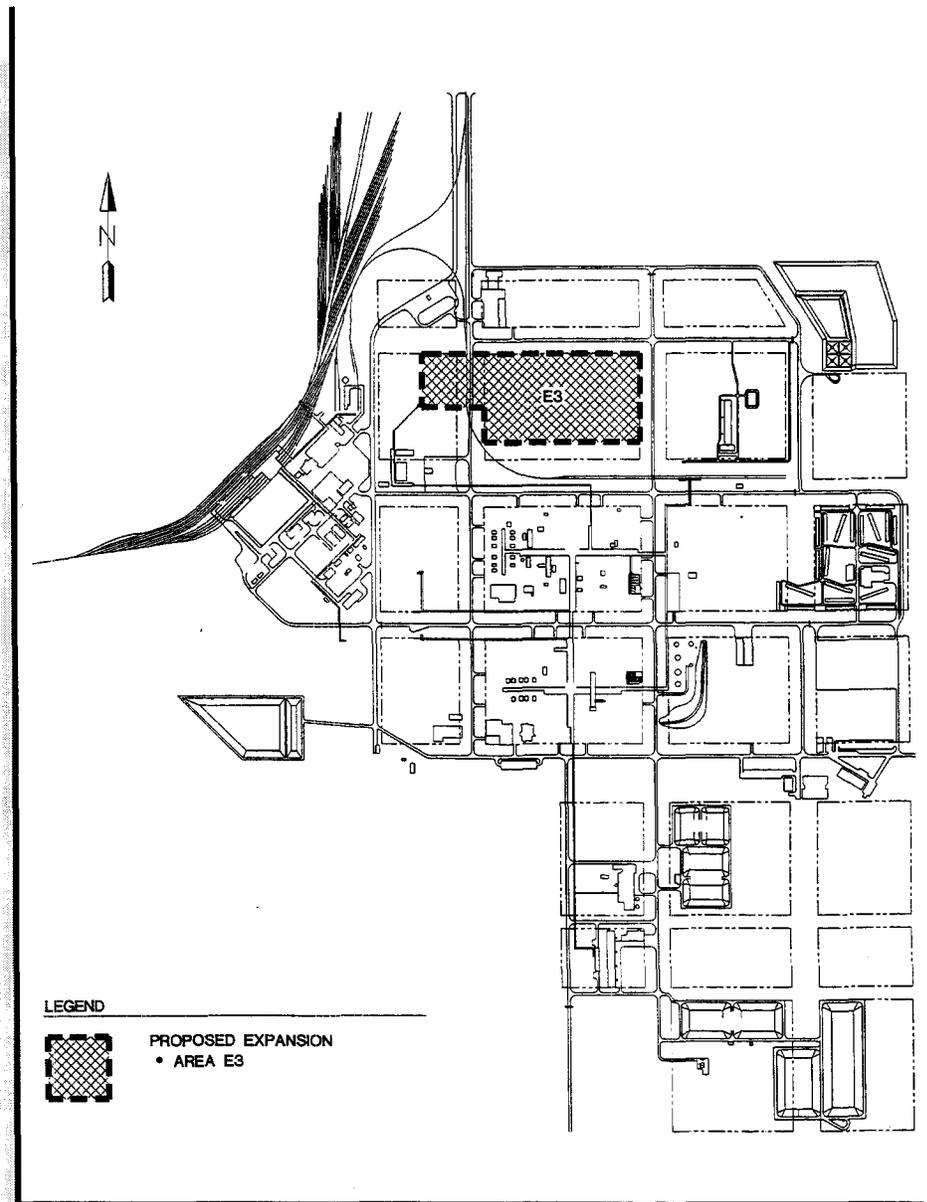
### What is the arrangement with Union Carbide?

**N**ovacor and Union Carbide are proceeding to reach agreements based on the following arrangement:

Novacor and Union Carbide will own an undivided 50 per cent share in the ethylene plant and will each pay a 50 per cent share of actual costs incurred in the design, engineering, regulatory approval, construction, commissioning, start-up, and operation of the facility. The production from EIII plant would be split 50/50 between Novacor and Union Carbide.

Novacor is responsible for the design, engineering, construction and subsequent operation of the ethylene facility. Novacor is also responsible for the regulatory approvals processes to obtain the necessary permits and licences. Operating licences will be in Novacor's name.

## The location of the proposed EIII plant at the Joffre site



## Where will the feedstock for EIII come from?

**E**thane is the feedstock used to make ethylene. Since ethane is a component of all natural gas (about six to seven per cent), Alberta's ethane supply is as abundant as its natural gas.

Alberta's existing ethane pipeline and storage facilities provide the infrastructure to capture the ethane feedstock and route it to Joffre and EIII needs.

# Novacor encourages you to become involved in the consultation program

**W**e remain committed to our ongoing communications and public consultation program—part of our Joffre operation since the original site development. The public consultation program related to this proposed expansion will maintain and build upon the existing community relationships, and will also provide opportunities for broader stakeholder involvement.

Among the key guiding principles for Novacor's expansion project:

***The public consultation and communications program associated with the proposed Joffre expansion project will be honest, ethical, thorough and responsive. Novacor will strive to maximize stakeholder involvement in the project.***

The objectives of the consultation program include:

- to continue our community relationships, outreach programs and environmental programs;
- to share expansion project information with interested stakeholders in an open and timely manner;
- to communicate clearly those decisions which are open to

stakeholder input and influence; among the decisions already taken or conditions which are considered integral to our ability to proceed with the project are:

- the plant's location at Joffre;
- operating and environmental practices will continue to be consistent with Responsible Care and "continuous improvement" as a minimum standard;
- continuing co-operative relationships with neighbors and the community;

- the expansion project must be cost competitive.
- to work with stakeholders in identifying and, as best as we can, address concerns or interests related to the proposed expansion or to the existing facility; Novacor is committed to this process as an integral part of its applications to the Alberta Energy and Utilities Board and Alberta Environmental Protection;
- to establish relationships and two-way communication between Novacor and interested stakeholders which will continue into the operation phase.

## What is the approval process for the new plant?

**During 1996 and early 1997, Novacor will proceed with applications for the proposed expansion, which will involve three components:**

1. an application to the Alberta Energy and Utilities Board for an Industrial Development Permit (IDP) required under the Oil and Gas Conservation Act;
2. an Environmental Impact Assessment (EIA) required under the Alberta Environmental Protection and Enhancement Act (EPEA); and
3. regulatory approvals required under EPEA.

# How will Novacor work with interested people?

## We will:

- take the initiative in making available project information in a variety of ways, for example, through printed publications, community open houses, meetings, presentations, and a project information line;
- ask stakeholders how they prefer to be involved and in what aspects of the project; for example, directly-impacted stakeholders will be asked whether the establishment of a liaison or advisory committee would help their involvement;

- ensure that stakeholder concerns, questions and information requests are

documented and receive timely follow-up.

## Tentative Project Schedule

### The following target dates have been identified:

- |  |                |
|--|----------------|
| • Environmental Impact Assessment complete | November 1996  |
| • Permits & approvals                      | March 1997     |
| • Construction begins                      | September 1997 |
| • Construction completion                  | June 2000      |
| • Production                               | September 2000 |

The public consultation process would continue from March 1996 into the plant's operating phase.



# Novacor

## EXPANSION PROJECT GENERAL INFORMATION LINE

### Please call this number:

- to place your name on the project mailing list. You will be mailed additional documents as they become available (please let us know what level of information you require):
  - detailed project information related to the regulatory approvals process
  - summaries of the technical documents, newsletters and other more general project information.

- to determine who at Novacor could best help you with a project question, a concern you have, or suggestions. Your question or comments will be recorded and forwarded to a knowledgeable person who will call you back.
- to provide any comments related to the proposed expansion.

**Phone 1-800-310-9883**

# site line

Novacor Chemicals Ltd.  
Community Newsletter

Volume 6, Number 2

April 1996

## SITE NEWS

### Expansion consultation program continues

An essential aspect of the proposed expansion of the Joffre site is Novacor's public consultation program. Not only does this program maintain and build upon established relationships we have with neighbors and the community, but it ensures the public is advised and has opportunities to contribute to the project's planning and development.

In conjunction with the proposed expansion announcement at the end of February, we have since met with most of our neighbors, community groups and government officials to provide an overview of our plans and discuss your interests and any concerns you might have. On March 14 we held an open house. More than 100 people came. Together with the calls received on our 1-800 information line, this adds up to over 300 contacts.



To ensure local residents and the general public were given the opportunity to review and provide input on the proposed project, an open house was held on March 14, 1996 at the Haynes Hall. It was attended by over one hundred individuals including local residents and interested members of the public, representatives from local business, regulators, and environmental

Questions and discussions at the open house, and in many of our meetings, have focused on the following topics:

- **general project information** such as timing, purpose and location of facilities.
- **preference for local hiring** whenever possible Novacor should hire, or influence the hiring, of local residents for the construction and operations phase of the project;
- **local business opportunities**—purchasing of goods and services locally and regionally whenever possible will bring positive economic benefits;
- **traffic and road issues**—increased traffic, both during the construction and operations phases, is viewed

*Continued on page 2*

Continued from page 1

as a major impact associated with the development;

- **housing of the construction workforce**—the community is very interested in whether or not there will be a construction camp and where it will be located.

A questionnaire completed by more than 40 open house participants told us the event was very helpful to most individuals, as it provided more information on the proposed project as well as an opportunity to discuss the information with Novacor people. The majority of written comments were very positive towards our expansion plans, identifying the local and regional economic benefits, and the expectation that environmental and social impact studies would be of the highest quality, open and honest.

## How will your input be used?

**W**e are extremely appreciative of the interest and support we have received for the project to date," said Joffre Leadership Team member Al Poole who has been involved in many of these meetings. "The community has been very open with us in identifying the issues and opportunities that they see as part of the expansion." We will use this information in a number of ways:

- the Environmental Impact Assessment (EIA), part of the expansion approval process, will focus on investigating and addressing the principal issues of concern that
- our stakeholders have identified (see accompanying story for more details on the EIA approach and timing);
- as part of the consultation program, we will work with directly impacted stakeholders to determine what is most acceptable in such matters as construction workforce housing, and traffic and safety; we are now meeting with local stakeholders to determine how we can best work together;
- we will hire locally and support local and regional businesses whenever possible.

- Informative
- Educational

### PLAN A TOUR TODAY!

## NOVACOR CHEMICALS LTD.

Welcome  
to our world of  
petrochemical production!

**PUBLIC TOURS**  
**PHONE: 342-8654**



**Novacor**  
A WORLD COMPETITOR...  
A RESPONSIBLE NEIGHBOUR

# Significant economic benefits will come from EIII expansion

**E**conomic benefits are part of the information provided in the Environmental Impact Assessment, and have been of particular interest to many stakeholders. The following are some highlights of the **estimated** benefits which will be generated locally and for the Province of Alberta through the construction and operation of Ethylene III (EIII). These numbers will vary as the project progresses.

- Capital costs for construction—March 1998 to July 2000—in the range of \$825 million to \$975 million (labor, materials, equipment, engineering, other)
- An estimated 77% of capital costs will be spent in Alberta: 100% of labor, 65% materials and equipment, 75% engineering.
- Of the \$754 million expected to be spent in Alberta, \$350 million is expected to be spent in the Red Deer/Lacombe area. The majority will be for labor, 5% for engineering and 15% for materials and equipment.
- Construction of EIII will require about 1,026 people during the peak in the third and fourth quarters of 1999 with an average of 665 people over the three years. This represents more than 2,400 person years of employment—more than 2,200 directly in Alberta.
- EIII operating expenditures from July 2000 over a 20-year period will be about \$230 million per year - \$4.8 billion over the project's life. (the largest expenditures are for ethane feedstock, natural gas and maintenance costs).
- 97% of operating expenditures will be spent in Alberta; a total of \$485 million is expected to be spent in the Red Deer/Lacombe area, primarily for labor and maintenance. Of this, \$55 million will be for municipal taxes over the life of the project.
- The operation phase is expected to require 127 workers—103 permanent Novacor staff and 24 contractors for maintenance.
- The project is estimated to add \$1.8 billion to household incomes and raise Alberta's Gross Domestic Product (GDP) by more than \$3.5 billion.

Please contact us through the 1-800 line if you would like more detailed information on these significant economic benefits.

*All \$ figures are in 1996 Canadian dollars.*



## Novacor

**EXPANSION PROJECT  
GENERAL INFORMATION LINE**

**Phone 1-800-310-9883**

## Some questions often asked about the Expansion Project

**Q:** What are your hiring practice intentions for Ethylene III (EIII)?

**A:** Novacor will contract companies for the engineering and construction of EIII. While we will do very little direct hiring until the operating staff is required sometime during the second half of 1999, our intent, which we will share with contractors, is to hire locally whenever possible.

**Q:** Will unions be getting the majority of contracts?

**A:** Based upon the projected number of large-scale projects in Alberta slated for the same time period, there may be a shortage of contractors and skilled workers. This issue is being addressed in the Environmental Impact Assessment (EIA). Novacor feels that a mixed workforce is the most likely scenario.

**Q:** When was the last Environmental Impact Assessment (EIA) for Joffre undertaken?

**A:** The last EIA was done in 1980. However, the site operates under strict government regulations and guidelines. Ongoing environmental monitoring results are reported to Alberta Environmental Protection regularly. The performance of Novacor's Joffre site is monitored constantly to ensure that it is running properly at all times.

**Q:** What type of standards will Novacor follow in the building of EIII?

**A:** Novacor's plant will be built to the best standards and technology that is available—in keeping with a world-class project.

**Q:** Will Union Carbide have to go through a similar approval process as Novacor for its proposed polyethylene plant?

**A:** Yes. Novacor expects there will be sharing of information and studies between the two companies in regard to the regulatory process.

**Q:** Have you found any negative environmental impacts from existing operations over the years?

**A:** The environmental performance of the existing facility has either met or exceeded regulatory requirements, public expectations and Novacor's extensive standards and guidelines. We have discussed increased traffic as well as periodic noise issues with local residents in order to make continuous improvements.

## ENVIRONMENTAL, SAFETY & HEALTH

As part of the approval process for the expansion project, Novacor is preparing an Environmental Impact Assessment (EIA) in accordance with the Alberta Environmental Protection and Enhancement Act.

"The EIA is viewed by Novacor as an extension of our ongoing environmental management program that emphasizes good corporate citizenship and responsiveness to the concerns of the public and regulatory decision makers," explains Novacor's Regulatory and Environmental Leader Dave Russell. "Not only will the report provide detailed information on the proposed expansion project, it will also include a record of the concerns or suggestions made by the public and how we will address these as part of the proposed project."

Novacor has operated and monitored the environmental performance of the existing ethylene and polyethylene production facilities at Joffre since 1979. The environmental performance of the existing facility has either met or exceeded regulatory requirements, public expectations and Novacor's extensive standards and guidelines.

## What is involved in the Environmental Impact Assessment?

Ongoing dialogue with the community regarding the operation of the existing facilities as well as current consultation efforts have helped to identify the principal environmental issues. The EIA will focus on investigating and addressing these principal issues:

- local benefits (employment and contracting opportunities);
- work force location and construction camp;
- ongoing public involvement;
- local and regional air quality;
- potential impact of air emissions on crops;
- Red Deer River—use of the water in operations as well as discharges;
- increased traffic;
- noise.

Golder Associates Ltd. is working with Novacor to prepare the EIA. As part of the data collection process and consultation program, Golder staff will be contacting community members and local officials to discuss the possible social and economic impacts of the project. For example, they will be meeting during April and May with municipal officials, school officials, the RCMP, fire

services, and family community services to obtain detailed information and suggestions on how impacts can be minimized and benefits enhanced.

Environmental studies will use data from ongoing monitoring, new field studies, as well as modelling to predict impacts of the proposed expansion.

The EIA is expected to be submitted in November 1996 to Alberta Environmental Protection. Alberta Environmental Protection will review the EIA, requesting additional information if required. Once Alberta Environmental Protection is satisfied with the EIA, it is made public and also submitted by Novacor as part of its applications to regulatory bodies such as the Standards and Approvals Division of Alberta Environmental Protection and the Alberta Energy and Utilities Board.

*Continued on page 6*

*site line*

Novacor Chemicals Ltd.  
Community Newsletter

Published quarterly by  
Novacor Chemicals Ltd.  
P.O. Box 5006  
Red Deer, Alberta T4N 6A1  
Attention:  
Community Relations Co-ordinator

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Continued from page 5

### How to get a copy of the EIA Proposed Terms of Reference

The proposed terms of reference for the EIA outline the nature and scope of the report, and issues which will be investigated and addressed by the studies. The proposed terms of reference reflect public input received by Novacor to date. They will be available to the public for additional comment by mid-April. Public review ensures that major issues of interest to stakeholders are covered in the EIA.

You can receive your copy by contacting Novacor at: **1-800-310-9883** or Alberta Environmental Protection (AEP): **(403) 340-5310 (Red Deer)** **(403) 427-5828 (Edmonton)**

Any suggestions or comments you have on the proposed terms of reference should be forwarded to AEP. Information on how to do this is included with the terms of reference.

## COMMUNITY NEWS

Joeffre area residents, Marie and Ken Burden rode into Tombstone, Arizona in January, packing their family album. They called out the town historian, Ben Traywick. And Ben didn't back down.

Actually, he was pleased to meet them. Ben, author and recognized expert on the history and legendary characters of the area, was very interested to find out that Marie has an ancestral connection to the town of Tombstone.

You see, Marie Burden (nee Galloway) is related to Oma Earp, cousin of the famous lawmen Wyatt, Virgil and Morgan Earp. Oma's marriage to Frank Galloway in 1908, is recorded in the Galloway family history album, *Grandma Galloway Said It Was So ...*, compiled by Shirley Houser Galloway in 1984.

The Galloways and Earps, like all of the early settlers of the West were courageous and adventurous. So, it is little wonder that the anecdotes of their youth are colourful and intriguing. The legendary Earps, Doc Holliday, Billy the

## Grandma Galloway said it was so . . .

Kid, James gang and Daltons, only names in the history book to us, were very real and present



*For Marie Burden, family reunions mean rich tales of the wild west. Oma Earp and Marie's great uncle, Frank Galloway (above) married in 1908. The Galloway family album is a delightful collection of stories about the early settlers of North America.*

during their lives. Marie recalls wonderful hours listening to her grandfather, and great aunts and uncles recounting tales about the folk heroes of the day. Stories abound of chance meetings with outlaws on the run who sought refuge in a barn or chicken coop at one of the isolated farms dotting the western landscape.

While in Tombstone, the Burdens took in the reenactment of the shoot out at the OK Corral and of course toured the famous grave site, Boot Hill.

For Marie this was an opportunity to get close to the history and memories of her forefathers. She plans to ride again; to other landmarks in the family history, and of course, back to Tombstone.

**Disclosure Document For:**

**Joffre Plant Site  
Proposed Ethylene Expansion Project**

**Novacor Chemicals Ltd.**

March 1996



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## **I. Introduction—Purpose of this Document**

This preliminary project description document was prepared to provide stakeholders, the general public, and government agencies an overview of the proposed expansion of the Joffre, Alberta plant site of Novacor Chemicals Ltd. As the definition of the proposed project is at an early stage, Novacor encourages interested stakeholders to become involved in and contribute to the project's on-going planning and development.

This document was made available at the time of NOVA Corporation's public announcement on February 29, 1996 of the proposed expansion and related Memorandum of Understanding between Novacor and Union Carbide Corporation. (Novacor is a wholly-owned subsidiary of NOVA.)

During 1996 and early 1997, Novacor will proceed with applications for the proposed expansion, which will involve three major components:

1. an application to the Alberta Energy and Utilities Board (AEUB) for an Industrial Development Permit (IDP) required under the Oil and Gas Conservation Act;
2. an Environmental Impact Assessment (EIA) required as part of the IDP application to the AEUB.
3. applications to Alberta Environmental Protection (AEP) for appropriate licenses required by the Alberta Environmental Protection & Enhancement Act (AEPEA).

Throughout the proposed project's environmental impact assessment phase and regulatory approvals process, Novacor will strive to maximize stakeholder involvement. Through our public consultation program, we will work together with interested stakeholders to identify and address, as best we can, potential expansion issues or concerns. Stakeholder advice and input will be sought, documented and used in project planning and development.

The consultation program will also provide an opportunity for stakeholders to identify business and employment opportunities, and local, provincial and federal governments to assess any implications arising from the proposed expansion.

*To obtain additional expansion project information as it becomes available, or to provide your views or suggestions, see the 1-800 line information on page 18. Please feel free to contact Novacor at any time.*

## **II. Summary**

On February 29, 1996, Novacor Chemicals Ltd. announced a plan with Union Carbide Corporation to construct an ethylene plant at Joffre, Alberta. The proposed plant is known as Ethylene III (EIII) and is referred to in this document as the Expansion Project. The plant will be located on the Joffre site on land currently zoned for industrial use.

Final authorization of the project is subject to regulatory approvals and the completion of definitive agreements with Union Carbide.

The cost to construct the plant is estimated at \$825 million Cdn. (\$600 million U.S.) EIII will be able to produce initially about 900 kilotonnes (2.0 billion pounds) per year of ethylene. Start-up of the plant is scheduled for the year 2000.

It is also anticipated that a derivative plant producing polyethylene and taking its feedstock from EIII will also be constructed at Joffre. This facility is in the early stages of engineering. Over the longer-term, consideration will also be given to other derivative projects, co-product upgrading facilities and additional hydrogen recovery and purification capability. More information will be provided as it becomes available.

According to the Memorandum of Understanding, Novacor and Union Carbide will own an undivided 50 per cent share in the ethylene plant and will each pay a 50 per cent share of actual costs incurred in the design, engineering, regulatory approval, construction, commissioning, start-up, and operation of the facility. Production from the plant will be split 50/50. The companies are proceeding with finalizing the agreements.

Novacor will be responsible for the design, engineering, construction and subsequent operation of the ethylene facility. Certain operating licences will be in Novacor's name.

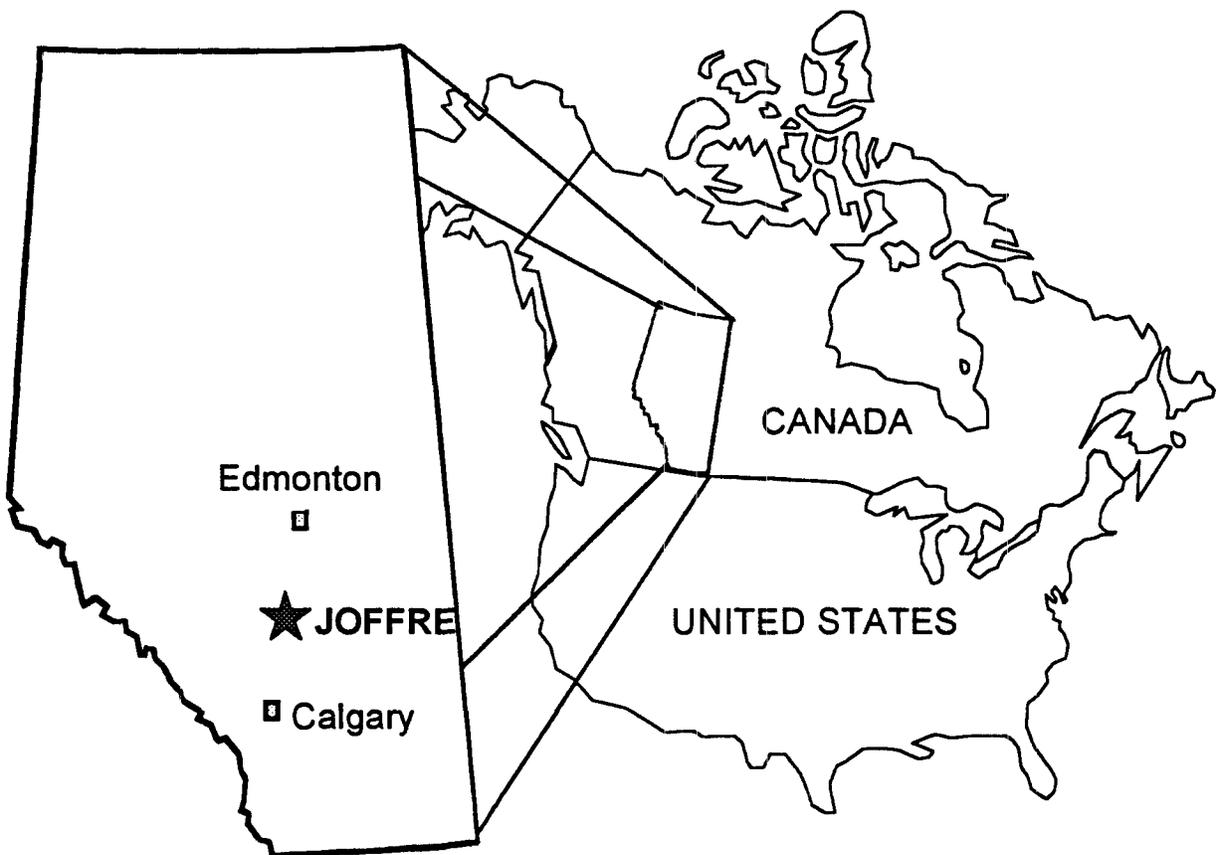
The selection of the current Joffre site for the Expansion Project was based on such factors as the established plant and feedstock infrastructure, the availability of large volumes of relatively low-cost ethane feedstock, and the proximity to communities which can meet employment and other service needs. The existing ethane pipeline and storage facilities provide most of the infrastructure to capture ethane feedstock and route it to Joffre for EIII needs.

Preliminary economic estimates indicate that peak employment for construction of EIII is expected in the third and fourth quarters of 1999: directly about 1,000 people will be employed. At full operating capacity, EIII will directly employ about 130 people. Operating expenditures for the 20-year life of the plant will be about \$4.4 billion. Of this amount, about \$4.2 billion will be spent in Alberta. Operating expenditures are about \$212 million per year.

Novacor is preparing with an Environmental Impact Assessment (EIA) report. The EIA report will be filed as part of the application to AEUB for an Industrial Development Permit (IDP). Novacor's public consultation program will ensure the public is advised and involved throughout the assessment, including the development of the EIA Terms of Reference.

Operating and environmental practices related to EIII will be consistent with Novacor's commitment to the Responsible Care® Program and its Safety, Health, Environment and Risk management (SHER) standards and guidelines. Novacor also considers it is essential to maintain and build upon the co-operative relationships which have been established with neighbors and the community.

**Figure 1: Joffre's Location in Alberta**



### III. Novacor Chemicals Ltd.—Corporate Profile

Novacor Chemicals Ltd. is a wholly-owned subsidiary of NOVA Corporation, a worldwide natural gas services and petrochemicals company with headquarters in Calgary, Alberta. NOVA has done business in Alberta for more than 40 years.

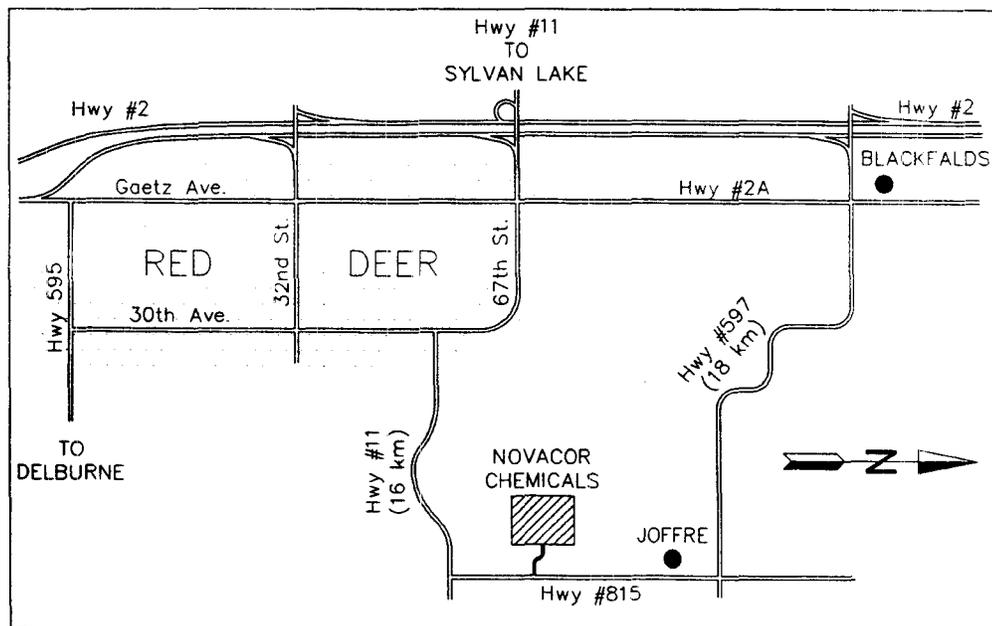
Novacor also has its headquarters in Calgary, and operates internationally. The major focus of Novacor and its affiliates is the manufacture of ethylene, polyethylene, styrene, and polystyrene at plants located at or near Joffre, Alberta; Sarnia, Ontario; Montreal, Quebec; Springfield, Massachusetts; and Decatur, Alabama. As well, the company has a 24.8 per cent interest in Methanex Corporation, which produces and markets methanol. Novacor operates three research and development facilities, and has sales offices in North America, Singapore and Fribourg, Switzerland. Currently, nine licensees worldwide operate Novacor SCLAIRTECH™ polyethylene technology plants.

In 1995, Novacor had a net income of \$508 million. Net income in 1994 was \$412 million, and \$14 million in 1993.

#### A. Novacor's Joffre Facility—Current Operations

NOVA entered the petrochemical business in 1974 with a methanol plant in Medicine Hat. In 1979 its first ethylene plant, EI, began production at Joffre, 20 kilometres east of Red Deer in central Alberta. (See Figure 1, page 5 and Figure 2 below.)

**Figure 2: Detailed Plant Location**



The second ethylene plant on this 308-hectare (760-acre) site, EII, was brought into operation in 1984. These two plants were originally owned and operated under the name of Alberta Gas Ethylene Company Ltd. (AGEC). In 1991, AGECE became Novacor Chemicals Ltd. and the Novacor name was adopted for the chemicals division.

Novacor is the second-largest ethylene production company in North America. EI and EII at Joffre produce a total of about 1,500 kilotonnes (3.4 billion pounds) of ethylene per year. The plants manufacture ethylene using the ethane component from natural gas produced in Alberta. Joffre is ranked among the world's lowest-cost production facilities. Its access to natural gas-based ethane supply plays a large part in this.

Of the ethylene produced at Joffre, approximately 33 per cent is used by Novacor in the production of linear low-density polyethylene (LLDPE) at the Joffre facility. Joffre's 1996 polyethylene production capacity will be about 500 kilotonnes (1.2 billion pounds).

Novacor's customers use LLDPE in the production of such end-products as rigid and flexible packaging, containers, multi-purpose bags, agricultural films, wire and cable, housewares and other industrial and consumer goods.

The remainder of the ethylene produced at Joffre is sold under long-term contracts to third parties and used to produce polyethylene resins, ethylene glycol, styrene, vinyl acetate and vinyl chloride monomer. (Information on these products and their end uses is available from Novacor.)

A number of co-products also result from Joffre's manufacturing process and contribute to economic development: high purity hydrogen for agricultural fertilizer production and edible oils, and carbon dioxide for use in enhanced oil recovery. In addition, three liquid co-product streams are recovered and shipped to markets throughout North America. Joffre's annual co-product production is about 270 kilotonnes (600 million pounds).

## **B. Joffre Facility—Current Economic Overview**

- Approximately 580 Novacor staff and 140 contract personnel are employed at the Joffre facility.
- Approximately 68 per cent of personnel reside in Red Deer; 11 per cent in the town of Lacombe, nine per cent in the County of Lacombe, six per cent in the County of Red Deer, and six per cent outside of these areas.
- Payroll at the Joffre site is close to \$40 million annually.
- Commercial value of products produced at Joffre is approximately \$1 billion annually.
- Local supplies and services expenditures were more than \$17 million in 1995.
- Local municipal taxes paid to the County of Lacombe last year exceeded \$6 million.
- Annual electric power expenditures are about \$15 million.

## **C. Novacor's Commitment to the Responsible Care® Program**

Novacor is an active participant in the Responsible Care® Program developed by the Canadian Chemical Producers' Association. This program is dedicated to the responsible management of chemicals through all aspects of their life cycle to minimize adverse effects on human health and well-being, and the environment.

Novacor's Responsible Care commitment is translated into 44 standards and 59 associated guidelines in the company's Safety, Health, Environment and Risk (SHER) management system. Novacor's performance against these standards is monitored constantly.

Community Awareness and Emergency Response is part of the Responsible Care Program. The community awareness component encourages communication between Novacor and its neighbors to develop and maintain productive relationships. The emergency response component has created partnerships with public agencies, local residents and industry. Novacor has formed an active Community Emergency Planning Committee to ensure the ongoing needs of impacted parties are addressed.

Each month Novacor's leadership reviews performance in SHER. SHER and other performance is also measured through a tool called the Balanced Scorecard. The Balanced Scorecard measures Novacor's business success in five areas:

- employee learning and growth,
- society including SHER and community opinion ratings,
- efficiency of internal processes,
- customer satisfaction and retention, and
- return to shareholder.

Among the principles, stated in NOVA's annual report, which "guide our every action" is:

***We will never compromise our commitment to personal and corporate integrity, workplace health and safety, and protection of the environment. . . .***

## **IV. The Proposed Ethylene Expansion Project**

### **A. Project Description**

Novacor is proceeding with regulatory applications to expand its Joffre operation by constructing an additional ethylene plant, EIII. The Memorandum of Understanding and subsequent agreements with Union Carbide will provide the framework for the expansion (see page 12 for more information).

EIII will initially produce about 900 kilotonnes (2.0 billion pounds) per year of polymer grade ethylene. This production will increase Joffre's ethylene capacity by about 60 per cent. The plant's design will provide the ability to reach production levels of 1,100 kilotonnes (2.5 billion pounds) and beyond annually.

The cost to construct EIII will be approximately \$825 million Cdn. (\$600 million U.S.).

Novacor is also in the process of reviewing the construction of an additional polyethylene plant as part of its expansion plans. This facility is in the early stages of engineering. Approximately 60 per cent of Novacor's share of the ethylene produced by EIII will provide the feedstock for this new polyethylene plant. This plant will be capable of producing 270 kilotonnes (600 million pounds) per year of polyethylene--increasing Joffre's polyethylene production capacity by about 54 per cent.

Over the longer-term, consideration will also be given to other derivative projects and co-product upgrading facilities using the remaining Novacor share of EIII feedstock, and additional hydrogen recovery and purification capability.

Firm details on any additional facilities are expected later this year. (The time required to construct these facilities is significantly less than that required for EIII.) Novacor's public consultation program will then be broadened and new applications will be made for these facilities.

To support the operation of these facilities, it will be necessary to expand and modify the site infrastructure including the existing utilities and water treatment facilities.

Since ethane is a component of all natural gas (about six to seven per cent), Alberta's ethane supply is as abundant as its natural gas. Alberta's existing ethane pipeline and storage facilities provide most of the infrastructure necessary to capture the ethane feedstock and route it to Joffre and EIII needs.

### **B. Project Location**

The existing Joffre facility is located within Sections 29, 31 and 32, Township 38, Range 25, west of the Fourth Meridian, approximately 20 km. east of the City of Red Deer and 2 km south of the hamlet of Joffre, in the County of Lacombe. The expansion will be located on the plant site on land currently zoned for industrial use.

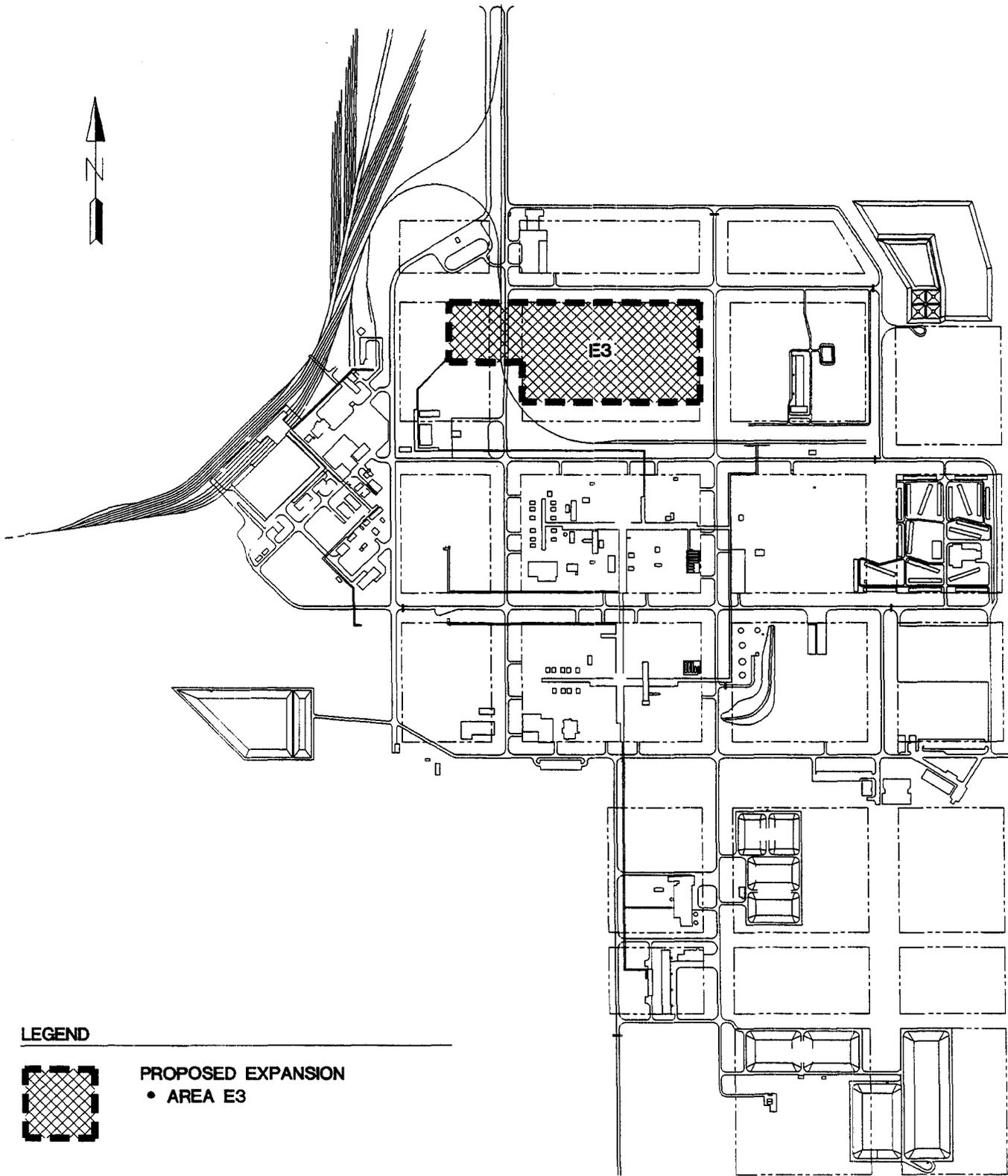
The location of EIII relative to the existing facilities is shown on Figure 3, page 11. EIII will be located on Block 420 immediately north of the existing second ethylene plant, EII. The possible polyethylene plant will be located adjacent to the existing polyethylene plant. Several locations are being considered for the possible polyethylene plant.

EIII and possible additional plants will use approximately 71 hectares (175 acres) of the current 308-hectare (760-acre) site.

The existing ethane and ethylene pipeline system and underground caverns at Fort Saskatchewan, Alberta will be used to store or supply ethane and ethylene when supply/demand rates differ at the various production facilities.

The selection of the current Joffre plant site for the Expansion Project was based upon these considerations:

- feedstock needed for the project is accessible mostly through existing pipelines to the site;
- Novacor is established at Joffre and much of the infra-structure required to support the project is already in place at the existing site;
- the Joffre area has other established petrochemical facilities which are potential users of the products of the proposed expansion;
- the pipeline infrastructure is already in place to move any excess ethylene production to other potential users in the Edmonton and Fort Saskatchewan area;
- the site is close to the communities of Red Deer, Lacombe, Ponoka and Stettler from which new employees could be drawn;
- the present site has readily accessible natural gas pipelines, nitrogen, power substations, water supply, railway and road networks (some of these will require upgrading);
- suitable zoned and developed land is available within the existing plant site area.



**Figure 3: Current Plant Site Showing Proposed Expansion Project**

### **C. Memorandum of Understanding with Union Carbide**

Novacor and Union Carbide have a Memorandum of Understanding to construct EIII. Each company will own an undivided 50 per cent share in the plant and each will pay a 50 per cent share of actual costs incurred in the design, engineering, regulatory approval, construction, commissioning, start-up and operation of the facility.

As part of the understanding, Novacor will be responsible for design, engineering, construction and subsequent operation of the facility. The split of production from the EIII plant will reflect the 50/50 structure of the agreement between the two companies.

Union Carbide's share of the production will provide feedstock for a polyethylene facility to be built by Union Carbide at its Prentiss, Alberta plant site.

Novacor is responsible for the regulatory approvals processes for the appropriate permits and licences. Certain operating licences will be in Novacor's name. It will take the lead role in the public consultation process.

The companies are proceeding with finalizing agreements.

### **D. Tentative Project Schedule**

The following target dates have been identified:

- Environmental Impact Assessment complete                      November 1996
- Permits & approvals    March 1997
- Construction begins    September 1997
- Construction completion    June 2000
- Production    September 2000

The public consultation process would continue from March 1996 into the plant's operating phase.

## V. The Proposed Project within the Petrochemical Industry

Novacor's EI plant at Joffre, which began operations in 1979, was Alberta's first world-scale ethylene plant. Since then, there has been additional diversification of Alberta's economy in petrochemicals. Two more world-scale ethylene plants have been built: Novacor's EII plant and Dow Chemicals' LHC-1 plant located at Fort Saskatchewan. Alberta's current ethylene production exceeds 2,100 kilotonnes (4.8 billion pounds) per year.

Ethylene is the basic building block of the petrochemical industry. The ethylene produced in Alberta is further upgraded in derivative plants located near Joffre, Prentiss, Fort Saskatchewan and Edmonton. The table below provides examples of ethylene products and their uses.

<b>Ethylene Derivatives</b>	<b>Examples of end uses</b>
polyethylene resin	grocery bags, milk pouches, garbage bags, toys
styrene monomer	polystyrene, synthetic rubber
ethylene glycol	antifreeze, synthetic fibers, specialties such as shampoos and cosmetics
ethylene dichloride	solvents: degreasing, dry cleaning, paint removal
vinyl acetate	gaskets, tubing, safety glass, paints
polyvinyl chloride (PVC)	pipe, floor tile, siding

For the petrochemical industry, Alberta offers a number of distinct advantages:

- world-scale ethane extraction facilities and gathering systems;
- availability of relatively low-cost ethane feedstock;
- relatively low-cost fuel from natural gas;
- world-scale ethylene plants which supply derivative plants;
- competitive transportation costs to southeast Asia, a major market for ethylene derivatives.

These advantages are described more fully below.

The availability of large volumes of relatively low-cost ethane is the critical element for the economic viability of the petrochemical industry. Ethane is the feedstock that is used to make ethylene. It is heated to very high temperatures and "cracked" to form ethylene. Ethane is extracted from natural gas at large gas processing plants that straddle the main gas export pipelines leaving Alberta. Natural gas is the energy source used to crack the ethylene.

The Alberta petrochemical industry purchases large volumes of natural gas, on free market terms, from the province's oil and gas producers. Natural gas is available in Alberta at

prices less expensive than most other locations in the world. Upgrading of natural gas in Alberta provides gas producers with a value-added market for ethane.

Large, modern plants produce ethylene at a much lower unit cost than do small-scale plants. The scale of Joffre's operation, combined with the relatively low cost of natural gas and ethane, makes it one of the lowest-cost ethylene production facilities in the world.

The ethylene derivatives produced from the ethylene made at the proposed EIII plant will be targeted for markets in both North America and the Pacific Rim. The cost of moving petrochemical products from Alberta, through the port of Vancouver, to growing markets in southeast Asia is competitive with that of competitors from North America's other main petrochemical-producing centre on the U.S. Gulf Coast.

Taken together, these advantages give Alberta petrochemical producers a significant cost advantage over producers in other North American locations, and most other locations in the world. It is because of these advantages and those specific to the existing Joffre operation (see page 10) that Novacor is undertaking the proposed Expansion Project.

## VI. Impacts of the Proposed Expansion Project

As part of the regulatory approval process, Novacor is now proceeding with an Environmental Impact Assessment which is expected to be complete in November 1996. Novacor is preparing a Proposed Terms of Reference and will make them available to the public for comment. The Final Terms of Reference (TOR) will be issued by the Director of Environmental Assessment following consideration of all comments received.

Generally, the EIA report will include an assessment of the environmental and socio-economic impacts of the project, and the mitigation strategies to be taken in response to adverse effects. The consulting firm of Golder Associates is working with Novacor to prepare the EIA as well as the applications to the Alberta Energy and Utilities Board and Alberta Environmental Protection.

Novacor's public consultation program will ensure the public is advised and involved throughout the Environmental Assessment Process.

### A. Preliminary Estimates: EIII Economic Spending and Employment Impacts

As part of its assessment of the financial feasibility of the proposed EIII plant, Novacor has prepared preliminary economic spending and employment impact figures. Novacor's past experience with these projects and statistics from similar projects in Alberta have been used to prepare these estimates. These preliminary estimates are summarized below.

#### EIII Construction Phase Employment (excluding design engineering)

	1997	1998	1999*	2000
Average number of people employed on-site	0	325	941	389

\* Peak construction phase employment is expected in the third and fourth quarters of 1999.

#### EIII Operating Phase Employment at Full Capacity:

Total Novacor	103
On-site contractors	24
<b>Total</b>	<b>127</b>

#### EIII Construction Phase Capital Spending ( Millions 1996 \$Cdn)

1996	1997	1998	1999	2000	Total
7.7	120.6	292.2	319.7	84.8	825

Total annual operating expenditures would be approximately \$212 million. Taken over the 20-year life of the plant, total expenditures would be about \$4.4 billion. Of this total, \$4.2 billion would be spent in Alberta.

## **B. Contracting and Employment Information**

Novacor will use external companies for the engineering and construction of EIII. The companies will be selected during 1996. These companies will be directly responsible for staffing of the project in all its phases up to plant start-up.

Because of technology requirements, it is likely the front-end engineering contract (approximately 10 per cent of the engineering work) will go to a U.S.-based company. The Engineering Procurement Construction contracts will be awarded to a variety of companies with a significant amount of work carried out in Alberta. A series of Alberta-based companies will be hired to complete the field work/construction.

Novacor will do very little direct hiring until the operating staff is required for the new facility, sometime during the second half of 1999.

## VII. Novacor's Approach to Public Consultation

Novacor initiated and remains committed to its ongoing communications and public consultation program—part of its Joffre operation since the original site development. The public consultation program related to this proposed expansion will maintain and build upon the existing community relationships, and will also provide opportunities for broader stakeholder involvement.

Among the key guiding principles for Novacor's expansion project:

***The public consultation and communications program associated with the proposed Joffre expansion project will be honest, ethical, thorough and responsive. Novacor will strive to maximize stakeholder involvement in the project.***

The objectives of Novacor's consultation program include:

- to continue our community relationships, outreach programs and environmental programs;
- to share expansion project information with interested stakeholders in an open and timely manner;
- to communicate clearly those decisions which are open to stakeholder input and influence; among the decisions already taken or conditions which are considered integral to Novacor's ability to proceed with the project are:
  - the plant's location at Joffre;
  - operating and environmental practices will continue to be consistent with Responsible Care and "continuous improvement" as a minimum standard;
  - continuing co-operative relationships with neighbors and the community;
  - the expansion project must be cost competitive.
- to work with stakeholders in identifying and, wherever possible, addressing concerns or interests related to the proposed expansion or to the existing facility; Novacor is committed to this process as an integral part of its applications to the Alberta Energy and Utilities Board and Alberta Environmental Protection;
- to establish relationships and two-way communication between Novacor and interested stakeholders which will continue into the operation phase.

Among the ways Novacor will work to achieve these objectives are:

- take the initiative in making available project information in a variety of ways, for example, through printed publications, community open houses, meetings, presentations, and a project information line;
- ask stakeholders how they prefer to be involved and in what aspects of the project; for example, directly-impacted stakeholders will be asked whether the establishment of a liaison or advisory committee would help their involvement;
- ensure that stakeholder concerns, questions and information requests are documented and receive timely follow-up.



## Key Contacts Proposed Ethylene Expansion Project

### EXPANSION PROJECT GENERAL INFORMATION LINE

**Please call this number:**

- to place your name on the project mailing list. You will be mailed additional documents as they become available (please let us know what level of information you require):
  - detailed project information related to approvals;
  - summaries of the technical documents, newsletters and other more general project information.
- to determine who at Novacor could best help you with a project question, a concern you have, or suggestions. Your question or comments will be recorded and forwarded to a knowledgeable person who will call you back.
- to provide any comments related to the proposed expansion.

**Phone            1-800-310-9883**

**Novacor Joffre Leadership Team  
Contact**

Al Poole

**Novacor Regulatory and  
Environmental Leader, Calgary**

Dave Russell

**Novacor Local Community and Media  
Contacts**

Al Poole and Roxann Good

**Golder Associates Ltd., Calgary  
(Environmental Impact Assessment  
and Technical Contractor)**

Bryan Leach, project manager

**NOVACOR CHEMICALS LTD.  
PROPOSED JOFFRE PLANT EXPANSION  
ENVIRONMENTAL IMPACT ASSESSMENT  
PROPOSED TERMS OF REFERENCE**

**Submitted To City Council**  
Date: May 8/96

**1.0 INTRODUCTION**

**1.1 Nature and Scope of Environmental Impact Assessment (EIA) Report**

The purpose of this document is to identify for Novacor Chemicals Ltd. (Novacor), the public and government agencies, the information required for an EIA report. The EIA is to address the effects of the construction and operation of an additional ethylene production unit and polyethylene plant (the Project) at Novacor's Joffre plant site as set out in these Proposed Terms of Reference. The EIA report shall be prepared in accordance with the *Environmental Protection and Enhancement Act (EPEA)*, and will form part of the Industrial Development Permit application to the Energy and Utilities Board.

Novacor has operated a petrochemical facility at Joffre since 1979. The environmental performance of that facility has been monitored in accordance with Novacor's corporate environmental management policies and the requirements of the operating licenses. The EIA is viewed by Novacor as an extension of their ongoing environmental and risk management programs which emphasize good corporate citizenship and responsiveness to the concerns of the public and the regulatory decision makers.

**1.2 Public Participation**

The intent of public participation is to provide information to people (including Joffre and Red Deer residents) who may be affected by the Project, and to provide them with the opportunity to provide comments. Novacor has an established public consultation program with respect to its existing Joffre facilities. Novacor has recently commenced an extensive Project specific public consultation program, and will continue to provide an opportunity for all members of the public to obtain information on the Project and to express their concerns. The EIA report will document the public consultation process, record any concerns or suggestions made by the public, and will demonstrate how these concerns will be addressed in the Project.

**2.0 PROJECT OVERVIEW**

**2.1 Proponent**

Novacor is the Project proponent and is responsible for the development and operation of the Project.

## **2.2 Project Location and EIA Study Area**

The location of the existing Joffre plant site within Alberta is detailed on Figure 1, and the siting of the Project within the plant site is detailed on Figure 2

The EIA Study Area will include the existing plant site, as well as other lands which may be affected by the Project. The Study Area is that area in which the proposed Project may have potential effects. Novacor shall identify the Study Area(s) selected to assess the effects, and shall provide the rationale for the selection of the Study Area(s) boundaries by effects identified (e.g., air quality and surface water quality).

Novacor shall provide maps and air photo mosaics to identify Study Area(s) boundaries.

## **2.3 Project Components**

Provide an outline of the project components. Describe the proposed stages of development including construction, operations, decommissioning and reclamation for the Project. Provide a development schedule.

## **2.4 Environmental Impact Assessment Summary**

Provide a summary of the results of the EIA report including:

- i. the project components and development activities which have the potential to affect the environment;
- ii. existing conditions in the Study Area(s), including existing uses of lands, resources and other activities which have potential in combination with proposed development activities to affect the environment;
- iii. the environmental effects which are anticipated; and
- iv. proposed environmental protection plan(s), mitigation measures, and monitoring procedures and systems.

Include appropriate maps and figures to illustrate and summarize the key information which is relevant to understanding the socio-economic and environmental implications, and a table which summarizes the relative effects and benefits of the Project.

### **3.0 PROJECT DESCRIPTION**

#### **3.1 Process Description**

Describe the process components of the Project, focusing on the material inputs to, and outputs from the process components including products, fuels, feed stocks, utility requirements etc. (electricity, steam and cooling water). Describe control and storage strategies to mitigate any environmental effects of these process inputs and outputs. Provide material balances (and energy balances, as appropriate), flow diagrams and descriptions of the processes to be used.

Discuss the potential use of alternative technologies and methods to reduce effluent discharges and air emissions.

#### **3.2 Project Services**

Describe how the Project will be serviced with feed stock and product pipelines, utilities, road and rail links, water intake and discharge pipelines and waste management facilities

Outline the additional utilities required for the Project. Estimate the water requirements and identify the source(s) of water to be used. Include any energy and water efficiency considerations.

Describe anticipated changes to existing access (e.g., primary and secondary highways, municipal or local roads) in the Joffre area, with particular emphasis on the Joffre Plant Site.

Discuss changes in traffic volumes in the Joffre area expected during construction and operation phases of the Project.

### **4.0 ENVIRONMENTAL INFORMATION AND ANALYSIS**

#### **4.1 Format**

Describe the objectives of each section in the EIA report and provide the sources of information used for the assessment.

For each environmental issue, Novacor will:

- describe the nature and significance of any environmental effects associated with the Project on the environment;
- develop environmental protection plan(s); and

- present recommendations for environmental protection or mitigation which may require joint resolution by government, industry and/or the community.

#### **4.2 Public Health and Safety**

Identify those aspects of the Project which affect the health and safety of employees and local residents.

Provide a summary of Novacor's emergency response plan for the existing Joffre facilities and the Project.

Discuss mitigation strategies and emergency contingency plans which will be implemented to ensure public safety during construction and operation of the facility.

#### **4.3 Socio-Economic Information**

Provide information regarding the social effects of the Project on the Study Area and on Alberta including:

- local employment and training;
- local procurement;
- population changes;
- demands upon local services; and
- regional and provincial economic benefits.

Identify the employment and business development opportunities which the Project may create for local communities and Alberta. Provide a breakdown of the labour force, type of employment and number of employees with respect for the construction, and operational workforces. Identify the source of labour for the Project and the workforce residence.

Discuss the workforce for construction and operations. Outline implications of the Project on existing local and regional services.

#### **4.4 Air Quality**

Air emissions as a result of the Project will be examined. The primary issue to be addressed with regard to these emissions are any effects of benzene and ethylene on air quality. A secondary issue is the effects of the emission of oxides of nitrogen (NOx).

Assess the possible effect of ethylene emissions on crops in the Study Area.

#### **4.5 Surface and Ground Water Quality**

The Project will require additional water to be extracted from, and the possible increase in water discharges to, the Red Deer River. The effects of these changes on the quantity and quality of water in the Red Deer River on water users and the river ecosystem downstream from Joffre will be assessed.

Assess the effect of the Project on the quality of local and regional groundwater resources.

Identify mitigation measures to minimize potential effects of the Project on groundwater quality during the construction, operation, decommissioning and reclamation phases of the Project

#### **4.6 Noise**

Assess the effect on noise levels at local residences for both the construction and operational phases of the Project.

Identify noise reduction measures and traffic management strategies.

#### **4.7 Heritage Resources**

Provide evidence of consultation with the Historical Sites and Archives Service, Alberta Community Development.

#### **5.0 RECLAMATION**

Discuss effects to on-site soils from construction of the Project, and mitigation measures and strategies to manage same.

Provide details on the reclamation plans for the Project. Discuss the integration of these reclamation plans with the reclamation plans for the existing facilities. Discuss the expected lifecycle of the Project including timelines for construction, operation and reclamation. Describe proposed end land use objectives

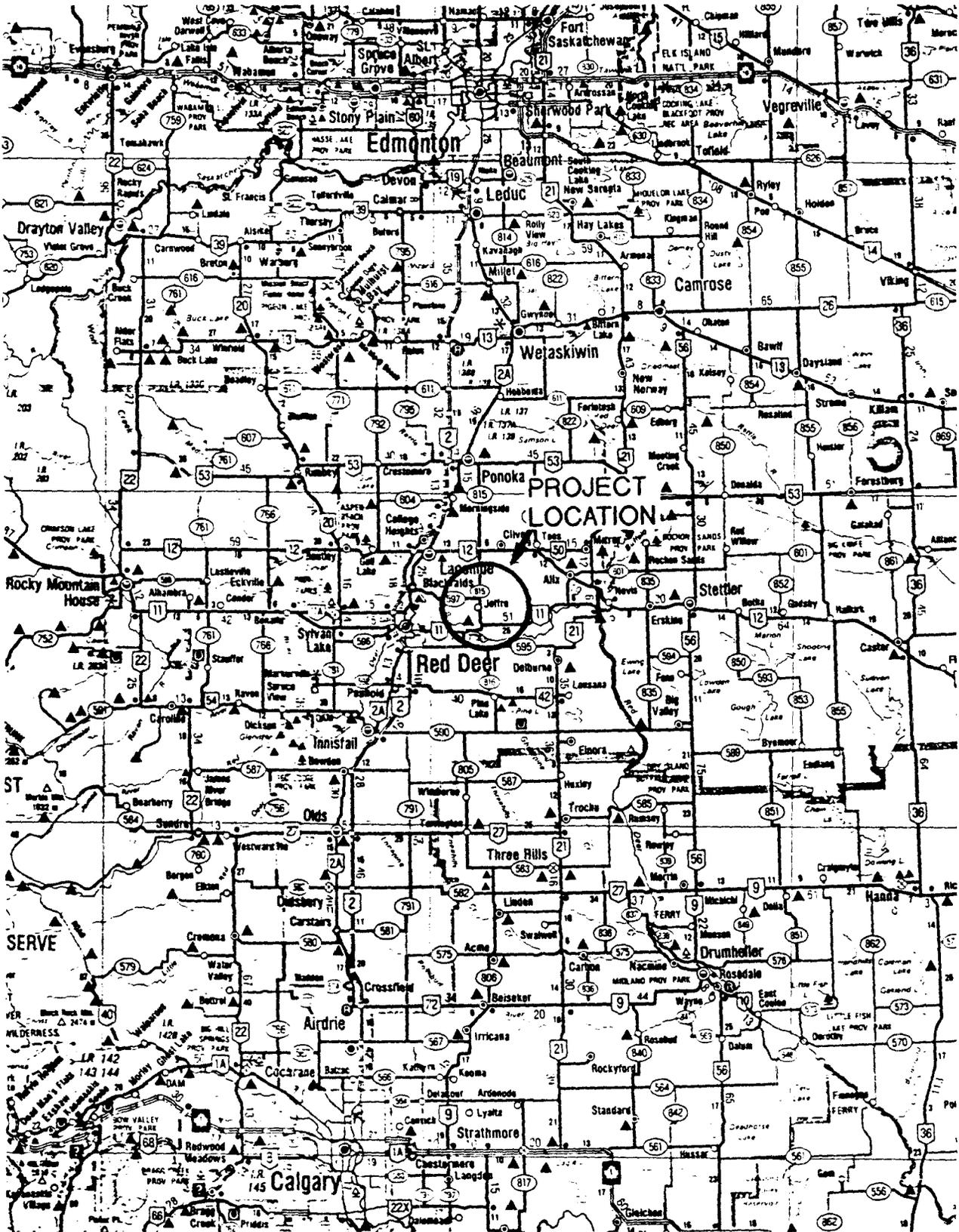


Figure 1 - Project Location

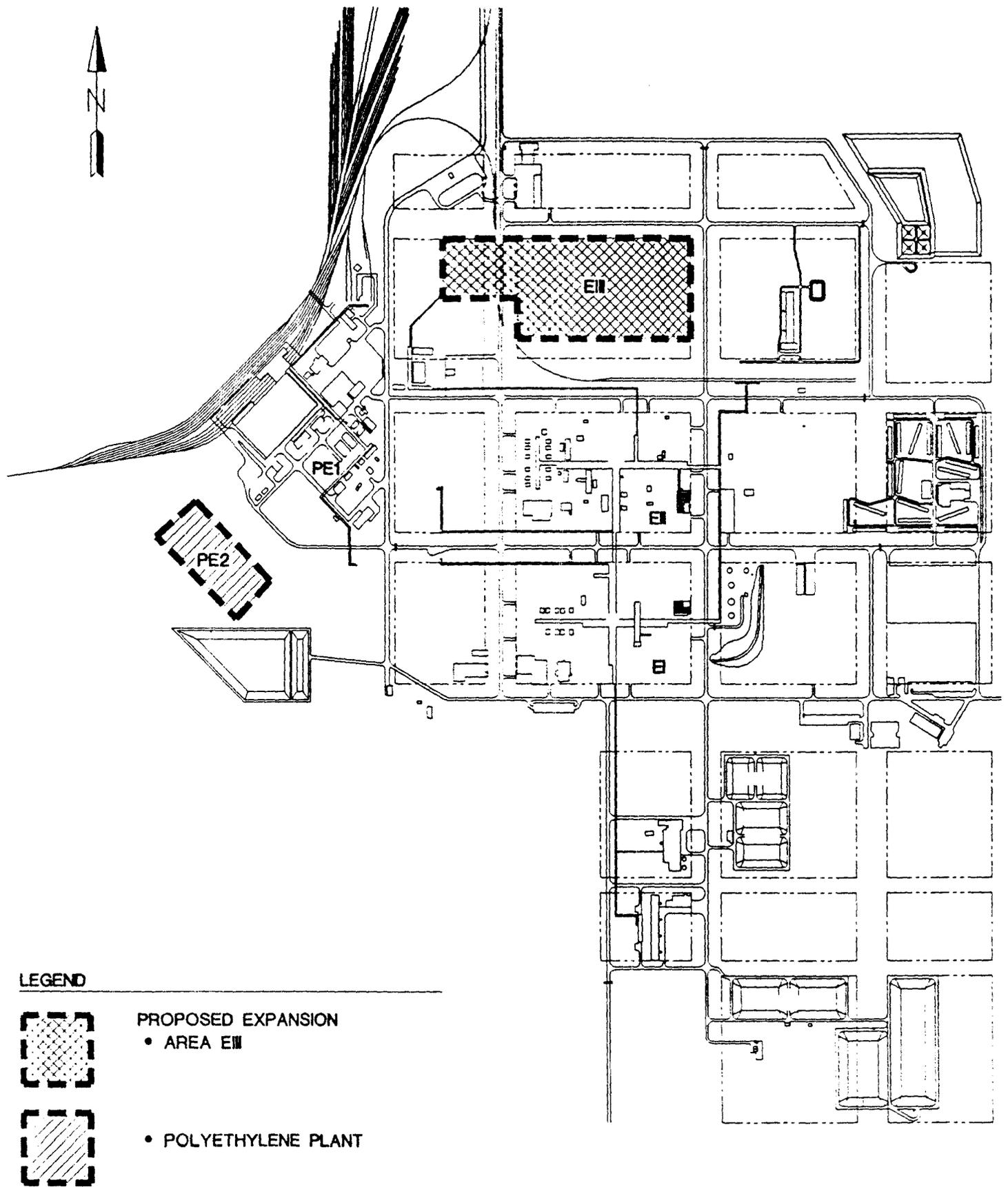


Figure 2 - Project Location Within Existing Plant Site

# PUBLIC NOTICE



## Proposed Joffre Plant Expansion

### ENVIRONMENTAL IMPACT ASSESSMENT (EIA) Report PROPOSED TERMS OF REFERENCE

Novacor Chemicals Ltd. has proposed to construct new facilities for the manufacture of ethylene and polyethylene at the existing industrial site which is located on parts of Sections 29, 31 and 32 of Township 38, Range 25, west of the 4th Meridian in Lacombe County.

Alberta Environmental Protection has directed that an Environmental Impact Assessment Report be prepared for this project. Novacor has prepared Proposed Terms of Reference for this Environmental Impact Assessment, and through this PUBLIC NOTICE, invites the public to review the Proposed Terms of Reference.

Copies of the Proposed Terms of Reference may be obtained from:

Novacor Chemicals Ltd.  
P. O. Box 5006  
Red Deer, Alberta T4N 6A1  
Tel: 1-800-310-9883  
FAX (403) 342-8787

Alberta Environmental Protection  
3rd Floor, Provincial Building  
4920 - 51 Street  
Red Deer, Alberta T4N 6K8  
Tel: (403) 340-5310

Register of Environmental Assessment Information  
Alberta Environmental Protection  
6th Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta T5K 2J6  
Tel: (403) 427-5828

Persons wishing to provide written comments on the Proposed Terms of Reference should submit them by Friday, May 17, 1996 to:

The Director, Environmental Assessment Division  
Alberta Environmental Protection  
6th Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta T5K 2J6

**DATE: May 8, 1996**  
**TO: Environmental Advisory Board**  
**FROM: City Clerk**  
**RE: PROPOSED JOFFRE EXPANSION**

---

**FILE**

At the Council Meeting of May 6, 1996, consideration was given to correspondence from Novacor Chemicals Ltd. dated April 19, 1996. At this meeting, Joffre representatives briefly reviewed the proposed expansion with Council.

At this meeting, Council agreed that the Environmental Advisory Board would report to Council after reviewing the environmental impact assessment. In addition, Council directed that the Land and Economic Development Manager present a report to Council in the Fall of 1996, outlining the impact of the expansion to the City, with respect to the socio-economic information as outlined in the attached proposed terms of reference.

In a separate memo, I have suggested to the Land and Economic Development Manager that a report prepared jointly with the Environmental Advisory Board may be appropriate to submit to Council in the Fall of 1996.

This is submitted for your information.



Kelly Kloss  
City Clerk

KK/clr

- c Director of Development Services
- Director of Community Services
- Land and Economic Development Manager

**FILE**

**DATE: May 8, 1996**  
**TO: Land and Economic Development Manager**  
**FROM: City Clerk**  
**RE: PROPOSED JOFFRE EXPANSION**

---

At the Council Meeting of May 6, 1996, consideration was given to correspondence from Novacor Chemicals Ltd. dated April 19, 1996. At this meeting, Council agreed that the Land and Economic Development Manager would be responsible for reporting back to Council in the Fall of 1996 with respect to any impact that the proposed Joffre expansion may have on the City of Red Deer.

The focus of discussion was in the area of socio-economic information as referred to in the proposed terms of reference from Novacor. The Environmental Advisory Board is currently reviewing the environmental impact assessment and should any concerns arise, same are to be presented to Council for consideration. You may wish to work with the Environmental Advisory Board in submitting a joint report to Council.



Kelly Kloss  
City Clerk

KK/clr  
attchs.

cc: Director of Development Services  
Director of Community Services



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

May 8, 1996

**FILE**

Novacor Chemicals Ltd.  
Box 5006  
Red Deer, AB T4N 6A1

Att: Al Poole, Senior H.R. Consultant

Dear Sir:

RE: PROPOSED JOFFRE EXPANSION

At the City of Red Deer's Council Meeting held May 6, 1996, your correspondence with respect to the above was presented to Council. Same was received as information.

On behalf of Council, I would like to thank you for taking the time to keep Council apprised of the Joffre expansion. The opportunity to allow the City's Environmental Advisory Board to comment on this issue is appreciated. Thank you also for taking the time to educate the Board on the impact that the Joffre expansion may have on the City of Red Deer.

City Council has requested that the Environmental Advisory Board and City Administration be kept apprised of the Joffre expansion project and report to Council in the Fall of 1996 relative to any proposed impact it may have on the City of Red Deer.

Again, thank you for your presentation. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss  
City Clerk

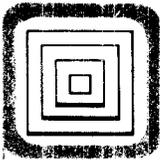
KK/clr

cc Director of Development Services  
Director of Community Services



RED·DEER

*a delight  
to discover!*



## WASKASOO MUSEUM FOUNDATION

April 12, 1996

Your Worship and Members of Council:

**RE: GHOSTS PROJECT, TOWNE CENTRE ASSOCIATION**

The Board of Directors of the Waskasoo Museums Foundation have received correspondence from the Towne Centre Association requesting funding assistance from the Red Deer Heritage Foundation for the large Fire-Wagon piece planned for the Ghosts Project. The Association recently approached Council and was granted a loan up to \$85,000 toward this project to enable them to proceed. The piece is a major undertaking with a cost of about \$250,000.

Following discussion a resolution was carried. It reads,

“Moved that, having considered correspondence dated November 28, 1995 from the Towne Centre Association requesting funding assistance for the Fire-Wagon piece of the Ghosts Project, and in accordance with the agreement between the Foundation and the City for the Red Deer Heritage Fund, the Board of Directors of the Waskasoo Museum Foundation recommend to Council of the City of Red Deer that a grant in the amount of \$10,000 be made from the Red Deer Heritage Fund to the Towne Centre Association for this project. Carried.”

The Board members feel that the two pieces of sculpture currently in place have been well received. We understand another will be unveiled in the summer of 1996 and another shortly thereafter. We believe the Association deserves applause for the success of their project.

During discussion it was noted that the Association's request for support from the Foundation for funding assistance for the first piece was approved to show support for the project. It should be noted, however, that this second request for support was approved only because of the magnitude of the Fire-Wagon project.

Further, the Board of Directors requested the Association to review the proposed location for the piece. They felt that the 48 Avenue-49 Street site was too cramped and had no historical significance. It is suggested that a site on the City Hall side of Ross Street preferably near the location of the firehall from which such a rig would have been housed would have historical significance.

The Board requests Council to consider this request and recommendation at their earliest convenience.

Yours truly,

Allan Armstrong  
Chairman, Waskasoo Museum Foundation

AA/tn/12/04/96

File:a:/WMF/ghostslt.cit

**DATE:** April 17, 1996

**TO:** KELLY KLOSS  
City Clerk

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

**RE:** GHOSTS PROJECT: WASKASOO MUSEUM FOUNDATION

The Towne Centre Association has applied for \$10,000 in financial assistance from the Red Deer Heritage Fund for the development of their next Ghosts Project, a large 5-piece bronze sculpture valued at approximately \$250,000. The Waskasoo Museum Foundation is recommending support for this application from this source, "only because of the magnitude of the Fire Wagon Project". The foundation's support for the first sculpture was to show support for the plan only, as it was felt that this may be stretching the intent of the fund. City Council support was similar, as is seen in the following resolution:

"It was moved by Alderman Schnell, seconded by Alderman Guilbault, resolved that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated June 22, 1993, regarding "Ghosts - A Major Attraction for Red Deer/Towne Centre Association", hereby approves the application made by the Towne Centre Association for \$10,000 from the Red Deer Heritage Fund, for the first life-size bronze sculpture, with the understanding that this sculpture is of Red Deer's founder, the Rev. L. Gaetz, that the insurance and maintenance be the responsibility of the Towne Centre Association, and that this one-time financial contribution to this project is intended as a catalyst to encourage the development of other sculptures by other interested parties in the community, and as presented to Council July 19, 1993."

Alderman Volk, Alderman Statnyk and Alderman Lawrence registered dissenting votes.  
MOTION CARRIED.

As of January 1<sup>st</sup>, 1996, the fund balance is \$281,408.35.

I concur with the Waskasoo Museum Foundation. While I believe that the Ghosts Project is a good one, and one that is gaining community support, I also believe that it is a little outside of the intent of this fund, even though it is interpreting Red Deer history. My support of this application, therefore, is similar to that of the foundation, in that this is a very significant undertaking and it will assist the Towne Centre Association in using it as matching money from other sources. I would recommend, however, that it be made clear that this would be the last Ghosts Project funding from this source, whether large or small, as the Towne Centre Association indicated in their letter addressed to the Mayor and Council dated July 21<sup>st</sup>, 1993, the Ghosts Project would not be applying for additional funds beyond the "one-time grant" for the sculpture of Rev. Gaetz.

With respect to the location for the sculpture, I have less concern with its proposed site at the corner of 49<sup>th</sup> Street and 48<sup>th</sup> Avenue, than does the Waskasoo Museum Foundation. While this may not have been the exact location of the first firehall in Red Deer, it is, nonetheless, the site best remembered by most for the former firehall, and the wagon on its way to a fire could, of

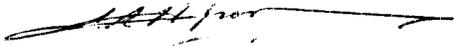
City Clerk  
Page 2  
April 17, 1996  
Ghosts Project: Waskasoo Museum Foundation

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course, be anywhere in the downtown. This site seems to accommodate the sculpture very well. The sculpture should not say this is the site of the first firehall, but rather, that this is the first equipment used in firefighting.

### **RECOMMENDATION**

THAT Council of The City of Red Deer support the application of the Towne Centre Association for \$10,000 from the Red Deer Heritage Fund for the Firefighting Ghosts Sculpture, making it clear to the association that this funding is granted only due to the magnitude of this undertaking, and that future grants from this source for this project will not be considered.



LOWELL R. HODGSON

:dmg

c Alan Wilcock, Director of Corporate Services

**COMMENTS:**

We recommend that Council approve the \$10,000 grant for the proposed project . With respect to the location of the Fire Wagon Sculpture, this is currently being circulated to the appropriate committees and departments for review. A recommendation will be brought to Council in due course.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

**DATE: May 8, 1996**  
**TO: Waskasoo Museum Foundation**  
**FROM: City Clerk**  
**RE: GHOST PROJECT - TOWNE CENTRE ASSOCIATION**

---

**FILE**

At the City of Red Deer's Council Meeting held May 6, 1996, consideration was given to your correspondence dated April 12, 1996 regarding the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Waskasoo Museum Foundation dated April 12, 1996, re: Ghosts Project, hereby approves a grant in the amount of \$10,000 from the Red Deer Heritage Fund to the Towne Centre Association, for the Fire-Wagon Piece of the Ghosts Project, and as presented to Council May 6, 1996."

The decision of Council in this instance is submitted for your information. Trusting you will find this satisfactory.



Kelly Kloss  
City Clerk

KK/clr

c Director of Corporate Services  
Director of Community Services  
Towne Centre Association Manager

DATE: APRIL 15, 1996  
TO: X DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTION AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: Ghost Project - Waskasoo Museum Foundation

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Please submit comments on the attached to this office by April 29, 1996 for the Council Agenda of May 6, 1996.

"Kelly Kloss"  
City Clerk



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

**FILE**

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

April 15, 1996

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

Attention: Allan Armstrong, Chairman

Dear Mr. Armstrong:

I acknowledge receipt of your letter dated April 12, 1996 re: Ghosts Project, Towne Centre Association.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on May 6, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, May 3, 1996.

In the event you wish to be present at the Council meeting, would you please telephone our office on May 3<sup>rd</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

KELLY KLOSS  
City Clerk

KK/fm

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL



RED DEER

*a delight  
to discover!*

**BYLAW 2800/A-96**

Being a Bylaw to amend Bylaw No. 2800/82, the Traffic Bylaw of The City of Red Deer.

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

- 1 That Bylaw 2800/82 be amended by adding Schedule "E" attached hereto.
- 2 That Bylaw 2800/82 be amended by deleting section 96, subsection (1) and substituting in its place the following:

"(1) All persons owning or occupying premises in the following areas of the City shall remove and clear away all snow, ice, dirt and other obstructions from the sidewalk situated on land adjoining the property within 48 hours of the time that such snow, ice, dirt or other obstruction was deposited thereon:

- (a) Commercial C1 or G2 under the City Land Use Bylaw.
- (b) Residential (Multiple Family) R3 under the City Land Use Bylaw as indicated on Schedule "E" attached hereto."

READ A FIRST TIME IN OPEN COUNCIL this 25 day of March A.D. 1996.

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

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

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

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/D-96**

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 Section 2 "Definitions", is amended by deleting in its entirety the existing definition of "Storey, first" and replacing it with the following new definition:

" **'Storey'** means that portion of a residential building which is situated between the upper surface of any floor and the upper surface of the floor next above it, but if there is no floor above, the topmost storey is that portion of the building between the upper surface of the top floor and the highest point of finished ceiling above it. If the finished floor directly above a basement is more than 2 m above the lot grade, the basement shall be considered a storey."

- 2 Section 164(3) of the R1 Residential (Low Density) District is amended by deleting Section 164(3) in its entirety and replacing it with the following:

"(3) Building Height:                      maximum                      -                      two storeys above the lot grade"

- 3 Section 169(3) of the R1A Residential (Semi-Detached Dwelling) District is amended by deleting Section 169(3) in its entirety and replacing it with the following:

"(3) Building Height:                      maximum                      -                      two storeys above the lot grade"

- 4 Section 174(3) of the R2 Residential (Medium Density) District is amended by deleting Section 174(3) in its entirety and replacing it with the following:

"(3) Building Height:                      maximum                      -                      two storeys above the lot grade except apartments which shall be allowed three storeys"

5 Section 181(3) of the R3 Residential (Multiple Family) District is amended by deleting Section 181(3) in its entirety and replacing it with the following:

“(3) Building Height: maximum - two storeys above the lot grade except apartments”

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

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

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

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

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3168/96**

Being a Bylaw of The City of Red Deer to authorize the rates of taxation for the year 1996.

WHEREAS the total requirements of The City of Red Deer as shown in the annual estimates are as follows:

**MUNICIPAL**

General	\$ 19,480,052.00
---------	------------------

**EDUCATION**

Alberta School Foundation Fund	\$ 19,880,155.00
Red Deer RCSSD No. 17	\$ 2,737,704.00

**OTHER**

Red Deer Public Library	\$ 1,136,752.00
David Thompson Health Region No. 6 - refund	\$ (20,558.00)

and

WHEREAS the total assessment of land, buildings and improvements amount to \$2,640,194,300.00 of which \$815,867,200.00 is non-residential; and

WHEREAS the rates hereinafter set out are deemed necessary to provide the amounts required for municipal, education and other purposes, to pay the 1996 requisitions after a provision for any over or under recovery of taxes in 1995;

NOW THEREFORE, BY VIRTUE OF THE POWER CONFERRED UPON IT BY THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26.1, RSA 1994, AND AMENDMENTS THERETO, THE COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

The City Assessor is hereby authorized and required to levy the rates of taxation as per Schedule "A" on the assessed value of all land, buildings and improvements as shown on the assessment and tax roll and that the same be collected in accordance with Bylaw 3168/96 and amendments.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D. 1996.  
 READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D. 1996.  
 READ A THIRD TIME IN OPEN COUNCIL this            day of            A.D. 1996.  
 AND SIGNED BY THE MAYOR AND CITY CLERK this    day of            A.D. 1996.

\_\_\_\_\_  
MAYOR

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

**1996 TAX RATES**

DESCRIPTION	PUBLIC SCHOOL SUPPORTER				SEPARATE SCHOOL SUPPORTER			
	RESIDENTIAL		NON-RESIDENTIAL		RESIDENTIAL		NON-RESIDENTIAL	
	SINGLE FAMILY	MULTI FAMILY	FARMLAND	OTHER	SINGLE FAMILY	MULTI FAMILY	FARMLAND	OTHER
<b>EDUCATION:</b> Alberta School Foundation Fund Red Deer Catholic Board of Education	0.007711	0.007711	0.007711	0.010805	0.007543	0.007543	0.007543	0.010800
<b>MUNICIPAL PURPOSES:</b>	0.006687	0.007193	0.008771	0.008771	0.006687	0.007193	0.008771	0.008771
<b>OTHER PURPOSES:</b> Regional Health Authority Red Deer Public Library	-0.000008 0.000431	-0.000008 0.000431	-0.000008 0.000431	-0.000008 0.000431	-0.000008 0.000431	-0.000008 0.000431	-0.000008 0.000431	-0.000008 0.000431
<b>TOTAL TAX RATES</b>	0.014821	0.015327	0.016905	0.019999	0.014653	0.015159	0.016737	0.019994

54  
**SCHEDULE "A"**

**DATE: May 1, 1996**

**TO: Mayor  
Councillors**

**FROM: City Clerk**

**RE: CITY COUNCIL MEETING OF MAY 6, 1996 -  
PARTNERS FOR PROGRESS / GLENDALE MIDDLE SCHOOL  
COUNCIL MEETING**

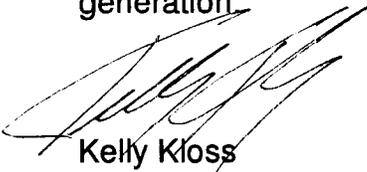
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As you are aware, The City of Red Deer and Glendale Middle School have partnered over the last number of years in the "Partners for Progress" program. We again have the opportunity to participate with the Glendale Middle School in another activity. We have offered the use of City Council Chambers for the Glendale Middle School Student's Council Meeting.

The Glendale Middle School Student's Council Meeting will take place just prior to the regular meeting of Red Deer City Council on May 6, 1996, from 4:00 to 4:30 p.m.

I have spoken with representatives from Shaw Cable and they have agreed to broadcast the Student's Council Meeting, live over Shaw Cable, Channel 3. In order to make this event very special for the students, I ask, that if possible, Members of Council and those Administrative Staff who are scheduled to attend the May 6, 1996 Council Meeting, be present in the Council Chambers by 3:55 p.m. on May 6, 1996.

I am excited about the opportunity to once again have a positive impact on our younger generation



Kelly Kloss  
City Clerk

KK/clr

cc: Media

~~342-3110~~  
Glendale School 340-3100  
Drew Ward - Home 342-1951

**DATE:** April 25, 1996

**TO:** Mayor  
Councillors  
City Manager  
Directors  
Department Heads

**FILE**

**FROM:** City Clerk

**RE: CITY COUNCIL MEETING OF MAY 6, 1996 -  
PARTNERS FOR PROGRESS / GLENDALE MIDDLE SCHOOL  
COUNCIL MEETING**

---

As you are aware, The City of Red Deer and Glendale Middle School have partnered over the last number of years in the "Partners for Progress" program. We again have the opportunity to participate with the Glendale Middle School in another activity. We have offered the use of City Council Chambers for the Glendale Middle School Student's Council Meeting.

The Glendale Middle School Student's Council Meeting will take place just prior to the regular meeting of Red Deer City Council on May 6, 1996, from 4:00 to 4:30 p.m.

I have spoken with representatives from Shaw Cable and they have agreed to broadcast the Student's Council Meeting, live over Shaw Cable, Channel 3. In order to make this event very special for the students, I ask, that if possible, Members of Council and those Administrative Staff who are scheduled to attend the May 6, 1996 Council Meeting, be present in the Council Chambers by 3:55 p.m. on May 6, 1996.

I am excited about the opportunity to once again have a positive impact on our younger generation.

If you have any questions, please do not hesitate to call.



Kelly Kloss  
City Clerk

KK/clr

cc: Assistant City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6111

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

April 25, 1996

Mr. Brent Ward, Mayor  
Glendale Middle School  
Student Council

**SENT VIA FAX 343-3110**

Dear Mayor Ward:

**RE: GLENDALE MIDDLE SCHOOL - STUDENT COUNCIL MEETING,  
TO BE HELD AT RED DEER CITY HALL COUNCIL CHAMBERS,  
MAY 6, 1996**

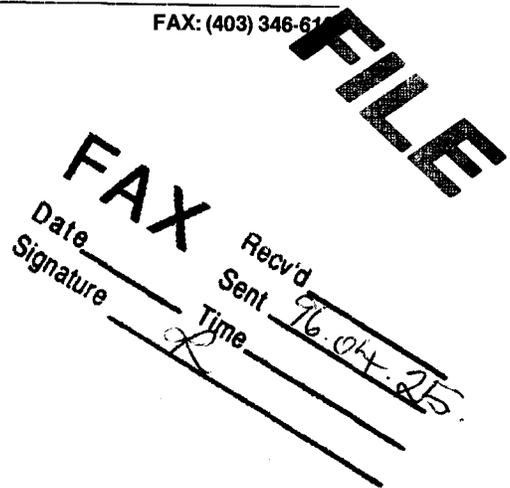
Thank you for your recent phone call requesting that your Council be allowed to hold its meeting as noted above. I am pleased to inform you that we welcome the opportunity to host your meeting. As such, I have listed some details to assist you in this undertaking:

1. Your Council Meeting is scheduled to take place in the Council Chambers of City Hall from 4:00 p.m. to 4:30 p.m.. Following your meeting, City Council will commence their regular meeting.
2. I ask that you and your Council arrive at City Hall at approximately 3:30 p.m. so that we can give you a brief orientation to the Council Chambers and some general procedures to be followed.
3. I have spoken with representatives from Shaw Cable and they have agreed that your Council Meeting will be broadcast live over Shaw Cable, Channel 3.
4. Please provide me with a list of the names of your Council Members, prior to May 6, 1996.
5. Please call me at 342-8134 if you have any questions or require additional information.

... / 2



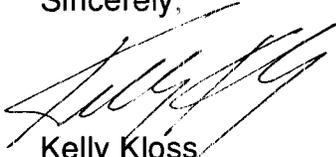
*a delight  
to discover!*



Mr. Brent Ward, Mayor  
April 25, 1996  
Page 2

I appreciate the opportunity to work with you in the "Partners for Progress" program.

Sincerely,



Kelly Kloss  
City Clerk

KK/clr

cc: Assistant City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

May 8, 1996

**FILE**

Glendale Middle School  
6375 - 77 Street  
Red Deer, AB T4P 3E9

Att: Brent Ward, Mayor  
Student's Council

Dear Mayor Ward:

On behalf of City Council and the Administration, I wish to convey our congratulations to you and your Student Council for conducting a very professional meeting in the City of Red Deer's Council Chambers on May 6<sup>th</sup>.

Your student body can be proud of your representation, not only before City Council and Staff, but also before the community as the meeting was televised over Shaw Cable.

It was our pleasure to host your Student Council Meeting. We look forward to future activities throughout the "Partners For Progress" program.

Sincerely,

Kelly Kloss  
City Clerk

KK/clr

c ~~Director of Corporate Services~~  
Personnel Manager



*a delight to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

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

May 8, 1996

**FILE**

Shaw Cable  
6123 - 48 Avenue  
Red Deer, AB T4N 5Z9

Att: Patricia Smith, Program Manager

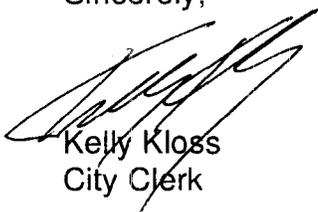
Dear Pat:

On May 6, 1996, just prior to the regular City Council Meeting, the Glendale Middle School held their Student Council Meeting in Council Chambers. The meeting was televised live by Shaw Cable.

Please accept my thanks for Shaw Cable attending this meeting and in particular, to Dale Raccette and his volunteer crew for agreeing to set up early and televise same. Shaw Cable's participation in this event made it a memorable one for the Glendale Students.

It is always a pleasure to work in conjunction with you and your staff in promoting events such as these, as they truly benefit our community through enhanced communication.

Sincerely,



Kelly Kloss  
City Clerk

KK/clr



*a delight  
to discover!*