

## A G E N D A

for the OCTOBER 31, 1983, Regular Meeting of  
RED DEER CITY COUNCIL to be held in the  
Council Chambers, City Hall, following the  
Organizational Meeting at 4:30 p.m.

- (1) Confirmation of the October 11/83 minutes

(2) UNFINISHED BUSINESS

- 1) Development Officer - Re: Unsightly & Unsafe Sites .. 1
- 2) City Clerk - Re: Normandeau Place Condominium Association  
Request for Street Lights .. 3
- 3) City Clerk - Re: Residential Land Sales Review Market Value .. 10

(3) REPORTS

- 1) City Treasurer - Re: Financing of Connection of the Red Deer  
Industrial Airport Sewage System to Waskasoo  
Regional Services Bd. .. 16
- 2) Archives Committee - Re: 1982 Annual Report .. 17
- 3) City Engineer - Re: Purchase of Replacement Crew Cab .. 18
- 4) R.D.R.P.C. - Re: Land Use Bylaw No. 2672/O-83 .. 20
- 5) Dev. Officer - Re: Chiles Mobile Homes Ltd. - Unsightly Premises .. 21
- 6) Fire Chief - Re: Third Quarter Operations .. 26
- 7) Dev. Officer - Re: Unsightly Premises - 6547 - 59 Ave. .. 29
- 8) Dev. Officer - Re: Unsightly Premises - 4845 - 79 St. .. 31
- 9) City Assessor - Re: Adoption of Assessments Bylaw 2828/83 .. 33
- 10) City Assessor - Re: CNR - City Agreement - Aug./60 .. 34
- 11) Econ. Dev. Dir. - Re: Lot 21-C, Blk. 9, Plan 812-2206  
Van Alta. Management Ltd. .. 36

(4) WRITTEN ENQUIRIES

(5) CORRESPONDENCE

- 1) Cdn. Organization of Small Business - Re: AGT Rate Increases .. 39
- 2) Attorney General - Re: Summary Convictions Act .. 41

3)	Business Owners "Commercial Strip" - Re: Water Service South of the City	.. 45
4)	Pander Realty Ltd. - Re: East 50 Ave. Service Rd. - 76 St. to 78A St.	.. 52
5)	Hudson's Bay Company - Re: lane at rear of former Eaton's property	.. 60
6)	Erin Holdings Ltd. - Lots 35 & 36, Blk. 17, Plan H, 5009 - 50 Ave. - Tax Payment	.. 65
7)	Janice Leimert - Re: Rezoning Request - Beauty Salon 6722 - 50 Ave. - Lot 3, Blk. 1, Plan 6784 KS	.. 68
8)	R.D.R.P.C. - Re: Annual General Meeting - Nov. 21/83	.. 73
9)	Bryan, Andrekson - Re: TransAlta Utilities Corporation 1983 Rate Application	.. 74
10)	Ray McLeod - Re: Master Feeds Property 5850 Kerrywood Dr. & 5502 - 58a St. Blk. K & L, Plan 564 KS - Bylaw 2672/N-83	.. 78

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

(8) BYLAWS

- 1) Bylaw 2672/N-83 - Land Use Bylaw Amendment - permitted use  
"Churches" - first reading p. 78
- 2) Bylaw 2672/O-83 - Land Use Bylaw Amendment - distance of garage  
from lane - first reading p.20
- 3) Bylaw 2828/83 - Assessment Adoption Bylaw - three readings p.33

COMMITTEE OF THE WHOLE

- 1) Committee Appointments

*File*

A G E N D A

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For the ORGANIZATIONAL MEETING OF RED DEER CITY COUNCIL  
to be held in the Council Chambers, City Hall, MONDAY,  
OCTOBER 31, 1983, commencing at 4:30 p.m.

UNFINISHED BUSINESSNO. 1

OCTOBER 26, 1983

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: UNSIGHTLY AND UNSAFE SITES

City Council at its August 15, 1983 meeting passed several resolutions requiring that certain sites in the downtown area be upgraded through various means.

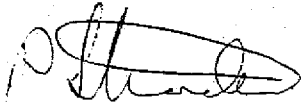
Our department has sent letters to these property owners advising them of Council's resolutions and requesting that the resolutions be complied with within a specific time period. The result of these letters were that several property owners responded with counter proposals which the Chamber committee, the Economic Development department and ourselves are requesting further information about for further consideration.

The following sites are those sites which the Chamber and ourselves feel should receive some attention at this time (weather permitting).

- 1) Parking lot west of Sim's Store (Lots 31-32, Block 17 Plan H.)  
Lots to be cleaned up and entire site graded to level condition.
- 2) Parking area south of Fletchers Printing (Lots 37-39, Block 27, Plan K) 4835 - 52 Street.  
Site to be cleaned up and graded.  
\*NOTE - Owner has indicated this will be done by October 31, 1983; however at the time of writing this memo no action has started.
- 3) Firestone Property - 4902 - 50 Avenue (Lots 21-24, Block 10, Plan H)  
Building to be painted.
- 4) Warehouse - 4606 - 50 Avenue (Lots 18-22, Block 7 Plan 3732 P)  
Attached wooden structure at rear of building to be removed, building painted and remainder of lot to be cleaned up.

It should be noted that the owners of the property at 4124 - 50 Avenue (Gemini Inn) have cleaned up their site in an acceptable manner in our opinion.

We request that Council under Authority of the City Nuisance Bylaw and the Municipal Government Act pass resolutions requiring the above property owners to do the requested work and authorizing City crews to do the work with costs being assessed to the property owner if the owner fails to do the work.



R. Strader  
Development Officer

Commissioners' Comments

We concur with the recommendations of the Development Officer and which recommendations we understand have been discussed with the Chamber Committee.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 2

October 13, 1983.

TO: Council

FROM: City Clerk

RE: Normandeau Place Condominium Association Request for Street Lights  
in Back Alley adjoining condominiums.

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At the meeting of Council, October 11, 1983, the attached petition was brought forward by residents of the Normandeau Condominium Association and at this meeting, a resolution was introduced by Council as follows:

"RESOLVED that Council of the City of Red Deer having considered petition from the Normandeau Place Condominium Association for construction of lights in the back alley adjoining the Normandeau Condominiums, hereby agree that said application be denied on the basis the said street lighting should be installed by the Association on their own property at their expense and with all energy consumption being borne by the Association."

Prior to voting on the above motion, Council agreed this matter be tabled for a period of three weeks to enable the administration to bring forth further information as to the exact area proposed to be lit and methods available to pay costs if lighting is installed.

Further reports have been prepared and are attached hereto for Council consideration.

R. Stollings  
City Clerk

*Normandeau Place Condominium Association*

782-0581

35 Nash Street  
Red Deer, Alberta  
T4P 1X9

PETITION FOR LIGHT or LIGHTS IN BACK ALLEY ADJOINING NORMANDEAU CONDOMINIUMS.  
THE CITY OF RED DEER.

TO THE MAYOR AND COUNCIL OF THE CITY OF RED DEER.

GENTLEMEN:

WE, THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT YOU WILL ERECT A  
LIGHT OR LIGHTS IN OUR ALLEYWAY ADJOINING OUR CONDOMINIUMS. THIS IS TO GIVE  
ALL CONCERNED A BRIGHT SAFE AREA FROM VANDALS AS WELL AS PERSONAL PROTECTION.  
AS TAX PAYERS WE ALL FEEL WE ARE DESERVING AND ENTITLED TO BOTH. 39 UNITS.

SIGNATURE OF OWNER	UNIT NO.	SIGNATURE OF WITNESS
<i>Don A Fleming</i>	A2	<i>Jeanne Baker</i>
<i>Donna L. Latta</i>	C4	<i>Jeanne Baker</i>
<i>S &amp; P. H. H. H. H. H.</i>	G3	<i>Jeanne Baker</i>
<i>Donna L. Latta</i>	D3	<i>Jeanne Baker</i>
<i>Colleen Kinch</i>	D4	<i>Jeanne Baker</i>
<i>Karen Reid</i>	B5	<i>Jeanne Baker</i>
<i>Ron Niemi</i>	J4	<i>Jeanne Baker</i>
<i>Anna Babcock</i>	C1	<i>Jeanne Baker</i>
<i>Angela L. Latta</i>	A4	<i>Jeanne Baker</i>
<i>Leanne Dumas</i>	G4	<i>Jeanne Baker</i>
<i>Leanne Dumas</i>	C3	<i>Jeanne Baker</i>
<i>Jeanne Baker</i>	J1	<i>Jeanne Baker</i>
<i>Charm. Yu</i>	E2	<i>Jeanne Baker</i>
<i>Elaine Yu</i>	E2	<i>Jeanne Baker</i>
<i>Donna Latta</i>	E-1	<i>Jeanne Baker</i>
<i>Donna Latta</i>	J-2	<i>Jeanne Baker</i>
<i>Theresa M. Hallman</i>	C-3	<i>Jeanne Baker</i>
<i>Marilyn Latta</i>	F4	<i>Jeanne Baker</i>
<i>Carolyn Duffield</i>	H3	<i>Jeanne Baker</i>
<i>Ed. Kacchela</i>	F1	<i>Jeanne Baker</i>
<i>Ed. Kacchela</i>	F2	<i>Jeanne Baker</i>
<i>Ed. Kacchela</i>	H2	<i>Jeanne Baker</i>
<i>Ed. Kacchela</i>	D1	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	C2	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	D-3	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	A-2	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	E-5	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	E-4	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	B-1	<i>Jeanne Baker</i>
<i>John W. W. W.</i>	H-4	<i>Jeanne Baker</i>

# Normandeau Place Condominium Association

5.

782-0561

35 Nash Street  
Red Deer, Alberta  
T4P 1X9

CON'T. PETITION FOR LIGHT or LIGHTS IN BACK ALLEY ADJOINING CONDOMINIUMS.

SIGNATURE OF OWNER	UNIT NO.	SIGNATURE OF WITNESS
<u>Gene Cole</u>	<u>A3</u>	<u>Jeanne Baker</u>
<u>Brian L...</u>	<u>A4</u>	<u>Jeanne Baker</u>
<u>Pat Meyer</u>	<u>J3</u>	<u>Jeanne Baker</u>
<u>JOSE H. DEHNER 2014</u>	<u>F3</u>	<u>Jane Bouchard</u>
<u>...</u>	<u>D2</u>	<u>Jane Bouchard</u>
<u>...</u>	<u>D4</u>	<u>Jane Bouchard</u>
<u>Byron Plakoshch</u>	<u>G3</u>	<u>Jane Bouchard</u>
<u>Lawrence Bouchard</u>	<u>H4</u>	<u>Jeanne Baker</u>
<u>Nora McLean</u>	<u>H-1</u>	<u>Jeanne Baker</u>
<u>Lorne Munro</u>	<u>B-4</u>	<u>Jeanne Baker</u>

I, Jane Bouchard / PRESIDENT, SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION.

I, ... / VICE PRESIDENT, SWEAR TO THE BEST OF MY KNOWLEDGE, THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION.

I, Jeanne Baker / SECRETARY, SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION. 347-2962

I, Nora McLean / TREASURER, SWEAR TO THE BEST OF MY KNOWLEDGE, THAT THE PERSONS WHOSE SIGNATURES I HAVE WITNESSED ARE QUALIFIED TO VOTE AT A GENERAL ELECTION. ... 3474504 (WINSTON HALLMAN)

I, ... 346-5571 (DON FLEURY) WILL REPRESENT THE PETITIONERS AND MAY BE CONTACTED BY THE CITY FOR ANY ENQUIRIES WITH REGARDS TO THE PETITION. MY SIGNATURE APPEARS ON THIS ATTACHED PETITION SERVED UPON THE CITY OF RED DEER THIS 27<sup>th</sup> SEPTEMBER, 1983.



*Normandeau Place Condominium Association*

782-0561

35 Nash Street  
Red Deer, Alberta  
T4P 1X9

October 25, 1983

Office Of:

City Clerk

ATTENTION:  
R.Stollings

RE: Petition For Lights.

Dear Sir:

In reply to your letter of October 13, 1983 we are forwarding the following information as requested.

The area to be lighted is the South side of the complex with the lights situated on the South side of the alley which is city property.

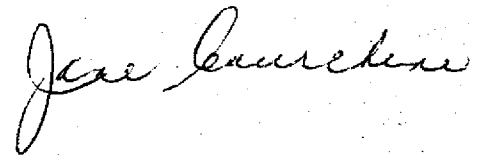
Many residents feel that these lights should have been included in services to the property at the time of development; and therefore costs should be borne by the City.

If this is not possible, the Association would prefer to negotiate an agreement of payment from Condominium fees and not as an assessment to their taxes.

Since receiving your letter, the City Electric Light and Power department has been here and surveyed the area. They made an estimate of three lights at the cost of \$ 6005.00.

If you require further information regarding location of lights; estimates and method for payment, please contact Mr. Al Roth at City Hall or myself, Jane Courchene at 343-7823 or Unit H 4- 35 Nash Street.

Sincerely,



J. Courchene  
President/NPCA

JC/jb

cc NPCA

October 20, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: NORMANDEAU PLACE CONDOMINIUM ASSOCIATION REQUEST FOR STREET  
LIGHTS IN BACK ALLEY

Apparently some property owners would like to pay a portion of the local improvement cost and have the balance levied as a local improvement. This would not be possible. The options that are available to each property owner are:

1. Pay the total cost when installation complete. This would save interest costs, or
2. Pay the total cost as a local improvement levy over ten (10) years. This would mean interest charges would be recovered as well, or
3. At any time during the ten (10) year payment period the balance of the principal remaining unpaid can be paid and interest charges from the date of payment could be saved.



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

AW/jm

cc: City Assessor

M E M O

TO: City Clerk

DATE: 19 10 1983

FROM: E. L. &amp; P. Supt.

Re: Normandeau Place Condominium Association  
Request for Street Lights in Back Alley

The request for lights has been discussed with the Association and it has been determined that the request is for three lights to be located on the public alley at the south boundary of the condominium site. The area on the other side of the alley is a passive City park and the lights would therefore benefit only the condominium site. The Association representatives indicated that all 39 of the condominiums would benefit from the requested lights.

The frontage assessment applicable to the site is 295.85 metres which includes all 39 units as they all receive a benefit. Based on the current Uniform Rate Bylaw 2086/83 the following terms and charges would apply to this request.

Total Cost @ \$20.30/metre	=	\$6,005.75
Annual Assessment @ \$4.01/metre	=	\$1,186.36
Period of Assessment	=	10 Years

As the estimated total cost of making the installation is \$6,252. it would appear that the Uniform Rate Bylaw would be applicable to this project.

The Association representative indicated that they may prefer to make an initial lump sum payment of less than the total cost and amortize the remainder of the total cost with the possibility of repaying this latter amount prior to the 10 year period. The City Treasurer could perhaps comment on this matter.



A. Roth,  
E. L. & P. Supt.

AR/jjd

CC: City Treasurer  
City Assessor

Commissioners' Comments

We would concur with the method of payment as outlined by the City Treasurer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 3

October 13, 1983.

TO: Council  
FROM: City Clerk

RE: Residential Land Sales Review Market Value

The attached report and correspondence from U.D.I. were presented to Council at their meeting, October 11, 1983, at which time, it was agreed this item be tabled for referral to the Finance Committee for recommendations to Council. The Finance Committee have now met on this topic and their recommendations appear hereafter.

Respectfully submitted,

R. Stollings  
City Clerk

RS/ds

September 20, 1983

TO: CITY CLERK  
R. STOLLINGS

FROM: CITY ASSESSOR

RE: Residential Land Sales Review  
Market Value

It is anticipated that Rosedale Stage 111 will be ready for sale in October or November of this year.

Prior to placing the lots on sale the policies governing conditions of sale and pricing are reviewed and approved by City Council.

The policies governing conditions of sale were approved by the September 12, 1983 meeting of City Council, leaving the pricing policy to be determined.

To obtain an opinion of the private sectors views on the current market value, the Urban Development Institute Red Deer Chapter was invited to submit a report (attached).

Our analysis of the market place indicates an average basic selling price of \$546.00 per front foot which the U.D.I. review substantiates.

The pricing of City developed lots is presently based on a basic rate of \$500.00/front foot approved September 27, 1982 by City Council.

The land sale policy approved by City Council on September 12, 1983 states that the "Pricing for Residential Land should be based on Market Value". The recent market surveys indicate that the sale price should be revised to a basic \$546.00/ front foot, but differences in marketing City developed lots in comparison to the private sector are presented for discussion as to whether they could affect the sale price of lots.

- A. Private sector offers more attractive purchasing terms.
- i.e. 1. Down payment of 15% and construction can commence.
  - 2. Mortgage draws are accepted for payment of land.
  - 3. Less stringent construction time commitments.
  - 4. Price is negotiable.
- B. City developed lots must be paid for in full prior to a building permit being issued. No mortgage draws are accepted for payment of the lot and price is fixed.

Page 2.

As of September 20, 1983 the City inventory consists of 10 single family dwelling lots for sale as compared to the private sectors 46 lots (June 8/83).

Seventy six City developed lots have been sold since January 1/83 and it was noted that sales and inquiries were steady during the period January 1 to May which we feel was primarily due to the Federal Government \$3,000. grant and once that assistance was deleted it has been noted that interest has dropped off (7 single family dwelling lots sold since June 8/83).

Rosedale Stage III consists of: (no lots of 40-45' frontage)

- 146 single family dwellings
- 9 semi detached lots
- 6 fourplex lots
- 1 multiple family site

With reference to the Land Banking Policies and the guidelines that 60% of the land should be developed by the private sector, we have contacted U.D.I. for a report on projections for 1984.

We trust that the matter of pricing will be reviewed by the Finance Committee relatively soon so this matter may be brought forward for Councils approval.

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



## URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

1, 5579-47 STREET  
RED DEER, ALBERTA T4N 1S1  
PHONE 343-0817

September 19, 1983

The City Assessors  
City Hall  
Red Deer, Alberta

RE: Sales Review to Determine Market Value  
Residential Lot Sales - 1983

You are invited to review the attached information which identifies the front foot selling prices of individual serviced residential lot sales, made by members of our institute in recent months.

As a matter of interest, the last such survey was provided to you under date of October 18, 1982 and included sales covering the period from July 10th through October 14th, 1982.

This review surveys sales over a longer period for the reason that the market was and is continuing soft and fewer sales have occurred. We have utilized the immediate past 6 months which results in an average selling price "base rate" of \$546.00 per front foot.

We have endeavoured to assess the rate by square foot area but this was not available from all vendors at the time of this writing. Where indicated, that average rate is \$4.81 per square foot.

Yours truly,

  
\_\_\_\_\_  
R.N. Eberley  
Chairman

*Sept. 19/83*  
*W.A. Ross*

<u>Plan</u>	<u>Vendor</u>	<u>Dates</u>	<u>Rate</u>
812-1661	Melcor Developmts	March 25/83	5.05 sq. ft. - 549 ff
		May 14/83	5.25 sq. ft. - 560 ff
		June 20/83	5.07 sq. ft. - 541 ff
		July 7/83	5.30 sq. ft. - 565 ff
812-1233	T.M. & C Const. & Development Ltd.	June 9/83	5.14 sq. ft. - 565 ff
		June 28/83	4.71 sq. ft. - 518 ff **
		July 12/83	5.09 sq. ft. - 560 ff
		Aug. 10/83	5.05 sq. ft. - 555 ff
		Aug. 10/83	5.15 sq. ft. - 567 ff
		Aug. 18/83	5.14 sq. ft. - 565 ff
		Aug. 25/83	4.80 sq. ft. - 528 ff
812-1661	Cairns Homes	April	4.81 sq. ft. - 554 ff
		May	5.47 sq. ft. - 574 ff
		May	4.28 sq. ft. - 492 ff **
		May	4.13 sq. ft. - 572 ff
		June	5.30 sq. ft. - 542 ff
		June	** 3.04 sq. ft. - 607 ff *
		June	** 3.29 sq. ft. - 518 ff
		June	5.00 sq. ft. - 575 ff
		June	5.00 sq. ft. - 575 ff
		June	5.00 sq. ft. - 575 ff
812-0980	Engineered Homes	April 29/83	- 490 ff **
		April 29/83	- 512 ff
		May 2/83	- 527 ff
		Sept. 2/83	- 482 ff **

\* Premium rate, e.g. location and/or irregular shapes.

\*\* Discounted rate, e.g. location and/or other characteristic.

#### Commissioners' comments

The City Assessor suggests this matter be reviewed by the Finance Committee. However due to time constraints, we recommend this matter be dealt with by Council at this time, with the price being established as recommended by the City Assessor.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

13 October 1983

TO: CITY COUNCIL

FROM: CHAIRMAN, FINANCE COMMITTEE

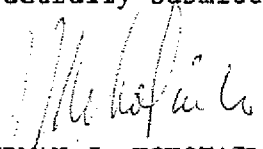
RE: RESIDENTIAL LOT PRICING

The above topic was the subject of discussion at the Finance Committee meeting held on October 12, 1983, and the following recommendation is forwarded to City Council.

"That the Finance Committee support the recommended market value of \$546.00 as a basic per front foot charge re: residential lot pricing, subject to review in the Spring of 1984."

The above decision of the Finance Committee is submitted for Council's information.

Respectfully submitted,

  
ALDERMAN J. KOKOTAILO, Chairman  
Finance Committee

REPORTSNO. 1

October 25, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: FINANCING OF THE CONNECTION OF THE RED DEER INDUSTRIAL AIRPORT  
SEWAGE SYSTEM TO THE WASKASOO REGIONAL SERVICES BOARD

You will recall that at the Council meeting of October 11th Council approved funding for the above from surplus debenture funds received for the Sewage Treatment Plant. In the event the Local Authorities Board did not approve the use of surplus debenture funds, first reading of a debenture bylaw was also given.

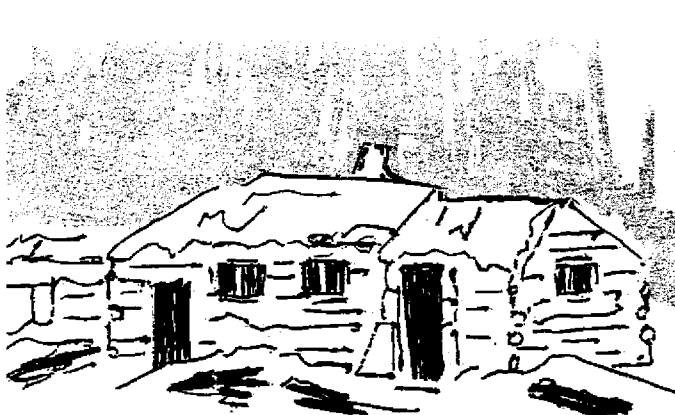
The Local Authorities Board have given approval to the use of surplus debenture funds. As a result, Bylaw No. 2826/83 can be abandoned by Council.



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

Aw/jm

cc: City Commissioner  
City Engineer



## Red Deer and District Archives Committee

Box 762, Red Deer, Alberta T4N 5H2

Phone 343-6844

6 4 2 4 7 1 4 ' 3

Stories of Long Ago

NO. 2

September 28, 1983

Mayor McGhee and Members of Council  
The City of Red Deer  
RED DEER, Alberta

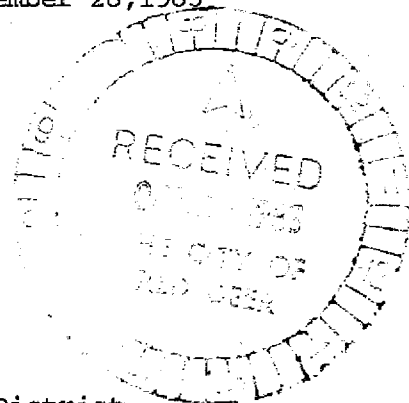
Your Worship and Members of Council

In accordance with By-Law 2780/82, Red Deer and District  
Archives Committee respectfully submits its annual report for  
1982. If any elaboration is needed, please feel free to contact  
either myself or Mr. Michael Dawe, the archivist.

Yours truly

Gorden Caton  
Chairman

G.C.:dmc  
encl.



*File*

RED DEER AND DISTRICT  
ARCHIVES

1982  
" ANNUAL REPORT

AUGUST, 1983

## General

1982 marked the eighteenth year of operations for the Red Deer and District Archives. It was a year of exceptional growth with astounding increases in the size of the collections and a significant rise in the number of groups and individuals wishing to make use of those collections. It was also a year in which the Archives was given a new mandate by City Council with the passage of By-Law 2780/82. Finally, it was the last year for the Archives in the space it had occupied since 1978. Plans were commenced in the fall for a major expansion to the facilities in 1983.

## Committee

During 1982 the members of the Archives Committee appointed by City Council were Mr. Gordon Caton, Mr. R.E. Barrett, Mrs. Ella Ives, Mr. E.L. Meeres, Mrs. Marie Thompson, Mrs. Agnes Richards, Mr. Gordon Becker and Dr. W. B. Parsons. The associate members during 1982 were Mr. Lowrie Streach, Mrs. Nancy Ross, Mrs. Kay Taylor, Sister Margaret Suntjens, Mr. Morris Flewwelling, Mrs. Susan Green, Sister Paul Marie Janvier, Mr. Fred Horn, Mr. Nigel Lawrence, Mr. Joe Johansson, Mrs. Georgean Henrikson, Mr. Peter Marryat, Mr. Rod Ellenwood, Mrs. Lawrie Steinbach, Mrs. Colleen Graham, Mrs. Mary Lerouge, Mr. Jack Tetz, Mrs. Agnes Fowler, Mrs. Carol Skidmore, Mr. Frank Ede, Miss Lori Johnson and Mrs. Ena Kinna.

The 1982 executive consisted of Mr. Caton, Chairman, Mr. Barrett, Vice-Chairman and Mrs. Ella Ives, Treasurer. Mr. Michael Dawe, the Archivist, carried out the duties of secretary to the Committee. Dr. Parsons served as the Archives Committee appointee to the Red Deer and District Museum Society and Mr. Marryat served as the appointee to the Museum Management Board and the Building committee. Mr. Caton and Mrs. Taylor were two committee appointees to the finance committee for the building expansion.

### Staff

Mr. Michael Dawe continued as Archivist, a position he has held since September 1979. He was joined in 1982 by Mrs. Doreen Carlyle, who worked under a Canada Manpower Industrial Training Program and later under temporary contract as the assistant archivist.

### Volunteers

Throughout 1982 many individuals devoted hundreds of hours of volunteer work to the Archives. Mr. Marryat and Mr. Ede continued their excellent photographic work. Mrs. Colleen Graham gave many hours of work with the filing of the newspaper clippings and Ms. Sandee Campbell spent many hours researching requests for information. Mrs. Marg Abbott assisted with the assembling of scrapbooks and Mrs. Kay Taylor, Mrs. Mary Lerouge, Mr. David Rensch and Mrs. Ethel Taylor assisted with the clipping of newspapers. There was also valuable assistance given under the Fine Options Program by Mr. Wil Gagne, Mr. John Stahlberg, Mr. Craig Schlaut, Mr. Gordon Strong, Mr. Dale Watson, Mr. Darrell Babisch, Miss Karren Cooper, Mr. George Robertson, Mr. Lorne Wyberg and Miss Naome Banister.

### Facilities and Equipment

The Archives continued to be located in the Museum and Archives building as it has been since June 1978. There are two rooms with the smaller room (220 square feet in size) serving as the work area and library and the larger room (280 square feet in size) serving as a storage. With the enormous growth in the Archives collections, plans were begun in the fall of 1982 for a major expansion of the facilities. Some fourteen hundred square feet are to be added, with five hundred square feet being used for a reading room, one hundred and thirty square feet for the Archivist's office, five hundred square feet for general work and accessioning areas and one thousand square feet for a storage room. Construction of these facilities was scheduled to begin in

April 1983 with completion the following autumn.

### Collection

The Archives collections grew at an astounding rate in 1982. Over four hundred and fifty linear feet of material were collected. This represented a growth rate of nearly 200% in one year. In other words, in 1982 the Archives collected nearly twice the amount of material than it had collected in the preceding seventeen years. The microfilm collection also continued to grow significantly with fifty two reels of microfilm being added to the existing collection of one hundred and eighty reels.

Among the nearly four hundred accessions received during the past year were:

- the records of the F.U.A Local 923.
- the records of the Waska- Sues.
- the records of the Hillsdown Red Cross.
- the records of the Red Deer Consumer's Cooperative Association.
- the minute book, 13th Field Regiment R.C.A. Women's Auxiliary.
- records, Blackfalds Butter and Cheese Manufacturing Company, 1902 -1917.
- records, Blackfalds Board of Trade 1903- 1908.
- photo, 1930 North Red Deer School class.
- photo, Rev. Jas. Youmans.
- day books and journals, Dr. Richard Parsons.
- records, Red Deer Regional Arts Advisory Committee.
- minute book, Dickson High School, 1930 - 1964
- film on Fort Normandeau.
- 1917 Calendar, Alberta Ladies' College
- 1947 St. Joseph's Convent yearbook.
- maps of C.N.R. bridge on Red Deer River.
- departmental exams, 1920 - 1934.

- Red Deer High School Yearbooks, 1937 - 1942.
- correspondence of William Samuel Lee.
- Red Deer promotional pamphlet, 1930's
- minute book, Blackfalds Park Association.
- photographs, 1942 flood of Red Deer River.
- records, Alberta Tuxis and Older Boys' Alumni Association.
- copy of plan, Swan Lake Cemetery.
- photos of Lamerton settlement.
- photos, Ardley trestle.
- photos, Blackfalds Imperial Hotel.
- history of scouting in Spruce View area.
- color slides of the old Red Deer Swimming Pool.
- the cash book and ledgers, the Imperial Hotel.
- cash book, L.I.D. 39-27-W4, 1905.
- photographs, 13th Field Regiment, R.C.A. Reunion, 1982.
- directories of services for senior citizens, 1976 - 1978.
- negatives for official opening, Red Deer Regional Hospital.
- program, official opening of Memorial Centre.
- broadsheets, Red Deer, 1892, 1913 and 1923.
- photographs, first G.W.V.A. executive, 1919.
- copies, Red Deer High School Honor Roll, 1939 - 1945.
- records, University of Alberta General Alumni Association.
- legal files of W.E. Payne.
- Department of Education reports, 1946 - 1973.
- Civil Defence Plans, 1966.
- copies, Alberta Historic Sites Survey inventory of Red Deer.
- the Stephansson House Provincial Historic Site Historic Resource Development Proposal
- records, Steeple Jack Project, 1980 - 1982.

- photographs, Souch and Cole families.
- documents, Victory Loan campaign, 1943.
- report, Alberta Association of Rural Improvement Districts and Municipalities, 1917.
- copy of records, Horn Hill Cemetery.
- photographs, radio station, C.K.L.C.
- the papers of Eula Carscallen Lapp.
- correspondence, Parkland Regional Library, 1951 - 1953.

### Researchers

In 1982 over eighteen hundred people visited the Archives. Also, nearly twelve hundred phone calls and over one hundred letters requesting information were received. Requests for information were received from such groups and individuals as genealogists, departments of the provincial and federal governments, the Red Deer Advocate, the Red Deer Shopper, individuals working on the local history books, departments of the City of Red Deer, the Alberta Historic Sites Service, the Red Deer Regional Planning Commission, the Michener Centre, local schools, the Red Deer College, the County of Red Deer, the University of Alberta, the University of Calgary, the Red Deer River Naturalists, consultants working for the Reynolds Museum, local radio stations, the Saskatoon Public Library, consultants working on the Waskasoo Park Project, individuals interested in noted Canadian chess players, individuals working on back drops for dramatic productions, the Alternate Futures Society, consultants working on tourism studies, writers of military histories and studies of Canadian architects, the Red Deer Regional Hospital, the Western Exposition Association and individuals interested in the history of Central Alberta.

### Publicity

Over the past year several projects and activities were undertaken to publicize the Archives. Three open houses and photo identification days were

held in order to heighten the public's awareness of the Archives and to improve the quality of the photographic collection by placing names on previously unidentified photographs.

Several items relating to the Archives appeared in local newspapers. Background information and photographs were provided for stories in the Red Deer Advocate on such topics as Red Deer's neighbourhoods, the Cenotaph and the Westerner Exposition. Articles on the Archives appeared in the Red Deer Advocate in February and August, in the Red Deer Shopper in March and in the Alberta Report on March 1st. Material from the Archives appeared in the Red Deer Genealogical Society Newsletter "The Tree Climber" and the John Howard Society newsletter. A weekly radio broadcast involving a five minute interview with the archivist on the history of communities in Central Alberta commenced in July on radio station C.F.C.R. This show, known as Alberta Memories continued well into the new year.

During 1982, the archivist gave speeches to Normandeau school, West Park Elementary School, several history and education classes from Red Deer College, the Mirror Junior High School and the Alberta Central Railway Club. The archivist also conducted a bus tour for the Historical Society of Alberta in August and appeared on the Bernice Phillip's T.V. interview show in September.

#### Displays

During the past year, displays were given a generally low priority. However displays were mounted in the Archives reading room every two months using photographs and material from the collections. Also photographs and material were provided for seven displays placed by the Museum in the Stewart Room and Main Foyer area, as well as for a display in the Bower Mall and for a mural in the Camille J. Lerouge Collegiate.

#### Projects and Activities

One of the biggest projects for the Archives in 1982 consisted of assistance for the Waskasoo Park Project. The archivist acted as heritage consultant to

the Waskasoo Park Management Committee and presented briefs on potential heritage sites in the park. Considerable assistance was also provided to Oxbow Heritage Research Limited, Aresco Limited, Nautilus Communications Limited, Great Plains Research Consultants and the various other consulting firms and individuals contracted to do work on the historical aspects of the park. The Archives Committee also participated in the selection of the name for the park and its various component areas.

A related project involved the creation of a walking tour brochure for the downtown area which would also include some of the walking trails in the Waskasoo Park along Waskasoo Creek and the Red Deer River. The Ad Hoc Committee on Historical Preservation helped initiate the idea of the brochure with Alberta Historic Sites Service agreeing to carry out the research and design work.. The brochure is scheduled for printing some time in 1983. Another brochure for which the archives provided assistance was a tourism brochure for the David Thompson Tourist Council.

The Archives continued to work extensively with the Alberta Historic Sites Service. Office space and research material were provided for seven of its researchers: Miss Lori Johnson, who gathered information on several sites in Red Deer; Miss Heather Hoven and Mrs. Wendy Holman, who studied buildings and sites in the Markerville area; Mrs. Carol Skidmore, who conducted an in-depth analysis of early Red Deer businessmen; Mr Rick Huseby, who studied sites in Innisfail; Miss Wendy Fitch, who researched several buildings in the Red Deer area and Mr. Craig De Graff, who surveyed the historic buildings and sites in the towns of Olds and Sundre.

A past project of the Archives Committee from 1981 received recognition during 1982. Proud Beginnings: A Pictorial History of Red Deer, which had been written by Georgean Parker, with the sponsorship of the Archives Committee, the Red Deer and District Museum Society and the Red Deer Chamber of Commerce won

honorable mention in the Alberta Regional History Competition.

Local history book projects which received assistance in 1982 were the Sylvan Lake History book, the Rimbey History book and the Rosebud History book. Also, photographs from the Archives collection were provided for Nancy Miller's book, Home On The Range. An article on Red Deer was prepared for inclusion in The New Canadian Encyclopedia.

A continuing project of the past year was the reorganization of the Archives filing system. Records continued to be transferred from filing cabinets and temporary storage into acid free Hollinger boxes and file folders. Mrs. Doreen Carlyle and Mrs. Colleen Graham spent considerable time reorganizing and updating the newspaper clipping file.

Some assistance was provided during the year to other small archives. Hollinger boxes and file folders were sold at cost to the Cardston Archives, Alix Museum and the Lacombe Agricultural Experimental Station Archives. Advice was also provided to the Town of Olds Archives and the Medicine Hat Archives.

Work with the Alberta Society of Archivists continued in 1982. The Archives Committee became an institutional member of the A.S.A. and several committee members became individual members. At the A.S.A. annual general meeting on April 4th, the archivist, who had previously served on the interim executive, was elected to the new executive for a two year term as Member-at-large. The archivist also participated in the A.S.A. workshop, which was held at the Lethbridge Archives on June 19th. Lobbying efforts to have the A.S.A. and archival institutions formally recognized by the Minister of Culture as being eligible for cultural and historic grants continued throughout 1982.

The Archives Committee continued to supply the Red Deer Regional Planning Commission with lists of pioneer names for use in the naming of streets in the new subdivisions. During 1982, additional names beginning with "L" and "G" were provided. The Archives also continued to provide the R.D.R. P.C. with

assistance on various historical and archeological sites within the City and in the surrounding district.

The Archives continued to work closely with the Red Deer branch of the Alberta Genealogical Society. Assistance was provided in the publication of the records of local cemeteries and the Society's genealogical library was placed in the Archives for the use of its members and the general public.

Conservation work in the Archives was aided by the visit of members of the Canadian Conservation Institute in May. Considerable advice was provided and some conservation work was completed.

The Century Books project which commemorated the centennial of non-native settlement in the Red Deer area, commenced last year. Miss Wendy Fitch, with funding from City Council, began recording all gifts and major contributions to the City. This record is to be later published in book form.

A very important project which was completed in 1982 was the revision of the Archives by-law. After considerable study and two major drafts, City Council approved By-Law 2780/82 on July 19th. The new by-law recognized the changes in the Archives since its relocation in the Museum and Archives building, clarified the relationship between the Archives Committee and the Museum Management Board and reaffirmed the mandate of the Archives Committee.

Work with local schools continued through the year. Speeches were given to several classes and a guided historical tour was provided for West Park Elementary School on May 7th. Information for several class projects, such as studies of Red Deer neighbourhoods, famous Alberta women and the history of several local buildings was provided. Information was also provided for the Red Deer Public School Board's spring camps.

The most important project of 1982 was the formulation of the plans for the addition to the Museum and Archives building. Plans were drawn up by Mr. John Murray, the architect, under the direction of the Building Committee

and in consultation with the Museum and Archives staff. Funding commitments were secured from City Council for \$180,000, from the Provincial Government for \$180,000 and from the Federal Government for \$150,000. A public campaign to raise \$150,000 was launched on October 1st.

#### Events

In July 1982 the Ad Hoc Committee for Historical Preservation made a brief to City Council regarding Municipal designations of historic sites. As a result Council designated the Cronquist House a municipal historic resource on October 25th, the first such designation in the province.

On October 7th, 1982, the second joint meeting of Municipal Heritage Boards was held in Red Deer. Representatives from the Calgary Heritage Advisory Board, the Edmonton Historical Board, the City of Lethbridge, Heritage Canada, Red Deer Committee for Historical Preservation and the Alberta Historical Resources Foundation. A fruitful exchange of ideas and concerns resulted.

After years of research and restoration, the Stephan G. Stephansson House was officially opened on August 7th. The Minister of Culture for Alberta, the Minister of Culture and Education for Iceland, the President of the Farmer's Union of Iceland, Red Deer's Member of Parliament, Innisfail's M.L.A and various other dignitaries and officials attended, as did some six hundred area residents.

On January 18th, 1982, the Directors of Alberta Archives met in Calgary, with the Red Deer Archivist in attendance. Mutual concerns regarding archives were shared and plans were made for another meeting in 1983.

On August 2nd, 1982, Heritage Day, Mr. Charlie Parker, a Red Deer native and Magdalena Major, a two year old refugee recently arrived from Poland, planted a tamarack tree at the Cronquist House in commemoration of the centenary of settlement in the Red Deer area.

#### Conclusion

1982 marked the Archives' third year of operation with a full time archivist and the second year with additional salaried employees. There was strong growth

in almost every facet of the Archives and it appears likely that 1983, with the planned completion of improved and expanded facilities, will bring a continuation of the remarkable growth and change in the Archives.

## RED DEER &amp; DISTRICT ARCHIVES

## 1982 MONTHLY STATISTICS

	Visitors	Calls
January	90	92
February	181	126
March	145	113
April	124	84
May	159	101
June	168	93
July	167	85
August	183	67
September	140	106
October	151	118
November	159	87
December	167	88
	<hr/> 1834	<hr/> 1160

Note: These figures do not include casual visitors to the Archives display area.

# RED DEER & DISTRICT ARCHIVES

## GROWTH OF COLLECTION

<u>Year</u>	<u>Growth During Year</u>	<u>% Increase</u>	<u>Total Size</u>
Up to 1978	---	---	52 linear feet
1979	37 linear feet	71%	89 linear feet
1980	83 linear feet	93%	172 linear feet
1981	66 linear feet	38%	238 linear feet
1982	449 linear feet	189%	687 linear feet

Note: Linear feet is the measure of size of collections, generally used by archives, and is based on the length of shelving which the materials would fill if stored in 5" deep legal size Hollinger boxes.



NO. 3

October 24, 1983

TO: City Clerk

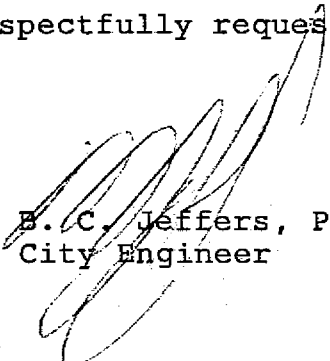
FROM: City Engineer

RE: Purchase of Replacement Crew Cab

Attached for the information of Council is a copy of a memo from the General Superintendent of Public Works.

As indicated, we would like to purchase a replacement unit. Using the \$4,500 provided by the insurance company, and additional \$7,500 is estimated to be required. It should be noted this is not an additional unit to the fleet, but a replacement of one (1) destroyed.

Council's approval is respectfully requested.

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

BCJ/emg  
cc - City Treasurer  
attach

OCT - 3 1983

*Buyer*

19.

September 30, 1983

TO: City Engineer

FROM: General Superintendent of Public Works

RE: Write off Damaged Crew Cab.

If you recall in March 1983, unit # 52-32, a crew cab truck was damaged beyond repair. The insurance company gave us a cash settlement of \$4,500.00 for this unit.

At the time we decided not to replace the unit until we determined if we had surplus funds in the Capital Equipment account. We have now purchased all our equipment except one \$10,000.00 snow plow and find we have sufficient funds to purchase a new truck. We are able to make this purchase as we saved \$26,000.00 on the purchase of our tractor and lowboy. Since March we have been renting a truck to replace the damaged unit, at a cost of \$540.00 per month.

I would therefore like permission to purchase a new crew cab to replace the one damaged. Would you please present this to council for approval.

In our 1983 Equipment Report, we had the approval to purchase the following:

<u>ITEM</u>	<u>BUDGET APPROVED</u>	<u>ACTUAL</u>	<u>SAVING</u>
Tractor truck for lowboy	\$79,000.00	\$60,000.00	\$19,000.00
Half ton truck for Treatment Plant	\$ 9,500.00	\$ 7,900.00	\$ 1,600.00
Lowboy	\$80,000.00	\$73,000.00	\$ 7,000.00
SUB TOTAL	\$168,500.00	\$140,900.00	\$27,600.00
Truck snow plow out to tender	\$ 10,000.00	\$ 10,000.00	-----
TOTAL Equipment for 1983	\$178,500.00	\$150,900.00	\$27,600.00

Cost to purchase a new crew cab will not exceed \$12,000.00. So we require an additional \$7,500.00 to add to the \$4,500.00 we received from the insurance company for the pay out.

IMG/lc

*L.M. Gillespie*  
L.M. Gillespie  
Gen. Supt. of P.W.

Commissioners' Comments

Concur with the recommendation of the City Engineer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

20.

DIRECTOR: NO. 4  
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No.

October 24, 1983

Our File No.

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

Dear Sir:

Re: By-law No. 2672/0-83  
Proposed Land Use Amendments

The proposed amendment, if approved, gives the Development Officer the required flexibility to deal with the application regarding the location of a garage facing the lane. The proposed tolerance level is 10% of the required distance.

This matter was discussed by the Municipal Planning Commission and they agreed that the required land use amendment should be forwarded to City Council for approval.

The required land use amendment is attached.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

c.c. - City Solicitor  
- Development Officer

## Commissioners' Comments

Concur with the recommendation of the Planners.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

### MUNICIPALITIES WITHIN COMMISSION AREA

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

# THE CITY OF RED DEER

21.



NO. 5

P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

OCTOBER 18, 1983

TO: CITY CLERK

FROM: BUILDING INSPECTOR/DEVELOPMENT OFFICER

RE: CHILES MOBILE HOMES LTD., 7110 Gaetz Avenue

The attached letters are the result of a complaint received by our department and forwarded to Mr. Chiles. In our opinion and that of the complainant, the building is unsightly and should be removed. Its present location is very visable from Gaetz Avenue.

We recommend that Council declare the building unsightly and direct it to be removed. Should Council agree we recommend the following resolution be approved.

Resolved that Council being of the opinion that the premises herein-after described are unsightly because of the "hexadrome structure" located there, Chiles Mobile Homes Ltd., 50 Avenue, the owner of 7110- 50 Ave. (hereinafter called the premises) be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed by registered mail to have the building removed, failing which the Building Inspector/Development Officer of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be directed to Chiles Mobile Homes Ltd. and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such.

  
R. Strader  
Building Inspector/Development Officer

RS/dm

September 9, 1983

CHILES HOMES LTD.,  
7110 - 50 Avenue,  
RED DEER, Alberta  
T4N 6A5

Attention: Mr. N. Chiles

Dear Sir:

RE: Hexdome Structure at 7110 - 50 Avenue  
Lot 4, Block 2, Plan 782-1314

It appears from your letter dated August 29th, 1983 that an application for approval to locate the "hexdome structure" at the above referenced site will not be forthcoming.

You are therefore notified that the said "hexdome structure" shall be removed from the subject site within thirty (30) days of this notice. Failure to comply will result in the matter being placed before City Council and City Forces being authorized to remove such building and all expenses incurred being charged against the taxes as monies due and owing.

Your co-operation in this matter is respectfully requested.

Yours truly,

Peter Holloway,  
Asst. Development Officer/  
Building Inspector

PH/gr



PHONES: 346-3800  
347-3800

23.

7110 - 50th AVENUE

RED DEER, ALBERTA

August 29, 1983

The City of Red Deer  
Box 5008  
Red Deer, Alta.

Attention: Mr. P. Holloway  
Assistant development Officer/Building Inspector

Dear Sir:

RE: HEXDOME STRUCTURE AT 7110 - 50 AVE.

Thank you for your letter of August 26th.

I have disputed the need for a development permit on this since time one, and I still dispute it, and if it goes before Council, I will dispute it there.

The plans are in the making for the removal of this home and it will be moved either this fall or early in the spring, as the land that it is to go on, is in the zoning stage.

Yours truly,

Norman Chiles

NC/mc



August 26, 1983

Chiles Homes Ltd.  
7110 - 50 Avenue  
Red Deer, ALBERTA  
T4N 6A5

Attention: Mr. N. Chiles

Dear Sir:

RE: HEXDOME STRUCTURE AT 7110 - 50 Avenue  
Lot 4, Block 2, Plan 782-1314

Please be advised that this Department is in receipt of a complaint in connection with the "Hexdome Structure" that is located within the frontyard of the above referenced property.

The Land Use Bylaw requires that permission may be granted by the Development Officer in respect of the erection of a temporary building provided that:-

1. The temporary building is subject to renewal of permission at the end of 12 months, and
2. That the same will comply with the Land Use Bylaw and all other Bylaws of the City.

Our records reveal the building has been under construction for a period of two years, and as of this date there is no approval given by the City for location of same.

You are therefore notified that an application for approval to locate such building is to be submitted to the City within fifteen (15) days of this notice, or the building removed.

Failure to comply with this notice may result in further action being taken by the City.

Your co-operation in this matter is requested.

Yours truly,

P. Holloway  
Assistant Development Officer/  
Building Inspector

PH/lis

Commissioners' Comments

Concur with the recommendation of the Development Officer.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

## THE CITY OF RED DEER

26.

NO. 6

## OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA

T4N 3T4

October 12, 1983

His Worship R.J. McGhee  
and City Council

Members of Council:

I wish to report that during the third quarter of 1983, the operations of the Fire Department were as follows:

Total Number of Calls

July	43
August	36
September	37

Approximate Fire Loss

\$	57,200
	6,500
	12,600

Breakdown of Fire Calls

	<u>July</u>	<u>August</u>	<u>September</u>
Fires in Buildings	8	4	4
Vehicle Fires	4	3	-
Brush & Grass Fires	1	-	5
Rubbish Fires	6	5	4
Miscellaneous Fires	1	5	3
Smoke/fumes investigation	2	2	6
Public Assistance	8	4	5
Gas/fuel spills	3	1	1
False Alarms	6	5	3
Accidental/Sprinkler	1	5	4
Needless Calls	-	1	1
Out of City	<u>3</u>	<u>1</u>	<u>1</u>
	43	36	37

27.

<u>Incendiary &amp; wilful fires</u>	<u>July</u>	<u>August</u>	<u>September</u>
Mischief	-	-	-
Suspected Arson	-	1	1
Arson	-	-	-

Eight fire fighters have now been confirmed as CPR instructors. During the month of August, these instructors have taught thirty-one crew members in the eight hour Basic CPR Rescuer Course.

Total Number of Ambulance Calls

	<u>July</u>	<u>August</u>	<u>September</u>
Emergency	120	141	120
Non Emergency	63	71	59

Breakdown of Ambulance Calls by Destination

City of Red Deer	113	133	127
Edmonton	14	21	8
Calgary	16	11	4
Ponoka	2	3	5
Sylvan Lake	3	11	2
Highway	3	9	5
Others	20	14	15
Long Distance	1	0	1
No Pick-up	11	10	12
Totals Monthly	183	212	179

Ambulance Out at one time

Two at one time	53	66	45
Three at one time	8	12	5
Four at one time	2	0	1

During this quarter, the Fire Prevention Bureau carried out the following duties

---

	Manhours Involved
Inspection of industrial, institutional, commercial and multi-family dwellings	576
Buildings checked while under construction to ensure compliance with legislation	166
Inspection of commercial permits prior to the issuance of Occupancy permits	56
Investigation of complaints	13
Consultations	41
Fire Drills conducted	19
Films shown, demonstrations and lectures to citizens groups	10
Meetings and appointments	101
Underground plumbing and tanks tested	18
Preliminary building plans checked	26
Building plans checked	34
Permits issued	7
Tanks or tankers tested	30
Familiarization tours	2
Call-outs	5
Investigation of fire and fumes	25
Dangerous goods investigation and research	15
Seminar and course attendance	45
Hydrant tests	4
Office routine and compiling reports	188

All of the above is respectfully submitted,

  
R. Oscroft,  
FIRE CHIEF

R0/cb

# THE CITY OF RED DEER

29.



NO. 7

P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

OCTOBER 20, 1983

TO: CITY CLERK

FROM: R. STRADER  
DEVELOPMENT OFFICER/BUILDING INSPECTOR

WE HAVE ONE ITEM WE WOULD LIKE BROUGHT BEFORE COUNCIL.

1. 6547 - 59 Avenue, Owner is National Trust Company of 250 Portage Avenue, Winnipeg, Manitoba, R3C 0B5. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 190 of the Municipal Government Act giving the owner 14 days to remove the dilapidated vehicle. Should the owner fail to remedy the condition, City forces will be authorized to do same. Any costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner September 22, 1983 and October 6, 1983, advising him of the site condition and requesting that the site be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved.

"Resolved that, Council being of the opinion that the premises hereinafter described are untidy and constitute a nuisance by reason of a dilapidated vehicle, National Trust Company, being the owner of 6547 - 59 Avenue in the City of Red Deer, Province of Alberta (hereinafter called the premises) be and is hereby ordered and directed within 14 days, a copy of this resolution being mailed to them by registered mail, to remove the dilapidated vehicle presently situated thereon, failing which the Development Officer/Building Officer, of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to National Trust Company, and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

R. STRADER  
BUILDING INSPECTOR/DEVELOPMENT OFFICER

Commissioners' Comments

Concur with the recommendation of the Development Officer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# THE CITY OF RED DEER

31.



NO. 8

OCTOBER 21, 1983

P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

TO: CITY CLERK

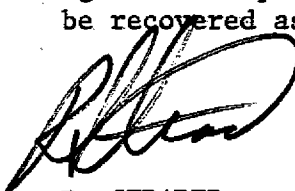
FROM: R. STRADER  
DEVELOPMENT OFFICER/BUILDING INSPECTOR

WE HAVE ONE ITEM WE WOULD LIKE BROUGHT BEFORE COUNCIL:

1. 4845 - 79 Street, Owner is Caldeer Holdings Ltd, Box 411, Station J, Calgary, Alberta, T2A 4X7. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner 14 days to have the storage cleaned up or properly screened. Should the owner fail to remedy the condition, City forces will be authorized to do same. Any Costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner August 3/83 and July 12/83 advising him of the site condition and requesting that the site be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are untidy and unsightly and constitute a nuisance by reason of an old construction shack and other material stored thereon, Caldeer Holdings Ltd., being the owner of 4845 - 79 Street in the City of Red Deer, Province of Alberta (hereinafter called the premises) be and is hereby ordered and directed within 14 days a copy of this resolution being mailed to them by registered mail to have the storage cleaned up or properly screened presently situated thereon failing which the Development Officer/Building Inspector of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Caldeer Holdings, and in default of payment, shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."



R. STRADER  
DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RS/dm

Commissioners' Comments

Concur with the recommendation of the Development Officer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 9

1983 10 14

TO: City Council  
FROM: City Assessor

RE: Adoption Bylaw for Assessments

As City Council is aware, the Assessing Department started a reassessment of all properties in 1982 with the hope of completing same in 1983 for the tax year 1984.

Due to the complete change over of the improvement assessments to a new government manual and the metric system, we are unable to complete the reassessment and therefore, will require an Adoption Bylaw for the 1984 tax year.

Attached to the agenda is a copy of the proposed bylaw as submitted to us by the Provincial Government, for adoption of assessments. It would be appreciated if Council would approve the said bylaw prior to November 30, 1983, as required under the Municipal Taxation Act.

I will be in attendance to answer any questions that Council may desire respecting the reassessment.



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

att'd.

Commissioners' Comments

Concur with the recommendation of the City Assessor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 10

1983 10 25

TO: City Council  
FROM: City Assessor

RE: CNR - City Agreement 1.16 ACRES  
August 31, 1960

During the 1950's the City of Red Deer negotiated with the CNR for the removal of track and sale of their lands, which were located through town from the existing CPR lines eastward and northerly to the existing Plaza Shopping Centre and apartments at 55 Street.

On August 31, 1960 a land sale and development agreement was executed by both parties wherein by joint agreement the Riverside Light and Heavy areas were to be serviced by the CNR and the existing tracks removed and sold to the City of Red Deer.

Over this period of time the City has acquired all the lands as per the agreement with the exception of the transfer track area lying west of 51 Avenue to 52 Avenue, south of 47 Street.

The transfer for the last portion of land has now been acquired at the cost of \$12,667.49, in accordance with the agreement. As the subdivision accounting for this agreement has been closed, it is respectfully requested that Council authorize the funds to be charged to 1983 anticipated City surplus account.



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

cc City Treasurer  
Commissioners' Comments

Agree with the recommendation of the Assessor. The area of 1.16 acres at a price of \$12,667.49 appears very reasonable for downtown property.

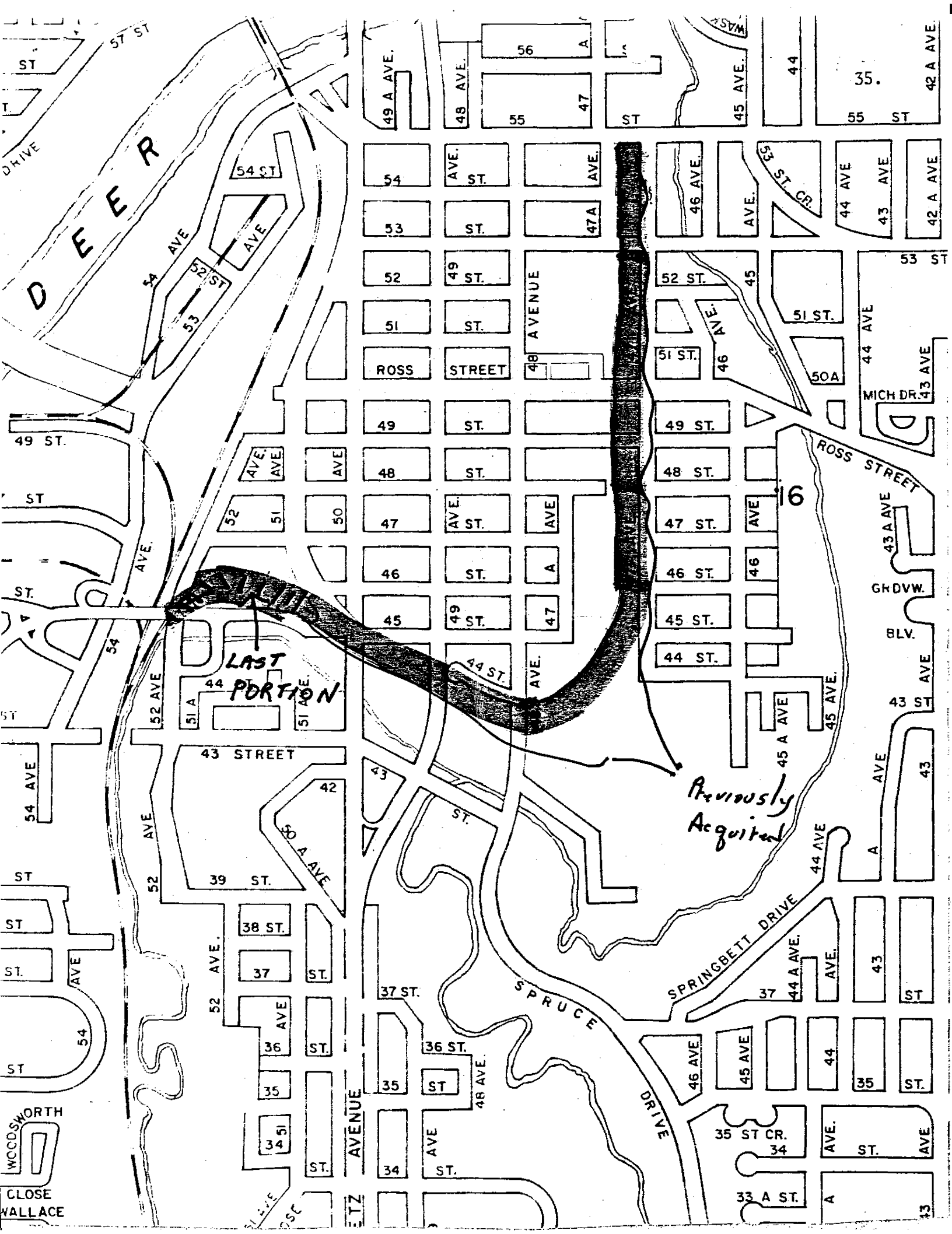
We recommend Council authorize the sum to be charged as outlined by the Assessor.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



October 24, 1983

NO. 11

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: APPLICATION TO PURCHASE PART OF  
LOT 21-C, BLOCK 9, PLAN 812-2206  
VAN ALTA MANAGEMENT LTD.

## (A) PROPOSED DEVELOPMENT DETAILS

Location -----	Shown on attached map
Size of site desired -----	0.321 ha (.793 ac.) approx.
Building proposed -----	743.2 sq. metres (8,000 sq. ft.)
Construction material -----	Metal siding with suitable decorative aesthetic additions
Use of site -----	Retail and repair of pleasure boats and accessories.

## (B) BYLAW AND SALES POLICY

Parcel of land is zoned C-4, sale and repair of pleasure boats is a discretionary use. Minimum site coverage, according to Council Sales Policy, is 33%, while maximum site coverage permitted under the C-4 zoning is 33%.

## (C) RECOMMENDATION:

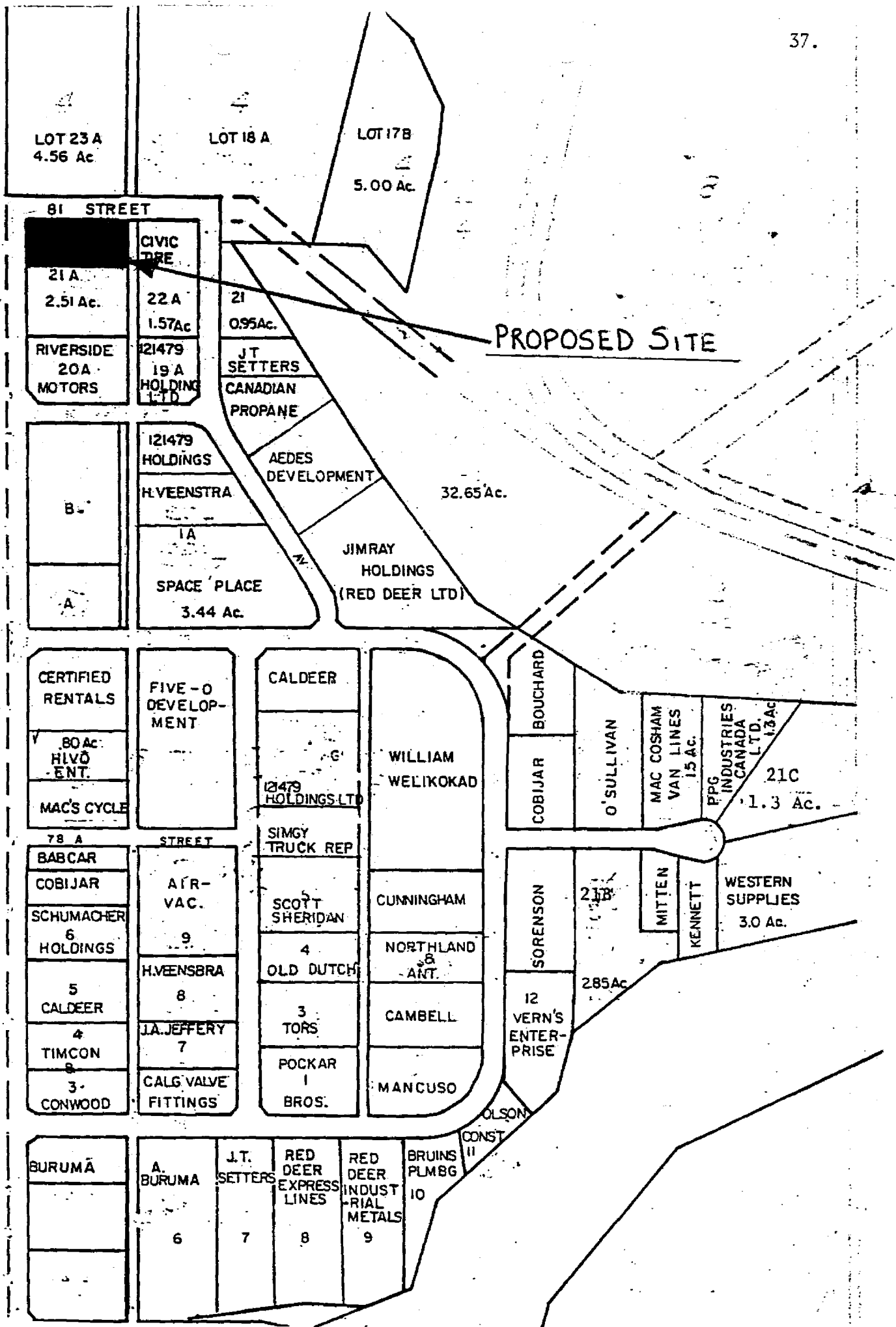
The offered price represents the City's asking price based upon a 36.6 metre (120.0 foot) frontage for lands at this location. With this size frontage the area of the proposed parcel is approximately 0.321 ha (.793 ac.). This asking price was determined from a previous Council decision (September 12, 1983) offering a parcel at this location for \$87,120.00

This Department recommends that the City enter into an agreement with Van Alta Management Ltd. for the sale of a parcel with a 36.6 metre (120 foot) frontage for \$135,329.00. We recommend sale at this price regardless of what the exact acreage is. The final area of the site to be sold would be determined upon legal survey of the parcel but the parcel selling price would remain the same.

Respectfully submitted,

  
ALAN SCOTT, Director  
Economic Development

Attach:



Commissioners' Comments

The applicants are requesting a site with a 36.6 (120 ft.) frontage to be severed from lot 21A which at the present time is approximately 2.51 acres. We concur with the recommendation of the Economic Development Director and recommend Council authorize sale of such parcel as outlined. The applicant should be aware that the approval of M.P.C. as to the intended use of the site is required.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

CORRESPONDENCE

39.

NO. 1

Canadian Organization of Small Business  
P.O. Box 973  
Red Deer, Alberta  
T4N 5H3

October 17, 1983

City of Red Deer  
Mayor & City Council

Re: AGT Rate Increases

The latest AGT rate application is the third in sixteen months and would see access charges for small business and municipalities soar from \$17.15 monthly in March, 1982 to \$33.65 in September, 1983, an increase of 96%. Residence service, in the same time frame would increase 48%.

The AGT presentation to the Public Utilities Board in August for implementation September 1, 1983, has been delayed until completion of the Public Utilities Board hearings October 18 to 25, 1983.

In the past, the City of Red Deer and other municipalities have intervened at Public Utility Board hearings.

It is our request that the City of Red Deer intervene in this instance on the AGT rate increases. Due to their impact not only on the City of Red Deer but every small and large business in the City and area.

Yours Sincerely

  
D.E. McCambley

October 25, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: A.G.T. RATE INCREASES

In April, 1983 A.G.T. received Board approval to increase service costs 6% and long distance calls 10%. Subsequent to this approval, A.G.T. filed another request for an increase in basic telephone rates of 20% on September 1, 1983. The rate hearings on this increase are apparently being held in October, 1983.

The City of Red Deer has not previously intervened in telephone rate hearings. It has intervened in natural gas and power rate hearings.

As the rate hearings will probably be completed by the next Council meeting, it is too late to consider a serious intervention.



AW/jm

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

Commissioners' Comments

The attached correspondence has been received too late to enable preparation of proper intervention if Council supported same. The administration will have some verbal comments with regard to the inquiries by the Small Business Association.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

*City Clerk*

# Alberta



41.

ATTORNEY GENERAL AND  
GOVERNMENT HOUSE LEADER

403/427-2339

Office of  
the Minister

227 Legislative Building  
Edmonton, Alberta, Canada  
T5K 2B6

July 13, 1983.

NO. 2

TO: LOCAL AUTHORITIES

Dear Sir:

Re: Summary Convictions Act (Ch.S-26.1)

I am considering revisions to the 1978 Convictions Act, which, at the present time, remains unproclaimed. Since passage of the Act there have been a number of technical issues that have prevented implementation of the Default Judgment sections, and in addition, a number of concerns have been expressed by various authorities.

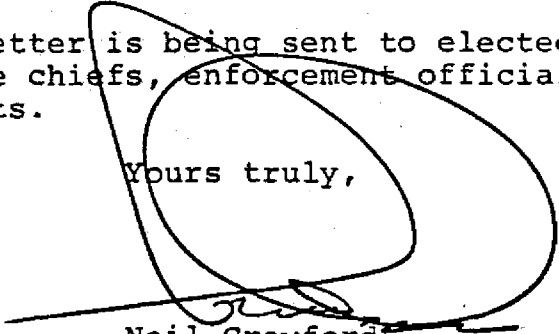
Accordingly, I have asked the department to review the provisions of the Act to ensure its clarity and to reconsider some of the Default Judgment aspects of the Act.

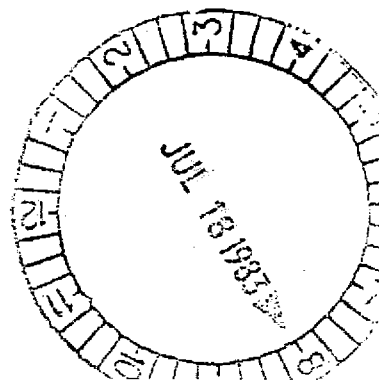
I am aware that in all likelihood there remain a number of concerns which should be considered, and I would find it most helpful to have input from a variety of sources.

I would ask that you forward any of your concerns to R. W. Paisley, Deputy Attorney General, Bowker Building, 9833 - 109 Street, Edmonton. For any additional information, contact B. McInnes, Court Services, Bowker Building, 9833 - 109 Street, Edmonton, telephone 427-4992.

A copy of this letter is being sent to elected officials of cities and towns, police chiefs, enforcement officials and other government departments.

Yours truly,

  
Neil Crawford,  
Attorney General.



# THE CITY OF RED DEER

42.



P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

TELEPHONE 342-8111

October 5, 1983.

Dear Mr. Stollings:

Re: Summary Convictions Act  
- Your letter of August 10, 1983

The Red Deer Police Commission considered the Attorney-General's letter of July 13 and reviewed the Act at the September meeting and again at the October meeting. After careful discussion the majority of the members endorsed in principle the recommendation of Inspector D. Nielsen in his letter addressed to C. Sevcik under date of July 26, 1983. However, the Commission would amend the recommendation to the extent of removing the word "automatic" from the proposal for Section 20(1) so that the subsection would read as follows:

"any penalty of forfeiture for the contravention of any act or municipal bylaw to which the Summary Convictions Act applies be by way of an assessment against that person's operator's license. Furthermore, the failure to pay the said penalties assessed prior to or when the license requires renewal shall, after adequate notice to the applicant and his or her failure to pay the penalties assessed, be reason for non-renewal of his or her operator's license."

Some members of the Commission felt that it might be worthwhile to investigate with the City Solicitor the civil collection proceedings when penalties remained unpaid, but a recommendation to this effect was lost by a tie vote when the motion was put to the Commission.

Yours sincerely,

*G.H. Dawe*

per G.H. Dawe, Chairman  
Red Deer Police Commission

c.c. Insp. D. Nielsen, R.C.M.P.



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

43.

Your file    Votre référence

'83 JUL 26

Our file    Notre référence

Charlie SEVCIK  
City Clerk  
City of Red Deer

Dear Mr. SEVCIK:

RE: SUMMARY CONVICTIONS ACT  
-----  
(Charge - Section 26.1)

Your memorandum of 83 JUL 20 and correspondence from the Attorney General dated 83 JUN 13 refers.

I have reviewed the Summary Convictions Act and suggest that Section 20(1) should be amended with regard to the recovery of penalties. At present Section 20(1) allows for the recovery of penalty or forfeiture for the contraventions of any act by civil action. I would suggest that this Section be rewritten to read: "any penalty of forfeiture for the contravention of any act or Municipal bylaw to which the Summary Conviction Act applies, be by way of an assessment against that person's operator's license. Furthermore, that failure to pay the said penalties assessed prior to or when the said license is renewed shall constitute an automatic suspension of that license."

The foregoing recommendation is made to simplify the collection of penalties and to ensure that same are paid on a more equitable basis than is the case under the present system. If a subject refuses to pay he runs the risk of not only being suspended but is subject to a greater penalty if he drives while under suspension. By way of illustration, Tom ANDERSON of your Bylaw Enforcement Section indicated that a particular lawyer from out of town refuses to pay approximately \$75.00 in Parking Bylaw penalties, and the City is compelled to proceed civilly because the local Provincial Judge refuses to issue warrants of committal. If penalties were assessed against the operator's license in such a case it would ensure payment was made prior to the reissuance of that person's license. The present system certainly favours those who defy the law.

I understand that some provincial Judges proceed by way of an "ex-parte hearing" when a person fails to appear in court, and that advice of any penalty levied if forwarded to Edmonton for collection by way of Section 20, which presumably is not in fact occurring. As a result such penalties may remain unpaid, as do others where no "ex-parte hearing" takes place and the violator subsequently cannot be located. If assessments were levied directly against operator's

RE: SUMMARY CONVICTIONS ACT  
----- (Charge - Section 26.1) -----

licenses in cases of non-appearance and default this would not only result in a much more equitable system, but would also result in increased revenues and reduced enforcement and court time.

Yours truly,,



(D.C. Nielsen) Insp.  
O. i/c Red Deer City Detachment

/sib

Red Deer City Detachment  
P.O. Bag #5033  
RED DEER, Alberta  
T4N 6A1

Commissioners' Comments

We recommend the resolution passed by the Police Commission be supported by Council and that same be forwarded to the Deputy Attorney General's Office.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

R.W. Miller  
A & W South  
Pine Service

Thunderbird Motel

La Serena Motel

October 12, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: WATER SERVICE SOUTH OF THE CITY

The City has expressed concern to the County of Red Deer on a number of occasions about the County allowing development near the City without provision for adequate long term sewer and water service. If provision is not required by the County, the development cost is, of course, cheaper initially. In the long term, however, it can be more expensive because provision may not be made in City servicing plans to include areas in the County. It is my understanding that in this particular case there should be sufficient capacity in existing City service lines.

The point is made in the letter that most of the employees live in Red Deer. This is not necessarily a benefit. Residential properties require a higher level of service than commercial properties. Normally commercial properties end up subsidizing residential properties. This means if a commercial property is located outside Red Deer the commercial properties located in Red Deer are subsidizing the residential properties of its employees. It also means the business located outside Red Deer is taking business away from businesses located in Red Deer.

In determining the charges to recover for providing water service, offsite charges would have to be included and any servicing costs incurred by the City in addition to those covered by the offsite charge.



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

AW/jm

cc: City Engineer  
City Planner

October 13, 1983

TO: City Clerk  
FROM: City Engineer  
RE: Water Service South of the City

Our comments of August 23, 1983 still apply for the above noted. A copy of our comments are attached.

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

/emg  
attach  
cc - City Treasurer  
cc - RDRPC

August 23rd, 1983

TO: City Clerk

FROM: City Engineer

RE: COUNTY REQUEST FOR WATER SUPPLY - SOUTH COMMERCIAL STRIP

The Engineering Department has reviewed the correspondence from the County dated August 9th, 1983. The following information is provided for Council's consideration:-

- the approximate service area is thirty (30) acres.
- the most recent consumption data indicates an average daily flow of approximately 23,000 Imperial gallons/day. Peak consumption could therefore reach a rate of approximately 50,000 Imperial or 60,000 U.S. gallons/day.
- one business establishment is not hooked up yet. This is a motel complex and when in operation could significantly increase the daily consumption.
- existing line north of the area is an eight-inch main. The static pressures are acceptable.
- existing fire pump facility has capacity to service this limited area.
- this County area's consumption will not adversely affect City's ability to supply water to City users.

Should Council consider supplying water to this area, we would suggest the following conditions apply:-

- installation of a single meter at north boundary; this way the City has only one customer to bill and also any use of hydrants will also be metered.
- the standard offsite charge for water trunks is \$971/acre.
- the County should be charged at the prevailing City rates for water consumption and a fifteen (15) percent surcharge for administration.
- charge for the meter would be as per City policy.
- the County be required to contribute to the cost of the fire pump facility. The total acreage being served is approximately 110 acres. It would seem reasonable that the County contribute

$$\frac{30 \text{ A}}{110 \text{ A}} \times \$115,000 = \$31,300.$$

(Continued.....)

City Clerk


- 2 -

August 23rd, 1983

- County to pay for all costs of engineering and construction, including a meter chamber.
- no charge against the capital cost of the Water Treatment Plant on condition that no more than the thirty (30) acres is to be serviced.
- no expansion to service to be considered for any adjacent developments, no water to be sold to adjacent developments by those being considered for servicing.
- City requires right of inspection during construction.
- construction to meet or exceed City specifications. City to be able to review plans.
- all conditions of present City bylaw would apply, e.g. no guarantee of quantity, quality, pressure, etc.
- hydrants to be useable by City in emergency situations, if required.
- all maintenance costs of City to be borne by the County. City should be notified of any work which may affect system.

Submitted for the information of Council.

BCJ/jrt



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

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 50.

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

TELEPHONE: (403) 343-3394

Your File No.

October 24, 1983

Our File No.

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

Dear Sir:

## Re: Water Service South of the City

This matter was discussed by the City Council at their meeting of August 29, 1983, and the following resolution was passed.

"That the request by the County of Red Deer for Water Service to the commercial businesses south of the City of Red Deer be tabled pending receipt of the Growth Study."

We agree with the City Council resolution that the water line should not be extended beyond the city boundary until City Council has had a chance to discuss the overall City Growth study which is now in the final stage of completion.

We feel that the city services were designed and planned to serve the area inside the city boundary, and should not be extended outside its boundary without an approved overall growth pattern.

By extending the water line to development outside the city without an overall urban growth pattern, we will encourage fringe development in the vicinity of the city.

We recommend no action be taken until City Council has had a chance to discuss the Growth Study which is expected to be completed in January or February of 1984.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

c.c. - B. Jeffers, City Engineer  
- A. Wilcock, City Treasurer

MUNICIPALITIES WITHIN COMMISSION AREA

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

Commissioners' Comments

The City Engineer and the Planners have outlined the original County request. At that time our comments were as follows:

"The City and the County of Red Deer both are experiencing some problems in servicing and transportation in the areas immediately adjacent to the City. We would feel that it is in both the City's and County's best interests to cooperate and resolve these problems to the mutual satisfaction of each jurisdiction. We would therefore recommend that Council approve this request subject to an agreement satisfactory to the City administration."

We would again recommend Council support of this request.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# PANDER



# REALTY LTD.

2 Moon Crescent  
Red Deer, Alberta T4N 0H4

(403) 342-1100

NO. 4

52.

CITY OF RED DEER  
P.O. BOX 5008  
RED DEER, ALTA.  
T4N 3T4

SEPTEMBER 29, 1983

ATTENTION: THE MAYOR & MEMBERS OF COUNCIL

RE: EAST 50 AVENUE SERVICE ROAD - 76 ST. TO 78 A ST.

We have just received your letter of September 21, 1983 and wish to advise that the only clause of the letter that we can be enthusiastic about is paragraph 3 concerning an 'all turns intersection' at 78 Street. We can not support the construction of this 'all turns intersection', however, at the expense of losing the south entrance of the service road.

It would seem that this new all turns intersection will necessitate a traffic control signal, which will cause traffic to back up onto 78 Street, making it very nearly impossible for service road traffic to gain access to 78 Street, unless it utilizes the back parking and driveway areas at 7711 and 7727 - 50 Avenue. Your letter does not indicate that the City is prepared to assume maintenance costs for this area (behind 7711 and 7727 - 50 Avenue) nor does it indicate that the property taxes for these properties will be reduced to compensate for increased wear and tear of the paved area and lack of access/exit points.

The logical alternative is to revert back to the original condition: removal of the median on 77 Street, leave the service roads alone or signalize entrance points from the service road to 77 Street, and install the all turns intersection at 78 Street.

Points A & B of paragraph 2 of your letter suggests that Council has not been listening to the pleas of the businessmen and property owners affected by the road policy decisions. The one-way service road south of 77 Street will further compound a problem that was created by median on 77 Street. There are approximately 20 businesses at 7619 and 7667 - 50 Avenue occupying some 130,000 sq.ft. of building area on seven acres of land. Good road design practices surely do not include having one only exit from a road that now services only these buildings.

As suggested in our paragraph 2(above) this one-way service road exiting onto 76 Street must result in traffic that backs up on the service road, and that can not move onto 76 Street unless it finds an exit from the properties by going into the back loading areas and exiting onto 76 Street that way. Again, the only logical answer is removing the 77 street median and leaving the service roads alone.

The businessmen and property owners in Northland Industrial Park were not complaining about the service roads before the median was installed. They had suggested that you should install some traffic control lights and that was done. The vocal complaints can be traced back to that decision to install a median on 77 Street. The complaints will likely continue until it is removed.

It is a most frustrating situation: Council decides to do something, invites discussion, disregards the feedback, and makes the changes anyway. IS NOBODY DOWN THERE LISTENING?

Your further consideration and response will be most appreciated.

Sincerely, for  
PANDER REALTY LTD.



Per: WAYNE PANDER

WP/cp

c.c. A & R MANAGEMENT LTD.  
CREST LEASING CO. LTD.

# Office of the Mayor

54.



September 21, 1983

Mr. Wayne Pander  
Pander Realty Limited  
2 Moon Crescent  
RED DEER, Alberta  
T4N 0H4

Dear Mr. Pander:

Re: 50 Avenue Service Road - (East), 76 Street to 78 A Street

Thank you for your letter, dated August 23, 1983. We would like to comment on the requests in your letter as follows:-

- 1) The centre median closure on 77 Street east side was constructed under the Major Arterial Roads program and, at that time, it was a Provincial requirement that the median be closed to qualify for project assistance. More importantly though, good engineering practice as defined in numerous texts and the Roads & Transportation Association Design Manual, requires a closed centre median at the intersection of two major arterials to:-
  - a) minimize points of conflict, thus reduce the risk of property damage and personal injury,
  - b) provide channelization for vehicles to avoid confusion, minimize driver error, maximize roadway and traffic light capacity, and
  - c) to provide for minimum median opening spacing of 400 to 800m on roadways with access control.
- 2) The other three items of (a) one-way service roads south of 77 Street, (b) cul-de-sac for a service road on the north side of 77 Street, and (c) opening of 78 Street onto Gaetz Avenue for all turns intersection was put together as an overall design package under a different financial Provincial program called the Major Corridor Program, which is more general to the City in terms of financial assistance, but at the same time, requires the next level of higher design standards.
- 3) In view of the existing development north and south of 77 Street, and the current problem of major traffic volumes accessing 77 Street from this area via a service road rather than at a normal collector/arterial intersection, the City was able to win the approval of the Province to open 78 Street/Gaetz Avenue to an all turns intersection on the condition that the service road be terminated in

. . . 2

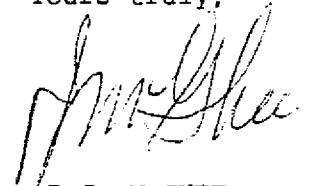
a cul-de-sac and the traffic signals on Gaetz Avenue be fully synchronized. It is our opinion that the service road connection could be designed with channelization that would permit right in/right out movements from and to 77 Street to the service road without jeopardizing public safety or roadway capacity, but to date we have not been able to convince the Province. Therefore, the Corridor Study includes the cul-de-sac.

- 4) Finally, with regard to the one-way service road south of 77 Street, the intended design is to remove the left turns from 76 Street north to the service road by operating the service road one-way southbound. This would mean the motorist would have to drive past his destination, turn right at 77 Street and south down the service road to his desired shopping point. This operation is designed to remove the confusion currently existing at 76 Street, reduce the points of potential conflict and reduce delays increasing the 76 Street road and traffic signal capacity. It is our opinion and also the Consultant's, that this improvement is definitely required. It may, however, be a matter of timing as to when this actually takes place, and we would have no objections to leaving this change to a point in time when the public comes forward and demands improvement to intersections, such as 76 Street and Gaetz Avenue.

In the final analysis, the traffic volumes and type will dictate how best they can be accommodated. With traffic volumes increasing in this area and projected to increase in future years, changes will have to be undertaken to attempt to accommodate this need.

A copy of your letter and this letter will be forwarded to members of Council.

Yours truly,



R.J. MCGHEE  
Mayor

PMS/dk

cc: Members of Council  
City Engineer  
City Clerk

September 2nd, 1983

TO: Mayor

FROM: City Engineer

RE: Pander Realty Ltd. -  
Gaetz Avenue East Side from 76 Street to 78 Street

Our comments to Mr. Pander's concerns are as follows:-

- 1) The centre median closure on 77 Street east side was constructed under the Major Arterial Roads program and at that time it was a Provincial requirement that the median be closed to qualify for project assistance. More importantly though, good engineering practice as defined in numerous texts and the Roads & Transportation Association Design Manual requires a closed center median at the interesection of two major arterials to:-
  - a) minimize points of conflict, thus reduce the risk of property damage and personal injury.
  - b) provide channelization for vehicles to avoid confusion, minimize driver error, maximize roadway and traffic light capacity.
  - c) to provide for minimum median opening spacing of 400 to 800 m on roadways with access control.

In addition, it is contrary in our opinion, to the professional engineering code of ethics with regard to public safety and technical competence if an order was given by a professional engineer to open this median. It is therefore our firm belief that this median remain closed.

- 2) The other three items of (a) one-way service roads south of 77 Street, (b) cul-de-sac for service road on the north side of 77 Street, and (c) opening of 78 Street on to Gaetz Avenue for an all turns intersection, was put together as an overall design package under a different financial provincial program called the Major Corridor Program which is more general to the City in terms of financial assistance, but at the same time requires the next level of higher design standards.
- 3) In view of the existing development north and east of 77 Street and the current problem of major traffic volumes accessing 77 Street from this area via a service road rather than at a normal collector/arterial intersection, the City was able to win the approval of the Province to open 78 Street/Gaetz to an all turns intersection on the condition that the service road be terminated

(Continued.....)

Mayor

- 2 -

September 2nd, 1983

in a cul-de-sac and the traffic signals on Gaetz Avenue be fully synchronized. It is our opinion that the service road connection could be designed with channelization that would permit right in/right out movements from and to 77 Street to the service road without jeopardizing public safety or roadway capacity, but to date we have not been able to convince the Province. Therefore the Corridor Study includes the cul-de-sac.

- 4) Finally, with regard to the one-way service road south of 77 Street, the intended design is to remove the left turns from 76 Street north to the service road by operating the service road one-way southbound. This would mean the motorist would have to drive past his destination, turn right at 77 Street and south down the service road to his desired shopping point. This operation is designed to remove the confusion currently existing at 76 Street, reduce the points of potential conflict and reduce delays by increasing the 76 Street road and traffic signal capacity. It is our opinion and also the consultant's, that this improvement is definitely required. It may, however, be a matter of timing as to when this actually takes place. We would have no objections to leaving this change to a point in time when the public comes forward and demands improvement to intersections, such as 76 Street and Gaetz Avenue.

We trust this information will provide assistance in formulating your response to Mr. Pander.

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

KGH/jrt

# PANDER



# REALTY LTD.

2 Moon Crescent  
Red Deer, Alberta T4N 0H4

(403) 342-1100

58.

CITY OF RED DEER  
4914 - 48 AVENUE  
RED DEER, ALTA.

AUGUST 23, 1983

ATTENTION: MAYOR & COUNCILLORS

RE: 50 AVENUE SERVICE ROAD (EAST)  
76 STREET to 78A STREET

Further to a recent telephone conversation with the City Engineer we have been instructed by various property owners to request that the City does not proceed with the closing of the 50 Avenue service road North of 77 Street nor with the creation of a one way service road South of 77 Street.

We act as proerty managers for buildings located at 7711 and 7727 - 50 Avenue (owned by Crest Leasing Co. Ltd.) and 7619 and 7667 - 50 Avenue (owned by A & R Management Ltd.). We have appeared before Council in the past to lodge our opposition to the creation of a median on 77 Street which caused the service road East of 50 Avenue to be inaccessible for North-South traffic. The latest City proposal will make the subject properties even more inaccessible!

When Council created the 77 Street median it explained its action by saying that unless the median was introduced the City would not be eligible for provincial grants to help pay for the improved 50 Avenue. We had indicated at that time that the median would cause more problems than it would solve and also that many of the then existing problems could be reduced by making 78 Street fully functional, accessible to North and South bound traffic on 50 Avenue. Council cited provincial regulations as the prime reason why the barrier had to be installed and why 78 Street could not be opened up.

It later became apparent, according to articles in the Advocate, that the City at that time was not definitely assured of provincial funding for the so-called improvement, and it is now apparent that the City can indeed open up 78 Street to both directions of traffic on 50 Avenue.

Funding for the roadway improvements come neither from the City nor the Province; it comes from the Taxpayer and it is time for both levels of government to let the Taxpayer decide how that funding will be applied to building better roads.

Residential • Acreages • Farms • Commercial Sales

Property Management • Commercial Leasing

The Taxpayers in question own approximately 10 acres of land East of 50 Avenue between 76 Street and 78 Street and provide accommodation for approximately 40 business establishments. They request the following:

1. that the median on 77 Street be immediately removed to be reinstalled at the time that 77 Street becomes a four lane divided highway for at least one mile on both sides of 50 Avenue.
2. that 78 Street be made accessible to South bound 50 Avenue traffic as well as from the North bound traffic.
3. that the proposed cul-de-sac for the location directly North of 77 Street and the one way service road South of 77 Street be cancelled.

We request that you give serious consideration to the above plea, that each council member personally review the growing file on the service road, and that you will support the wishes of the small businesses and taxpayers that are so vitally concerned with this problem.

We appreciate your attention to this matter and will look forward to your reply with interest.

Sincerely, for  
PANDER REALTY LTD.



Per: WAYNE PANDER

WP/cp

c.c. Crest Leasing Co. Ltd.  
A & R Management Ltd.

Commissioners' Comments

We will contact the writer to have him present if Council have any questions.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



60.

NO. 5

200 - 8th AVE. S.W. at 1st ST.  
CALGARY, ALBERTA  
T2P 1B5

September 29, 1983

The City of Red Deer  
City Hall  
RED DEER, Alberta

Attention: Mr. R. Stollings

Dear Sir:

Please be advised The Bay, who as of October 1, 1983 will be the owners of the Eatons downtown property, would like permission to license the lane property behind the south portion of the Eatons store. To control parking behind the building we would extend the parking lot curb blocks so the lane and present land behind the building becomes an addition to the west end of the present lot.

This change in parking boundaries would create a L shape lane and would still give full access to the stores west of The Bay store and Kresges.

We would like a 5 year permitted use and fully recognize the city's requirement for utility access.

Yours truly,

A handwritten signature in dark ink, appearing to read 'V. A. Briggs', with a long, sweeping horizontal line extending to the left.

V. A. Briggs  
Operations Manager  
Alberta Region

c.c. Mr. C. Mortensen

**Hudson's Bay Company**

October 18, 1983

TO: City Clerk

FROM: City Engineer

RE: Lane Lease - The Bay  
North of 48 Street and East of Gaetz Avenue

The Engineering Department has no objections to closing the south portion of the above noted lane to through traffic subject to the following:


1. The Bay being responsible for all surface maintenance, example - pavement repairs, sweeping debris collection, painting, precast parking curbs, etc..

2. The Bay accepting the cost of replacing the existing sidewalk crossing at the south end of the lane (approximately \$1,400.00) and placing concrete barriers and signs at the north end (approximately \$200.00).

3. The Bay entering into a lease agreement with the City saving the City harmless from any liability resulting from their operations on the lane and acknowledging that the City has right of access at any time for utility work as required.

4. The Bay accepting the costs of advertising the lane closure in the paper.

We further recommend that Council authorize the City Clerk to undertake the necessary advertising and pass a resolution regarding the closure, as there may be objections from other adjacent landowners. The matter of garbage collection routes will likely be commented on by the Development Officer.

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

KGH/emg

cc - Development Officer, cc - E.L.&P. Supt., cc - City Assessor, cc - Fire Chief

1983 10 11

TO: City Clerk  
FROM: City Assessor

RE: The Bay

May we advise that the matter of licensing of lanes is of an engineering concern and therefore, we have no comments other than to recommend that the lease be at fair market rent, if approved.



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

DJW/bt

M E M O

63.

TO: City Clerk

DATE: 11 10 1983

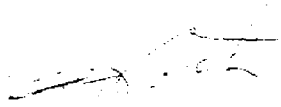
FROM: E. L. & P. Supt.

Re: Correspondence from The Bay

The Electric Department has no objection to the request provided that the City Solicitor can negotiate an agreement which will provide for:

- 1) The right to leave all overhead and underground electrical utility facilities in their present location.
- 2) The right of free access to perform any required maintenance and alterations to the existing electrical facilities.
- 3) The right to remove any parked vehicles, at the Bay's expense, which may be necessary to provide adequate working space.
- 4) The right to obstruct the existing lane for any required length of time; at no expense to the City, to permit alterations or additions to the existing electrical facilities.

The above requirements are necessary to protect the Department's interests in the lane and would not normally affect the Bay's intended use.

  
A. Roth,  
E. L. & P. Supt.

AR/jjd


October 7, 1983

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: CLOSURE OF LANE - THE BAY

We have no objections to this proposal and have discussed it with the garbage removal contractor, whom indicated that they have no objections in principle to this request.

  
R. Strader  
Development Officer/  
Building Inspector

RS/le

Commissioners' Comments

We would concur with the recommendation of the administration that the lane be leased to the Hudson's Bay Company at fair market value subject to advertising and agreement satisfactory to the City Solicitor which will include appearance of proposed barricades, costs, etc.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# Erin Holdings Ltd.

1410 - 11th AVENUE S.W., CALGARY, ALBERTA T3C 0M8  
TELEPHONE: 244-3323

65.

NO. 6

September 20, 1983

City Clerk  
City Council  
Box 5008  
Red Deer, Alberta

Dear Sir or Madame:

Re: Roll Number 16-3-0170  
Lots 35 & 36, Block 17, Plan H  
5009 - 50 Avenue

---

With regard to the payment of outstanding property taxes levied on the above property.

On September 1, discovering that our cheque in the amount of \$21,290.15 (Twenty One Thousand, Two Hundred Ninty Dollars and Fifteen Cents) had not gone out in the previous days mail we sent it via courier, which insured its arrival at your office on September 1 st.

When calling City Hall to confirm the cheque had been received, I was informed that the penalty of 3% would infact be levied.

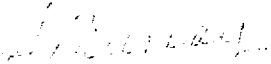
At this point I am requesting that your might review and remove this penalty as I did infact pay the taxes on Septebmer 1 st. I feel that we have made the best effort possible in this situation.

I have enclosed a photo copy of the invoice for the courier as proof of delivery.

I kindly request your response with regard to this matter before October 20, 1983.

Please accept my thanks for your time and consideration.

Sincerely,

  
A. Murray  
Property Manager

Encl.



1983 10 11


TO: City Clerk  
FROM: City Assessor

RE: Property Taxes  
Lots 35 & 36, Block 17, Plan H

With reference to the attached letter from Erin Holdings Ltd, may we advise of the following tax breakdown.

Arrears	11,277.16
Current	8,875.85
July 1 Penalty	1,137.14
Sept. 1 Penalty	783.82
Sept. 1 Payment	<u>21,290.15</u>
Balance	783.82

City policy respecting late payments was recently confirmed and therefore, we cannot recommend the request.



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

DJW/bt  
att'd.

Commissioners' Comments

We would concur with the recommendation of the City Assessor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 7

City Council  
Red Deer Alberta

October 11/82

Dear Sirs and Madams:

With this letter I would like to request City Council's approval for the rezoning of a commercial property in north Red Deer to accomodate the type of business we propose to establish there.

The property is a Plaza located at 6722-50 Ave.; legal land description Lot 3 - Block 1 - Plan 6784 KS. The business would be located in the north bay of the building.

The business which I propose to establish and request zoning approval for is a Beauty Salon. The Salon would provide hair and skin care services for both men and women, as well as retail sales of related products.

I would like to thank you in advance for your consideration of this matter.

Yours Truly:

*Janice Leimert*

Janice Leimert  
Box 782  
Sylvan Lake, Alberta  
TOM 1Z0

*Recd  
Oct 11/82  
JL*

# THE CITY OF RED DEER

69.



P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

OCTOBER 18, 1983


TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

RE: CORRESPONDENCE FROM JANINE LEIMERT

The above is a request to locate a Beauty Salon in a district that is designated as C4. Our present land use bylaw permits beauty salons in the downtown business district (C1), Shopping Centres (C2), they have been considered discretionary in local convenience districts (C3) and have been considered as accessory to the principle use of a site where hotels are involved, and Council has approved two sites in C4 districts for use by Beauty Salons as a principle use.

Allowing uses like this one in other that the above districts permits another use to leave downtown. To ensure downtown growth, it is, in our opinion, necessary to restrict those uses which can be located outside of it. We recommend the request be denied.

  
R. Strader  
Development Officer/Building Inspector

RS/dm

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 70.

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

TELEPHONE: (403) 343-3394

Your File No.

October 21, 1983

Our File No.

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

Dear Sir:

## Re: Correspondence from Janice Leimert

The applicant is proposing to establish a Beauty Salon at 6722 - 50 Avenue, Lots 3-4, Block 1, Plan 6784 K.S. The site is located north of the Bank of Nova Scotia and Dragon Inn Restaurant on the west side of Gaetz Avenue.

The area is designated as C-4 Commercial (Major Arterial) district, and a beauty salon is neither permitted nor is a discretionary use in that zone.

Beauty Salon is a permitted use in C1 Commercial (City Centre), C2 Commercial (Regional & Neighbourhood Shopping), C3 (local shopping), and in hotels as accessory use to the principal use.

The purpose of C4 zone is:

"To provide sufficient land for commercial, industrial, and other services for the people using major arterial transportation routes; and to provide sites for those services that require locations on major routes, i.e. that require a high degree of visibility and accessibility."

The C4 zone is basically intended to serve the travelling public and we feel a beauty salon should not be permitted outside the designated zones.

This is the type of use which will contribute to downtown revitalization of the city. The downtown cannot survive if more and more uses that logically belong to C1 or shopping centres are permitted in C4 zones. This has always been our position and the recent brief by the Chamber of Commerce has supported this concept.

/2

## MUNICIPALITIES WITHIN COMMISSION AREA

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

R. Stollings

Re: Janice Leimert

pg. 2

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We recommend the request be denied.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION

DR/cc

Attachment

c.c. Development Officer

City Engineer

City Assessor

Economic Development Director

Commissioners' Comments

We concur with the recommendation of the City administration and recommend the request be not supported.

"R.J. MCGHEE"  
Mayor

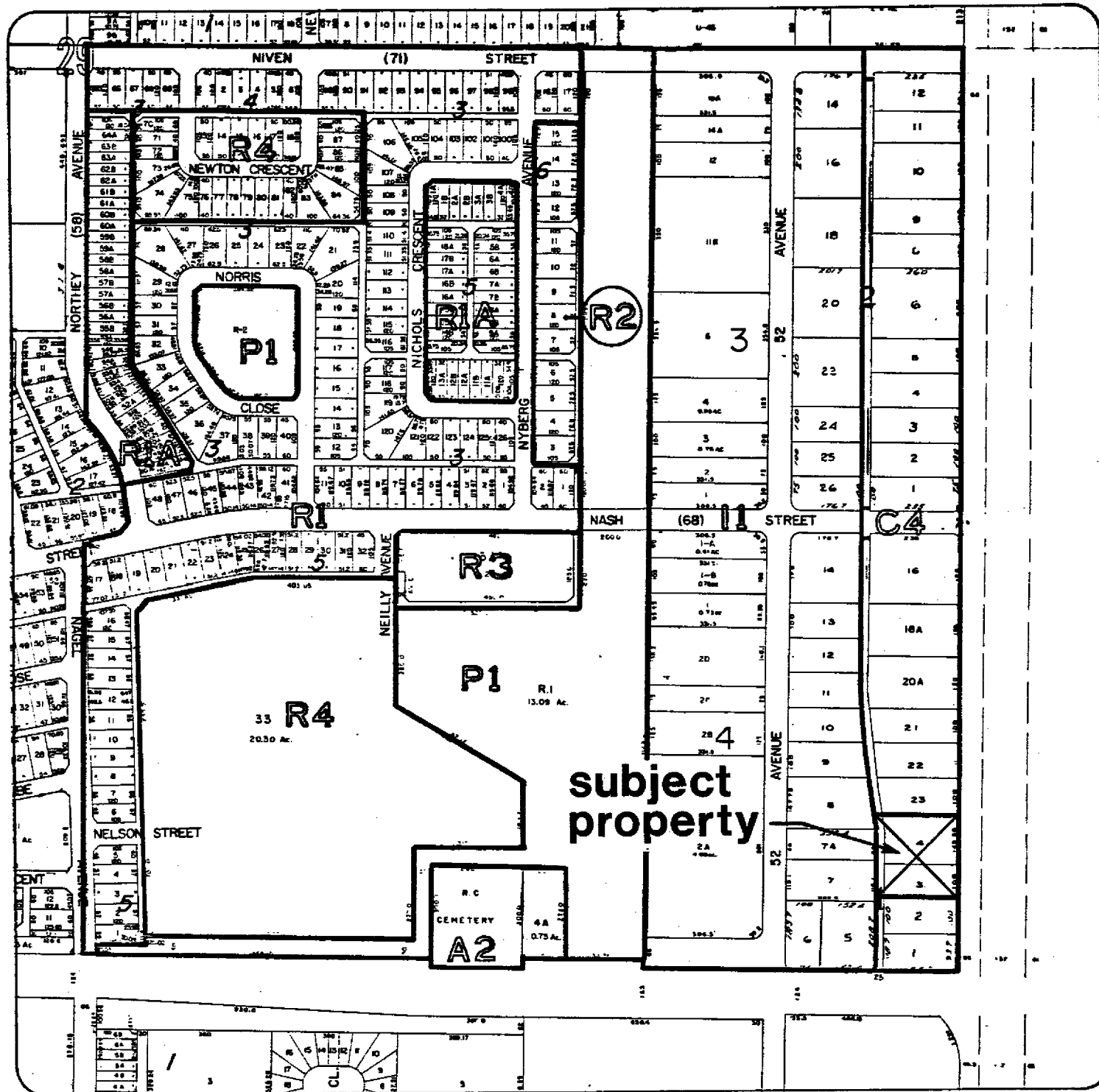
"M.C. DAY"  
City Commissioner

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

F12

72.



scale in metres

Revisions :

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

73.

DIRECTOR:

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

NO. 8

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

October 12th, 1983

City and County Commissioners,  
Municipal Managers and Secretary/Treasurers  
of Municipalities located within the jurisdiction  
of the Red Deer Regional Planning Commission

Dear Sir or Madam:

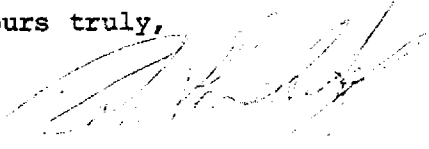
In accordance with Section 23 of the Planning Act, R.S.A. 1980, we are required to give NOTICE to the Council of each municipality within our planning region, that the Annual General Meeting of the Red Deer Regional Planning Commission will be held in the Boardroom in our offices in Red Deer, on November 21st, 1983 commencing at 1:15 P.M., which will deal with the Annual Report and Audited Statement, etc., for the fiscal year 1st April, 1982 to 31st March, 1983. Copies of the Annual Report, which includes the Audited Statement, have been delivered to your office some time ago.

Following the Annual General Meeting, a regular monthly Commission meeting will be held, wherein one of the items of business on the Commission Agenda will be the election of Officers and Committees for a one year period from the Members appointed to the Commission by Councils.

Besides your bringing this matter to the attention of your Council, I would appreciate you handing a copy of this letter to your Member on the Commission from Council, in order that he/she may arrange to attend the above meetings.

Upon receipt of the names and addresses of your Member and Alternate Member on the Commission from Council requested in other correspondence, it should also be noted that we may, if warranted, be contacting your Member from Council, and any alternate you may appoint, with regards to our holding a "Planning Seminar for Commission Members and Alternate Members" to acquaint them with their role and function, etc., on the Commission to be held in the morning of November 21st, 1983.

Yours truly,



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

RRC/lt

MUNICIPALITIES WITHIN COMMISSION AREA

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

*Bryan Andrekson*  
*Barristers and Solicitors*

74.

GEORGE J. BRYAN, Q.C. 1900-1975

ALEXANDER ANDREKSON, Q.C.\*

DONALD OSTRY\*

DONALD J. BOYER (ALSO MEMBER N.W.T. BAR)\*

JACK G. EASTON\*

BARRY D. YOUNG (ALSO MEMBER N.W.T. BAR)\*

NORMAN F. W. PICARD

ROBERT J. MACKAY\*

ERIC D. YOUNG

JONATHAN P. J. ROSSALL

MICHAEL R. KINASH

DOUGLAS N. TKACHUK

WILLIAM E. WILSON, Q.C.\*

J. ALAN BRYAN, Q.C.\*

LAWRENCE W. OLESEN (ALSO MEMBER N.W.T., YUKON BARS)\*

DANIEL W. HAGG (ALSO MEMBER N.W.T. BAR)\*

MICHAEL W. CROZIER

BOGUMIL F. ROMANKO

KENNETH B. BLASIUS

J. PATRICK BOND

KENNETH B. HALUSCHAK

JOSEPH J. KUEBER

900 CHANCERY HALL  
#3 SIR WINSTON CHURCHILL SQUARE  
EDMONTON, ALBERTA, CANADA T5J 2E1

TELEPHONE (403) 423-5730

TELEX 037-41740

CABLE: BRANCO

OUR FILE 1427-9

October 7, 1983

NO. 9

The City of Red Deer  
City Hall  
RED DEER, Alberta

ATTENTION: Mr. H. Michael C. Day  
City Commissioner

Dear Sir:

RE: TransAlta Utilities Corporation  
1983 Rate Application

Phase I of the current hearing has now concluded with the issuance of Public Utilities Board Decision No. E83123 dated September 30th, 1983.

The revenue requirement for 1983, as originally requested by TransAlta, would have required a 20.7% average increase over 1982 rates. The Board's decision constitutes a 17.4% increase in the approved revenue requirement, being 3.3% (or approximately \$18,000,000) less than the Company's request. In reaching this decision, the Board was responsive to a number of arguments advanced on your behalf.

TransAlta had originally requested a rate of return on common shareholders' equity of 16.5% which they subsequently revised to 16.25%. However, the Board allowed 15.0%.

Phase II of the hearings, to examine specific rates for the various customer classes, will proceed later this Fall. At that time TransAlta can be expected to request

/2

*Bryan Andrekson*

The City of Red Deer

-2-

October 7, 1983

75.

an additional increase to make up the difference between the 17.4% increase approved in this decision and the 13.3% granted in the Interim Order in early 1983.

A copy of Decision E83123 is enclosed for your information. If you wish to have any further information concerning the Phase I Decision please do not hesitate to contact either myself or Mr. Keith Anderson of Anderson Macor Ladell & Welty, Red Deer.

Yours truly,  
BRYAN ANDREKSON  
PER:

J. Alan Bryan

JAB/ddb  
Encl.

October 24, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: TRANSALTA UTILITIES CORPORATION 1983 RATE APPLICATION

TransAlta had filed an application November 22, 1982 to increase rates effective for consumption after January 1, 1983 of 20.7%. The main reasons for the large increase being requested were:

1. The commissioning of Keephills Unit #1 in May, 1983 requiring its costs be included, in the rate base.
2. Financing of construction during period of high interest rates.
3. Implementation of "taxes paid" basis for payment of income taxes, and
4. Increase in fuel costs.

The Board reduced the requested increase to 17.4% as a result of its Phase I hearings.

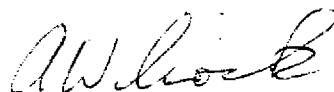
The interim increase approved by the Board in early 1983 was 13.3%. As this is 4.1% less than the 17.4% approved, it is expected TransAlta will request approval this fall for at least an additional 4.1%. Because this increase would be effective for only part of the year, the actual increase approved may be much greater.

It should be realized the percentage increases given were the averages of all customer increases. Phase II of the hearing that will determine rates for individual customers will be conducted later this fall. This hearing may determine an increase for Red Deer that is higher or lower than the percentages above.

...2

...2

An item for new Council members to be aware of is that the percentage increases given are to the cost of power purchased by the City of Red Deer. Because the City then bills its customers for the cost of power and the distribution costs it incurs, the percentage increase to City customers would be approximately one-third less.



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

AW/jm

cc: E.L. & P. Supt.

Commissioners' Comments

The above is submitted for the information of Council. If any member of Council wishes to review the total decision on Phase I, same is available in the City Clerk's Office.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 10

78.

12 October, 1983

The City of Red  
City Hall  
Red Deer, Alberta

Attention: Mr. Bob Stollings

Dear Sir:

Re: Master Feeds Property  
5850 Kerrywood Dr. & 5502 - 58a St., Red Deer  
Legal Description: Block K & L, Plan 564 KS

The above property contains a 475 m<sup>2</sup> building formerly used as a retail outlet and offices for the feed mill operation. The mill has been closed for some time and the building is vacant except for occasional use.

A local church proposes to lease and renovate the building for use as a church. At present the property is zoned I1 Industrial which does not allow for church use.

We would request Council give special use permission to allow for use of this building as a church. If an amendment to the Bylaw is required we respectfully ask Council to give first reading to the Amendment this evening.

The church plans to construct its own building within three years and therefore the approval for church use does not necessarily need to be longer than three years.

As the building needs work prior to winter we thank Council for expediting this matter.

This request is made on behalf of the property owner. Maple Leaf Mills Ltd. of P.O. Box 710, Station "K", Toronto, Ontario.

Thank you for your consideration.

Yours truly,

*Ray McLeod*  
Ray McLeod  
#202, 4706 - 49 Avenue  
Red Deer, Alberta T4N 6L5  
Ph# 342-6220 (bus.)

RM/dd

*Recd  
10/13/83*

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

79.

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

October 21st, 1983

Mr. R. Stollings  
City Clerk  
City Hall  
RED DEER, Alberta

Dear Sir,

Re: Master Feeds Property  
Block K & L Plan 564 K.S.  
5850 Kerrywood Drive

The applicant proposes to use the former Master Feeds building in the Lower Fairview as a church after the necessary restorations are made to the building. A few years ago all the buildings on this site with the exception of the Master Seeds retail centre were destroyed by fire and this remains vacant.

The area is designated as I1 (Industrial Business District) and under the provision of the Land Use Bylaw, a church or religious organization is not permitted in that zone.

In this general area between the railway track and the river there are three industrial sites known as Master Feed, Harper Metal and Pioneer Electric. All three are expected eventually to be relocated to another industrial area of the City. As the sites become available, the alternative use will be multiple family residential use.

When the applicant approached us, we suggested multiple family use for the whole site (1.06 hectares or 2.62 acres) and in that case, a church would be a discretionary use subject to M.P.C. approval.

The applicant is requesting a three year permission to the existing building to be used as a church until they build their own building.  
It would appear that three alternatives are available to City Council:

1. Designate the whole site to R3.D 216 (multiple family), then a church becomes a discretionary use.

.... /2

## MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. R. Stollings  
October 21st 1983  
Page two

2. Designate a portion of the site to multiple family use. This portion could include the building and sufficient area for parking.
3. An exception could be made in the Land Use Bylaw for this particular site permitting the use of the site for a church subject to the proposed church meeting the fire regulations.

Our preference would be for alternative one or two since they are in line with the overall plan of the area.

To expedite this matter, as requested by the applicant, the required land use amendment is attached for any of the alternatives outlined above.

Yours truly,



D. Rouhi, M.C.I.P.  
Senior Planner  
City Planning Section

DR/lr

Enclosure

c.c. - Building Inspector  
- City Engineer  
- City Assessor  
- Fire Department  
- Economic Development Div.

scale in metres

TO: CITY CLERK  
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR  
RE: MASTER FEEDS

The above site has been considered for rezoning to high density residential in a report prepared by the Red Deer Regional Planning Commission some time ago. Churches are often considered as a quasi-residential use and located in residential districts.

This site which appears to have adequate on-site parking and is adjacent to a major thoroughfare should be quite adaptable to this proposal. We recommend the application be approved.



R. Strader  
Development Officer/Building Inspector

RS/dm

Commissioners' Comments

We would recommend alternative No. 1 as recommended by the Planning Commission.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

BYLAW NO. 2672/N-83

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

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

1. Section 4.13.1 is amended by adding the following use:
  - (17) on those sites or portion thereof, herein listed "churches" is a permitted use.
  - (a) Block K and L, Plan 564 K.S.
2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

---

MAYOR

---

CITY CLERK

BYLAW NO. 2672/N-83

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Being a Bylaw to amend Bylaw No. 2672/N-83, being the  
Land Use Bylaw of the City of Red Deer.

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

1. The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 7/83 attached hereto and forming part of this Bylaw.
2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D. 1983  
READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D. 1983  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D. 1983.

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MAYOR

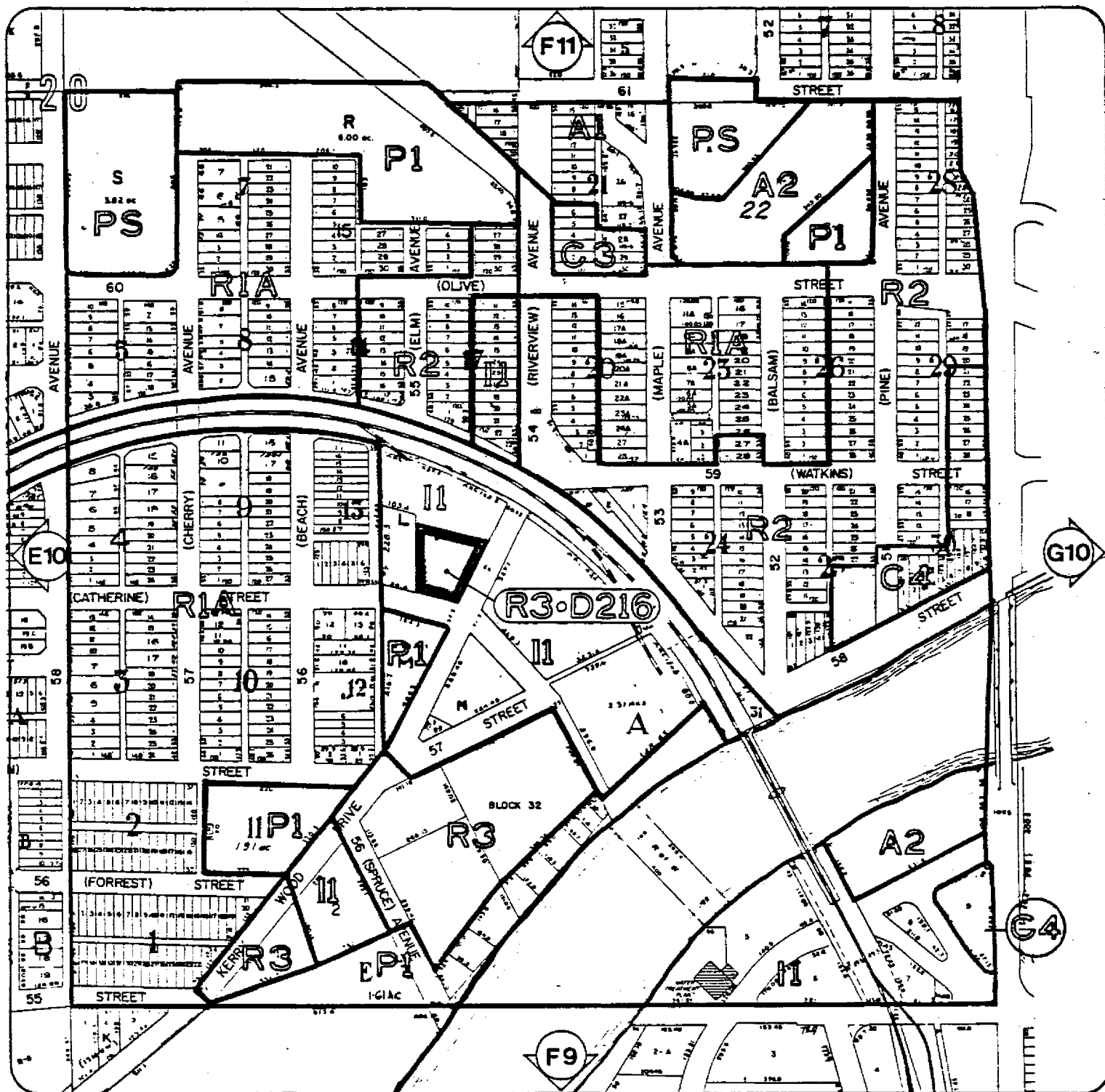
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CITY CLERK

# City of Red Deer --- Land Use Plan

## Land Use Districts

F10



scale in metres

Revisions :

MAP NO. 7/83  
(BYLAW No. 2672/N-83)

Change from I1 to R3-D216

BYLAW NO. 2672/N-83

---

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

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

1. The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 7/83 attached hereto and forming part of this Bylaw.
2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

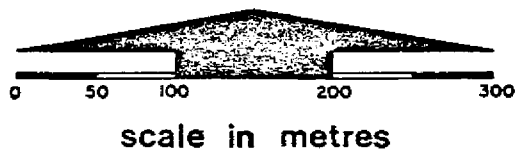
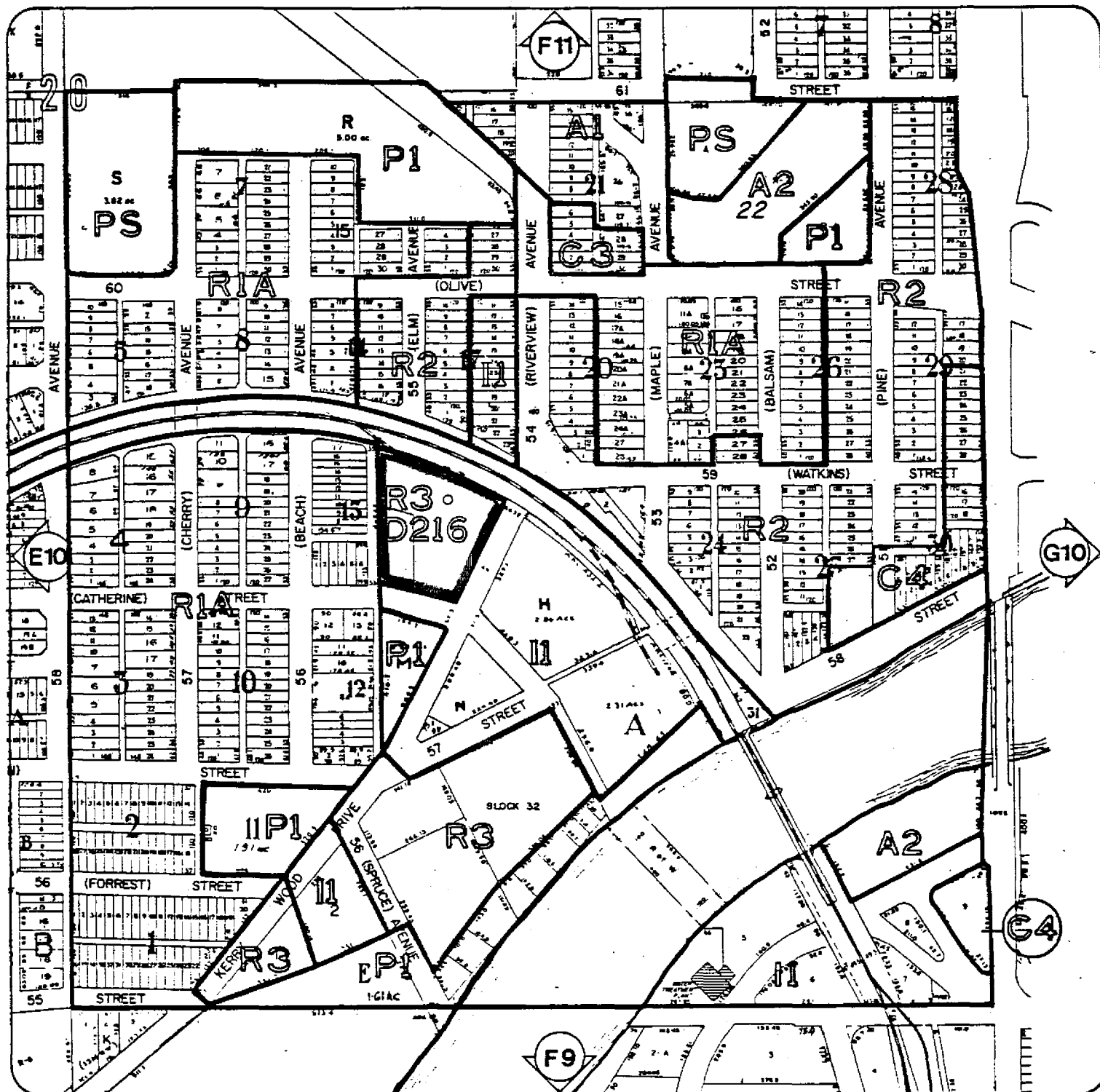
\_\_\_\_\_  
MAYOR

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

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

F10



Revisions :

MAP NO. 7/83  
(BYLAW No. 2672/N-83)

Change from I1 to R3-D216

BYLAW NO. 2672/O-83

---

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

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

1. Section 5.2.5.2 is amended by adding the following:

(I) NOTWITHSTANDING Section 5.2.5.2(h)(i) a garage which is within  
the following tolerances of the requirements therein stated shall  
be deemed to comply with Section 5.2.5.2(h)(i), namely:

The distance: 5.2.5.2(h)(i) not less than 90% or more than 10%  
of the required distance, provided the garage does not encroach  
on an easement.

2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

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MAYOR

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CITY CLERK

BYLAW NO. 2828/83

A Bylaw of The City of Red Deer in the Province of Alberta, to authorize the Assessor to use the 1983 Assessment and Valuation of certain property as shown on the assessment roll of the municipality as the assessment or valuation of that property for 1984.

WHEREAS, pursuant to the provisions of Section 30 of the Municipal Taxation Act, being Chapter M-31 of the Revised Statutes of Alberta, 1980, and amendments thereof, the Council may by bylaw, passed not later than the 30th day of November in any year, authorize the Assessor to use the assessment and valuation of certain property as shown on the assessment roll of the current year as the assessment or valuation of that property for the next following year.

NOW, THEREFORE, The Council of The City of Red Deer under the authority and pursuant to the provisions of Section 28 of the Municipal Taxation Act, as amended, DOES HEREBY ENACT AS FOLLOWS:

(1) That the municipal assessor is hereby authorized to use the assessment and valuation of all properties as shown on the assessment roll as the assessment or valuation of that property for the taxation year 1984 excepting for.

(a) Those properties listed in Schedule "A", attached to and forming part of this bylaw.

(b) Those properties required to be assessed and valued in accordance with Sections 34 and 35 of the Municipal Taxation Act.

(2) That this bylaw shall come into effect upon the date of final reading.

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

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

READ A THIRD TIME AND FINALLY PASSED this      day of      A.D., 1983.

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MAYOR

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CITY CLERK

*File*

A G E N D A

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For the ORGANIZATIONAL MEETING OF RED DEER CITY COUNCIL  
to be held in the Council Chambers, City Hall, MONDAY,  
OCTOBER 31, 1983, commencing at 4:30 p.m.

October 26, 1983.

TO: All Members of Council  
FROM: City Clerk

RE: Organizational Meeting of Council

The Organizational Meeting of Council will be held in the Council Chambers, City Hall, Red Deer, commencing at 4:30 p.m., Monday, October 31, 1983.

If acceptable to Council, we would suggest that once all business associated with the organizational meeting has been dispensed with, such meeting be adjourned and a new meeting be convened to handle regular items of business as shown on the separate agenda.

Respectfully submitted,

R. Stollings  
City Clerk

RS/ds

October 4, 1983.

TO: CITY COUNCIL

FROM: CITY CLERK

Re: Committee Appointments

The following summary indicates the Committees to which appointments are to be made, other than City Council members.

1. AIRPORT COMMISSION

- 1 citizen-at-large, 2 year term
- Chamber of Commerce representative, 2 year term
- County of Red Deer representative, and alternate, 1 year term

2. ARCHIVES COMMITTEE

- 4 citizens-at-large, 2 year terms

3. DEVELOPMENT APPEAL BOARD

- 1 citizen-at-large, 3 year term

4. ECONOMIC DEVELOPMENT COMMITTEE

- 3 representatives of business and industry, 2 year terms
- 1 representative of business and industry, 1 year term
- 2 Chamber of Commerce representatives, 1 year terms
- County of Red Deer representative, 1 year term
- Red Deer Labour Council representative, 1 year term

5. CITIZEN'S DROP IN CENTRE MANAGEMENT BOARD (GOLDEN CIRCLE)

- 2 citizens-at-large, 2 year terms
- Kiwanis Club representative, 2 year term
- Lion's Club representative, 2 year term

6. LANDLORD AND TENANT ADVISORY BOARD

- 4 citizens-at-large, 2 year terms
- 3 citizens-at-large, 1 year term (to complete the unexpired term of office of Mrs. Dickie Mulder, Mr. Alan Rimer, & Mr. Richard McDonell)

7. LIBRARY BOARD

- 3 citizens-at-large, 3 year terms
- 1 citizen at large (2 year term) to complete unexpired term of Mr. Gordon Grierson

8. MUNICIPAL PLANNING COMMISSION

- 2 citizens-at-large, 1 year terms

9. MUSEUM MANAGEMENT BOARD

- 1 citizen-at-large, 2 year term
- 3 Museum Society representatives, 2 year terms

10. PARKING COMMISSION

- 1 Downtown Business representative, retail sector, 2 year term
- 2 Downtown Business representatives, non-retail sector, 2 year terms
- Chamber of Commerce representative, 2 year term

11. POLICE COMMISSION

- 1 citizen-at-large, 3 year term

12. RECREATION BOARD

- 2 citizens-at-large, 2 year terms
- Public School representative, 2 year term
- Separate School representative, 2 year term
- County of Red Deer resident, 2 year term

13. RED DEER & DISTRICT FAMILY & COMMUNITY SUPPORT SERVICES BOARD

- 4 citizens-at-large, 1 year terms

As in the past, the names of those persons nominated are submitted to members of Council in confidence.

R. Stollings  
City Clerk

	McGHEE	HOOD	KOKOTAILO	CONNELLY	MOFFAT	OLDRING	PIMM	GERDTS	McGREGOR
AIRPORT							ALT		X
CITIZENS RECOG.					X				
COLISEUM					X	X			
COUNTY CITY LIAISON						X			
D.A.B.			ALT						X
DISASTER				X		X	X		
ECONOMIC DEV.				X		X			X
F.C.S.S.							X	X	
FINANCE		X	X						
G.H. DAWE		X	X						
HEALTH UNIT			X						
HISTORIC PRES.							X		
M.P.C.				X					
MUSEUM BRD.								X	
PARKING COM.				X					X
PERSONNEL COM.		X			X		X		
PIPER CREEK		X	X		X				
POLICE COM.		X						X	
RECREATION BRD.						ALT		X	
REGIONAL PLANNING	X	ALT							
SCHOOL LIAISON			X						
TAXI							X		
TWINNING					X				
WESTERNER						X			X

SUGGESTED APPOINTMENT OF  
DEPUTY MAYORS 1983/1984

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NOVEMBER	ALDERMAN L. PIMM
DECEMBER	ALDERMAN J. KOKOTAILO
JANUARY	ALDERMAN J. OLDRING
FEBRUARY	ALDERMAN C. HOOD
MARCH	ALDERMAN D. MOFFAT
APRIL	ALDERMAN T. CONNELLY
MAY	ALDERMAN R. GERDTS
JUNE	ALDERMAN R. MCGREGOR
JULY	ALDERMAN L. PIMM
AUGUST	ALDERMAN J. KOKOTAILO
SEPTEMBER	ALDERMAN J. OLDRING
OCTOBER	ALDERMAN C. HOOD

# RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

September 28th, 1983

City and County Commissioners,  
Municipal Managers and Secretary/Treasurers  
of Municipalities located within the jurisdiction  
of the Red Deer Regional Planning Commission

Dear Sir or Madam:

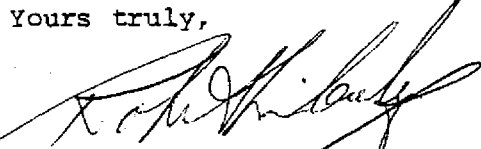
Occasionally, some one appearing before the Commission or the Subdivision Committee of the Commission decides to challenge the authority of a member to sit on the Commission or the Subdivision Committee of the Commission, and as a result, we have found it most advantageous through the years, to obtain for our records, a certified copy of your Council Resolution, which appoints your Council member and alternate Council member to the Commission.

Under Section 22 of the Planning Act, R.S.A. 1980, the Minister of Municipal Affairs has designated the municipalities shown on our Commission letterhead except for the Villages of Clive, Halkirk, Botha, Summer Villages of Norglenwold and Birchcliff, to appoint one Council member to the Commission. Section 22, subsection (4), permits Council to appoint alternate members to the member, and if more than one alternate member is appointed, Council shall rank them in the order in which they are permitted to act as alternate members. In preparing your Resolution for the attention of Council you may wish to review Section 22 of the Planning Act. For the Villages of Clive, Halkirk, Botha, Summer Villages of Norglenwold and Birchcliff, who have not requested official membership status, I would suggest that they should review Section 24 of the Planning Act.

In all cases, however, under Sections 22 and 24 of the Planning Act, it would be wise, in my opinion, to specify in your Council Resolution the term of office of the member and any alternate member of your Council appointed to the Commission.

Following the appointment of Council's elected Representative(s) on the Commission, I would appreciate receiving a certified copy of Council's Resolution on the above appointments, together with their current mailing address and telephone number, as soon as possible, as we must arrange for our election of Officers and Committees very early in November 1983.

Yours truly,



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

RRC/lr

## MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE  
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14  
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINT EARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLE No. 5 —IMPROVEMENT DISTRICT No. 10

October 26, 1983.

TO: Council

FROM: Mayor McGhee

RE: Seating Arrangement

The previous Council had agreed that seating arrangements should be changed periodically and accordingly, I would suggest now would be an appropriate time to take this action.

I would suggest that the names be drawn for the various seats and if this is not satisfactory, direction of Council is requested.

"R.J. MCGHEE"  
Mayor

RED DEER AND DISTRICT  
MUSEUM AND ARCHIVES

1 9 8 2

A N N U A L   R E P O R T

F. MORRIS FLEWELLING

August 10 1983

1. Museum Management Board - 1982

The Museum Management Board of ten members appointed by Council of the City of Red Deer is responsible for establishing policy, preparing an annual budget and supervising the operation of the Museum.

Mrs. Gertrude Richards	Chairperson
Mr. Ronald Dale	Vice-Chairman
Councillor Larry Pimm	Council Representative
Mr. John Hicks	Society Representative
Mrs. Marguerite Watson	Society Representative
Mr. Anthony Burley	Society Representative
Mr. Lloyd Dickson	Society Representative
Mr. Eugene Kulmatycki	Citizen-at-Large
Mr. Kenneth Bickford	Citizen-at-Large
Mr. Peter Marryat	Archives Representative
Mr. Gary Pecknold	Secretary
Mr. Morris Flewwelling	Museum Director

Retiring members were:

Mr. William Moore, retired August 1982  
 Mr. Stewart Ford, retired October 1982  
 Councillor Daniel Lawrence, retired October 1982

- \* The Museum Bylaw #2512/76 was revised to increase the number of Board members from nine to ten to accommodate a member recommended by the Archives Committee.

2. Red Deer and District Museum Society  
Board of Directors (May 1 1982 - April 30 1983)

The Red Deer & District Museum Society is a private not-for-profit registered society with about 1,500 members which provides volunteers, financial and programming assistance to the Museum and holds title to the Collections housed at the Museum. The Board of Directors of the Museum Society are elected for one year terms at the Annual General Meeting held in May. Membership is open to anyone interested in the Red Deer & District Museum.

Mayor Robert McGhee	Honorary President
Mrs. Gertrude Richards	Past-President
Mr. Ronald Dale	President
Mr. John Hicks	1st Vice-President
Mrs. Marguerite Watson	2nd Vice-President
Mr. Alec Peck	Treasurer
Mr. Morris Flewwelling	Secretary
Mr. John Rich	Historian
Mr. James Jensen	Custodian-of-Collections
Mrs. Margaret Scott	Membership

2. Red Deer and District Museum Society - continued

Mr. Alan Armstrong	Director
Mrs. Lynne Huddleston	Director
Mrs. Iona Malsbury	Director
Mrs. Marcia Lee	Director
Mrs. Rita Matiisen	Director
Mrs. Marilyn McArthur	Director
Mrs. Lorraine Grover	Director
Mrs. Margaret-Anne Estabrooks	Director
Mr. John Murphy	Director
Dr. William Parsons	Archives Committee
Mr. Jack Prendergast	Central Alberta Pioneer & Old Timers' Association (since Nov 1981)
Mr. Scott Munroe	Red Deer College

Retiring Society members are:

Miss Janet Cook, Director, died July 1981  
Mr. John Murphy, Director, resigned October 1982

3. Waskasoo Museum Foundation

The Waskasoo Museum Foundation is a registered, not-for-profit private foundation established to receive and manage all gifts of money, kind or property and to disburse those funds to assist the Red Deer & District Museum in research projects, special events and by providing bursaries for museum training. The Waskasoo Museum Foundation Board of Directors is comprised of nine members appointed for indefinite terms by the Board of Directors of the Red Deer & District Museum Society, its parent body.

Board of Directors - 1982

Mrs. Madeleine Banister	Chairperson
Mr. Alec Peck	Treasurer
Mr. Ronald Dale	Director
Mrs. Gertrude Richards	Director
Mrs. Isabelle Moore	Director
Mr. John Hicks	Director
Mr. Alan Armstrong	Director
Mr. James Jensen	Director
Mr. Morris Flewwelling	Secretary

4. Museum Staff

4.1 Permanent Staff

Mr. F. Morris Flewwelling	Director
Mrs. Doris K. Northey	Registrar/Educator
Mrs. Avril Evans	Museum Secretary
Miss Diana Anderson	Display/Conservator
Mr. Michael Dawe	Archivist
Mrs. Sharon L'Hirondelle	Caretaker (½ time)

4.2 Part-Time Staff

Gallery Attendants to supervise galleries were hired on a part-time basis beginning in April. This relieved the professional staff of this responsibility and provides a much higher level of supervision and public relations.

Mrs. Anne Trenaman	Gallery Attendant
Mrs. Alice Hockin	Gallery Attendant
Mrs. Frances Hamilton	Gallery Attendant
Canadian Corps of Commissionaires	

4.3 Temporary Staff

Mrs. Doreen Carlyle	Canada Manpower Industrial Training Program (C.M.I.T.P.) (April - Sept) and Contract (Oct - Dec)
Mr. Godfrey Cwiklewich	C.M.I.T.P. (Jan - Aug) and Contract (Sept - Dec).
Miss Jane Dale	Project Arrowhead (Jan - May) and (Sept - Dec)
Miss Wendy Fitch	Century Books Project (May - Sept)

5. Volunteers

In 1982 it is estimated that over one hundred volunteers collectively contributed in excess of 4,000 man-hours or the equivalent to two full-time employees. Volunteers bring a wealth of talents and energies to the Museum and are a vital force in its health and vigor. Volunteers serve in various ways in the Museum:

- some 35 serve on boards and committees
- members of the Beta Sigma Phi maintain membership and mailing lists as well as support social activities
- about 30 serve as Museum Shop Clerks

5. Volunteers - continued

- about 25 serve as Docents providing tours for groups of school children
- several willingly contribute time and specialized skills such as fine woodworking, clock repairs, photography and mending
- One-Hour Martinizing do all dry-cleaning of Museum Collection at no cost
- Sissons Furs store our fur collection at no cost
- members of organizations co-operate to stage special exhibits and events.
- members of the model railroad club built a working exhibit

The Museum Society raises money to support Museum programs. The Gift Shop sales for 1982 totalled about \$10,000, while sales of Proud Beginnings amounted to another \$6,350. The Museum Society realized \$1,650 from free-will donations made by visitors.

In co-operation with the College, the Museum sponsored a study tour to Peru.

The Fine Options Program of the Alberta Attorney General provides many hours of service

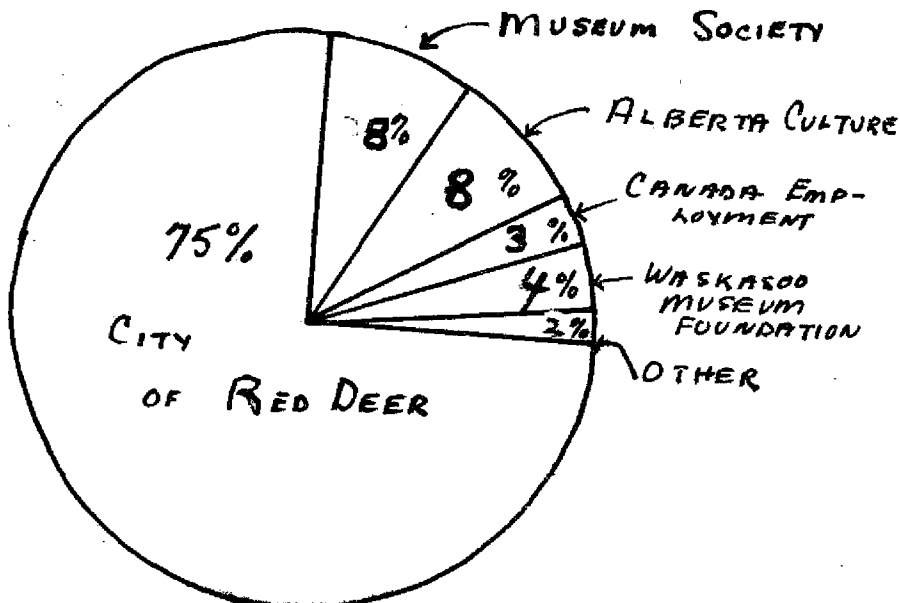
The Museum's programs would be severely curtailed without the dedicated and varied contributions from its volunteer corps.

6. Finance

6.1 Operating

The 1982 Budget was \$217,765.

The pie-graphs offer a diagrammatic presentation of Revenue and Expenditure

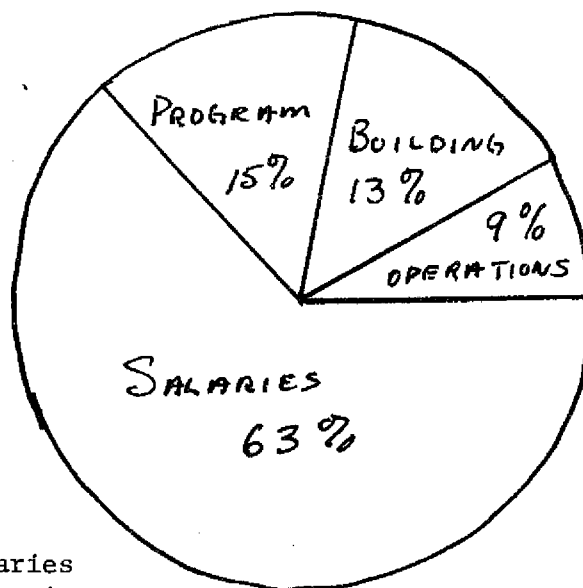


Source of Revenue  
1982

6. Finance continued

	\$	%
City of Red Deer	184,000	75.0%
Museum Society	18,000	8.0%
Alberta Culture	19,000	8.0%
Canada Employment	8,500	3.0%
Waskasoo Museum Foundation	10,500	4.0%
Other Sources	5,000	2.0%
	<hr/>	<hr/>
	245,000*	100.0%

\* includes unbudgeted grants



Expenditures 1982

	\$	%
Salaries	155,300	63.0%
Operations	21,200	9.0%
Building	31,000	13.0%
Program	37,500	15.0%
	<hr/>	<hr/>
	245,000	100.0%

Museum operations were assisted by grants as follows:

Project Arrowhead from Waskasoo Museum Foundation	\$10,620
Alberta Heritage Day Grant from Alberta Culture	2,000
Project Retread I and II from Manpower	8,400
Project Retread I and II from Museum Society	2,800
Project Advance from Manpower	34,000
	<hr/>
	\$57,820

Lack of realistic and adequate operating funding by the province was one of the major items discussed at a conclave of representatives from all of Alberta's museums called by the Minister of Alberta Culture, Honorable M. LeMessurier,

## 6. Finance continued

in Red Deer in July. Red Deer became part of an Ad Hoc Committee of larger museums (Group D) to petition for increased funding.

### 6.2 Capital Funding

The final assembly of funding was realized for the expansion and renovation project scheduled to add 7,500 square feet to the building beginning in April, 1983:

Government of Canada, Department of Communications	\$150,000
Major Rec./Culture Grants, Alberta Culture	180,000
City of Red Deer	180,000
Heritage '83	150,000
	<hr/>
	\$660,000

Heritage '83, a project of the Museum Society to raise \$150,000 from corporate and private sources under Chairmanship of Mr. Alec Peck was begun October 1, 1982. In spite of the current economic recession it is anticipated that an appeal based on that used in 1977 will see the sum realized or exceeded as there are now several new major businesses and 15,000 more people in Red Deer.

## 7. Building

Final plans for the expansion and renovation project were completed in December by Architect, John L. Murray. The plans were developed with a Building Committee comprised of Mr. Lloyd Dickson, Mrs. Marguerite Watson, Mr. Peter Marryat and chaired by Mr. Ronald Dale. Tendering for construction is scheduled for January - February, 1983.

Several problems were encountered over the year with the building's mechanical system.

## 8. Collections

Approximately 2,000 artifacts were acquired by donation to the Permanent Collection. The Permanent Collection presently includes more than 35,000 artifacts. This does not include several thousand Archaeological pieces promised from the Archaeological Survey of Alberta.

## 8. Collections continued

The Permanent Collection continues to grow rapidly and has become one of the major public collections. It includes some very important pieces and shows particular strength in clothing and household textiles, retail containers, military uniforms, post-cards and toys. The Archives Collection, which form a very important complement to our Collection, is also growing rapidly.

Among the items received in 1982 are:

- Centennial Aquarium and cabinet gifted to W.B. Dawe in 1967.
- three authentic Estonian costumes
- a manual telephone switchboard
- a rape-sprung bed
- projectors from the Innisfail theatre
- 1980, 75th Anniversary of Alberta gold medals (2)
- benches from C.P.R. station
- collection of costume jewellery
- Phelan chuckwagon trophy by C. Beil
- copy of The Rangemen, first book published in Alberta.

The Museum reference library has been greatly expanded over the past five years. It includes antique publications such as catalogues, manuals, cookbooks, encyclopedias, school texts, reference works and literary works including novels. Contemporary publications include manuals, reference books on museum management and artifacts, catalogues and histories. These books are widely used by the staff for reserach and are available to the public as well.

## 9. Programs

The Museum continues to maintain an aggressive and high profile involvement in community activities.

### 9.1 Hours of Operation

In order to accommodate greater public access, the Museum began evening hours April 1. It was hoped that evening hours would allow greater use of the meeting rooms and would cost very little extra money.

Winter Hours: 1.00 - 5.00 pm daily (except Christmas Day and New Years Day)

7.00 - 10.00 p.m. weekday evenings

## 9. Programs continued

### 9.1 Hours of Operation

Summer Hours: (July 1 - September 1)  
 10.00 am - 9.00 pm weekdays  
 1.00 - 5.00 pm weekends and holidays

### 9.2 Attendance

Attendance surveys indicate that one-half of our visitors are children. Another survey indicates over the course of a year one-half of our visitors are non-residents. The Museum continues to enjoy the highest visitor count of any community museum in the province. Attendance figures by month appear below.

January	1492
February	1958
March	1841
April	2834
May	2231
June	3788
July	2637
August	2989
September	1567
October	1736
November	1874
December	3029

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Total	27,976
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The Museum Society maintains a membership roll of nearly 2,000 people and a mailing list of over 700 addresses. This is the largest Museum membership in Alberta. Membership fees and donations for 1983 were sent to assist the Heritage '83 fund.

### 9.3 Museum Tours

Under the able direction of Registrar/Educator, Mrs. Doris K. Northey, and with the generous assistance of the Corps of Docents and Staff, the Museum hosted 212 groups in 1982. Tours by month for 1982 and comparative figures for 1981 are given overleaf.

9. Programs continued9.3 Museum Tours

<u>Month</u>	<u>1982</u>	<u>(1981)</u>
January	8	6
February	4	12
March	12	20
April	10	9
May	11	22
June	57	49
July	9	5
August	7	3
September	5	0
October	12	8
November	8	7
December	69	91
Total	212	232

9.4 Room Usage

The Stewart Room, Project Room and Library continue to be popular meeting places for community service groups. The advent of evening hours in April increased public access to the rooms. Following is a monthly table of room usage with comparative figures for 1981.

<u>Month</u>	<u>1982</u>	<u>Revenue</u>	<u>(1981)</u>
January	19	61	22
February	26	217	44
March	26	245	31
April	33	120	34
May	23	107	34
June	26	280	25
July	12	64	4
August	11	39	9
September	25	218	16
October	30	173	34
November	28	85	32
December	35	98	10
	294	\$1,707	295

#### 9.5 Exhibition Program

Exhibits are what the public think of when you mention Museums. Our exhibit program includes permanently installed exhibits, temporary displays and circulating exhibits from Albertan and Canadian museums as well as institutions abroad. Exhibits are planned and mounted, or chosen to appeal to various sectors of the public to encourage people to get the habit of visiting the Museum. The Museum presented 63 exhibits throughout 1982.

##### Exhibition Centre Exhibits (11)

N.D.S.L. - C.W. Jefferys  
Recent Acquisitions - Red Deer College Permanent Collection  
Annual W.I. Handicraft Show  
Alberta Wide '77  
Pioneer Machines  
Creative Tradition  
Profile '81  
Japanese Kites  
Professional Photographers  
Poor Bloody Infantry  
Old Fashioned Christmas

Each year the Museum attempts to mount a very major exhibition. N.D.S.L. - an introspective look at how an artist's works were assembled with studio works loaned by a daughter of the late C.W. Jefferys, R.C.A. With \$6,000.00 financial assistance from Esso Resources Canada this exhibit was scheduled to be exhibited in a dozen centres throughout Western Canada. The exhibit includes about ninety pieces and will travel throughout 1983 and 1984.

##### Stewart Room Exhibits (16)

Alberta Landscapes by Glenda Beaver, Camrose  
Alberta Winter Games  
Group of Several  
Annora Brown Watercolors  
Samplers  
David Thompson Tourist Council Competition  
Alberta Wide '77 (Advanced)  
Works by Irene Simpson  
Beads  
Images of Mexico  
John Dean Photographs  
The Best - Central Alberta Photographic Society  
Alberta Women  
Chinese Brush Painting by Karen Brownlee  
Roberts-Sinclair  
Birds of Alberta

9.5 Exhibition Program (36)

Treasures from the Past  
Waskasues  
National Wildlife Week  
School Daze  
Garden Party  
Washday Blues  
Parlby  
Valentines  
A Little Bit O' Erin  
Molas from the San Blas Islands  
75th Anniversary of Scouting  
Stewarts' 80th Anniversary  
Our Beadwork  
There's No Busienss Like An Old Business  
For The Birds  
The Dolls House  
Pioneer Machines II  
Historic Print Show  
Surgeon General  
A Touch of Japan  
Uniform Parade  
War Front  
Home Front  
Prairie to Port  
Christmas Tree  
Toys  
Nativity  
Family Cutter Ride  
Christmas Cards  
Pioneer Home  
General Store  
Rural School  
A Heart's Desire  
Ethnic Dolls  
Children's Christmas Art  
Snowflakes

The People - an exhibit involving four cases, nine panels and a diorama depicting the Indian peoples of Alberta was officially opened on Canada Heritage Day. The exhibit was designed by a volunteer group and was built by our staff. Artifacts are on loan from Glenbow. An illustrated brochure was developed to accompany the exhibit.

Prairie-to-Port - is a working model railway exhibit designed to illustrate movement of grain from prairies to sea port. It was built by a corps of volunteers over three years with financing from United Grain Growers and the Museum Society. It was completed in December.

9. Programs continued9.6 Events Program

The Museum continues to operate with a vigorous schedule of events to encourage greater awareness of and use by the public. Activities are often undertaken in co-operation with local groups as co-sponsors.

The Museum hosted 33 events in 1982:

January 10	Meet-the-Artist Reception for Glenda Beaver
January 17	N.D.S.L. - Official Opening and Reception
February 7	Exhibition and Jurying of Alberta Winter Games Exhibit
February 14	Group of Several - Official Opening and Reception
February 21	Canada Heritage Day - Open House
February 23	Volunteers/Seniors Appreciation Tea
March 7	Recent Acquisitions - Official Opening and Reception
April 16	Annual W.I. Handicraft Tea
April 24	Presentation of Estonian costumes by Medicine Valley Estonian Society
April 25	Alberta Wide '77 - Official Opening and Reception
May 24	Alberta Wide '77 - Closing Critique
May 8	Dennis Scott Reception
May 12	Annual General Meeting - Museum Society
August 2	Alberta Heritage Day
August 3	Silents Please
August 29	Meet-the-Photographers Reception
October 1	O 'Osiris Study Tour
October 3	Music Recital
October 5	Archaeologists of Alberta Lecture #1
October 12	Archaeologists of Alberta Lecture #2
October 19	Archaeologists of Alberta Lecture #3
October 24	Music Recital
October 26	Archaeologists of Alberta Lecture #4
October 31	Music Recital
November 7	Archaeologists of Alberta Lecture #5
November 14	Archaeologists of Alberta Lecture #6
November 21	Archaeologists of Alberta Lecture #7
November 28	Archaeologists of Alberta Lecture #8
November 11	Remembrance Day Open House
November 14	Lecture - German Prisoners of War in Canada
November 21	Lecture - Alberta Field Force
November 14	Music Recital
November 28	Music Recital

10. General

The Mobile Conservation Laboratory visited our Museum with two technicians to assist with special problems in looking after our Collections.

The Museum and Archives became very involved with the City of Red Deer's 100th Anniversary project to prepare a Century Book of Gifts and one of Awards involving Red Deer people over the last 100 years (1882- 1982). Wendy Fitch was hired as contract researcher.

The Museum regularly continues to provide advice and assistance in various ways to the smaller institutions in our region.

The Annual General Meeting of the Historical Society of Alberta was hosted by the Museum and Museum Society.

The Museum was well represented at the Annual General Meeting of the A.M.A. in October in Lloydminster. The Director was re-elected as Vice-President of the Association.

11. Recommendations

1. Maintain the program to build and strengthen all areas of the Library.
2. Encourage co-operation between the Museum and Archives with a view to their eventual merger.
3. Continue public evening hours to afford greatest possible public access.
4. Continue to hire gallery attendants to provide adequate supervision during public hours and to free professional staff to pursue their duties.
5. Continue the policy of hiring contract manpower for special projects to avoid creating permanent positions.
6. Avoid relying on sequential manpower assistance programs for basic Museum work. Such programs should accommodate extra projects only.
7. Prepare a comprehensive staff development proposal to accommodate the projected staff needs for the expanded operations to begin in October, 1983.
8. Continue the policy of the Museum's high community profile and aggressive public relations program.
9. The Museum should have an entry in the annual Westerner parade and a booth in the commercial exhibits at the Exposition site.

11. Recommendations continued

10. The Museum should continue or even be prepared to expand its role as a regional centre able to assist smaller institutions.
11. The Museum should work co-operatively with other Group D institutions to petition the Alberta Government to provide greater share of annual operating budgets.
12. The Museum should adopt development of school programs as a priority for the next three years.
13. The Museum should explore the possibility of hiring, training and supervising our own uniformed security staff.

Respectfully submitted

A handwritten signature in dark ink, appearing to read 'F. Morris Flewwelling', written in a cursive style.

F. Morris Flewwelling  
Director

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