

**DATE:** August 13, 1996  
**TO:** All Departments  
**FROM:** City Clerk  
**RE:** PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

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## ***SUMMARY OF DECISIONS***

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL

***MONDAY, AUGUST 12, 1996***

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

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Regular Meeting of July 29, 1996

**DECISION - Minutes confirmed.**

- (2) UNFINISHED BUSINESS

1. Assistant City Clerk - Re: Traffic Signals At Dunlop Street and  
30 Avenue, Request from Holy Family School Council to Install

.. 1

**DECISION -**

- (a) That the Engineering Department conduct a new signal  
warrant analysis in the Spring of 1997 and include \$600  
in the 1997 Engineering Department's operating budget;  
and
- (b) That the warrant analysis include field observations.

(3) NO PUBLIC HEARINGS

(4) REPORTS

1. Assistant City Clerk - Re: Amendment to Permit Fee Bylaw 3149/95 / Schedule "A", Formatting and Numbering / Amending Bylaw 3149/B-96 . . 7

**DECISION - Agreed to file. See Bylaw section for Bylaw readings.**

2. City Manager - Re: Formation of Emergency Services Master Plan Steering Committee. . . 8

**DECISION -**

- (a) **Agreed to appoint Councillor Hull and Councillor Hughes as regular members and Councillor Moffat as an alternate member of the Emergency Services Master Plan Steering Committee.**
- (b) **Agreed to advertise two Fridays in the Advocate for two citizens-at-large (deadline August 30, 1996).**

(5) CORRESPONDENCE

1. UMA Engineering Ltd. - Re: Johnstone Park Outline Plan / Request for Approval and Rezoning of Proposed Industrial Area to I1 / Land Use Bylaw Amendment 3156/I-96 and Bylaw 3071/A-96 Refer (See Bylaw Section for Bylaws and Readings) . . 11

**DECISION - Received as information. See Bylaw section for Bylaw readings.**

2. Rickard Realty Advisors Inc. - Re: Capri Centre Hotel - Request for Property Tax Rebate . . 22

**DECISION - Request for rebate of property taxes for 1994 be denied.**

(6) NO PETITIONS AND DELEGATIONS

(7) NO NOTICES OF MOTION

(8) NO WRITTEN INQUIRIES

(9) BYLAWS

1. 3071/A-96 - Amendment to Bylaw No. 3071/92 (Bylaw Adopting Northwest Area Structure Plan) / Amendment to Northwest Area Structure Plan (Johnstone Park) - 1<sup>st</sup> Reading . . 34

. . 11

**DECISION - Bylaw Amendment received First Reading.**

2. 3149/B-96 - Permit Fee Bylaw Amendment / Amendment to Schedule "A" and Formatting & Numbering Changes - 3 Readings . . 36

. . 7

**DECISION - Bylaw Amendment received 3 Readings.**

3. 3156/I-96 - Land Use Bylaw Amendment / Amendment to Use District Map / Johnstone Park Outline Plan - 1<sup>st</sup> Reading . . 43

. . 11

**DECISION - Bylaw Amendment received First Reading.**

(10) ADDITIONAL AGENDA ITEMS:

1. Payment of Ambulance Bills by Julieanna Salisbury

**DECISION - Agreed not to reconsider Council's decision of July 2, 1996.**

2. River Bend Golf and Recreation Society - Amendments to Bylaw and Terms of Appointment and Appointment of Citizens at large to fill unexpired terms.

**DECISION -**

- (a) **Strong preference to continue two year appointments;**
  - (b) **to appoint Perry Pelligrini as a citizen-at-large to the River Bend Golf and Recreation Society to fill the unexpired term of Terry Burns, for a term to expire October 1996; and**
  - (c) **to appoint Bill Higgins as a citizen-at-large to the River Bend Golf and Recreation Society to fill the unexpired term of Randy Northey, for a term to expire October 1997.**
3. Red Deer Industrial Airport - Airport Authority Appointment of Citizens-at-large and Council representative.

**DECISION - Council agreed to the following appointments to the Red Deer Industrial Airport Authority:**

**William E. Higgins - Citizen-at-large,  
Don Oszil, Citizen-at-large and  
Councillor Bev Hughes as the Council representative.**

# **A G E N D A**

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

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

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PAGE #

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(3) **PUBLIC HEARINGS**

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- (7) **NOTICES OF MOTION**
- (8) **WRITTEN INQUIRIES**
- (9) **BYLAWS**
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Northwest Area Structure Plan) / Amendment to Northwest Area  
Structure Plan (Johnstone Park) - 1<sup>st</sup> Reading . . 34  
. . 11
  2. 3149/B-96 - Permit Fee Bylaw Amendment / Amendment to  
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. . 7
  3. 3156/I-96 - Land Use Bylaw Amendment / Amendment to Use  
District Map / Johnstone Park Outline Plan - 1<sup>st</sup> Reading . . 43  
. . 11

Committee of the Whole:

- a) Administrative Matter
- b) Committee Matter
- c) Committee Matter
- d) Administrative Matter
- e) Committee Matter

**ADDITIONAL AGENDA**

*Payment of Ambulance Bills by Julieanna Salisbury*

*Riverbend Golf & Recreation Society - Amendments to  
Bylaw and Terms of Appointment*

*Red Deer Industrial Airport - Airport Authority Appointments*

**DATE:** August 7, 1996  
**TO:** City Council  
**FROM:** Assistant City Clerk  
**RE:** ***TRAFFIC SIGNALS AT DUNLOP STREET AND 30 AVENUE,  
REQUEST FROM HOLY FAMILY SCHOOL COUNCIL***

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On November 20, 1995, Council considered a written inquiry from Councillor Volk regarding traffic control signals at 30<sup>th</sup> Avenue and Dunlop Street and in addition, considered correspondence from the Deer Park Merchant's Association regarding this matter, dated November 16, 1995. Council agreed that no action would be taken on this matter until such time as the Deer Park Merchant's Association had reviewed this issue.

Following this, correspondence was received from Debby Whitecotton, Chairperson of Holy Family School Council, dated May 10, 1996, with respect to the above. We forwarded same to the Deer Park Merchant's Association on May 21, 1996 requesting recommendations from them. To date we have not received any comments from the Deer Park Merchant's Association.

This matter is now being presented for Council's consideration.

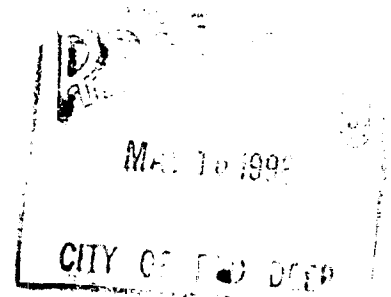


Jeff Graves  
Assistant City Clerk

JG/clr  
attchs.

Debby Whitecotton  
 Chairperson  
 Holy Family School Council  
 Box 5016  
 Red Deer, Alberta  
 T4N 6R6

City Clerk's Office  
 The City of Red Deer  
 P.O. Bag 5008  
 Red Deer, Alberta  
 T4N 3T4



May 10, 1996

Dear Mayor Surkan and Counsellors;

On behalf of the Holy Family School Council I am writing to you to ask that you reconsider the installation of traffic signals at Dunlop Street and 30 Avenue.

I was in attendance at the January 24, 1996 Deer Park Merchants Association meeting when Chi Lee, the City of Red Deer representative, explained the process the City undertook to investigate the traffic situation at this intersection. I would note to you that the evaluation of traffic flow was done at such time when student traffic from Hunting Hills High School and traffic from the Deer Park Center Mall was not a factor.

With the opening of Notre Dame High School in September the increase in traffic will add to the existing problem and we feel that there is a real safety issue for pedestrians at this intersection.

No where in Mr. Lee's presentation did the City study address the safety concerns for pedestrians trying to cross 30 Avenue at Dunlop Street.

As a School Council we are asking that the City do another evaluation of the intersection and take in consideration the safety factor for pedestrians.

We would suggest:

1. Do the evaluation when traffic flow from the High Schools is at a maximum. Perhaps at dismissal time.
2. Do a second evaluation when the traffic and pedestrian flow to the Deer Park Center Mall is heaviest. Perhaps on a Saturday afternoon.



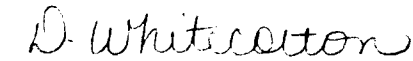
It is our understanding that traffic signals are budgeted for this intersection in 1999. We are asking that you move the date of installation prior to the opening of Notre Dame High School.

We are very concerned about the safety of pedestrians crossing this intersection and the increase in traffic flow in the fall.

We do not want a tragedy to occur before action is taken.

I look forward to a response from City Council.

Thank you,

A handwritten signature in cursive script that reads "D. Whitecotton".

Debby Whitecotton

Chairperson

Holy Family School Council

DATE: July 30, 1996

TO: City Clerk

FROM: Engineering Department Manager

**RE: REQUEST FOR TRAFFIC SIGNALS AT THE DUNLOP STREET AND 30 AVENUE INTERSECTION**

---

Ms. Debbie Whitecotton, Chairperson of the Holy Family School Council, is requesting the City to install traffic signals at the Dunlop Street and 30 Avenue intersection prior to the opening of the Notre Dame High School in September 1996.

Before the construction of the Hunting Hill and Notre Dame High Schools, the Catholic School Board and the Public School Board jointly commissioned a traffic impact study to identify any required traffic and road improvements to handle the demand from these sites. The Consultant's analysis did not indicate the addition of the High School traffic would warrant the signalization of the Dunlop Street and 30 Avenue intersection. Therefore, no signals were scheduled at this intersection prior to the Notre Dame School opening.

The January 24, 1996 Deer Park Merchants Association meeting was attended by merchants and representatives from the Holy Family, Hunting Hills, and Notre Dame schools. Our Traffic Engineer reviewed results of the City's field observations and the Consultant's Traffic Study with those present. Questions and concerns about pedestrian safety and the potential traffic generated by the new schools were raised and discussed in light of the information at hand. The attendees seemed to be inclined to request a new warrant analysis to be conducted after the opening of the Notre Dame School. Those at the meeting were advised that City Council has tabled this issue pending input from the Merchants Association, and the Association indicated they would discuss the issue further and reply back to Council.

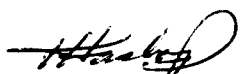
There will likely be increased traffic and pedestrian demand in the area upon further development of the subdivision and upon the opening of the Notre Dame School. Whether or not this new demand will be any different from what the Engineering Consultant anticipated in his report will be unknown until a further intersection warrant analysis is completed.

City Clerk  
Page 2  
July 30, 1996

### **RECOMMENDATION**

In recognizing the resident concern in the area, we would respectfully recommend that Council consider the following:

1. Authorize a new signal warrant analysis be conducted in the Spring of 1997 after the opening of the Notre Dame School and include an additional \$600 in the 1997 Engineering Department's Operating Budget. Based on the outcome of this analysis, Council could then decide on the installation schedule for the signal.
2. The warrant analysis should include field observations based on the two worst one-hour periods of a typical week as identified by the Deer Park Merchants Association and Ms. Debby Whitecotton of the Holy Family School Council. The Engineering Department will initiate a meeting to seek a consensus in this regard.



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

CYL/emg

c.c. E. L. & P. Manager

***COMMENTS:***

We concur with the comments of the Engineering Department Manager.

This item was put forward to this date as we were awaiting comments from the Deer Park Merchants Association. To date we have not received any comments, however, Council may wish to proceed with a decision on this matter.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager

DATE: JULY 19, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
X E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK  
RE: Traffic Signals at Dunlop & 30 Avenue

**NOTE: We were waiting for a response from the Deer Park Merchant's Association before proceeding with the letter from Holy Family School Council. I sent a letter requesting a response from the Association but they have not responded. Could you provide updated comments so we may proceed to Council?**

---

Please submit comments on the attached to this office by August 2, 1996 for the Council Agenda of August 12, 1996.

"Kelly Kloss"  
City Clerk



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

May 21, 1996

Deer Park Merchant's Association  
6 69 Dunlop Street  
Red Deer, AB T4R 2H6

Attention: Corinne Volk, Chairperson

Dear Madam:

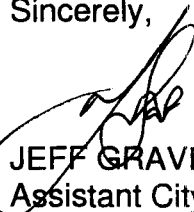
Enclosed for your information is a copy of a letter from the Holy Family School Council, and our response, regarding the installation of traffic control signals at 30<sup>th</sup> Avenue and Dunlop Street.

This item was first considered by Council of The City of Red Deer at its meeting of November 20, 1995. At that time, Council received correspondence from the Deer Park Merchant's Association requesting that Council table any recommendations to allow the Association an opportunity to consider this matter.

To date, we are awaiting your response. As indicated in the letter to the Holy Family School Council, it is possible that this item could be considered by City Council at its meetings of June 17 or July 2, 1996, should you have any recommendations to present to them with regard to this issue.

I trust you will contacting this office in the near future.

Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

att.

c. Holy Family School Council



*a delight  
to discover!*



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

**FILE**

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

May 17, 1996

Holy Family School  
Box 5016  
Red Deer, AB T4N 6R6

Attention: Debby Whitecotton, Chairperson

Dear Ms. Whitecotton:

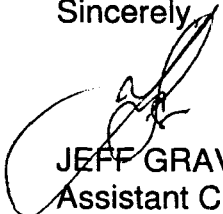
Thank you for your letter of May 10, 1996, in which you expressed the concerns of the Holy Family School Council regarding the need for traffic signals at Dunlop Street and 30 Avenue.

This matter was considered by Council of The City of Red Deer at its meeting of November 20, 1995. At that time, Council agreed that no action be taken until such time as the Deer Park Merchant's Association had an opportunity to consider the matter. It was requested that the Deer Park Merchant's Association provide recommendations which could be considered by Council at a future meeting.

To date, we are awaiting a response from the Deer Park Merchants Association for Council's consideration. A copy of your letter has been forwarded to the Association. Upon receipt of their response, we will be forwarding both letters to Council and scheduling this item to appear on a Council Agenda. It is possible that this item could be considered by Council at its meetings of June 17 or July 2, 1996.

I trust you will find this satisfactory.

Sincerely,

  
JEFF GRAVES  
Assistant City Clerk

JG/fm

c. Deer Park Merchant's Association



*a delight  
to discover!*



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

November 22, 1995

Deer Park Merchant's Association  
c/o 5118 47 Avenue  
Red Deer, AB T4N 3P7

Attention: Barry Manovich, Secretary/Treasurer

Dear Sir:

At The City of Red Deer Council Meeting held on November 20, 1995, consideration was given to a written enquiry submitted by Councillor Volk regarding traffic control signals at 30th Avenue and Dunlop Street. In addition, Council considered your letter dated November 16, 1995 also concerning this issue.

As a result of your letter, Council agreed that no action be taken on this matter until such time as the Deer Park Merchant's Association have reviewed same. For your information, I have enclosed a copy of the enquiry and the comments from the City's Engineering Department. Once you have had an opportunity to consider this with your membership, I would ask that you provide this office with a copy of the Association's recommendations. Council will then again consider this topic at a future meeting.

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

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

attch.

cc. Director of Engineering Services



*a delight  
to discover!*



**FILE**

**DATE: November 22, 1995**

**TO: Director of Engineering Services**

**FROM: City Clerk**

**RE: WRITTEN ENQUIRY/COUNCILLOR VOLK - TRAFFIC CONTROL AT 30TH AVENUE AND DUNLOP STREET**

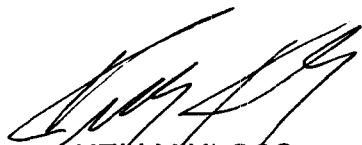
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At the Council Meeting of November 20, 1995, consideration was given to the above noted written enquiry and the response from the Engineering Department. In addition, Council considered a letter from the Deer Park Merchant's Association, a copy of which is attached hereto, requesting that Council table any recommendation regarding this issue until the Merchant's Association has had an opportunity to consider same.

As a result of the correspondence from the Deer Park Merchant's Association, Council agreed to receive the written enquiry as information at this time to allow the Deer Park Merchant's Association an opportunity to consider the installation of traffic control signals at 30th Avenue and Dunlop Street.

I'll be forwarding a copy of the written enquiry and the comments from the Engineering Department to the Deer Park Merchant's Association, with the request that they respond back to this office with their recommendations.

I trust you will find this satisfactory.



KELLY KLOSS  
City Clerk

KK/fm

attch.

cc. E.L. & P. Manager

WRITTEN ENQUIRIESNO. 1

DATE: November 14, 1995

TO: City Council

FROM: City Clerk

RE: WRITTEN ENQUIRY - COUNCILLOR JASON VOLK  
TRAFFIC CONTROL SIGNALS 30 AVENUE & DUNLOP STREET

---

The following written enquiry was submitted at the Council meeting of November 6, 1995.

"Currently the intersection of 30 Avenue and Dunlop Street is an all turns intersection with no traffic control signals.

As a result of:

1. A serious accident at this location;
2. Concerns expressed by the community;
3. The increasing traffic at this intersection;

I request that the administration review the necessity and cost of installing full traffic signals at the intersection of 30 Avenue and Dunlop Street with a report being brought back for Council's consideration."



Kelly Kloss  
City Clerk

KK/ds

DATE: November 14, 1995

TO: City Clerk

FROM: Engineering Department Manager

RE: **WRITTEN INQUIRY- COUNCILLOR VOLK  
TRAFFIC CONTROL AT 30 AVENUE AND DUNLOP STREET**

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Recently we have received a public request for the installation of traffic signals at the 30 Avenue and Dunlop Street intersection. The complainant indicated the worst time to cross 30 Avenue is between 3:30 p.m. and 6:00 p.m. In response to this inquiry, we have completed six investigations and the results are summarized as follows:

1. We checked with the Holy Family School about the usage of this intersection by their students. The School indicated that most of their students are from east of 30 Avenue and, therefore, do not cross 30 Avenue at this intersection. Furthermore, 90% of their students stay at school for lunch.
2. On October 5, 1995, we observed the operation of the intersection at 3:30 p.m. and found that all traffic was clearing with no problem.
3. On October 12, 1995, we observed the intersection at 12 noon and found that all traffic was clearing with no problem.
4. On November 7, 1995, we observed the intersection between 4:35 p.m. and 5:30 p.m. Again, all traffic was observed to clear the intersection with no problem. The delay of the 36 vehicles approaching the intersection from the east was recorded. During this evening peak hour, on average, a vehicle only needed to wait for 18 seconds before crossing 30 Avenue. The vehicle that waited longest stopped for 66 seconds before crossing in a safe gap.

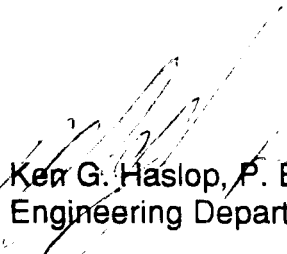
The red lights for cross street traffic on a major arterial road frequently last for around 60 seconds. If a signal is installed, most vehicles exiting from Dunlop Street would likely have to wait in front of the red light for an average of 30 seconds before crossing. In comparing with the present average waiting time of 18 seconds, Dunlop Street motorists would likely find the signals would not provide any improvements in safety or efficiency.

City Clerk  
 Page 2  
 November 14, 1995

5. Since City Transit buses use this intersection, we have asked for feedback from the bus drivers. The Transit Department indicated that "Dunlop Street and 30 Avenue can be a problem on occasion. However, the problem is much less than that of the Rollis Street and 30 Avenue intersection. The Transit Department indicates that it is not bad enough to warrant signals."
6. The cost of installing signals at the 30 Avenue and Dunlop Street intersection is estimated to be in the order of \$90,000. The cost of conducting a complete signal warrant analysis is around \$500.

### **RECOMMENDATION**

Based on the information presented, we respectfully recommend no signals be installed at this intersection at this time. With continued development in this area, traffic will continue to increase. A signal may be warranted in the next five years. Council may direct the signalization of the 30 Avenue and Dunlop Street intersection be tentatively scheduled for Year 2001 in the City's Five Year Capital Budget Plan, and that the signal be installed subject to meeting the City's signal warrant at that time. We will of course continue to monitor the intersection from time to time.

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

CYL/emg  
 c.c. E. L. & P. Manager

### **COMMENTS:**

We concur with the recommendation of the Engineering Department Manager.

"G. SURKAN"  
 Mayor

"M.C. DAY"  
 City Manager

DEER PARK MERCHANTS' ASSOCIATION

C/O 5118 - 47 AVENUE  
RED DEER, ALBERTA  
T4N 3P7

Submitted To City Council

Date: Nov 20/95

November 16, 1995

Mr. Kelly Kloss  
City Clerk  
City of Red Deer

RE: TRAFFIC CONTROL DUNLOP AND 30TH AVENUE

The Deer Park Merchants' Association have made a request to the City of Red Deer to have a representative present at our next regular meeting scheduled for January 24, 1996 to discuss the future plans for traffic control at the above intersection. Coincidentally, as a result of another unrelated enquiry, City Council is to review a recommendation on this matter at next weeks meeting.

We are requesting that Council table the recommendation until our Merchants' Association has had an opportunity to consider same as noted above.

Thanking you in advance for your co-operation.

*C. Palm, for*

Barry Manovich  
SECRETARY-TREASURER  
DEER PARK MERCHANTS' ASSOCIATION

DATE: JULY 19, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
X E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

*Engineering  
will be providing  
comments which  
include any E&P  
requirements.*

FROM: CITY CLERK  
RE: Traffic Signals at Dunlop & 30 Avenue

**NOTE:** We were waiting for a response from the Deer Park Merchant's Association before proceeding with the letter from Holy Family School Council. I sent a letter requesting a response from the Association but they have not responded. Could you provide updated comments so we may proceed to Council?

---

Please submit comments on the attached to this office by August 2, 1996 for the Council Agenda of August 12, 1996.

"Kelly Kloss"

City Clerk

**FILE**

**DATE:** August 13, 1996  
**TO:** Engineering Department Manager  
**FROM:** Assistant City Clerk  
**RE:** TRAFFIC SIGNALS AT DUNLOP STREET AND 30 AVENUE


At the Council Meeting held on August 12, 1996, consideration was given to correspondence from the Holy Family School Council concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Holy Family School Council dated May 10, 1996, re: Installation of Traffic Signals at Dunlop Street and 30<sup>th</sup> Avenue, hereby agrees as follows:

1. That the Engineering Department conduct a new signal warrant analysis in the Spring of 1997 and include an additional \$600.00 in the 1997 Engineering Department's operating budget;
2. That the warrant analysis include field observations based on the two worst one hour periods of a typical week as identified by the Deer Park Merchants Association and Ms. Debby Whitecotton of the Holy Family School Council,

and as presented to Council August 12, 1996."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will be in contact with the Deer Park Merchant's Association and Ms. Debby Whitecotton from the Holy Family School Council prior to the undertaking of the warrant analysis as mentioned in Council's resolution.

  
JEFF GRAVES  
Assistant City Clerk

JG/fm

c Director of Corporate Services



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.  
**FILE**

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

August 13, 1996

Debby Whitecotton, Chairperson  
Holy Family School Council  
Box 5016  
Red Deer, AB T4N 6R6

Dear Ms. Whitecotton:

RE: TRAFFIC SIGNAL AT DUNLOP STREET AND 30 AVENUE

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to your letter dated May 10, 1996 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Holy Family School Council dated May 10, 1996, re: Installation of Traffic Signals at Dunlop Street and 30<sup>th</sup> Avenue, hereby agrees as follows:

1. That the Engineering Department conduct a new signal warrant analysis in the Spring of 1997 and include an additional \$600.00 in the 1997 Engineering Department's operating budget;
2. That the warrant analysis include field observations based on the two worst one hour periods of a typical week as identified by the Deer Park Merchants Association and Ms. Debby Whitecotton of the Holy Family School Council,

and as presented to Council August 12, 1996."

...2



*a delight  
to discover!*



Debby Whitecotton  
August 13, 1996  
Page 2

The decision of Council in this instance is submitted for your information. We have advised the Engineering Department to be in contact with yourself and the Deer Park Merchant's Association prior to conducting the warrant analysis in the spring of 1997.

Thank you for your interest in providing for a safe pedestrian crossing at this intersection.

Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

c     Engineering Department Manager  
      E.L. & P. Manager  
      Corinne Volk, Deer Park Merchant's Association Chairperson

Item No. 1  
Reports

**DATE:** August 6, 1996  
**TO:** City Council  
**FROM:** Assistant City Clerk  
**RE:** PERMIT FEE BYLAW AMENDMENT 3149/B-96 - HOUSEKEEPING CHANGES

---

In updating the above noted bylaw to reflect recent changes relating to Home Occupations, it was noted that some general housekeeping changes are required. The suggested changes are as follows:

1. That numbering be used throughout, consistent with all other bylaws;
2. Schedule "A" Annual Permit Fees, Rating of Installation kV.A:  

over 20000	\$1321.00 plus \$0.80 per 100 kV.A or fraction of <u>100</u> kV.A over 20000 kV.A
------------	--

(the number 100, where underlined, should be added as per all other ratings)
3. Schedule "A" Permit Fees, Homeowners (10<sup>th</sup> line down)  

550.01 - 600.00	54.00	<u>2000.01</u> - 2050.00	97.50
-----------------	-------	--------------------------	-------

(the underlined amount of 2000.01 is shown in error as 200.01)

#### RECOMMENDATION

That Council consider three readings of Permit Fee Bylaw Amendment 3149/B-96.

  
 JEFF GRAVES  
 Assistant City Clerk

/fm

**FILE**

**DATE:** August 13, 1996  
**TO:** Inspections & Licensing Manager  
**FROM:** Assistant City Clerk  
**RE:** PERMIT FEE BYLAW 3149/B-96 AMENDMENT

---

At the Council Meeting held on August 12, 1996, Council gave three readings to Permit Fee Bylaw Amendment 3149/B-96, a copy of which is attached hereto.

This amendment reflects some general housekeeping changes required to said bylaw.

This office will now be updating the consolidated copy of the above noted bylaw, with same being circulated in due course. I trust you will find this satisfactory.



JEFF GRAVES  
Assistant City Clerk

JG/fm

att.

C Director of Development Services  
E.L. & P. Manager  
C. Rausch

**Date:** August 7, 1996  
**To:** City Council  
**From:** City Manager  
**RE:** Emergency Services Master Plan

---

As part of the City of Red Deer Strategic Plan, the City is committed to both long term planning and public input into the planning process. The recently completed Community Services Master Plan is an excellent example of how this can be done successfully. Other examples of this are the Environmental Master Plan, the Solid Waste Master Plan completed some time ago, and the Wastewater Treatment Master Plan which is presently under way.

There are a number of important issues facing the Emergency Services Department which need to be addressed. These include type and method of service delivery, the potential need for additional station(s), the provincial ambulance report and the impact of regional E 911 to name a few. Because these issues are inter-related, they need to be addressed together. Because these services have significant impact on the public, it is very important that the public is afforded every opportunity for input.

The best method for undertaking this process is in the form of a Master Plan. Much of the data needed for the Master Plan is available through City staff, and it is our intention that most of the routine and background work would be done by City staff. However, it is our view that with the work load presently placed on the Emergency Services Department—with the construction of the new training facility and the implementation of the regional E911 system—that some consulting assistance will be required. We anticipate that the role of a consultant would be one of overall direction, coordination, and particularly in managing the public participation process.

It is our view that the public participation process must be a valid one which allows the public to present their views and to have them considered. It must not only be valid but must be seen to be valid and we think that a consultant will provide an unbiased facilitator to this end.

A project of this significance also requires input from stakeholder groups as well as the general public. To this end we are proposing a Steering Committee to be involved in the project. We are recommending that the committee be composed of the following:

- two members of the public at large
- two members of City Council
- two members of the IAFF(Firefighters Union)

City Council

August 7, 1996

- two senior members of staff

- perhaps one or two members representing other interested parties

We request that Council appoint two members of Council to this committee.

**RECOMMENDATION:**

It is respectfully recommended to Council that they appoint two members of Council to the Emergency Services Master Plan Steering Committee.

Mike Day, City Manager

***COMMENTS:***

I concur with the recommendations of the City Manager.

"G.D. SURKAN"  
Mayor

**FILE**

**DATE:** August 13, 1996

**TO:** City Manager

**FROM:** Assistant City Clerk

**RE: EMERGENCY SERVICE MASTER PLAN STEERING COMMITTEE**

At the Council Meeting held on August 12, 1996, consideration was given to the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Manager dated August 7, 1996, re: Emergency Services Master Plan, hereby agrees to appoint Councillor Hull and Councillor Hughes as regular members, and Councillor Moffat as an alternate member to the Emergency Services Master Plan Steering Committee."

Council also considered you report dated August 7, 1996, re: Emergency Services Master Plan, in which you requested that Council appoint two members of the public at large to the Emergency Service Master Plan Steering Committee. Council agreed that an advertisement be placed in the Red Deer Advocate requesting applications for two interested members of the public at large to serve on this committee. I have asked Sandra Ladwig, Council & Committee Secretary, to prepare an ad to be run in the Red Deer Advocate on Friday, August 16, 1996 and August 23, 1996. Council will then consider the appointment of the citizens at large at its meeting of September 9, 1996.

Council discussed at its Committee of the Whole meeting your verbal request to initiate the setting up of the Terms of Reference prior to the appointment of the two citizens at large, and agreed, asking that the Terms of Reference be circulated to members of Council when they have been finalized.

I trust you will initiate the appointment of two members of the IAFF (Firefighters Union) and the two members of staff, as indicated in your memo of August 7, 1996.

I trust you will find this satisfactory.

  
JEFF GRAVES  
Assistant City Clerk

JG/fm

c     Director of Development Services  
       Fire Chief  
       Council & Committee Secretary, S. Ladwig  
       C. Rausch



**UMA Engineering Ltd.**  
Engineers, Planners & Surveyors

4920 - 54<sup>th</sup> Street, Red Deer, Alberta, Canada T4N 2G8 Telephone (403) 342-1141 Fax (403) 347-8470

August 1, 1996

2102-1240-001-00

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

Attention: Kelly Kloss, City Clerk

Dear Sir:

**Re: Johnstone Park Outline Plan**

On behalf of Industrial Associates Inc. we would like to request approval of the attached Johnstone Park Outline Plan and rezoning of the proposed industrial area to I1. We have had discussions with various City departments including Parkland Community Planning Services and have attempted to incorporate their recommendations into the plan. We will also be forwarding preliminary servicing drawings to the City shortly.

The plan is somewhat tentative at this time due to the fact that the Transportation study update has not been completed as yet and the location of the access point to Taylor Drive is uncertain. This will not affect the proposed industrial area as shown on the Outline Plan, therefore we would like to apply to rezone this area to I1.

We are hoping to make the August 12, 1996 Council meeting for first reading. We will then schedule a public meeting for review of the Outline Plan.

If you have any questions or concerns please contact this office at your earliest convenience.

Yours very truly,

UMA ENGINEERING LTD.

  
C.T. Suchy, P.Eng.  
Manager, Red Deer District Office

CS/cmc






cc: PCPS, Paul Mayette  
Industrial Associates, Rance Fisher

**THE CITY OF RED DEER**  
CLERK'S DEPARTMENT

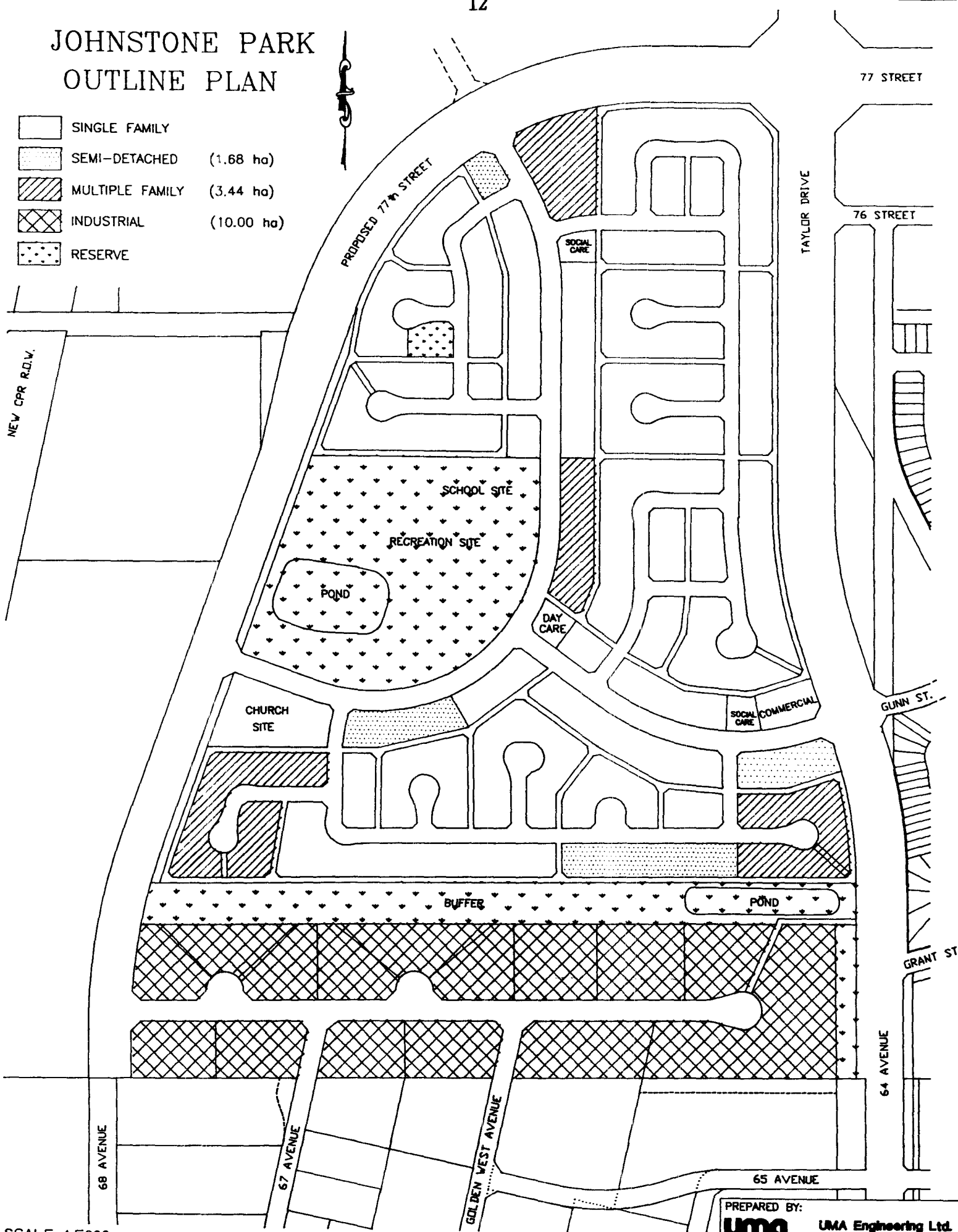
RECEIVED	
TIME	
DATE	Aug 1/96
BY	



# JOHNSTONE PARK OUTLINE PLAN

-  SINGLE FAMILY
-  SEMI-DETACHED (1.68 ha)
-  MULTIPLE FAMILY (3.44 ha)
-  INDUSTRIAL (10.00 ha)
-  RESERVE

NEW CPR R.D.V.



SCALE 1:5000

PREPARED BY:

**uma****UMA Engineering Ltd.**  
Engineers and Planners

AUG 1, 1996



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570

Date: August 7, 1996

To: City Council

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/I-96, Proposed Johnstone Park Outline Plan, and Northwest Area Structure Plan Amendment Bylaw 3071/A-96  
Area North Of 67 Ave. and Golden West Ave.  
Industrial Associates Inc.

The Johnstone Park Outline Plan covers land lying north of the Golden West Industrial Area, south of the planned 77 Street west extension, and between the planned 68 Avenue extension and Taylor Drive extension. The Outline Plan proposes to extend the Golden West Industrial Park by 30 additional acres; this will allow the existing roads to be "looped" at the north end. The remainder of the site will be residential. The Outline Plan is satisfactory to all City Departments. The Outline Plan preparation has been in progress for a number of months and the final draft is enclosed for Council's review.

Industrial Associates Inc., the majority owners of the above land, would like to proceed with redesignation of the industrial portion of the Outline Plan this summer. The Area Structure Plan will need to be amended and the Outline Plan will need to be adopted before the final reading of this Land Use Bylaw Amendment.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/I-96 and first reading of Bylaw 3071/A-96 (Northwest Area Structure Plan amendment).

Planning staff will then proceed to hold a public meeting to receive public comments related to the Outline Plan and Area Structure Plan amendments.






Sincerely,

Frank Wong,  
Planning Assistant

Enclosure

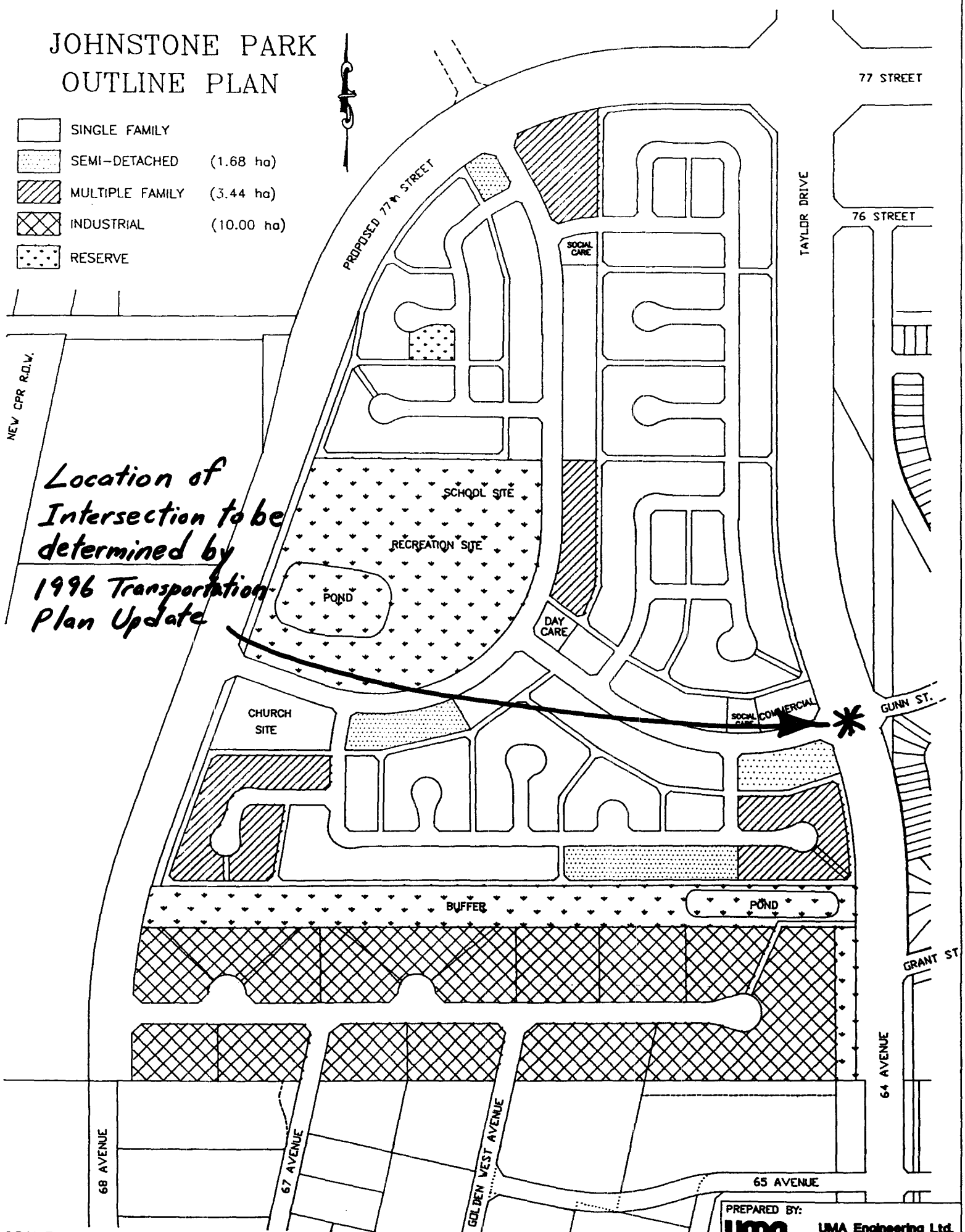
cc. Industrial Associates Inc.

# JOHNSTONE PARK OUTLINE PLAN

-  SINGLE FAMILY
-  SEMI-DETACHED (1.68 ha)
-  MULTIPLE FAMILY (3.44 ha)
-  INDUSTRIAL (10.00 ha)
-  RESERVE

NEW CPR R.O.V.

*Location of  
Intersection to be  
determined by  
1996 Transportation  
Plan Update*



SCALE 1:5000

PREPARED BY:

**UMA**UMA Engineering Ltd.  
Engineers and Planners

AUG. 1, 1996

CS-6.050

**DATE:** August 6, 1996

**TO:** KELLY KLOSS  
City Clerk

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

**RE:** JOHNSTONE PARK OUTLINE PLAN  
Your request dated August 1<sup>st</sup>, 1996 refers.

---

The application by UMA Engineering to obtain approval for the Johnstone Park Outline Plan and to rezone the industrial portion of the plan to I1 (Industrial/Business District) is supported by the Community Services Division.

As indicated in their letter, a number of amendments to the plan have been made, based on discussions we had with the applicant. These changes included the following:

- The central school and parksite configuration will provide for a public elementary school, neighbourhood park, stormwater detention pond and the preservation of a significant natural tree stand. (See the attached Neighbourhood School and Park Conceptual Site Plan.)
- A portion of a natural treed area in a small mini park has been incorporated in the north portion of the neighbourhood.
- A portion of the natural trees within the road right-of-way of Taylor Drive (between the carriage way and property line) has been retained to act as a buffer or screen along this arterial road. This natural screen will be retained instead of requiring a berm and new tree planting.

The above revisions were identified as recommendations in the ecological profile completed for this quarter section. This profile considered all ecological and developmental factors for this area, in accordance with the process identified in the Community Services Master Plan. Recommendations identified in the profile that were not incorporated in a revised Outline Plan or are deferred to a more detailed stage of development include:

1. A minor shift in the extreme southwest portion of the buffer such that it could include a portion of the spruce and poplar tree stand. This natural buffer would be an effective separation between the industrial and residential land uses and would be a reasonable alternative to constructing a berm and providing new tree planting in this portion of the buffer.
2. Establishing bicycle/pedestrian trails along Taylor Drive, 68 Avenue/77 Street and through the east/west buffer strip.
3. Incorporate some of the existing natural treed areas into the design of the single family, social care, commercial and industrial developments (see attached figure which outlines all existing natural treed areas).

Kelly Kloss  
August 06, 1996  
Page 2

---

With respect to the central neighbourhood school and park plan, the attached concept plan has been approved by the Joint Planning Committee. This plan will be presented to the Recreation, Parks & Culture Board and City Council in the autumn of 1996 after a public meeting is held in Glendale/Kentwood.

### **RECOMMENDATIONS**

1. That City Council approve the Johnstone Park Outline Plan and the rezoning of the industrial area to I1.
2. That City Council request the applicant to further consider the three recommendations from the ecological profile (as outlined above) in the detailed design of the subdivisions in this neighbourhood.









LOWELL R. HODGSON

:dmg

Att.(2)

cc. Paul Meyette, Principal Planner, P.C.P.S.  
Ken Haslop, Engineering Services Manager

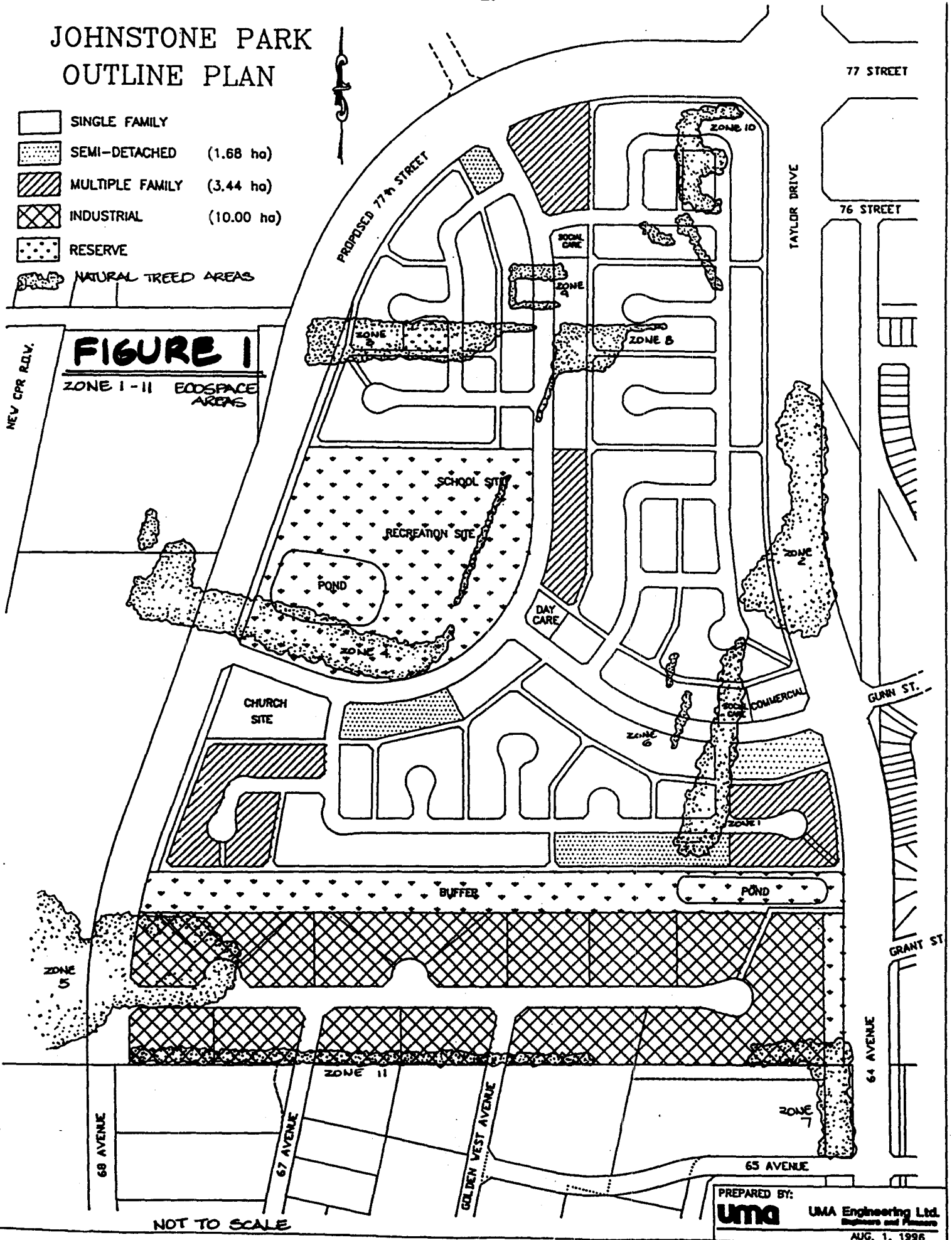
# JOHNSTONE PARK OUTLINE PLAN

-  SINGLE FAMILY
-  SEMI-DETACHED (1.68 ha)
-  MULTIPLE FAMILY (3.44 ha)
-  INDUSTRIAL (10.00 ha)
-  RESERVE
-  NATURAL TREED AREAS

NEW CPR RDV.

## FIGURE 1

ZONE 1 - 11 ECOSPACE AREAS

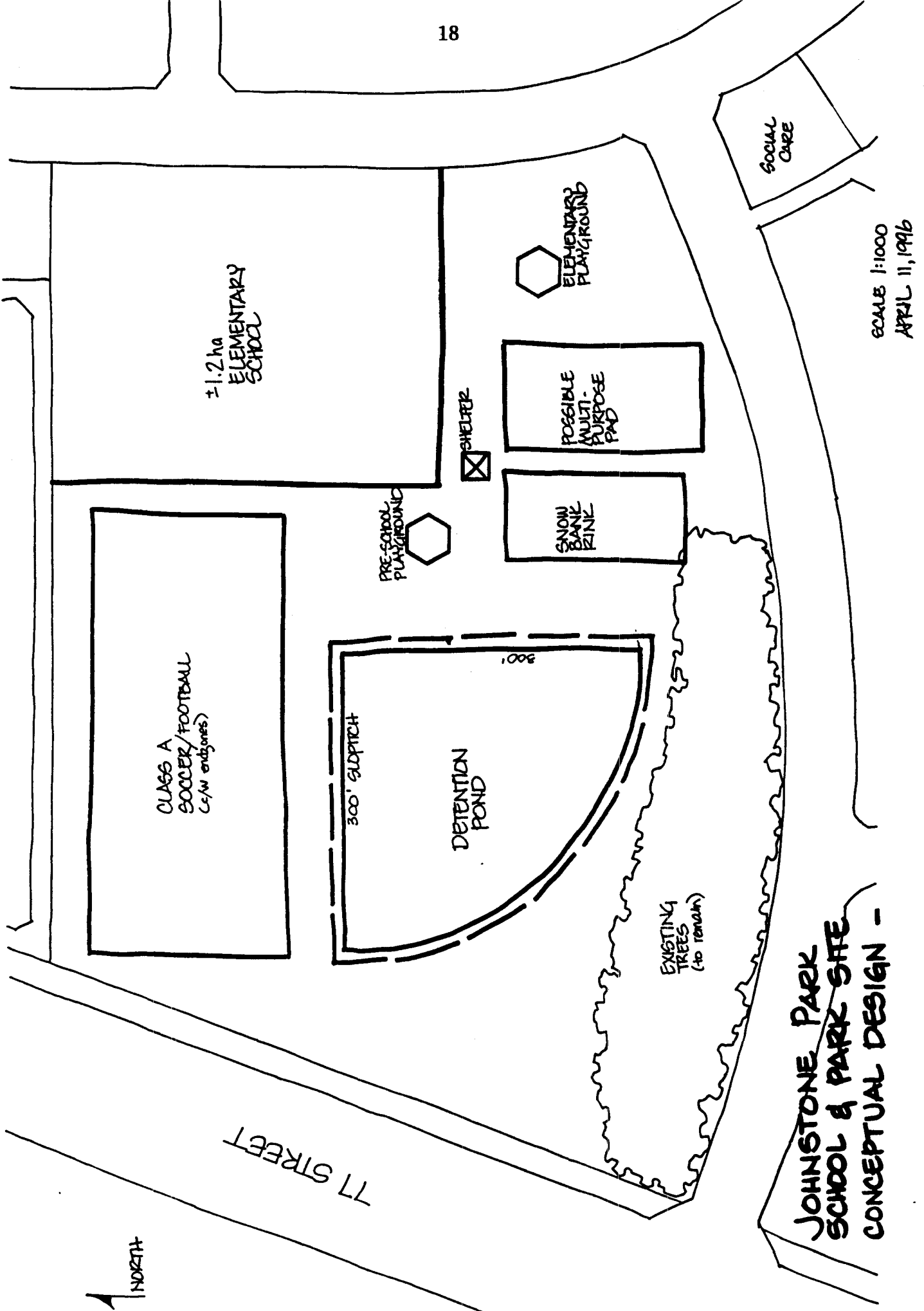


PREPARED BY:

uma

UMA Engineering Ltd.  
Engineers and Planners

AUG. 1, 1996



77 STREET

CLASS A  
SOCCER/FOOTBALL  
(c/w engines)

±1.2 ha  
ELEMENTARY  
SCHOOL

PRE-SCHOOL  
PLAYGROUND

DETENTION  
POND

300' x 300'

300'

SHELTER

SNOW  
BANK  
KEN

POSSIBLE  
MULTI-  
PURPOSE  
PAD

ELEMENTARY  
PLAYGROUND

EXISTING  
TREES  
(to remain)

SOCIAL  
CARE

JOHNSTONE PARK  
SCHOOL & PARK SITE  
CONCEPTUAL DESIGN -

SCALE 1:1000  
APRIL 11, 1996

## MEMO

---

**Date:** August 2, 1996 **File:** 6-360

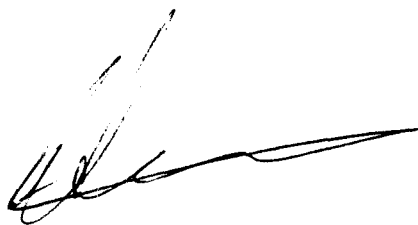
**To:** KELLY KLOSS  
City Clerk

**From:** RYAN STRADER  
Inspections and Licensing Department

**RE:** JOHNSTONE PARK OUTLINE PLAN

---

In response to your memo of August 1, 1996, regarding the above referenced, we wish to advise that we concur with the Parkland Community Planning Services.



R. STRADER  
Inspections and Licensing Manager


RS:yd



DATE: August 2, 1996  
TO: City Clerk  
FROM: Engineering Department Manager  
**RE: JOHNSTONE PARK OUTLINE PLAN**

---

The Engineering Department has no objection to the industrial portion of the outline plan, subject to the condition that a revised outline plan for the residential area be submitted upon completion of the City's Master Transportation Plan Update.



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

/emg

- c. Director of Community Services
- c. Inspections and Licensing Manager
- c. Recreation, Parks, and Culture Manager

***COMMENTS:***

We concur with the recommendations of Parkland Community Planning Services.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager



## THE CITY OF RED DEER

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

FILE No.

# FILE

FAX: (403) 346-6195

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

August 13, 1996

UMA Engineering Ltd.  
4920 - 54 Street  
Red Deer, AB T4N 2G8

Attention: C.T. Suchy, P. Eng, Manager  
Red Deer District Office

Dear Mr. Suchy:

RE: LAND USE BYLAW AMENDMENT 3156/I-96 AND BYLAW 3071/A-96  
(NORTHWEST AREA STRUCTURE PLAN AMENDMENT)

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to your correspondence of August 1, 1996, regarding the Johnstone Park Outline Plan, rezoning of the proposed area to I1.

At this meeting, Council gave first reading to Land Use Bylaw Amendment 3156/I-96 and Bylaw Amendment 3071/A-96, copies of which are attached hereto.

Land Use Bylaw Amendment 3156/I-96 provides for the rezoning of the proposed industrial land from A1 (agriculture) to I1 (industrial).

Bylaw Amendment 3071/A-96 provides for an amendment to the Northwest Area Structure Plan which will need to be adopted prior to final reading of Land Use Bylaw Amendment 3156/I-96.

This office will now proceed with advertising for a Public Hearing on both the Land Use Bylaw Amendment and the Northwest Area Structure Plan Amendment, to be held on Monday, September 9, 1996, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Advertising is scheduled to appear in the Red Deer Advocate on Friday, August 23 and August 30, 1996. In accordance with the Land Use Bylaw you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of the advertising, which in this instance is \$700.00 (seven hundred dollars). We require this deposit no later than Tuesday, August 20, 1996 in order to proceed with the advertised as scheduled above. Once the actual costs are known you will be either invoiced for, or refunded, the balance.

.../2



*a delight  
to discover!*

UMA Engineering  
August 13, 1996  
Page 2

If you have any questions or require additional information, please don't hesitate to contact the undersigned.

Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

att.

c     Principal Planner  
       Director of Development Services  
       Council & Committee Secretary, S. Ladwig  
       C. Rausch

**FILE**

**DATE:** August 13, 1996

**TO:** Frank Wong  
Planning Assistant

**FROM:** Assistant City Clerk

**RE:** LAND USE BYLAW AMENDMENT 3156/I-96 AND NORTHWEST AREA  
STRUCTURE PLAN BYLAW AMENDMENT 3071/A-96, JOHNSTONE  
PARK OUTLINE PLAN

---

At the Council Meeting held on August 12, 1996, first reading was given to the above noted bylaw amendments, copies of which are attached hereto.

Land Use Bylaw Amendment 3156/I-96 provides for the rezoning of the proposed industrial land from A1(agriculture) to I1 (industrial).

Bylaw 3071/A-96 provides for an amendment to the Northwest Area Structure Plan which will need to be adopted prior to final reading of Land Use Bylaw Amendment 3156/I-96.

This office will now proceed with preparation of advertising for a Public Hearing on both the Land Use Bylaw Amendment and the Northwest Area Structure Plan Amendment, to be held on Monday, September 9, 1996, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

As indicated in your memo of August 7, 1996, please have your planning staff proceed with a public meeting to receive public comments related to the Outline Plan and Area Structure Plan amendments in order that this information may be presented for Council's consideration at the September 9, 1996 meeting of Council.

I trust you find this satisfactory.



JEFF GRAVES  
Assistant City Clerk  
JG/fm

att.

c Director of Development Services  
Director of Community Services  
Engineering Services Manager  
City Assessor



*Specializing in Property Tax Assessment Reviews*

HEAD OFFICE:  
#607, 706 - 7th Avenue S.W.  
Calgary, Alberta T2P 0Z1  
Telephone (403) 294-1966  
Fax (403) 294-1979  
Toll Free 1-800-265-1401

July 25, 1996

Red Deer City Council  
c/o Kelly Kloss, City Clerk  
4914-48th Ave  
Red Deer, AB  
T4N 3T4

Dear Sirs,


Re: Capri Centre Hotel - Property Tax Rebate

On July 2, 1996 we wrote requesting a rebate of property taxes for the 1994 taxation year. City Council will be considering the merits of our application during the August 12 council meeting. In the meantime the attached sections of the Municipal Taxation Act and the Municipal Government Act have been enclosed for your reference. You will note that in both cases, the council has the express authority to "cancel or refund all or part of a tax."

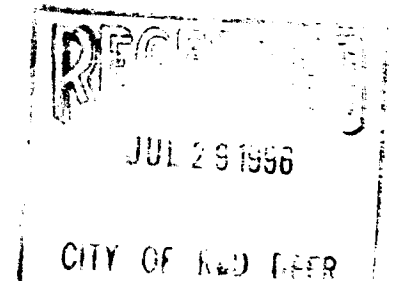
We trust that you will find this information helpful. I remain,

Yours truly,  
RICKARD REALTY ADVISORS INC.

 (Son Tran)

For  Steven Rickard, B.A., FRI, AACI,  
CLP, PLE, Chartered Arbitrator.

2/5/CONF/DEER/34 WPD



Branch Offices:

320 - 305 Broadway, Winnipeg, Manitoba R3C 3J7
301 East, 2201 - 11th Ave., Regina, Sask. S4P 0J8
#191, 357 - 3rd Ave. South, Saskatoon Sask. S7K 1M6
Room 109, 9920 - 63 Ave., Edmonton, Alberta T6E 0G9
1273 Howe Street, Vancouver, B.C. V6Z 1R3

Telephone (204) 943-9237	Fax (204) 947-5481
Telephone (306) 789-5665	Fax (306) 525-6855
Telephone (306) 978-2057	Fax (306) 664-2696
Telephone (403) 439-5880	Fax (403) 439-6111
Telephone (604) 684-1991	Fax (604) 669-7353

	which taxable property or business owned by the taxpayer the payment is to be applied.
Penalty for non-payment in current year	<p><b>344(1)</b> A council may by bylaw impose penalties in the year in which a tax is imposed if the tax remains unpaid after the date shown on the tax notice.</p> <p>(2) A penalty under this section is imposed at the rate set out in the bylaw.</p> <p>(3) The penalty must not be imposed sooner than 30 days after the tax notice is sent out.</p>
Penalty for non-payment in other years	<p><b>345(1)</b> A council may by bylaw impose penalties in any year following the year in which a tax is imposed if the tax remains unpaid after December 31 of the year in which it is imposed.</p> <p>(2) A penalty under this section is imposed at the rate set out in the bylaw.</p> <p>(3) The penalty must not be imposed sooner than January 1 of the year following the year in which the tax was imposed or any later date specified in the bylaw.</p>
Penalties	<b>346</b> A penalty imposed under section 344 or 345 is part of the tax in respect of which it is imposed.
Cancellation, reduction, refund or deferral of taxes	<p><b>347(1)</b> If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:</p> <p>★ (a) cancel or reduce tax arrears;</p> <p>(b) cancel or refund all or part of a tax;</p> <p>(c) defer the collection of a tax.</p> <p>(2) A council may phase in a tax increase or decrease resulting from the preparation of any new assessment.</p>
Tax becomes debt to municipality	<p><b>348</b> Taxes due to a municipality</p> <p>(a) are an amount owing to the municipality,</p> <p>(b) are recoverable as a debt due to the municipality,</p>

	<p>(c) take priority over the claims of every person except the Crown, and</p> <p>(d) are a special lien</p> <p>(i) on land and any improvements to the land, if the tax is a property tax, a special tax or a local improvement tax, or</p> <p>(ii) on goods, if the tax is a business tax, a well drilling equipment tax or a property tax imposed in respect of a mobile unit in a mobile home park.</p>
Fire insurance proceeds	<p><b>349(1)</b> Taxes that have been imposed in respect of improvements are a first charge on any money payable under a fire insurance policy for loss or damage to those improvements.</p> <p>(2) Taxes that have been imposed in respect of a business are a first charge on any money payable under a fire insurance policy for loss or damage to any personal property</p> <p>(a) that is located on the premises occupied for the purposes of the business, and</p> <p>(b) that is used in connection with the business and belongs to the taxpayer.</p>
Tax certificates	<p><b>350</b> On request, a designated officer must issue a tax certificate showing</p> <p>(a) the amount of taxes imposed in the year in respect of the property or business specified on the certificate and the amount of taxes owing, and</p> <p>(b) the total amount of tax arrears, if any.</p>
Non-taxable property	<p><b>351(1)</b> The following are exempt from taxation under this Part:</p> <p>(a) property listed in section 298;</p> <p>(b) any property or business in respect of which an exemption from assessment or taxation, or both, was granted before the coming into force of this Act</p> <p>(i) by a private Act, or</p> <p>(ii) by an order of the Lieutenant Governor in Council based on an order of the Local Authorities Board.</p>

respect of which a special frontage assessment or paving taxes have previously been or are being imposed for paving.

(3) The rate fixed for a paving tax shall be no greater than is required to produce each year an amount that would be sufficient to repay the annual instalment of principal and interest on a debenture, if a debenture to cover the cost of the paving had been issued at the time the paving was first done and the paving tax shall not be levied for a greater number of years than would be required to repay such a debenture if the debenture had been issued at the time the tax authorized by this section was first imposed.

RSA 1980 cM-31 s101

**102(1)** The council, by by-law, or by by-laws of general or special application, may levy a tax to assist in covering the costs of repair and maintenance on all land fronting or abutting on any of the streets, lanes, squares or other public places served or benefited by the installation of paving, gravelling, concrete curbing, or by the construction of bituminous or paved or plank sidewalks, boulevards, sewer facilities, water facilities or other local improvements of a like nature.

(2) The tax shall be known as a maintenance tax and shall have no relationship to any other tax that may be assessed and levied with respect to any special assessment for local improvements as hereinafter provided or to any other special tax levied on a frontage basis.

(3) The tax

- (a) shall be a uniform one according to the class of repair and maintenance concerned,
- (b) shall not exceed the amount per assessable foot so fronting or abutting fixed by by-law,
- (c) shall be assessed, levied and collected as part of and along with the ordinary taxes of the municipality,
- (d) forms a lien on the land affected, and
- (e) shall be collected in the same way as ordinary taxes.

(4) The amount of the tax, the land to be affected, the mode of adjustment and the amount of the tax in respect of land of peculiar shape or size, or of varying depths, or in respect of land fronting or abutting on more than one street, lane, square or public place, shall be ascertained and determined by the authority and in a manner directed by the council.

enter the amount of the tax in the rolls against the respective land affected in the same manner as and as part of the ordinary rates and taxes of the municipality.

(6) The tax shall be assessed, levied and collected irrespective of whether the land is vacant or occupied.

RSA 1980 cM-31 s102

Taxable  
property

**103** Subject to this Act, the municipal and school taxes of a municipality shall be levied on the assessable land and improvements and special franchises, and if the by-laws require the levy of a tax for hospital purposes that tax shall also be levied on the assessable land and improvements and special franchises.

RSA 1980 cM-31 s103

Compromise  
of arrears of  
taxes

**104** A council may pass a resolution for the purpose of compromising payment of arrears of taxes on any terms that may be agreed on.

RSA 1980 cM-31 s104

Cancellation of  
arrears of  
taxes

**105** A council may pass a resolution for the purpose of cancelling arrears of taxes that appear on the assessment and tax roll and that are no longer secured by a charge against land or other property and no longer collectible from the person taxed.

RSA 1980 cM-31 s105

Refund of tax  
levy

**106(1)** A council may with respect to a specific property or business pass a resolution in any case where the council considers it equitable to do so

- (a) to cancel or refund all or any part of a tax levy, or
- (b) to suspend and defer for the period of time and on the terms and conditions that to the council seem proper, a special frontage or a special local benefit assessment.

(2) A council shall with respect to a specific property or business pass a resolution or by-law in any case where the council considers it equitable to do so providing for the refund, cancellation or reduction of all or any part of a special frontage or a special local benefit assessment for 1 or more years if the municipality

- (a) has received a grant or other assistance from the Government of Alberta or the Government of Canada that is to be applied to the cost of the local improvement, or
- (b) has refinanced at a lower interest rate the debt created to pay for the local improvement.

RSA 1980 cM-31 s106;1988 c34 s17





*Specializing in Property Tax Assessment Reviews*

**HEAD OFFICE:**

#607, 706 - 7th Avenue S.W.  
Calgary, Alberta T2P 0Z1  
Telephone (403) 294-1966  
Fax (403) 294-1979  
Toll Free 1-800-265-1401

July 17, 1996

Mr. Al Knight  
Assessment Dept.  
City of Red Deer  
4914-48th Ave  
Red Deer, AB

Delivered Via Fax: 1-403-342-7665

Re: Capri-Centre

Dear Sir,

In our efforts to find a resolution to this matter we have come across section 504 of the Municipal Government Act:

504 The Board may rehear any matter before making a decision and may review, rescind or vary any decision made by it.

In light of this section, we were curious whether or not an application to the Municipal Government Board to rehear this matter would be successful. Certainly the section does not require the Board to rehear the matter, but given the circumstances, in your opinion, would this be a situation wherein the Board would likely order itself to rehear the appeal?

We would also like to know if the Board is aware of this option available to it? If not, how would we go about bringing this provision to the Board's attention?

Please contact as soon as you can about this matter. Thank-you for your time and attention.

Yours truly,

A handwritten signature in dark ink, appearing to read "Son Tran", is written over a horizontal line. Below the signature, the name "Son Tran" is printed in a simple, sans-serif font.

Son Tran

**Branch Offices:**

410 - 305 Broadway, Winnipeg, Manitoba R3C 3J7  
301 East, 2201 - 11th Ave., Regina, Sask. S4P 0J8  
#191, 357 - 3rd Ave. South, Saskatoon, Sask. S7K 1M6  
#900, 10665 Jasper Ave., Edmonton, Alberta T5J 3S9  
1273 Howe Street, Vancouver, B.C. V6Z 1R3

Telephone (204) 943-9237 Fax (204) 947-5481  
Telephone (306) 789-5663 Fax (306) 525-6855  
Telephone (306) 978-2057 Fax (306) 664-2696  
Telephone (403) 490-1438 Fax (403) 421-8400  
Telephone (604) 684-1991 Fax (604) 669-7353



CALGARY BRANCH  
Suite 607, 706 - 7th Avenue S.W., Calgary, Alberta T2P 0Z1  
Tel: (403) 294-1966 • Fax: (403) 294-1979

July 8, 1996

Mr. Jeff Graves, Assistant City Clerk  
City of Red Deer  
4914 - 48th Ave., Box 5008  
Red Deer, Alberta, T4N 3T4

**Re: Capri Centre Hotel, 3310 - 50th Ave, Roll No. 09-03-1306**

Dear Sir:

Further to my letter of July 2nd, 1996, I further request that the matter be scheduled with City Council at a time when we will be on hand to present our reasons for this requested rebate in person. You will note that we had previously pointed out that a property tax rebate for the above property for 1994 should be granted on the grounds that there had not been a material change in circumstances between 1994 & 1995 and yet the assessment was materially different for each year.

The attached letters were exchanged between Mr. Al Knight, City Assessor and Mr. Tom Hewitt from our offices. The City Assessor may have more information than is contained herein when he presents his report to City Council. Please supply us with a copy of any pertinent information supplied to Council so that we may prepare accordingly.

In closing, it has been my experience that when the Municipal Government Board is presented with a case like this, the assessment is reduced in the prior year's value. Therefore, if you have a recommendation on a settlement prior to the time when this matter will be brought before City Council, I will present it to my client for his rapid response.

Yours truly,

**Rickard Realty Advisors Inc.**

*(SAN TRAN)*  
for Steve Rickard, B.A., FRI, AACI,  
CLP, PLE, Chartered Arbitrator.

SDR/ss

encl.

INC5TTER/REDDEER.CAP



CALGARY BRANCH  
Suite 607, 706 - 7th Avenue S.W., Calgary, Alberta T2P 0Z1  
Tel: (403) 294-1966 • Fax: (403) 294-1979

July 3, 1996

City Council, City of Red Deer  
4914 - 48th Ave., Box 5008  
Red Deer, Alberta, T4N 3T4

**Re: Capri Centre Hotel, 3310 - 50th Ave. Roll No. 09-03-1306**

Dear Sirs:

We have been retained to review the property taxes for the above property. There has been a negotiated property tax reduction for 1995 and a hearing for 1994 which resulted in our appeal being dismissed by the Alberta Municipal Government Board. I am writing to request that City Council rebate the 1994 property taxes as though the assessment had been negotiated in 1994 to the 1995 level.

On April 18th, 1996 the City of Red Deer Assessment Department made a recommendation to the Assessment Review Board for a reduction in the assessment for the 1995 taxation year from \$11,294,310 to \$9,107,670. Two months earlier, at a hearing before the Alberta Municipal Government Board, the Assessor argued that the property tax appeal for 1994 should be dismissed, on a point of procedure. While the assessor was successful, the grounds for the appeal were the same as those which resulted in the subsequent reduction in property taxes for 1995.

There is no prejudice to the City of Red Deer if your Council rebates property taxes that should not have been collected, as indicated by the subsequent recommendation for a reduction. This request fits within the gambit of fairness and equity in municipal taxation. There is no precedent set by these actions as the situation is unique. The taxpayer is a major contributor to the City of Red Deer property tax base. Legal action against the City of Red Deer for rebate of these taxes or redress of the situation through a new hearing by the Alberta Municipal Government Board are alternatives that could result in a similar rebate of taxes but with increased costs to the Municipality. Your co-operation in this matter would be greatly appreciated.

Yours truly,

Rickard Realty Advisors Inc.

A handwritten signature in cursive script that reads "Steve Rickard".

Steve Rickard, B.A., FRI, AACI,  
CLP, PLE, Chartered Arbitrator.

SDR/ss

A:\REDDEER.CAP



*Specializing in Property Tax Assessment Reviews*

HEAD OFFICE:  
#607, 706 - 7th Avenue S.W.  
Calgary, Alberta T2P 0Z1  
Telephone (403) 294-1966  
Fax (403) 294-1979  
Toll Free 1-800-265-1401

February 5, 1996

Via Fax 1-403-427-0986

Mr. Charles Bethune  
Alberta Assessment Appeal Board  
1800, 10155 102 Street  
Edmonton, AB T5J 4L4

Dear Chuck:


Re: **Assessment Appeal Board Hearings**

Properties:	The Holiday Inn	30-1-0206
	The Capri Centre	09-3-1555 & 09-3-1306

We have discussed the nature and extent of the above appeals with Mr. Al Knight, City Assessor. It is our understanding that the hearing scheduled for February 6th, 1996 is of a preliminary nature intended to exchange information and set a subsequent hearing date. Mr. Knight has our information in hand. In discussions with the scheduling person Susan Lukian we have identified the week of April 9th to 12th, 1996 as the nearest available time for the rescheduled hearing. This time frame appears to fit in nicely with the Municipal Government Board's schedule.

We are in the midst of filing our property tax appeals in Calgary and are therefore unable to attend the February 6th, 1996 hearing. The Board is requested to excuse our absence and schedule the hearing at the Board's convenience during that week.

Yours truly,  
Rickard Realty Advisors Inc.

  
Tom Hewitt  
Tax Agent

cc Al Knight, A.M.A.A.  
City Assessor, Red Deer

EALETTERS\FREDDEK.LTR

Branch Offices:

410 - 305 Broadway, Winnipeg, Manitoba R3C 3J7
301 East, 2201 - 11th Ave., Regina, Sask. S4P 0J8
#191, 357 - 3rd Ave. South, Saskatoon, Sask. S7K 1M6
#900, 10665 Jasper Ave., Edmonton, Alberta T5J 3S9
1273 Howe Street, Vancouver, B.C. V6Z 1R3

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Telephone (403) 490-1438	Fax (403) 421-8400
Telephone (604) 684-1991	Fax (604) 669-7353

**THE CITY OF RED DEER**

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

Assessment and Tax Department  
(403) 342-8119 FAX (403) 342-7665

January 22, 1996

Municipal Government Board  
18th Floor Commerce Place  
10155 - 102 St  
EDMONTON, AB  
T5J 4L4

COPY

Dear Sirs:

RE: ROLL NOS: 30-1-0206 - HOLIDAY INN  
09-3-1306 & 09-3-1555 - CAPRI CENTRE

The City of Red Deer has received notification that Roll No. 30-1-0206 (Holiday Inn) has been scheduled to be heard February 6, 1996, at 1:00 p.m. We also understand that the appellant's agent, Rickard Realty, would like to have this account and Roll Nos. 09-3-1306 & 09-3-1555 heard back-to-back or on consecutive days to minimize costs.

We appreciate this request and support this proposal. We do not, however, support the delay of the hearings, as we feel that the appellants have had ample time to prepare and submit information. The City of Red Deer has not, to date, received the positions, reasons, or statements that are necessary for us to prepare for the above-noted appeals.

With due respect to all concerned, we support the request for these to be heard consecutively but would encourage the date of February 6 be retained to determine the issues under appeal or establish a deadline for the exchange of information and final hearing date.

Thank you.

Respectfully submitted,

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

AK/ngl

c.c. Director of Corporate Services  
Assessment Supervisor  
Rickard Realty - Attention: Tom Hewitt



RED DEER

*a delight  
to discover!*

DATE: July 29, 1996

TO: City Clerk

FROM: City Assessor

RE: CAPRI CENTRE HOTEL - TAX REBATE REQUEST

Correspondence as received and drafted by Steve Richard, agent for the Capri Centre Hotel, states in part, "the assessor argued that the property tax appeal for 1994 should be dismissed, on a point of procedure." This statement is not accurate.

A brief review of the appeal is:

1. June 19, 1994 - Complaint filed to Assessment Review Board (Court of Revision).
2. August 17, 1994, - Assessment Review Board Hearing - Assessment Confirmed.
3. Appeal to Municipal Government Board (M.G.B.) (Alberta Assessment Appeal Board)
4. M.G.B. set October 12, 1995, hearing date.
5. October 10, 1995 - Appellant's agent requested postponement.
6. October 12, 1995 - M.G.B. granted postponement.
7. M.G.B. scheduled hearing for February 6, 1996.
8. February 6 1996, M.G.B. hearing. Appellant's agent requested postponement - denied by Board.

February 6, 1996 - M.G.B. Hearing:

In attendance:

3 Members of the M.G.B. -

The M.G.B. does not have a Recording Secretary accompany them at the hearing.

2 Members of City Hall Staff and

No one present to represent the appellant.

At the beginning of the hearing, the Board asked two questions of myself:

1. Has this account been before the Board before and been granted a postponement?

Answer - Yes.

2. Are there any extenuating circumstances that you are aware of that would substantiate the request for a postponement?

Answer - I have no knowledge of the circumstances other than a witness coming from Vancouver.

At this point, the Board excused the City representatives at the hearing (myself and Stephen Washington) to discuss the request.

City Clerk  
Page 2  
July 29, 1996

Some ten minutes later, we were requested to return to the hearing room. The Board then verbally advised that they were not going to grant a further postponement because:

1. Their policy was to grant only one postponement per account.
2. There were no extenuating circumstances evident or presented that would lead them to believe that an exception should be made in this instance.

The Assessment Department had prepared for the hearing of February 6, 1996, and , based on the evidence available for the 1994 tax year and to "fit within the gambit of fairness and equity in municipal taxation", we were not prepared to recommend a reduction in the assessment.

### **1995 ASSESSMENT**

In 1995 and for 1995 taxation, it became evident from income generated by hotels and decisions of the M.G.B. for the 1995 tax year, this type of property required an assessment adjustment to "fit within the gambit of fairness and equity in municipal taxation". As a result of this, all assessments of hotels in the City of Red Deer have been reviewed for the 1996 assessment and taxation year, and adjustments/changes have been made in the interest of equity.

In 1994, the Assessment Review Board determined the assessment was fair and reasonable. The reduction in assessment in 1995 does not mean that the 1994 assessment should be reduced.

Section 506 of the Municipal Government Act states: " There is no appeal from a decision of the Board". Section 504 states: "The Board may rehear any matter before making it's decision, and may review, rescind or vary any decision made by it." The City Solicitor will comment on the recourse available to the taxpayer or his agent.

Section 347 of the Municipal Government Act does provide for Council to cancel or refund all or part of a tax, if they consider it equitable to do so. Should Council consider this option, it must be understood that the assessment cannot be changed. Therefore, all requisitions (school, etc.), that have been paid, cannot be refunded or changed. However, should the appellant's agent make application to the Board under Section 504, as quoted in the previous paragraph, and if the Board granted a rehearing, then any adjustments that were made by the Board would be "assessment" adjustments and would include municipal, school and all other requisitions on the amount of the assessment reduction, if any.

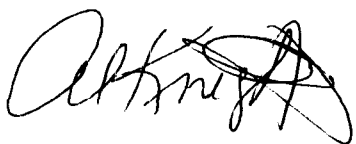
City Clerk  
Page 3  
July 29, 1996

In conclusion, the Municipal Government Act provides for the appeal of assessments to two levels, as outlined. The appellant's agents have taken advantage of the process. In doing so, and at the Municipal Government Board second/postponed hearing, a decision was made by the Board that is not in their favour. A reduction in the assessment of 1995 does not mean that the same reduction should have been made for 1994. Council can only refund the municipal portion of the tax levy. The Municipal Government Board can adjust the assessment, and, therefore, any adjustment would refund the total tax on that portion of the assessment. The agent for the appellants recognize that their chances of success, at the Municipal Government Board, are slim and they are trying to circumvent that process by appealing to Council for a rebate in taxes to salvage a positive result from their error.

### **RECOMMENDATION**

**That The City of Red Deer Council not consider a rebate of any property taxes paid for 1994.**

The appellant has the option to pursue this issue to the full extent of appeals available, in the interest of fairness and equity, specifically Section 504 of the Municipal Government Act, to the Municipal Government Board.

A handwritten signature in black ink, appearing to read 'Al Knight', with a stylized flourish at the end.

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

AK/sw

c.c. City Solicitor  
Director of Corporate Services



**COMMENTS:**

There is a two stage appeal process available to the applicant. The first stage is to file an appeal with the Assessment Review Board. This was done, however, the applicant failed to appear. The second stage is to file an appeal with the Municipal Government Board. This was done and the applicant requested a postponement of the first hearing and failed to appear at the second hearing. It would now seem that the applicant wishes to try an alternate route, requesting Council rebate the taxes for the 1994 year because of his own failure to follow the due process.

The option to request the Municipal Government Board for a re-hearing is still open to the applicant, although there is no obligation on the part of the Board to grant such a request.

"G.D. SURKAN"  
Mayor

"H.M.C. DAY"  
City Manager



August 8, 1996

Red Deer City Council  
4914 - 48th Ave  
Red Deer, Alberta

**RE: Capri Centre Hearing**

Dear Sirs:

I am writing in response to a request by Rickard Realty Advisors Inc. to provide information about the Capri hearing on Feb. 6, 1996. That hearing was dismissed by the board because no one from Rickard Realty appeared before the Board to present any evidence. No one appeared because we were told by the board Secretary that no hearing would be held, just an exchange of documents. At that time I was an employee at Rickard Realty in charge of presenting and researching property assessment appeals, mainly in the Calgary region.

Accordingly, we all (from Rickard Realty) felt that no one was required to appear at the meeting. The hearing was originally scheduled on a date other than Feb. 6th 1996. Upon the suggestion from the MGB administration we agreed to move the Capri hearing to Feb. 6th, 1996 to be spoken to. Conditions for doing so were: that this meeting would be for the sole purpose of exchanging information and that a convenient and agreeable time be set for the actual hearing. We agreed to this request since this would allow us to have our expert witnesses in attendance, and all the issues would be set out for both sides to see. It was our hope that we could avoid going to the Board by agreeing to a negotiated settlement once all issues were understood.

We also needed to schedule sufficient time for the presentation of both ours and the city's evidence. We never would have agreed to scheduling both appeals on the same day without some assurance that we would get more time to present each case.

It was my understanding in speaking to Mr. Barry Fenske, director of the MGB and Mr. Al Knight, assessor for the City of Red Deer, that Feb. 6th, 1996 was to be set aside for the express purpose of exchanging information only and to set a new date for the hearing. Throughout the entire process this was my understanding and the intent communicated with both of these gentlemen.

On the morning of the hearing we faxed the information we had to the Board.. Up until that time we were still checking our information. No one contacted us that the hearing was going ahead.

I hope this Information is useful to you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tom Hewitt".

Tom Hewitt

Colliers Macaulay Nicolls Inc.  
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FILE NO. ALCAPR11187



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

**FILE**

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

July 25, 1996

Rickard Realty Advisors Inc.  
Attention: SonTran  
#607, 706 - 7<sup>th</sup> Avenue SW  
Calgary, AB T2P 0Z1

Dear Mr. Tran:

I am in receipt of your telecopier transmittal letter dated July 24, 1996 requesting that the matter concerning the Capri Centre Hotel be re-scheduled to the Council Meeting of August 12, 1996. This item has been re-scheduled accordingly.

Please remember that should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall. As the date of the meeting on which this item will appear has changed, these comments will be available on Friday, August 9, 1996. A tentative schedule of the approximate time Council will be discussing this item will also be available.

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

Sincerely,



KELLY KLOSS  
City Clerk

KK/fm



RED DEER

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to discover!*

07/24/96

14:59

403 294 1979

RICKARD REALTY

001/001



RICKARD REALTY ADVISORS INC.  
#607, 706 - 7TH AVENUE S. W.  
CALGARY, ALBERTA  
T2P 0Z1  
TELEPHONE: (403) 294-1966

TELECOPIER TRANSMITTAL LETTEROUR FAX # (403) 294-1979DATE: July 24 TIME: \_\_\_\_\_

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME to Kelly KlossFIRM City Clerk's office - Red Deer City HallRECEIVERS FAX NUMBER 1-403-346-6195

FROM:

NAME: SON TRANFIRM: RRADTOTAL NUMBER OF PAGES INCLUDING TRANSMITTAL LETTER: 1IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL SON AT: 294-1966SPECIAL COMMENTS AND/OR  
INSTRUCTIONS: \_\_\_\_\_As per our earlier conversation,

Please note that we would note that the matter  
concerning the Capri Centre Hotel be re-scheduled so  
that we may present evidence in person on AUG. 12  
1996. Please call should you have any questions.  
Thank you for your time and attention to this  
matter.

Son Tran.

DATE: JULY 4, 1996

**FILE**

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

DIRECTOR OF DEVELOPMENT SERVICES

X CITY ASSESSOR

E. L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

INSPECTIONS AND LICENSING MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

X CITY SOLICITOR

FROM: CITY CLERK

RE: Capri Hotel - Tax Rebate Request

---

Please submit comments on the attached to this office by July 22, 1996 for the Council Agenda of July 29, 1996.

"Kelly Kloss"

City Clerk



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

July 4, 1996

Rickard Realty Advisors Inc.  
Calgary Branch  
Suite 607, 706 - 7<sup>th</sup> Avenue SW  
Calgary, AB T2P 0Z1

Dear Mr. Rickard:

I am in receipt of your letter dated July 3, 1996 re: Capri Centre Hotel, 3310 - 50 Avenue, Roll No. 09-03-1306.


This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Monday, July 29, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 26, 1996.

In the event you wish to be present at the Council Meeting, would you please telephone our office on Friday, July 26<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall at the park side entrance and proceed to the Council Chambers on the second floor.

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

Sincerely,



KELLY KLOSS  
City Clerk

KK/fm



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to discover!*



# THE CITY OF RED DEER

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

FILE No.

**FILE**

FAX: (403) 346-6195

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

July 10, 1996

*SENT VIA FAX  
# 403-294-1929*

Rickard Realty Advisors Inc.  
Calgary Branch  
Suite 607, 706 - 7<sup>th</sup> Avenue SW  
Calgary, AB T2P 0Z1

Dear Mr. Rickard:

Further to my letter of July 4, 1996 and receipt of your letter dated July 8, 1996, please be advised that as indicated, the matter re: the Capri Centre Hotel, 3310 - 50 Avenue, Roll No. 09-03-1306 will be considered by Council of the City of Red Deer at its meeting of Monday, July 29, 1996. Should this date be unsatisfactory the next meeting would be August 12, 1996. Unless you otherwise advise we will be proceeding with the Council Meeting of July 29, 1996.

Administrative comments provided to Council relative to this matter will be available on Friday, July 26, 1996.

I trust this is satisfactory.

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

cc. Director of Corporate Services  
City Assessor  
City Solicitor



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RICKARD REALTY ADVISORS INC.  
#607, 706 - 7TH AVENUE S. W.  
CALGARY, ALBERTA  
T2P 0Z1  
TELEPHONE: (403) 294-1966

TELECOPIER TRANSMITTAL LETTEROUR FAX # (403) 294-1979DATE: July 10 TIME: \_\_\_\_\_

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME MR. JEFF GRAVESFIRM RED-DEER ASS'T CITY CLERKRECEIVERS FAX NUMBER 1-403-346-6195

FROM:

NAME: SON TRANFIRM: RRATTOTAL NUMBER OF PAGES INCLUDING TRANSMITTAL LETTER: 4IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL SON AT: 294-1966SPECIAL COMMENTS AND/OR  
INSTRUCTIONS: \_\_\_\_\_

PLEASE READ AND ADVISE AS SOON  
AS POSSIBLE.

THANK YOUSON TRAN

CC: Al Knight

Al Wilcock

96/07/10



TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES  
☒ DIRECTOR OF CORPORATE SERVICES  
☐ DIRECTOR OF DEVELOPMENT SERVICES  
☒ CITY ASSESSOR  
☐ E. L. & P. MANAGER  
☐ ENGINEERING DEPARTMENT MANAGER  
☐ FIRE CHIEF  
☐ INFORMATION TECHNOLOGY SERVICES MANAGER  
☐ INSPECTION AND LICENSING MANAGER  
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER  
☐ PERSONNEL MANAGER  
☐ PUBLIC WORKS MANAGER  
☐ R.C.M.P. INSPECTOR  
☐ RECREATION, PARKS & CULTURE MANAGER  
☐ SOCIAL PLANNING MANAGER  
☐ TRANSIT MANAGER  
☐ TREASURY SERVICES MANAGER  
☐ PRINCIPAL PLANNER  
☒ CITY SOLICITOR  
☐ \_\_\_\_\_

FROM:

CITY CLERK

RE:

Capri Hotel - Tax Rebate Request

Please submit comments on the attached to this office by \_\_\_\_\_  
for the Council Agenda of \_\_\_\_\_

July 8July 29

KELLY KLOSS  
City Clerk

X **ACKNOWLEDGE**

|

To Kelly  
Date \_\_\_\_\_ Time \_\_\_\_\_

## WHILE YOU WERE OUT

M Phil Ludwig  
of Lawyer with Poole Laycraft (law firm)  
Phone No. 403-290-1601

TELEPHONED		PLEASE CALL	
WAS IN TO SEE YOU		WILL CALL BACK	
WANTS TO SEE YOU		<b>URGENT</b>	
RETURNED YOUR CALL			

Message Represented Rickard  
Realty (Cape Assessment) - wants  
to know if anything can be  
done to resolve matter prior  
to Council

Message taken by \_\_\_\_\_

\*\* Printed on reused paper



**RICKARD REALTY ADVISORS INC.**  
**#607, 706 - 7TH AVENUE S. W.**  
**CALGARY, ALBERTA**  
**T2P 0Z1**  
**TELEPHONE: (403) 294-1966**

**TELECOPIER TRANSMITTAL LETTER****OUR FAX # (403) 294-1979****DATE:** July 3, 1996 **TIME:** 9:25**PLEASE DELIVER THE FOLLOWING PAGES TO:****NAME** City Council - City Of Red Deer**FIRM** Red Deer, AB**RECEIVERS FAX NUMBER** 1-403-346-6195**FROM:****NAME:** Steven Rickard**FIRM:** R.R.A.I.**TOTAL NUMBER OF PAGES INCLUDING TRANSMITTAL LETTER:** 2**IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL Son AT: 294-1966****SPECIAL COMMENTS AND/OR****INSTRUCTIONS:** Please deliver to City Council upon receipt.



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

August 13, 1996

Rickard Realty Advisors Inc.  
#607, 706 - 7<sup>th</sup> Avenue SW  
Calgary, AB T2P 0Z1

Attention: Steven Rickard, Chartered Arbitrator

Dear Mr. Rickard:

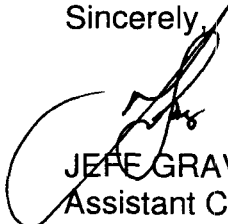
RE: CAPRI CENTRE HOTEL - PROPERTY TAX REBATE

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to your correspondence dated July 3, July 8, and July 25, 1996, requesting a rebate in the 1994 Property Taxes for the Capri Centre Hotel. At this meeting the following resolution was passed by Council agreeing not to approve your request:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Rickard Realty Advisors Inc. dated July 25, 1996, re: Capri Centre Hotel - Property Tax Rebate, hereby agrees that Rickard Realty Advisors Inc. request that City Council rebate the 1994 property taxes as though the assessment had been negotiated in 1994 to the 1995 level of property taxes, for the Capri Centre Hotel (located at #3310-50 Avenue, Roll #09-3-1306 and Roll #09-3-1555), be denied, and as presented to Council August 12, 1996."

The decision of Council in this instance is submitted for your information. Should you require any additional information or clarification regarding The City's decision in this regard you may contact Mr. Al Knight, City Assessor.

Sincerely,

  
JEFE GRAVES  
Assistant City Clerk

c Director of Corporate Services  
City Assessor  
City Solicitor



*a delight  
to discover!*

**BYLAW NO. 3071/A-96**

Being a bylaw to amend Bylaw No. 3071/92, the Bylaw to Adopt the Northwest Area Structure Plan in the City of Red Deer.

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

- 1 Map 9 following page 13 of Schedule "A" of Bylaw 3071/92 is amended by incorporating the changes as outlined in the attached Map.

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

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

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

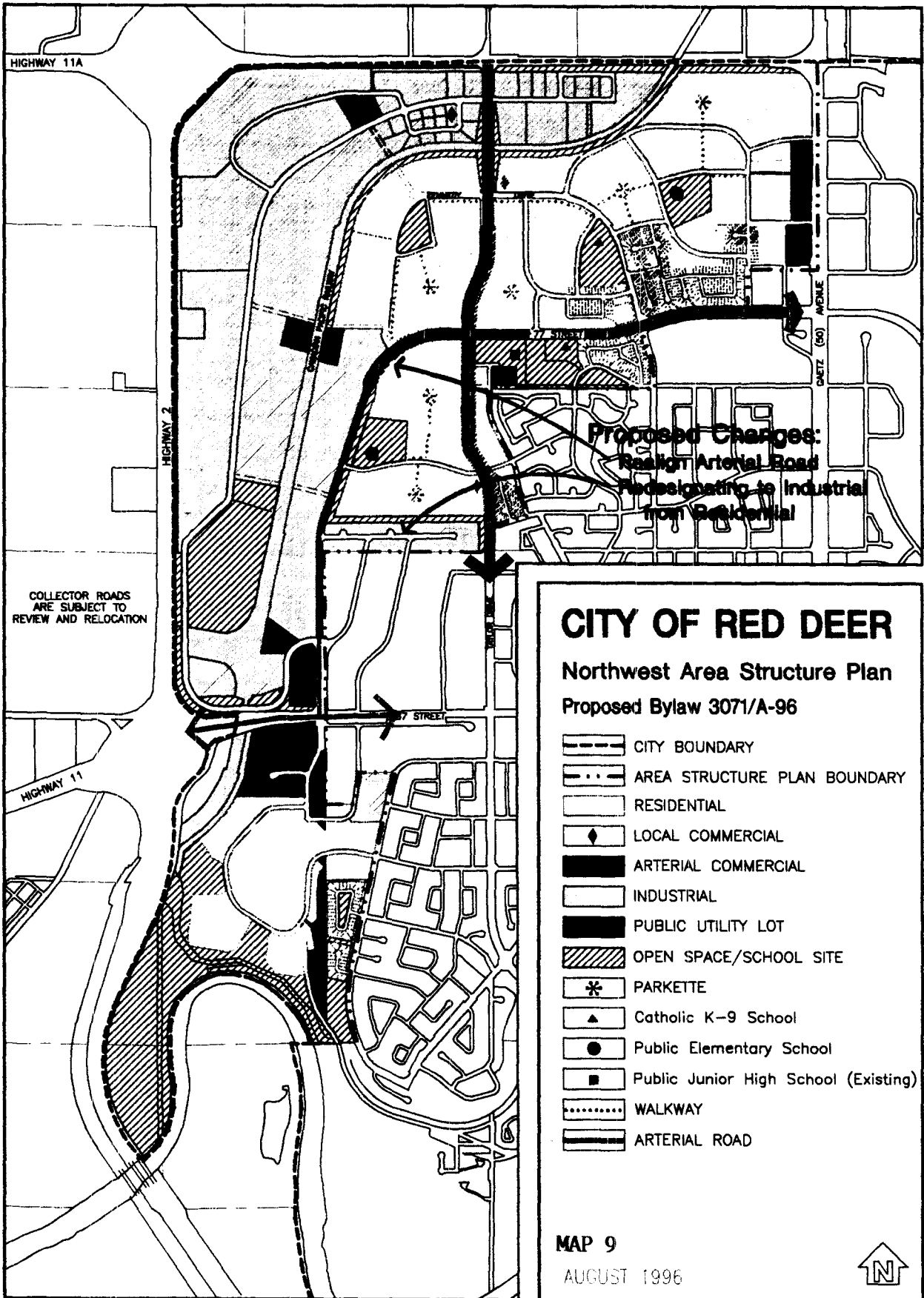
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      1996.

---

MAYOR

---

CITY CLERK



**BYLAW NO. 3149/B-96**

Being a bylaw to amend Bylaw No. 3149/95, the Permit Fee Bylaw of The City of Red Deer.

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

Bylaw No. 3149/95 is hereby amended as follows:

- 1 By deleting in its entirety Schedule "A" and replacing it with the attached Schedule "A" .

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

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

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

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

\_\_\_\_\_  
MAYOR

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

**SCHEDULE "A"****FEES FOR PERMITS UNDER SAFETY CODES ACT**

Page 1 of 6

**1 PLUMBING PERMITS**

- |       |  |          |
|-------|--|----------|
| (a)   | for each fixture, discharge device or weeping tile | \$ 6.00  |
| (b)   | Minimum Fee  | \$ 30.00 |
| (c)   | Cross Connection & Backflow Prevention             |          |
| (i)   | install backflow device                            | \$ 30.00 |
| (ii)  | install lawn sprinkler                             | \$ 20.00 |
| (iii) | install water softener                             | \$ 20.00 |
| (d)   | Ditch Permit to service site                       |          |
| (i)   | Residential  | \$ 30.00 |
| (ii)  | Commercial   | \$ 30.00 |

**2 GAS PERMITS**

- |       |  |          |
|-------|--|----------|
| (a)   | Minimum fee for any residential gas permit requiring inspection  | \$ 30.00 |
| (b)   | All major occupancies other than single family and two family residences (fee to be determined by the total B.T.U. rating for all gas fixture, furnaces, or other devices installed) |          |
| (i)   | 65,000 BTU/HR input or less  | \$ 30.00 |
| (ii)  | 65,001 - 200,000 BTU/HR input or less  | \$ 40.00 |
| (iii) | 200,001 - 400,000 BTU/HR input or less   | \$ 50.00 |
| (iv)  | 400,001 - 500,000 BTU/HR input or less   | \$ 80.00 |



**SCHEDULE "A"****FEES FOR PERMITS UNDER SAFETY CODES ACT**

Page 2 of 6

(v)	500,002 - 1,000,000 BTU/HR input or less	\$103.00
(vi)	1,000,000 - 5,000,000 BTU/HR input or less	\$182.00
(vii)	5,000,000 BTU/HR input or more	\$275.00
(c)	Temporary Gas Line	\$ 30.00
(d)	Alterations	\$ 30.00
(e)	Operational Tests	
(i)	Fee - \$100.00 plus \$35.00 per unit plus 7% GST	
(ii)	Retest - \$60.00 plus 7% GST	

**3 HEATING PERMITS**

(a)	Residential - each heating unit or system	\$ 30.00
(b)	Commercial - each heating unit or system	
(i)	up to 200,000 BTU	\$ 55.00
(ii)	over 200,00 BTU	\$ 60.00

**4 FIREPLACE PERMITS** \$ 30.00**5 BUILDING PERMITS**

- (a) \$5.50 for each \$1,000.00 or part thereof of construction cost
- (b) A minimum fee of \$25.00 shall be charged for issuance of any Building Permit.

**6 Re-Inspection Fee for any inspection not approved** \$100.00

**SCHEDULE "A"****FEEES FOR PERMITS UNDER SAFETY CODES ACT**

Page 3 of 6

**7 PERMIT FEE - ELECTRICAL****(a) CONTRACTORS**

(i)	Minimum Permit Fee - Less than \$1000 installation cost	\$ 30.00
(ii)	Installation Cost:	
	\$ 1000 - \$ 1999	\$ 60.00
	\$ 2000 - \$ 2999	\$ 75.00
	\$ 3000 - \$ 3999	\$ 90.00
	\$ 4000 - \$ 4999	\$105.00
	\$ 5000 - \$ 5999	\$115.00
	\$ 6000 - \$ 6999	\$125.00
	\$ 7000 - \$ 7999	\$135.00
	\$ 8000 - \$ 8999	\$145.00
	\$ 9000 - \$10000	\$155.00
	Over \$10000 - Add 1% to Fee for every \$1000 of installation cost	
(iii)	Re-Inspection Fee (work not ready for inspection purposes)	\$100.00
(iv)	Requested Additional Inspection	\$ 30.00

**SCHEDULE "A"****FEEES FOR PERMITS UNDER SAFETY CODES ACT**

Page 4 of 6

**NOTE:** (1) Installation cost to include labour and material (all electrical components and fixtures).

(2) Electrical drawings may be required on any electrical installation and are mandatory on installations over \$10000 labour and material.

**(b) ANNUAL PERMIT FEE**

<b>RATING OF INSTALLATION kV.A</b>	<b>FEE</b>
100 or less	\$127.50
101 to 2500	\$127.50 plus \$12.75 per 100 kV.A or fraction of 100 kV.A over 100 kV.A
2501 to 5000	\$433.50 plus \$9.50 per 100 kV.A or fraction of 100 kV.A over 2500 kV.A
5001 to 10000	\$671.00 plus \$6.50 per 100 kV.A or fraction of 100 kV.A over 5000 kV.A
10001 to 20000	\$996.00 plus \$3.25 per 100 kV.A or fraction of 100 kV.A over 10000 kV.A
over 20000	\$1321.00 plus \$0.80 per 100 kV.A. or fraction of 100 kV.A over 20000 kV.A

**SCHEDULE "A"****FEEES FOR PERMITS UNDER SAFETY CODES ACT**

Page 5 of 6

**(c) HOMEOWNERS**

<b>Value of Material</b>			<b>Permit Fee</b>	<b>Value of Material</b>			<b>Permit Fee</b>
0.00	-	150.00	30.00	1550.01	-	1600.00	84.00
150.01	-	200.00	33.00	1600.01	-	1650.00	85.50
200.01	-	250.00	36.00	1650.01	-	1700.00	87.00
250.01	-	300.00	39.00	1700.01	-	1750.00	88.50
300.01	-	350.00	42.00	1750.01	-	1800.00	90.00
350.01	-	400.00	45.00	1800.01	-	1850.00	91.50
400.01	-	450.00	48.00	1850.01	-	1900.00	93.00
450.01	-	500.00	51.00	1900.01	-	1950.00	94.50
500.01	-	550.00	52.50	1950.01	-	2000.00	96.00
550.01	-	600.00	54.00	2000.01	-	2050.00	97.50
600.01	-	650.00	55.50	2050.01	-	2100.00	99.00
650.01	-	700.00	57.00	2100.01	-	2150.00	100.50
700.01	-	750.00	58.50	2150.01	-	2200.00	102.00
750.01	-	800.00	60.00	2200.01	-	2250.00	103.50
800.01	-	850.00	61.50	2250.01	-	2300.00	105.00
850.01	-	900.00	63.00	2300.01	-	2350.00	106.50
900.01	-	950.00	64.50	2350.01	-	2400.00	108.00
950.01	-	1000.00	66.00	2400.01	-	2450.00	109.50
1000.01	-	1050.00	67.50	2450.01	-	2500.00	111.00
1050.01	-	1100.00	69.00	2500.01	-	2550.00	112.00
1100.01	-	1150.00	70.50	2550.01	-	2600.00	113.00
1150.01	-	1200.00	72.00	2600.01	-	2650.00	114.00

**SCHEDULE "A"****FEEES FOR PERMITS UNDER SAFETY CODES ACT**

Page 6 of 6

**(c) HOMEOWNERS - continued**

Value of Material			Permit Fee	Value of Material			Permit Fee
1200.01	-	1250.00	73.50	2650.01	-	2700.00	115.00
1250.01	-	1300.00	75.00	2700.01	-	2750.00	116.00
1300.01	-	1350.00	76.50	2750.01	-	2800.00	117.00
1350.01	-	1400.00	78.00	2800.01	-	2850.00	118.00
1400.01	-	1450.00	79.50	2850.01	-	2900.00	119.00
1450.01	-	1500.00	81.00	2900.01	-	2950.00	120.00
1500.01	-	1550.00	82.50	2950.01	-	3000.00	121.00

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

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

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

- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 7/96 attached hereto and forming part of the Bylaw.

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

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

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

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

---

MAYOR

---

CITY CLERK

DATE: JULY 30, 1996  
TO: DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK  
RE: Ambulance Bill - Julieanna Salisbury

---

Please submit comments on the attached to this office by August 6, 1996 for the Council Agenda of August 12, 1996.

"Kelly Kloss"  
City Clerk



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

**FILE** FILE No.

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

July 30, 1996

Ms. Linda Court, HCS Worker  
Alberta Family and Social Services  
Services to Persons With Disabilities, Red Deer D.O.  
101, 4920 - 51 Street  
Red Deer, AB T4N 6K6

Dear Ms. Court:

This is to acknowledge receipt of your letter dated July 29, 1996, re: Payment of Ambulance Bills by Julieanna Salisbury, and the appeal process she is currently undergoing with the Department of Social Services.

This information will be discussed and possibly a decision made at the meeting of Red Deer City Council on August 12, 1996.

In the event you wish to be present at the Council Meeting, would you please telephone our office on Friday, August 9, 1996 and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall at the park side entrance and proceed to the Council Chambers on the second floor.

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

Sincerely,

KELLY KLOSS  
City Clerk

KK/fm

c. Julieanna Salisbury  
94 Maxwell Avenue  
Red Deer, AB T4R 1N3



*a delight  
to discover!*





## THE CITY OF RED DEER

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

FILE No.  
**FILE**  
FAX: (403) 346-6195

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

August 13, 1996

Alberta Family and Social Services  
101, 4920 - 51 Street  
Red Deer, AB T4N 6K8

Attention: Ms. Linda Court, HCS Worker

Dear Ms. Court:

RE: PAYMENT OF AMBULANCE BILLS BY JULIEANNA SALISBURY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to your correspondence of July 29, 1996, regarding the above noted matter. At this meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Alberta Family and Social Services dated July 29, 1996, re: Payment of Ambulance Bills by Julieanna Salisbury, hereby:

1. agrees not to reconsider Council's decision of July 2, 1996 re: Invoice #56415 and Invoice #56750; and further
2. agrees to forward the correspondence from Alberta Social Services dated July 29, 1996, to the Minister responsible for Family and Social Services, the Honourable Stockwell Day, with a recommendation that the Provincial policy of 28 days retroactivity be reviewed by his Department."

The decision of Council in this instance is submitted for your information. Should you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,

JEFF GRAVES  
Assistant City Clerk

c Director of Corporate Services  
A/R Coordinator  
Fire Chief  
Ms. Julieanna Salisbury, 94 Maxwell Avenue, Red Deer T4R 1N3



*a delight  
to discover!*



## THE CITY OF RED DEER

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

FILE No.  
**FILE**

FAX: (403) 346-6195

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

August 14, 1996

Minister of Family & Social Services  
The Honourable Stockwell Day  
200 4814 Ross Street  
Red Deer, AB T4N 1X4

Dear Mr. Day:

RE: PAYMENT OF AMBULANCE BILLS FOR JULIEANNA SALISBURY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to correspondence from Alberta Family and Social Services dated July 29, 1996 concerning the above topic. At this meeting the following resolution was introduced and passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Alberta Family and Social Services dated July 29, 1996, re: Payment of Ambulance Bills by Julieanna Salisbury, hereby:

1. agrees not to reconsider Council's decision of July 2, 1996 re: Invoice #56415 and Invoice #56750; and further
2. agrees to forward the correspondence from Alberta Social Services dated July 29, 1996, to the Minister responsible for Family and Social Services, the Honourable Stockwell Day, with a recommendation that the Provincial policy of 28 days retroactivity be reviewed by his Department."

Attached hereto is correspondence that appeared on the Council Agenda of Red Deer City Council on August 12, 1996 relating to this matter. It was Council's wish that you be advised of the concern City Council has with the Handicapped Children's Service policy of 28 days retroactivity from the date of intake, which prevents Ms. Salisbury from receiving provincial assistance with said ambulance bills.

.../2




*a delight  
to discover!*

The Honourable Stockwell Day  
August 14, 1996  
Page 2

Accordingly, it was felt appropriate that the provincial appeal process be allowed to run its course before The City of Red Deer makes any decisions relating to reconsideration of this matter of canceling these invoices for Ms. Salisbury.

Your department's review of this policy would be appreciated. Should you have any questions or require additional information, please feel free to contact the undersigned.

Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

c      Director of Corporate Services

DATE: JULY 31, 1996

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

**FILE**

FROM: CITY CLERK

RE: River Bend Golf and Recreation Society

1. Change in length of appointments to Board
2. Appointments to fill unexpired terms - two vacancies

---

Please submit comments on the attached to this office by August 6, 1996 for the Council Agenda of August 12, 1996.

"Kelly Kloss"

City Clerk

# **FILE**

**DATE:** August 14, 1996

**TO:** River Bend Golf and Recreation Society

**FROM:** Assistant City Clerk

**RE:** CHANGE IN BYLAWS AND APPOINTMENT OF CITIZENS AT LARGE

---

At the Council Meeting held on August 12, 1996, consideration was given to your correspondence dated July 24, 1996 with respect to the above noted topics. At this meeting the following resolution was introduced and passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from River Bend Golf and Recreation Society dated July 24, 1996, re: River Bend Golf and Recreation Society, hereby agrees:

1. to convey City Councils strong preference that the River Bend Golf and Recreation Society's Bylaw that provides for a two year term of appointments for citizen's- at-large not change;
2. to appoint Perry Pelligrini as a citizen-at-large to the River Bend Golf and Recreation Society to fill the unexpired term of Terry Burns, for a term to expire October 1996;
3. to appoint Bill Higgins as a citizen-at-large to the River Bend Golf and Recreation Society to fill the unexpired term of Randy Northey, for a term to expire October 1997."

The decision of Council in this instance is submitted for your information. I trust that you will be contacting both Mr. Pelligrini and Mr. Higgins to advise them of their appointment to your board.

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



JERF GRAVES  
Assistant City Clerk  
JG/fm

c Director of Community Services

DATE: JULY 29, 1996

TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF (EMERGENCY SERVICES)  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
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R.C.M.P. INSPECTOR  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK

RE: Airport Authority - Nomination **\*\* PLEASE PROVIDE ANY  
RECOMMENDATION YOU MAY HAVE AS TO THE CHOICE OF  
THE TWO CITIZENS AT LARGE\*\***

Please submit comments on the attached to this office by August 6, 1996 for the Council Agenda of August 12, 1996.

"Kelly Kloss"  
City Clerk

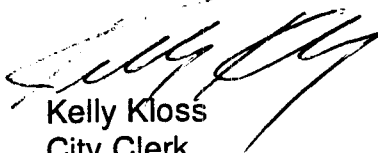
**DATE: June 19, 1996**  
**TO: Director of Development Services**  
**FROM: City Clerk**  
**RE: RED DEER INDUSTRIAL AIRPORT AUTHORITY**

---

**FILE**

At the Council Meeting of June 17, 1996, one clause in the resolution passed by Council relative to the Airport Authority, eluded to The City appointing three representatives to same. Council informally discussed the matter of appointments. It was suggested that Bev Hughes be appointed as one of the representatives. No direction was given relative to the other two representative positions and as such we are looking to you for recommendations you may have with respect to these appointments.

This matter will be presented to the Tuesday, July 2, 1996, Council Meeting and as such, ask for your recommendations by June 25, 1996.

  
Kelly Kloss  
City Clerk

KK/clr

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

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

June 19, 1996

Red Deer Chamber of Commerce  
3017 - 50 Avenue  
Red Deer, AB T4N 5Y6

Att: Airport Ad Hoc Committee  
Merv Phillips, Chairman

Dear Sir:

**RE: RED DEER INDUSTRIAL AIRPORT AUTHORITY**

At the City of Red Deer's Council Meeting held June 17, 1996, consideration was given to your correspondence dated June 7, 1996, concerning the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Chamber of Commerce Airport Ad Hoc Committee dated June 7, 1996, re: Red Deer Industrial Airport Authority, hereby supports in principle the resolution forwarded by the Chamber of Commerce Airport Ad Hoc Committee, as outlined in the above noted letter, subject to the following conditions:

1. Satisfactory resolution of all outstanding issues,
2. The appointment of three representatives from The City to form part of the Authority
3. A further report being presented to Council for final ratification of the proposal,

and as presented to Council June 17, 1996."

Once all the outstanding issues have been resolved, I trust that you will be presenting a further report to Council for final ratification, as directed above.

... / 2

*a delight  
to discover!*



Red Deer Chamber of Commerce  
Airport Ad Hoc Committee  
June 19, 1996  
Page 2

Council will be reviewing the appointment of City representatives at a future meeting and once the appointments have been made, this office will be advising you of same.

On behalf of Council, please accept their thanks for the Committee's efforts in making the Authority a reality.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/clr

c     Director of Development Services  
      Land and Economic Development Manager  
      Public Works Manager

**DATE:** June 19, 1996

11/2/96

Byron

**TO:** Director of Development Services

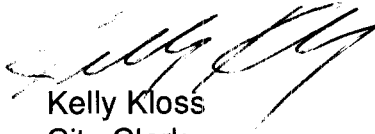
**FROM:** City Clerk

**RE: RED DEER INDUSTRIAL AIRPORT AUTHORITY**

---

At the Council Meeting of June 17, 1996, one clause in the resolution passed by Council relative to the Airport Authority, eluded to The City appointing three representatives to same. Council informally discussed the matter of appointments. It was suggested that Bev Hughes be appointed as one of the representatives. No direction was given relative to the other two representative positions and as such we are looking to you for recommendations you may have with respect to these appointments.

This matter will be presented to the Tuesday, July 2, 1996, Council Meeting and as such, ask for your recommendations by June 25, 1996.



Kelly Kloss  
City Clerk

KK/clr

DATE: July 3, 1996

TO: ~~Director of Development Services~~ *City Council*

FROM: City Clerk

RE: RED DEER INDUSTRIAL AIRPORT - AIRPORT AUTHORITY,  
CITIZENS-AT-LARGE

**FILE**

At the Council Meeting of July 2, 1996, ~~consideration was given to your report dated June 26, 1996, concerning the above. At that meeting the following resolution was passed:~~

"RESOLVED that Council of The City of Red Deer, having considered the report from the Director of Development Services dated June 26, 1996, re: Red Deer Industrial Airport - Airport Authority, hereby agrees that the Administration advertise in accordance with the guidelines outlined in the above noted report, via the media, for two citizens-at-large, to represent The City on the Airport Authority."

As you are aware, three City representatives are required on the Authority. Council informally indicated that the third representative would be a City Councillor. By way of a copy of this memo, I will be asking Sandra Ladwig to draft the necessary ad to be published in the Red Deer Advocate on Friday, July 12, 1996. Once this ad has been drafted, it will be forwarded to you for your approval, prior to same being published.

Once the names of the citizens-at-large are received, same will be presented to Council for consideration, possibly on Monday, July 29, 1996.

*[Signature]*  
Kelly Kloss  
City Clerk

KK/clr

c Council and Committee Secretary, S. Ladwig

*Aug 2/96*

*Attached are the names of those nomination accepted. @*

*Recommendation:*

- 1) That 2 citizens be approved by Council*
- 2) That 1 Council representative be chosen*

**FILE**

**DATE: August 14, 1996**  
**TO: Director of Development Services**  
**FROM: Assistant City Clerk**  
**RE: RED DEER INDUSTRIAL AIRPORT - AIRPORT AUTHORITY -  
NOMINATIONS**

---

At the Council Meeting of August, 1996 Council passed the following resolution as it pertains to the appointment of citizens at large and Council representation on the Red Deer Industrial Airport Authority:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated August 6, 1996, re: Red Deer Industrial Airport - Airport Authority, hereby agrees to appoint the following:

William E. Higgins,	Citizen-at-large;
Don Oszil,	Citizen-at-large;
Bev Hughes,	Council Representative,

to represent the City of Red Deer on the Red Deer Industrial Airport Authority."

The decision of Council in this instance is provided for your information. I trust you will notify the Airport Authority of Council's appointments to said Authority.

  
JEFF GRAVES  
Assistant City Clerk

JG/fm

c Councillor Hughes

**THE CITY OF RED DEER**

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

**FILE**  
FAX: (403) 346-6195

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

August 14, 1996

Mr. Don Oszli  
48 Connell Close  
Red Deer, AB T4P 2T8

Dear Mr. Oszli:

RE: APPOINTMENT TO THE RED DEER INDUSTRIAL AIRPORT AUTHORITY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to membership on the Red Deer Industrial Airport Authority, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated August 6, 1996, re: Red Deer Industrial Airport - Airport Authority, hereby agrees to appoint the following:

William E. Higgins,	Citizen-at-large;
Don Oszil,	Citizen-at-large;
Bev Hughes,	Council Representative,

to represent the City of Red Deer on the Red Deer Industrial Airport Authority."

Thank you for letter your name stand for this committee. You will be contacted in the near future regarding meeting dates and times. If in the interim you have any questions or require additional information, please do not hesitate to contact the undersigned or Bryan Jeffers, Director of Development Services.

Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

c Director of Development Services



*a delight  
to discover!*



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.  
**FILE**

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

August 14, 1996

Mr. Bill Higgins  
#7 Meeres Close  
Red Deer, AB T4N 0S6

Dear Mr. Higgins:

RE: APPOINTMENT TO THE RED DEER INDUSTRIAL AIRPORT AUTHORITY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to membership on the Red Deer Industrial Airport Authority, and at which meeting the following resolution was passed:

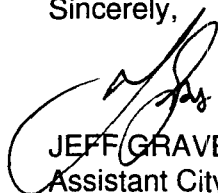
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Don Oszil,	Citizen-at-large;
Bev Hughes,	Council Representative,

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Sincerely,

  
JEFF GRAVES  
Assistant City Clerk

JG/fm

c Director of Development Services



*a delight  
to discover!*



# THE CITY OF RED DEER

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

FILE No.

# FILE

FAX: (403) 346-6195

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195  
August 14, 1996

Michael D. Sutherland  
109 Baird Street  
Red Deer, AB T4R 1H5

Dear Mr. Sutherland:

RE: APPOINTMENT TO THE RED DEER INDUSTRIAL AIRPORT AUTHORITY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to membership on the Red Deer Industrial Airport Authority, and at which meeting the following resolution was passed:

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Don Oszil,	Citizen-at-large;
Bev Hughes,	Council Representative,

to represent the City of Red Deer on the Red Deer Industrial Airport Authority."

Although Council did not appoint you to the board, please accept our thanks for allowing your name to stand as a nominee.

Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

c Director of Development Services



*a delight  
to discover!*



## THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.  
**FILE**

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

August 14, 1996

Larry Prefontaine  
151 Glendale Boulevard  
Red Deer, AB T4P 2P2

Dear Mr. Prefontaine:

RE: APPOINTMENT TO THE RED DEER INDUSTRIAL AIRPORT AUTHORITY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to membership on the Red Deer Industrial Airport Authority, and at which meeting the following resolution was passed:

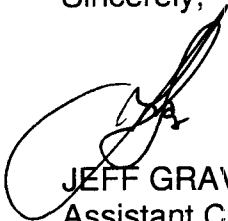
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Sincerely,



JEFF GRAVES  
Assistant City Clerk

JG/fm

c Director of Development Services



*a delight  
to discover!*





## THE CITY OF RED DEER

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

FAX: (403) 346-6195

**FILE**

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

August 14, 1996

Don Miller  
3622 - 51 Avenue  
Red Deer, AB T4N 4G4

Dear Mr. Miller:

RE: APPOINTMENT TO THE RED DEER INDUSTRIAL AIRPORT AUTHORITY

At The City of Red Deer Council Meeting held on August 12, 1996, consideration was given to membership on the Red Deer Industrial Airport Authority, and at which meeting the following resolution was passed:

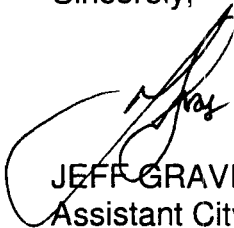
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Bev Hughes,	Council Representative,

to represent the City of Red Deer on the Red Deer Industrial Airport Authority."

Although Council did not appoint you to the board, please accept our thanks for allowing your name to stand as a nominee.

Sincerely,

  
JEFF GRAVES  
Assistant City Clerk

JG/fm



*a delight  
to discover!*

**FILE**

**DATE:** September 17, 1996  
**TO:** COUNCILLOR BEV HUGHES  
**FROM:** JEFF GRAVES  
ASSISTANT CITY CLERK  
**RE:** 1995/1996 COMMITTEE APPOINTMENTS

---

Please find enclosed an up-to-date list of members currently serving on the Red Deer Regional Airport Authority, as shown in the 1995/96 Committee Directory.

Should any member undergo an address change, change in his/her residence or business telephone number at any time, or if there are any errors noted in the information provided, please contact Lucy Bredy at 342-8133, at your earliest convenience, so that changes can be implemented and updates sent out to ensure that Committee Directories are kept current.

Thank you. We trust you will find this satisfactory.



JEFF GRAVES  
Assistant City Clerk

/lb  
Encl.

**FILE**

**DATE:** September 17, 1996  
**TO:** BILL HIGGINS  
**FROM:** JEFF GRAVES  
ASSISTANT CITY CLERK  
**RE:** 1995/1996 COMMITTEE APPOINTMENTS

---

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Thank you. We trust you will find this satisfactory.



JEFF GRAVES  
Assistant City Clerk

/lb  
Encl.

**FILE**

**DATE:** September 17, 1996  
**TO:** DON OSZLI  
**FROM:** JEFF GRAVES  
ASSISTANT CITY CLERK  
**RE:** 1995/1996 COMMITTEE APPOINTMENTS

---

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Thank you. We trust you will find this satisfactory.



JEFF GRAVES  
Assistant City Clerk

/lb  
Encl.

City Council Resolution of  
August 12, 1996

**RED DEER REGIONAL AIRPORT AUTHORITY**  
R.R.#4  
Red Deer, Alberta  
T4N 5E4

**MEMBERS:**

City Representative:

- |    |  |                               |                                      |
|----|--|-------------------------------|--------------------------------------|
| 1) | Councillor Bev Hughes<br>Aviation Consultant<br>16 Allsop Close<br>Red Deer, Alberta<br>T4R 1A3                    | 343-1881 Res.<br>343-1881 FAX | Original Appt: Aug. 12/96<br>Expiry: |
| 2) | Bill Higgins (citizen-at-large)<br>7 Meeres Close<br>Red Deer, Alberta<br>T4N 0J6                                  | 346-3619 Res.                 | Original Appt: Aug. 12/96<br>Expiry: |
| 3) | Don Oszli (citizen-at-large)<br>Heywood Homes & Partners<br>#500, 4911 - 51 Street<br>Red Deer, Alberta<br>T4N 6V4 | 347-2226 Bus.<br>343-6140 FAX | Original Appt: Aug. 12/96<br>Expiry: |

County of Red Deer Representatives:

- |    |   |  |
|----|---|--|
| 4) | Merv Phillips, Chairperson<br>Tango Productions<br>R.R.#4<br>Red Deer, Alberta<br>T4N 5E4 | 886-4712 Bus.<br>886-4712 FAX                  |
| 5) | Gary Hillman<br>Hillman Air<br>Box 580<br>Penhold, Alberta<br>T0M 1R0                     | 886-4187 Bus.<br>886-5682 FAX                  |
| 6) | Liam O'Connell<br>R.R.#4<br>Red Deer, Alberta<br>T4N 5E4                                  | 342-8883 Bus.<br>886-4310 Res.<br>342-8907 FAX |

Chamber of Commerce Representatives:

- |    |  |                               |
|----|--|-------------------------------|
| 7) | Bob Demco<br>Cidco Industrial Supplies<br>32 Alton Close<br>Red Deer, Alberta<br>T4R 2G9 | 343-3132 Bus.<br>340-8780 FAX |
|----|--|-------------------------------|

**FILE**

- 8) Charles Hare  
Camdon  
60 Connors Crescent  
Red Deer, Alberta  
T4P 2J3  
343-1233 Bus.  
346-2248 Res.  
350-7701 Cell.  
342-2422 FAX
- 9) Ron Schmidt  
Adanac Insurance  
#250, 4919 - 59 Street  
Red Deer, Alberta  
T4N 6C9  
343-6623 Bus.  
341-4270 FAX

\*\*\*\*\*

Resource Persons:

Bryon Jeffers, Director of Development Services  
Lorne McLeod, County Commissioner  
Appropriate City Staff Members as Required

MEETS WHEN CALLED UNTIL JUNE 30, 1997