

A G E N D A

For the regular meeting of RED DEER CITY COUNCIL to be held in the Council Chambers, City Hall, TUESDAY, AUGUST 2nd, 1983, commencing at 4:30 p.m.

- (1) Confirmation of the July 18th, 1983 Council minutes.

PUBLIC HEARINGS

Public hearings are scheduled for 7 p.m., Tuesday, August 2nd, 1983, respecting Bylaws 2672/I-83, 2672/J-83 & 2672/K-83. (p. 17)

- (2) UNFINISHED BUSINESS

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| 2) City Clerk - re: Section 33/Local Authorities Act - Death of Candidate | .. 2 |
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CLOSED AGENDA

- (1) Land Matter

UNFINISHED BUSINESSNO. 1

20 July 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: DECEMBER 31, 1982 AUDITED FINANCIAL STATEMENT

Council of The City of Red Deer at its meeting of July 18th, 1983 tabled the aforementioned report for 2 weeks in order that same might be considered at the August 2nd meeting of Council.

The City Auditor, Mr. John Watts, has been requested to be in attendance at the said meeting.

R. STOLLINGS,
City Clerk

NO. 2

26 July 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: SECTION 33/LOCAL AUTHORITIES ACT
DEATH OF CANDIDATE

Council will recall that at the July 18, 1983 meeting, the following resolution was introduced but tabled pending receipt of further information.

Moved by Alderman Lawrence, seconded by Alderman Oldring

"RESOLVED that Council of The City of Red Deer having considered report of the City Clerk re: 1983 Municipal Election, hereby agree that a bylaw be passed by The City of Red Deer pursuant to the provisions of Section 33 of the Municipal Elections Act."

The Municipal Affairs Department has advised that Section 33 of the Local Authorities Election Act was prompted by a case in point which resulted in a Municipal Election in Alberta. In this particular instance, the deceased candidate whose name appeared on the ballot, was elected. Under the past legislation and also the new legislation, there is no provision for removing the name of a candidate from a ballot in the event of a candidate's death prior to the date of election.

If we do not pass a bylaw as contemplated under section 33, and if for example there is a slate of 15 candidates running for the 8 aldermanic positions to be filled and one of the 8 candidates elected is deceased, a by-election must be held to fill the vacancy. It is not possible to avert a by-election by indicating the ninth candidate with the most number of votes elected in place of the deceased candidate. Similarly, if there are 2 candidates running for the Mayor's Office, and one of the candidates die prior to the election, the surviving candidate is not automatically proclaimed elected. The election must proceed with the deceased candidates name on the ballot. If it happens that the deceased candidate is elected, a by-election is necessary.

If we do pass a bylaw as contemplated under section 33, and one of the candidates dies prior to the election, the election for the position for which the deceased candidate was nominated ceases. For example, if one of the candidates running for the aldermanic position dies prior to the election, the election for alderman immediately is discontinued, however, the election for Mayor and the School Trustees, plebiscite question, etc., would proceed. Similarly if one of the candidates for the Mayor's Office died prior to the election, the election for Mayor would immediately cease. The election for Alderman, School Trustees, plebiscite question, etc., would continue. A new election would be commenced as soon as practicable after the general election for the filling of the office for which the deceased candidate was nominated.

(2)

3.

Should Council wish to pass a bylaw under Section 33, applying only to the election of the office of Mayor, the Municipal Affairs Department have indicated that this would be permitted.

C. SEVCIK, Assistant
City Clerk

NO. 3

4.

19 July 1983

TO: CITY COUNCIL

FROM: CITY CLERK

RE: TRANSIT SHELTER ADVERTISING

At the Council meeting of July 18th, 1983, the attached application by Hook Outdoor Advertising Ltd. pertaining to the above topic, was briefly considered.

Council will recall that Mr. Alan Sully appeared on behalf of Mr. Mike Riopel, and requested Council defer making a decision for 2 weeks to enable his client to study the proposal and consider whether there would be any overlapping or interference with his operation, and also to consider the possibility of submitting a similar proposal for Council's consideration.

Enclosed hereafter is the original application submitted by Hook Outdoor Advertising Ltd. along with the submission of Mr. M. Riopel.

R. STOLLINGS,
City Clerk

HOOK



5.

NO. 4

July 11, 1983

Mr. D.I. Proudler
Superintendent Transit System
The City of Red Deer
5438 - 47th Street
Red Deer, Alberta

Re: Advertising Supported Bus Shelter System

Dear Mr. Proudler:

Further to our discussions relative to the above, we respectfully submit this letter for your acceptance which basically outlines our proposal to launch this program in the City of Red Deer.

It would be our intention to supply, install, and maintain for a period of 15 years approximately 45 advertising supported bus shelters to be phased-in over the next four years at no cost to the City of Red Deer in lieu of exclusive advertising privileges on the shelters in question.

The selection of sites on the various transit routes will be determined by the advertising value as it relates to circulation, exposure, and overall market coverage and should a location be selected that has an existing shelter then this shelter would be removed by the City of Red Deer Transit Department at their expense.

The shelter will remain the property of Hook Outdoor Advertising and will carry the necessary liability insurance for the duration of the contract and the condition of same will be maintained at a level satisfactory to the City of Red Deer with the advertising content to be of high moral and ethical standards to avoid controversy or potential liable suits as it relates to the Municipal Government.

Upon acceptance of this proposal a more formal contractual agreement will be entered into outlining the conditions in detail which would be to the mutual satisfaction to all parties concerned.

Trusting you are in agreement we await your approval in order that this program may be launched before the arrival of the winter season.

Yours very truly,

Morris J. Proskow
President
Hook Outdoor/Calgary

HOOK OUTDOOR ADVERTISING LTD.

MJP:cc

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7

May 26, 1983

TO: Transit Supt.
FROM: Assistant City Engineer
Roads
RE: Transit Shelter Advertising

Our comments with regard to the above are as follows:

1. Bus stop at the north west corner of the 59 Avenue - 67 Street intersection is quite close to the intersection. The construction of bus shelters together with advertising could further deteriorate visibility for south bound right turning vehicles. We recognize the location of this bus stop may be catered to the convenience of Dawe Centre patrons. Due to the safety consideration, we would oppose the shelter advertising at the present stop location. Your Department, however, may wish to explore the possibility of relocating the bus stop to the south side of the 59 Avenue - Graham Drive intersection.
2. The graphics or message of the advertisement should not consist of any arrows or in any way resemble traffic signs or other traffic control devices.
3. Construction is pending near the intersection of Gaetz Avenue - 45 Street, Gaetz Avenue - 28 Street and Gaetz Avenue - 63 Street. Relocation of adjacent bus shelters will probably be required when road improvement commences.

We trust the above is what you need. Should you require further assistance, please advise.

K. G. Haslop
K. G. Haslop, P. Eng.
Assistant City Engineer
Roads

CYL/emg

THE CITY OF RED DEER



TRANSIT DEPARTMENT

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
TELEPHONE 347-4421

May 18, 1983

TO: City Engineer

FROM: Transit Supt.

RE: Transit Shelter Advertising

Enclosed is a copy of a letter from Hook Outdoor Advertising Ltd., along with a bus schedule map indicating the proposed locations for the 'Shelter Advertising'.

Please forward your comments regarding site distances or any other problems that you or your department may incur with these selected locations.

Thank you.

5. Page

for DON PROUDLER

/SP



May 10, 1983

Mr. D.I. Proudler
Superintendent Transit System
The City of Red Deer
5438 - 47th Street
Red Deer, Alberta

Re: Transit Shelter Advertising

Dear Don,

Please find enclosed a map showing the existing transit bus stops that we have selected to launch the above program.

We trust that your costs for supplying power to the shelters in question can be absorbed in your budget along with the moving costs of the existing shelters to a new location.

All other costs including maintenance, of course, would be ours.

Yours very truly,

Morris J. Proskow
President

MJP
HOOK OUTDOOR ADVERTISING
CALGARY, ALBERTA



HOOK OUTDOOR ADVERTISING LTD.

MJP:s1f

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7



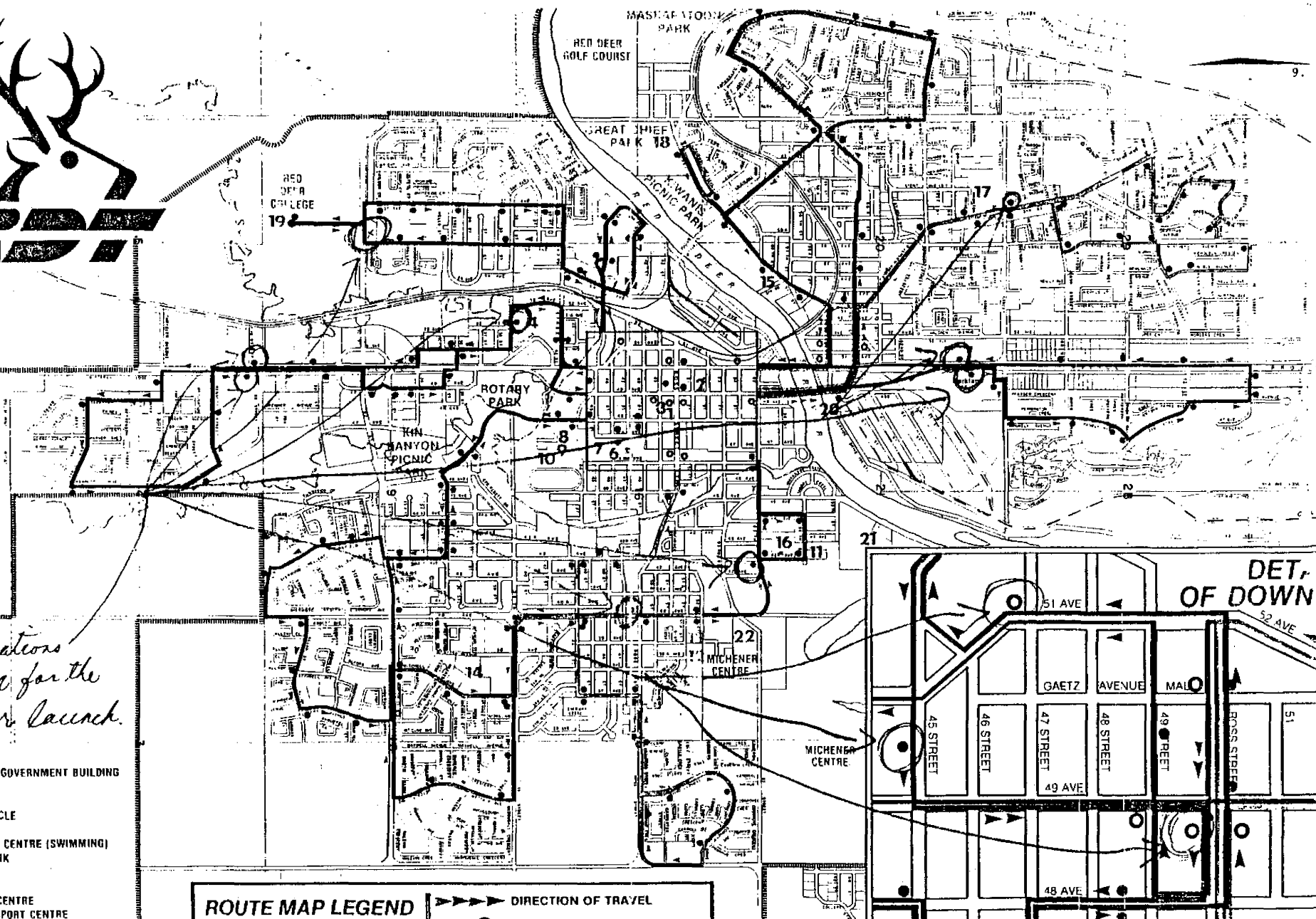
SITE OF NEW
EXHIBITION
GROUNDS
1982

*12 locations
selected for the
1st year launch.*

1. CITY HALL
2. PROVINCIAL GOVERNMENT BUILDING
3. LIBRARY
4. HOSPITAL
5. GOLDEN CIRCLE
6. MUSEUM
7. RECREATION CENTRE (SWIMMING)
8. CURLING RINK
9. ARENA
10. KINEX
11. MEMORIAL CENTRE
12. MICHENER SPORT CENTRE

ROUTE MAP LEGEND

➡➡➡ DIRECTION OF TRAVEL



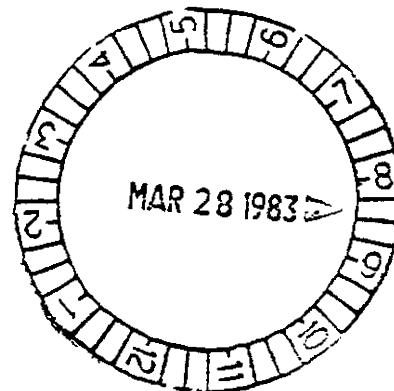
HOOK



10.

March 25, 1983

Mr. D.I. Proudler
Superintendent Transit System
The City of Red Deer
5438 - 47th Street
Red Deer, Alberta



Re: Advertising Supported Bus Shelter System

Dear Mr. Proudler,

Further to our discussions of recent date relative to the above, we are pleased to acknowledge same.

It is our express desire, subject to your transportation department's approval to launch an advertising supported bus shelter program in the City of Red Deer which would basically provide bus shelters at no cost in lieu of advertising privileges.

Because of the obvious financial benefits to the municipalities, this program has been launched by our member outdoor plant operators in Toronto, Winnipeg, Vancouver, Victoria, London and Niagara Falls, Ontario who along with Hook Outdoor Advertising belong to the Outdoor Advertising Association of Canada, and together are organized to provide a national sales and service program for this new medium.

In order to provide you with more details, we would like to encourage you to give us the opportunity of making a full-fledged presentation to your department along with any other interested parties at City Hall, at which time selection of locations, quantities, installations and maintenance could be discussed. In addition to the brochure placed in your hands, more information could be provided from our members in the industry who have launched the program in the cities outlined above thus bringing an update on this new nation-wide advertising supported bus shelter system.

Trusting you are in agreement, we await your decision as to when a meeting date can be arranged to outline the specifics of our proposal to accommodate your needs and to allow us to submit a detailed tender for your acceptance.

Yours very truly,

Morris J. Proskow
President

M. J. Proskow
HOOK OUTDOOR ADVERTISING
CALGARY, ALTA

HOOK OUTDOOR ADVERTISING LTD.

MJP:s1f

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7

Commissioner's comments

As Council is aware, we have been experiencing difficulties with both providing and maintaining adequate bus shelters for the transit system. In an effort to resolve this problem, negotiations have been under way for some time with Hook Outdoor Advertising Ltd. as evidenced by the attached correspondence.

In summary, the proposal by Hook Outdoor Advertising Ltd. is to provide 45 shelters over a 4 year period to be located as mutually agreed upon. The attached map shows the first 12 proposed locations. Under this proposal there would be no cost to the City as the provision, installation and maintenance of the shelters would be entirely the responsibility of Hook Outdoor Advertising Ltd. To provide this service, however, in order to amortize their costs, Hook Outdoor Advertising Ltd. would require a 10 year contract (not 15 as outlined in the letter). There would be a small initial cost to the City in relocating some existing shelters, but this would be minimal and such shelters could be used elsewhere. A brochure depicting the shelters will be available for circulation at the Council meeting.

We would recommend Council approve the installation of these shelters subject to the City entering into an agreement satisfactory to the Transit Supt. and City Solicitor.

"M.C. DAY"
City Commissioner

83 JUL 19 1983

Bus Bench Advertising
Michael Riopel
Jack Moore
3302 44A Avenue
Red Deer, Alberta
T4N 3J8

July 19, 1983

The Council of the
City of Red Deer
48 Avenue & 50 Street
Red Deer, Alberta

Re: Advertising-Supported Bus Shelter System

Mr. Mayor and Members of the Council:

We thank you for postponing any decision to proceed with the above matter until your next council meeting.

As of this date, July 19, 1983, we have initiated discussions with Hook Outdoor Advertising Ltd., and intend to meet with them with the strongest hope of resolving amicably the one area of conflict which has appeared as a result of their shelter proposal.

The opportunity to study the outline of the proposal by Hook Outdoor Advertising Ltd. has led us to conclude that we have no objection to the general concept, but one clause is unacceptable in its present form.

It is the suggestion of the Hook advertising organization that any contract they contemplate will provide that the sites selected by them be exclusive for their use. The alternatives they suggest are relocation or disposal of any benches which may be on the chosen sites.

Of the twelve (12) sites selected (in the first year alone) we would have to remove immediately sixteen (16) existing benches. The eventual expectation of forty-five (45) shelters in the next four (4) years would magnify this loss proportionately and result in the eventual loss of approximately sixty (60) bench sites.

The repercussions of this loss are several:

1. The elimination of the outdoor bench service to many transit patrons. (See enclosed photographs.)
2. The disruption of advertising commitments with many local merchants who have specifically requested such sites.
3. The creation of a scarcity of commercially marketable sites suitable for our advertisers who are all local businesses.

The Council of the
City of Red Deer

July 19, 1983

Page 2

Such a proposal could damage our business endeavour and consequently jeopardize our commercial venture.

The bench company has been providing such service now for fourteen (14) years. We personally have owned the company for the past five (5) years and have expanded the service, as the transit system has grown and changed, from thirty-five (35) sites to the existing one hundred and twenty (120) benches.

We conclude in hoping that the City of Red Deer can negotiate a contract that will allow us a share in these sites. It is our desire to work hand-in-hand with the new service proposed by Hook Outdoor Advertising Ltd. to provide better service to the transit company.

Yours truly,

Michael Riopel

Jack Moore

MR/lmv
Enclosures

THE CITY OF RED DEER



TRANSIT DEPARTMENT

P.O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
34²~~X~~-8225

July 26, 1983

TO: City Clerk

FROM: Don Proudler
Transit Supt.

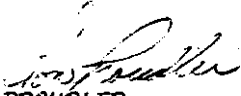
RE: Advertising Supported Bus Shelters

The benches placed at the transit stops by Bus Bench Advertisers have provided a service in the past to the bus patrons of Red Deer. When the first contract with Bus Bench Advertising was signed, the Transit System had a total of 24 miles of route and 2 bus shelters. As the City and the system grew, the walking distance to each stop became longer and the need for bus shelters became more evident.

The City and the Loyal Order of Moose have provided the patrons with 35 shelters throughout the city and the need for more has increased as the system grew.

The offer by Hook Outdoor Advertising Ltd. to supply, at no cost to the City, 45 lighted bus shelters over the next 4 years, is a significant offer and should not be taken lightly. There are over 200 bus stops in the City and at the last billing date, 103 bus benches.

It is my opinion there are many stops that have neither benches or shelters and an amicable solution could be arrived at and the City could enjoy the services of both advertising firms.


DON PROUDLER,
Transit Supt.

DP:sp

Commissioners' comments:

We would recommend that Council approve the installation of Bus Shelters as outlined, subject to satisfactory agreement being negotiated between the three parties to resolve any advertising conflicts. If agreement cannot be reached, this will be brought back to Council.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

REPORTS

Please Quote Our File No.

THE CITY OF RED DEER

15.

NO. 1



Office of:
CITY CLERK
342-8132

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

July 22, 1983

TO: CITY COUNCIL

FROM: CITY CLERK

Re: Checkmate Court/Storm Sewer Outfall

At the July 4, 1983 meeting of Council, it was agreed that the following notice be sent by registered mail to the owner of Lot 2, Block 5, Plan 792-2189.

"TO: Checkmate Court
RMD 133, R.R. 8
Edmonton, Alberta

Attention : Mr. E. Chrustawka

Dear Sir:

Take notice that Council of the City of Red Deer will, at its meeting to be held in the Council Chambers, City Hall, Red Deer, Alberta, the 2nd day of August 1983, commencing at 7:00 p.m., consider making the Order hereunto annexed and forming part hereof.

And further take notice that you will be given the opportunity of appearing and being heard by Council at the meeting before the making of the Order.

R. Stollings
City Clerk

RESOLUTION TO BE ANNEXED

Council of the City of Red Deer being of the opinion that the storm sewer outfall located on the N.E. corner of Lot 2, Block 5, Plan 792-2189 (Checkmate Court) is by reason of its incompleted state of construction

-2-

and in addition the pipe having been installed backwards (bell ends at downstream side) causing exfiltration, which if left unchecked the erosion could pose a threat to the existing water main and eventually could endanger the structure itself thereby being dangerous to the public safety and is detrimental to the surrounding area, hereby resolves and orders that the owner of the said property, within 30 days of the date hereof, complete construction of the storm sewer outfall to the bottom of the slope as requested by the City and as stated in the Soils Consultants Report and in default of which, the City Engineer shall cause the same to be done and all costs of so doing shall be charged against the said lands as taxes due and owing and shall be recovered as such."

The above was sent by double registered mail, and is included on this agenda for consideration at 7:00 p.m. as directed in the notice.

R. STOLLINGS
City Clerk

CS/cc

TO: CITY COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARINGS

Council are advised that public hearings scheduled for Tuesday, August 2nd, 1983 have been properly advertised in respect to the following Land Use Bylaw Amendments, described as noted hereunder :

- (1) BYLAW 2672/I-83 - redesignation of the park and playground area (Oriole Park Subdivision) situated west of Ohio Close, north of the C.P.R. Right-of-Way, and south of Otterbury Avenue, from R.1 = Residential (Low Density) District to P.1 = Parks and Recreation District.
- (2) BYLAW 2672/J-83 - to amend Section 6.2.3.3 (1) of the Land Use Bylaw (Discretionary uses - C.3 district) by adding after the words 'group of uses', the following, "except video and games arcade".
- (3) BYLAW 2672/K-83 - redesignation of all that portion of Lot 23M.R., Block 4, Plan 792-3149 (48th Avenue and 79th Street) from P.1 = Parks and Recreation District to I.1 = Industrial (Business Service) District (JIMRAY HOLDINGS LTD.)

As of this date, no objections have been received concerning the aforementioned Bylaw amendments.

"R. STOLLINGS"
CITY CLERK

M E M ONO. 3

TO: City Clerk

DATE: 25 07 1983

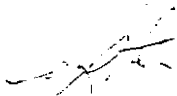
FROM: E. L. & P. Supt.

Re: E. L. & P. Transformer Order

Council approval is requested to place an order for 24 transformers with a supplier who was the second lowest bidder on an earlier 1983 tender. The reason for this request is to gain a six week advantage in delivery date.

In an attempt to minimize stores inventory during a period of slow growth we obviously predicted our requirements too low. We are now at the point of having a zero inventory of these particular units and we have a presently known firm need for nine; as well we will need some for emergencies such as lightning damage and burnouts.

Because our present inventory is nil there is a degree of urgency to this order and Council's favorable consideration is respectfully requested.



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

AR/jjd

THE CITY OF RED DEER



OFFICE OF:
CITY TREASURER

RED DEER, ALBERTA
T4N 3T4

26 July 1983

TO: CITY CLERK

from; ASSISTANT CITY TREASURER

RE: PURCHASE OF TRANSFORMERS
PURCHASE ORDER 44179 - \$14,160.00

Telephone quotations were requested on July 13 for the above order because of the delivery requirements stipulated by E.L. & P. (August 15).

The bids obtained were as follows:

	<u>Unit Price</u>	<u>Amount</u>	<u>Delivery</u>
Carte Electric Ltd.	\$519.00 each	\$12,456.00	Sept. 16
Moloney Electric Corp.	590.00	14,160.00	1st or 2nd week of August
Ferranti Packard	670.00	16,080.00	6-stock balance - Sept. 1
McGraw Edison	675.00	16,200.00	12 - 14 weeks
Federal Pioneer	751.00	18,024.00	Sept. 15-30

Due to the delivery requirements, the order was placed with the second low bidder.

Council approval of the action taken is hereby requested.

DOUG NORRIS, Assistant
City Treasurer

c.c. City Commissioner
E.L. & P. Supt.
Purchasing Agent

Commissioners' comments

In view of the urgency associated with these transformers requests, we would recommend that Council approve the award of the contract to the second low bidder, Moloney Electric Corp. in the amount of \$14,160.00 in this instance.

"R.J. McGHEE" Mayor
"M.C. DAY" City Commissioner

NO. 4

July 11, 1983

TO: City Clerk

FROM: Fire Chief

RE: Amendment to Traffic Bylaw

I request that the attached proposed amendment to the Traffic By-Law be placed before Council for their consideration and approval.

This amendment arises from our experience of complaints received recently of large trucks carrying anhydrous ammonia and other dangerous goods, being left unattended in hotel parking lots, and other areas detrimental to the public safety.



R. Oscroft

FIRE CHIEF

RO/cb

NO. 5M E M O

TO: City Clerk (For Council Agenda)

DATE: 20 07 1983

FROM: E. L. & P. Supt.

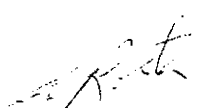
Re: Electric Power Rate Increase Resulting from
Alberta Electric Energy Marketing Agency

Council will recall that on May 9, 1983 approval was given to Bylaw 2085/D-83 which increased the City of Red Deer Electric Rates by 2.0%. This Bylaw was rescinded on May 24, 1983 subsequent to a Provincial Government decision to extend the period of temporary rate shielding to TransAlta Utilities' customers to August 31, 1983.

The Public Utilities Board order of April 29, 1983 which granted TransAlta Utilities approval to impose a 2.5% surcharge on April 1, 1983 was superceded by an order dated May 19, 1983 which granted approval for the 2.5% surcharge to be applied to all consumption after Sept. 1, 1983.

It is recommended that the City of Red Deer Electric Utility By-Law No. 2085 be revised to reflect a 2.0% increase in all rates effective for all billings mailed after September 30, 1983 to enable the City to recover the additional purchase costs imposed through the operation of the Alberta Electric Energy Marketing Agency.

The recommended increase is identical to the increase which was approved and subsequently rescinded in May of this year.


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

AR/jjd



ALBERTA
ELECTRIC
ENERGY
MARKETING
AGENCY

22.

Office of the Chairman

Room 924, J.J. Bowlen Building, 620 - 7th Ave. S.W., Calgary, Alberta T2P 0Y8. Phone (403) 261-4375

297

July 14, 1983

City of Red Deer
City Hall
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Attention: Mayor R.J. McShee

Gentlemen:

This letter is just to remind you that as of August 31, 1983 the first reduction in level of the electric utility temporary shielding program administered by the Electric Energy Marketing Agency will occur. From the start of Agency electric energy pooling operations September 1, 1982, TransAlta Utilities Corporation has been fully shielded from the effects of pooling by the shielding program.

The moderate reduction in shielding level which becomes effective September 1, 1983 is the basis for Public Utilities Board Order No. C83440 dated May 19, 1983, which permits TransAlta a 2.5% special levy for billings made on or after October 1, 1983 with respect to consumption on or after September 1, 1983.

While the information regarding this matter has been public for some time, we thought, however, that a reminder to you now would be desirable.

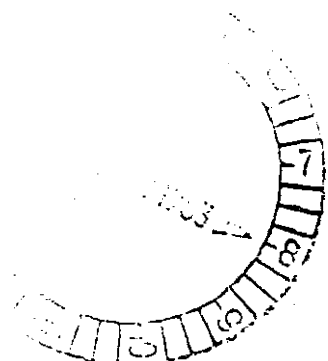
Yours very truly,

D. B. Smith
Chairman

DBS:mct

cc: City Commissioner
E.L. & P. Superintendent
City Treasurer
City Clerk

July 18, 1983 DK



NO. 6

July 18, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: RESOLUTION FOR THE USE OF SURPLUS DEBENTURE FUNDS

As a result of a review of completed capital projects, surplus debenture funds of \$33,578.05 have been identified.

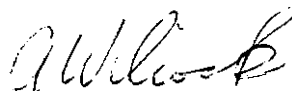
In order for the surplus funds to be used the following is required:

1. A Council resolution agreeing to the reallocation, and
2. Local Authorities Board approval.

Attached is a resolution to authorize the funds to be used for the purpose of replacement of existing sidewalks. You will recall that Council agreed the replacement of existing sidewalks would no longer be a local improvement charge.

It should be noted that although the resolution authorizes the use of the surplus funds for replacement of existing sidewalks the funds can be allocated for any new capital purpose.

If Council agree to the use of the surplus funds as recommended, then the Engineering department would bring forward specific projects for Council's approval. These projects would be from the local improvement bylaw that was given first reading by Council but has now been abandoned because they will no longer be a local improvement charge.



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

AW/jm
Attach.

RESOLUTION

24.

WHEREAS pursuant to Bylaws No. 2497/76, 2643/79 and 2732/81 of the City of Red Deer, passed on the 5th day of August, 1976; 4th day of September, 1979 and the 28th day of September, 1981 respectively, the said City of Red Deer was authorized to borrow by debenture the sums of \$475,000.00, \$14,600.00 and \$78,000.00 respectively;

WHEREAS the aforesaid By-laws No. 2497/76, 2643/79 and 3732/81 were approved by Board Orders No. 8757, 12124 and 14857 of the Local Authorities Board, dated the 30th day of June, 1976; 27th day of August, 1979; and the 16th day of September, 1981 respectively;

WHEREAS the aforesaid debentures were sold and the said City of Red Deer received the sums of \$475,000.00, \$14,600.00 and \$78,000.00 respectively as proceeds of the said sale;

WHEREAS the projects described in the aforesaid By-laws No. 2497/76, 2643/79 and 2732/81 were completed by the City of Red Deer at a cost of \$464,499.31, \$9,403.43 and \$60,119.21 respectively, which were paid from debenture funds in the amount of \$475,000.00, \$14,600.00 and \$78,000.00 respectively leaving unexpended balances of \$10,500.69, \$5,196.57 and \$17,880.79 respectively for a total unexpended balance of \$33,578.05.

WHEREAS the said City now desires to use the aforesaid unexpended debenture funds in the amount of \$33,578.05 for the purpose of replacement of existing sidewalks.

NOW THEREFORE, the Council of the City of Red Deer hereby resolves that:

1. The surplus debenture funds described above and in the amount of \$33,578.05 be expended on the replacement of existing sidewalks.
2. Application be made to the Local Authorities Board for required approval of the use of the aforesaid surplus debenture funds.

PASSED by Council this _____ day of _____ A.D., 1983.

MAYOR

CITY CLERK

THE CITY OF RED DEERDEBENTURE SURPLUSES

<u>Bylaw No.</u>	<u>Local Authorities Board Order No.</u>	<u>Amount of Authorized Borrowing</u>	<u>Amount Actually Borrowed</u>	<u>Expenditure Incurred</u>	<u>Surplus Remaining</u>
2497/76	8757	475,000.00	475,000.00	464,499.31	10,500.69
2643/79	12124	14,600.00	14,600.00	9,403.43	5,196.57
2732/81	14857	78,000.00	78,000.00	60,119.21	17,880.79
		<u>567,600.00</u>	<u>567,600.00</u>	<u>534,021.95</u>	<u>33,578.05</u>

Commissioners' comments:

We would agree with the recommendations of the City Treasurer.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

July 20, 1983

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

Dear Sir:

Re: Proposed Land Use Amendment
2672/L-83

Following the City Council resolution authorizing a
 basement suite at 414 Terrace Park (Lot 1, Block 4, Plan 4194 M.C.),
 the required land use amendment is attached.

Yours truly,

D. Rouhi, MCIP
 SENIOR PLANNER
 CITY PLANNING SECTION

DR/cc

Attachment

MUNICIPALITIES WITHIN COMMISSION AREA

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

NO. 8

July 15, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: DELIVERY OF UTILITY BILLS

The City of Red Deer commenced hand delivery of utility bills on March 7, 1983. This was approved by Council for a six month trial period.

One employee was hired to hand deliver bills. During the period March 7, 1983 to May 31, 1983, 28,700 utility bills were delivered. This represented 43% of the total utility bills during that period. The balance of the bills were mailed because of out of town addresses or to keep up with mailing deadlines.

The comparison of costs for bill delivery are as follows:

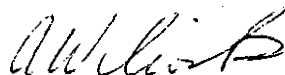
Cost to hand deliver bills	\$5,846
Cost to mail bills (based on 20¢ rate)	<u>6,390</u>
Net savings by hand delivery	<u><u>544</u></u>

The above figures indicate a net savings of \$544 occurred because of hand delivery.

It should be noted that although a net savings occurred because of hand delivery, a number of complaints were received regarding things such as bills not received, received late, not inserted in mail box properly, not in an envelope, etc.

There has been a recent Federal Government amendment to the definition of a letter that would include a utility bill in the definition of a letter. The amendment will be effective September 1, 1983.

As the Post Office has a monopoly over the delivery of letters it is recommended the City discontinue hand delivery of utility bills effective September 1, 1983. Council approval of this recommendation is respectfully requested.



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

AW/jm

Commissioners' comments:

Council will recall that some time ago they received a report from the City Treasurer indicating that substantial savings could be realized in postage charges if we were to deliver our own utility bills. At that time the postage rate projected was 32¢. Subsequent to our decision to deliver our own utility bills, we have met with senior Post Office officials at their request, resulting in some changes in our procedures and the consequent implementation of a 20¢ rate. As a result of this rate the projected economic advantage to the City has been mutually eliminated. In view of this and the change in legislation, we would concur with the recommendations of the City Treasurer and recommend that we discontinue the hand delivery of utility bills effective September 1, 1983.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 9

July 25, 1983

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

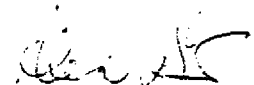
RE: UNITED MANAGEMENT LTD. - OPTION AGREEMENT,
LOT 13 & PART OF 14, BLOCK 3, PLAN 762-1422

You will recall that in May of 1983, United Management Ltd. approached Council with a request that the outstanding option they hold on the above property be extended for a further three years. At that time, the administration recommended against the request, and prior to its consideration by Council, the applicant withdrew the request.

The option agreement is the result of a January 1962 agreement between the City of Red Deer and Warner Holdings Ltd. The original agreement stated that when servicing of the Riverside Light Industrial Area was completed, Warner Holdings or its successor would be granted a two year option covering 8.10 acres. There was no option fee, and the purchase price of the land was extremely attractive by any standards, working out to \$41,370.00 per acre fully serviced. United Management is now asking that an additional extension of the agreement be considered, to allow them additional time to try and arrange for the development of the property. In their letter of May 19th, 1983, they outline three proposals for our consideration. The comments of the City Treasurer and the City Assessor are attached. The City Assessor is basically opposed to any extension, while the City Treasurer outlines conditions under which he feels proposal #1 or #3 could be considered. This information was consequently related to United Management, and their letter of July 15th, 1983 indicates a desire to extend the option for a further three years by paying an option fee of \$10,000.00 and modifying the price of the land by 14% per year during the term of the option.

I have discussed this latest proposal with the Assistant City Treasurer and the City Assessor. The City Assessor is of the opinion that if United Management is to be given the advantage of the extremely attractive land price contained in the original agreement of January 1962, then they should exercise their option no later than November 1983 as originally required. If United Management wishes a further extension of the option, then it should be at current market value of \$84,600.00 per acre. Our standard option period is 90 days, and perhaps an extension of this period could be considered provided the option fee was something greater than our standard 5%, and a price escalation clause of 6% per annum was included to cover the anticipated land increase over the next three years.

Respectfully submitted, on behalf
of The Administration,


ALAN SCOTT, Director
Economic Development

AVS/gr



UNITED MANAGEMENT LTD.

May 19, 1983

City of Red Deer
4924 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Attention: Alan Scott

Dear Alan,

Re: Option Agreement

Thank you for taking the time to see me on Tuesday. I discussed the various alternatives with the senior officers of the company and we would like you to give consideration to the following:

1. Extend the option to November 1, 1986. We would pay an extension fee of \$10,000 and the price of the land would increase by 10% per year.
2. We exercise the option on November 1, 1983. We pay \$35,096 as a down payment and 10 quarterly installments of \$30,000 each.
3. We exercise the option on November 1, 1983 with a down payment of \$25,000. We pay interest at 8% on November 1, 1984 and November 1, 1985. We pay the principle balance plus interest on November 1, 1986.

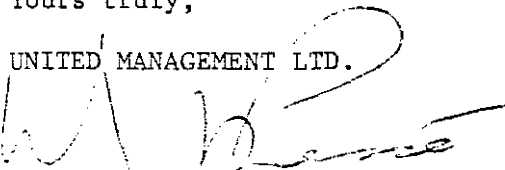
We would prefer the first option.

If you feel that the City would prefer some other arrangement please let me know. I am sure that we can work something out that is agreeable to both of us.

Please feel free to call me at any time.

Yours truly,

UNITED MANAGEMENT LTD.



Wm. J. Presse
Vice President, Finance

WJP:kw

June 1, 1983

TO: ECONOMIC DEVELOPMENT DIRECTOR

FROM: CITY TREASURER

RE: UNITED MANAGEMENT

It is my understanding that if United Management does not exercise their option on the property by November 1st, 1983 by paying \$335,097 plus servicing cost of \$36,620 per acre the option would cease. If this is correct, then it is only to United Management's benefit to exercise the option by that date. If they do not exercise the option, the City would retain the land. The market value of the land would be significantly higher than what United Management would pay.

In regard to the three alternatives proposed by United Management I have the following comments:

Proposal 1

If the land could have been sold on November 1, 1983 and a building constructed then property taxes would have been recovered for the three years.

As a result, any option fee should be equal to what the taxes would have been based on a constructed building for the three years. In addition, a more reasonable interest rate should be used such as 13%.

Proposal 2

This option has no benefit for the City as they are asking to defer payments they are required to make on November 1, 1983 without any interest recovery.

Proposal 3

The interest rate is not realistic. It should be at least 11% for a one year term. In addition, an option fee equal to the property taxes on the land with a completed building should be payable that is not to be applied to the purchase price.

As you can see from my comments, I am concerned that the City
recover:

1. A reasonable rate of interest on payments not made by
November 1, 1983, and
2. Recovery of lost property taxes due to deferred development
if property is not sold.



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

AW/jm

June 6, 1983

TO: ECONOMIC DIRECTOR
A. SCOTT

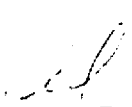
FROM: CITY ASSESSOR
D. J. WILSON

Re: United Management

We feel that the request for a further three year extension is excessive in that this property has been held for the past two years (by way of an agreement dated January 22, 1981) without any development taking place or proposed.

If City Council is to approve one of the alternatives we would suggest number two as outlined in the May 19, 1983 letter from United Management.

We trust that if a new agreement is entered into that the standard land sale policies such as land to be paid for in full prior to a building permit issued, agreement to be null and void if payments not received on time, etc., will apply.


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



UNITED MANAGEMENT LTD.

July 15, 1983

City of Red Deer
4914 - 48th Avenue
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Alan Scott
Director of Economic Development

Dear Sir:

Re: Option Agreement

Thank you for your letter of July 4, 1983 in which you outline the alternative proposals which the City would consider.

We would like to extend the option under the terms of your first proposal. That is we will pay you a \$10,000.00 fee to have the option extended to November 1, 1986. As well the option will be modified so that the price paid for the land increases by 14% per year.

We would ask that you obtain council approval as soon as possible so that the documentation can be finalized.

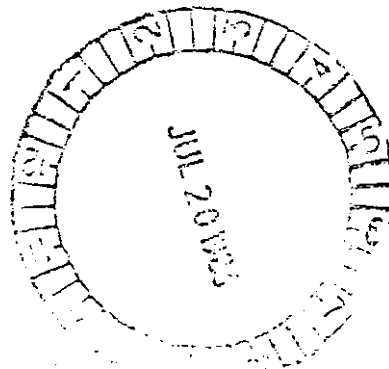
Thank you for all the work you have done in this regard. If there is anything I can help you with please call me.

Yours truly,

UNITED MANAGEMENT LTD.

Wm. J. Presse
Vice President, Finance

WJP:kw



Commissioners comments:

Council will recall that United Management and/or its associated companies have held an option to acquire this land at an extremely attractive price for essentially no option fees since 1962.

United Management requested a 2 year extension to this option agreement again for no option fee, but such request was withdrawn prior to consideration by Council. They have now proposed 3 alternatives for consideration. One alternative would be for a 3 year extension to the option with the payment of a fee and the other two alternatives would be for the exercising of the option, but with a payment schedule different from the original agreement.

We believe that in view of the extremely attractive terms and conditions surrounding this option, United Management should conform to the terms of the original agreement or any interest they have in the land by virtue of this option should be allowed to lapse.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER



NO. 10

TRANSIT DEPARTMENT

P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

2

34~~4~~-8225

July 27, 1983

TO: City Commissioner
 FROM: Transit Supt.
 RE: 1983 Exhibition Shuttle Service

As requested for council information, service was offered from July 18 to 23 inclusive, on a thirty-minute headway from 10:00 a.m. to 12 midnight daily, between the downtown core and the Westerner grounds.

Total Service hours	86	
Total Revenue passengers	2,000	
Total Non Revenue passengers	1,155	Seniors & transfers
Total Passengers carried	3,155	
Average passengers per day	525	
Average passengers per hour	36.7	
Cost of Operation	\$3,240.	
Revenue	1,350.	
Operating deficit	1,890.	
RC ratio	41.8%	
Cost per passenger	1.03	
Deficit per passenger	.64	

Don Proudler
 DON PROUDLER
 Transit Supt.

DP:sp

NO. 1

Alpha

CENTRAL ALBERTA DAIRY POOL, HEAD OFFICE

5410 GAETZ AVE., RED DEER, ALTA., CANADA, P.O. BOX 550

TELEPHONE 403/346-2074 TELEX 03-83121 T4N 5G4

July 19, 1983

Red Deer City Council
The City of Red Deer
City Hall
Red Deer, AB

Dear Members of Council:

RE: Clare F. and Diane J. Watson
46 Manning Street
Red Deer, Alberta
Lot 5, Block 1, Plan 792-2025

Due to a recent transfer with Central Alberta Dairy Pool, we were forced to sell our home at the above described location. Accompanying this is a statement from R. E. French, Secretary-Treasurer of Central Alberta Dairy Pool verifying this transfer.

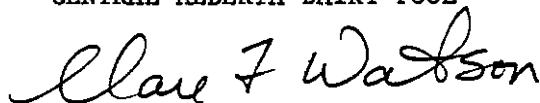
As outlined in the Statutory Declaration submitted to the City Commissioner's office, our home was not sold for the purpose of speculation. We are requesting that the second mortgage on the lot held by the City of Red Deer be waived.

We would be willing to appear before Council at your request.

I may be contacted at the following numbers, 342-2562 (residence), 346-2074 (business).

Yours truly,

CENTRAL ALBERTA DAIRY POOL



Clare Watson

/rdw

Enclosure

148
5-27-83
363



38.

CENTRAL ALBERTA DAIRY POOL, HEAD OFFICE
5410 GAETZ AVE., RED DEER, ALTA., CANADA, P.O. BOX 550
TELEPHONE 403/346-2074 TELEX 03-83121 T4N 5G4

July 19, 1983

Clare F. Watson

Dear Clare:

This letter will further explain the lateral transfer you have accepted from the position of Field Serviceman, Red Deer area, to Field Serviceman, Lethbridge area, effective August 1, 1983.

While we look upon this move as a lateral transfer and not a promotion at this time, it is evident that your move will assist the Dairy Pool by improving our producer relationship in the Lethbridge/Medicine Hat area.

A handwritten signature in cursive script, appearing to read "R.E. French".

R.E. French
Secretary-Treasurer

/fml

1983
JUL 21 1983
JUL 21 1983

Statutory Declaration

CANADA
Province of Alberta

IN THE MATTER OF THE PROPERTY AT 46 MANNING ST
(LOT 5 BLK 1 PLAN 792-2025)

To Wit

I, CLARE F WATSON + DIANE J WATSON

of the City of RED DEER in the Province of Alberta,

do solemnly declare

That due to a COMPANY TRANSFER WE
WERE FORCED TO SELL OUR HOME AT 46 MANNING ST
(LOT 5 BLK 1 PLAN 792-2025). SINCE THIS PROPERTY
WAS NOT SOLD FOR THE PURPOSE OF SPECULATION,
WE ARE REQUESTING A WAIVER OF THE SECOND
MORTGAGE HELD BY THE CITY OF RED DEER ON
THIS PROPERTY.

And I make this solemn declaration conscientiously believing the same to be true,
and knowing it is of the same force and effect as if made under oath, and by virtue of
The Canada Evidence Act.

Declared at Red Deer
in the Province of Alberta, this 11th
day of July A.D. 1985
Before me

Clare F Watson
Diane J Watson

A Commissioner for Oaths in and for the Province of Alberta

July 19, 1983

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: Lot 5, Block 1, Plan 792 2025

With reference to the attached correspondence from Clare Watson and his employer, Central Alberta Dairy Pool requesting that the Second Mortgage on the above noted property be forgiven, we respectfully submit the following summary.

- February 21/80 - Clare and Diane Watson made application and a deposit of \$100.00 to enter the city lot draw.
- March 18/80 - Land Sale Agreement signed between City of Red Deer and Clare and Diane Watson. First one third of the purchase price paid.
- April 25/80 - Land paid for in full.
- April 25/80 - Land transferred into the names of Clare and Diane Watson.
- May 7/80 - City of Red Deer Five Year Second Mortgage in the amount of \$2,495.34 registered at Land Titles Office.
- December 19/80 - Advised by Clare Watson that he had taken up residency at 46 Manning Street on July 1, 1980.
- January 19/82 - Statutory Declaration received from Clare Watson advising that he had fulfilled the twelve month residency as outlined in the Land Sale Agreement
- January 22/82 - City caveat withdrawn.
- July 12, 1983 - City received request to have mortgage forgiven.
- July 15, 1983 - Mr. and Mrs. Watson advised that the City Commissioners did not approve their request to have the mortgage forgiven.
- July 19, 1983 - Received the attached letter from Clare Watson and from his employer.

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

DJW/fp
encl.

July 13, 1983

41.

Red Deer City Council
c/o City Clerk (Bob Stollings)
City Hall
4914 - 48 Avenue
Red Deer, Alberta T4N 3T4

To His Worship and Members of City Council:

Re: TANNER, Seann & Faye - Second Mortgage
(Lot 81 Block 7 Plan 782-0179)

On January 7, 1980, we occupied the residence on the above said property. Because of the subsidized price on the lot, a Second Mortgage with the City was registered against our property for a five year period.

We had absolutely no intention of selling before the five years were past, but due to the depressed economic situation in this area, and my husband's subsequent job layoff, we have been forced to sell our home in order to relocate so that Seann could obtain work in his trade as a plumber.

On behalf of my husband (Seann Tanner), and myself (Faye Tanner), I would like to appeal to City Council for forgiveness on at least a portion of our Second Mortgage with the City, including any interest which has accrued on it. Attached please find a copy of my initial request for forgiveness to the City Land Department, as well as a copy of their refusal letter on this issue.

Seann has spent the past five years apprenticing in his trade here in Red Deer, only to be laid off one month prior to going for his last two month session of training. He was employed by Hayhoe Mechanical Contractors Ltd. (Red Deer), for about the past year and a half, but was laid off on Jan. 28/83, due to a work shortage. Upon completing his schooling at the end of April, and coming out a journeyman plumber, he found there just was no work to be had. Being very discouraged at this point, we felt our only alternative was a possible move. Seann, being an American Citizen with Landed Immigrant status here in Canada, and having relatives in Washington, decided to seek employment there. He landed a job almost immediately, and effective June 17 is working for a plumbing company out of Bothell, Wash.

We feel slighted, as our house sale was much less profitable that it would have been in better times. We had a certified appraisal done on our home (see: attached), which showed a cost replacement value of \$78,900, but a market value of only \$71,400. This was, according to our appraiser, due to present market conditions, and the fact that we're on a collector street with a mobile home park across the street in front, and trailers on permanent foundations behind us.

We listed our home with a real estate company, and last 42.
Thursday (July 7), received an offer of \$67,500, which was far
below our asking price of \$71,900. However, the results of
every showing by our agent were that, "they loved the house,
but do not want to buy on that street". Therefore, we felt it
best to "take the money and run", so to speak, as it is impor-
tant that we are living together as a family again (my son, and
myself have presently made application for Immigration Visas to
The United States). Reluctantly, we eventually settled at a
selling price of \$68,000 (see: attached Offer To Purchase).

As you can see, ours was not a case of "selling for profit",
but rather as a necessity. In view of this, we would propose
that Council forgive a portion of our Second Mortgage as shown
below:

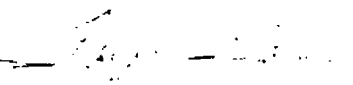
Second Mortgage Amount	\$2,397.00
Accrued Interest	<u>865.66</u> (To July 13/83)
Total	<u><u>\$3,262.66</u></u>

Our buyer's possession date is August 1/83, which means we
will have fulfilled 43 months of a 60 month obligation (or 71.7%).
We therefore ask that The City of Red Deer would reimburse us
71.7% of the \$3,262.66 total, or \$2,339.33 (The Second Mortgage
will be paid out in full, from the proceeds of our house sale,
which is now being finalized by our solicitor.)

We are aware that a concession has been made by City Council
to another family who were also in the position of having to
move. We ask only to be given the same fair treatment.

We thank you very much for your time and consideration in
this matter.

Yours Truly,


Faye Tanner
(for: Seann & Faye Tanner)

cc: Mayor Robert McGhee
Councillor Dennis Moffat
Councillor Olly Webb
Councillor John Oldring
Councillor Daniel Lawrence
Councillor Claybyn Hood
Councillor Jack Kokotailo
Councillor Larry Pimm

Attachments (4)

Statutory Declaration

CANADA
Province of Alberta

IN THE MATTER OF

Lot 81 Block 7 Plan 782-0179
(5647 - 76 Street - Red Deer, Alberta)

To Wit

WE, SEANN & FAYE ANNE TANNER

of the City of Red Deer

in the Province of Alberta,

do solemnly declare

That

On January 7, 1980, we took up residence on the above said property. A second mortgage in the amount of \$2,397.00 was registered on the above property by the City of Red Deer, due to the subsidized price on the lot.

The agreement was that we would be penalized this second mortgage amount of \$2,397.00, as well as any interest which accrued on it (\$818.66 to May 24/83), if we sold the property before the end of 5 years.

We, at no time had any intention of selling our home before 5 years was up. However, due to the depressed economic situation in this area, and the fact that Seann is a licensed journeyman plumber, and has been out of work since Jan. 28/83, we are forced to re-locate. Seann is an American Citizen with Landed Immigrant Status in Canada, and we are moving to the State of Washington.

In view of this, we ask that your consideration be given in releasing us from this penalty, as we will need whatever monies possible for our relocation to The United States. Present depressed house prices also make our house sale much less viable than it might have been a year ago.

Thank you for your consideration in this matter.

Yours Truly,

Seann & Faye Tanner
for: Seann & Faye Tanner

And I make this solemn declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

Declared at Red Deer
in the Province of Alberta, this 16th
day of JUNE A.D. 1983
Before me [Signature]
Commissioner of Courts in and for the
Province of Alberta

[Signature]
A Commissioner for Courts in and for the Province of Alberta

July 15, 1983

44.

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: Lot 81, Block 7, Plan 782-0179
5647 - 76 Street

With reference to the attached letter and Statutory Declaration from Faye Tanner requesting that a portion of the Second Mortgage and interest on the above noted property be forgiven, we respectfully submit the following summary.

- September 13, 1979 - Lot 81 was sold to Alberta Housing Corporation for the CHAP Program.
- October 31, 1979 - Second Mortgage in the amount of \$2,397.00 and Caveat pertaining to subsidy was registered at Land Titles Office in the names of Seann and Faye Anne Tanner.
- February 20, 1981 - Statutory Declaration received regarding the 12 month residency condition.
- March 9, 1981 - Withdrawal and Discharge of Caveat registered at Land Titles Office .
- June 16, 1983 - Statutory Declaration received requesting that the interest on the City of Red Deer mortgage be forgiven.
- June 20, 1983 - City Commissioners did not approve request to have interest forgiven.
- June 22, 1983 - Mr. and Mrs. Tanner advised of City Commissioners decision.
- July 15, 1983 - The attached letter from Faye Tanner received requesting that a portion of the Second Mortgage and interest be forgiven.

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

Commissioners' comments:

The attached is another request for forgiveness of the second mortgage on a former City subsidized lot because the applicants will no longer be resident in The City of Red Deer. In reviewing these requests, we believe there are two things Council should consider. The first is a penalty clause of \$5,000.00 which we have applied for people who have remained in residence for 12 months. The Commissioners have the discretion to relax this penalty in appropriate circumstances and many such requests have been granted.

The second is the granting of a second mortgage to certain people who qualify. Prior to a recent decision of Council, relaxations have never been given. Since Council's recent decision, approximately 5 requests for the relaxation of the second mortgage have been received and refused by the Commissioners. The attached applications are the first of these to be brought forward for Council's consideration.

We support the original policy of Council which was not to grant relaxation of the second mortgage and would recommend these applications be not supported.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

SNELL & OSLUND SURVEYS (1979) LTD.

SUBDIVISION, MUNICIPAL, OILFIELD
SURVEYS AND REPORTS

SPECIAL ATTENTION TO URBAN,
RURAL AND OILFIELD SURVEYS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

GILLIS OSLUND, A.L.S., P. ENG.
RALPH BUNTING, A.L.S.
LEONARD OLSON, A.L.S.

46.

OFFICE PHONE 342-1255

G. OSLUND, RES. 346-8342

R. BUNTING, RES. 347-6731

L.R. OLSON, RES. 343-2473

P. O. Box 610
Lower Fir., 4826 - 47 St.
Red Deer, Alberta
T4N 5G6

July 21, 1983
File No. 25-015

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

ATTENTION: Mr. C. Sevcik

Dear Sir:

Re: Taylor Drive
Disposal of Municipal Reserves

We wish to inform you that additional reserve disposal bylaws are required for the registration of Taylor Drive for those portions of land described as follows:


Lot R-4
Plan 386 N.Y.
in the N.W. $\frac{1}{4}$ Sec. 17-38-27-W4M

and

The remainder of Lot 3 MR
Block 1
Plan 802 2704
Containing 0.005 hectares more or less in the
S.W. $\frac{1}{4}$ Sec. 20-38-27-W4M

Thank you for your attention in this matter.

Yours truly,



G. Oslund, A.L.S., P. Eng.

GO/gp
enc.

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 47.

DIRECTOR: NO. 3
Robert R. Gundy M.C.I.P.

'83 JUN 10 4 10 PM

TELEPHONE: (403) 343-3394

July 20th, 1983

Your File No.

Our File No.

Mr. R. Stollings
City Clerk
City of Red Deer
P.O. Box 5008
RED DEER, Alberta T4N 3T4

Dear Sir,

Re: Adoption of Regional Plan

The attached official notice announces the intention of the Red Deer Regional Planning Commission to adopt the Proposed Regional Plan July 1983, enclosed herewith, as the Regional Plan at a meeting of the Commission on August 29th, 1983 commencing at 9:30 a.m. The Proposed Regional Plan July 1983 is the revision of the April 1983 draft pursuant to comments received from local authorities and the Alberta Planning Board.

As you are aware, the regional plan process has permitted considerable municipal input into the contents of the regional plan. Major drafts have been referred four times for comment (February 1980, April 1981, September 1982 and April 1983). Each draft was revised based upon the suggestions received. Through the successive changes in the wording, tone and structure of the plan, the Commission has worked towards a regional plan which would reflect, as best as possible, the collective interests of the region's residents and municipalities.

While past opportunities for input have been many, the Commission is desirous to allow full opportunity for debate on the intended adoption of the Proposed Regional Plan July 1983 as the Regional Plan at the August 29th meeting, as some amendments may still be desired by municipalities. In order to avoid duplicating or partially overlapping amending motions and to facilitate orderly and meaningful debate, the Commission Members have passed the following resolution:

"THAT should a local authority desire a change to the Proposed Regional Plan July 1983, it must submit to the Commission a proposed amendment to the Proposed Regional Plan July 1983 by 12:00 Noon August 17, 1983 and the proposed amendment must be worded so that the proposed change, either by rewording, deletion or addition of a policy or statement, is clear."

...../2

MUNICIPALITIES WITHIN COMMISSION AREA

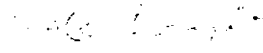
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF HAINFALL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALVA—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF OLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN
VILLAGE OF DONALDA—VILLAGE OF ELDORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCKON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

Municipalities in the region
July 29th, 1983
Page two

Please take note of this procedure should your municipality wish to present an amending motion.

As the matter of official notice of the Commission's intention to adopt a regional plan is a statutory requirement of the Planning Act and because of your municipality's interest in the regional plan and its effect on your municipality as an advisory plan, your referring this matter to the Municipal Council at the earliest possible time is advised. The Commission appreciates your municipality's continued cooperation in the regional plan program and looks forward to your Commission representative's participation at the August 29th meeting.

Yours truly,


M. H. Cartwright
Chairman

WGAS/lr

Enclosure

OFFICIAL NOTICE

It is the intention of the Red Deer Regional Planning Commission to consider the adoption of the PROPOSED REGIONAL PLAN JULY 1983 as the REGIONAL PLAN at a meeting of the Commission on August 29, 1983 commencing at 9:30 a.m.

At this meeting the Commission will consider representations from local authorities having jurisdiction in the region and may adopt the PROPOSED REGIONAL PLAN JULY 1983 as the REGIONAL PLAN on the affirmative vote of at least 2/3 of those persons entitled to vote and who are present and vote.

A person who is entitled to vote is:

- (i) a Member of the Commission, or his/her alternate, appointed by council of a municipality to the Red Deer Regional Planning Commission pursuant to Sections 22(1), 22(2), 22(3) and 22(4) of the Planning Act, these representing the Improvement District No. 10; the Counties of Lacombe No. 14, Mountain View No. 17, Paintearth No. 18, Red Deer No. 23, Stettler No. 6; the City of Red Deer; the Towns of Blackfalds, Bowden, Carstairs, Castor, Coronation, Didsbury, Eckville, Innisfail, Lacombe, Olds, Penhold, Rocky Mountain House, Stettler, Sundre, Sylvan Lake; the Villages of Alix, Bentley, Big Valley, Caroline, Cremona, Delburne, Donalda, Elnora, Gadsby, Mirror; and the Summer Villages of Gull Lake, Half Moon Bay, Rochon Sands, White Sands, and
- (ii) pursuant to Section 24(2) of the Planning Act a member of council of the Villages of Botha, Clive, Halkirk; and the Summer Villages of Birchcliff and Norglenwold.

This notice is given pursuant to Section 50(2) of the Planning Act, Chapter P-9 Revised Statutes of Alberta, 1980.

M. H. Cartwright
Chairman
Red Deer Regional Planning Commission
July 20, 1983

Commissioners' comments:

When Council reviewed the previous draft plan, three areas of concern were noted by Council. These were:

- (1) transportation corridors
- (2) abandoned rail right-of-way, and
- (3) joint fringe development

These concerns were brought forward when this final draft was considered by the Commission members and, in our opinion, are included in the present plan drafted. We would request Council support for the Regional Plan as now submitted.

If members of Council wish to review the Plan, a copy is available in the City Clerk's Department.

"R.J. McGHEE"

Mayor

NO. 4

City of Red Deer
Taxation Office

Attention: Mr. N. Ford

Dear Sir:

Re: Your Enclosed Letter

I wish to point out that I am a respected businessman in The City of Red Deer, and I do not make a habit of issuing N.S.F. cheques. This was a foolish over-sight on my part and I am not blaming anyone but myself.

I replaced this N.S.F. cheque with a certified cheque prior to your office being aware that there was a problem.

There are times when consideration should be given to bending the bylaw, and I believe this is one of those times.

I have no objections to the \$5.00 charge, but I object strongly to the \$75.45 charge under the circumstances.

Yours truly,

"L.J. PATERSON"

THE CITY OF RED DEER



LAND ASSESSMENT
AND TAXATION OFFICE

P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

TELEPHONE ~~837X 446K~~ 342-8118

1983 07 12

Lennard Paterson
3935 - 35 A Avenue
Red Deer, Alberta
T4N 2S6

Dear Sir:

RE: Lot 12, Block 22, Plan 6337 KS
Roll #15-2-2115

With reference to your June 30, 1983, payment for property taxes on the above mentioned property, may we advise that the enclosed cheque in the amount of \$838.31 was returned by the bank due to non-sufficient funds.

A 9% penalty has been levied on your account in accordance with City of Red Deer Bylaw #2247. The outstanding tax balance is \$918.76 (838.31 + 9% penalty 75.45 + \$5.00 service charge for NSF cheque).

If you require any further information pertaining to this matter, please contact the undersigned.

Yours truly,

N. Ford
Taxation Supervisor

NF/bt
enc.

2-23/6

July 19, 1983

TO: CITY COUNCIL
FROM: CITY ASSESSOR

RE: Lot 12, Block 22, Plan 6337 K.S.
3935 - 35A Avenue

The letter from Mr. L. Paterson was in response to our letter of July 12, 1983 respecting a tax penalty of \$75.45 + a \$5.00 service charge for an N.S.F. cheque.

The City policy respecting the levying of the tax penalty and service charge for N.S.F. cheques was instituted as the payment was not credited to the City's account until rectified (the same as making a payment after the deadline date). So far this year we have had 11 N.S.F. cheques received during tax time for which we have levied the penalty and charges.

As this matter is dealing with tax penalties and service charges, the City Treasurer should advise Council.

Recommend that the tax penalty and service charge be confirmed.

Respectfully submitted

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

DJW/fp
c.c. City Treasurer

Commissioners' comments:

We would support the comments of the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

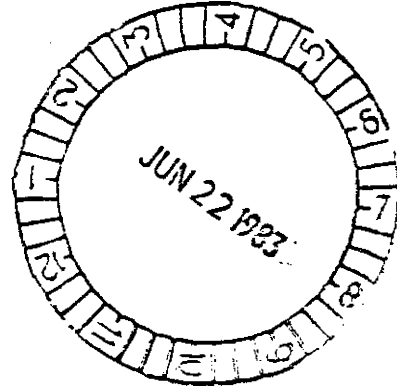


**LAEBON
DEVELOPMENTS
LTD.**

5-7667-49th AVENUE, RED DEER, ALBERTA, T4P 1M3
PHONE 346-7273

JUNE 17, 1983

THE CITY OF RED DEER
CITY HALL
RED DEER, ALBERTA
T4N 3T4



ATTENTION MAYOR BOB MCGHEE

Dear Sir:

I have just been dealt an eighty dollar blow by the building inspection department and I would like my money back.

On Thursday June 9, 1983 we were phoned by Richardson Greenshields of Canada to award us a job we had bid on last April. The job consists of renovating a suite of offices in the Professional Building. As is usual with this type of job, the job has to be done as soon as possible(by yesterday).

The same day I went to the building inspection department and applied for a building permit. This was an extremely simple plan. When I inquired I was told that if the building had steel studs and a fire exit, it would be approved. I completed the application, and then started demolition. On Friday June 10 1983, the following day, the permit was prepared. Building inspections claim they phoned us we have no record or recollection of the call.

During the following week we proceeded with construction, knowing that there was no problem with the permit, and assuming that a permit takes a week or more to prepare. On Friday June 17, 1983, a stop work order was issued. When I phoned to object, I was informed that the permit had been waiting to be issued for a week, because I hadn't picked it up, I was subject to a doubling of the permit fee, an added cost of eighty dollars.

It seems to me that my crime has been one of not dotting an "I" or crossing a "T". The permit was issued for construction to proceed, but I hadn't picked it up. Eighty dollars seems like a steep price to pay. I have dealt with this department (in some cases with the same people) for the seven years LAEBON has been in business.



"Pride Builds Our Homes"

and they must know by now that we play by the rules that they establish. I thought I was playing by the rules. I still think so.

I would like you to attempt to get my money back. If you cannot bring sufficient pressure to bear to arrange this, please inform me as to how to go about applying to City Council to appeal this surcharge.

Please feel free to phone me if I can clarify any details or answer any questions you might have.

Yours truly

WILLIAM G. BONTJE



LAEBON DEVELOPMENTS LTD.
PRESIDENT

cc PETER HOLLOWAY, CITY BUILDING INSPECTION
RYAN STRADER, DEVELOPMENT OFFICER

July 22, 1983

TO: CITY CLERK

FROM: R. STRADER
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: LAEBON DEVELOPMENTS

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

Before considering the specifics of this application, I would like to quickly go over why a building permit is required. To protect the public whom enter a building for business purposes or buy (a house); Building Codes have been developed. In order to ensure construction complies with the Building Codes, plans showing the proposed construction are submitted and checked. Should a contractor proceed before the plan check is completed and a permit issued costly alternations might be needed to ensure the finished product meets the Code.

Laebon Developments have operated as a construction company in Red Deer for a number of years and I feel are well aware that a building permit must be issued before the work starts. The explanation that City staff had given verbal approval and therefore Laebon could start work would be considered if this was their first job. In this case, it was necessary for our Department to place a "Cease work" order on the project before Laebon came into our offices for the permit. Mr. Holloway's report (attached) indicates that within 3 days of applying for the permit their office was notified that the permit was ready. One week later the permit still had not been picked up. The Contractor on any job must assume certain responsibilities, one of which I feel is ensuring the necessary permits are in hand before starting work.

To-date, Council has not relaxed the Bylaw requirements for double permit fees. In order for the permit application procedure to work, and to ensure that work does not commence before the necessary checks have been made, we recommend to Council that this application be denied.

R. Strader
Development Officer/
Building Inspector

RS/ls

June 27, 1983

TO: RYAN STRADER, DEVELOPMENT OFFICER

FROM: PETER HOLLOWAY, ASSISTANT DEVELOPMENT OFFICER

RE: LAEBON DEVELOPMENTS - DOUBLE PERMIT FEE
4808 - Ross Street, Red Deer
Lots 17-18, Block 28, Plan K

Further to the correspondence from Mr. William Bontje, President of Laebon Developments Ltd., in connection with the Double Permit Fee of \$80.00 charged for commencing construction at the above referenced property prior to the issuance of a Building Permit, I would submit the following for your information:-

June 7, 1983 - Application for a Building Permit received by the City

June 10, 1983 - Building Permit application processed; applicants office advised that permit is ready to pick up.

June 16, 1983 - Routine review of new building permit applications revealed construction under way prior to the issuance of a building permit.

June 17, 1983 - Stop Work Order posted on the site. Applicant advised that double-permit fees would be charged for building without the permit. Building Permit issued.

Laebon Developments have been contracting in Red Deer for a number of years and are quite familiar with the rules and regulations as it applies to Building Permits. They are aware that a Building Permit is required prior to the start of construction, and it is their responsibility that the same is picked up.

The Alberta Building Code clearly states (Subsection 1.5.1.1.(3)) that "an owner shall have all permits required in connection with the proposed work obtained before starting the work to which they relate." The logic behind this requirement being so the contractor is fully aware of any conditions that may effect the construction. This Department has been critized many times in the past when the Contractor has proceeded with the construction prior to obtaining the permit, and discovers he has to alter some of the construction in order to comply with the requirements of the Building Code. They are very reluctant to make the changes, for not only is this time consuming but proves very expensive for the parties concerned.

To summerize, the action taken by our Department under the authority of the Permit Fee Bylaw 2439/A-82 that "any work commenced without obtaining a Building Permit shall be subject to double the amount set out as a fee for the proposed construction," was justified. In my opinion, there should be no refund of the fee charged.

P. Holloway
P. Holloway
Assistant Development Officer/Building Inspector

Commissioners' comments:

We would concur with the Development Officer and recommend that Council not grant a relaxation in this case.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 6 59.
RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

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

TELEPHONE: (403) 343-3394

Your File No.

July 19th, 1983

Our File No.

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

Dear Sir or Madam,

Re: The Budget of the Red Deer Regional
Planning Commission for the Fiscal
Year 1st April, 1984 to 31st March 1985

At the July 18th meeting of the Commission, the attached budget, which is enclosed for your information and records, was presented by the Board of Directors of the Commission, and was unanimously approved by the Commission. The approved budget has been forwarded to the Alberta Planning Board for approval and funding from the Alberta Planning Fund, to which your municipality contributes, based on a yearly pre-determined formula over the entire Province of Alberta levied by the Minister of Municipal Affairs.

It should also be noted that while there are no requirements in the Planning Act for sending a copy of the budget directly to the member municipalities, other than through your representative on the Commission, it is our feeling that your municipality should be completely informed of our budget needs. Therefore, should you have any questions concerning the attached budget, we would be pleased to answer them for you directly.

Before dealing specifically with the attached budget, it should be noted that the Province of Alberta is now contributing by way of a grant, up to approximately 65% of the operating budget of the Regional Planning Commissions throughout Alberta. As a result, this office receives instructions from the Alberta Planning Board each year as to how much our budget can increase per year. For example, during the last year the budget advice given has been limited to an increase of 5% which finally resulted in a 1% increase being approved; whereas the requests for work by our municipalities has placed our budget needs well in excess of this limit.

.... /2

MUNICIPALITIES WITHIN COMMISSION AREA

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

All City and County Commissioners
July 19th, 1983
Page two

We have analyzed the requirements from the municipalities for certain work programs when preparing each year's budget, all of which has been most fair and reasonable. As a result, this Commission has had to disregard the Provincial guideline on budget provisions, and has presented, on your behalf through the Commission budgets, those budgets which will allow us to carry out the work program and level of services your municipality is requesting. As you know, not all of these budget requests have been approved by the Alberta Planning Board. Budget requests for 1984-85 are to be held to a 5% increase.

The current budget is presented in the format required by the Alberta Planning Board and again reflects the level of service demand by the municipalities and also the mandatory requirements of the new Planning Act. Therefore, as a result of these requirements, provisions have been made in our 1984-1985 budget to cover these duties. The 1984-1985 budget represents a 4.5% increase over the current budget.

Special Planning Projects are proposed for the Counties of Red Deer, Lacombe, Mountain View, Stettler and Paintearth, Village of Alix, Village of Bentley, Summer Villages of Birchcliff and Norglenwold, Town of Carstairs and Improvement District No. 10 (see pages 4 to 15A, inclusive for details). If the Special Planning Projects are approved by the Alberta Planning Board, and endorsed by the municipality involved, the cost sharing shall be according to the details shown on the above mentioned budget sheets. In all instances cost sharing is 50% Alberta Planning Board and 50% from the municipalities involved in the studies and receiving the benefit from the study. Once we obtain the approval in principle to the Special Planning Projects from the Board we will be in contact with those municipalities involved as to whether they wish to proceed with the study.

Once again, the proposed budget is presented for your general information and records only, but should you have any questions about the 1984-1985 budget, please feel free to contact me in this regard.

Yours sincerely,

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

RRC/lr

Enclosure

Commissioners' comments:

The attached is submitted for the information of Council. Should any member of Council wish to examine the budget in detail, a copy is available in the City Clerk's Office.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

MILAMCO LTD.

61.

NO. 7

82 Dobler Ave.
Red Deer, Alta.
T4R 1L3

July 11, 1983

City of Red Deer
City Hall
Red Deer, Alta.

Attn: City Clerk

We have been asked by the Developer of Deer Park Estates to act on their behalf in endeavouring to obtain from the City of Red Deer a permit to occupy a sign on Lot 19, being a public Utility Lot in Deer Park Estates. This sign would be to mark the Estate Area and would be in accordance with the copies enclosed herewith. I trust you will have this request presented to Council as your earliest convenience. Should you require any further information please do not hesitate to contact the writer at 347-6689.

Yours truly,



J.D. Cramer
President
JDC:pjc

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

July 15th, 1983

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

Dear Sir:

Re: Request for Deer Park Estates Sign on
Public Utility Lot 19, Deer Park

The request from Milamco Ltd. is to place a sign to distinguish Deer Park Estates as a portion of the Deer Park subdivision. The sign is proposed to be located on a City utility lot abutting Dobler Avenue which is an internal local street within the subdivision.

Presently there is a sign "Deer Park Village" at the Dawson Street entrance to the subdivision from 30 Avenue. This has been incorporated with a small fence and landscaping to denote a main entrance and the name of the subdivision.

Similar signs denoting Clearview Meadows and Eastview Estates have been located at the main entrance to these two subdivisions from Ross Street. In each of these cases, the signs denote a subdivision occupying a full quarter section.

Within the Easthill Concept Plan the area known as Deer Park is to occupy four (4) quarter sections. If the existing quarter section under development is called Deer Park Village, then the other three quarters could also include Deer Park in their official names, but be separately identifiable. Thus subdivisions would be identified on a quarter section area basis which is generally the present situation. The arterial road pattern is well suited to this subdivision identification system which is straight forward and easy to find.

This request, however, is to separately identify a portion of the subdivision. If other portions also were to be separately identified in the future the result could be very confusing for anyone looking for one of these small areas,

. . . /2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. R. Stollings

Page 2

July 15th, 1983

63.

particularly if they are all named Deer Park. For this reason the City Planning Section does not support the proposal for a sign on a local street to identify a small segment of a residential subdivision.

Yours truly,

A handwritten signature in black ink, appearing to read 'VP' followed by a stylized surname.

Vernon Parker
ASSOCIATE PLANNER
CITY PLANNING SECTION

VP/vl

July 15th, 1983

TO: City Clerk

FROM: City Engineer

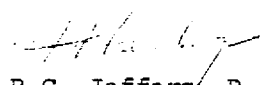
RE: Deer Park Estates -
Proposed Sign Placement -
Lot 19 P.U.L., Block 1, Plan 812-0986

The Engineering Department is opposed to the proposed location for the entrance sign for Deer Park Estates.

An underground sanitary main is located in the utility lot at an alignment of 1.4 meters south of the north property line, thus positioning the sign directly over the sanitary facility. A 525 mm diameter storm sewer main is located in the centre of the 6.0 meter wide utility lot. If maintenance of either of these utilities is required, the sign structure could present a problem.

Our Parks Section advises that the utility lot acts as a pedestrian linkage between Dobler Avenue and 30 Avenue, and they do not favour the sign placement in the lot.

The proposed location of the sign is not at a main entrance to the subdivision. Perhaps a more appropriate location should be considered.


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

FLL/jrt

c.c. Planning Commission
Building Inspector

July 12, 1983

TO: CITY CLERK

FROM: R. STRADER
DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: DEER PARK ESTATES SIGN

The location for the above sign is designated as R1 in which a sign of this size is not a permitted or discretionary use. In order to obtain permission to build the sign, the applicant could have the Land Use Bylaw amended or request Municipal Planning Commission to grant a relaxation of the Bylaw. Should Municipal Planning Commission not grant the relaxation, an appeal with the Development Appeal Board could be filed.

The Engineering Department's comments concerning the use of this lot are of prime importance as the sign would be expensive to relocate if work was required for services located on the property. As well, the question of maintenance of the sign should be looked into. To-date other residential subdivisions have been identified by signs placed by City crews only.

We trust this is of information to Council.



R. Strader
Development Officer/
Building Inspector

RS/lis

Commissioners' comments:

We believe that the attached application for the location of a sign in Deerpark raises two separate issues. The first is the location of a sign of some substance over major services in a utility lot which for reasons outlined by the City Engineer, we could not support.

The second is the fragmentation of signage within a subdivision of 1 quarter section for smaller areas as opposed to one main sign for an entire quarter section. This has been well covered in the report from the Planning Commission and we support this position.

We would also support this position even if such sign was located on private property and not a utility lot.

We would therefore recommend Council deny this application.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Preliminary
and
Final

NO. 8

HORN SURVEYS LTD.

J. C. HORN
ALBERTA LAND SURVEYOR

Bus. Ph. 347-2727

P.O. Box 523
RED DEER, ALBERTA T4N 5G1

CCLXXXIV

67.

Legal
and
Construction

Res. Ph. 346-2641

June 28, 1983.

City Clerk,
City of Red Deer.

Dear Sir:

Re: Legal Survey,
N.W. $\frac{1}{4}$ Sec. 11-38-27-4,
RED DEER, Alberta.

Regarding the above please be advised as follows:

I have read the material provided for information on the above and must confess to feeling a little non-plussed.

I articulated to Mr. C.H. Snell, starting April 1, 1957 and obtained my Commission as an Alberta Land Surveyor in 1962.

It has been my privilege and pleasure to serve the City of Red Deer in my capacity as a Land Surveyor for 20 years.

To my knowledge Mr. Snell never signed a contract or gave a firm bid on any project in the 30 to 40 years he served the City of Red Deer nor have I in my 20 years.

I have the knowledge, expertise and equipment necessary to do a complete and proper job for you in any phase of legal survey, and if the occasion should arise that I felt your requirements were beyond my capabilities, or that I had prior commitments that precluded my acceptance - I'll tell you.

The responsibility for legal surveys before and after registration rests fully and solely with the Land Surveyor.

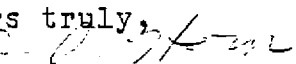
Other than a reasonable completion date for the project and an estimate of the total cost all this contract and bond posting is nonsense. A prime example of this is your contract with the Province of Alberta and the Control Survey System. I respectfully suggest you do an in-depth study of this system - cost verses advantage - with the people that actually use the system, not the brainwashed theoreticians that marked you into the deal in the first place.

To the matter at hand: I estimate the cost of the field work plans and fees to be \$5,500.00 and the co-ordinate calculations to be \$4,000.00.

Someone will no doubt come up with the inane remark that my ideals were fine in the "Old Days", but now we're in modern times.

Honesty and integrity are as valid now as they were in the old days, and if you can't trust your Land Surveyor, don't request his services under contract and bond - that won't save you - and the legal harangue that will follow will only add to an already unsatisfactory situation.

I would appreciate your presenting this letter to council.

Yours truly,

J.C. Horn, Alberta & Canada Land Surveyor

July 26, 1983

TO: CITY CLERK
FROM: CITY ASSESSOR

RE: Correspondence from Horn Surveys Ltd.

The correspondence from Horn Surveys Ltd. was received in conjunction with a call for proposals on legal survey work within the N.W. ¼ Sec. 11-38-27-W4thM.

This legal survey work is required so the design of the residential subdivision planned for the City owned N.W. ¼ Sec. 11 (see attached map) can proceed.

The call for proposals was advertised in the local newspaper on June 18 & 22/83 and closed on June 28, 1983 at 2:00 P.M.

Seven Red Deer based firms involved in legal survey work submitted proposals ranging from \$1,985.00 to \$9,500.00 with the lowest bid from the firm of Snell & Oslund Surveys Ltd. being accepted.

This call for proposals is in accordance with a Council Resolution of May 26/80 which authorized this method of allocating legal survey work for major subdivisions.

We have attached a copy of the report presented to Council on May 26/80 and which is referred to in the resolution for council's perusal.

The firm of Horn Surveys Ltd. is presently being allocated legal survey work of a minor nature (road widening, parcel surveys, etc) on a rotation basis with the other Red Deer firms and we see no reason to change this procedure for work of this nature.

With reference to Mr. Horn's comments on the Control Survey System, we submit that this network is not unique to Red Deer but exists in all cities in the Province (with the exception of Drumheller).

This system of survey points was started in the City of Red Deer in 1969 by way of an agreement with the Province (for maintenance, cost, etc), with a revised agreement being completed in September/81.

This survey system has been established and is maintained, pursuant to the Surveys Act of Alberta.

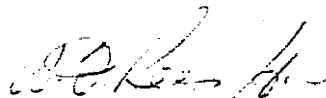
fwd.

Legal Surveyors performing legal surveys in accordance with the Surveys Act within a municipality that has a Survey Control System must connect their work to this network in accordance with the Survey Control Regulations administered by the Province.

This Survey Control System was established to assist Municipalities in the phases of Engineering Design, Planning and Mapping and to date the City has used this system to assist in this work.

A future use of this network would be a a Data Base for Computerized Information Systems (Graphics).

This has been respectfully submitted for Council's information and in view of the foregoing we would suggest that the present procedures and policies be continued.

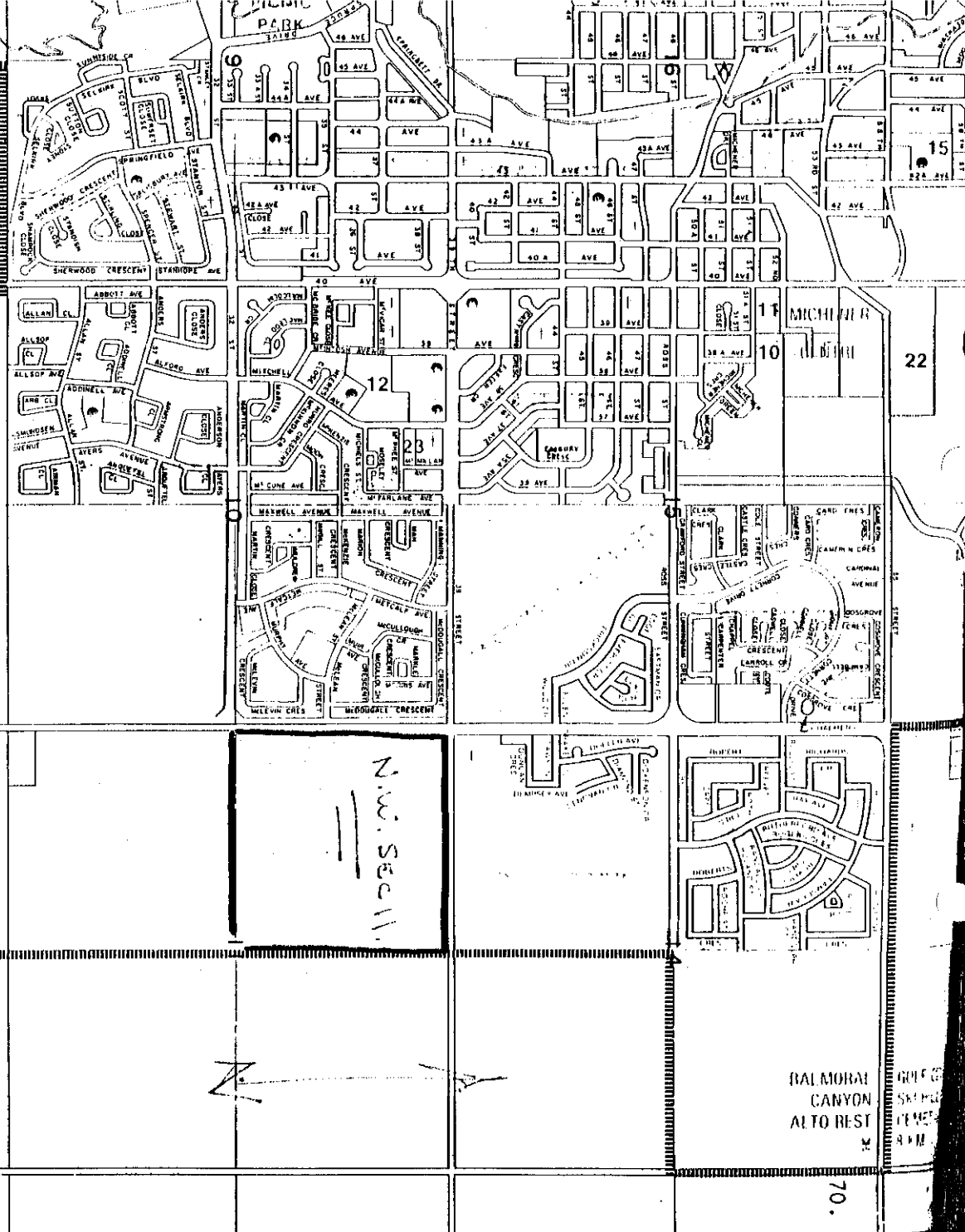


D. J. Wilson, A.M.A.A.

SANITARY
LAND FILL

1. CITY HALL
2. LIBRARY
3. GOLDEN CIRCLE
4. MUSEUM
5. RECREATION CENTRE (SWIMMING)
6. CURLING RINK
7. ARENA
8. KINEX
9. MEMORIAL CENTRE
10. MICHENER CENTRE
11. MICHENER SPORT CENTRE
12. KIN CITY ICE CENTRE
13. CRONQUIST HOUSE
14. FORT NORMANDEU AND CAMP GROUNDS
15. Y.M.C.A.
16. GUN CLUB
17. DAWE CENTRE
18. GREAT CHIEF PARK
19. RED DEER COLLEGE
20. CITY CAMP GROUND
21. PARKLAND SCHOOL
22. RED DEER CEMETARY
23. ST. MARY'S CHURCH

OTHER ROYAL BANK BRANCHES CONVENIENTLY LOCATED IN
CENTRAL ALBERTA DIDSBURY, INNISFAIR, LACOMBE OLDS,
STETTINER THREE HILLS AND ALIX



BALMORAL
CANYON
ALTO REST

70.

O. 16

1980 05 21

TO: City Council
FROM: City Assessor

RE: Allocation of Legal Survey Work

In order to establish a written policy for the allocation of legal survey work for the City of Red Deer, may we submit the following for City Council's consideration.

The Land Department acts as a central agency to commission legal surveys for all other City Departments as well as the Land Department. The work includes subdivisions, road widenings, replot schemes and right of ways.

The past history of our unwritten policy respecting the allocation of legal survey work has stemmed from the early days, when there was only the one firm located in Red Deer (Snell Surveys). This firm in the late 1950's was reorganized into the firm of Snell and Oslund, who continued to do all the City's work until such time as one of their main employees left them to open his own survey firm (J. Horn).

Major subdivisions were allocated to the large firm of Snell and Oslund, with minor jobs being allocated to Mr. Horn. In the early 1970's the City also engaged the firm which is now known as Astro Surveys to assist in the heavy work load.

Rates for legal survey work are generally the same among various firms and therefor, does not affect the selection. The total cost of work will be dependent on the availability of legal evidence in the field, especially in older areas, and therefor, firm pricing is not practical for tendering purposes since it is difficult to determine same until the field work is well under way. Within a new major subdivision, this does not occur and therefor, accurate estimates of pricing have been obtained. These prices have proven to be comparable, no matter which firm has been engaged.

At the present time there are approximately eight survey firms within the City and the majority of them have approached us for allocation of some of the City's work. Some minor jobs have been given to them, however, it is our feelings that the City should stay with the three firms who have previously

1980 05 21

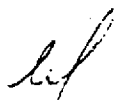
Page 2

handled our work satisfactorily. Where it may be advantageous to hire a firm that has been previously working in a general area, we would continue to do so.

A survey was done of other major cities and we were advised that our present system is basically the same as theirs.

In order to stay with the existing policy of basically utilizing just the three firms, with the exception of the tendering for major subdivisions, we would request City Council's confirmation that the survey work be allocated in accordance with the existing policy.

Respectfully Submitted,



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

Commissioners' comments

Under the policy proposed by the Assessor, the City would call for tenders from any and all survey firms in the City where the work involved a major subdivision. For smaller jobs, however, it has been City practice to engage the firm which has previously been involved in survey work in that particular area. This procedure, in fact, saves the City money as the firm involved has knowledge and information as to existing survey markers, etc., and as a result requires less time to complete the work.

This practice has also proved advantageous in the past where it was difficult to obtain surveyors to undertake our survey work.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

Commissioners comments:

The attached letter from Horn Surveys makes some comments on the tendering process by the City which have been addressed by the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

Andy Buruma Enterprises Ltd.

No. 1, 7491 - 49th Avenue, Red Deer, Alberta T4P 1N1

Phone 403/347-3700

74.

NO. 9

July 21, 1983

THE CITY OF RED DEER
City Hall
4914 - 48 Avenue
RED DEER, Alberta
T4N 3T4

Attention: DON WILSON
City Assessor

Dear Sir:

Re: PROPERTY TAXES - LOT 6 BLOCK 4 PLAN 772-0065
4951A - 78 Street, RED DEER, Alta.

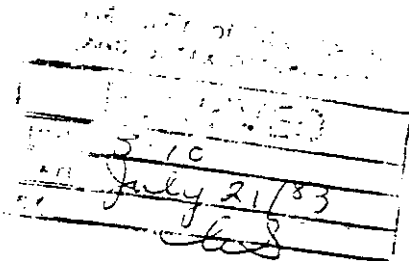
Due to a clerical error on our part we ask you to credit our tax penalty, as per our conversation July 20, 1983, Andy/Don.

As Friday was a holiday and our cheque was received July 5, 1983 instead of July 4, 1983 we feel that the penalty of \$1,602.60 for one day is unreasonable.

Your consideration in this matter is appreciated and if further information is required please do not hesitate to contact me.

Respectfully yours,
ANDY BURUMA ENTERPRISES LTD.


per: ANDY BURUMA



AB/sj

INDUSTRIAL & COMMERCIAL ACCOMMODATION
Rental — Leasing — Management — Development — Sales

July 26, 1983

TO: CITY CLEPK

FROM: CITY ASSESSOR

RE: Property Tax Penalty
4951 A - 78 Street
Roll #33-1-0305

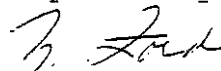
With reference to Andy Buruma Enterprises Ltd. letter of July 21, 1983, may I submit the following for City Council's guidance.

The 1983 taxes for the above described property were in the amount of \$17,806.70 which was outstanding as of July 1, 1983 and therefore a 9% penalty of \$1,602.60 was levied in accordance with City of Red Deer By-law #2247.

The property tax notices were deposited in the mail on May 18, 1983. The Tax Department received Andy Buruma Ent. Ltd. payment on July 5, 1983, and the envelope in which it came was postmarked July 3, 1983.

As in the past, we cannot recommend that the penalty be forgiven as the taxpayer had ample time to make his payment.

Respectfully submitted



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

Commissioners comments:

We would concur with the recommendations of the City Assessor and recommend Council deny this request.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

11 Oslo Close
Red Deer, Alberta
T4N 5A5

Ph. (403) 347-6757

NO. 10

76.

A.F. STOLZ CONSTRUCTION

owned & operated by
A.F. STOLZ HOLDINGS LTD.

July 14, 1983

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

Dear Sir or Madam:

Re: Lot 20, Block 15, Plan 802-0565
Lot 1, Block 17, Plan 802-0565
Lot 8, Block 17, Plan 802-0565
Clearview Meadows

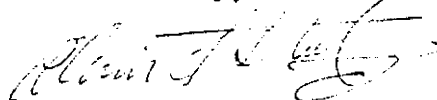
In the planning of Clearview Phase II Extension we were not permitted to make full use of lands fronting onto Coote St. and Carroll Cres. due to the fact that the Fire Dept. require temporary access loops between these streets and lanes so as not to create dead ends until such time that the land to the east are developed and permanent roadways are provided to fit in with the overall plan.

Since this has been going on since 1978 we have been providing land and paying taxes for property which is being used as a public roadway.

We would request that the City of Red Deer consider us negotiating with your Land Dept. for equity trade of city land which we could develop on, or credit towards purchase of some.

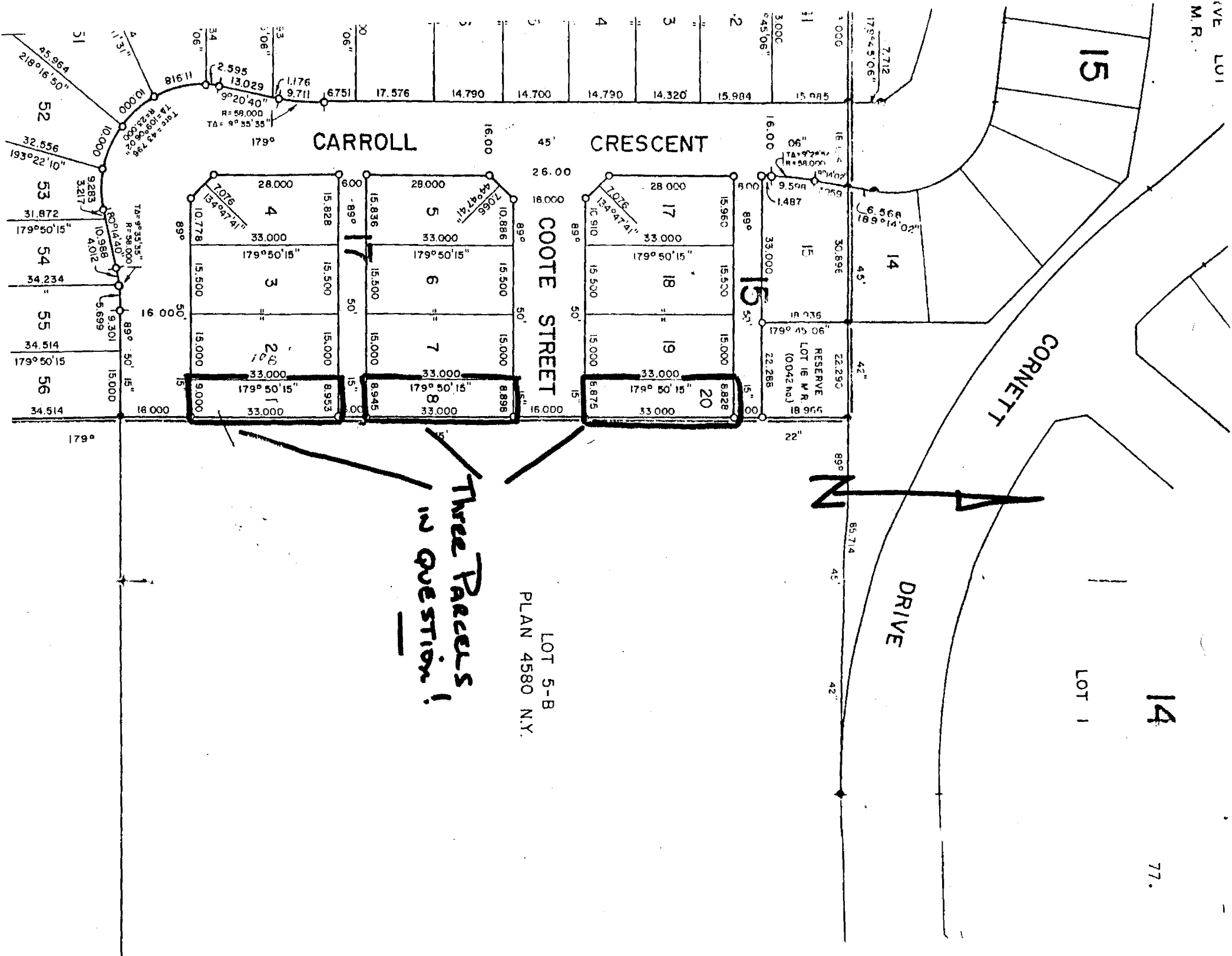
Thanking you for your consideration, we remain,

Yours truly,



Alvin F. Stolz,
A. F. Stolz Holdings Ltd.

RECEIVED
CITY OF RED DEER
JULY 22/83



Three Parcels
in Question!

LOT 5-B
PLAN 4580 N.Y.

LOT 1

14

78.

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R1M9

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

April 8, 1983

Mr. W. Lees,
Land Department
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: A.F. Stolz - Three partial lots
Clearview Meadows

This is in response to your memo dated March 28, 1983,
regarding the above noted subject.

I believe that when the applicant checked his plan with
the Fire Department, it was the Fire Department's opinion that
for fire protection purposes, they require an outlet for the
fire trucks at the end of Carroll Crescent and Coote Street.
This could be done in a form of cul-de-sac with sufficient
turning radius or alternatively, land should be set aside at
the end of the two streets to provide an outlet for the fire
trucks.

The first alternative, or the creation of two cul-de-sacs
would have been costly and therefore the applicant chose the
second alternative and left three partial lots as a temporary
measure to satisfy the Fire Department. It is fair to say that
if he had not provided fire protection measures for his subdivi-
sion, his application would not have been approved.

As mentioned above, this is a temporary solution until the
area to the east is developed, then he can incorporate these
lots into the area to the design of the area to the east.

Yours truly,

D. Rouhi
D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc

MUNICIPALITIES WITHIN COMMISSION AREA

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

THE CITY OF RED DEER

79.



OFFICE OF:
FIRE PREVENTION BUREAU

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
TELEPHONE 1-403-243-1111

January 20, 1983.

Mr. A. Stolz,
11 Oslo Close,
Red Deer, Alberta.

Dear Mr. Stolz;

Re: East Clearview Subdivision

As per your inquiry regarding the two half lots at the end of Coats Street and Carroll Crescent until Lot 5 B is subdivided into lots.

For proper fire protection a dead end street with no loop roadway or cul-de-sac is not permitted.

At the time of subdivision we requested a loop gravel roadway of 6m joining the above two roadways which I trust is constructed.

If you require further information, please do not hesitate to call me at 346-2776.

Yours truly,


D. W. Johnson,
Fire Marshal.

DWJ/ml

THE CITY of RED DEER
LAND & TAX DEPARTMENT

TIME	3:30 P.M.
DATE	JAN 24/83
BY	W.F. Lees

July 26, 1983

TO: CITY COUNCIL

FROM: CITY ASSESSOR

RE: Lot 20, Block 15, Plan 802-0565
Lot 1, Block 17, Plan 802-0565
Lot 8, Block 17, Plan 802-0565
Clearview Meadows
(See attached map)

We submit for Council's consideration the attached correspondence from A. F. Stolz Construction and the request for and exchange of lands and/or credit towards purchase of City owned lands.

The above described parcels are situated within the residential subdivision of Clearview Meadows and were created as fee simple titles upon registration of subdivision plan 802-0565 by A. F. Stolz Construction.

The lots are presently being utilized as a turn around for vehicle traffic which was a condition of subdivision as noted by the attached reports from the Planning Commission and the Fire Department.

This subdivision design and temporary method of accommodating vehicle traffic was apparently opted for due to the possibility of these partial lots being incorporated in the design and development of the lands to the east, which are owned by parties other than A. F. Stolz and therefore it could be a considerable time in the future that these non-conforming lots will be developed.

An application by A. F. Stolz Construction Ltd. to an August 3/81 meeting of the Municipal Planning Commission to develop these lots for residential purposes was turned down due to the excessive site area relaxations that would have to be granted.

The lots are approximately 29' in width and 108' in depth with a site area of 3,132 square feet +. The Land Use ByLaw requires that a minimum site area of 5,955 square feet be provided.

An inhouse appraisal of the three parcels in question has estimated the Market Value at \$22,000.00.

fwd.

Page 2.

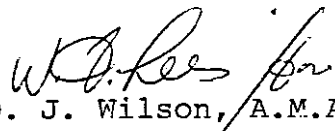
If City Council approves the request we recommend it be subject to the following.

1. The value of the three parcels be non refundable and only be applied to a future purchase of City owned serviced land.

2. Standard land sale policies to apply to City lands purchased.

3. The three parcels to be held in City inventory until such time as the lands to the east are developed and they be used as access for vehicle traffic until that time.

4. An agreement being entered into satisfactory to the City Solicitor.


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

Commissioners' comments:

The attached application is requesting the exchange of some privately owned land(which cannot be developed until the neighboring privately owned land is developed) for some City land. At the time of ~~this development~~, because the adjacent land was not being developed, it was a request that the applicant provide some form of turnaround capability for emergency vehicles. The situation as it exists was chosen by the applicant. In view of the fact that this turn around capability is being used in practise as a lane, we believe it is not unreasonable that the applicant not be required to pay taxes.

We would, therefore, suggest that the City enter into a temporary easement agreement until such time as complete development takes place. We cannot support an exchange of land merely because this land cannot be developed until the adjacent parcel develops.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2085/F-83

*Being a Bylaw to amend Bylaw 2085, the Electric Utility Bylaw of
The City of Red Deer.*

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

1) *Bylaw 2085, as amended, is further amended by deleting therefrom
Schedule A/82-1 and by substituting therefore Schedule A/83-1 attached hereto.*

2) *This bylaw shall come into force on the third reading thereto and
Schedule A/83-1 shall be effective for all utility billings mailed by The
City of Red Deer after September 30, 1983.*

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2672/L-83

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

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

(1) Section 4.13.1 is amended by adding the following use:

(16) *on those sites or portion thereof, herein listed "a basement dwelling suite", is a permitted use*

(a) Lot 1, Block 4, Plan 4194 M.C.

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

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

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

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

MAYOR

CITY CLERK

BYLAW 2800/C-83

Being a Bylaw of The City of Red Deer to amend the Traffic Bylaw #2800.

The Municipal Council of The City of Red Deer, in the Province of Alberta duly assembled hereby enacts that the Traffic Bylaw #2800 be and is hereby amended as follows:

- (1) By amending section 4 by adding thereto the following subparagraph:

"(f.1) "Dangerous goods" mean and include the following:

- (i) compressed gases, liquified gases, gases dissolved under pressure, or deeply refrigerated gases.
- (ii) flammable solids and substances liable to spontaneous combustion, substances that on contact with water emit flammable gases.
- (iii) oxidizing substances, organic peroxides.
- (iv) poisonous, toxic and infectious substances.
- (v) corrosive substances,"

- (2) By amending section 61 by adding thereto the following subsection:

"(5) No person shall leave unattended,

- (a) a tank truck or tank on a trailer having a capacity in excess of 450 litres, or
- (b) a tank truck or tank on a trailer having a capacity to contain compressed gases in excess of 570 litres (water capacity)

nearer than 90 meters from any building used for assembly, institutional or residential occupancy, and 10 meters from all other occupancies, when such vehicle contains any dangerous goods."

- (3) That Schedule "N" be amended by adding thereto:

"Section 61(5) Leaving Dangerous Goods Vehicle Unattended"

- (4) That Part 16 be amended by adding thereto:

"61(5) Leaving Dangerous Goods Vehicle Unattended - N"

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

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

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

MAYOR

CITY CLERK

SCHEDULE A/83- 1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

GENERAL

KVA of Demand will be the highest demand recorded for any 15 minute period in any one month and will be used to calculate the demand portion of the billing in subsequent months until a higher demand is recorded.

The demand will be re-established if after twelve consecutive months the monthly demand readings remain less than the previously established maximum demand.

The KVA of Demand will be re-established on such shorter periods of time as designated by the Electric Light and Power Superintendent for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established demand, the dispute shall be referred to the Council of The City of Red Deer whose decision shall be final and conclusive.

Provincial Utility Discount is applied to all billings at the current rate based on the dollar total of the discount advanced by the Provincial Government.

When service is required at voltages other than standard voltages specified in the rate schedule, a contribution toward the cost of installation of special transformer etc. will be charged to the customer.

61. DOMESTIC RATE:

Applies to one family, dwelling units having a separate meter:

0 to 25 KWH per month	\$ 5.97
Next 125 KWH per month	7.97¢ per KWH
All over 150 KWH per month	3.69¢ per KWH

Minimum charge \$5.97 per month

Discount 10% for bills paid within ten days of issue

62. REVENUE PRODUCING HOUSE RATE:

Applies to a building or a portion of a building used as a place of residence, having only one meter, and from which revenue is derived from one or more dwelling units or from the serving of meals.

0 to 25 KWH per month	\$ 5.97
All over 25 KWH per month	7.82¢ per KWH

Minimum charge \$5.97 per month

Discount 10% for bills paid within ten days of issue.

Bylaw 2085/F-83
Effective for all billings
mailed after Sept. 30, 1983

SCHEDULE A/83-1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

63. COMMERCIAL RATE - SECTION 1:

Applies to commercial, business, industrial and most other nondwelling type installations plus the "house of lights" services of apartment buildings where the demand is less than 50 KVA and the energy consumed per month is not more than 7125 KWH.

Service to be taken at 120/240 volts, single phase, 3 wire;
or 240 volts, three phase, 3 wire;
or 208Y/120 volts, three phase, 4 wire

0 to 25 KWH per month	\$ 6.86
Next 425 KWH per month	15.64¢ per KWH
Next 1575 KWH per month	8.68¢ per KWH
Next 5100 KWH per month	4.26¢ per KWH

Minimum charge \$ 6.86 per month
Discount 10% for bills paid within ten days of issue

64. COMMERCIAL RATE - SECTION 2:

Applies to commercial and industrial installations where service is taken at the voltage listed for rate 63 but where demand is 50 KVA or more or energy consumed is more than 7125 KWH per month

Customers with a demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

Customers using more than 7125 KWH per month will be charged with a minimum of 50 KVA demand.

First 20 hours x KVA demand	13.65¢ per KVAH
Next 20 hours x KVA of demand	9.10¢ per KVAH
All additional KWH per month	3.98¢ per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH \$431.47 per month
or \$6.43 per KVA of demand per month.

Discount 10% for bills paid within ten days of issue

SCHEDULE A/83- 1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

76. PRIMARY RATE - SECTION 1:

Applies where customer has supplied all transformers, switch gear, etc. 4160 volt system capacity is available and service is taken at 4160 volts, balanced three phase; and the demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 hours x KVA of demand	13.65¢ per KVAH
Next 20 hours x KVA of demand	6.82¢ per KVAH
All additional KWH per month	3.69¢ per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWH \$524.71 per month
or \$5.97 per KVA of demand per month.

Discount 10% for bills paid within ten days of issue.

77. PRIMARY RATE - SECTION 2:

Applies where 24,940 volts is available and customer has supplied all transformers, switch gear, etc., service is taken at 24,940 volts, balanced three phase, and the demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month

First 20 hours x KVA of demand	13.65¢ per KVAH
Next 20 hours x KVA of demand	6.67¢ per KVAH
All additional KWH per month	3.55¢ per KVAH

Minimum charge will be the greater of:

300 KVA and 7125 KWH \$894.04 or
\$5.97 per KVA of demand per month

Discount 10% for bills paid within ten days of issue.

SCHEDULE A/83- 1

BYLAW NO. 2085

ELECTRIC LIGHT & POWER RATES

78. OFF-PEAK RATE:

Applies where power is disconnected between the hours of 4:45 p.m. and 7:00 p.m., where service is taken at the voltage listed for rate 63, and where the demand is not less than 50 KVA.

Energy for security lighting, controls for heating system, etc. during peak hours is to be supplied from a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month.

First 25 hours x KVA of demand	11.93c per KVAH
Next 50 hours x KVA of demand	4.69c per KVAH
All additional KWH per month	3.26c per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH \$376.41 per month
or \$4.49 per KVA of demand per month.

No discount allowed.

79. PRIMARY OFF-PEAK RATE:

Applies where power is disconnected between the hours of 4:45 p.m. and 7:00 p.m., where service is taken at 4160 volts, or 24,940 volts, balanced three phase; and where the demand is not less than 100 KVA.

Energy for security lighting, controls for heating systems, etc. during peak hours is to be supplied with a separate service and meter with billing at regular rates.

Customer will be charged with a minimum of 7125 KWH per month.

First 25 hours x KVA of demand	7.40c per KVAH
Next 25 hours x KVA of demand	4.26c per KVAH
All additional KWH per month	3.26c per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWh \$360.78 per month
or \$4.49 per KVA of demand per month

No discount allowed.