

A G E N D A

For the regular meeting of RED DEER
CITY COUNCIL, to be held in the COUNCIL
CHAMBERS, CITY HALL, MONDAY, OCTOBER
31, 1977, commencing at 4:30 p.m.

- (1) Confirmation of October 11th, 1977 minutes.

** PUBLIC HEARING **

A public hearing will be held in respect of
Bylaws 2011/LL-77 & 2011/PP-77 at 7 p.m.
MONDAY, OCTOBER 31, 1977.

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- 1) 2011/LL-77 (Highland Green Residential Development)
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- second and third readings
- 3) 2011/UU-77 - (Toole & Cote - Multiple Family
Development) - first reading
- 4) 2011/WW-77 - (Lots north of Salty's - South Hill)
- first reading
- 5) 2011/XX-77 - (Last Mountain Development)
- first reading
- 6) 2011/YY-77 - (Coin Operated Laundromats)
- first reading
- 7) 2282/T-77 - (Red Deer General Hospital Parking)
- three readings
- 8) 2485/D-77 - (Licensing Bylaw) - second & third readings
- 9) 2517/A-77 - (51 Avenue, Gaetz Avenue) - three readings

UNFINISHED BUSINESSNO. 1

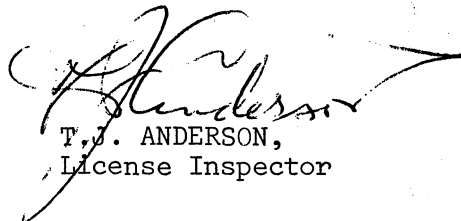
24 October 1977

TO: MAYOR & COUNCIL

The present meaning of the definition "RESIDENT" as outlined in the Licensing Bylaw 2485/75 has created some confusion for people who come to the License Department for business licenses. The three classes of licenses obtainable in the City of Red Deer are as follows: RESIDENT, HOME OCCUPATION AND NON-RESIDENT. Resident being the cheaper license and non-resident being the more expensive. As it stands now the definition of "RESIDENT" as set out in the Licensing Bylaw means a person who resides in the City. This can refer to any person living within the City no matter where he may be located. The policy of the License Department has been to apply the exception to the definition of a non-resident "non resident means a person who does not reside in the City, provided that if such person pays to the City a business tax in respect of a business, he shall be deemed for the purpose of that business to be a resident."

In order to clarify what a resident is in relation to a business license, the following amendment has been submitted to allay any confusion in the future. "A Home Occupation License requires the approval of the Municipal Planning Commission before a license will be issued and there are no problems encountered in this area".

The amendment to schedule "A" Section 20(a) of the Licensing Bylaw 2485/75 refers to non-resident, sales persons wishing to sell goods or services from Hotel, Motel, Mall or other site not approved as a retail outlet in Red Deer. The purpose of this amendment is to regulate and control these persons or firms that come to Red Deer, who do not contribute in the form of taxation, to the operation of the City of Red Deer.


T.J. ANDERSON,
License Inspector

Commissioner's Comments

It should be noted that the above mentioned amendment received first reading by Council October 11, 1977 and was tabled at that time for clarification as to the wording. The amendment has been reworded slightly to clarify the intent of same and in particular clause (2). This clause formerly read as follows:

"20(a) Retail salespersons, firms or corporations selling goods and/or services who are not residents of the City of Red Deer as defined herein or who operate from Motels, Hotels, Malls or other sites not approved as retail outlets.

License of \$300.00 for first day plus \$100.00 for each day a sale is carried on to a maximum of 10 days.

Retail salespersons, firms or corporations shall not include charitable organizations, local youth groups or community service organizations approved by Municipal Planning Commission."

The proposed new wording for the above clause is as stated hereunder.

"20(a) Retail salesperson, firms or corporations selling goods and/or services, who are not resident of the City of Red Deer as defined herein, and who have obtained approval for the intended use from the Municipal Planning Commission.

An annual license fee of \$300.00 plus \$100.00 per day for each day that any sale is conducted during a year, to a maximum total fee of \$1300.00 in any calendar year.

Retail salespersons, firms or corporations shall not include charitable organizations, local youth groups, community service organizations and auctioneers approved by the Municipal Planning Commission."

If Council agree to the revised wording, it is suggested a resolution be passed prior to second reading and which resolution will authorize the change to the bylaw as suggested above.

For the information of Council, comparative rates for this type of business in other cities is as follows:

Edmonton	\$100 per year
Calgary	\$100. every six months
Lethbridge	\$300. per year
Medicine Hat	\$300. per year

plus \$100. for each day the sale is carried on.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

27 October 1977

TO: COUNCIL

FROM: CITY COMMISSIONERS

RE: PARKING NORTH SIDE OF 49 STREET BETWEEN 49th
AND GAETZ AVENUE

The following resolution was tabled at the meeting of Council September 12 and again at the September 26 meeting to allow the Downtown Businessmens Association an opportunity to comment on same.

"RESOLVED that Council of the City of Red Deer agree that parking be removed from the north side of 49 Street between 49 Avenue and Gaetz Avenue and as recommended to Council September 12th, 1977 by the Parking Commission."

In accordance with Council's instructions, a meeting was held Monday, October 24, 1977 at 8 a.m. to outline to the Downtown Businessmens Association the proposals for the Gaetz Avenue Parking Mall and associated traffic changes. It is our opinion the Association have no objections to the passage of the above motion and the implementation of same. We, therefore, suggest Council proceed with passage of this motion.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

27 October 1977

TO: COUNCIL
FROM: CITY COMMISSIONER
RE: MR. J. PITT

Following my comments are copies of correspondence received from Mr. J. Pitt and a report of the City Assessor, both of which were considered by Red Deer City Council October 11, 1977. The matter of taxation, as referred to in Mr. Pitt's letter, was resolved at the October 11th meeting, however, Council requested additional information as to the access to this particular parcel of land and in this regard the Regional Planning Commission have prepared a further report and which report is reproduced hereafter.

Mr. D. Rouhi of the Regional Planning Commission will be present at the Council meeting to elaborate further should same be required.

"M.C. DAY"
City Commissioner

2 September 1977
Red Deer, Alberta

Council
City of Red Deer

Dear Sir(s):

This letter is written as requested after discussions outside Council Chambers the evening of 30 August 1977 with Mr. Don Wilson.

I have twice suggested meetings with Council or with City Officials who would be in a position to make decisions regarding the property N.E. 13/38/28/4 and parts thereof.

Road access to quarter section N.E. 13/38/28/4 must be available through Maskapaton Park and on to the old Burn Lake road.

With regards to the tax notice I received on 30 August 1977, I would like to know with what authority you are claiming taxes. I have had no correspondence from any branch of Government stating a change in my taxation structure.

I am willing to pay to the Veterans Land Administration in trust under protest the taxation less penalties until such time as these matters are resolved.

I would like to point out that these concerns were expressed by myself at the Board annexation meeting early this year.

Yours truly,

"J. PITT"
R.R. 4, Red Deer
Phone: 346-2187

Commissioners' Comments

The City Assessor will be available to elaborate on the above topic.

"R.N. McGREGOR" Mayor

"M.C. DAY" City Commissioner

THE CITY OF RED DEER



LAND ASSESSMENT
AND TAXATION OFFICE

RED DEER, ALBERTA

T4N 3T4

September 29, 1977

Mr. J. Pitts
R. R. 4
Red Deer, Alberta
T4N 5E4

Dear Sir:

RE: Pt. NE 13-38-27-4
(24.56 acres)

Further to our telephone conversation of September 29, 1977, may I confirm that your letter was tabled at the City Council meeting of September 26, 1977, and will be reconsidered October 11, 1977.

The City has assessed the land at \$50.00 per acre on the basis of similar hillside and waste lands within our boundaries. We have been advised that whereas this acreage is still part of your overall operations that the land should be assessed on farm land rates and therefore a new assessment based on \$3.80 per acre will be made and a corrected tax notice forwarded under separate cover.

With respect to the authority to tax, enclosed are copies of letters to the Local Authority Board and their reply.

I believe in past discussions with other City Officials there has been indications given that this area should be acquired by the City for an extension to Maskepton Park. You have indicated that you have a bona fide offer of \$5,000.00 per acre for your total site including the lands under question. You further indicated that there was substantial gravel deposit of fairly good grade that you felt this City could use.

It is my opinion that the City should acquire this site, and that the Engineering Department should advise us on the matter of gravel, etc. In view of this I would request that you make the City a written offer to purchase outlining the terms and conditions. In the mean time a copy of this letter will be presented to City Council so that they will be fully informed as you requested.

Yours truly,

DJW/bt

enc.

cc- City Council

D. J. Wilson, A.M.A.A.
City Assessor

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 32/1327

October 26, 1977

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

Dear Sir:

Re: Mr. J. Pitt
NE 1/4 13-38-27-4
NW 1/4 18-38-27-4

The area in question is a 24 acre piece of land located south-west of Maskepetoon Park and east of Highway 2, north of the Red Deer River. This land is registered under the Director of Veteran's Land Act. The whole parcel contains 160 acres of land (Title No. 198-J-220) and about 135 acres of this land is located west of Highway 2 in the County of Red Deer. The remaining 24 acres is located within the boundaries of the City of Red Deer.

The access to the City side is via the remainder of the quarter section under the bridge following the Red Deer River.

As I understand, when Highway 2 was created, compensation was paid to Mr. Pitts for lack of access to Highway 2 and it was understood that his access would be from the road allowance to the west and under the bridge to this 24 acre piece of land with no access whatsoever to Highway 2.

The annexation order 8616 effective January, 1977 states that the City shall provide a separate title for the area within the City boundary.

An application was made by the City of Red Deer to create a 24 acre parcel in the City section of land. This application was refused on March 4, 1977 since it contravenes Sections 13(a), 16(1) and 59 of the Subdivision and Transfer Regulation (copies of the Sections are attached).

The main reason for refusing the subdivision was the lack of physical access to the 24 acre parcel located in the City. The only physical access presently to the 24 acre parcel is via a portion of the quarter section under the bridge following the Red Deer River. If this 24 acre parcel is created, it would have no physical access although it appears that a road allowance joining this land to Highway 2 still exists.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

No road has been constructed on this road allowance and we cannot recommend any road be constructed at this point giving direct access to Highway 2. Alberta Transportation has indicated that no access to Highway 2 would be permitted at this location. Without access to Highway 2, no physical access can be provided within an existing road allowance.

The best course of action would be for the City to acquire this 24 acres and consolidate it with Maskepetoon Park and the access would then be through a registered road north of the park.

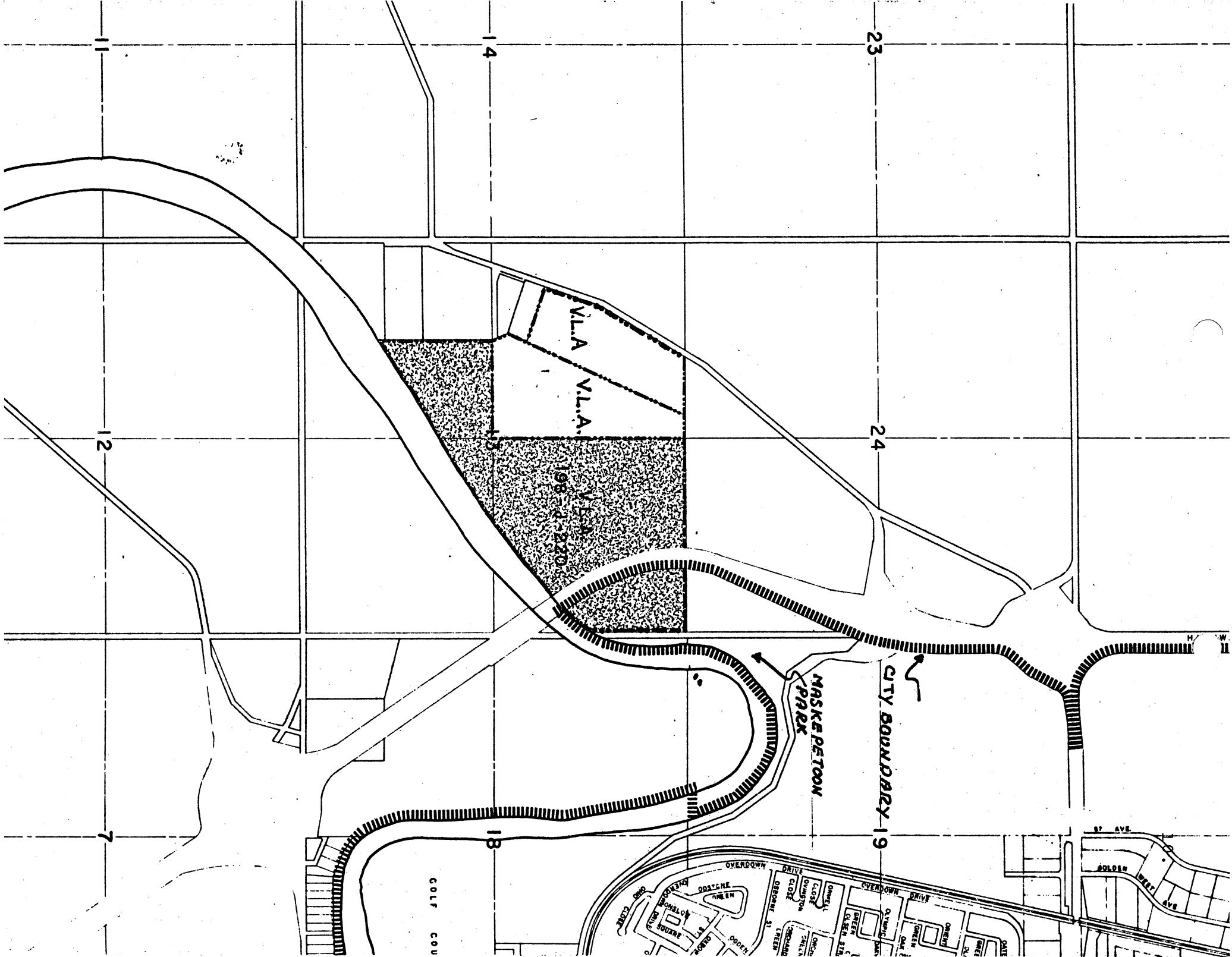
Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Rouhi', written over a circular stamp or mark.

D. Rouhi, MCIP
Senior Associate Planner

/mjw

cc: D. Wilson, City Assessor
B. Jeffers, City Engineer



GENERAL REQUIREMENTS APPLICABLE TO ALL
SUBDIVISIONS

Suitability of Land and Location

- ✓ 13. Land may be subdivided only if it is suited or can be economically adapted to the purpose for which the subdivision is intended, having regard to

- (a) topography,
- (b) soil characteristics,
- (c) surface drainage,
- (d) potential flooding, subsistence and erosion,
- || (e) accessibility,
- (f) the availability and adequacy of services,
- (g) the existing and prospective uses of land in the vicinity, and
- (h) such other matters which in the opinion of the approving authority may prejudice sound planning practice in the vicinity. [A.R. 215/67]

Prospective Development

14. (1) Land may be subdivided only if it is expected to be used within a reasonable period of time for the purpose for which it is proposed to subdivide it, and the approving authority may require satisfactory evidence to this effect prior to approval of an application,

(2) Land shall not be subdivided unless necessary services can be provided in an orderly and economical manner for the development of the subdivision and any future extensions thereof. [A.R. 215/67]

General Factors Governing Subdivision Design

15. The design of a subdivision shall take into account

- (a) the topography and physical conditions of the land,
- (b) the existing and proposed uses of the land and of adjacent lands,
- (c) the most economical use of the land,
- (d) the segregation of traffic flow as between main thoroughfares and minor roadways,
- (e) the economical provision of services,
- (f) the anticipated need for and the accessibility of school sites, recreation areas and parks, and
- (g) the dimensions, shape, orientation and accessibility of each parcel that will be most conducive to its maximum future usefulness. [A.R. 215/67]

Access to Parcels

|| 16. (1) In a proposed subdivision, there shall be access to a public roadway to every parcel designated or shown on the plan of survey or other instrument including a parcel designated for a public or private utility system.

(2) The land provided for public roadways and parcels of a public or private utility system shall be clearly defined in the plan of subdivision. [A.R. 215/67; 292/75]

Construction of Public Roadways, Utilities and Other Services

17. (1) Upon the written request of a council, the approving authority may approve a proposed subdivision on the condition that all or any

SUBDIVISION IN THE VICINITY OF HIGHWAYS

Permitted Uses

59. Land which lies within one-half mile of the boundary of the right-of-way of a highway and not closer than one-half mile from the center point of the intersection of a highway and another highway or a secondary road may be subdivided only for the following uses:

- (a) agricultural use in the form of parcels not less than 20 acres in area each, or
- (b) industrial use where such use is permitted by the provisions of a local by-law or regulations governing zoning or land use, or
- (c) highway commercial uses, as provided in section 62, or
- (d) highway maintenance yards, and government weigh scales,
- (e) tourist trailer coach parks and camp grounds.

[A.R. 215/67; 292/75]

Tourist Trailer Coach Parks and Campgrounds

60. (1) Tourist trailer coach parks and campgrounds shall be permitted on land which

- (a) forms an isolated site, in which case the nearest boundary of the site shall not be less than 200 feet from the nearest boundary of the right-of-way of a highway, or
- (b) is to be used in conjunction with an internal parcel of an existing highway commercial registered plan of subdivision, in which case no part of the campground development shall be nearer than 300 feet to the nearest boundary of the right-of-way of a highway.

(2) Tourist trailer coach parks and campgrounds shall not be permitted on land which

- (a) is scheduled under any zoning by-law or land use regulations for other purposes, or which in the opinion of the approving authority may be better used for other purposes, and
- (b) is contained within an existing and registered highway commercial subdivision, except in accordance with clause (b) of subsection (1).

(3) When the Department of Highways approves a comprehensive plan of a highway or parts of a highway in which locations for tourist trailer coach parks and campgrounds adjacent to the highway have been predetermined, the Board shall, before endorsing the plan, refer the plan to the appropriate regional planning commission.

REPORTS

13.

October 24, 1977

NO. 1

TO: City Clerk

FROM: City Assessor

RE: Land Sale Agreement

Pt. of Lot 1, Block 6, Plan 762-1172

Douglas Industries Ltd. - Northland Industrial Subdivision

With reference to the following Council resolution of September 26, 1977, pertaining to the above described lands:

"RESOLVED that Council of the City of Red Deer agree that the application by Douglas Industries Ltd. in regards to the delinquent land sale agreement pertaining to part of Lot 1, Block 6, Plan 762-1172, be tabled pending receipt of an affidavit from the applicant stating the reasons for the delinquency as recommended to Council September 26, 1977, by the City Commissioners."

Further to the above we submit the attached affidavit from Douglas Industries Ltd. for Council's consideration.



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

Douglas Industries Ltd.

P.O. Box 2242
Calgary, Alberta T2P 2M6

14.

October 17, 1977

Mr. Allan Scott
City of Red Deer
4914 - 49 Avenue
Red Deer, Alberta

Dear Mr. Scott:

This is to confirm the reason for payment on land not being into your office on the specified date. There was a misunderstanding between Rick Johnson and our secretary. She was under the impression that it was to be delivered by Rick Johnson, while he was under the impression she was mailing it.

Yours truly,

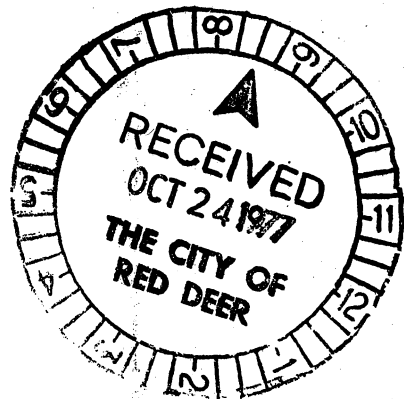
DOUGLAS INDUSTRIES LTD.

Ron Wen

Mr. Ron Wen
General Manager
RW/cjl

Yvonne - M. D. Fund

COMMISSIONER FOR OATHS IN AND FOR
THE PROVINCE OF ALBERTA.



Commissioners' Comments

Recommend reinstatement of the land sale agreement subject to all monies due being paid by November 4, 1977, including penalties in accordance with the resolution of Council of September 26, 1977.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

October 25, 1977

TO: City Clerk

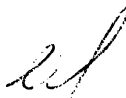
FROM: City Assessor

RE: Land Sale Agreement
Lot 3, Block 4, Plan 762-0870
Andy Buruma Enterprises Ltd.
Northlands Industrial Subdivision

We respectfully submit the attached affidavit from Andy Buruma Enterprises for reinstatement of their land sale agreement for the above described property.

The land sale agreement was declared null and void as the final payment in the amount of \$14,473.26 was not received on or before the due date of October 16, 1977.

If Council so approves the reinstatement of the agreement, we suggest that the reinstatement be in accordance with the resolution passed by City Council on September 26, 1977, for delinquent land sale agreements as outlined in the attached correspondence forwarded to Andy Buruma Enterprises on October 19, 1977.



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

IN THE MATTER OF LOT 3, BLOCK 4, PLAN 762-0870

AFFIDAVIT

I, GRACE BURUMA, of the City of Red Deer, in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I am the Secretary-Treasurer of Andy Buruma Enterprises Ltd. and as such have a personal knowledge of the facts and matters herein-after deposed to.

2. THAT by agreement dated the 16th day of November, A.D. 1976 Andy Buruma Enterprises Ltd. agreed to purchase from the City of Red Deer, pursuant to contract, the following lands, namely:

Lot Three (3), Block Four (4), Plan 762-0870.
EXCEPTING THEREOUT ALL MINES AND MINERALS.

3. THAT under the terms of the said contract the final payment of the purchase price of the said lands was to be made on the 15th day of October, A.D. 1977.

4. THAT on the 14th day of October, A.D. 1977 I prepared a cheque payable to the City of Red Deer in the sum of \$14,473.26 representing the final payment due to the City of Red Deer for the purchase of the said lands and that herein hereunto annexed and marked Exhibit "A" to this my Affidavit is a photocopy of my cheque stub record in respect of the preparation of such cheque.

5. THAT I am advised and do verily believe that in the ordinary course of office procedure cheque No. 781 of Andy Buruma Enterprises Ltd. would have been forwarded to the City of Red Deer by ordinary mail on the

- 2 -

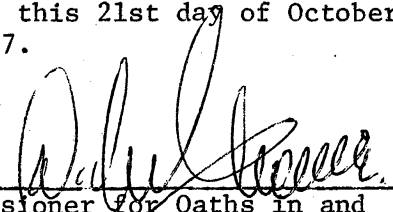
14th day of October, A.D. 1977.

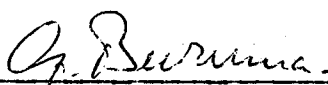
6. THAT I am advised and do verily believe that cheque No. 781 of Andy Buruma Enterprises Ltd. was not received by the City of Red Deer.

7. THAT attached hereto is a replacement cheque of Andy Buruma Enterprises Ltd. made payable to the City of Red Deer, in the sum of \$14,473.26.

8. THAT I make this my Affidavit in support of an application to the Council of the City of Red Deer to authorize the acceptance of the substitute cheque as payment in full of the balance of the purchase price of the said lands.

SWORN BEFORE ME at the City of)
Red Deer, in the Province of)
Alberta, this 21st day of October,)
A.D. 1977.)


A Commissioner for Oaths in and)
for the Province of Alberta)



GRACE BURUMA

This is Exhibit " A " referred to
in the affidavit of

GRACE BURUMA

Signed before me this 21 ST

day of OCTOBER 1977

A Notary Public for the State of ALABAMA

No. 781

Date Oct 14/77

PAY

City of Red Hill

#1

By Lat 3

Bank + Plan
7620870

DEPOSITS

General
TOTAL

Amount of
This Check

14,473.26

BALANCE

No. 782

Date Oct 17/77

PAY

B + N Vincent Mobile
Auto Repairs

DEPOSITS

Auto
DEPOSITS

TOTAL

Amount of
This Check

112.70

BALANCE

Received by hand
Oct 21/77 W. H. Kins

October 19, 1977

Andy Buruma Enterprises Ltd.
Box 643
Red Deer, Alberta
T4N 5G7

Dear Sir:

RE: Lot 3, Block 4, Plan 762-0870

Further to our letter of October 4, 1977, please be advised that as the final payment on the above noted property was not received by the specified date (October 16, 1977) the option is now null and void.

The administration has no authority to reinstate this agreement without Council approval.

City Council of September 26, 1977 passed the following resolution:

- " RESOLVED that Council of the City of Red Deer agree that future policy in respect of requests for reinstatement of delinquent land sale agreements shall be as follows:
1. all applicants in their submission to Council shall file a sworn affidavit describing the circumstances relating to the delinquency.
 2. If the request is approved by Council, it shall be for a specified number of days only, the applicant shall pay to the City of Red Deer the sum of $1\frac{1}{2}\%$ of the full purchase price, plus interest on the delinquent portion of the account at the rate of $1\frac{1}{2}\%$ per month.
 3. The applicant be required to fulfill all of the original requirements of the land sale agreement."

Should you wish to make application for an amended agreement, the next council meeting is October 31, 1977, and your submission would

October 19, 1977
Page 2

have to be in the City Hall by 4:30 p.m. Friday, October 21, 1977.

Yours truly,

D. J. Wilson, A.M.A.A.
City Assessor

DJW/bt

Commissioners' Comments

Recommend Council reinstate the land sale agreement subject to payment being received no later than November 4, 1977, and the applicant paying all penalties in accordance with the resolution of Council of September 26, 1977.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

October 25, 1977

NO. 3

TO: City Clerk
FROM: City Assessor

RE: Land Sale Agreement - Gary John LeBlanc
Lot 24, Block 9, Plan 762-0826
52 Aikman Close
Anders Park Subdivision

We hereby submit a request from Mr. G. J. LeBlanc for a relaxation of the residency clause pertaining to the above described lands.

This lot was purchased under the Home Owner Applicants rules and therefore as per the following clause (c), subsection (iii) of the land sale agreement the residence must be occupied for a period of 12 months prior to disposing of the property.

Clause (c), Subsection (iii)

"the Optionee specifically declares that he shall occupy the building constructed on the said lands as his personal residence for not less than twelve (12) months following the date of substantial completion thereof and shall not lease or sell the said building unless it is the half of a semi-detached dwelling or duplex, not then occupied by him. In the event of breach of this condition precedent by the Optionee, the Optionee covenants and agrees that he is liable for and shall make payment to the City of the sum of \$5,000.00 and all funds paid by him to the City under the terms of this Agreement shall belong absolutely to the City as liquidated damages and not as penalty or forfeiture."

Please see the following attached documents supporting Mr. G. LeBlanc's request.

1. Request from Mr. G. LeBlanc for relaxation of residency clause.

2. Correspondence from Cal Aluminum Building Products, pointing out that Mr. G. LeBlanc will be joining their firm upon sale of his home.

Page 2
October 25, 1977

3. An affidavit stating the aforementioned documents are true.



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

IN THE MATTER of Mr. and Mrs. Gary LeBlanc
 AND IN THE MATTER of Lot Twenty Four (24),
 Block Nine (9), Plan 762-0826.

STATUTORY DECLARATION

I, GARY LeBLANC, of the City of Red Deer, in the Province
 of Alberta, Salesman, DO SOLEMNLY DECLARE:

1. That the contents of my letter to the City of Red Deer
 dated October 11th, 1977 and the contents of a letter from CAL
 Aluminum Building Products to the City of Red Deer dated October
 5th, 1977, both of which are attached hereto, are true and correct
 to the best of my knowledge, information and belief.
2. That I make this declaration to the City Council, Red Deer,
 Alberta, that they discharge the Caveat registered against the
 above referenced property to allow me to sell my home.

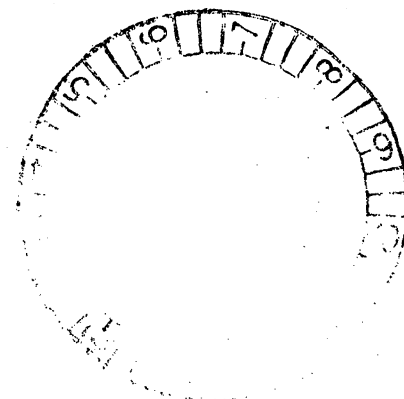
That I make this solemn declaration conscientiously believing
 it to be true and knowing it is of the same force and effect as if
 made under oath and by virtue of The Canada Evidence Act.

DECLARED BEFORE ME at the City
 of Red Deer, in the Province of
 Alberta, this 18th day of October,
 A.D. 1977.

)
)
)
)
)
)
)

Gary LeBlanc

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



11 October 1977

The City of Red Deer
City Hall
RED DEER, Alberta

Dear Sirs:

Lot 24, Block 9, Plan 762-0826

Please find enclosed a letter from Mr. W. D. Phillips, C.A., and Secretary-Treasurer of Cal Aluminum Building Products, Langley, B.C. confirming that I will be joining the company in the position of Sales Manager and also as an officer and 20% shareholder.

As the offer was sudden and unexpected, I must sell our residence at 52 Aikman Close before the period of one year which would have been February 22, 1978. Being that I am forced to sell my home to support my family and advance my position in life, I would ask that the \$5,000.00 caveat registered against our property be removed.

Awaiting your decision, I remain,

Yours truly,

"GARY LeBLANC"



ALUMINUM BUILDING PRODUCTS

20370 Logan Avenue, Langley, B.C. V3A 4L9
Phone 533-1677

26.

October 5, 1977

The City of Red Deer
RED DEER
Alta.

Dear Sirs:

Re: Gary LeBlanc

This letter is to confirm that Mr. LeBlanc will be joining this Company in the capacity of Sales Manager.

Mr. LeBlanc will be an officer of the Company and a 20% shareholder.

This opening came up rather unexpectedly, hence it was necessary that Mr. LeBlanc move to this area on little notice.

We understand that you hold a caveat against his property to help insure against real estate speculation. Under the circumstances we would like to assure you that his actions were brought about out of necessity and not a desire to speculate in real estate.

Our Company is in the Building Products industry with gross annual sales in excess of \$1,000,000.00 and has been servicing the Greater Vancouver area for six years.

We are looking forward to a long and mutually advantageous association with Mr. LeBlanc in the years to come.

Yours truly
CAL ALUMINUM BUILDING PRODUCTS

W. D. PHILLIPS C.A.
Secretary-Treasurer

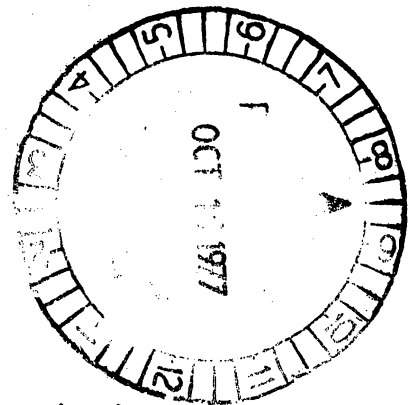
WDP/esm

Commissioners' Comments

Recommend relaxation of clause (c) Subsection (111) of the land sale agreement as requested by Mr. LeBlanc.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner



NO. 4

October 27, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: 51 Street - One-Way and Gaetz Avenue

Further to my memo of October 17, 1977, consideration should also be given to adding 51 Street to the schedule of one-way streets designated in Bylaw 2517/76. A description follows:-

51 STREET

One-Way East on Fifty-First (51) Street from the intersection of Fifty-First (51) Street with Gaetz (50) Avenue thence East to the intersection of Fifty-First (51) Street with Forty-Ninth (49) Avenue.

Consideration should also be given to a short section of Gaetz Avenue between 46 Street and 45 Street. Because of the parking configuration required in this section, two-way traffic will be necessary for safe access and egress. The existing description for Gaetz Avenue should be repealed and replaced with a description as follows:-

(1) GAETZ AVENUE

- (a) One-Way south on Gaetz (50) Avenue from a point 930 feet south of the center line of the intersection of Gaetz (50) Avenue with Sixty-Seventh (67) Street thence south to the intersection of Gaetz (50) Avenue with Forty-Sixth (46) Street.

..... 2

TO: City Clerk (cont'd) Page 2

October 27, 1977

- (b) One-Way south on Gaetz (50) Avenue from the intersection of Gaetz (50) Avenue with Forty-Fifth (45) Street thence south to the intersection of Gaetz (50) Avenue with Thirty-Seventh (37) Street.



K.G. HASLOP, P. Eng.,
Acting City Engineer

BW/ab

Commissioners' Comments

A draft amendment to Bylaw 2517/76 has been prepared and is attached to this agenda as Bylaw 2517/A-77.

This amendment may receive three readings by Council at this meeting, providing there is unanimous consent of Council to such action.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

29.



NO. 5

RED DEER, ALBERTA

T4N 3T4

October 24, 1977

TO: City Council

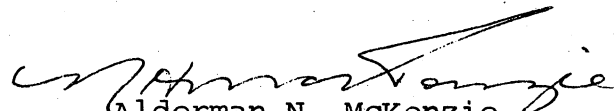
FROM: Red Deer Industrial Airport Commission

At the Airport Commission meeting of October 18, 1977 the attached proposed lease of building #49 at the Red Deer Industrial Airport between the City of Red Deer and Time Air Ltd. received consideration.

The provisions contained within this lease are the standard type of provisions contained within existing leases between the City of Red Deer and other lessees at the Airport. This particular lease is being recommended for approval to City Council at this time as the previous lease between the City of Red Deer and Time Air Ltd. relative to their occupation of building #49 has expired. Following is the resolution which was passed by the Commission:

"That the Red Deer Industrial Airport Commission recommend approval to Council of the City of Red Deer the lease pertaining to building #49 at the Red Deer Industrial Airport between City of Red Deer and Time Air Ltd. and as submitted to the Commission this date."

The decision of the Commission is respectfully submitted for Council consideration.


Alderman N. McKenzie
Chairman
Airport Commission

/ca

NO. 6

October 18, 1977

TO: City Clerk

FROM: City Assessor

RE: Lot 14, Block 3, Plan 762-0630
Lot 15, Block 1, Plan 762-0352
Lot 14, Block 1, Plan 762-0352
Lot 26, Block 2, Plan 762-2308
Lot 37, Block 2, Plan 762-2308
Normandeau Subdivision
Atco Housing Corp. & City of Red Deer

We respectfully submit the attached affidavit received on October 13, 1977, from Atco Industries Ltd. for Council's consideration of the reinstatement of the land sale agreements for the above described lands.

The land sale agreements were declared null and void on September 28, 1977, as the final payments were not received as of this date.

These lots were sold to Atco Industries at the December 1976 land sale for the Normandeau Subdivision under the Certified Contractors section.

The deadline for commencement of construction on these lots is October 31, 1977.

If Council grants the reinstatement of these agreements, an extension of the date for commencing construction will also have to be approved.


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

att'd.

ATCO Housing Corp

#305 902 11 Avenue SW
Calgary Alberta Canada T2R 0E7
(403) 244 2101

31.

October 13, 1977

ATCO

City Council
The City of Red Deer
RED DEER, Alberta

Councilors:

Re: ATCO Housing Corp.

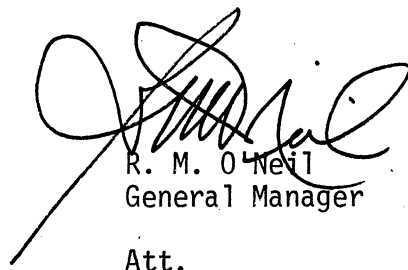
Lot 14, Block 3, Plan 762-0630
Lot 15, Block 1, Plan 762-0352
Lot 14, Block 1, Plan 762-0352
Lot 26, Block 2, Plan 762-2308
Lot 37, Block 2, Plan 762-2308

In regard to the above-noted lots whereby we failed to meet the final payment date, we herewith request that Council give consideration to reinstatement of our (ATCO Housing Corp.) delinquent Agreement. We accept the conditions outlined in your City Assessor's letter dated October 4, 1977, if such a reinstatement receives affirmative consideration.

The attached affidavit explains the reasons why we failed to meet the date specified in the Agreement, and we hope that you will agree that the conditions causing our failure to comply were beyond our control.

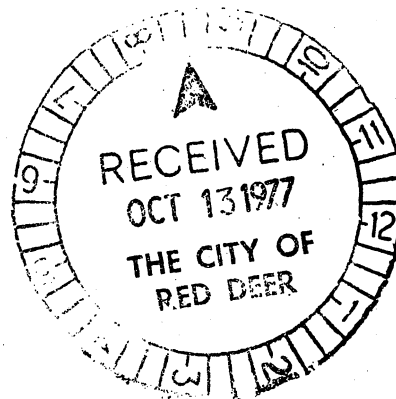
Your consideration in this matter is greatly appreciated.

Sincerely,


R. M. O'Neil
General Manager

Att.

pmt



AFFIDAVIT

32.

ATCO HOUSING CORP. failed to meet the final payment date as specified in our Agreement for lot purchases in the City of Red Deer because of an administrative oversight. It was not, nor is it, our intention to negate the Agreement.

A contributing factor to the oversight mentioned above was caused by a catastrophic flood that disabled our Calgary Branch office in July. All of our records, etc. were inundated by the water that entered our lower-level offices on McKnight Boulevard in Calgary. The Red Deer records were kept in this office (in duplicate) and all financial transactions were initiated from the Calgary office. We are still operating in temporary quarters and don't yet have all of our records re-established.

FURTHER TO THE ABOVE, we do not have a record of having received a letter dated September 14, 1977 from the City of Red Deer. This is not being offered as an excuse because it probably got mis-directed since the only address the City had was our old office location.

THE COMBINATION of the above items coupled with a change in management during the month of September caused ATCO Housing Corp. to not react properly on a number of business decisions that normally would have been taken care of. We admit our oversight in this matter, but we must reassert our position that our intent was not to violate the terms of the original Purchase Agreement.

DATED this 13th day of October A.D. 1977 in the City of Calgary,
Province of Alberta.



Commissioner of Oaths



General Manager

Commissioners' Comments

Recommend Council grant an extension for deadline of payment to November 4th, 1977, subject to the usual penalty as previously established by Council ($1\frac{1}{2}\%$ of full purchase price plus interest on the delinquent portion of account at a rate of $1\frac{1}{2}\%$ per month) and further that an extension in the deadline for commencement of construction be granted to November 30, 1977.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

DATE: October 25, 1977

34.

TO: City Clerk

FROM: City Treasurer

RE: CHEQUE SIGNATURES

Council of the City of Red Deer has authorized that cheques drawn on City accounts be signed as follows:

SIGNATURES REQUIRED

<u>TYPE OF CHEQUE</u>	<u>MAYOR</u>	<u>CITY TREASURER</u>
General	Yes	Yes
Payroll	No	Yes

The cheques are signed by mechanical means. In the absence of the Mayor the Deputy Mayor's signature is used. The Assistant City Treasurer's signature is used in the absence of the City Treasurer.

Council approval is requested to discontinue the use of alternate signatures for the Mayor and City Treasurer in their absence. The City Solicitor has confirmed there is no legal requirement to use alternate signatures. It would still be the responsibility of the alternates for the Mayor and City Treasurer in their absence to review cheques prior to issue.

The reason for requesting a change at this time is that a number of signature plates would have to be ordered for the new members of Council who have not served on Council previously. In addition, the present cheque signer is being replaced and the recommended tender for a new cheque signer does not allow individual signature plates to be used.

Requested Action

A Council resolution is requested authorizing the use of only the Mayor and City Treasurers' signatures on general cheques. Until signature plates are obtained for the new Mayor the use of the Deputy Mayor's signature should be authorized.



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

AW:mw

Commissioners' Comments

Recommend Council pass a resolution authorizing the use of the Mayor and Treasurer's signature only on general cheques, and further that the Deputy Mayors' signature be authorized until such time as a signature plate is obtained for the new Mayor.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

36.



NO. 8

RED DEER, ALBERTA

T4N 3T4

October 24, 1977

TO: City Council

FROM: Red Deer Industrial Airport Commission

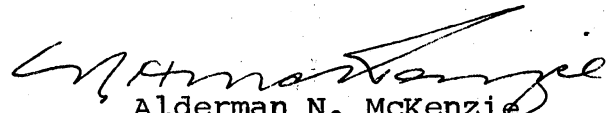
The Airport Commission at its meeting held on Tuesday October 18, 1977 gave consideration to the tenders received in regards to the right to crop certain lands at the airport, namely 55 acres more or less in the northeast corner of the Red Deer Industrial Airport.

There were 3 bids received in regard to the advertising of this matter and the highest bid in this instance is being recommended to Council.

"That the Red Deer Industrial Airport Commission recommend to City Council approval of the tender submitted by Black Browe Cattle Company Ltd. in the amount of \$1,388.75 annually for the right to crop 55 acres of land in the northeast corner of the airport for a period commencing November 1, 1977 until October 31, 1980 and as submitted to the Commission this date."

The above recommendation of the Commission is being submitted for Councils consideration and action.

Respectfully submitted,


Alderman N. McKenzie
Chairman
Airport Commission

/ca

Commissioners' Comments

The two remaining bids for crop rights were in the amounts of \$310.00 annually and \$800.00 annually.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 9

27 October 1977

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENT 2011/UU-77

A copy of the above mentioned zoning bylaw amendment is attached to this agenda for first reading by Council. This particular amendment pertains to property located immediately west of Gaetz Avenue and north of 60 Street and which property was assembled by the firm of Toole & Cote Limited to enable a multiple family development to be constructed upon. In resolving to approve this particular development, the former Council agreed to an exchange of City lands in the area for sufficient property to provide a ramp from Gaetz Avenue onto 60 Street for traffic south and west bound. A plan of the area will be available for the information of Council.

It is suggested that Council proceed with first reading of this bylaw after which we will proceed with advertising and the holding of a public hearing.

R. STOLLINGS,
City Clerk

NO. 10

October 18, 1977

TO: City Clerk
FROM: City Assessor

RE: Lots 7A & 7B, Block 5, Plan 762-0630
30 & 32 Nyberg Avenue
Normandeau Subdivision - City of Red Deer

We respectfully submit the attached affidavit received from Mr. D. Thawer for the reinstatement of the land sale agreement pertaining to the above described lands.

The following is a summary of events pertaining to the land sold under the Home Owner Applicants policies.

May 31/77	Date of land sale agreement.
Sept 30/77	Second payment due and not received.
Oct 4/77	Correspondence forwarded to applicant stating agreement null and void.
Oct 13/77	Affidavit received from applicants solicitor outlining reasons why second payment not received on time.

We would recommend that agreement be reinstated subject to conditions for delinquent land sales as passed by City Council, September 26, 1977, if City Council so approves the request.

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

BARRISTERS, SOLICITORS, NOTARIES

DOUGLAS L. CROWE, B.A., LL.B.
PETER C. G. POWER, Q.C.
J. MACDONALD JOHNSTON, B. SC., LL.B.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, B.A., LL.B.
DAVID M. MANNING, B.A., LL.B.
FREDERICK G. CARDWELL, B. SC., LL.B.
KEITH R. LAMB, B. SC., LL.B.

AREA CODE 403
TELEPHONE 346-5591
TWX 610-841-5120
4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY REFER TO: James T. M. Ming

October 13, 1977

The City of Red Deer
Land Department
City Hall
Red Deer, Alberta
T4N 3T4

Attention: D. J. Wilson

Dear Sirs:

Lots 7A & 7B, Block 5, Plan 762 0630
Diamond Thawer

We enclose herewith letter from Diamond Thawer together with Statutory Declaration in regard to the above-mentioned property.

Please take this matter before City Council for reinstatement of the land sale agreement.

Yours very truly,

CROWE, POWER & COMPANY

Per: 

James T. M. Ming

AH/krh/9091

Enclosures

October 13, 1977

The City of Red Deer
Land Department
City Hall
Red Deer, Alberta
T4N 3T4

Attention: D. J. Wilson

Dear Sirs:

Lots 7A & 7B, Block 5, Plan 762 0630
Diamond Thawer

Further to your correspondence of October 11, 1977, I herewith request reinstatement of the land sale agreement pertaining to the above-noted property.

I herewith confirm that the balance of the purchase price will be paid to your office by October 30, 1977, if the said land sale agreement is reinstated.

The delay in payment for the lot was due to the fact that I expected funds from the sale of my property in Calgary which transaction collapsed and therefore, I was unable to come up with the money in the time required.

I have now arranged for interim financing and the money will be available to be paid to you by October 30, 1977.

Please give this matter your immediate consideration.

Yours very truly,



Diamond Thawer
3921 - 51A Street
Red Deer, Alberta

AH/krh/9088

COMMISSIONERS' COMMENTS

Recommend Council authorize re-instatement of agreement, subject to payment being received no later than November 4, 1977 and the applicant being assessed penalties in accordance with the resolution of Council September 26, 1977.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 11

October 14, 1977

TO: City Clerk
FROM: City Assessor

RE: Lot 18, Block 5, Plan 752-1367
121 Nash Street - Normandeau
City of Red Deer - David Allan Ranni

As per the attached Statutory Declaration and supporting documentation, Mr. Ranni is requesting the 12 month residency clause be waived due to his having to relocate for reasons of employment.

The above described property was purchased under the conditions of sale for a Home Owner Applicant.

A field inspection supports the affidavit that the dwelling is 90% complete.

We recommend that the request be granted.


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

att'd.

Statutory Declaration

CANADA
Province of Alberta

IN THE MATTER OF

LOT EIGHTEEN (18) BLOCK FIVE (5)

PLAN 752 1367

To Wit

I,

DAVID RANNI, of Fort McMurray

~~of the XXXXXXXXXX~~

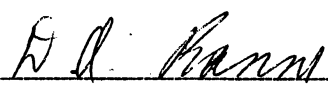
in the Province of Alberta,

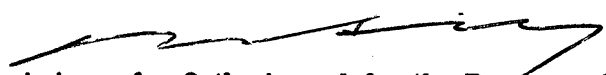
do solemnly declare

1. That I am the purchaser of the above property under a purchase agreement with the City of Red Deer .
2. That hereunto attached and marked Exhibits "A" and "B" respectively are a letter signed by myself and my former employer, the contents of which are completely true.
3. That I have progressed rapidly in my job at Fort McMurray and I am a job foreman and it is very unlikely that I would obtain such a job or equivalent salary in Red Deer. It therefore has become very uneconomical for me to return to Red Deer at this time.
4. That my house is nearing completion and I wish to be released from the residency and penalty provisions of my purchase agreement with the City.

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 October A.D. 19 77
Before me




A Commissioner for Oaths in and for the Province of Alberta

OCT 3 1977

THIS IS EXHIBIT "

September 12/77

referred to in the Affidavit

70 Clearwater Cres.
DAVID RAY Mc Murray, Alta

Sworn before me this

11th

Day of OCTOBER A.D. 1977

In my last agreement
A Commissioner in and for the Province of Alberta

it states I did agree, not to
lease or sell Block 5, lot 18,
Plan # 7521067, 121 Nash Street,
for not less than twelve
months following the completion
of my residence.

Due to unforeseen circum-
stances I changed my place of
employment at approximately
May 24/77. The company I was
employed by could not offer me
continuous full time employment
at that time. I therefore en-
quired into other employment
opportunities and as a result
I am presently employed with
Commercial Electric, Fort McMurray.

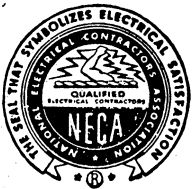
My home is now nearing
completion and there is presently
no employment in Red Deer
offering the wages or benefits
that I'm receiving now.

Therefore I obviously

cannot relocate to Red Bluff and am
forced to either leave or sell my
property. I am requesting the
Council to delete both paragraph 2
of paragraph C pages 2 of the
land agreement, it is my
wish that this request be
given full consideration.

Thanking you for your Co-operation

A. D. Kamm



Triple "A" Electric Ltd

INDUSTRIAL — RESIDENTIAL — COMMERCIAL



47.

A. M. HOUGH, Manager

4930 - 53 Ave. P.O. Box 783

RED DEER, Alberta
T4N 5H2

Mr. David Ranni
Fort McMurray,
Alberta.

Dear Sir:

Re: Termination of employment

In regard to termination of your employment with us on May 20, 1977. The reason for this termination was because of a slow down in the area and more particularly in our shop.

Yours truly,

A.M. Hough

AMH/lh

THIS IS EXHIBIT " B "
referred to in the Affidavit of
DAVID RANNI
Sworn before me this 11
day of OCTOBER A.D. 1977

A Commissioner in and for the Province of Alberta

Commissioners' Comments

Recommend Council authorize waiving of the 12 month residency clause of the land sale agreement pertaining to Lot 18, Block 5, Plan 752-1367.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 12

October 12, 1977

TO: City Council

FROM: Economic Development Committee

At the Economic Development Committee meeting which was held on October 5, 1977, the matter of the length of time it takes for the City to place serviced land on the market was discussed and it was indicated that the City does not undertake the construction of any roads, utilities, etc. prior to registration of the plans of subdivision. If it were possible for the City to commence construction concurrently with the submission of the plans for registration, land would be available for sale considerably sooner than is the present case.

The following resolution was passed unanimously by the Economic Development Committee at the aforesaid meeting.

Moved by Alderman Donald, seconded by C. Looker

"THAT the Economic Development Committee recommend to Council of the City of Red Deer that Council investigate proceeding with servicing of raw land concurrently with the submission of plans for registration."

MOTION CARRIED

The recommendation of the Economic Development Committee in this instance is submitted for Council's consideration and action.

Respectfully submitted

A. Peck
for A. Peck, Chairman
Economic Development Committee

October 27, 1977

NO. 13

TO: MAYOR & COUNCIL

FROM: RECREATION BOARD

At the October 26th meeting of the Board, arrangements were made for the annual tour of recreation facilities to be held on Sunday, November 20th.

The Board wish to extend an invitation to City Council members and their spouses to join the Board in this enjoyable and informative outing.

A City bus will leave the Recreation Centre at 1:00 PM and will return about 4:00 PM stopping at points of interest along the way. We hope you will join us.

Sincerely,

HARRY KUHRACHUK
Chairman

HK/er

NO. 14

27 October 1977

TO: CITY COUNCIL
 FROM: MAYOR K. CURLE

RE: MEMBERSHIP ON COMMITTEES

1) Aldermanic Appointments

We have reviewed the membership on various Boards, Committees, Commissions, etc., and listed hereunder is a suggestion for new appointments of Council members for the coming year. These are suggestions only and should any member of Council wish to see some changes, these could be discussed at the Council meeting, Monday, October 31, 1977.

D E P U T Y M A Y O R S

Alderman J. Oldring	November, 1977	July, 1978
Alderman D. Moffat	December, 1977	August, 1978
Alderman R. Dale	January, 1978	September, 1978
Alderman O. Webb	February, 1978	October, 1978
Alderman K. McMillan	March, 1978	
Alderman D. Callahan	April, 1978	
Alderman I. Shandera	May, 1978	
Alderman W. Mabb	June, 1978	

K.A. CURLE,
 Mayor

COMMITTEE & BOARDS October 1977-78	MAYOR CURLE	ALDERMEN							
		D. Callahan	R. DALE	W. MABB	K. McMillan	D. MOFFAT	J. OLDRING	I. SHANDERA	O. WEBB
RED DEER DEVELOPMENT APPEAL BOARD									x
MUSEUM MANAGEMENT BOARD			x						
RED DEER & DISTRICT SOCIAL SERVICE BOARD					x	x			
ARCHIVES COMMITTEE		x							
LIBRARY BOARD					x				
RED DEER HEALTH UNIT BOARD								x	
RED DEER INDUSTRIAL AIRPORT COMMISSION									x
HOUSING COMMITTEE						x			x
RED DEER TWILIGHT HOMES & LODGE FOUNDATION		x			x			x	
DISASTER SERVICES COMMITTEE			x	x					x
PERSONNEL COMMITTEE					x		x	x	
RED DEER REGIONAL PLANNING COMMISSION	x								
RECREATION BOARD			x				x		
RED DEER EXHIBITION BOARD			x	x					
MUNICIPAL PLANNING COMMISSION	x	x							
CITIZENS RECOGNITION COMMITTEE				x					
RED DEER ECONOMIC DEVELOPMENT COMMITTEE				x		x			
Y.M.C.A.							x		
COUNTY/CITY LIAISON COMMITTEE	x						x		
RED DEER & DISTRICT MUSEUM SOCIETY						x			
RED DEER BAND SOCIETY			x						
FORT NORMANDEAU JOINT MANAGEMENT BOARD	x							x	
CITIZENS DROP IN CENTRE MANAGEMENT BOARD		x							
SCHOOL LIAISON COMMITTEE	x								
POLICE COMMISSION									
		4	5	4	4	4	4	4	4

NOTE: The Mayor is an ex-officio member of every board, committee, commission etc. under provisions of the Municipal Government Act.

28 October 1977

TO: COUNCIL
FROM: CITY CLERK

RE: APPOINTMENT TO POLICE COMMISSION

Bylaw No. 2524/76 provides for the establishment of a police commission and membership thereon shall consist of 2 members who may be members of council or municipal employees and 3 members appointed from the citizens-at-large.

This bylaw was passed in December of 1976 at which time the members at large were appointed for terms of office to expire in October of 1978. The remaining 2 members being the Mayor and the City Commissioner were appointed for terms of office to expire in October of 1977 and for this reason it is necessary for Council to appoint 2 more members to the Commission for 2 year terms of office. These members shall be either members of Council or municipal employees.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

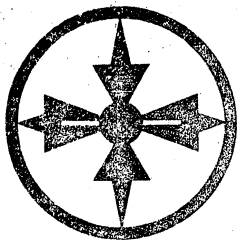
28 October 1977

TO: CITY COUNCIL
FROM: MAYOR K. CURLE

While we recognize that Mrs. Taylor has contributed greatly to the development of the Golden Circle, the bylaw governing the Management Board specifically provides that the Board shall consist of 12 members appointed by Council of the City of Red Deer, and one member shall be a member of City Council. If Council were to concur with the suggestion put forth in Dr. Fleming's letter of October 24th, the above mentioned bylaw 2511 would firstly have to be amended to delete reference to one member of Council being appointed to the Board, as all members at large have previously been appointed to serve until October of 1978 and the remaining members must be representatives of either the Social Service Department, the Recreation Board, the Council on Aging, the Kiwanis Club of Red Deer or the Lions Club of Red Deer.

Council direction in respect of the above is requested.

"K. CURLE"
Mayor



The GOLDEN CIRCLE

4620 - 47 AVENUE — RED DEER, ALBERTA T4N 3P5 Phone 346-3031 346-3117

54.

October 24, 1977

Mayor Ken Curle
City Hall
Red Deer, Alta.

Dear Sir:

When appointing persons to civic committees would you consider reappointing Mrs Ethel Taylor to the Golden Circle Management Board as City representative. She is profoundly interested in the project and has worked on the building committee.

We are a new project which requires sincerely interested people during the first few years of operation. I'm sure your city aldermen are busy enough without being on all civic committees.

Thank you for your consideration and favorable reply.

Yours truly,

Stuart Fleming,
Chairman of the Board
of Management of the
Golden Circle

C.C. City Clerk- Bob Stollings
City Commissioner- Mike Jay

DSF/SL

August 31, 1977

NO. 15

TO: ✓MAYOR R. N. MCGREGOR
CITY COMMISSIONER M. DAY

FROM: CITY TREASURER

RE: MAYOR & ALDERMEN STIPENDS

You will recall that City Council had approved the following changes in the Mayor and Aldermanic stipends effective January 1, 1978:

	<u>Annual</u>	
	<u>Mayor</u>	<u>Aldermen</u>
Old Rate	\$20,000	\$ 3,600
New Rate	\$23,950	\$ 4,596

The dates of the last increases were September 1, 1975 for the Mayor and November 1, 1974 for the Aldermen.

The proposed increases for January 1, 1978 as approved by Council, were submitted to the Anti-Inflation Board for approval. The Board then advised the City that in order to approve the new rates, the increases would have to be proposed in stages as follows:-

	<u>Aldermen</u>	<u>Percent Increase</u>
Present Rate	\$ 3,600	
Effective Jan. 1/77	\$ 4,200	16.7%
Effective Jan. 1/78	\$ 4,596	9.4%

	<u>Mayor</u>	<u>Percent Increase</u>
Present Rate	\$20,000	
Effective Jan. 1/76	\$21,600	8.0%
Effective Jan. 1/77	\$22,896	6.0%
Effective Jan. 1/78	\$23,950	4.6%

The A.I.B. approved the amended proposal.

.. 2 ..

To: Mayor & Commissioner

(2)

August 31, 1977

The resolution of Council approving increases for the Mayor and Council directed that they would be effective January 1, 1978. If no part of the increases approved by A.I.B. are paid until January 1, 1978, then it should not be necessary to take anything back to Council.

It may be that Council would consider the increases should be implemented prior to January 1, 1978. If this is the case, then such a change would require a resolution of Council at an open meeting.

The above information is submitted to you in the event you would want to take the matter back to City Council.



A. WILCOCK,
City Treasurer

AW/pms

Commissioner's Comments

The following motion was passed by Council March 14, 1977.

"The Council of the City of Red Deer do hereby resolve and agree that effective January 1st, 1978 the honorariums of the Mayor and members of Council be increased by a rate equivalent to 8% per annum calculated from the date of last increases granted to the Mayor and members of Council respectively, and that further increases in honorariums be granted on an annual basis commensurate with the increase granted to exempt staff of the City."

This item was submitted to A.I.B. and their response is outlined in the Treasurer's report. In effect the ruling of A.I.B. has been that the increase proposed by Alderman Flewwelling and approved by Council could not be implemented in one step but spread over the period between the last increase and January 1, 1978.

This matter has been held for the new Council as this was quite clearly the intention of the motion in that the increases were not to commence until January 1, 1978.

In view of the A.I.B. ruling, it would appear that Council should consider retroactive salary increases for the former Council or alternatively direct that no increase be implemented until January 1, 1978.

It is my opinion that had this policy been in effect, the former Council would have received annual increments as outlined and for this reason it is suggested Council authorize implementation retroactively.

"M.C. DAY"
City Commissioner

NO. 16

28 October 1977

TO: COUNCIL
FROM: CITY COMMISSIONERS

RE: AMENDMENT TO TRAFFIC BYLAW 2282/T-77

A copy of the above noted bylaw which pertains to installation of parking meters at the Red Deer General Hospital is attached for consideration of Council. This bylaw may receive three readings providing there is unanimous consent of all members of Council.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 17

28 October 1977

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENT 2011/YY-77

At the October 11th meeting of Red Deer City Council a resolution was passed agreeing that an amendment to the zoning bylaw be brought forward to provide for the addition of "Coin Operated Laundry Mats" as a conditional use in a C.5 zone. The above mentioned amendment has been prepared to comply with the aforementioned resolution and such bylaw is attached to this agenda for first reading by Council.

"R. STOLLINGS"
City Clerk

NO. 18

28 October 1977

TO: COUNCIL
FROM: CITY CLERK

RE: ZONING BYLAW AMENDMENTS 2011/LL-77 & 2011/PP-77

Public Hearings in respect of the above mentioned bylaws have been advertised for 7 p.m., Monday, October 31, 1977.

Bylaw 2011/LL-77 provides for the rezoning of certain properties in the Highland Green Subdivision which will enable additional residential lots to be made available for development.

Bylaw 2011/PP-77 provides for an amendment to the zoning bylaw whereby any member of the Development Appeal Board or the Municipal Planning Commission to be disqualified for remaining on the Board or Commission should they absence themselves from 3 consecutive meetings unless such absence be caused by illness or authorized by resolution of the Board or Commission.

The comments of the Regional Planning Commission in respect of each of these bylaws appear hereafter.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 13.01

October 4, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

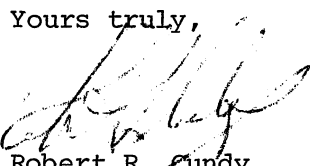
Dear Sir:


Re: Zoning By-law 2011/LL-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,


Robert R. Cundy
Director


M. Christensen
Associate Planner

dk

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 13.01

October 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Zoning By-law 2011/pp-77

In accordance with Section 130, subsection (1) of The Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, subsection (5), Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, subsection (1) noted above.

Yours sincerely,



for Robert R. Cundy, MCIP
Director



Monte Christensen
Associate Planner

/mjw

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

NO. 19

October 28, 1977

TO: City Clerk
,
FROM: City Engineer

RE: Sewage Treatment Plant

On September 7, 1977 we received correspondence from Alberta Environment stating that our sewage effluent is not meeting Department Standards. A copy of this letter and the Engineering Department's reply is attached.

As a result of the aforementioned correspondence a meeting was held on Wednesday, October 19, 1977. Those present at this meeting were:-

Mr. G.D. McRae - Alberta Environment
Mr. P.D. Lawson - Reid, Crowther & Partners Ltd.
Mr. D. Danyluk - Reid, Crowther & Partners Ltd.
Mr. M.C. Day - City Commissioner, Red Deer
Mr. B.C. Jeffers, City Engineer, Red Deer

A course of action to study the City's sewage treatment facilities and investigate and make recommendations for upgrading of the sewage treatment plant was discussed. Subsequent to this meeting a letter was sent to Alberta Environment indicating what steps the City would take towards remedying this situation. This letter and Alberta Environment's reply is also attached for Council's information.

In summary Alberta Environment have agreed to our proposed course of action and will in the interim continue to process applications for residential subdivisions.

The Engineering Department would respectfully recommend to Council that a resolution be passed commissioning a consultant to prepare a report on sewage treatment facilities in the City of Red Deer. Reid, Crowther & Partners Ltd., who prepared the report in September 1971 and designed our present plant have forwarded a letter indicating the extent of the report (letter attached). The Engineering Department has reviewed the Terms of Reference and considers them to be complete.

BCJ/ab
attachments


B.C. JEFFERS, P. Eng.

ENVIRONMENT

Environmental Protection Services

403/427-2739

Standards and Approvals Division

Telex 037-2006 TWX 610-831-2636

9820 - 106 Street

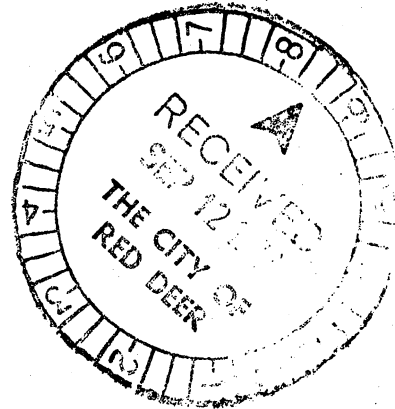
Edmonton, Alberta, Canada

T5K 2J6

September 7, 1977

Mayor and Council
City of Red Deer
City Hall
Red Deer, Alberta
T4N 3T4

Attention:; R. Stollings
City Clerk



Dear Sirs:

Sewage Treatment Plant Upgrading

One of the major programs of the Municipal Engineering Branch is to conduct an ongoing review of the status of municipal water supply and sewage treatment facilities with respect to compliance with present day environmental standards.

From our continuing review and the reports by our Pollution Control Division on the City's sewage treatment facilities, it was determined that your existing method of sewage treatment does not meet current Department Standards, which is the provision of secondary sewage treatment or equivalent. Your present plant appears to be overloaded and basically in need of expansion. Your upgraded facility must be designed to meet an effluent quality of 25 mg/l B.O.D. and 25 mg/l S.S. based on an arithmetic mean of the daily samples.

Red Deer has grown more rapidly than was anticipated when your sewage treatment plant was first designed and has in fact already reached its design population.

Due to the present overloaded situation at your sewage treatment plant we will be withholding our approval of the servicing of new residential subdivisions until the expansion of your plant is under construction. Any new subdivisions will only aggravate the problem that is already there.

We would suggest that your initial course of action would be to contact your consulting engineers and to commission them to prepare a study on the best alternatives and relative cost estimates for a new sewage treatment facility.

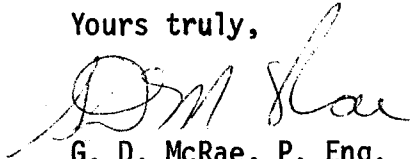
...page 2

page 2

The Government has recognized the problems of costs and financial assistance programs have been established for municipal sewage treatment works. These assistance programs make sure that your residents will pay no more per capita for the new facilities than any other resident of any municipality throughout the Province. A copy of our sewage assistance program is enclosed for your reference.

In conclusion, we recognize that your sewage treatment upgrading project will be complex and will impose additional financial responsibilities upon you. To that end, I would be pleased to meet with Council and yourself, if you desire, to discuss in detail the contents of this letter and a plan for the implementation of the project. Please do not hesitate to contact me at the above address, or by phoning at 427-5877.

Yours truly,



G. D. McRae, P. Eng.
Municipal Engineering

GDM/bk

Enclosure

c.c. Pollution Control Division

THE CITY OF RED DEER



66.

Office of:
CITY ENGINEER

RED DEER, ALBERTA
T4N 3T4

September 26, 1977

Alberta Environment
Environmental Protection Services
Standards and Approvals Division
9820-106 Street
Edmonton, Alberta
T5K 2J6

ATTENTION: Mr. G.D. McRae, P. Eng.
Municipal Engineering

Dear Sir:

RE: City of Red Deer
Sewage Treatment Plant Upgrading

We are writing in reply to your letter of September 7, 1977, and your concerns regarding our Sewage Treatment Plant and the degree of treatment being given.

The City is also very concerned about the apparent sudden increases in sewage flows to the Treatment plant. The design population of 35,000 set forth in the study - "City of Red Deer, Report on Sewage Treatment - Reid, Crowther & Partners Ltd., - September 1971" has not yet been reached. The present population is approximately 33,700. The design sewage flow of 4.0 million gallons per day (mgd) has however been reached and exceeded in the past several months.

The City feels that the increases may be due in part to infiltration in the sewage collection system. This is supported by a slight decrease in the strength of the raw sewage.

We are presently planning to initiate a study of sewage flows throughout the City to: -

- (1) determine if there is excessive infiltration;
- (2) determine if there are any storm connections to the sanitary system.

We are hopeful that this study will provide some insight into the problem.

..... 2

September 26, 1977

67.

There is no doubt that the growth of Red Deer is more rapid than originally considered in the aforementioned report. The City has been in contact with Reid, Crowther & Partners Ltd., to discuss this matter and will be authorizing the preparation of a report to study possible upgrading of the plant.

We feel it would be beneficial for all parties concerned if a meeting could be arranged between yourself, the City of Red Deer, and the City's consultant to further discuss this matter and develop a tentative course and schedule of action. We would also like to discuss your comments regarding a ban on all future residential development until such time as "the expansion of your plant is under construction". Any subdivision development commencing next spring would not be serviced until late 1978, and would not be significantly populated until probably late 1979 or 1980. We would therefore hope that if we commit ourselves to a full study of the problem and construction of necessary facilities as soon as possible, that the ban might be lifted.

I will be contacting you in the near future regarding a time for the meeting that will be convenient to all. It is likely that the meeting will be in about two (2) weeks as this is the earliest our consultant can be available.

Yours truly,



B.C. JEFFERS, P. Eng.

BCJ/ab

cc: City Commissioner
City Treasurer
City Clerk

THE CITY OF RED DEER



68.

Office of:
CITY ENGINEER

RED DEER, ALBERTA
T4N 3T4

October 17, 1977

Dept. of the Environment
6th Floor, Oxbridge Place
9820-106 Street
Edmonton, Alberta

ATTENTION: Mr. G.D. McRae

Dear Sir:

We refer to your letter of September 7, 1977 regarding expansion to the City's Sewage Treatment Facilities, and to subsequent meetings between the Department and the City.

Firstly let me assure you that the City recognizes the necessity for adequate sewage treatment, as is evidenced by the City's construction program in the past. It is also the intention of the City to live up to its responsibilities in the future, and to take the necessary steps to ensure that the effluent from the plant continues to meet the Provincial requirements.

To this end it is our intention to recommend to Council the course of action set out below:-

We request that you consider this course of action and assuming that it is acceptable to the Province, and that it is adopted in principle by Council, we ask that the Department reply to the City prior to October 24, 1977 stating that if the proposed program is adopted then the Department will not withhold their approval of the servicing of new residential subdivisions. Housing is in short supply in the City and it is obviously most undesirable to impede the approval and construction of new subdivisions.

October 31, 1977

1. We will present to Council correspondence to date, including this letter and your reply, and recommend to Council that they adopt in principle the proposed course of action.

2. We will recommend to Council the commissioning of a consultant to prepare a report on the expansion of the City Sewage Treatment facilities, and to analyze the reasons for the relatively large increase in flows during the past year.
3. We will also recommend to Council that City forces, in conjunction with the foregoing report, investigate flows within the sewer system to determine if excessive infiltration is occurring.

MARCH 1978

The two foregoing reports will be received by the City and presented to Council for their approval to implement the necessary steps to improve the City Sewage system on a definite schedule.

Yours truly,



B.C. JEFFERS, P. Eng.

BCJ

DATE: October 17, 1977

TO: City Clerk

FROM: City Treasurer

RE: SEWAGE TREATMENT PLANT UPGRADING

I am unable to comment on the Engineering aspects of the letter from Alberta Environment. My comments will accordingly be limited to the financial considerations.

History

A major upgrading of the sewage treatment plant was completed in 1973 at a cost of 2.915 million dollars. Of the total cost, .479 million was recovered from the Federal Government under a cost sharing program. The balance of 2.436 million dollars was financed by the City through debentures of a 20 and 25 year term. The annual debenture repayment is recovered in the sewer rate charges.

Financial Assistance For Additional Plant Costs

It is my understanding the cost of the required sewage treatment plant upgrading would be some millions of dollars.

There are two cost sharing programs available for upgrading costs:

1. Alberta Municipal Sewage Treatment Assistance Program.
2. Central Mortgage and Housing Corporation forgivable loan.

Program (1) above provides assistance to municipalities whose annual debt repayment costs exceed \$18.74 per capita. The current City of Red Deer annual debt repayment is approximately \$9.09 per capita.

To qualify for assistance under Program (1) an additional debt of 3.5 million dollars would be required. That portion of the annual debt repayment that then exceeded \$18.74 per capita would be paid for by the Provincial Government. In the event the annual debt repayment dropped below \$18.74, the assistance provided would have to be returned to the government to the extent of the difference. This would continue until the debenture on which the per capita costs originally exceeded \$18.74 was retired.

Program (2) above provides for a 25 year loan to be provided for 2/3 of the cost. Of the loan provided 25% would be forgivable. This is equal to 1/6 of the total project cost.

- 2 -

Summary

The financial implications of an upgrading would be that for the first 3.5 million dollars of cost incurred 1/6 of the cost would be recoverable from C.M.H.C. The effect on the sewer rates of an additional 3.5 million debt load would be about a 28% rate increase. This, of course, does not take into consideration increased operating costs.

If the debt incurred exceeded 3.5 million dollars, Provincial assistance would be available for 100% of such excess. As pointed out earlier, however, if the per capita annual debt repayment dropped below \$18.74 per capita the assistance would have to be returned.

Yours truly,



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

AW:mw

CC: City Engineer

ENVIRONMENT

Environmental Protection Services

403/427-5883

Standards and Approvals Division

Telex 037-2006 TWX 610-831-2636

9820 - 106 Street

Edmonton, Alberta, Canada

T5K 2J6

October 20, 1977

City of Red Deer
Engineering Department
Red Deer, Alberta
T4N 3T4

Attention: B. Jeffers
City Engineer

Dear Sir:

Red Deer - Sewage Treatment

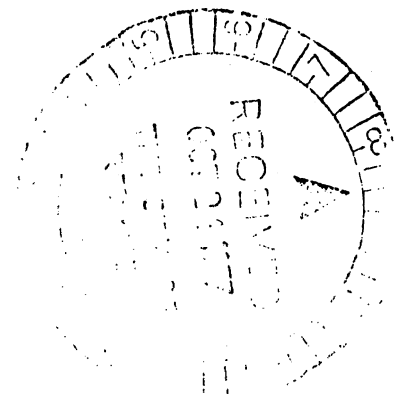
We have now had an opportunity to review your letter dated October 17, 1977.

We are now confident that the City of Red Deer comprehends the seriousness of the present sewage treatment plant overloading situation and is working to solve these problems.

The schedule and course of action outlined in your letter is acceptable to this office. We will therefore continue to process applications for the approval of new subdivisions, as per our previous practice.

So that we can remain up-to-date on the progress being made to improve the sewage effluent quality we would like to receive the following:

1. A brief report or minutes of the Council meeting of October 31 where the sewage treatment problem is being discussed;
2. A copy of the Terms of Reference for each study;
3. A copy of the final reports by March 1, 1978;



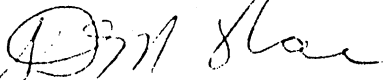
4. Notice of City Council's decision on the recommendations outlined in the two reports as soon as it is available.

We will be available for questions or comments on the two reports through the study period and if our input could be useful in any way, please do not hesitate to contact us.

Please note that we will be continuing our monitoring and assessment of the sewage treatment plant and City sewage flows. Please also note that we would appreciate immediate notification should a delay in the agreed schedule be necessary so that further negotiation could take place and a new schedule drawn up.

We trust the foregoing is satisfactory.

Yours truly,

A handwritten signature in dark ink, appearing to read 'G.D. McRae', written over a horizontal line.

G. D. McRae, P. Eng.
Municipal Engineering

GDM/bk



Reid, Crowther & Partners Limited

7410 Blackfoot Trail S.E., P.O. Box 5600, Postal Station "A", Calgary, Alberta, Canada T2H 1X9 Telex 03-822780, Telephone (403) 253-3301

THE CITY of RED DEER
ENGINEERING DEPARTMENT

RECEIVED	
TIME	10:00
DATE	Oct. 27/77
BY	AOB

74.

PLEASE REFER TO FILE NO. 5670-4(a)

October 25, 1977

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

Attention: Mr. B. Jeffers, P. Eng.
City Engineer

Dear Mr. Jeffers:

Sewage Treatment Facilities
Engineering Services

As requested we are pleased to present herewith our proposal for providing the City with engineering services to study the necessity for and the extent of the expansion to the City sewage treatment facilities.

Within the past year the flows to the plant have increased very substantially such that these have now reached the design capacity of the plant. As a result of this the Province have requested the City to expand the facilities as soon as possible.

The plant which we designed for the City in 1972, has a design capacity of 4 MGD which we estimated would arise from a population of 35,000 which, in 1971, was projected to be reached by the City in 1983.

We understand that due to the rapid increase in flows the flow during the three summer months has exceeded 4 MGD, although the population is 34,000. From discussions we have had with your plant staff, there is no simple reason for the large increases in flow and it would certainly be most desirable to investigate the reasons therefore, as these increases are causing the Province to request the City to spend on expanding the plant.

Terms of Reference

We attach hereto the proposed terms of reference for the study which we would carry out for the City. Basically this consists of investigating the reasons for the increase in flows and making revised estimates of future flows to the plant.

.....2

City of Red Deer
Mr. B. Jeffers, P. Eng.
City Engineer

- 2 -

October 26, 1977

Based on the foregoing we would then investigate and recommend the expansion required to the plant and the recommended schedule for its construction.

The original plant was designed to be readily expandable from its present capacity of 4 MGD to 8 MGD, but the economics of the amount of expansion required now, and in the future, should be investigated.

As you are aware we designed the original plant and all the original flow projections, design parameters etc. are on our files; these will enable us to proceed with this work expeditiously.

All items studied will be included in a report to be presented to the City with a recommended course of action, scheduling, and estimates for both capital and operating costs.

Schedule

We estimate that the study can be completed within three months, but to allow for start-up time and the effect of Christmas we would suggest that you schedule 3-1/2 months for the work, i.e. if this is authorized by the 15th of November, the study should be completed by the end of February 1978.

Personnel

The work will be under the direction of the writer as the principal in charge. I performed the same function on the 1971 report and the 1972 design so that continuity would be assured.

Kevin Cronin will be the Project Engineer on the work and from time to time he would be assisted by M. J. Reid as a Process Specialist and by P. Cairns.

Personnel data sheets on all four of these staff members are attached hereto, support staff would also be available as required.

Fees

We propose that we be paid for our services on the basis of the hourly rate and payroll costs set out in the current copy of the "Recommended Schedule of Fees of the Association of Professional Engineers of Alberta", with the exception that Principals and Specialist Engineers would be charged on a time basis rather than the hourly rate set out in the schedule.

We estimate that the work, as set out in the terms of reference, can be completed for less than \$25,000 and we are prepared to accept an upper limit on our fees including disbursements, of this amount.

.....3

City of Red Deer
Mr. B. Jeffers, P. Eng.
City Engineer

76.

- 3 -

October 26, 1977

You have enquired regarding the accuracy of the construction cost estimates to be provided in the report. This aspect of a report is always most difficult as the engineer, on the basis of only outline designs, is attempting to predict what contractors will bid on a project 12 months or more in the future. In the case of sewers, watermains and similar work where a large number of projects are being tendered in a year, estimating can be fairly reliable. For projects such as sewage plants with only a few constructed each year, the vagaries of the market place, and the possibility of little or considerable competition for the work a year hence, make it impossible to provide high accuracy in cost estimates.

We appreciate however that the City must proceed with arranging the financing and obtaining approvals on the basis of the report.

We will therefore make every effort to be as accurate as possible in this regard, we will include a contingency allowance and we will engage, from our fee, an outside specialist in estimating, to go over the drawings and confirm, or modify as required, our cost estimates.

As exemplified by recent assignments in the Pollution Control field from the City of Calgary, Yellowknife and Swift Current, as well as overseas projects, we are confident that we can provide the City with a first class report.

We appreciate the opportunity to present this proposal and look forward to continuing our valued association with the City.

We shall be pleased to meet with you and Council as necessary to discuss this proposal.

Yours truly,



P. D. Lawson, P. Eng.
Manager
Pollution Control Division

PDL:sm
Attachments.

CITY OF RED DEER
SEWAGE TREATMENT FACILITIES
PREDESIGN STUDY - TERMS OF REFERENCE

1. Examine sewage flow records and strengths since the commissioning of the mechanical plant, analyse these with particular reference to recent large flow increases and provide revised flow projections for 20 years in the future based on City and regional planning population forecasts.
2. The City staff will investigate flow conditions, particularly infiltration, in the sewer network, or may commission consultants for this under another agreement. Under this agreement the consultant shall liaise with such studies as necessary.
3. Based on the foregoing flow projections, check over the design parameters utilized in the original plant design and confirm or amend the same.
4. Assuming that a plant expansion is necessary, recommend and provide an outline design for increasing the capacity of the plant to meet the anticipated flows for the next 20 years.
5. Investigate staging the required plant expansion and set out the anticipated scheduling of the plant expansions over the next 20 years.
6. Consider the performance of the existing anaerobic and aerated lagoons and make recommendations as to any possible expansion and as to their future use in the plant.
7. Examine the performance of the sludge lagoons and consider any necessary expansion or relocation of these lagoons.
8. Provide estimated construction and operating costs for the plant expansions, including a detailed cost estimate for the recommended first stage of the expansion.
9. Present the report to City Council following discussions with the City Administrator. The City will be provided with 25 copies of the report.

October 26, 1977
Reid, Crowther & Partners Limited

Commissioners' Comments

We concur with the recommendations of the City Engineer and recommend that Council appoint the firm of Reid, Crowther & Partners Limited to prepare a report in accordance with the terms of reference outlined.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

CORRESPONDENCE

CKGY • 1170 Radio^{79.}

P.O. Box 339 Red Deer, Alberta T4N 5E9 (403) 343-1170

NO. 1

October 21, 1977

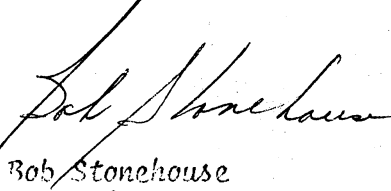
Mayor-Elect Ken Curle
City Hall
Red Deer, Alberta

Dear Sir:

In the past, Red Deer City Council has granted CKGY News permission to tape segments of open City Council meetings for use as news clips. I wish to continue this practice at each and every Council meeting for use at my discretion.

Yours truly,

CKGY 1170 Country Radio



Bob Stonehouse
News Director

BS/hg



© C/R

SUPER COUNTRY RADIO — 10 000 WATTS

RED DEER — OLDS — PONOKA — ROCKY MOUNTAIN HOUSE — INNISFAIL — LACOMBE
MAIN STUDIO - 4805 - 48 AVENUE, RED DEER

*Card. Oct 21/77
2:30 PM
PMS*



Commissioner's Comments

In 1969 a resolution was passed by Council which stated in part as follows:

"THEREFORE BE IT RESOLVED that any news media be granted the right to tape record for broadcast purposes, or to broadcast direct, open Council meetings, subject to suitable arrangements to be made to assure that electronic equipment does not by its presence interfere in any way with normal Council proceedings,

AND THEREFORE that before any recording for direct broadcast is commenced that the chair be given notice before the meeting that the meeting will be recorded."

In the past Council have allowed the radio stations to tape record such portions of the meeting as they may select, providing same is conducted in accordance with the above resolution.

We recommend this request be granted.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

13 October 1977

TO: CITY CLERK

FROM: Clark's Engine Rebuilders Ltd.

RE: Our Telephone Conversation October 5, 1977

I would like to submit a bid of \$150.00
(One Hundred Fifty Dollars) for the siren removed
from the Fire Hall.

Yours truly,

"BRUCE CLARK"

NO. 3

DATE: October 18, 1977

TO: City Clerk

FROM: City Treasurer

RE: OLD FIRE SIREN

I understand the City has advertised in the available media for the sale of the above machine. The only tender received was \$150 from Clark's Engine Rebuilders Limited.

I would recommend the tender for \$150 be accepted unless the Museum Board or Society express an interest in retaining the siren for exhibit purposes. Perhaps if the Museum Board or Society have not been approached about retaining the siren for exhibit, it could be determined if they have any interest. If the Museum Society or Board express an interest in the siren, Council could then determine if they wish to dispose of it in that manner or accept the \$150 tender. There are sufficient funds available in the City budget for the Museum grant to charge the Museum for the siren if Council so wish.



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

AW:mw

CC: Fire Chief

Commissioners' Comments

An attempt was made on Wednesday, October 26th, to contact some members of the Museum Society, however, we were unsuccessful in this attempt. For this reason we do not know what the Society members may feel about this particular item. We have reason to believe this siren may have been in use as far back as 1932 or earlier and in fact it may be the first siren to be operated in the City.

We recommend this item be tabled for 2 weeks to enable the City to obtain the comments of the Museum Society. It is suggested the tabling motion contain provision to sell the siren to Mr. Clark for \$150.00 in the event the Museum Society indicate no interest in same.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

P.J. Toole & Cote

REAL ESTATE LTD.

PATRICK J. TOOLE, PRESIDENT
CLAIR J. COTE, VICE PRESIDENT
JOHN G. TOOLE, VICE PRESIDENT

Coast To Coast Real Estate Services

301 - 10TH AVENUE S.W.
CALGARY, ALBERTA, CANADA T2R 0A5
TELEPHONE (403) 262-6911

NO. 4

October 21, 1977

Mr. Robert Stollings
City Clerk
Red Deer City Hall
Red Deer, Alberta.

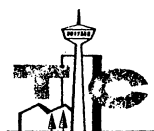
Re: Re-zoning application,
3702 & 3710 - 52 Avenue, Red Deer, Alberta,
Lots 3 & 4, Block 6, Plan 6564 E.T.

Dear Mr. Stollings,

Further to our conversation of yesterday, we hereby submit this letter as our formal application to re-zone the eastern portion of the above mentioned property to R-3 for Multiple Use. It's present zoning is R-2 General Residential for the first 125 feet from 52 Avenue, and A-3 Private Open Space for the balance of approximately 550 feet to the railway.

As you are aware we have spent considerable time with the respective city officials of Inspection, Building, Engineering, Fire Departments and the Municipal Planning Commission regarding all phases of this particular project in order to determine exactly what could be done and what had to be done in order to develop this property and to achieve smooth sailing with City Council during all readings. Previously the City had reviewed an application to re-zone this property but made a number of suggestions and recommendations that they wished to see enacted before Council give it's blessing. The proposal before you now, I believe, has included all the recommendations made to Council.

To be more precise, we understand the City has expressed some concern about the slippage problem on the southern lot immediately east of the creek that runs through the property. If you will refer to the site plans, a parking lot will occupy this area of concern, which should reduce, to a great extent, any major problems arising from slippage. We also submit to you in this regard, that any future slippage problems



RESIDENTIAL - COMMERCIAL - INDUSTRIAL - FARMS, RANCHES & ACREAGES

PROPERTY MANAGEMENT - APPRAISALS - INSURANCE



that may occur will be for our account and responsibility. Presently we are employing the services of W. Curtis & Associates, a company expert in soil analysis. They will advise us as how best to deal with the situation.

With regards to the dedication of land to the City of Red Deer, we are in agreement with the City's recommendation that all lands west of 230 feet from 52 Avenue be dedicated to the City for future park reserve area and respectively submit to this recommendation.

As there was some difficulty in determining the exact density allowable for this site, we again refer to the City's previous recommendation of 42 units. Although we have one suite more, we have adjusted the configuration of suites to bring the number of estimated people living on the site down.

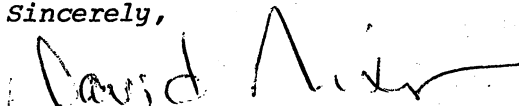
The Engineering Department has indicated that the existing sewer system may not be adequate to handle the increased density and subsequently have suggested the developer pay for any upgrading that may be required. Respectively we submit to this recommendation. It is also our understanding that the costs for such an upgrading would be in the vicinity of \$15,000.00.

As you know, time is of essence to us, as we must have our footings completed before December 31, 1977 and we trust these preliminary drawings and related information are adequate to allow first reading in Council on October 31, 1977.

If you require any additional information or assistance on this proposal please let all the respective departments know that they are welcome to call me collect at 262-6911

We hope sincerely that all we have done for this proposal meets with your approval and we thank all those in the various departments who gave us their assistance and suggestions.

Sincerely,



David B. Nixon
Realtor
Project Manager.

RED DEER REGIONAL PLANNING COMMISSION^{86.}

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No. 17.15

October 25, 1977

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

Dear Sir:

Re: Apartment Building
Lots 3 & 4, Plan 6564 E.T.
3702 & 3710 - 52 Avenue

Introduction

P. J. Toole & Cote Real Estate Ltd. has submitted for approval in principle, a 43 suite apartment building on the above mentioned property. Basically, Council is requested to approve the required rezoning if they are satisfied with the concepts as presented in the proposal.

Description

Lots 3 and 4 are rectangularly shaped lots that extend from 52 Avenue across the escarpment and creek to the railway tracks. Total acreage is approximately 2.8 acres. Due to the extremely steep banks of the escarpment, there is very little developable land within the property and boundaries.

The entire development including parking areas will occupy the front 230 feet. It will consist of 43 suites with 3 bachelor, 27 one-bedroom and 13 two-bedroom suites. Parking will be provided at the ratio of 1.5 spaces per suite for a total of 64 spaces. The apartment building is designed to follow the contours as closely as possible. Several roof top gardens at various levels help the project to be more compatible with the escarpment topography.

Zoning

The area is currently zoned R2B and A3 and should be rezoned R3B to accommodate the proposed development. Only the extent of the development, which is the front 230 feet, needs to be rezoned. Minimum Landscaping requirements for the area of development have not been met but in view of the area to be dedicated to the City for public use, this requirement should be relaxed.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON 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

Subdivision

In keeping with Council's policy to protect and preserve open space along the escarpment area, the developer has agreed to dedicate all lands west of the area of development to the City of Red Deer as public reserve. This dedication will eventually have to be completed with a plan of survey, however, for the time being an agreement satisfactory to the City Solicitor would be sufficient.

Site Plan

Generally speaking, the concept seems to be sensitive to the extreme changes in elevation along this portion of the escarpment. The site is difficult to develop and care must be taken to ensure that engineering concerns such as slope stability and servicing are satisfied. With the number of suites being proposed the density exceeds the guidelines used by the Engineering Department. The developer has agreed to contribute toward upgrading the sewer system for the area. The total cost of upgrading is approximately \$15,000. The developer's share will be in proportion to the proposed density and will be determined by the City Engineer.

From a site planning point of view we are concerned about the slope of the driveway on the north side of the building. The slope which is approximately 6:1 or 16% exceeds the recommended maximum of 8% and may tend to be unnegotiable during the winter. Being on the north side, it will be difficult to keep it clear of ice.

Recommendations

We are recommending:

1. That Council approve in principle the concept;
2. That Council approve the application to rezone the most easterly 230 feet in perpendicular width of Lots 3 and 4, Plan 6564 E.T. to R3B subject to
 - (a) the developer contributing toward upgrading the sewer system, an amount to be determined by the City Engineer;
 - (b) the developer entering into an agreement satisfactory to the City Solicitor dedicating all of Lots 3 and 4, Plan 6564 E.T. except for the most easterly 230 feet in perpendicular width to the City of Red Deer and a plan of survey eventually being submitted consolidating Lots 3 and 4 and creating the Public Reserve;
 - (c) the developer proving to the satisfaction of the City Engineer that any problems that may arise from slope instability are eliminated or controlled.
3. That if Council is in agreement with the above that first reading be given to the attached by-law amending the zoning map as requested subject to:

- (a) final reading being withheld until all the above conditions have been met;
- (b) final reading being withheld if the final working drawings significantly deviate from the preliminary concepts as submitted;
- (c) the extreme slope of the north driveway be reconsidered and reduced if possible.

Yours sincerely,



M. Christensen
Associate Planner

/mjw

cc: City Commissioner
City Engineer
City Development Officer
City Solicitor

October 26, 1977

TO: City Clerk

FROM: Development Officer

RE: Rezoning 3701 - 3710 - 52 Avenue

Our department has checked the plans accompanying the above submission.

Taking into consideration the entire site, the project meets all the City Zoning regulations. However when the area to be dedicated to the City is taken into consideration, the project is non-confirming to several by-law regulations.

- These are:
- 1) Landscaping required - 18,216 sq. ft.
Landscaping provided - 3,520 sq. ft.
Relaxation required - 14,696 sq. ft.
 - 2) Maximum site coverage - 10,350 - 10,350 sq. ft.
Maximum site coverage provided - 18,840 sq. ft.
Relaxation required - 8,490 sq. ft.
 - 3) Density requirement
~~By-law requires site of~~ 54,300 sq. ft.
Site area provided 41,400 sq. ft.

- We would recommend that the rezoning be approved
- subject to:
- 1) The applicant submitting to the Development Appeal Board a request for relaxation of the Zoning By-law. In this we are not creating a non-conforming parcel.

In view of the dedication of land our department is prepared to recommend that the appeal be granted.

- 2) The lots being consolidated under plan of survey.
- 3) An agreement satisfactory to the City Solicitor, being submitted by the developers excluding the City from any liability due to site slippage.
- 4) Any conditions suggested by other City Departments.

R. Strader

Acting Development Officer

October 26, 1977

TO: City Clerk
FROM: City Engineer

RE: Rezoning application - 3702 & 3710 - 52 Avenue
Lots 3 & 4, Block 6, Plan 6564 E.T.

The Engineering Department has reviewed the revised submission from Mr. Nixon, Project Manager - P.J. Toole & Cote Real Estate Ltd., and would comment as follows:-

We have no objections to the requested rezoning provided the points put forth in Mr. Nixon's letter of October 21, 1977 are confirmed and agreed to by all parties and:-

- (1) The final soils report referred to in the Curtis Engineering & Testing Ltd., letter of October 29, 1977 is submitted to the Engineering Department for approval. This soils report should include a recommendation for treatment of the slope from the creek up to the limit of development.
- (2) A replot of the area is carried out consolidating the lots into one parcel. This shall be done at the Developer's expense.

We would again point out as noted in Mr. Nixon's letter that the estimated cost of upgrading the sewer down stream from this development is \$15,000.00. The Developer will be responsible for paying a portion of this amount. The amount is not determined presently but is expected to be in the neighborhood of 1/3 the cost or \$ 5,000.00.



B.C. JEFFERS, P. Eng.

BCJ/ab
cc: E.L. & P. Supt.
Land Assessor
Acting Building Inspector
M. Christianson, Regional Planning Commission

Commissioners' Comments

We concur with observations of the administration and recommend Council proceed with first reading of the rezoning bylaw, and during the interim, the developer be advised to submit an appeal to the Development Appeal Board and an appropriate agreement be drafted by the Solicitor to cover the items raised by the administration.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 5

BARRISTERS, SOLICITORS, NOTARIES

DOUGLAS L. CROWE, B.A., LL.B.
PETER C. G. POWER, Q.C.
J. MACDONALD JOHNSTON, B. SC., LL.B.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, B.A., LL.B.
DAVID M. MANNING, B.A., LL.B.
FREDERICK G. CARDWELL, B. SC., LL.B.
KEITH R. LAMB, B. SC., LL.B.

AREA CODE 403
TELEPHONE 346-5591
TWX 610-841-5120
4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY REFER TO: P.C. POWER

October 19, 1977.

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

Dear Sirs:

Re: M.E.L. Concrete Ltd.

We would request that we be given the opportunity to appear before the newly elected City Council in order to apply for the amendment to the use table for I-2 zone by adding to the conditional use table the following:

Readi-mix concrete operators may, with the approval of the Municipal Planning Commission, be permitted as a conditional use in that portion of the Golden West Subdivision lying west of the CPR Railway, North of 67th Street and South of the South boundary of Section 31-38-27-W4. Readi-mix concrete operators as defined as those establishments engaged only in mixing and delivering readi-mix concrete.

In our opinion, Council should give consideration to this request of M.E.L. Concrete Ltd. for the following reasons:

1. We have discussed with the City Commissioner, Mr. Michael Day, the possibility of re-locating in another area of the City of Red Deer but we are advised that the only available land in an I-3 zoning area is located in the River Flats which is not acceptable to our client.
2. That we do not feel that it is in the best interests of the City of Red Deer or the customers who make use of readi-mix concrete products to have all of the plants located in one area of the City.
3. Readi-mix plants in both Calgary and Edmonton are

continued

Mayor and City Council

located in all districts of the City which results in lower costs and better service to the general public.

4. Our client does not operate a gravel crushing plant from the Golden West property as the gravel crushing plant is located 5 miles North-West of the City of Red Deer in the County of Red Deer. The site of our client is used for the storage of sand, gravel and concrete which is permitted under the existing use table of an I-2 zoned area.

5. The only operation that we are carrying out which is slightly different is placing the material into a concrete batching plant where it is mixed and then delivered to a concrete truck which takes it to the site of the actual construction.

Council should be aware that the I-2 zone permits the following related uses:

1. Building equipment storage yards,
 2. Building material storage yards,
 3. Cartage, freighting or trucking yards or terminals,
 4. Gravel, sand and similar building material storage,
- and as a conditional use, production of asphaltic hot mix and the storage of raw materials therefor.

The new members of City Council should examine the use table for an I-2 zone as it covers uses that would be very difficult to consider as a light industrial area and we refer specifically to:

1. Assembly of automobile equipment (which presumably would permit Ford, General Motors or Chrysler to establish a car assembly plant in the Golden West,
2. Manufacture, assembly and processing of articles or merchandise from prepared bone, cellulose products, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paint, paper, plastic, precious metals or stones to back on wood, abattoirs not exceeding 3,500 square feet floor area, packing houses not exceeding 2,000 square feet floor area, agricultural auction mart, iron, steel, brass or copper foundries or fabrication plants.

There are many other uses covered in the I-2 area but these are some of the ones that we would suggest might be considered more offensive than a concrete batching plant which none of the neighbors of M.E.L. Concrete Ltd. have in fact objected to and in addition we have a Petition signed by

continued

Mayor and City Council

many of the businesses carrying on in the Golden West supporting the application of our client for the rezoning.

Our client in no way wishes to violate the existing by-laws of the City of Red Deer but is put in the position that it has commitments to its customers to provide them with concrete for various construction projects and would request that if favourable consideration can be given to this request by our client, that in addition Council permit M.E.L. Concrete Ltd. to continue operating until such time as the question of rezoning has been fully resolved.

On October 11, 1977, when this matter came to Council, it was in fact voted down by three Aldermen of the City of Red Deer. We appreciate that the City Council had a quorum and therefore met the legal requirements of the Municipal Government Act, but we consider this an injustice to our client as this matter was of considerable importance to him and to his operation and should have been dealt with by all members of Council with the exception of those who had been excused from voting and taking part in the application.

Our client has been in business in the City of Red Deer for 28 years and has always enjoyed a good relationship with the civic administration and in no way wishes to create any difficulties or problems, but wishes to make it very clear that in the event that we are prevented from continuing to operate from the existing site in the Golden West that our client will have no other choice but to relocate in the County of Red Deer.

Yours very truly,

CROWE, POWER & COMPANY

Per: 

P.C. POWER

PCP/av

DOUGLAS L. CROWE, B.A., LL.B.
PETER C. G. POWER, O.C.
J. MACDONALD JOHNSTON, B. SC., LL.B.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, B.A., LL.B.
DAVID M. MANNING, B.A., LL.B.
FREDERICK G. CARDWELL, B. SC., LL.B.
KEITH R. LAMB, B. SC., LL.B.

AREA CODE 403
TELEPHONE 346-5591
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4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

95.

IN REPLY REFER TO: P.C. POWER

August 11, 1977.

Mayor and City Council,
City of Red Deer,
Red Deer, Alberta.

Dear Sirs:

Re: M.E.L. Paving Ltd.,
Our file No. B 4054

We are Solicitors for M.E.L. Paving Ltd. and
M.E.L. Industries Ltd. which Company own the land legally described
as follows:

1. Lot M-1 containing 1.97 acres more or less
Plan 3642 N.Y. Red Deer (which land presently
has constructed on it the television tower of
CKRD but which tower will be removed effective
July 31, 1978).
2. Lot J-2 containing 2.02 acres more or less,
Plan 4167 T.R.,
3. Lot J-1 containing 2.03 acres more or less,
Plan 3642 N.Y.

The above described land is presently zoned as
I-2 in the Golden West but our client has been operating an asphalt
plant business from this property for approximately 10 years and in
addition, neighboring oil servicing businesses in the Golden West have
been producing concrete products for servicing oil well sites in Central
Alberta.

Our client has incorporated a new Company called
"M.E.L. Concrete Ltd." which will be directly associated with M.E.L.
Paving Ltd. and M.E.L. Industries Ltd. and would request that the above
described land be rezoned to I-3 which would permit manufacturing of
concrete and cement products on the property.

Our client has discussed this proposal with his
immediate business neighbors and they have no objection whatsoever to
the change in zoning. The M.E.L. companies have been in business since

continued . . .

(continued)

-2-

August 11, 1977.

96.

Mayor and City Council,

August, 1952 and have in fact been established in the Golden West since 1962. The M.E.L. companies own in excess of 8 acres of land in the Golden West, are well-established here, and consider this an ideal location for their business operations. We would ask that Council give this matter their urgent attention as our client will be in full operation by the middle of August, 1977.

Yours very truly,

CROWE POWER & COMPANY

Per: 

P.C. POWER

PCP/av

RECEIVED
AUG 11 1977

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 24, 1977

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

Dear Sir:

Re: Rezoning Request
M.E.L. Paving Ltd.
Lots M-1 and J-1, Plan 3642 N.Y.
and Lot J-2, Plan 4167 T.R.

Crowe, Power and Company on behalf of M.E.L. Paving Ltd. have requested that the above mentioned property be rezoned from I2, Light Industrial to I3, Heavy Industrial, in order to allow manufacturing of concrete and cement products on the property.

The I2, Light Industrial Zone, is designed so as to exclude industrial uses which may possess features that are obnoxious such as noise, dust and fumes and that require large areas for operating or storage purposes. These types of uses should be located in the I3 zones.

The Golden West Industrial Park should be retained as a light industrial zone. Future residential expansion to the northwest must be protected from the adverse affects of heavy industrial uses.

Spot rezonings such as this do not contribute to orderly and economic development of the City. Spot rezonings have tendency to change 'the rules of game' thereby creating a sense of insecurity within private enterprises as to what is permitted or may be permitted. In effect a spot rezoning grants privileges that are inconsistent with restrictions on neighbouring properties.

We recommend that the spot rezone as requested be denied.

Yours sincerely,



M. Christensen
Associate Planner

/mjw

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTON No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

August 17, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: M.E.L. Paving Limited

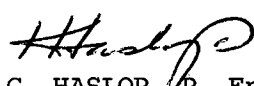
We have no objections to this proposal but the Developer should be advised there are no water or sanitary sewer mains available and their construction has not been scheduled.

Golden West Avenue is an oiled road and paving has not been scheduled because it depends on the installation of underground utilities.

There are no storm sewer mains and ditch drainage only along Golden West Avenue is existing.

The same comments are applicable to 67th Avenue.

Easements may be required in this area but locations have not been determined.


K.G. HASLOP, P. Eng.,
Acting City Engineer

PEG/ab
cc: Development Officer
City Assessor

TO: R. Stollings
FROM: Development Officer
RE: M.E.L. Paving Limited

August 17, 1977

The applicant is requesting an amendment to the zoning bylaw to allow the use "Concrete Plants" in an I.2 zone. The zoning bylaw presently allows this use in the I.3 zones.

At present, two concrete plants are operating in the I.2 zones, Consolidated Concrete and Revelstoke Concrete. One firm, Burnco Limited, has started construction of a plant on land zoned I.3.

Discussions have taken place with Revelstoke Concrete regarding a move of their plant and an agreement was reached with Consolidated Concrete concerning their moving their operations into areas properly zoned for them. Consolidated Concrete has signed various agreements with the City limiting the time their present operation will continue at its site. Revelstoke Concrete has a small site for this type of operation and should they wish to expand or rebuild they would have to purchase I.3 land. Burnco Limited have complied with all bylaw requirements.

A concrete mixing plant can be made compatible to other uses in an I.2 zone provided that the products being stored on the site are screened.

There were a number of items that were considered when an agreement was reached with Consolidated Concrete on their move:

- 1) They owned property in the I.3 zone and they were obtaining their gravel for the operation from the pits on this site.
- 2) The plant is considered to be in the flood plain of the river.
- 3) The plant could be seen from a housing area across the river.

The discussions with Revelstoke Concrete were on the basis that:

- 1) It is an old plant and is situated on a site which will be on the truck by-pass.
- 2) Being an old plant, it was suggested that Revelstoke Concrete should be looking at a new site to allow for replacement or expansion.

It is difficult to support this use in an area zoned I.2 whether by adding the use to the table or rezoning a single site to permit the use.



for G. K. JORGENSON

Commissioners' Comments

Having reviewed the permitted and conditional uses in I.2 zones it is noted that production of asphaltic hot mix and the storage of raw materials, therefore, is a conditional use and the yards for storage of oil and gas production equipment is a permitted use.

An examination of the types of industries located in the Golden West area, would indicate that many are of a type involving very heavy equipment and movement of large vehicles.

Rather than spot rezoning of the site in question to I.3 zoning and providing Council are in favour of a concrete manufacturing plant in this area, we would suggest a more appropriate course of action would be to amend the conditional use table for an I.2 zone to allow such use conditionally but only that portion of the Golden West Subdivision lying west of the C.P.R. Railway north of 67 Street to the south boundary of where similar type operations currently exist.

"R.N. McGREGOR"

Mayor

"M.C. DAY"

City Commissioner

Commissioner's Comments

For the information of the new Council we will reproduce hereafter the previous correspondence which appeared upon earlier Council agendas.

At the public hearing on the proposed amendment to the zoning bylaw, letters were brought forward from Burnco Ltd. and Consolidated Concrete Ltd. and these letters are also attached.

Following the closure of the hearing the Bylaw amendment was defeated by a majority of the members present who voted thereon.

May recommendations do not vary from those previously submitted and as reproduced in this agenda.

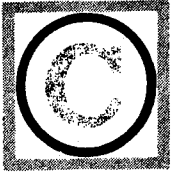
"M.C. DAY"

City Commissioner

CONSOLIDATED CONCRETE LIMITED

2401 - 9 AVE. S.E., P.O. BOX 5338 - STATION "A" - CALGARY, ALBERTA T2H 1X6 PHONE (AREA CODE 403) 265-8880

101.



October 4, 1977

Mr. R. Stollings
City Clerk
City of Red Deer

Dear Mr. Stollings:

Re: Proposed Bylaw No. 2011/NN-77

We wish to have this submission read into the minutes of the Public Meeting which will be held in the Council Chambers, City Hall, Red Deer on Tuesday, the 11th of October, 1977 at 7:00 p.m., for the purpose of hearing objections and/or opinions of the objections to the proposed amending Bylaw No. 2011/NN-77.

M.E.L. Industries has applied to have their property in the Golden West Subdivision rezoned from light industrial to heavy industrial, to permit the operation of a concrete batching plant on their property. In order to avoid spot rezoning, City Council proposes to amend the zoning Bylaw No. 2011 to allow Ready-Mix concrete manufacturing as a Conditional Use in a portion of the Golden West Subdivision, while retaining the Subdivision as a light industrial zone.

One of the arguments presented in support of this amendment is that two concrete batch plants are presently operating in light industrial zones. As the owner and operator of one of these two plants, we think it would be appropriate for us to comment on this situation.

Consolidated Concrete Limited operates a concrete batching plant in the Riverside Industrial Park, which is zoned as light industrial. We submit that our plant was permitted as a Conditional Use in a light industrial area because the plant was in operation at that site prior to 1960, the year in which Riverside Industrial Park was designated as a light industrial zone. It should be further noted that when we applied for a development permit in 1969 to modernize our concrete batch plant at this site, approval was granted only on the condition that Consolidated Concrete Limited would remove the new concrete batch plant from the site not later than 1984. We executed an agreement to this effect with the City of Red Deer in 1969. It is also pertinent that although the operation of a concrete batch plant was already a permitted use on our property, we were required to obtain all of the appropriate municipal approvals and building permits prior to commencing construction of our new plant.

Earlier this year M.E.L. Industries Ltd. applied for a development permit to operate a concrete batching plant on their property in the Golden West Subdivision. Their application was turned down and M.E.L. subsequently appealed this decision to the City of Red Deer Development Appeal Board. On July 5th, 1977, the Development Appeal Board denied their appeal for a Development Permit. In spite of this double rejection, M.E.L. Industries proceeded to construct their concrete batch plant without benefit of a Development Permit or a Building Permit and by early August they were shipping concrete from this plant apparently in complete defiance of City Bylaws and civic officials.

As a taxpayer within the City of Red Deer, we would raise the following questions at this hearing:

1. Why was M.E.L. Industries Ltd. allowed to construct this plant without the required permits?
2. Is M.E.L. Industries Ltd. going to be allowed to continue operating in defiance of City By-Laws, and, if so, why?
3. Did M.E.L. Industries Ltd. receive some prior assurances that an amendment to the Zoning By-Law would be approved?
4. If M.E.L. Industries is to receive the benefit of an amendment to the Zoning By-Law, should not this benefit be offered equally to other ready-mix producers within the City of Red Deer?

We raise the foregoing questions for consideration at this public hearing, in order that City Council and other submitters might have the opportunity to consider or reconsider the effects of the proposed amendment. It is our submission that M.E.L. Industries Ltd. has demonstrated an arrogant and callous disregard for the Statutory rights of this municipality to exercise control over the planning and development process through its elected representatives. If this particular amendment is passed, it may suggest to others that a favourable zoning decision can best be achieved in the future by presenting to Council a "fait accompli".

We note that Red Deer is currently experiencing a period of unprecedented growth. If this community wishes to avoid ad hoc development and retain control over its own environment, City Council and the civic administration must demonstrate that they will not hesitate to exercise their statutory control in the best interests of the community. As this rapid growth continues, City Council will, no doubt, be challenged with many applications for rezoning or relaxation of the zoning regulations and must deal with them on an individual basis, but with an attitude of fairness to the applicant and other interested parties, and without being arbitrary or discriminatory.

Our Company has been in business in Red Deer for more than 17 years and our business has grown along with the City. We are not opposed to new

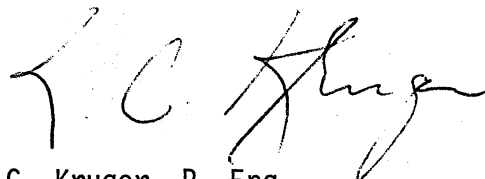
Mr. R. Stollings
October 4, 1977
Page Three

companies or new competitors entering the ready-mix market in Red Deer, but rather, we are pleased that other businessmen share our confidence in the future of the City. However, we would submit that M.E.L. Industries should be subject to the same constraints as other ready-mix companies in this City, and should not receive the exclusive benefits of a zoning amendment, nor should it be rewarded for openly flaunting the established procedures of obtaining the necessary development and building permits prior to commencement of construction and operation. If the existing Zoning By-Law is to be amended to allow M.E.L. Industries Ltd. to operate a concrete batching plant in a light industrial area, we would submit that Consolidated Concrete Limited should no longer be bound by its agreement of 1969 with the City of Red Deer to terminate its operation of a concrete batch plant by the year 1984.

Based on the foregoing, and because we do not believe the public process should be set aside simply for the sake of expediency, we would respectfully submit that the City Council of Red Deer should defeat the proposed amendment to Zoning By-Law No. 2011.

Yours very truly,

CONSOLIDATED CONCRETE LIMITED

A handwritten signature in dark ink, appearing to read 'R. C. Kruger', is written over the typed name.

R. C. Kruger, P. Eng.,
Vice President & General Manager
Southern Region

RCK:ejw

BURNCO

104.

INDUSTRIES LTD

812 - 46 AVENUE S.E., CALGARY, ALBERTA T2G 2A6 - PHONE: ADMINISTRATION AND ACCOUNTING: 243-8780

September 19, 1977

TO: Mr. R. Stollings, City Clerk

Re: Proposed Bylaw Change To Allow A Ready-mix Concrete Firm (MEL Industries) To Locate In Golden West Industrial Sub Division.

Dear Sirs:

We hereby object to the above change for the following reasons:

BURNCO Industries Ltd. has just about completed the erection of its own ready-mix concrete plant at 4305 - 77th Street, which is properly zoned for such an operation. Our company made a decision to enter into the concrete business over a year ago. Our first step was to familiarize ourselves with all pertinent zoning and other City of Red Deer regulations, and to purchase land which complied with the appropriate zoning regulations. Since there is a very limited inventory of heavy industrial land in Red Deer a premium price was asked and paid for this land, in addition to which extensive and costly site preparation was required to meet designated city grades. Since that time we have checked with appropriate City Departments to make certain that the specifics and intent of all City requirements were being met as our work proceeded. At no time did we "jump the gun" and proceed with any part of our construction prior to approval, even though the time involved lost us potential business and increased set-up costs.

In summary, by virtue of our appreciation of the long range plans of the Red Deer community, we have perhaps compromised our future competitive position.

We are also somewhat uncertain as to the best way to proceed with future investments in the City of Red Deer. The proposed rezoning suggests that perhaps such investments could best be approached by requesting rezonings, if other factors indicated that favorable consideration of such rezoning could be to the benefit of Burnco.

We therefore object to the rezoning and request that this letter be included in the agenda of the public hearing and further that we have the opportunity to be heard at the hearing.

Yours truly,

BURNCO Industries Ltd



Rene A. Diamond, P. Eng.
General Manager
Operating Divisions

RAD/am

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

13.00

October 27, 1977

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

Dear Sir:

Re: M.E.L. Concrete Limited - Rezoning Request

Crowe, Power and Company on behalf of M.E.L. Concrete Ltd. have requested that the Use Table for I-2 zone be amended by adding the following:

Redi-mix concrete operators may, with the approval of the Municipal Planning Commission, be permitted as a conditional use in that portion of the Golden West Sub-division lying west of the CPR Railway, North of 67th Street and South of the South boundary of Section 31-38-27-4. Redi-mix concrete operators as defined as those establishments engaged only in mixing and delivering redi-mix concrete.

In effect the proposed amendment creates a subzone within the I-2 light industrial classification. Subzones are created when an area possesses certain unique characteristics which must be preserved. Another reason for creating subzones is to encourage a desirable standard of use or type of structure within certain designated areas. Before subzones are created much forethought must be given to growth and development policies to ensure that the purposes of the zoning bylaw are carried out.

Section 3 of Zoning Bylaw #2011 states:

"The purpose of this Bylaw is to facilitate the orderly, economic and convenient development of the City by planning the development...".

The ad hoc creation of subzones within the I-2 zone as suggested does not fulfill this purpose. An amendment such as this does not contribute to orderly planned development of the City, but does in fact have tendency to change "the rules of the game". In effect this ad hoc subzone will allow a ready-mix concrete manufacturer in one part of the I-2 zone but not another. Again this is inconsistent with the purpose of the zoning bylaw especially when the I-2 zone in the Golden West area does not possess any unique characteristic and is no different than any other I-2 zone of the City in regard to development policies.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings
October 27, 1977
Page 2

In our opinion a ready-mix concrete plant is a heavy industrial use. The I-2 Light Industrial Zone, is designed so as to exclude industrial uses which may possess features that are abnoxious, such as noise, dust and fumes and that require large areas for operating or storage purposes. These types of uses should be located in the I-3 zones.

The Golden West Industrial Park should be retained as a light industrial zone. Future residential expansion to the northwest must be protected from the adverse effects of heavy industrial uses.

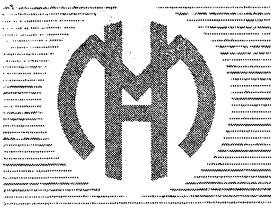
We recommend that the zoning amendment as requested be denied.

Yours truly,

A handwritten signature in cursive script, appearing to read "M. Christensen".

M. Christensen
Associate Planner

dk



HENRY MIGALLO • ARCHITECTS AND TOWN PLANNERS

107.

*303, 1300-8th. street south west, calgary • alberta • T2R 1B2 • tel. (403) 264-4234/5

NO. 6

October 19, 1977

Mr. R. Stollings
City Clerk
The City of Red Deer
Red Deer, Alberta
T4N 3T4

Dear Sir,

Re: Rezoning of Block "Y", Plan 5746 A.H., from R-R to R3B

I am enclosing herewith a proposal for an apartment development for the above mentioned parcel of land.

The proposal has been discussed with your Planning Officer, the Chief Engineer and Mr. D. Rouhi of Regional Planning Commission. It has received favorable comments and approval in principal.

Therefore, we are respectfully requesting rezoning of the land from existing R-R to R3B, to accomodate the proposed development. We were also advised by Mr. D. Rouhi of the Regional Planning Commission that the sloping part of the land can not be used for development. It is our understanding that we are allowed to use the entire site area in calculation of density; however, the slopes can not be included for calculation of the required 25% of landscaped area.

Abutting the west side of the property is 59th Ave., also known as Mc Gregor. We were informed by the City Chief Engineer that this road will never be built because of the difference in elevations between the 62 and 63 Street. It has been suggested that we should exchange with the City of Red Deer the 1.04 Ac. of the land which is not developable due to extreme slope, for the road R.O.W. 0.92 Ac., and include it into our development. Attached is a surveyors drawing, illustrating the proposed exchange of lands.

../2..

- 2 -

The linens for the re-plotting scheme are being prepared by our Surveyor and will be submitted next week.

As our client wishes to proceed with construction before the end of this year, we would be most grateful for your early approval of our proposal.

Yours truly,
HENRY MIGALLO ARCHITECTS & TOWN PLANNERS



HENRY MIGALLO MRAIC., MCIP.,

c.c. Mr. R. Strader - City of Red Deer
Development Officer

Mr. M. Jeffreys- City of Red Deer
City Engineer

Mr. D. Rouhi
Regional Planning Commission

Att.

HM/sk

October 26, 1977

TO: R. Stollings
FROM: R. Strader
RE: Lot Y, Plan 5746 AH

Our department has checked the plans accompanying the above application for compliance with the Zoning By-law.

We wish to make the following comments:

- 1) From scaling the plot plan it appears the south east corner of the building will not meet the yard requirements of the zoning by-law.
- 2) Depending on whether the roadway is exchanged for the dedicated land or sold to the applicant, the project may not meet the density requirements of the zoning by-law.

We reCommend the rezoning be approved subject to the applicant submitting an appeal to the Development Appeal Board covering any necessary items.



R. Strader
Acting Development Officer

October 26, 1977

TO: City Clerk
FROM: City Engineer
RE: Rezoning Block Y, Plan 5746 A.H.

The Engineering Department has no objections to the proposed rezoning.

We would make the following comments regarding the development:-

SERVICES

The water service will originate from the 10" water main along the east side of the property. Sanitary sewer exists along 63 Street and can be utilized. Storm water servicing will be to either 63 Street or to the east of the site. Drainage should not be permitted to run overland over the hillside as this could result in erosion problems. The Developer should consult the Engineering Department for service elevations.

ACCESS

Access from this development should be to 63 Street only.

LAND EXCHANGE

The Engineering Department has no objection to the Developer acquiring 59 Avenue. We do not agree however that this land should be given in trade for the undevelopable hillside as mentioned in Mr. Migallo's letter of October 19, 1977. The hillside should be dedicated to the City as this is standard policy and we would recommend that the road right-of-way be sold to him at current prices as determined by the City Assessor. Dedication of the hillside should be a condition of rezoning. A replot of the area should be carried out consolidating the parcel at the Developers expense.

We would also recommend a submission of a soils report to the City with recommendations regarding foundation and setback design.


B.C. JEFFERS, P. Eng.,

BCJ/ab
cc: City Assessor
E.L. & P. Supt.
Acting Development Officer
D. Rouhi, Regional Planning Commission

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No. 17.54

October 26, 1977

Mr. R. Stollings
City Clerk
Red Deer, Alberta

Dear Sir:

Re: Rezoning Request
120 Suite Apartment Building
Parcel Y, Plan 5746 A.H.

Introduction

Henry Migallo has submitted for approval a request to rezone Parcel Y, Plan 5746 A.H. from RR Reserve (Residential) to R3B, Residential (Multi-family). Basically, Council must approve:

- (a) the rezoning application;
- (b) the closure of 59 Avenue adjacent to Parcel Y;
- (c) the exchange of this portion of 59 Avenue for the area to be dedicated as public reserve.

Description

Parcel Y is an irregular shaped piece of land consisting of approximately 3.89 acres, bounded by 58 Avenue on the east, 62 Street on the south, 59 Avenue on the west and Block A-1 on the north. Fifty-eighth Avenue and 59 Avenue are not used as roadways.

The property is divided by the contours of the escarpment. Approximately 1.04 acres cannot be developed because of the slope of the escarpment. As proposed the development will necessitate the closure of 59 Avenue.

The development consists of three 6-storey wings with a central service area and elevator systems.

Site Plan

Site planning of the proposal has been well designed. Development is restricted to the top of the escarpment. The zoning by-law requirements for landscaping and parking have been met. With the re-subdivision of the property and dedication of the escarpment area to

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
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COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

2.

public reserves, relaxations to the setback requirements will have to be approved by the Development Appeal Board. The proposed density also exceeds the density allowed by the Zoning By-law.

Three different alternative methods determining the allowable density can be applied. Usually the area of the original parcel before the dedication of public reserves is used to determine density. In this case it would be 3.89 acres allowing a density of 112 units.

If the developable area of 3.71 acres which includes part of Parcel Y and part of the road allowance is used then the allowable density is only 108 units.

If the total of Parcel Y and all of the 59 Avenue which is 4.81 acres, is used the density could go as high as 140 units.

The developer is proposing 120 units. A relaxation will have to be approved by the Development Appeal Board.

Subdivision and Land Exchange

Parcel Y as it presently exists, will have to be consolidated with the closed portion of 59 Avenue and a public reserve provided along the escarpment. The following table illustrates the break down of land exchange.

Parcel Y	3.89 acres
59 Avenue	+ .92
Total	4.81 acres
Public Reserve Dedication	-1.10
Developable Area	<u>3.71</u> acres

Actual Amount given up by Developer $3.89 - 3.71 = .18$ acres.

In effect, the developer has dedicated 1.04 acres of Parcel Y but is asking in return, .86 of an acre of 59 Avenue, a net difference of .18 of an acre.

Recommendations

We recommend:

- 1) That Council approve in principle the concept.
- 2) That Council approve the application to rezone Parcel Y and approve the closure of 59 Avenue provided that:
 - (a) A plan of survey is approved consolidating the closed portion of 59 Avenue with Parcel Y and creating the necessary public reserve along the escarpment.

- (b) All engineering requirements are approved by the City Engineer.
- 3) That Council determine the details of the land exchange.
- 4) That if Council is in agreement with the proposal then first reading be given to the attached by-law amending the zoning map as requested subject to:
- (a) final reading being withheld until all of the conditions have been met;
 - (b) final reading being withheld if the final working drawing significantly deviates from the proposal as presently submitted.

Yours sincerely,



M. Christensen
Associate Planner

/mjw

cc: City Commissioner
City Engineer
Development Officer
City Assessor

Encl.

Commissioners' Comments

In general we concur with the recommendations of the administration but recommend that the land exchange (59th Avenue & escarpment) be at fair market value based upon appraisals satisfactory to the City Assessor, costs of which shall be borne by the developer.

Recommend Council approve the development in principle and proceed with first reading of a rezoning amendment. Final reading shall be withheld until all conditions have been met. All costs associated with this development shall be met by the developer.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2011/UU-77

Being a Bylaw to amend Bylaw No. 2011, as amended,
being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-242 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw Shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. , 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2011/WW-77

Being a Bylaw to amend Bylaw No. 2011, as amended,
being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Sub-section (1) are hereby amended in accordance with Zoning Map A-243 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2011/XX-77

Being a Bylaw to amend Bylaw No. 2011 as amended,
being the Zoning Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Zoning Map A-245 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1974

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1974

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1974.

MAYOR

CITY CLERK

BYLAW NO. 2011/YY-77

Being a Bylaw to amend Bylaw No. 2011, as amended, being the Zoning Bylaw of the City of Red Deer.

- (1) Bylaw No. 2011, as amended is further amended as hereinafter set out.
- (2) Table 8, Use Table for C.5 Zone, is amended by adding to the column entitled, "Conditional Uses", the use,

'Coin-operated Laundromats'

- (3) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL ths day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW 2282/T-77

Being a Bylaw to amend Bylaw 2282, the Traffic Bylaw of the City of Red Deer.

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

- (1) Part (VII) of Bylaw 2282, as amended, is further amended by adding the following subsections immediately after subsection 701.

"707 (1) No person shall park a vehicle or allow a vehicle to remain parked at any time in a metered parking space on the property or grounds of the Red Deer General and Auxiliary Hospital and Nursing Home District #15 (herein called "Red Deer Regional Hospital Center") while the violation or expired signal shows.

- (2) After the issuance of a traffic tag concerning a vehicle for a first violation of subsection (1) hereof and the vehicle remains parked in excess of the maximum time indicated on the meter after the original tag, while the disc or violated meter signal in the meter head shows, a second violation shall be deemed to have occurred.

708. (1) The ownership, installation, maintenance and all costs associated with the parking meters installed on the property and grounds of the Red Deer Regional Hospital Center shall be borne by the Red Deer Regional Hospital Center.

- (2) All meter fees deposited in parking meters located on the property and grounds of the Red Deer Regional Hospital Center shall belong to Red Deer Regional Hospital Center.

- (3) All penalties collected by the City of Red Deer after the issuance of a traffic tag concerning a violation by a vehicle parked on the property and grounds of Red Deer Regional Hospital Center shall belong to the City of Red Deer.

709 Except where inconsistent with sections 707 and 708 hereof, all provisions of this Bylaw shall be applicable to the parking spaces and parking meters installed upon the property and grounds of the Red Deer Regional Hospital Center.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 19

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 19

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2485/D-77

Being a Bylaw to amend Bylaw 2485/75, as amended,
being the Licensing Bylaw of the City of Red Deer.

Bylaw 2485/75 as amended, is further amended as hereinafter
set out.

(1) Amend 10.38 and substitute the following:

10.38 Resident, for the purpose of this Bylaw, shall
mean a person, firm or corporation who:

- (a) is located or resides within the boundaries of the
City of Red Deer, and/or
- (b) is listed on the business tax roll of the City of
Red Deer, and
- (c) provides the space and services including office area
and telephone from premises that are listed on the
business tax roll.

(2) Amend Schedule "A" 20 (a) and substitute the following:

"20(a) Retail salesperson, firms or corporations selling
goods and/or services, who are not resident of the City of
Red Deer as defined herein, and who have obtained approval
for the intended use from the Municipal Planning Commission.

An annual license fee of \$300.00 plus \$100.00 per day for
each day that any sale is conducted during a year, to a
maximum total fee of \$1300.00 in any calendar year.

Retail salespersons, firms or corporations shall not include
charitable organizations, local youth groups, community service
organizations and auctioneers approved by the Municipal Planning
Commission."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1977.

MAYOR

CITY CLERK

BYLAW NO. 2517/A-77

Being a Bylaw to amend Bylaw No.
2517/76 of the City of Red Deer.

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

- (1) Bylaw No. 2517/76 is amended by adding after
Clause (6) of Section (2) the following as Clause (7).

(7) 51st Avenue

Oneway south on Fifty-first (51) Avenue from a
point approximately one hundred and fifty (150)
feet north of the intersection of Gaetz (50)
Avenue with Fifty-Second (52) Street, being the
intersection of Fifty-first (51) Avenue with
Gaetz Avenue, thence south to the intersection of
Fifty-first (51) Avenue with Forty-fifth (45)
Street.

- (2) Section (2) subsection (1) is hereby repealed and the follow-
ing shall be substituted therefore:

Gaetz Avenue

(1)(a) Oneway south on Gaetz (50) Avenue from a point
930 feet south of the center line of the intersection
of Gaetz (50) Avenue with Sixty-seventh (67)
Street thence south to the intersection of Gaetz
(50) Avenue with Forty-sixth (46) Street.

(b) Oneway south on Gaetz (50) Avenue from the
intersection of Gaetz (50) Avenue with Forty-
fifth (45) Street thence south to the intersection
of Gaetz (50) Avenue with Thirty-seventh (37)
Street.

- (3) This Bylaw shall come into force upon the final passing
hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of
A.D., 1977.

Mayor

City Clerk