

File

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, SEPTEMBER 13, 1982, COMMENCING AT 4:30 P.M.

- (1) Confirmation of the August 30, 1982, minutes

PUBLIC HEARINGS

Public Hearings will be held concerning Bylaws 2672/J-82
and 2672/L-82 at 7:00 p.m., MONDAY, September 13, 1982. p.11

(2) UNFINISHED BUSINESS

- 1) City Clerk - re: A.U.M.A. Resolutions .. 1
- 2) City Clerk - re: Crowe, Duhamel, Manning - rezoning -
A1 to R3 or alternatively R2 .. 2
- 3) Senior Planner - re: Bylaw No. 2672/N-82 .. 10

(3) REPORTS

- 1) City Clerk - re: Public Hearings .. 11
- 2) City Assessor - re: Property Tax Penalty, 5402 - 37 St. .. 17
- 3) Development Officer/Building Inspector - re: 4614 - 41 Ave. 20
- 4) City Assessor - re: Lots 14A & 14B, Blk. 1, Plan 812-1606
129 & 127 Rupert Crescent
Rosedale Subdivision .. 22
- 5) City Engineer - re: Westerner and Highway Commercial
Roads Contract - Border Paving .. 25
- 6) E.L. & P. Supt. - re: Electrical Power Rate Increase
Electric Utility Bylaw 2085 .. 30

(4) WRITTEN ENQUIRIES

(5) CORRESPONDENCE

- 1) D. Paul Corney - re: 31 McLevin Crescent
Tax Penalty .. 32
- 2) Aedes Properties Ltd. - re: Northridge Business Center .. 34
- 3) Alberta Environment - re: South Saskatchewan River Basin
Planning Program .. 39
- 4) Landlord/Tenant Advisory Board - re: Request for Added
Bylaw to Bylaw 2424 and 2424/B-78 .. 44
- 5) Axsolbee Developments Ltd. - re: 4999 - 76 St. .. 46
- 6) Red Deer Public School District No. 104 - re: G.H.
Dawe Community Centre Management Board .. 51

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

(8) BYLAWS

- 1) 2085/B-82 - three readings (Utility Bylaw Amendment) p. 30
- 2) 2672/J-82 - second and third readings (Land Use Bylaw Amendment) p.11
- 3) 2672/L-82 - second and third readings (Land Use Bylaw Amendment) p.11
- 4) 2672/N-82 - first reading (Land Use Bylaw Amendment) p. 10

UNFINISHED BUSINESSNO. 1

August 31, 1982.

TO: Council

FROM: City Clerk

RE: A.U.M.A. Resolutions

At the last meeting of Council, members were provided with a copy of the proposed 1982 resolutions for the forthcoming A.U.M.A. Convention. Council also agreed that the time period, 4:30 to 6:00 p.m., Monday, Sept. 13th, be set aside as a time for considering and reviewing these particular resolutions. For this reason, we would remind all members to bring to the meeting the copy of the resolutions previously forwarded to them.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds

September 1, 1982.

NO. 2

TO: Council
FROM: City Clerk

RE: Correspondence from Crowe, Duhamel, Manning

The following correspondence and relevant reports were presented to Council at their meeting August 30th at which time the application was tabled for a period of two weeks to enable the applicant to attend before Council. It is our understanding that Mr. Neeland will be present at the Council September 13th.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds

Crowe, Duhamel, Manning

Barristers, Solicitors, Notaries

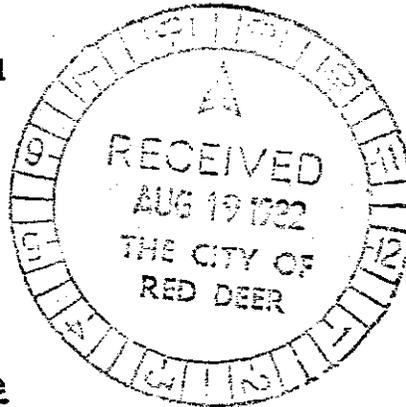
DENNIS W. CROWE, B.A., LL. B.*
DOUGLAS M. DUHAMEL, B.A., LL. B.*
DONALD J. MANNING, B.P.E., LL. B.*
KEITH R. LAYCOCK, B.A., LL. B.
BRIAN D. NEELAND, B.A., LL. B.
DONALD A. PETERSEN, LL. B.
GARY W. WANLESS, B.S.W., LL. B.

2nd Floor,
5233 - 49th Avenue,
RED DEER, ALBERTA
T4N 6G5

In reply please refer to: **Brian D. Neeland**
OUR FILE No. **12377/BDN**
YOUR FILE No.

August 18, 1982

DELIVERED BY RACEY LADY



The City of Red Deer,
City Hall,
Red Deer, Alberta

Attention: Clerk's Office

Dear Sirs:

Re: Re-Zoning Application - A1 to R3 or Alternatively R2

We wish to advise that we are the solicitors for Peter J. Schmidt, the registered owner of the following property:

Legal Description

Plan XL11 all that portion of Lot 8 described as follows:

Commencing at a point in the West Boundary of the said Lot 165 feet Southerly from the Northwest Corner thereof, thence Easterly and parallel to the North Boundary of the said Lot 100 feet thence Southerly and parallel to the said West boundary 165 feet more or less to the South Boundary of the said Lot, thence Westerly along the said South Boundary to the Southwest Corner thereof, thence Northerly along the said West Boundary to the point of commencement

Containing 0.38 of an Acre more or less
Red Deer (Fairview Park)

RESERVING THEREOUT ALL MINES AND MINERALS

Municipal Description: 47 Howlett Avenue, Red Deer

.....2

* Denotes Lawyer whose Professional Corporation is a member of the Partnership.

- 2 -

With respect to this Application, we are pleased to enclose herewith the following documents:

- (a) Deposit fee of \$100.00;
- (b) Copy of Land Titles search of the subject property;
- (c) Map of the area;

We would advise that our client wishes to amend the Land Use Bylaw for the following reasons:

1. Re-zoning the property to allow for the erection of an apartment building would enhance the value of the subject property;
2. The property as it now sits is under-developed.
3. Re-zoning the property to allow for an apartment site is compatible with the past development of the area surrounding the subject property.

We would advise on behalf of our client that he is agreeable to paying all costs of advertising a public hearing if same should be required.

We trust you find the above satisfactory.

Yours truly,

CROWE, DUHAMEL, MANNING

per:



BRIAN D. NEELAND

BDN:sa

Encl.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

August 23, 1982

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

Dear Sir:

Re: Rezoning application, A1 to R3 or alternatively R2

The lot in question is located on Howlett Avenue (63 Avenue), it has a 50.28 metre (165 ft.) of frontage and a depth of 30.47 m (100 ft.) with a total area of 1533 sq. metre (16,500 sq. ft.)

The applicant is requesting rezoning of the site to R3 or R2, to allow for the construction of multi-family units. This site is part of Highland Green subdivision, and is presently used for a single family home.

In this general area, there were a number of acreages which have been assembled by Cairns Homes, and only three parcels remain. Cairns Homes received approval to their subdivision plan consisting of 61 single and four multiple family sites based on an overall density of about 20 persons per acre, or 5.9 units per acre.

The overall plan of the area (see the attached plan) indicates the extension of Halman Crescent south which would pass between the two properties facing onto Howlett Avenue. The extension of this road would reduce the frontage by half the width of the road or 25 feet. On the other hand, the extension of the north-south land would add up a strip (the land owned by Mr. Cunningham) of 10 feet to the back of these two lots.

The overall plan shows the use of this site for three single family lots after the replotting (15,400 sq. ft. - 0.35 acre). Similar density is planned for the identical site to the north.

pg. 2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. R. Stollings

Re: Rezoning application, A1 to R3 or alternatively R2

pg. 2

Since the site requires road dedication and the acquisition of a 10 ft. strip for the lane extension, we are prepared to recommend the use of the site for two fourplexes after the subdivision has been approved, based on the overall plan.

We feel the present request for rezoning is premature and is not based on the overall plan of the area.

The following course of action is recommended:

- 1 - the applicant to make application for subdivision of this land and in the meantime, the applicant negotiate with the property owner to the east for the purchase of the 10 ft. strip of land behind the lot. This gives access to the lane.
- 2 - the development agreement to be entered for the development of the lots, which includes all applicable off-site and on-site charges, etc.
- 3 - when the Halman Crescent extension right-of-way has been dedicated (approximately 50 x 100 ft.) and the strip of land has been added to the lot, we are prepared to recommend rezoning to R2, to allow the development of two fourplexes similar to the area to the west site of Howlett Avenue.

For the information of City Council, an application for the rezoning to R.3.A. for the identical lot to the north of this lot, was refused by City Council on October 30, 1978.

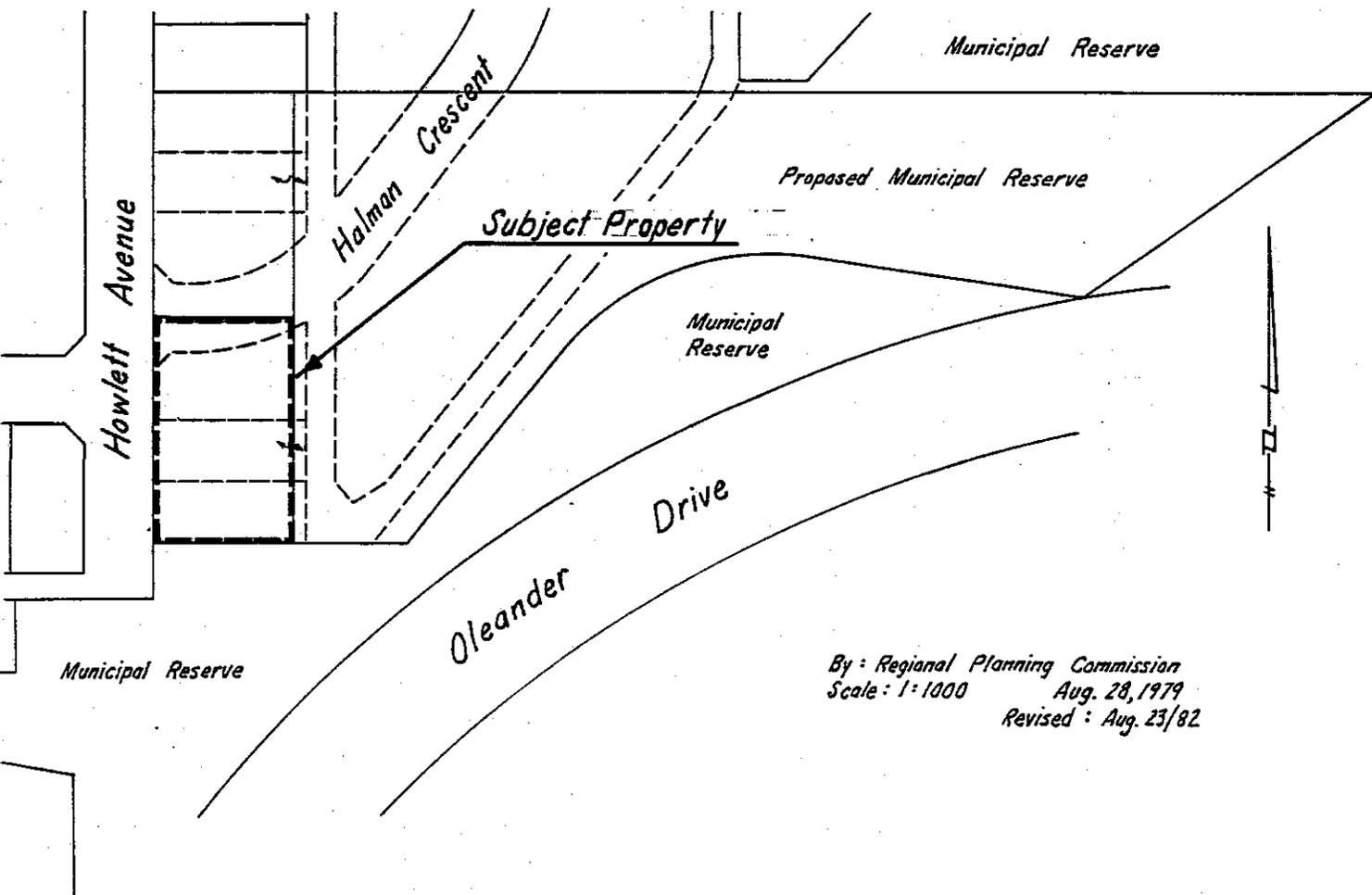
Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc

- c.c. City Engineer (B. Jeffers)
- City Assessor (D. Wilson)
- Development Officer, (R. Strader)



By: Regional Planning Commission
Scale: 1:1000 Aug. 28, 1979
Revised: Aug. 23/82

August 23, 1982

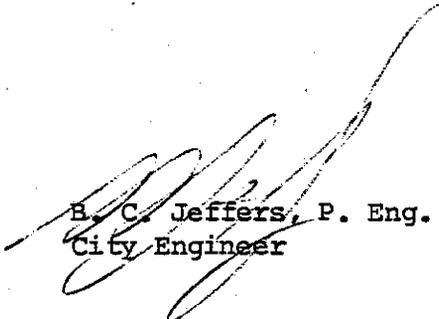
TO: City Clerk

FROM: City Engineer

RE: Rezoning Application - Peter Schmidt Property, Plan XL11

The Engineering Department feels that a subdivision plan should be submitted prior to finalizing the rezoning as other property owners will be involved. The subdivision plan must conform to the overall structure plan for the immediate area as prepared by the Red Deer Regional Planning Commission.

Prior to final reading of the rezoning bylaw a development agreement should be required to cover the extension of the underground utilities as well as the road and lane construction and the dedication of the necessary rights of way and easements.



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

✓FLL/emg

cc - City Assessor

cc - Development Officer

cc - RDRPC

August 20th, 1982

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR
RE: REZONING APPLICATION, PLAN XLII

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

The file on the subject property indicate that the Regional Planning Commission have submitted a general plan for the area to Council which was approved September 4th, 1979. Any plan submitted for approval should be in conformance with this previously approved plan.



R. Strader,
Development Officer/
Building Inspector.

RS/mep

Mayor's comments

I concur with the comments of the Planning Commission and the City Engineer.

"R.J. MCGHEE"
Mayor

20.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

NO. 3

September 3rd, 1982

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

Dear Sir:

RE: BYLAW NO. 2672/N-82

Following the City Council resolution of August 30th, 1982 regarding the location of private garage on Lot 3, Block 1, Plan No. 8324 E.T. The required Land Use amendments is enclosed for Council consideration.

Yours truly,



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

DR/lt

Enclosure

MUNICIPALITIES WITHIN COMMISSION AREA

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

REPORTSNO. 1

September 7, 1982

TO: Council
FROM: City Clerk

RE: Public Hearings

Council are advised that public hearings scheduled for Monday, September 13, 1982 at 7:00 p.m. have been properly advertised in respect to the following Land Use Bylaw amendments, described as noted hereunder.

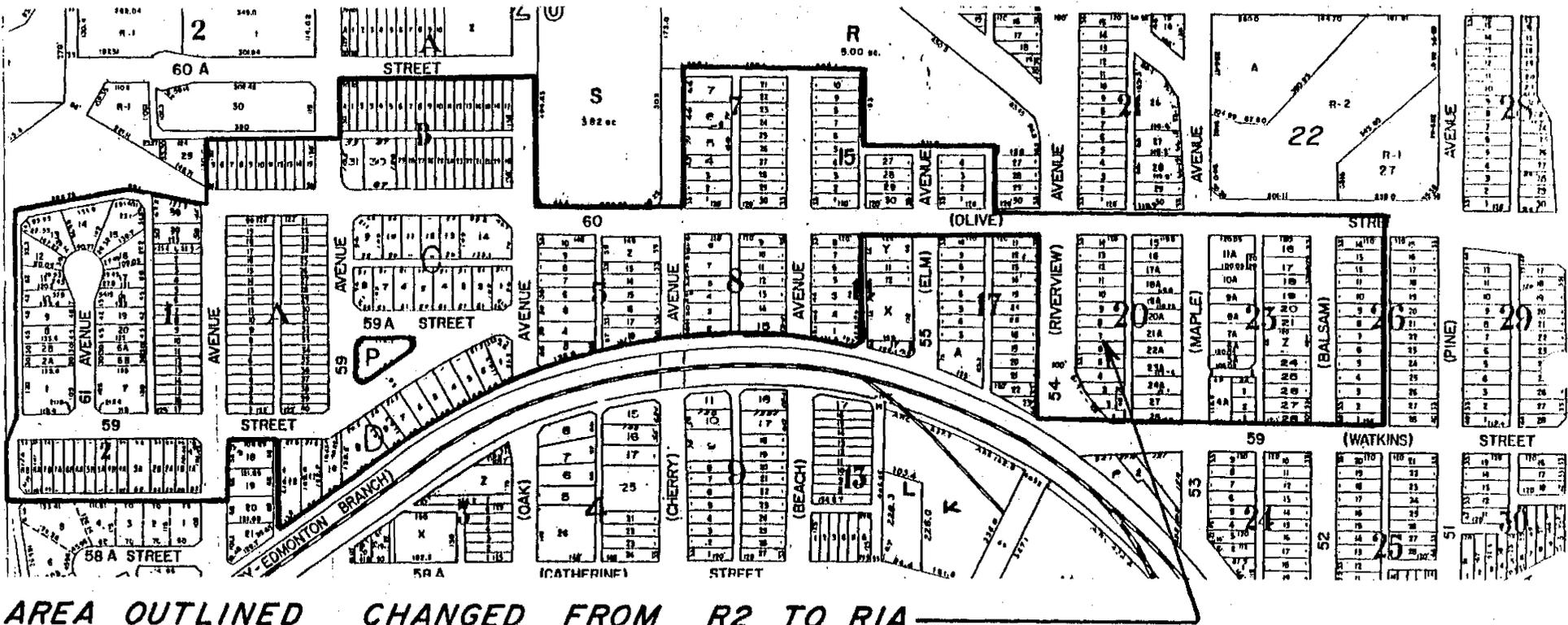
(1) Bylaw 2672/J-82 - redesignation of all that portion of North Red Deer, within the boundaries indicated on the attached map from R2 = Residential (General) district to R1A = Residential (Low Density) district.

(2) Bylaw 2672/L-82 - To amend Section 4.13.1 of the City's Land Use Bylaw 2672/80 by adding the following use:

"(10) On lots 9 & 10, Block 1, Plan 802-2790, the development of a drug store is permitted in addition to those uses listed in Section 6.2.4.2 and Section 6.2.4.3 (as requested by H.C.L. Developments (Alberta) Ltd., Edmonton."

As of this date, one objection has been received in connection with Bylaw 2672/J-82, copy of which is attached hereto.

"R. STOLLINGS"
City Clerk



AREA OUTLINED CHANGED FROM R2 TO RIA

- R2 = RESIDENTIAL (GENERAL) DISTRICT
- RIA = RESIDENTIAL (LOW DENSITY) DISTRICT

August 25, 1982.

City Clerk
City of Red Deer,

I would like to petition the proposed re-zoning by-law for North Red Deer. I am opposed to re-zoning the property from R2 to R1A. I was unaware of the previous re-zoning from commercial to the present R2 status. I own property in the area proposed for re-zoning (5925 - 54 Avenue) Lot 8-14. I will send someone to the Council meeting to voice my complaints if deemed necessary by you. Please note there are other commercial establishments in the immediate area adjacent to my property that are also affected by your proposed re-zoning bylaw.

Please phone 1) Rose Yee (daughter) or 2) Anson Yee
either person re any 9324 - 138 Ave. c/o Century 21
problems or if you want Edmonton, Alta. Red Deer Realty Ltd.
someone to attend the Phone: 478-9317 342-5011
meeting on Sept. 13/82
to represent me

Yours truly,

"Rose Yee" for
Mrs. May Yee (owner)
c/o 9324 - 138 Avenue
Edmonton, Alta.
478-9317

H.C.L. Developments (Alberta) Ltd.
10444-Whyte Ave
Edmonton, Alta.

14.

To: Mr. R. Stollings
City Clerk
City of Red Deer

Re enclosed notice:

Dear Sir:

Please be advised that the following wish to make representation to the City Council:

Ivor Dent or his representative
10444-Whyte Ave.
Edmonton

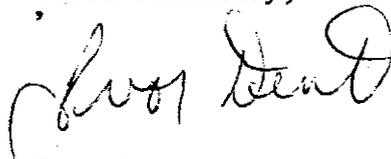
on behalf of H.C.L.

Jerry Bleet or his representative
12831 - Horseshoe Place
Richmond, B.C.

on behalf of London Drugs

Thank you for your consideration in this matter.

Yours sincerely,



Ivor Dent

Sept. 2, 1982

RECEIVED

25.

'82 SEP -7 P4:16

3932 - 35A Ave.
Red Deer, Alberta
Sept. 7, 1982

CITY OF
RED DEER

Council
City of Red Deer
Red Deer, Alberta

Re: PROPOSED BYLAW NO. 2672/J-82

We own a small house at 5903 - 56 Avenue, and are concerned with the effect of this proposed bylaw on the present and future value of our property.

Placing a freeze on the construction of multiple family dwellings in this area will effectively retard redevelopment of the area and prevent the removal of some very rundown properties that exist in this older neighbourhood.

Future redevelopment potential of this land would be greatly reduced if it were restricted to erection of a single family dwelling, particularly in light of the large number of multiple family units already on this street and across the land.

We would ask that council reconsider implementation of this bylaw or consider using 56 Avenue as a boundary line rather than the lane between 56 Avenue and 55 Avenue.

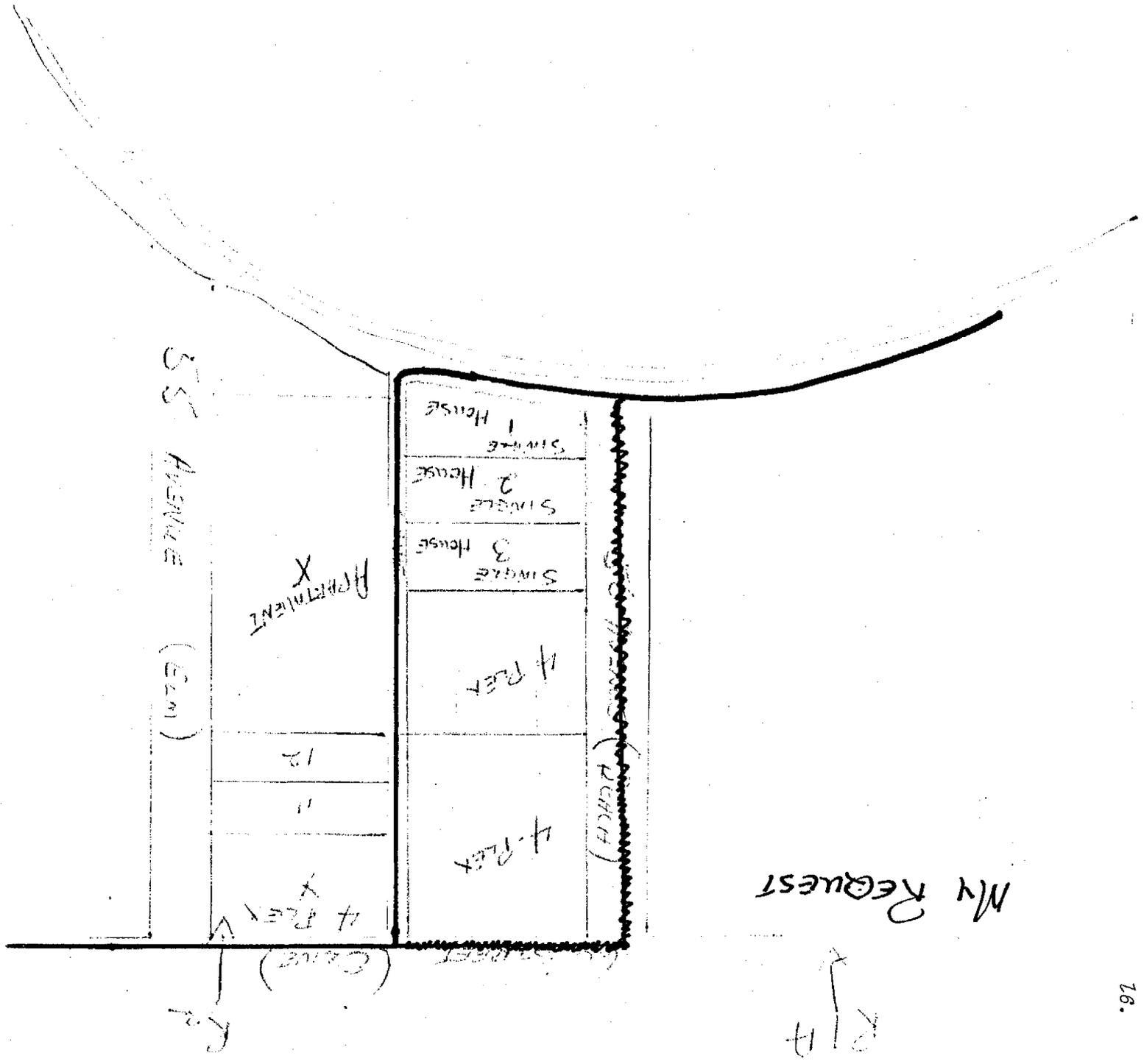
Thank you.



R. F. Draves

NY REQUEST

PIA



BLACK - Propo Bound

1982 08 31

27.

NO. 2

TO: City Clerk
FROM: City Assessor

RE: Property Tax Penalty
5402 - 37 Street
Roll #08-3-0260

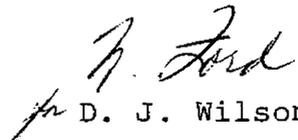
With reference to Mr. T. J. Lougheed's letter of August 10, 1982, may we advise that property tax penalties are levied on past due accounts in accordance with Bylaw #2247.

The 1982 taxes for the above described property were in the amount of \$553.29, which was outstanding as of July 1, 1982, and therefore, a 9% penalty of \$49.80 was levied in accordance with the City's bylaw.

The tax notices were deposited in the mail on May 20, 1982. The Tax Department received Mr. Lougheed's payment on July 2, 1982, and the envelope in which the payment came was postmarked July 1, 1982.

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

Respectfully Submitted,


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

NF/bt

August 10th, 1982

Dear Don:

Much to my alarm, I recently received this notice from the City of Red Deer.

I am assuming that I have been penalized \$49.80 because my tax payment was post-marked one day late. I feel this is most unfair. Since I had planned to be in Red Deer on June 30th I had planned to deliver my tax payment but due to unforeseen circumstances I was late in arriving and only dropped it in the mailbox that evening while on my way to Ft. Macleod.

Had I known the City of Red Deer would be so damn sticky, I could very easily have mailed payment from Edmonton just so it would be post-marked June 30th - in which case payment would have been slower to get to Red Deer.

Why did I wait until June 30th? Because I didn't have the money in my account until then.

I can appreciate deadlines, but really, \$49.80 for being a few hours late is far too harsh.

Yours truly,



T.J. Lougheed

*I would very much appreciate
this matter being brought to council's
attention.*

*in advance
Thank you to whomever makes this representation
incidentally I have since made payment of penalty
and will appreciate a refund.*

Commissioners' Comments

Concur with the recommendation of the City Assessor.

*"R.J. MCGHEE"
Mayor*

*"M.C. DAY"
City Commissioner*

September 2, 1982

NO. 3

TO: CITY CLERK

FROM: R. STRADER,
DEVELOPMENT OFFICER/BUILDING INSPECTOR

We have one item we would like brought before Council.

1. 4614 - 41 Avenue, Owner: Canadian Board of Missions of The Church of God, of 5 Montclare Avenue, Camrose, Alberta T4V 2K7. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner 14 days to remove the stove, dryer, mattress and box spring. Should the owner fail to remedy the condition, City forces will be authorized to remove same. Any costs incurred be charged against the property as taxes due and owing. Letters were sent to the owner July 23, 1982, and August 17, 1982, advising him of the site condition and requesting the items be removed. If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"RESOLVED that Council being of the opinion that the premises hereinafter described are untidy and constitute a nuisance by reason of the appliances and mattresses stored thereon, Canadian Board of Missions of the Church of God, being owner of 4614-41 Avenue, in the City of Red Deer, Province of Alberta (hereinafter called 'premises') be and is hereby ordered and directed within 14 days of a copy of this resolution being mailed to him by registered mail, to remove therefrom the appliances and mattresses presently situated thereon, failing which the Development Officer/Building Inspector of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Canadian Board of Missions of The Church of God, and in default of payments, shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Ryan Strader

RYAN STRADER,
Development Officer &
Building Inspector

RS/gr

Commissioners' Comments

Concur with the recommendation of the Development Officer.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

September 2, 1982

TO: CITY COUNCIL
FROM: CITY ASSESSOR

Re: Lots 14A & 14B, Block 1, Plan 812-1606
129 and 127 Reprint Crescent
Rosedale Subdivision

With reference to the attached Statutory Declaration from Jake Scheper, President of 4 Star Construction (Red Deer) Ltd. requesting a relaxation of the penalty on the above lots, we respectfully submit the following summary.

October 27, 1981 Application and \$100.00 deposit submitted to enter the lot draw.

November 19, 1981 Land Sale Agreement signed between City of Red Deer and 4 Star Construction (Red Deer) Ltd. First payment of one third of the purchase price made.

March 19, 1982 Second payment made on land.

June 29, 1982 Our letter sent reminding 4 Star Construction next payment due on July 19, 1982.

July 21, 1982 Our letter sent to 4 Star advising agreement had been declared null and void as payment not received by due date.

July 30, 1982 Statutory Declaration received from 4 Star requesting reinstatement of Land Sale Agreement.

August 6, 1982 Our letter advising that City Commissioners approved the reinstatement subject to standard policy penalty provisions.

August 20, 1982 Received letter from 4 Star returning lot to City because they were unable to obtain mortgage financing.

August 26, 1982 Our cheque refunding payments less penalty and taxes forwarded with covering letter.

August 31, 1982 The attached Statutory Declaration received requesting that the \$4,195.03 penalty be forgiven.

A.M.A.A. WILSON

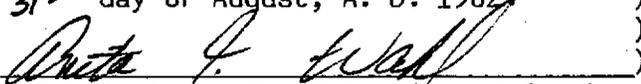
STATUTORY DECLARATION

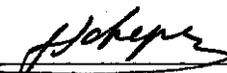
C A N A D A) IN THE MATTER OF Lots Fourteen A (14A) and Fourteen B
PROVINCE OF ALBERTA) (14B), Block One (1), Plan 812 1606
T O W I T:)

I, JAKE SCHEPER, of the City of Red Deer in the Province of Alberta, Contractor, DO SOLEMNLY DECLARE:

1. THAT I am the President of 4 STAR CONSTRUCTION (RED DEER) LTD. and as such have a personal knowledge of the matters hereinafter deposed to.
2. THAT on or about November, 1981 4 STAR CONSTRUCTION (RED DEER) LTD. purchased from the City of Red Deer Lots Fourteen A (14A) and Fourteen B (14B), Block One (1), Plan 812 1606 for the sum of \$31,046.00.
3. THAT on or about July 22nd, 1982, 4 STAR CONSTRUCTION (RED DEER) LTD. contracted with JOHN SCHONENBURG for one-half of a duplex to be built on Lot Fourteen A (14A).
4. THAT 4 STAR CONSTRUCTION (RED DEER) LTD. has attempted to get mortgage money for specs for the other half of the duplex to be built on Lot Fourteen B (14B).
5. THAT 4 STAR CONSTRUCTION (RED DEER) LTD. approached Victoria & Grey Trust Company, Bank of Nova Scotia and Royal Bank and was refused a mortgage for the reason that all three institutes had too many outstanding construction loans.
6. THAT as a result of the Company's inability to obtain mortgage funds, 4 STAR CONSTRUCTION (RED DEER) LTD.'s deal with JOHN SCHONENBURG fell through.
7. THAT the Company's inability to obtain financing is the sole reason for the Company's desire to return the Lots to the City.
8. THAT I make this declaration in support for an appeal to have the penalty for returning Lots to the City dispensed with.

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT 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)
31st day of August, A. D. 1982)
)
A Commissioner for Oaths in and for the)
Province of Alberta.)



Jake Scheper

Commissioners' Comments

The Commissioners cannot support the request under the authority given to us by Council and therefore we place same before Council for their consideration.

We would recommend this request be denied by Council.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 5

September 7, 1982

TO: City Clerk

FROM: City Engineer

RE: Westerner and Highway Commercial Roads Contract - Border Paving

Our report of June 7, 1982 (copy attached) regarding the above, was placed before Council at their June 14, 1982 meeting. The following resolutions were passed.

"RESOLVED that Council of the City of Red Deer having considered report dated June 7, 1982 from the City Engineer regarding Westerner Site - Roads Contract - Border Paving Ltd., hereby agree to defer until no later than June 1, 1983 the paving of the Midway area."

"RESOLVED that Council of the City of Red Deer having considered report dated June 7, 1982 from the City Engineer regarding Westerner Site - Roads Contract - Border Paving Ltd., hereby agree that the construction of 49 Avenue south of the west access gate be deferred until sale of land in this area warrants construction of same."

Based on the above noted resolutions, Border Paving was contacted and requested to submit revised cost estimates to complete paving the midway in the spring of 1983.

Listed below are two (2) alternatives to completed paving of the midway area:

ALTERNATE 1: COMPLETION OF PAVING - FALL 1982

Contract Amount	\$ 1,354,544.00
Amount Spent to Date	\$ <u>1,267,031.00</u>
	\$ 87,513.00
Cost to Pave Midway	\$ 272,088.00
Contract Contingency	\$ <u>20,000.00</u>
TOTAL	\$ 292,088.00
Contract Over Expenditure	\$ 204,575.00

...2

ALTERNATE 2: COMPLETION OF PAVING - SPRING 1983

26.

Contract Amount	\$ 1,354,544.00
Amount Spent to Date	\$ <u>1,267,031.00</u>
Surplus	\$ 87,513.00
Cost to Pave Midway	\$ 386,380.00*
Contract Contingency	\$ <u>20,000.00</u>
TOTAL	\$ 406,380.00
Contract Over Expenditure	\$ 318,867.00

* This figure represents a 14.6% increase in asphalt price plus additional work of prime coat (\$27,000), contaminated base course replacement (\$10,000), recompaction of gravel base (\$25,000) and isolated soft spot repair (\$11,000) which would not have to be done if paving is completed this year.

SUMMARY

Alternate 1	\$ 204,575.00
Alternate 2	\$ <u>318,867.00</u>
Difference	\$ 114,292.00

As indicated in the attached June 7, 1982 report, additional pitrun was required to complete the base construction for the roads, parking lots and midway. The final contract amount was 16,000 cubic metres of pitrun at an additional cost to the contract of \$155,800.00 instead at the \$290,000.00 originally anticipated and brought to Council's attention in the June 7 report.

Based on soil conditions during construction and anticipated water table levels following spring thaw, it has been recommended by the Soil Consultants monitoring construction at the site that the midway be paved this fall to prevent serious base failure which could occur due to the heavy construction equipment during spring construction. If these failures occurred, it would increase the cost of Alternate 2.

Based on current contract prices, and as recommended by the Soils Consultants, we would, therefore, respectfully request Council's approval to proceed with paving this fall at current contract prices. Should Council concur with this request, approval is required of a contract over expenditure of \$205,000.00 to complete the planned Westerner site work.

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

SS/emg
attach

June 7, 1982

TO: City Clerk

FROM: City Engineer

RE: Westerner Site - Roads Contract - Border Paving Ltd.

Last fall the contractor was encountering problems in obtaining the compaction requirements in the road and midway areas due to extremely wet surface conditions, a relatively high water table in some areas (1.0 m below the surface), and the presence of newly backfilled utility trenches, in the road alignments. It was later in the season when the contract was awarded, therefore, we chose to defer strengthening the weaker wet areas with pitrun gravel until this spring when dryer conditions were available and one freeze thaw cycle had occurred to maximum trench settlements.

The contractor is again working on the site and although the site moisture conditions are much improved, pitrun strengthening is required on a substantial portion of the roadways. In fact, in addition to placing a 1.0 m layer of pitrun, we are forced to install perforated drainage pipe to lower the still relatively high water table.

Our contract did not contain any significant quantity of pitrun or sub-drainage material as we anticipated the water table to reduce due to the storm drains. The extra fill material placed in these areas by MacBeth Construction Ltd. during the site prelevelling contract was tested by Hardy Associates and found to be acceptable road building material as long as it was kept dry. We did, however, have a \$100,000 contingency item built into the contract which has been entirely used up to date on subgrade strengthening. Based on the estimated amounts of pitrun necessary to bridge unsuitable subgrade areas, we are anticipating a total contract over run of approximately \$360,000. Of this amount, \$290,000 would be charged as an expense to the Westerner Site and \$70,000 would be charged to the Highway Commercial Site. The original contract amount was \$1,354,544.

Listed below is a summary of expenses incurred or committed for the Westerner Exposition portion of the work.

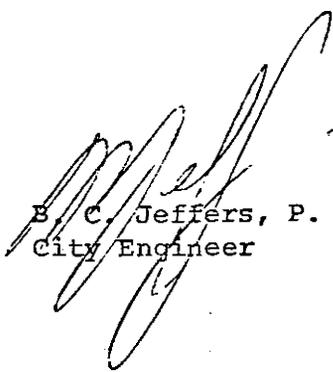
<u>ITEM</u>	<u>WESTERNER COST</u>
1. Land Cost	\$ 557,085.00
2. Prelevelling	\$ 376,300.00

3. Utility Construction	
a) by City forces	\$ 66,289.00
b) by Contract	\$1,254,243.00
4. Roads Construction	
a) by Contract	\$ 984,913.00
5. E. L. & P./A.G.T. Installation	\$ 285,000.00
6. N.U.L. (estimate only)	\$ 32,000.00
7. Fire Booster Pump	\$ 41,625.00
8. Engineering, Survey & Contingency	\$ 180,332.00
9. Offsite Charges	
a) Major Thoroughfare	\$ 356,460.00
b) Sanitary Trunk	\$ 40,040.00
c) Water Trunk	\$ 28,000.00
d) Storm Trunk	\$
10. Additional for Engineering and Survey to Complete Road Contract	\$ 37,750.00
<hr/>	
SUB-TOTAL	\$4,240,037.00
11. Accrued Interest on Expenditures to December 31, 1982	\$1,300,000.00
TOTAL EXPENDITURES	<u>\$5,540,037.00</u>
12. Borrowed by Debenture Bylaw	\$3,500,000.00
Accrued Interest to December 31, 1982	\$2,047,000.00
<hr/>	
TOTAL FUNDS AVAILABLE	<u>\$5,547,000.00</u>
BALANCE TO DATE	(\$ 7,000.00)
OVER EXPENDITURE FOR PITRUN GRAVEL (WESTERNER)	\$ 290,000.00
<hr/>	
TOTAL ANTICIPATED BUDGET OVER EXPENDITURE	<u>\$ 283,000.00</u>

There are two (2) alternatives available to complete this contract. One (1) is to reduce the amount of work involved by eliminating the pavement on the midway area and the construction of 49 Avenue south of the west access gate, (potential savings of \$414,000) and the other is to approve the over expenditure as previously indicated.

We would point out to Council that we have not exceeded the current approved contract amount to date and therefore these alternatives are still available. We would also mention that although the 49 Avenue deferrment will reduce the total contract amount, it would eliminate the possible sale of this portion of the highway commercial lands.

Based on the current road building prices and the possible recovery of some of the investment through land sales, we would request Council's consideration in approving the \$360,000.00 contract over run. This amount represents what we anticipate being the maximum amount to cover the poor subgrade areas and hopefully depending on weather and site conditions, the final over expenditure will be somewhat less.


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

KGH/SS/emg
cc - A. Scott
cc - City Treasurer

Commissioners' Comments

As can be seen from the attached report the original estimate by the City Engineer for additional pit run needed to complete the base construction of \$290,000.00 was not fully required and the additional work has in fact been completed for \$156,000.00. In view of this and the estimated cost increases for asphalt in 1983 together with the additional preparation costs, would recommend Council approve proceeding with the paving this fall and not 1983 as originally approved. This would result in a total over-expenditure of \$205,000.00 and not the \$360,000.00 originally anticipated when Council approved the completion of this project in 1983.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

TO: City Clerk (For Council Agenda)

DATE: 07 09 1982

FROM: E. L. & P. Supt.

Re: Electrical Power Rate Increase
Electric Utility By-Law No. 2085

Subsequent to the Public Utilities Board hearing on August 10, 1982, Trans Alta Utilities Corporation were advised on August 30, 1982 that their proposed rate increase was approved. The approved rate increase applies to all billing after September 1st for all consumption after August 1st. All electrical energy purchased by the City of Red Deer after August 1st is therefore subject to an increase in the purchase cost of 5.7%.

The additional cost of purchasing power for the 1982 Budget year is estimated at \$216,772. To avoid a 1982 Budget overexpenditure, it is recommended that this cost be recovered by an increase of 5.0% in the City of Red Deer rates effective for all bills mailed after October 1st, 1982. This date is the earliest which would allow sufficient time for By-Law approval and would cover the City revenue period of September 1st to December 31st.

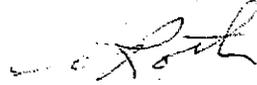
The following items should be noted with respect to the proposed increase:

- 1) The Trans Alta rate increase and our proposed increase are completely independent of any price averaging plan administered by the recently instituted Energy Marketing Agency. Cost increases to Red Deer as a result of the provincial averaging scheme are not likely to result until April 1, 1983 as the Provincial Government is underwriting the resultant cost increases between September 1, 1982 and April 1, 1983.

Proposed increase in the City of Red Deer rates covers only the rate increase in the cost of our wholesale purchase plus the franchise fee which Council has set at 14% of gross revenue. No Electric Department operating costs are included in the proposed increase.

- 3) The City of Red Deer will most likely see increases in the cost of power during 1983 which are considerably higher than the current cost increase of 5.7%. These larger increases will result from the provincial cost averaging plan of the Electric Energy Marketing Agency plus the addition in 1983 of the Keephills generating plant to the TransAlta rate base with its higher incremental cost.

Councils' consideration and approval of the recommended rate increase is respectfully requested. The necessary By-Law documents are included elsewhere in the Agenda.



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

AR/jjd

Commissioners' Comments

Recommend Council support the proposed rate increase as outlined by the E.L. & P. Supt.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 1

31 McLevin Crescent
REd Deer, Alberta
T4R 1S8

August 20, 1982

The City of Red Deer Council
City Hall RED DEER, Alberta

Dear Members:

Please find attached a copy of a tax penalty charged to me for late payment of my yearly tax due before July 1, 1982 in the amount of \$112.90

In discussion with the Tax Department at City Hall, I have been informed that my tax payment was received on Monday July 5, 1982. I was also advised by City Hall that the envelope was postmarked Friday July 2, 1982. The cheque was mailed on Wednesday June 30th and obviously was not processed that day or on the Thursday July 1st, Dominion Day holiday.

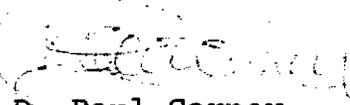
I fully recognize now that I could have post dated by cheque and mailed it earlier to avoid the possibility of this situation occurring. By the same token, my cheque was mailed in time to meet the dead line, had the Post Office processed the cheque as I had anticipated they would.

I would greatly appreciate it if City Council would consider cancelling this charge, as it was my sincere attempt to live within the payment structure set out on my initial tax bill.

If Council decides that this penalty must be paid, my cheque will be mailed immediately without further delay.

Thank you for your consideration.

Yours very truly


D. Paul Corney

Phone 343 - 6755 (res.)
346 - 5494 (office)

Enc.

1982 08 26

33.

TO: City Clerk
FROM: City Assessor

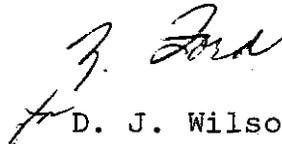
RE: 31 McLevin Crescent
Roll #10-4-2385

With reference to the letter from D. Paul Corney, may I submit the following for City Council's guidance.

The 1982 taxes for the above described property were in the amount of \$1,254.40 which was outstanding as of July 1, 1982, and therefore, a 9% penalty of \$112.90 was levied in accordance with City of Red Deer Bylaw #2247.

The property tax notices were deposited in the mail on May 20, 1982. The Tax Department received Mr. Corney's payment on July 5, 1982, and the envelope in which it came was postmarked July 2, 1982.

As in the past, we cannot recommend that the penalty be forgiven as the taxpayer had ample time to make his payment and we cannot be held responsible for the Post Office's actions.


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

NF/bt

Commissioners' Comments

Concur with the recommendation of the City Assessor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

CITY OF
 RED DEER

 DIVISION
 MUNICIPAL

'82 AGO 20 P 3:26

RECEIVED

NO. 2

August 16, 1982

 The City of Red Deer
 Red Deer, Alberta

Attention: Bob Stollings, City Clerk

 Re: Northridge Business Center- Formal Application to City Council
 for Formal Application for Eight Condominium Warehouse Units

Some time ago we entered into an option to purchase two acres from the City of Red Deer. We were fortunate to obtain an extension to this option in order to put together a viable project.

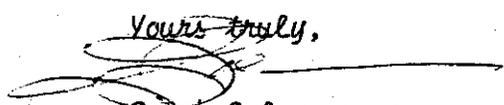
We put together a condominium warehouse project and made all necessary applications for Development and Building Permits. We were informed by the City administration that it would be necessary for us to make a formal request to City Council to obtain approval for the condominium Scheme. This was to occur once the building was erected and could be properly condominiumized. City Administration expressed to us at that time that they could foresee no difficulty in obtaining such formal approval. We, therefore, respectfully submit for such approval.

The warehouse consists of eight units and have been designed to be architecturally attractive and relatively maintenance free. The site provides ample parking and attractive landscaping.

The response for the units have increased substantially in the last two months. Recently we received an offer to purchase one of the units.

I hope this information is adequate and ultimately meets with Council's approval.

Yours truly,

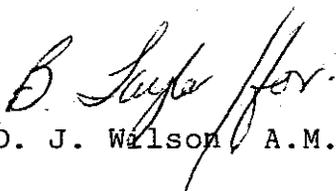

 Ralph Salomons

1982 08 23

TO: City Clerk
FROM: City Assessor

RE: Aedes Properties Ltd.
Northridge Business Centre
Application for Eight Condominium
Warehouse Units

In reply to your memo of August 23, 1982, regarding the above, please be advised we have no comments or objections pertaining to same.


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

/bt
att'd.

August 24, 1982

TO: City Clerk
FROM: City Engineer
RE: Aedes Properties Ltd. - Northridge Business Centre
Application for Eight (8) Condominium Warehouse Units

Please be advised that the Engineering Department has no comments regarding the above noted.

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

/emg

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

'82 SEP -2 P1:28

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

TELEPHONE: (403) 343-3394

Your File No.

Our File No.

September 2, 1982

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

Dear Sir:

Re: AEDES Properties Ltd.
Northridge Business Centre
Application for Eight (8) Condominium Warehouse Units

We have no objections regarding the proposed eight (8) unit condominium warehouse development as proposed by the applicant.

Yours truly,

D. Rouhi
D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

DR/vl

- c.c. - City Engineer
- Development Officer
- City Assessor
- Economic Development Director

MUNICIPALITIES WITHIN COMMISSION AREA

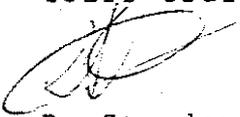
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE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

August 24, 1982

TO: CITY CLERK
FROM: R. STRADER, DEVELOPMENT OFFICER/BUILDING INSPECTOR
RE: YOUR MEMO TO US CONCERNING AEDES PROPERTIES LTD.

The request involves a method ownership which would not affect the approvals in place. We concur with the request.

Yours truly,



R. Strader
Development Officer/
Building Inspector

RS/lis

Commissioners' Comments

Recommend Council approve the condominium application as submitted.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

ENVIRONMENT

Environmental Coordination Services
 Environmental Assessment Division

403/427-6209
 Telex 037-2006, TWX 610-831-2636
 11th Floor, Oxbridge Place
 9820 - 106 Street
 Edmonton, Alberta, Canada

T5K 2J6

NO. 3

August 24, 1982

Mr. R.J. McGhee
 Mayor
 4914-48 Avenue
 Red Deer, Alberta
 T4N 3T4

Dear Sir:

RE: SOUTH SASKATCHEWAN RIVER BASIN PLANNING PROGRAM

I enclose a brochure which briefly explains the SSRBPP. As part of this program, my assignment is to work with the public to provide input on local needs, issues and decisions related to water use. My work includes providing information about the program, the reasons for undertaking it, its process and objectives. I also wish to maintain contact with you during the program, updating you on its progress, and assisting you to make known any additional concerns or comments on the program's direction.

During the next six months we must concentrate on identifying "water use objectives" - what people in all areas of the South Saskatchewan Basin want or need to do with water. The water use objectives will be a key element in developing scenarios at the strategic planning level for the basin. After a strategic plan is adopted - about the fall of 1983 - work will begin on formulating a more specific "framework management plan" applicable to reaches of major tributaries in the South Saskatchewan system.

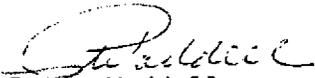
We would appreciate your input on the major water related issues affecting your area; your specific needs, wants and desires related to water; the names of other contact persons who could relate additional information to the program about water use objectives; any plans, briefs, proposals, or similar material that you or your council may have used to represent your desires with respect to water use.

...../2

I enclose a "Guidelines for Organizing Water Use Objectives" to help you recall and organize your information. Through your help and that of many others, we hope to develop the best plan possible for managing the South Saskatchewan's water resources - a plan that considers and integrates effectively local needs and desires into its overall framework and specific proposals. Your help will contribute to an effective process.

Thank you for your co-operation and assistance. For further information please contact me at: Alberta Environment, Red Deer, 343-5333.

Yours truly,



Penny Waddell
Public Participation Co-ordinator

PW/wm
Encl.

GUIDELINE FOR ORGANIZING WATER USE OBJECTIVES

47.

1. Most basically, water use objectives will describe a desired QUANTITY or QUALITY of water. For example, we need so many acre-feet or a minimum flow of so many cfs for . . . ; we need good drinking water or water for swimming or for fishing and so on.
2. There are a limited number of demand categories into which your water use objectives will most likely fit. These are:
 - a) Agricultural: sufficient quantity/quality for irrigation or stock watering.
 - b) Recreation: sufficient quantity/quality to provide an opportunity for water based recreation activities such as swimming, boating, fishing, camping and the like.
 - c) Municipal/domestic: reliable and sufficient quantity/quality to provide for water uses in the home; sufficient and efficient sewage treatment as well.
 - d) Industrial/hydro: Reliable and sufficient quantity/quality to support specific industrial processes, power production and the like; industrial effluent treatment.
 - e) Environmental: Habitat for fish and wildlife; to assure the protection of aesthetic, cultural, or natural values; watershed protection and management.
3. The above list is not meant to be exhaustive. It is proposed only as an aide in recalling and describing in an organized fashion your water use objectives.
4. You might start with an overview of your wants and needs related to water and its management. Build as complete a list as you can.
5. For each entry on your list, please specify as much as possible specific targets desired for water quantity and quality. For example, "enough water to support a population growth of so many by the year 2,000", would at least indicate what amount of water a municipality might need.
6. Provide brief, but complete pertinent background information to your water use objectives: economic conditions; development goals; concerns about future use of the resource or environment; history of the problem, including previous attempts to deal with it; differences of opinion about the situation and their effect on working toward a solution; distinguish between present problems and future needs and where important show how the two are related.
7. Enclose any formal documentation of water use objectives that you may have or at least indicate whether these exist and where they might be obtained. Examples: briefs, proposals, plans, maps, agreements, newspaper accounts and the like. Indicate if you want material returned to you. We will be happy to make copies and return your originals.
8. Indicate any fears, dilemmas or problems that you regard as either insoluble or offering little chance of solution. Tell us why you feel this is the case.
9. Note any questions that you have about the South Saskatchewan River Basin Planning Programme, this process, or what it might produce. We'll try to answer your questions as completely and satisfactorily as we can.
10. Keep in touch!

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394 ^{42.}

August 31st, 1982

Your File No.

Our File No.

Mayor R. J. McGhee
City of Red Deer
P.O. Box 5008
RED DEER, Alberta

Dear Sir:

RE: South Saskatchewan River Basin Planning Program

Thank you for referring to me the August 24th, 1982 letter and enclosed material on the above captioned topic from Alberta Environment for this office's comment.

As you are aware, this Commission has taken considerable interest over the years in the water resources of the region. This interest has been based on the desire to represent the collective and individual interests of municipalities, and their residents, for the management of water to assure adequate supplies of clean water for use within the region. This Commission's basic position on water resources is reflected in the current draft of the proposed regional plan, dated September 1982, on pages 55-57. As you have a copy of this there is no need to reiterate water objectives, policies and actions here.

These objectives, policies and potential actions are in response to the following concerns within the region regarding water, concerns that the City of Red Deer should share:

- (a) groundwater supplies are being depleted (eg. Olds, Stettler), thereby necessitating use of surface water supplies (eg. Mountainview water system)
- (b) with increases in land clearance and greater agricultural, forestry and urban activities along streams and in watersheds, stream flow is subject to quicker water run-off, which heightens peaks and reduces low flow volumes, and increases the material load carried by streams, which raises treatment costs
- (c) demands on water in some streams within the region (eg. Battle) are near the capacity of the stream, thus potentially necessitating diversions and/or dams as well as minimizing economic potentials along the stream

.... /2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mayor R. J. McGhee
 August 31st, 1982
 Page two

- (d) lakes, especially major recreation lakes, have water supply (ie. irregular levels) and quality characteristics that are becoming increasingly suspect
- (e) the eastern portion of our region has a water deficiency
- (f) growth within the region, which may exceed provincial rates, will continue to place greater demands on water supplies
- (g) the form of future growth is unclear, especially in relation to major water users (ie. petrochemical plants, coal fired thermal power plants, irrigation, etc. which have considerable potential within the region)
- (h) stated desires in Southern Alberta that use of southern waters, especially from the Oldman system, be allowed to increase while keeping water use in the Red Deer River basin relatively low in order to honor downstream flow commitments for South Saskatchewan water to the Province of Saskatchewan.

While there may be many other issues, including those of a more local nature of importance to the City, these are key concerns which immediately come to mind.

It is recommended that the City respond directly to the Minister of Environment supporting the purposes of the South Saskatchewan River Basin Planning Program, in view of the strategic importance of water. This letter perhaps could also support the continued involvement of municipalities, regional planning commissions and water user groups, as outlined in the circular by Alberta Environment, to emphasize desire of the City to be involved throughout the information and decision making process.

With respect to the third paragraph of the August 24th letter, this Commission would be willing to coordinate responses on behalf of all municipalities within the region should they desire.

Yours truly,


 W.G.A. Shaw, M.C.I.P.
 Senior Planner
 Regional Planning and
 Research Section

WGAS/lt

Commissioners' Comments

This matter has been discussed with Mr. Shaw of the Regional Planning Commission and we would concur with the recommendation in the last two paragraphs of his letter.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner

THE CITY OF RED DEER

82 AGO 31 A8:14

44.

NO. 4



LANDLORD/TENANT ADVISORY BOARD,
LOWER MALL, EMPIRE BUILDING,
4909 - 48 STREET,
RED DEER, ALBERTA T4N 1S8
TELEPHONE: 343-0410

August 27, 1982

Mayor McGhee,

Red Deer City Council;

Re; Request for added by-law to by-law # 2424 and
2424/B-78

That The Mobile Home Sites Tenancies Act, be established, that The Red Deer Landlord
Tenant Advisory Board perform the functions of this Act, to come into effect January 1
1983; (instead of setting up a Mobile Home Sites Advisory Board, its functions being
nearly the same; Section 54 (1) (2) ; as the Landlord Tenant Act 1979 - 49 (1) (2)
Heading Landlord/ Tenant Advisory Boards.

Page 26 Section 54 (3) Mobile Home Sites Tenancies Act 1982 , Notwithstanding
subsection (1) a Landlord and Tenant Advisory Board established under the Landlord and
Tenant Act may, unless otherwise provided for by by-law of a Council, perform the functions
of a Mobile Home Sites Advisory Board.

Reason; We have a lot of calls about Mobilehome sites, and we can have the right to
disseminate information legally; Section 55 (a) or (b) offences.

2. It would be; as a Landlord Tenant Advisory Board, be to our advantage to
have this cover with our Board, instead of having two boards.

The Edmonton Landlord Tenant Advisory Board has already requested from it's City Council
to be put into their by-law.

This is a request for Council and His Worship's consideration,;

Respectfully submitted,

June Wilson
June Wilson chairman

Commissioners' Comments

It would appear the provisions of the Landlord & Tenant Act and the Mobile Home Sites Tenancies Act are very similar when it comes to establishing Advisory Boards to assist in mediating tenancy disputes, etc. We see no reason why the Landlord & Tenant Advisory Board could not serve both areas, subject of course to appropriate bylaws or bylaw amendments being passed by Council.

We recommend Council approve the request before them in principle subject to the City Solicitor bringing forward appropriate bylaws or bylaw amendments as may be required. It should be noted that the Mobile Home Sites Tenancies Act does not come into force until January 1, 1983.

*"R.J. MCGHEE"
Mayor*

*"M.C. DAY"
City Commissioner*



Axsolbee Developments Ltd.
10208 Wapiti Drive S.E.
Calgary, Alberta T2J 1J4

August 25, 1982

City Council
City of Red Deer
Red Deer, Alberta

RE: 4999 76th St.
Legal, Lot 3, Blk. 2, Plan 782-0870
Red Deer, Alberta

As you are aware, we are the owners of the above mentioned property.

We have now decided to sell this property, and wish to place it on the market in a manner which will most benefit all concerned parties. Accordingly it appears that conversion of the property to condominium units would be the most appropriate means to achieve this.

Therefore we are asking the City of Red Deer for approval to proceed with the condominium plan subject to our compliance to all rules and regulations concerning this property.

Sincerely Yours,

Axsolbee Developments Ltd.

September 3, 1982

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER
RE: 4999 - 76 Street
Axsolbee Developments Ltd.

The request concerns a type of ownership only, therefore we have no objections to the request.

Ryan Strader
RYAN STRADER,
Development Officer &
Building Inspector

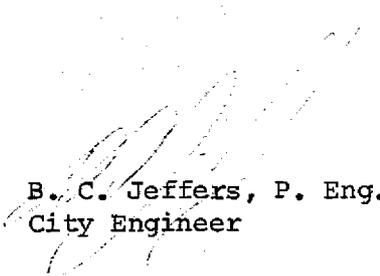
RS/gr

September 2, 1982

TO: City Clerk
FROM: City Engineer
RE: 4999-76 Street - 3/2/782-0870

Axsolbee Developments

Please be advised that the Engineering Department has no comments regarding the above noted.


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

/emg

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

TELEPHONE: (403) 343-3394

Your File No.

September 2, 1982

Our File No.

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

Dear Sir:

Re: 4999 - 76 Street
AXSOLBEE Development Ltd.

Please be advised that we have no objection to granting permission to reclassify the above premises as Condominium under the Condominium Act.

Yours truly,



D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

DR/vl

- c.c. - City Engineer
- Development Officer
- City Assessor
- Economic Development Director

MUNICIPALITIES WITHIN COMMISSION AREA

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

Commissioners' Comments

Recommend Council approve the application to condominiumize the property in question.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner



RED DEER PUBLIC SCHOOL DISTRICT NO. 104

4747 - 53rd Street

Phone 343-1405

RED DEER, ALBERTA

T4N 2E6

57.

NO. 6

September 1st, 1982

BOARD OF TRUSTEES

R.E. SCHNELL
Chairman

MRS. P.J. ANDERSON
MRS. F.J. CRAIGIE
S.A. DYMIANIW
L.E. GODDARD
C.D. HOLMES
W.J. REED

Mayor R. McGhee
City of Red Deer
4914 - 48th Avenue
RED DEER, Alberta

Dear Mr. McGhee:

ADMINISTRATIVE STAFF

K.A. JESSE
Superintendent of Schools

MRS. D.F. SOLTY
Assistant Superintendent

D.A. BLACKER
Assistant Superintendent

R.E. CONGDON
Assistant Superintendent
(Business Services)

CO-ORDINATORS

A. BURLEY
DR. W.B. HANDLEY
E.M. KULMATYCKI
R.R. LANG
D.R. NEWTON
R.W. PAWLOFF
L.N. PELTIER
A.J. SCHAUFERT

Re: G. H. Dawe Community Centre Management Board

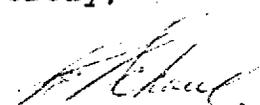
Our representatives on the G. H. Dawe Management Board have asked that attendance at meetings be brought to your attention.

Membership of the Management Board is made up of two elected representatives or their "authorized alternates", from each of the participating jurisdictions: the City, the Separate School, the Public School. A quorum is four (4) members, subject to the qualification that each party is represented by at least one (1) member and that no resolution or vote of the Board is possible unless a minimum of one (1) member from each party votes in favour thereof.

You can appreciate, I am sure, the difficulty of conducting business when one of the partners has no representative at a meeting or when the representative(s) leaves before all business has been concluded. At the last meeting held on August 19th, 1982, there was no representation from the City and it was only after another member of City Council, not an "authorized alternate", who happened to be in the building, agreed to join the meeting that the meeting could proceed.

It would be greatly appreciated and would certainly expedite the functioning of the Management Board if the City were to assign "authorized alternatives" who would attend when regular members are unavailable.

Sincerely,


R. E. Schnell, Chairman
Board of Trustees

RES:lkb

Commissioners' Comments

Board. Recommend Council designate two alternates for membership on this

"R. J. MCGHEE"

Mayor

"M. C. DAY"

City Commissioner

