

## A G E N D A

For the regular meeting of RED DEER CITY COUNCIL,  
to be held in Council Chambers, City Hall, TUESDAY,  
AUGUST 4th, 1981, commencing at 4:30 p.m.

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- (1) Confirmation of the July 6th and July 20th, 1981 Council minutes.

### PUBLIC HEARINGS

Public Hearings will be held at 7 p.m., Tuesday, August 4th,  
1981 in respect of Bylaws 2672/P-81, 2721/81 and 2725/81. p. 68

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CLOSED AGENDA

- 1) Correspondence from City Auditors
- 2) Legal Opinion from City Solicitor
- 3) Nominees for Citizens-at-large on Ad-Hoc Committee for Paramedic Program



NO. 1

## THE CITY OF RED DEER



RED DEER, ALBERTA

T4N 3T4

July 10, 1981

TO: CITY COUNCIL

FROM: CITY CLERK

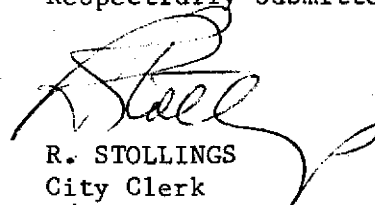
Re: Council Minutes, July 6, 1981/ R.M. Investments

It has been drawn to our attention that the recommendation from the Airport Commission pertaining lease of space in Building No. 20 to R.M. Investments and which recommendation was submitted to Council July 6, 1981 contained an error in the rates to be charged.

The resolution passed by Council July 6, 1981 was based on the recommendation of the Airport Commission that the lease be on the basis of a rate of \$825.00 per month plus 30¢ per square foot for the dock. In fact however, the \$825.00 per month already includes the 30¢ per square foot for the dock.

It is recommended that when Council is considering confirmation of the July 6, 1981 minutes, the words "plus 30¢ per square foot for the dock" as same appears in the relevant resolution, be deleted.

Respectfully submitted,



R. STOLLINGS  
City Clerk

CS/cc

## THE CITY OF RED DEER



NO. 2

RED DEER, ALBERTA

T4N 3T4

July 8, 1981

TO: CITY COUNCIL

FROM: CITY CLERK

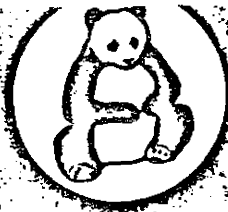
Re: Pander Realty Ltd.

The following correspondence and report, etc. appeared on the July 6, 1981 Council Agenda and at the meeting in question Council were informed that the applicant wished to have this matter set over until August 4, 1981 and accordingly, same is brought forward for Council consideration at this time.

R. STOLLINGS  
City Clerk

RS/cc

# PANDER



# REALTY LTD.

4 THE VILLAGE  
6320 50 Avenue  
Red Deer, Alberta T4N 4G6

(403) 342-1100

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

JUNE 25, 1981

ATTENTION: MAYOR McGHEE/MEMBERS OF CITY COUNCIL

RE: 3809 & 3813 - 50 STREET  
LOTS 33, 34, & 36, BLOCK 37 PLAN 5555 A.F.

Doubletree Developments Ltd., who has an agreement for sale to purchase the subject property, has requested that we act on its behalf to make an appearance at the next council meeting concerning the subject property. Doubletree will be requesting a change to the zoning bylaw from R-2 to C-3.

We trust that you will be in contact with us in this regard to schedule an appointment for the July 7, 1981 Council meeting.

Your consideration will be most appreciated.

Sincerely, for  
PANDER REALTY LTD.

Per: WAYNE PANDER

WP/cp

c.c. DOUBLETREE DEVELOPMENTS LTD.

Residential • Acreages • Farms • Commercial Sales  
Property Management • Commercial Leasing

June 29th, 1981

TO: CITY CLERK  
FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR  
RE: 3809 - 50th STREET

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

The site in question is located next to four lots that are designated C3 and which have a development approved on them. Specific C3 districts are intended to provide convenience shopping for a neighbourhood. The approved development has 373 square metres and should be able to provide for the needs of the immediate district, which already has the Michener Hill Store site. A additional development would likely have problems with tenants, which would result in requests for additional uses to be allowed.

In our opinion the present site will be able to serve the needs of the community. Additional sites will decrease the vitality of the entire district.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

5.

# 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. \_\_\_\_\_

July 2, 1981

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

Dear Sir:

Re: 3809 - 3813 - 50 Street  
Lots 33, 34, 35, 36, Block 37, Plan 5555 A.F.

The site in question is located on the south side of Ross Street and west of Al's Drive-In in the Eastview Subdivision.

The applicant is requesting rezoning from R2 (General Residential) to C3 or local shopping. The site consists of 4 lots with a frontage of 100 feet and a depth of 120 feet. To the west of the site, is an apartment building and on the east is Al's Drive-In.

The site can be used for an 8-10 suite apartment, with the approval of the Municipal Planning Commission. In this case, the parking would be located behind the building, with access through the lane. The proposed site cannot be developed for commercial uses since its vehicular access is limited to the lane only, and no access can be permitted to Ross Street.

The only possibility would be the consolidation of Al's Drive-In with the proposed lots, using the existing vehicular access for the two sites.

Since no plan is submitted with the rezoning request, and no mention is made of site consolidation with Al's Drive-In, and the City has already approved a plan for redevelopment of Al's Drive-In as a separate development, we therefore recommend that the rezoning request be denied.

Yours truly,

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

DR/cc

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DOBBSBURY—TOWN OF EDVILL—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
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 STETTTLER No. 6—IMPROVEMENT DISTRICT No. 10

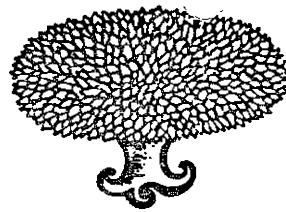
Commissioners' Comments

We do not know the reasons for the original spot zoning of the Al's Drive-In site. An application to redevelop Al's Drive-In site for commercial purposes has been approved by the Municipal Planning Commission.

We cannot support any further commercial development in this residential area and accordingly, recommend this request be denied.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



7.

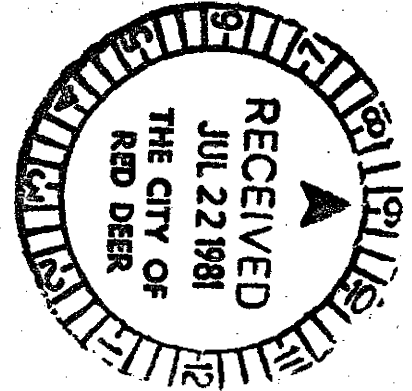
**DOUBLETREE DEVELOPMENTS LTD.**

July 21, 1981

The City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta  
T4P 3T4

Attention: Mayor McGhee, Council Members

Re: 3809 & 3813 - 50 Street  
Lots 33, 34, 35 & 36; Block 37, Plan 5555 A.F.



Further to the July 6, 1981 meeting of Council we wish to reconfirm our request to have the subject property rezoned from R-2 to C-3 (Local Convenience Commercial District). This request is based upon the following:

- A. The Site: the condition of the site, at present, is very poor. Two old residential buildings are located on the four lots and one of these is occupied. Both buildings require substantial work to bring them up to a passable standard and one of the houses, unoccupied, is an eyesore. In addition, the city is not maximizing its taxation revenue potential.

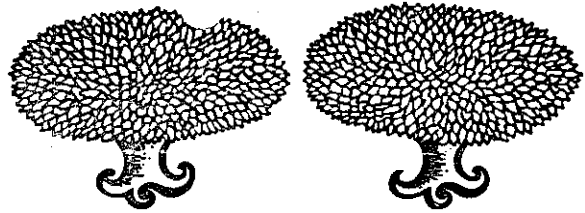
The location of the site, on the south side of Ross Street, is adjacent to Al's Drive-In to the east, and a small apartment building to the west. Ross Street, being Red Deer's primary east-west arterial roadway, and of vital importance to the city, is the route that leads to one of the city's most important winter tourist attractions, Canyon Ski Area. As Canyon grows in size, and as its clientele grows, additional Commercial services on the roadways to it will be required.

Ross Street is also one of the major starting points to the Joffre Petrochemical complex and, as such, workers and visitors alike are searching for shopping facilities in a convenient location.

The site is in very close proximity to Michener Centre, which is one of the city's most important sources of employment. This Institution has a resident factor of 2,000 to 3,000 and provides employment for approximately 1,500 to 2,000 workers. Our proposed development would service the communities of Michener Hill, Grandview, Eastview, Eastview Extension, Michener Centre and Clearview.

It is most evident that the subject site is ideal for a local convenience shopping facility, that such a centre is needed, and that it will not detract from the existing Michener Hill Store, nor the facility proposed for the adjacent site which is to include Al's Restaurant and a Mac's Milk Convenience Store.

.....continued.....



**DOUBLETREE DEVELOPMENTS LTD.**

The City of Red Deer - continued

- B. The trend for commercial purchases, at present, is continued expansion of the north-south artery known as 49th and 50th Avenue. This route is home to most of the hotels and motels, restaurants, automotive dealerships, and shopping centres. The east-west traffic on Ross Street east is now approaching 40% of the two-way volume recorded for 50th Avenue north and with the expanding residential area along the eastern fringe of the city this ratio will increase.
- C. The June 22, 1981 meeting of City Council discussed a proposed development in the Eastview Extension subdivision, less than five blocks east of the subject site. The Regional Planning Commission Planner's comments indicated that "There is no doubt that a local shopping facility is needed in this area....." The gist of that meeting was such that this particular area would not support a five acre development but would be recommended for a one-half acre commercial area.

Economic Feasibility of the proposed development is a concern of the developer and preliminary market studies indicates that commercial development is the only realistic use for the site, given the purchase price, interim financing costs, long term mortgage rates, and the existing and projected rental rates for commercial and multi-family residential developments. We are content with the competitive enterprise system and are willing to build a commercial development on this site. We feel the location is prime, the area is greatly underdeveloped, and many new local commercial services are required in the area.

- D. The July 2, 1981 comments of a Senior Planner with the Regional Planning Commission states, in part.....

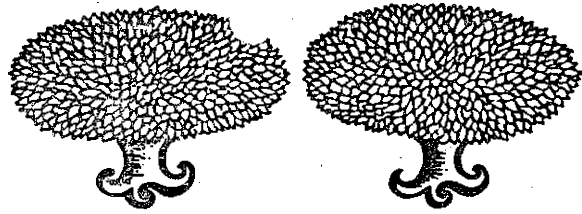
"The only possibility (of a local commercial development) would be the consolidation of Al's Drive-In with the proposed lots, using the existing vehicular access for the two sites....."

It is the applicant's intention to pattern the proposed development so as to conform with the adjacent Al's Drive-In site. The development would be of the same style and type with a complimentary tenant mix. Vehicular access to the site would be as per the approved Development Permit Application submitted by Beca International, and a Common Access Agreement between the owners of the two sites. The development would conform in all respects to the bylaw. A copy of the proposed development plan will be forwarded under separate cover.

- E. The June 29, 1981 comments of the Building Inspector states in part, that an "additional development would likely have problems with tenants, which would result in requests for additional uses to be allowed," and additional sites will decrease the vitality of the entire district" are purely a matter of opinion. We must note that all uses in a C-3

.....continued....





**DOUBLETREE DEVELOPMENTS LTD.**

The City of Red Deer - continued

E. (continued)

district are subject to Municipal Planning Commission approval.

The economic viability of the project is our responsibility and we are happy to accept it. Every professional opinion we have solicited suggests that our proposed 4,200 +/- square feet will not adversely affect the adjacent site or the existing Michener Hill complex, or the proposed one-half acre to five acre site on Ross Street east. The market is apparent, and developing this site will make the area more attractive and will enhance the overall vitality of the East Hill area.

Your consideration and positive response to this request will be most appreciated.

Sincerely, for

DOUBLETREE DEVELOPMENTS LTD.

Ron Sorensen  
PRESIDENT

RS/mf

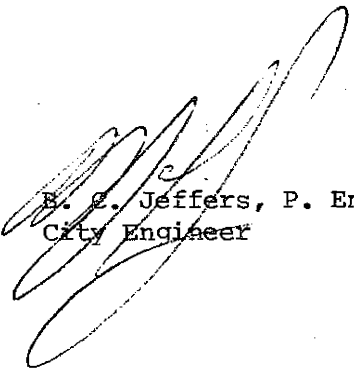
July 28, 1981

TO: City Clerk  
FROM: City Engineer  
RE: 3809 & 3813-50 Street  
Lots 33-36, Block 37, Plan 5555 A.F.

The Engineering Department is concerned about potential site access problems should additional access points be required from Ross Street.

Ross Street is designated on the City of Red Deer Shareable Network approved by Alberta Transportation as a major arterial roadway. As such they have cost shared in the section of construction adjacent to the Clearview Subdivision and will be approached to share in the construction costs of the direct connection to Taylor Drive in the future. It is also conceivable that the portion of Ross Street between 51 Avenue and Clearview Subdivision will be upgraded to a four (4) or six (6) lane divided arterial in the future.

As we have not seen detailed development plans, we suggest that rezoning consideration be subject to right turn in and out access to Ross Street with all other access being via the gravel lane or 38 Avenue.



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

✓  
KGH/emg  
cc - C. Lee  
cc - F. Lebedoff

# 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. \_\_\_\_\_

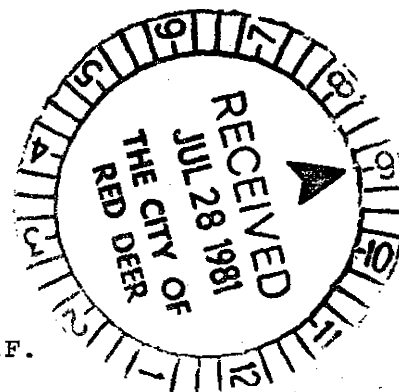
Our File No. \_\_\_\_\_

July 27, 1981

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

Dear Sir:

Re: Lots 33 - 36, Block 37, Plan 5555 A.F.  
3809 and 3813 - 50 Street



Further to our comments of July 2, 1981 regarding the request to redesignate the above property from R. 2 to C. 3 we wish to submit the following comments:

This area along Ross Street is recognized in the forthcoming study of strip commercial development as an area that will be susceptible to commercial development pressures. As growth on the easthill occurs traffic along Ross Street will increase. This increase in traffic coupled with the age and condition of the residential buildings along certain portions of the street tend to be attractive to commercial redevelopment.

There are a number of reasons why this type of redevelopment should not be allowed:

- (a) The proposal is not in keeping with the planned commercial facilities of the Easthill Concept Plan. Allowing commercial redevelopment will fragment these attempts for planned growth.

.... /2

## MEMBERS OF COMMISSION

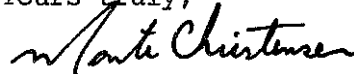
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
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COUNTY OF PAINTHEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 24—COUNTY OF SUNDRE No. 25

- 2 -

- (b) It is intended that Ross Street will become a major traffic artery serving the Easthill. When this occurs it is expected that parking and access to properties along Ross Street will be restricted. Traffic movements generated by commercial activities would add to the congestion and hamper the efficiency of Ross Street.
- (c) Commercial development begets further commercial development. The area has not been designed to accomodate strip commercial development. In an automobile oriented setting experience along Gaetz Avenue indicates that a service road and ample off street parking are necessities for satisfactory strip commercial development. There is not enough available space to satisfactorily provide for both of these necessities.
- (d) Commercial development would adversely affect the residential character of the surrounding area.

It is therefore recommended that the request for redesignation be denied.

Yours truly,



Monte Christensen  
Associate Planner  
City Planning Section.

MC/hm

July 13, 1981.

NO. 3

TO: City Council

FROM: City Clerk

RE: Ad-Hoc Committee Paramedic Program

On June 22, 1981, Council of the City of Red Deer passed a resolution establishing an ad-hoc committee to review and make recommendations to Council on the implementation and cost of a paramedic program for the City of Red Deer. This committee is to be comprised of the following members: two members of Council, a representative of the fire department, a representative of the Red Deer Regional Hospital Board, the City Commissioners, and two citizens-at-large.

The names of citizens-at-large interested in serving on this committee have been sent to Council members under separate cover. Council is requested to appoint two citizens-at-large to serve on the aforementioned committee.

R. Stollings  
City Clerk

CS/ds

NO. 4

July 20, 1981

TO: Parking Commission  
City Clerk

FROM: City Engineer

RE: Turbo Parking Lot

City Council, at their meeting of March 30, 1981, resolved that the cost for parking in the Turbo Parking Lot be lowered from \$2.00 per stall to \$1.00 per stall for a sixty (6) day trial period.

Following is an outline of the occupancy of the lot.

DATE	NUMBER OF VEHICLES PARKING AT 2 PM	PERCENTAGE OF REGULATED STALLS OCCUPIED
December 9, 1980	Turbo Lot was completed. Spitter machine was installed. A fee of \$2.00 per day was charged.	
February 26, 1981	32 (spitter parking)	34
March 2, 1981	26 (spitter parking)	27
April 21, 1981	Commissioners Order issued to reduce rate from \$2.00 to \$1.00	
June 17, 1981	60 (spitter parking)	63
June 18, 1981	66 (spitter parking)	69
June 19, 1981	74 (spitter parking)	78
June 24, 1981	61 (spitter parking)	64
June 25, 1981	68 (spitter parking)	72
June 26, 1981	77 (spitter parking)	81

\* Total number of stalls at Turbo Lot is 95.

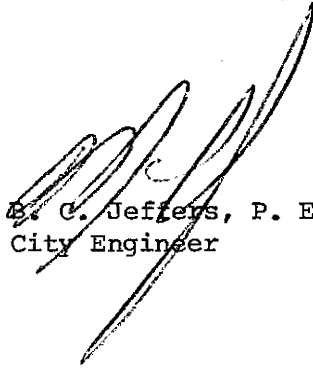
The above appears to indicate that the parking occupancy approximately

...2

doubled after the parking fee was changed from \$2.00 per day to \$1.00 per day. The parking occupancy during different survey periods has increased to approximately sixty percent (60%) to eighty percent (80%) of total capacity.

15.

Submitted for the information of Council and Parking Commission.



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

✓CYL/emg

## THE CITY OF RED DEER



NO. 5  
Office of:  
CITY CLERK

RED DEER, ALBERTA  
T4N 3T4

July 24, 1981

TO: COUNCIL

FROM: CITY CLERK

Re: Land Use Bylaw Amendment - 2672/A-81

Council are advised that third reading of the above referred Bylaw can now be proceeded with as Cairn's Homes Ltd. have complied with all conditions set out under the Land Sales Agreement.

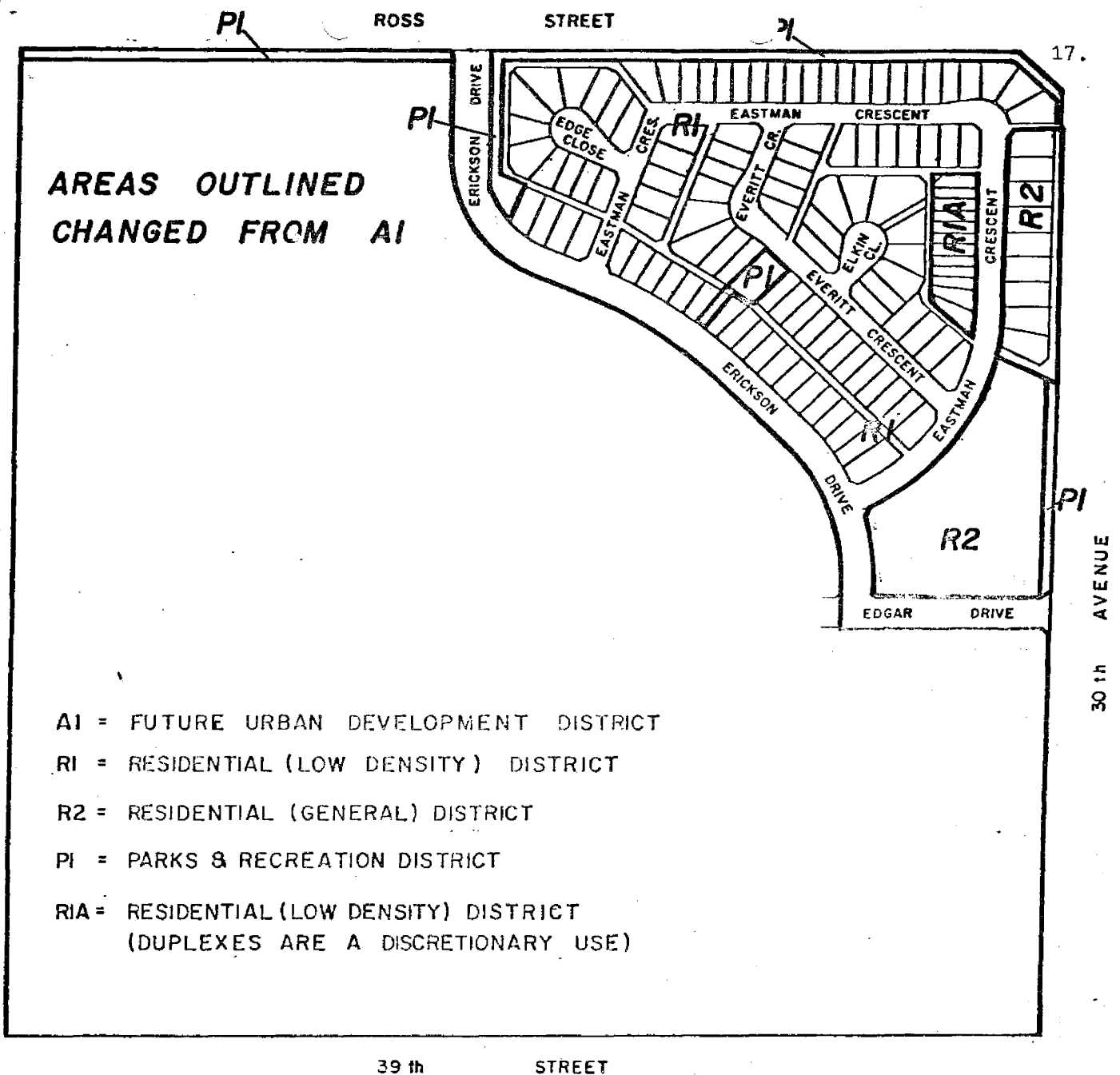
This particular Bylaw, which provides for the redesignation of lands in the S.E.¼ of Section 15, Twp. 38, Rge. 27, W4th M., south of Ross Street and west of 30th Avenue, will be available for third reading by Council at their regularly scheduled meeting of August 4th, 1981.

A map indicating the proposed changes is attached for Council's information.

"R. STOLLINGS"  
City Clerk

GMP/cc





MAP NO. 1/81  
 (BY-LAW NO. 2672/A-81)

REPORTS

File: R-16564

18.

NO. 1

July 24th, 1981

MEMORANDUM

TO: MEMBERS OF COUNCIL

FROM: THE MAYOR

RE: APPLICATION FOR 1983 WINTER GAMES

At a meeting with Mr. Max Gibb, Alberta Games Executive Director, we were advised that it would not be necessary to submit a formal bid because the Games Council are well aware that we are capable of hosting the Games.

Mr. Gibb stated that the Council will continue their present policy of rotating the Games locations, but suggested that we write a letter to Mr. Don Skagen, President of the Council, outlining our special interest in being considered as the host City in 1983.

I would like Council's authority to send such a letter with endorsement of the Red Deer Recreation Board and Games Society.

If our proposal were given consideration, a detailed budget would be submitted for consideration of City Council prior to a final commitment being made.

R.J. MCGHEE

DM:pw

NO. 2

June 30, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Red Deer Corridor Program

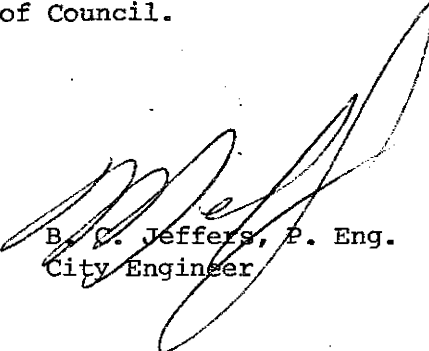
Attached is a letter received June 29, 1981 from Alberta Transportation.

While Ms. Duncan is not able to be specific, the indications are that the Province will be providing funding in 1982 for the Corridor Project. The letter states "The exact level of funding available will not be known until April 1, 1982, or thereabouts; however, for 1982-83, we hope to be able to contribute substantially to the upgrading/reconstruction of the two bridge projects."

This would improve the financial picture considerably if indeed a substantial contribution to the Gaetz-49 Avenue Bridge work was forthcoming. Unfortunately, we are unable to provide for Council a cash flow chart or front ending figures as we do not know the extent of the financial assistance.

It is unlikely we will know the amount of financial assistance to be received prior to the time of tender award.

Submitted for the information of Council.



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

BCJ/emg  
attach  
cc - City Treasurer



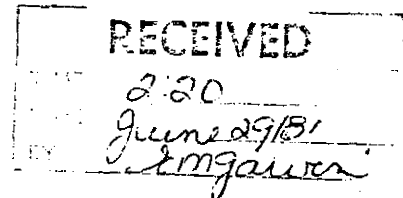
## TRANSPORTATION

Room 330  
Transportation Building  
9630 - 106 Street  
Edmonton, Alberta, Canada  
T5K 2B8  
427-5184

June 26, 1981

Commissioner H.M.C. Day  
City Commissioner  
City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta  
T4N 3T4

THE CITY OF RED DEER  
ENGINEERING DEPARTMENT



Dear Commissioner Day:

RE: RED DEER CORRIDOR

Further to your letters of December 5, 1980 and June 4, 1981, the Province hereby concurs with your designation of the Gaetz Avenue/49 Avenue one-way couplet from Highway 11 to Highway 2 as your major corridor route.

Under the terms of the Major Continuous Corridors program, funding will be contingent upon finalization of an acceptable functional plan for the Corridor and upon Provincial and City budgeting for their share of the Corridor.

I anticipate that the Province will be able to provide funding for the Corridor commencing in the 1982-83 fiscal year. The exact level of funding available will not be known until April 1, 1982, or thereabouts; however, for 1982-83, we hope to be able to contribute substantially to the upgrading/reconstruction of the two bridge projects.

To facilitate the Corridor project, your staff should work with Mr. Freeman-Marsh to complete the functional plan. As well, if I can be of any assistance please feel free to call me.

Yours truly,

ORIGINAL SIGNED BY  
M. M. DUNCAN

(Ms.) M. M. Duncan  
Administrator  
Urban Transportation

cc: Mr. B. C. Jeffers  
Mr. J. Freeman-Marsh

Commissioners' comments

In view of the attached correspondence from Alberta Transportation which we view as a very strong indication of the necessary funding being available to coincide with the construction of the project, we would recommend that Council approve the call of tenders for the construction of an additional lane on each bridge. The tender documents are presently being prepared and to provide for the options requested by Council is having the effect of making these documents voluminous which in turn could adversely effect tender amounts. We, therefore, recommend the only option be for keeping two lanes of each bridge open at all times.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 3

1981 07 07



TO: City Clerk  
 FROM: City Treasurer  
 RE: External Auditor's 1980 Audit Fee

The external auditors completed their audit of the 1980 financial statements in May, 1981. Subsequently, a billing for \$45,979 was received for this audit.

The 1980 audit fee appeared high in relation to previous years audit fees:

<u>YEAR</u>	<u>AUDIT FEE</u>	<u>% INCREASE</u>
1980	\$ 45,979	26
1979	36,426	23
1978	29,543	100
1977	14,796	7
1976	13,825	

A meeting was held by the City Commissioner and myself with the auditors to discuss their 1980 audit fee. The reasons provided for the increase will be provided in a letter from the external auditors.

In reviewing the reasons provided by the external auditors they appeared to be appropriate justification. The large increase in 1978 was the result of additional audit work required because of problems incurred that year in the E.L.&P. Department. Fees have remained high since 1978 due to the continued high growth of the City necessitating increased audit work. The external auditors will provide additional reasons in their letter.

It is anticipated the fee for 1981 will be reduced from what it would have been because of the work now being done by the Internal Auditor.

The 1980 audit fee billing is being brought to Council's attention at this time because it will result in an overexpenditure of \$6,508. The amount provided for the 1980 audit fee at the 1980 year end was \$6,508 less than the actual billing of \$45,979. Council approval of this overexpenditure is respectfully requested. I recommend it be approved.

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

AW/cp

Commissioners' comments

The comments of the Auditor have been provided confidentially to Council at the request of the Auditor as they make reference to the firms billing rates and the scope of the audits.

Recommend Council approval of the over-expenditure noted.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commisssioner

1981 07 09

TO: City Clerk  
FROM: City Assessor

RE: Property Tax Penalty  
Lots 21 - 23, Block 14, Plan 772-0978

With reference to Mr. H. Naprawa's letter of July 7, 1981, may we advise that property tax penalties are levied on past due accounts in accordance with Bylaw #2247.

Section 112, Subsection 2 of the Municipal Taxation Act states:

"No taxation notice shall be considered irregular, incomplete or otherwise invalid and no exemption from taxation is conferred by reason of any error, omission or misdescription in any taxation notice or by reason of the non-receipt of the notice by any person."

A 6% penalty was levied on the above mentioned properties on July 1, 1981, with each property receiving the following penalty:

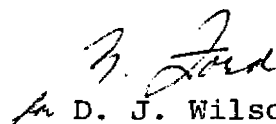
<u>LEGAL DESCRIPTION</u>	<u>1981 LEVY</u>	<u>6% PENALTY</u>
21/14/772-0978	1,718.52	103.11
22/14/772-0978	1,714.08	102.84
23/14/772-0978	1,718.52	103.11

The Tax Department changed the mailing address for only one of the three properties owned by Mr. Naprawa, consequently the tax notices were mailed to the wrong address. This department processes approximately 6,000 to 7,000 name and address changes annually, therefore, there is the occasional clerical error made due to the large volume of changes processed. The onus must be placed on the taxpayer for the responsibility of receiving the tax notices to maintain the appropriate controls.

The City is not responsible for non-receipt of tax notices as indicated, however to help insure that all property owners are aware that the tax notices have been mailed, advertisements are placed in the local newspaper.

Recommend no cancellation or refund of the penalties levied.

Respectfully Submitted,

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



To City Treasurer.  
City of Red Deer.

July 7/81.

Re: City of Red Deer Property Tax Notice  
Roll Numbers 19-4-2765-

19-4-2770

19-4-2775.

Further to the above, I would to appeal the payment of the penalty for late payment of the property taxes as they apply to the above described properties.

The reason for late payment was that I did not receive the tax notice until today date when I made representation at the City tax counter.

When asking where the tax notices were I was told that they had been mailed out in May and that they had been returned, address unknown.

The clerk then looked through the returned notes and proceeded to find the above notices with the original mailed envelope.

On checking the tax notice it was observed that Roll 19-4-2765 had the correct address, but the other two notices had my previous home address.

The change of address from Wabburg to Westlark was forwarded to the City of Red Deer in 1979 (May) and further to that I did receive the 1980 Tax Notice.

to the same three properties without any problems.

Therefore in view of the above, I wish a refund of the penalties which I have paid under protest.

Signed

H Naprawa

349-3962

Commissioners' comments

We would agree with the recommendations of the City Assessor.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 5

1981 07 15

TO: City Council  
FROM: City Assessor

RE: Lot 1D, Plan 5950 KS  
3740 Spruce Drive

A few years ago, City Council adopted a concept for lands adjacent to our creeks and river. The main principle behind the scheme as it applied to the Land Department was to acquire any properties as they became available over a period of time.

One of the main areas for land acquisition was Kin Canyon, wherein there were five homes located. The first of these properties was acquired a few years ago and the home subsequently demolished, and the lands reverted to park use.

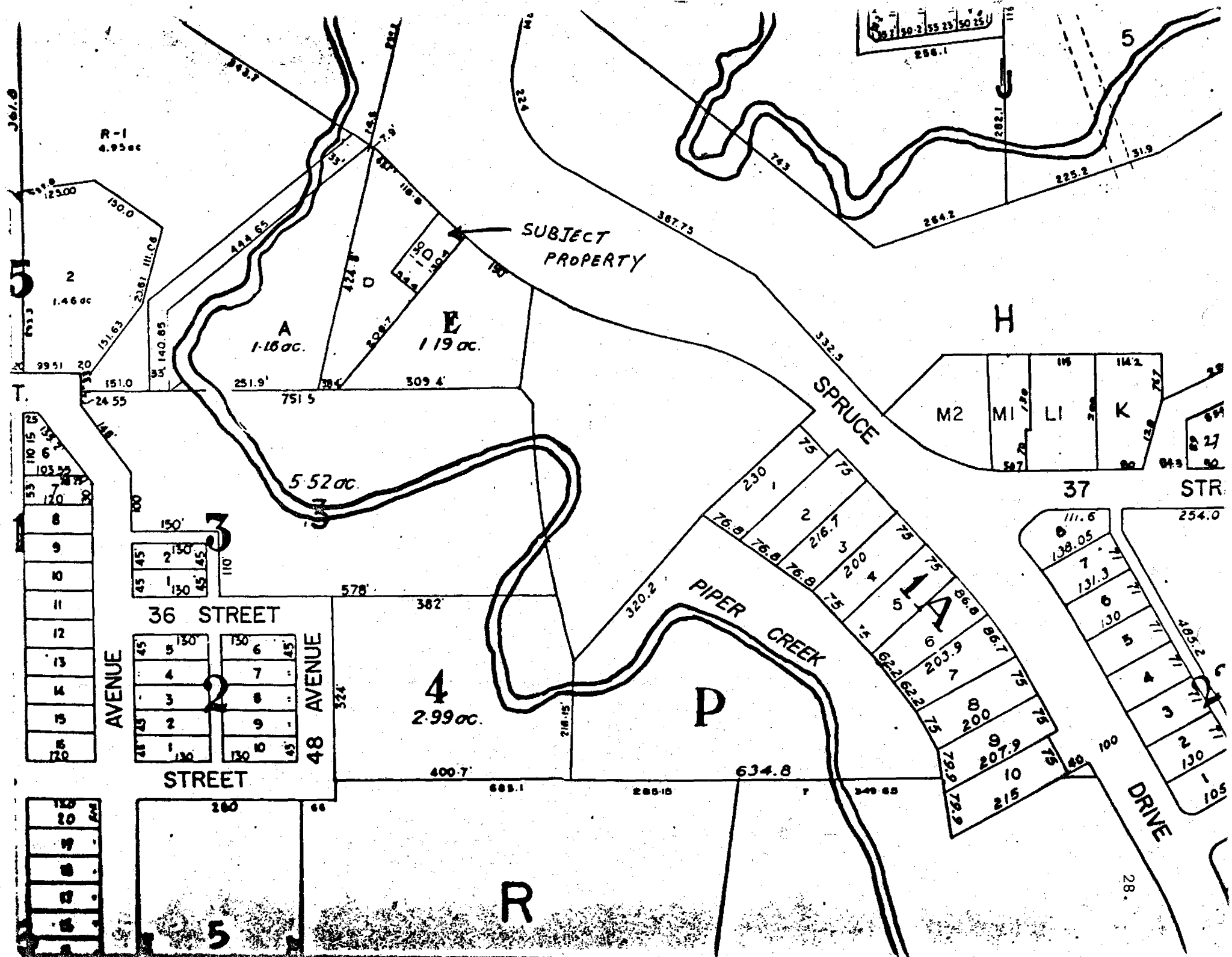
We have had discussions with the owner of 3740 Spruce Drive, which is one of the houses in this area. A recent appraisal of the property indicates that its market value is presently \$65,000.00. The owner of the property is willing to sell to the City of Red Deer for this appraised amount.

I would recommend that the City acquire this property through its normal debenture basis for acquiring parklands, and that if there are sufficient funds left in the newly created urban parks proposal, after all other lands have been acquired, that this purchase also be charged to that account if possible.



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

cc City Treasurer  
C. Curtis  
Recreation Superintendent  
Parks Superintendent



Commissioners' comments

We concur with the comments of the City Assessor to purchase this land, but recommend this be charged to the Public Reserve Fund Account which has a current balance of \$238,000.00.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 6

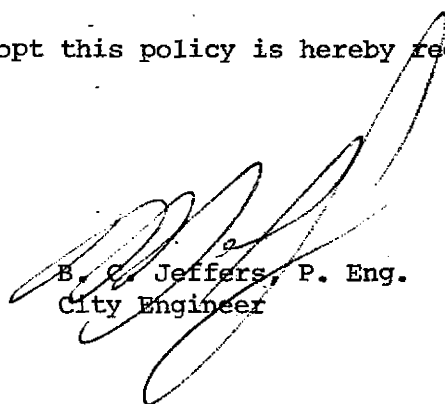
July 13, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Application for Culvert Construction

Requests for the installation of culverts and approach gravelling occur rather infrequently, generally once or twice annually. No provision in the rates is made for different sizes of culverts. As well no provision is provided for varying widths of approaches.

Due to the infrequency of this particular application, it does not seem feasible for our Department to undertake to expand and annually update the rates. Therefore, it is our recommendation that this application be deleted and construction of this type be authorized and undertaken through the issuance of a third party work order. Actual material and construction costs plus ten percent (10%) administration costs could be charged for completing the construction.

Council's authorization to adopt this policy is hereby requested.



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

FLL/emg  
attach

Commissioners' comments

Concur with the City Engineer.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

2 required

THE CITY OF RED DEER  
ENGINEERING DEPARTMENT

Invoiced \_\_\_\_\_ 31.  
Number \_\_\_\_\_  
Credit \_\_\_\_\_

APPLICATION FOR CULVERT CONSTRUCTION (approved by Council, Aug. 8/78)

DATE \_\_\_\_\_ ISSUED BY \_\_\_\_\_ PROPERTY OWNER \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_ CIVIC ADDRESS \_\_\_\_\_

Location of Culvert (sketch complete with necessary dimensions to locate culvert).

Culvert @ \$7.15 per foot plus  
gravel approach \$16.50 per foot

TOTAL AMOUNT \_\_\_\_\_

FIRM TO BE INVOICED \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

Completed \_\_\_\_\_ Date \_\_\_\_\_

NO. 7

29 July 1981

TO: COUNCIL

FROM: MAYOR MCGHEE

RE: DEPUTY MAYOR - AUGUST 10 - 17, 1981

As both myself and Deputy Mayor D. Moffat will be absent from the City during the above period, I would request Council appoint an alternate member to serve as Deputy Mayor during our absence.

"R.J. MCGHEE"  
Mayor



July 24, 1981

NO. 8

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: CN INDUSTRIAL PARK,  
LAND PURCHASE,  
HOFFMAN TRUCKING

(a) Proposed Development Details

Location desired . . . . .	Shown on attached map
Size of site desired . . . . .	1.224 hectares (3.00 acres)
Building proposed. . . . .	430.57 sq. metres (4,000 sq. ft.)
Estimated costs. . . . .	\$100,000
Construction material. . . . .	Metal
Use of site. . . . .	Storage & maintenance of own trucks.

(b) Bylaw and Sales Policy

Parcel is located in an I-2 district, where use is conditional. No minimum site coverage requirements exist. Minimum land size is 1.224 hectares (3.00 acres).

(c) Recommendations

Developer indicates that more complete details of proposal could be made available within 30 days.

Due to elevations in this area, it will be necessary to service this site, and the remainder of the subdivision with force sanitary sewer. Design work on this system is progressing, however, has not been completed. As a result, no estimate of when servicing can be completed is available. We are also awaiting cost estimates for this work.

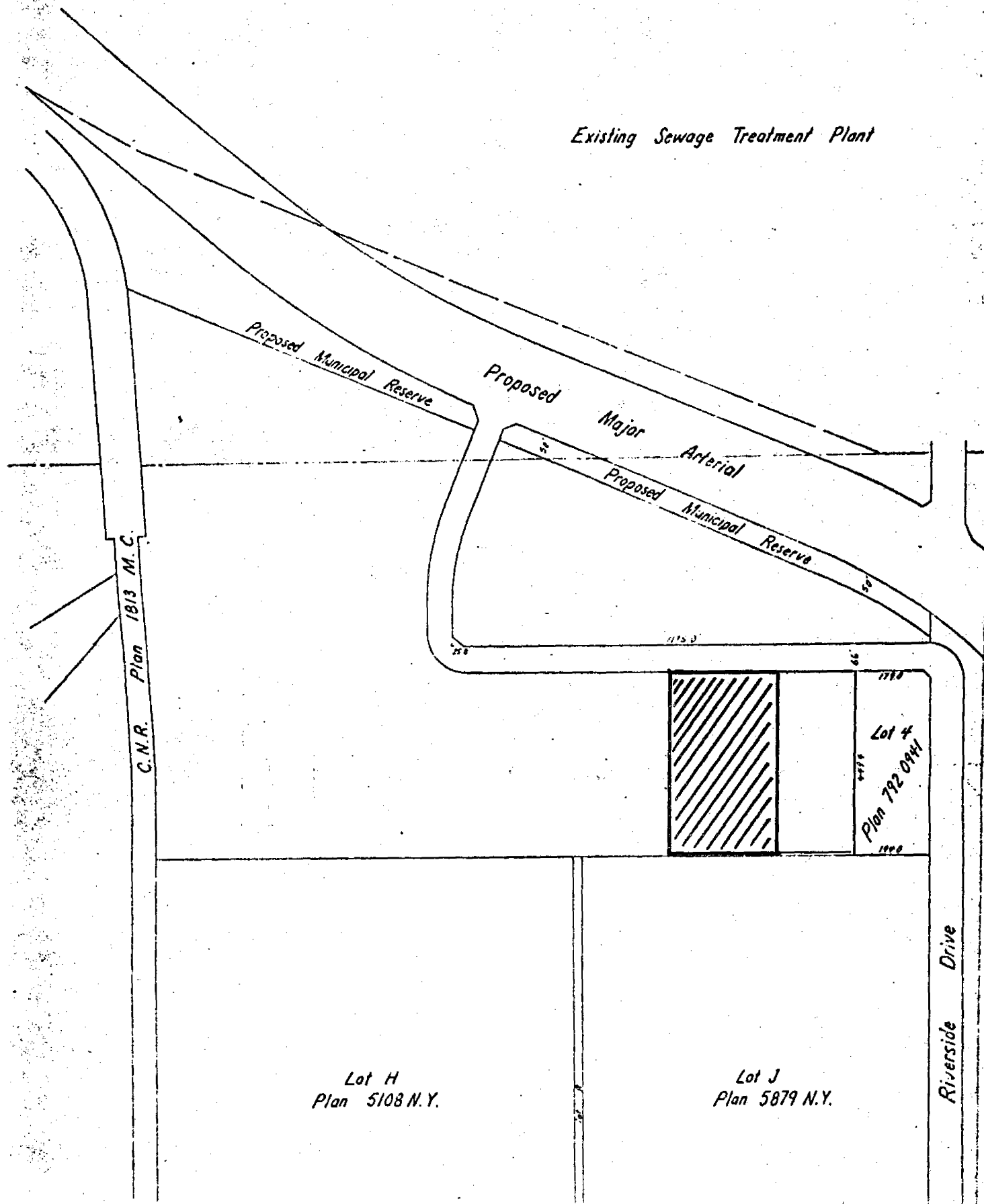
Should the developer wish to enter into an agreement, we would recommend it be a letter-of-first-refusal, pending completion of design and cost estimates for underground services, which will also indicate timing for their completion.

  
A.V. SCOTT, Director  
Economic Development

AVS/gr

Attach:

Existing Sewage Treatment Plant



Commissioners' comments

We concur with the recommendations of the Economic Development Director that Council agree to a letter of first refusal on the conditions noted. The lot immediately to the east is currently under negotiations and has not yet been finalized. Should these arrangements not be concluded, we would recommend that this applicant be moved to the east and adjacent to the existing development.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

July 24, 1981.

NO. 9

TO: Council  
FROM: City Clerk

RE: Fire Station Location Study

The above mentioned report was delivered to Council Friday, July 24, 1981, in order that they might have ample opportunity to study same.

Please bring this report with you to the next regular meeting of Red Deer City Council on August 4, 1981.

R. Stollings  
City Clerk

CS/ds  
Encl.

July 27th, 1981

MEMORANDUM

TO: CITY COMMISSIONER

FROM: RECREATION SUPERINTENDENT

RE: PROPOSED FIRE STATION LOCATION IN MOUNTVIEW

This will confirm that the Recreation Board held a Meeting of the Committee of the Whole on June 23rd, 1981, at which time Fire Department Officials outlined the need for a Fire Station location on the Mountview School/Recreation grounds.

Although the Board was disappointed with the encroachment on parks and recreation land, they agreed that there was no reasonable alternative and passed the following resolution:

"It was moved by Darrel Danyluk and seconded by Blair Nestransky that the Recreation Board support the location for the proposed Fire Station at Springfield Avenue and 32nd Street."

MOTION CARRIED

It was further recommended that the value of this land be credited to the Parkland Acquisition Reserve to enable the purchase of replacement land in another location.

*P.L. Wynia*  
for: DON MOORE

DM:pw

July 27, 1981

TO: City Commissioner

FROM: Assistant Parks Superintendent

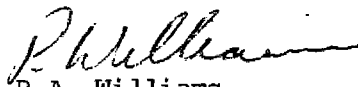
RE: Proposed Firehall Site - 32 Street and Springfield Avenue

Parks Division has looked at this site for a proposed firehall and we regret losing prime reserve land.

We would however, recommend that the plant material which exists on this site, be used for future landscaping and any excess material being used on the north side of the remaining reserve area.

During construction, some of the plant material would have to be stored on the site and therefore costs would have to be budgeted for this.

We would be prepared to meet with the landscape architect to consider and evaluate this material.



P.A. Williams

Assistant Parks Superintendent

PAW/mp

cc: City Engineer

1981 07 22

TO: City Commissioners - Mr Day  
FROM: City Assessor


RE: Lot 53, Block 16, Plan 792-2028  
Multiple Family Site  
Morrisroe Extension

Further to our previous discussions, it is my understanding that you will be presenting to City Council, a Fire Department report at the August 4, 1981, meeting.

As you are aware, the above described property located at Metcalf Avenue and Murphy Avenue, containing 2.10 acres, was originally zoned R2 for multiple family development. When the Fire Department Study was approved, it was requested that we withhold this lot from the market as it may or may not be required as a future fire hall site. On the sales maps for this area, we indicated the possible uses, i.e. multiple family and/or fire hall. In discussions with the Fire Chief, he indicated that this site would no longer be required.

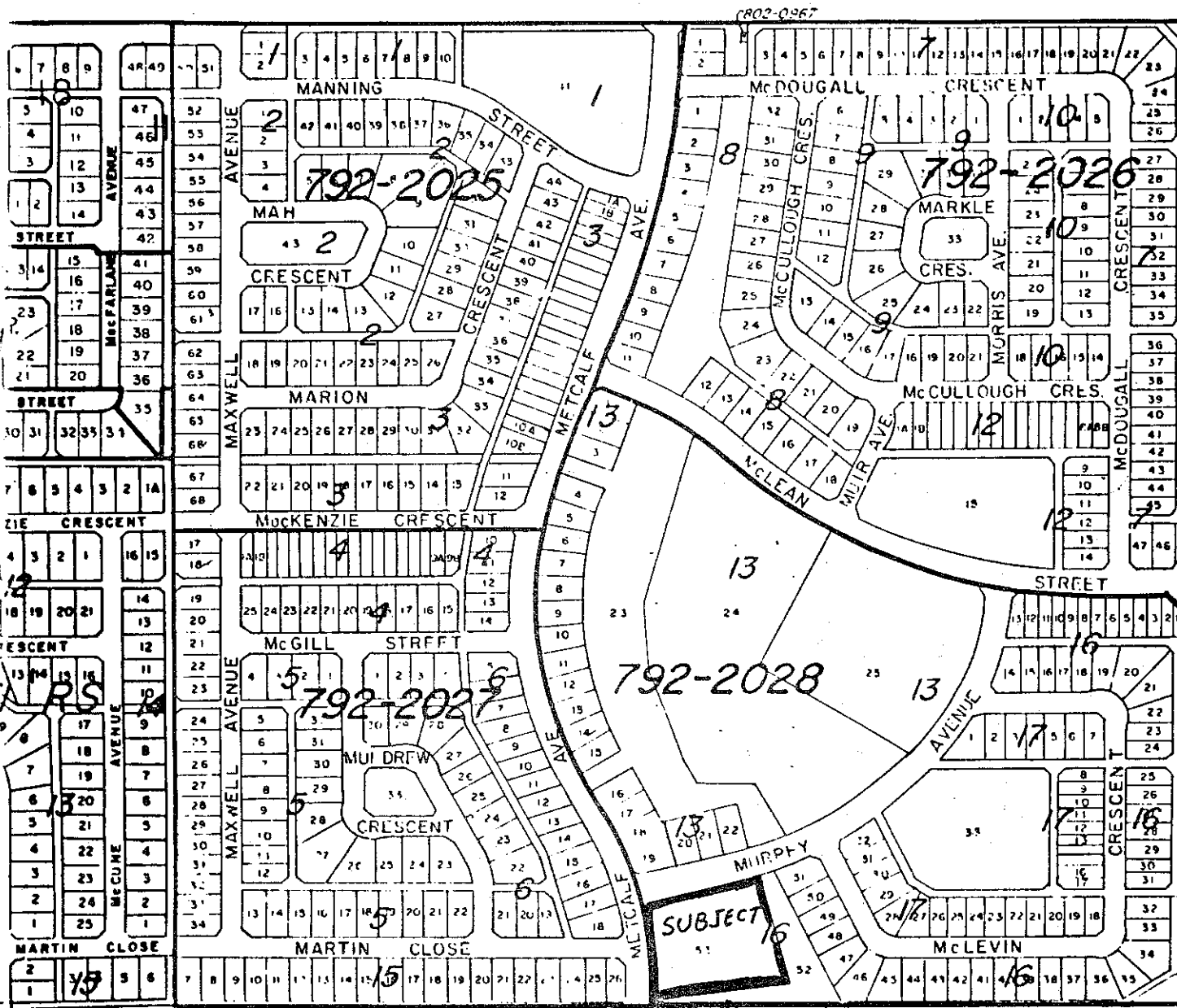
As there is a definite demand for a multiple family site of this size, we would recommend authorization be given to call for proposals in the usual manner and that City Council authorize the sale price of \$153,000.00/acre, with a maximum density of 20 units per acre being allowed. The previous multiple family sites sold in this subdivision were priced at \$144,000.00/acre, with a density of 20 units per acre. The increase in price is based on a current inhouse appraisal, which represents 90% of full market value.

Respectfully Submitted,

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

att'd.

NEW FLAN 4.97NY



32 STREET 71  
802-2089

SUBJECT  
SITE.



Commissioners' comments

The attached report from the Fire Chief outlines a course of action for the development of fire protection services for the continued growth of the City to a population beyond 70,000 persons showing the need for a total of 4 fire stations at this stage of the Cities projected growth.

We recommend Council adopt the total report in principle and specifically approve the following:

- (1) The construction of a new headquarters fire station to be located at Springfield Avenue and 32 Street (north side). The funds necessary for this project have been approved in the 1981 Seven Year Plan.
- (2) The commissioning of a Consulting Engineer/Architect to begin design plans and tendering of the work for the above project.
- (3) The sale of the lands immediately south of the 67 Street Fire Station for multiple family development with part of the proceeds being used to acquire the 32 Street site from public reserve.
- (4) The sale of the small site immediately north of the County offices at fair market value. The County have expressed interest in acquiring this site if it becomes available.
- (5) The sale of the Morrisroe site as outlined by the City Assessor.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

July 24, 1981.

NO. 10

TO: City Council

FROM: Red Deer Industrial Airport Commission

RE: Albert Lougheed Lease of Lot T-12

The attached application from Albert Lougheed to lease Lot T-12 at the Red Deer Industrial Airport for the purpose of erecting a small aircraft hangar for his own private aircraft and one additional aircraft, was considered by the Red Deer Industrial Airport Commission at a special meeting held on Friday, July 24, 1981.

The Airport Commission at the above noted meeting agreed to recommend that Council approve the lease of Lot T-12 to Albert Lougheed for the purpose of constructing thereon a proposed aircraft hangar as submitted to the Commission, subject to the lease containing the standard provisions and being satisfactory to the City Solicitor. The lease would be a five year lease with three five year options. The current lease rate is \$30.00 per month and subject to annual review.

The decision of the Commission in this instance is submitted for Council's consideration and ratification.

Respectfully submitted,



R. Heard, Chairman  
Red Deer Industrial Airport  
Commission

CS/ds  
Encl.

c.c. Airport Manager

4509 - 35 St. Crescent  
Red Deer, Alberta  
June 29, 1981

Mr. Don Sutherland  
Airport Manager  
Red Deer Industrial Airport

Dear Mr. Sutherland,

I would like to hereby make application to acquire a lease on the property designated T-12 for the purpose of erecting a small aircraft hanger.

1. Name of Company- no company name.

Building to be owned and operated by:

Albert Loughheed  
4509 - 35 St. Crescent  
Red Deer, Alberta  
T4N 0P6

Phone: 343-3808 Res.  
343-1838 Bus.  
797-3942 Summer

2. The proposed business is for the purpose of hangering my own private aircraft. There will be sufficient room to hanger one additional aircraft.

3. The land requested is plot T-12

4. References:

Mr. John Pollock  
4539 Moore Cresc.  
Red Deer  
Ph. 346-3502

Mr. John Page  
5525 - 35 St.  
Red Deer  
Ph. 343-1739

5. See attached four sets of plans with required information.

- (a) distance from property lines will be exactly the same as the adjacent hanger on plot T-11 This building will be exactly the same size as the one on T-11
- (b) side and end elevations will be similar to the building on T-11 since it is necessary to have the floor of the hanger just very slightly higher than the taxiway so water will run out.
- (c) floor plan will be 15.24M wide and 12.19 M long.  
( 50 ft. x 40 ft. )

- (d) The building will be of arch rib construction with steel covering on both the roof and end walls.

The color will be natural silver metal color.

- (e) The building will comply with all National and local building codes.

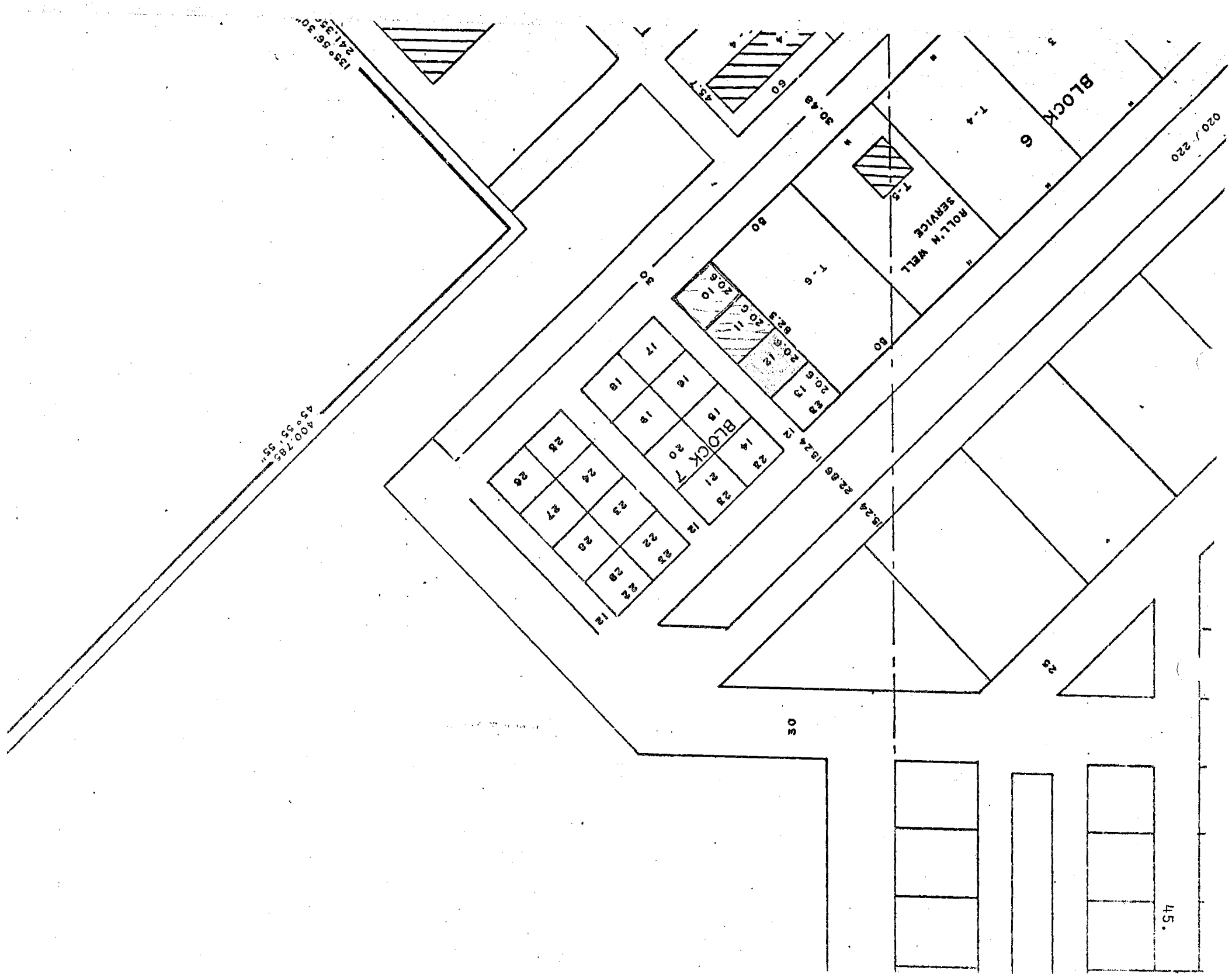
- (f) Electrical layout is not planned at this time. The building will be without heat or electric power.

I hope the above and included information is satisfactory and that the project will gain your approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. Loughheed", written in dark ink.

A. Loughheed



NO. 11

6 July 1981

TO: COUNCIL  
FROM: CITY CLERK

At the August 4th, 1981 meeting of Council, a Certificate of Recognition will be presented to Mr. Jim Jutte who will have retired from the City's employment effective July 31st, 1981. Mr. Jutte has been employed with the City for 25 years.

Mr. & Mrs. Jutte will accompany members of Council to the evening meal at 6 p.m., and will be present in the Council Chambers at 7 p.m. for official recognition of his service to the citizens of Red Deer.

"R. STOLLINGS"  
City Clerk

NO. 12

21 July 1981

TO: CITY COUNCIL

FROM: CITY CLERK

RE: RECREATION DEPARTMENT JUNE 1981 MONTHLY REPORT

For the convenience of Council members, the above noted report is available for viewing in the City Clerk's Department.

"R. STOLLINGS"  
City Clerk

NO. 13

1981 07 20

TO: City Council

FROM: City Assessor

RE: 119310 Holdings Ltd.  
NE $\frac{1}{4}$  30-38-27-4  
City of Red Deer

Due to the proposed extension of 64 Avenue north of 67 Street to Grant Street this year, a 10.058 m X 148.0 m (33' X 485.6') strip of land is required from the above described lands which are registered in the name of 119310 Holdings Ltd. (please see attached map).

A private appraisal established a land price of \$38,000.00 an acre, which has been agreed to by the registered owners of the property.

We recommend that the lands in question be purchased subject to the following conditions.

1. Purchase of the lands subject to the City of Red Deer's approval.
2. Purchase price to be based on \$38,000.00/acre with final acreage of lands required to be based on a legal survey plan. Approximate acreage of lands required is .368 of an acre X \$38,000 = \$14,000.00.
3. On City Council approval of this purchase monies are to be deposited with City Solicitor into an interest bearing account as per the attached letter of acceptance and released on the registration of the legal survey plan.
4. All legal survey fees and registration fees are to be borne by the City of Red Deer.
5. The purchase of the land is to be charged to 6-0142-0000-640 being land acquisition account for this project.

We respectfully ask City Council's approval of this purchase.



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

WFL/bt  
att'd.





# T & C INVESTMENTS LTD.

Box 279  
5330 - Lake Shore Drive  
Sylvan Lake, Alberta  
T0M 1Z0

Phone 1-403-887-5338

Office 887-2200  
887-2226

July 14, 1981

City of Red Deer  
c/o City Hall

Attention: W.F. Lees,  
Land Supervisor

Re: 119310-Holdings Ltd.  
N. E. 1/4-30-28-27-4  
City of Red Deer.

Dear Sir:

Further to your letter of April 29, 1981 addressed to myself. We wish to confirm that we are prepared to accept your offer as per your letter, subject to all costs for acquiring this .368 acres, being paid by the purchaser. On acceptance of this offer, monies are to be deposited into lawyers trust accounts. Lawyers will then deposit monies into interest bearing accounts at the best possible rate for a minimum of 30 days.

This is in no way a commitment to sell any further land or to establish a price per acre on any future land that might be required for the city from this property

Yours truly,

Alf Cadman -----Clarence Koch

On behalf of 119310 Holdings Ltd.

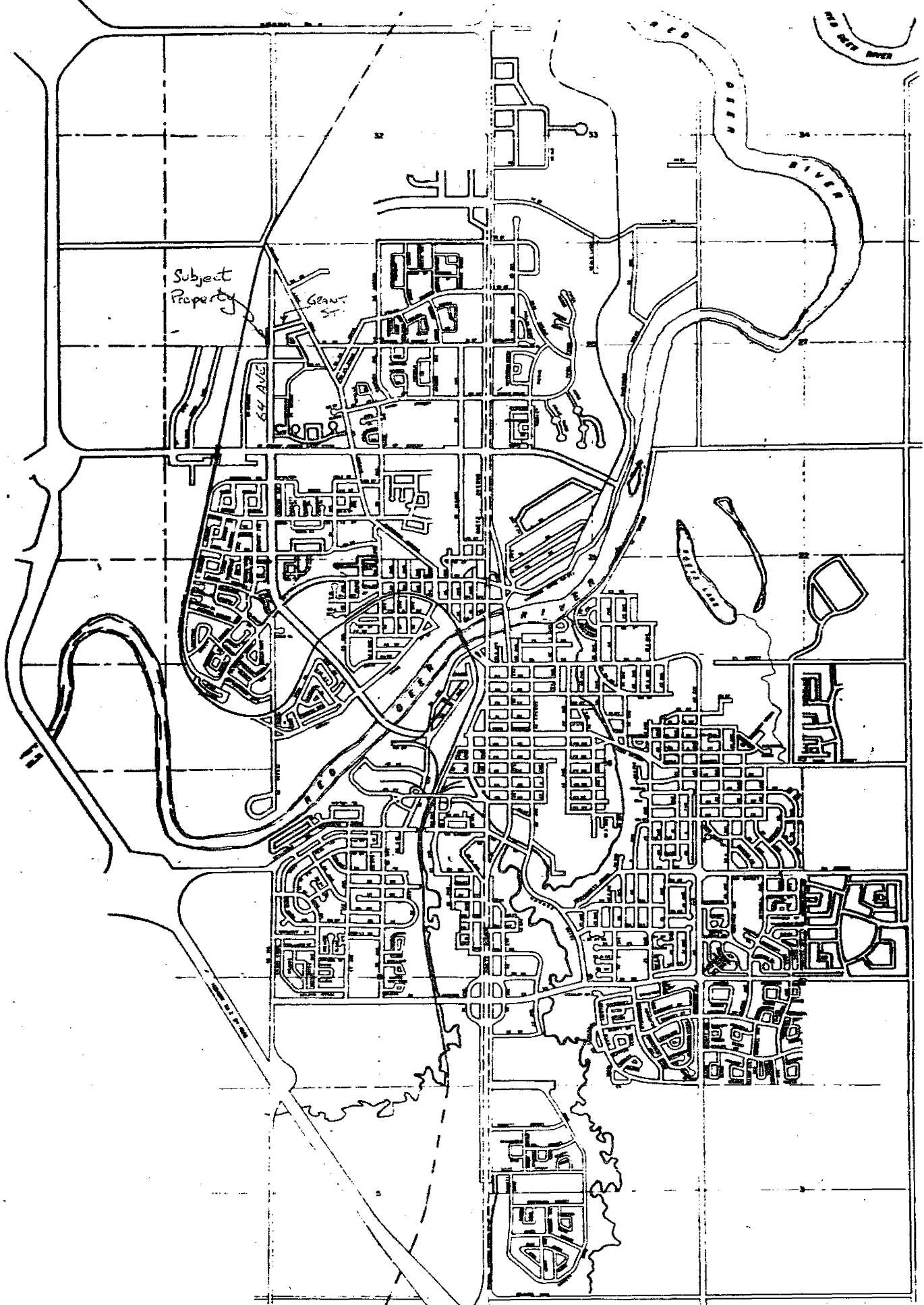
THE CITY OF RED DEER  
LAND & TAX DEPARTMENT

RECEIVED

TIME 12:05

DATE 81-07-17

W.F.



1/4 SECTION LINE

N.E. 1/4 Sec. 30-38-27-4

RESERVE

PROPOSED ADDITION TO 64 AVE ---

148.000 = 485.6'

LAND  
ACQUISITION  
for 1981  
construction.

33-

64 AVE

2.221

TH.9

TH.10

RESERVE

R-7

RESERVE

LOT

6

GRANT ST.

U-8

1 3

Commissioners comments

We concur with the recommendations of the City  
Assessor.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 14

1981 07 17

TO: City Council  
FROM: City Assessor

RE: Part SW 2-38-27-4, Plan 2130 KS  
Canadian Western Natural Gas Company Ltd.  
Regulating Station, 30 Avenue and  
Delburne Road, City of Red Deer

Due to the proposed extension of City EL&P services to be located on the east side of 30 Avenue, it is proposed that the City purchase .161 of an acre from Canadian Western Natural Gas Company Ltd. This purchase will enable the EL&P Department to finalize the project along 30 Avenue. The area required is shaded in red on the attached map.

We have negotiated with Canadian Western, and they are in agreement to sell the required land, subject to the following conditions.

1. Purchase of the land by the City subject to the City of Red Deer approval. County of Red Deer approval has already been received (copy of letter attached).
2. The total price of \$4,200.00 for .161 of an acre is to be paid by the City in trust to the City Solicitor on the signing of an agreement. Immediately upon registration of the road plan the purchase price plus all interest earned shall be paid to the owner.
3. Upon City of Red Deer approval of the land purchase the sum of \$2,500 is to be forwarded to Canadian Western to cover the cost of relocating the chain link fence at present located on the west boundary. This work is to be carried out by and under the direction of Canadian Western.
4. All legal, survey and registration fees are to be borne by the City of Red Deer. The purchase of the land is to be charged to 6-0144-0101-640 being the account for the 30 Avenue transmission line land acquisition.

We respectfully ask City Council's approval of this purchase.



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

PR/bt  
att'd.



CANADIAN WESTERN NATURAL GAS COMPANY LIMITED

54.

July 8, 1981



City of Red Deer  
Red Deer, Alberta  
T4N 3T4

Attention: P. A. Robinson  
Land Appraiser

Dear Sir:

Re: Proposed Purchase of a Strip of Land  
35' Wide at Delburne Road and 30th Avenue  
Red Deer, Alberta

Further to your letter of June 6, 1981, please find enclosed the Purchase Agreement duly approved and signed by Canadian Western Natural Gas Company Limited.

The relocation and moving of the Chain Link Fence from the 35' strip will be handled by our maintenance people. The cost of relocating will be as stated in previous correspondence, \$2,500.00.

Would you kindly forward this amount to us as soon as approval has been obtained from your local authorities. Work will commence on the relocation of the fence as soon as the \$2,500.00 has been received.

Yours truly,

CANADIAN WESTERN NATURAL GAS COMPANY LIMITED

W. D. Carscadden  
Supervisor, Land & Claims

WDC/mm  
Enc.



55.

No. 23

OFFICE OF THE SECRETARY-TREASURER  
BOX 920  
RED DEER, ALBERTA T4N 5H3

July 8, 1981

Mr. P.A. Robinson,  
Land Appraiser,  
City of Red Deer,  
Red Deer, Alberta

Dear Sir:

Re: Pt. SW 2-38-27-4  
Plan 2130 KS - Canadian Western  
Natural Gas Company Ltd. Regulating  
Station - City of Red Deer

We wish to advise that your letter of June 23, 1981 requesting the approval of the County for the City to purchase the .161 acres from the above described land was presented to County Council at its meeting held July 6, 1981.

We are pleased to advise that County Council have approved your request for the purchase of this property.

Yours truly,

COUNTY OF RED DEER NO. 23

R.J. Stonehouse  
County Commissioner

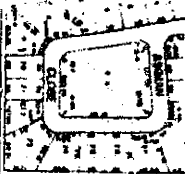
/gg

Commissioners' comments

Concur with the recommendations of the City Assessor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



56.  
Wm. A. 3  
Wm. A. 3  
Wm. A. 3

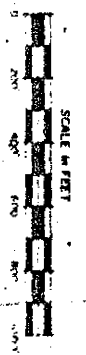
CITY INCORPORATED  
FROM HILBERT  
LANDSHIRE  
AND FOLIA 1882  
HILBERTS FARMERS  
THE LANDSHIRE  
AND IN FARM

2 miles lower lines (low)  
and 3000 ft

972  
1995

Wm. A. 3  
Wm. A. 3  
Wm. A. 3

CITY OF REID DEER



0.125

0.125  
0.125  
0.125



July 28, 1981

NO. 15

TO: City Clerk

FROM: Bryan Wilson, Chairman  
Family and Community Support Services BoardRE: School Age Child Care Program  
(After-School Care)

-----

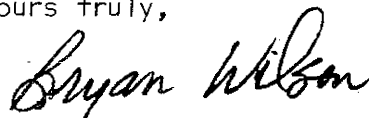
Council will recall having agreed with the P.S.S. Board in May that the Piper Creek School Age Program be postponed until the Department of Social Services and Community Health agreed to special funding for such programs. Following this decision a letter outlining Council's concern was forwarded to the Hon. Bob Bogle. A letter dated July 6, 1981 forwarded to Commissioner Day indicates the Province's willingness to provide additional funding for such programs.

A special committee of the Family and Community Support Services Board met on July 28, 1981 to review this matter. On behalf of the F.C.S.S. Board, we would like to recommend to Council that the Piper Creek School-Age Program proceed in view of the increased funding available from the Province. If Council agrees, we would hope to have the program operational by September 1, 1981.

For Council's further information, the City's share of this cost has already been approved in the 1981 budget. In addition, we are satisfied that the Province is prepared to provide the additional support in future to allow us to further develop this service without jeopardizing other programs.

Thank you for your anticipated support.

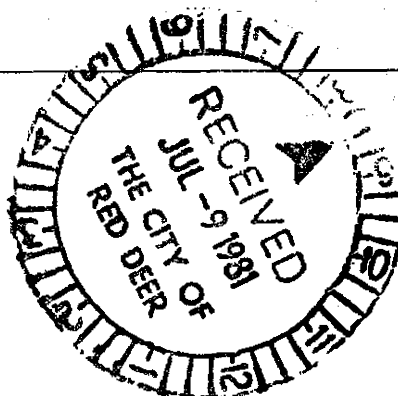
Yours truly,



Bryan Wilson, Chairman  
RED DEER & DISTRICT  
FAMILY AND COMMUNITY SUPPORT SERVICES

BW/mp

SOCIAL SERVICES  
AND COMMUNITY HEALTH



In Replying Please Quote:

Seventh Street Plaza  
10030 - 107 Street  
Edmonton, Alberta, Canada  
T5J 3E4

July 6, 1981

Chief Commissioner Mike Day  
City of Red Deer  
Box 5008  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Day:

RE: AFTER-SCHOOL-CARE

Further to our past communications with your Family and Community Support Services program (previously Preventive Social Services) on After-School-Care, I am pleased to advise that the provincial government has now made more funding available on an 80%-20% cost-shared basis to allow your municipality to operate After-School programming.

For the Red Deer Family and Community Support Services area, this now means that a maximum of \$39,864.00 provincial funding is available for the 1981/82 fiscal year for After-School-Care. Depending on the date you decide to fully assume responsibility for the service, this amount would be prorated for the remainder of this fiscal year.

It would be appreciated if the appropriate municipal officials could contact the Family and Community Support Services Consultant for their area to discuss further details and receive clarification as to how to proceed in accessing the additional funding.

Sincerely,

John A. Lackey  
Executive Director  
Community Social Services

cc. Family and Community Support Services Director

15A34

*Copy to Red Deer City Hall*

Commissioners' comments

We see no objection to the proposal to proceed with the above program as the necessary funding is now available and no over-expenditure of budget is anticipated.

"R.J. McGhee"  
Mayor

"M.C. DAY"  
City Commissioner

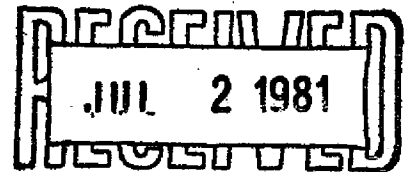


# WESTERN SUPPLIES LIMITED

WHOLESALE PLUMBING, HEATING AND INDUSTRIAL SUPPLIES

14940 - 121A Avenue,  
EDMONTON, Alberta.  
T5V 1A3  
June 29, 1981.

Mr. Alan Scott,  
Director Economic Development,  
City of Red Deer,  
City Hall,  
4914 - 48 Avenue,  
RED DEER, Alberta.



Dear Sir:

You will find enclosed copies of our site plan, location and building plan for our building. I believe you have received the cheque which was mailed last week.

This is also to request that you make application with the City of Red Deer for relaxation of the site coverage requirement on site property. As you can see from the plan our building requirements are only about 15,000 square feet. The reason we require the relaxation of site coverage is that in our distribution business we require as much outside storage as possible for our materials which cannot be inventoried in our buildings, such as pipe, etc.

If you require any other information please do not hesitate to contact us.

Yours very truly,

WESTERN SUPPLIES LIMITED

Tom Graham

TG:ad  
Encl

HEAD OFFICE: 14940 - 121A AVENUE, EDMONTON, ALBERTA

**BRITISH COLUMBIA**

ABBOTSFORD  
CAMPBELL RIVER  
CHILLIWACK  
COQUITLAM  
CRANBROOK  
DAWSON CREEK  
KAMLOOPS  
KELOWNA

LANGLEY  
NEW WESTMINSTER  
PENTICTON  
PRINCE GEORGE  
RICHMOND  
VANCOUVER  
VERNON  
VICTORIA

**ALBERTA**

CALGARY  
CAMROSE  
EDMONTON  
FORT McMURRAY  
GRANDE PRAIRIE  
LETHBRIDGE  
RED DEER

**SASKATCHEWAN**

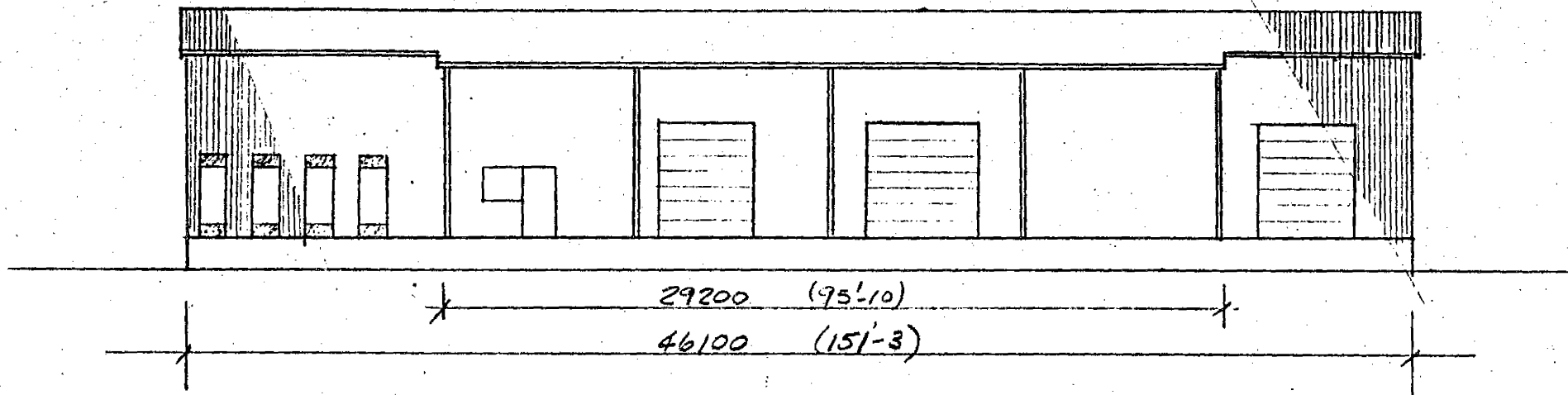
REGINA  
SASKATOON

MANITOBA  
WINNIPEG

**ONTARIO**

BARRIE  
BELLEVILLE  
BRANTFORD  
BURLINGTON  
KINGSTON  
LINDSAY  
LONDON

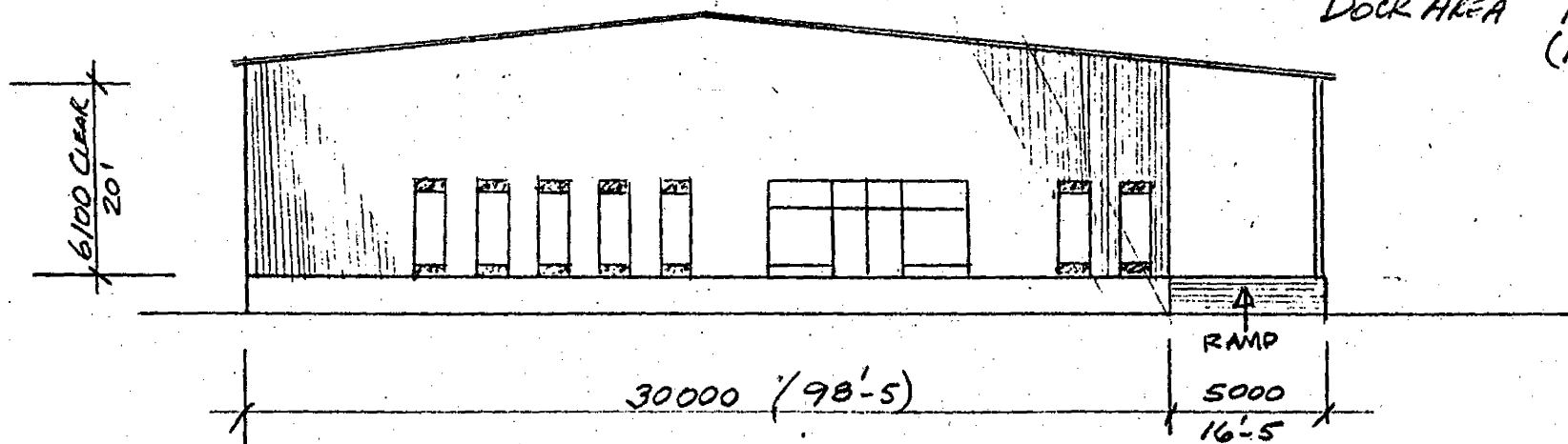
OSHAWA  
RICHMOND HILL  
SARNIA  
THUNDER BAY  
TORONTO  
WELLAND  
WOODSTOCK



MAIN FLOOR (EXCL DOCK) 1383 m<sup>2</sup>  
(14837 ft<sup>2</sup>)

MEZZANINE 507 m<sup>2</sup>  
(5457 ft<sup>2</sup>)

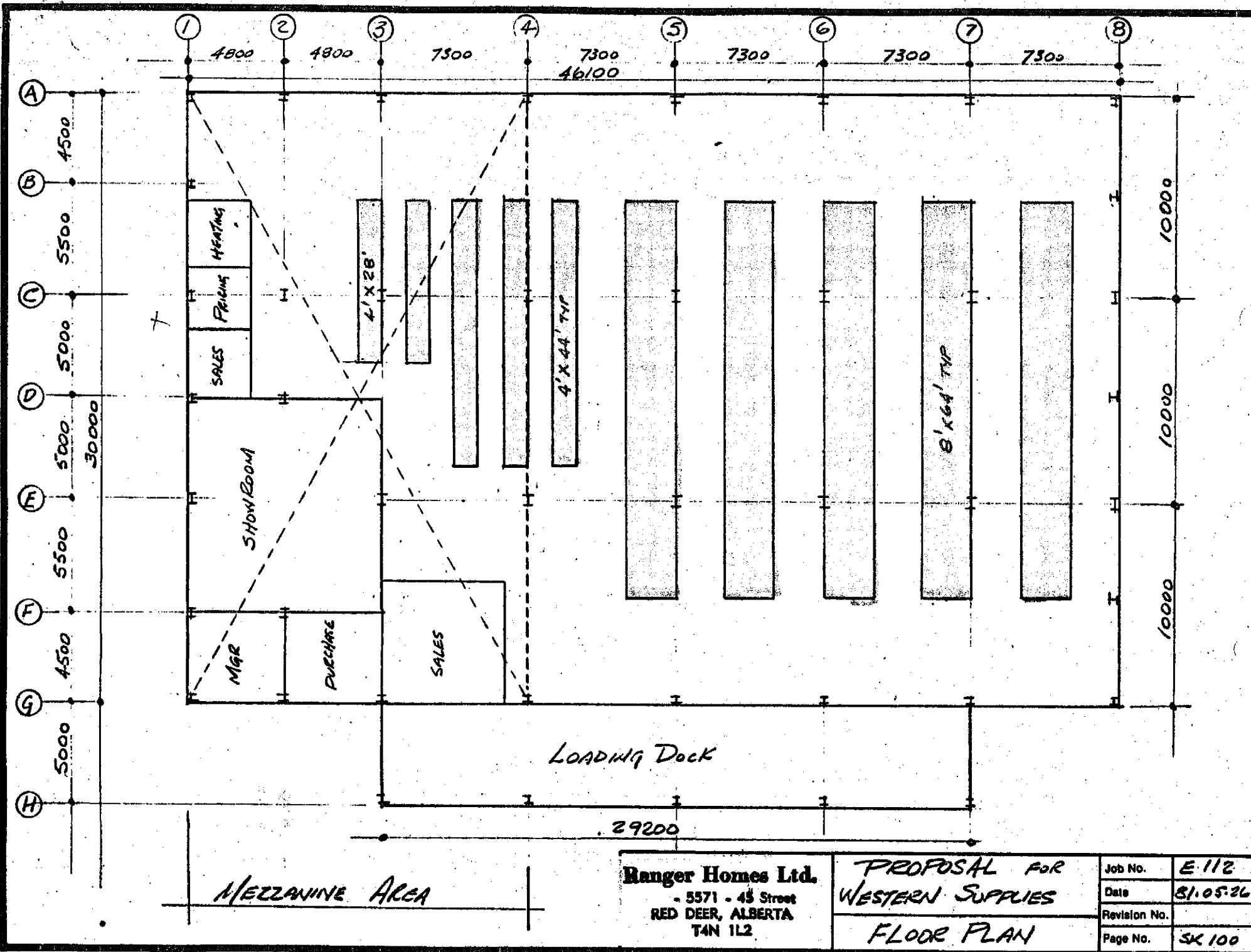
DOCK AREA 146 m<sup>2</sup>  
(1572 ft<sup>2</sup>)



**Ranger Homes Ltd.**  
- 5571 - 45 Street  
RED DEER, ALBERTA  
T4N 1L2

PROPOSAL FOR  
WESTERN SUPPLIES  
ELEVATIONS

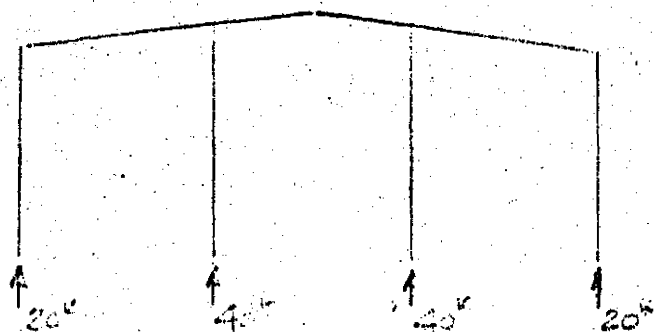
Job No.	E112
Date	31.05.26
Revision No.	
Page No.	SK101



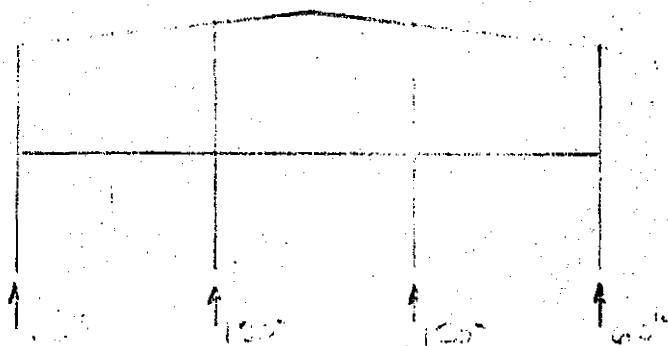
**Ranger Homes Ltd.**  
 5571 - 45 Street  
 RED DEER, ALBERTA  
 T4N 1L2

**PROPOSAL FOR**  
**WESTERN SUPPLIES**  
**FLOOR PLAN**

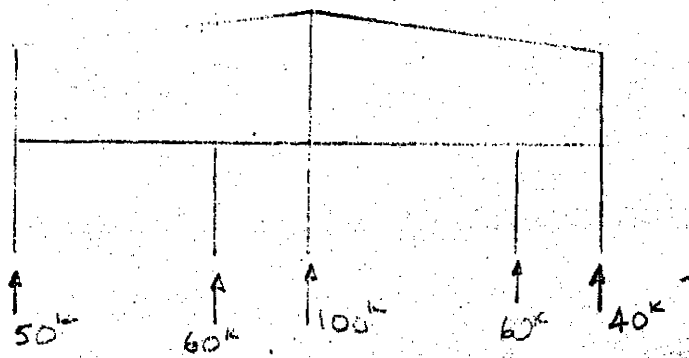
Job No.	E 112
Date	8/105/26
Revision No.	
Page No.	SK 100



LINE 6, 7 & 8



LINE 5 & 6



LINE 2



ON LINE ① USE 20" (R. COLUMN).

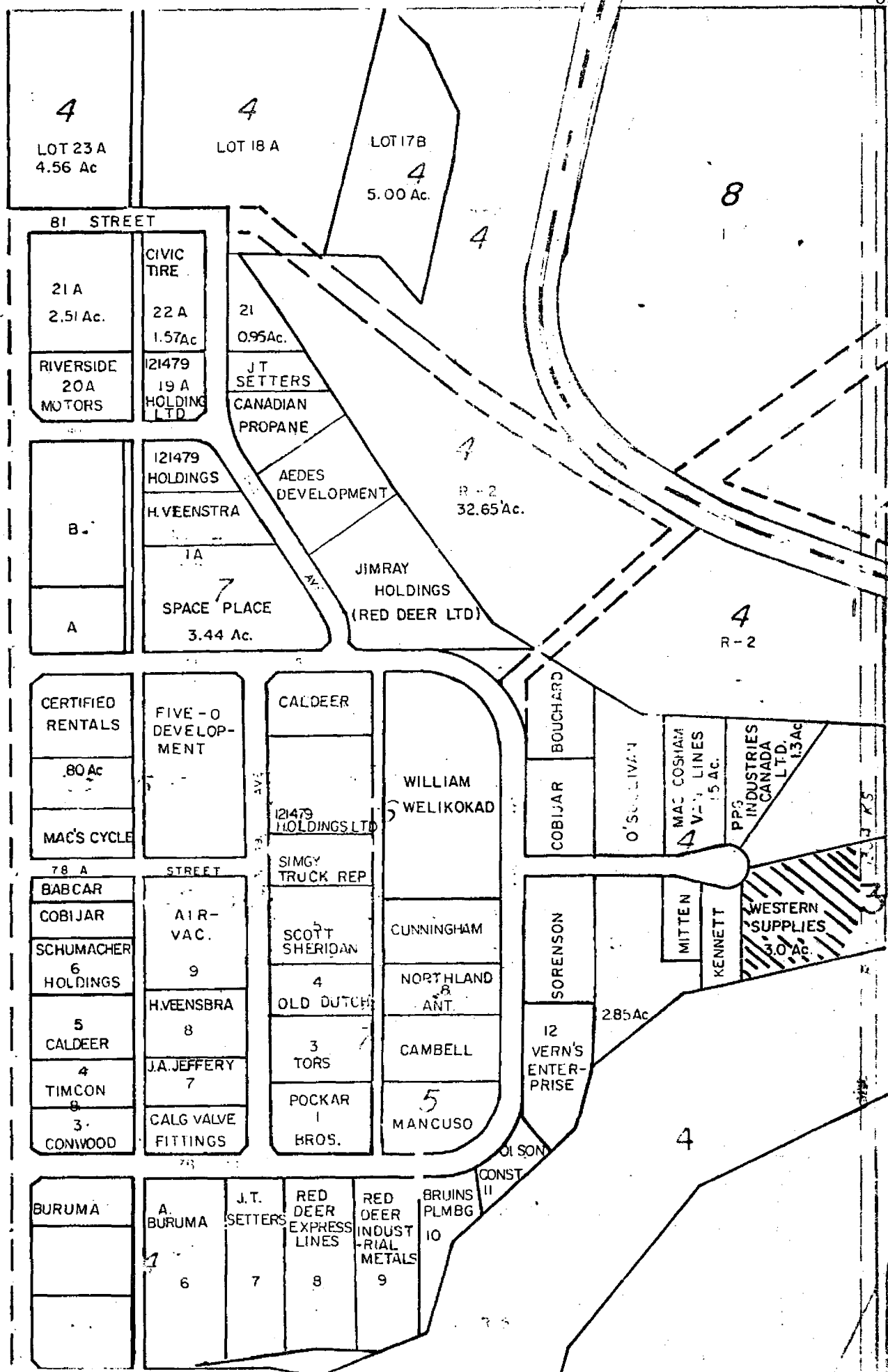
PROPOSED REACTIONS

**Ranger Homes Ltd.**

5571 - 45 Street  
RED DEER, ALBERTA  
T4N 1L2

PROPOSAL FOR  
WESTERN SUPPLIES  
FOOTING LOADS

Job No.	E112
Date	51.05.26
Revision No.	
Page No.	SK102



Commissioners' comments

In view of the sizeable relaxation in site coverage required, we would not normally recommend Council approve an application such as this. However, as can be seen from the attached map, the land cannot readily be subdivided and as outlined by the Economic Development Director, we have no other land available and sizeable amounts of outside storage are required. We, therefore, concur with the recommendations of the Economic Development Director and recommend the sale as outlined.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 17

28 July 1981

TO: COUNCIL

FROM: CITY CLERK

RE: DEBENTURE BYLAW 2727/81

The above Bylaw provides for the borrowing of \$12,800.00 for the purpose of re-constructing a sidewalk on the north side of 55 Street from Waskasoo Creek to 55 Avenue. We have received information from the Local Authorities Board indicating that we may now proceed with second and third readings of this bylaw and, accordingly, such action is requested by Council.

R. STOLLINGS,  
City Clerk

NO. 18

July 23, 1981.

TO: Council  
FROM: City Clerk

RE: Public Hearings

Council are herein advised that public hearings scheduled for Tuesday, August 4, 1981, at 7:00 p.m., have been advertised in respect of the following Bylaws, described as noted hereunder:

- (1) Bylaw 2672/P-81 - Redesignation of Lot A, Plan 4411 H.W., portion of the S.W.  $\frac{1}{4}$  of 4-38-37-W4th, corner Gaetz Avenue & the Delburne Road, from A1 = Future Urban Development District to C4 = Commercial (Major Arterial) District.
- (2) Bylaw 2721/81 - Closure of a portion of Botterill Close as indicated on Plan 772-0301, containing 0.338 hectares (0.84 acres) more or less.
- (3) Bylaw 2725/81 - closure of a portion of the 64th Avenue road allowance between Oberlin Avenue and the Railway Right of Way, lying to the east of the N.E.  $\frac{1}{4}$  of Section 18, Twp. 38, Rge. 27, W.4th M. containing 0.4292 hectares (4292 sq. meters) more or less.

A letter in opposition to Bylaw 2725/81 has been received and is included herewith for Council's information.

As of this date, no objections have been received in respect to Bylaws numbered (1) and (2) above.

"R. Stollings"  
City Clerk

GP/ds

A. H. Hogberg  
68 Oberlin Avenue  
Red Deer, Alberta

July 20, 1981

His Worship, Mayor McGhee and honorable members of council;

RE: 64th Avenue proposed closure

I was somewhat shocked to read in our local newspaper that City Council plans to close 64th avenue at the railway crossing. This will be an added and unwelcome inconvenience to my family and I as we travel this road daily to and from work. This is as safe a road as we have and there is less traffic on it as well, so we can enjoy a pleasant drive and a beautiful view overlooking the park, the ball fields and the Bower Ponds.

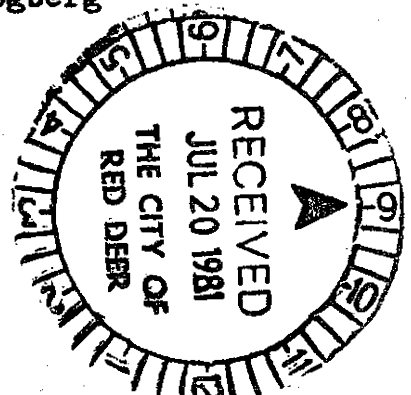
If you do close this road to us, this drive, one of the most pleasant in our fine city, will be lost to us forever. I am sure this road can be left open even if it means one less house in the new area, so that we and future generations may enjoy this lovely view and very pleasant drive.

Your Worship, and members of council; even though the track crossing is rough, please think very carefully before voting to take away something as pleasant as our 64th Avenue and Kerry Wood drive.

Sincerely,

A. H. Hogberg

CC: The Advocate



July 22nd, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: EASTVIEW COMMUNITY CENTRE STEERING COMMITTEE REQUEST FOR  
CITY COUNCIL ENDORSEMENT

The Steering Committee for the Eastview Community Centre have contacted the Recreation Board asking them to recommend to City Council that a resolution be passed in order that they may meet the criteria to formally challenge for designated community school status. The resolution required is as follows:

"That so far as is practicable, we support the establishment and functioning of Eastview Junior High School as a designated Community School under the Alberta Community Schools Program Position."

Since this project is in keeping with the Recreation Master Plan, and will enhance our ability to provide a diversity of opportunity for citizens of the Easthill area, we would recommend Council pass this resolution and so advise the Eastview Community Centre Steering Committee.

*for P. H. Wymia*  
BILL CLARK, Chairman  
Recreation Board

DM:pw

Commissioners' comments

Recommend Council pass a resolution as outlined by the Recreation Board.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

July 22nd, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL  
FROM: RECREATION BOARD  
RE: PURCHASE OF ICE RESURFACER

The attached report was presented to the Recreation Board at their meeting of July 21st. The Recreation Board concur with the recommendations of the Recreation Superintendent and Construction and Maintenance Supervisor, and would recommend that Council accept the bid of Industrial Machine Ltd. of Edmonton in the amount of \$5,450.

This item was provided for in the Council approved Recreation portion of the equipment plan.

*P. H. Wynia*  
for. BILL CLARK, Chairman  
Recreation Board

DM:pw

Attachment



File: R-16515

72.

July 8th, 1981

MEMORANDUM

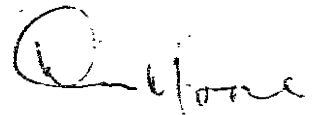
TO: RECREATION BOARD

FROM: RECREATION SUPERINTENDENT

RE: PURCHASE OF ICE RESURFACER

Tenders were recently received for a new tractor-mounted ice resurfacer. The attached report prepared by Neil Evans, Construction and Maintenance Supervisor is self-explanatory. If other than the low bid is accepted, this requires approval of City Council. We would be reluctant to take a chance on the Kelly machine because no one has had much experience with it, but the Leclair model is utilized by some of the facilities in Calgary and Edmonton, as well as other centres throughout Alberta and British Columbia. The arguments presented by Neil Evans are valid, in that dealing with two sizes of blades is an inconvenience and somewhat of an expense and we are able to salvage parts by keeping to the zamboni standard.

In light of the foregoing, I would suggest that the Recreation Board recommend the purchase of a zamboni unit.



DON MOORE

DM:pw

Attachment

REPORT ON TENDER QUOTES FOR

73.

NEW ICE RESURFACING MACHINE (TRACTOR MOUNTED)

BIDS

- |                                      |   |            |
|--------------------------------------|---|------------|
| 1. Arenaquip Ltd. (Kelly)            | - | \$4,053.00 |
| 2. Leclair Equipment                 | - | \$5,200.00 |
| 3. Industrial Machine Shop (Zamboni) | - | \$5,450.00 |

Having reviewed the bids, I recommend that the Zamboni model be purchased for \$5,450 for the following reasons:

1. The Arenaquip (Kelly) model does not meet our specifications, i.e. fiberglass tanks instead of aluminum tanks, P.V.C. water lines, not stainless steel. The blades are 80" long, where on our eight existing units, blades are 72" long. Four extra blades would be needed if the machine was in an indoor arena at an approximate extra cost of \$1,000. Also, no spare parts would be interchangeable with existing units in an emergency.
2. The Leclair model is only \$250 lower than the Zamboni, but uses an 80" blade and four extra blades at an approximate cost of \$1,000. Also, we could not use spare parts from our existing units in an emergency.
3. The Zamboni is the highest bid, but the blades are 72" long which matches with our existing blades. Eight existing Zamboni units are presently being used by the Recreation Department, so using spare parts in an emergency is not a problem. Also, this unit meets our specifications.

Commissioners' comments

We concur with the recommendations of the Recreation Board.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

July 22nd, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL  
FROM: RECREATION BOARD  
RE: MASTER PLAN PUBLICITY

As directed by City Council, the Recreation Board have obtained a proposal from the Master Plan Consultants for the production and printing of a brochure. The proposal, a copy of which is attached hereto, would include professional services at a quoted price of \$2,960, while the printing cost estimates are as follows:

2,500 copies	\$2,600
5,000 copies	\$3,210
10,000 copies	\$4,350

The Recreation Board believe that the services for preparation of the brochure are too costly, but in order to expedite the project, would recommend that the Consultant be offered the sum of \$2,500 for this work and that we produce 10,000 copies for distribution at a cost of approximately \$4,350.

It should be noted that 50 per cent of this cost will be shared by the Alberta Recreation and Parks Branch as part of the Master Plan expenses.

The expenditure would represent an overexpenditure in the Recreation Department's budget and therefore it is recommended that it be charged to the Recreation budget on the assumption that it may be covered by underexpenditures in other areas, however, if this does not materialize, that it be charged forward to the 1982 Recreation Operating Budget.

*P. H. Wynne*  
for BILL CLARK, Chairman  
Recreation Board

DM:pw

Attachment

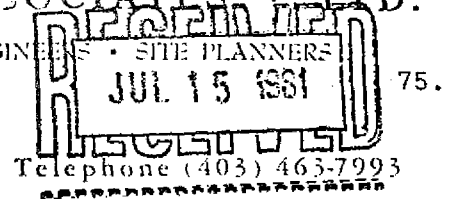
BUHLER • KREBES • ASSOCIATES, LTD.

LANDSCAPE ARCHITECTS • MUNICIPAL ENGINEERS • SITE PLANNERS

#200-4224-93 Street

Edmonton, Alberta

T6E 5P5



W. K. Buhl

R.S.L.A.

C.S.L.A.

A.S.L.A.

J.S. Krebs

R.S. P. Eng.

J.S. Ma

R.L.A.

M.L.A.

C.S.L.A.

C. P. Sorensen

C.E.T.

F. J. Moruzzi

July 14, 1981

Recreation Department  
City of Red Deer  
4411 - 47A Avenue  
Red Deer, Alberta

ATTENTION: DON MOORE, SUPERINTENDENT

Dear Don:

Re: Red Deer Recreation Master Plan  
Revised Proposal  
Brochure Preparation

Butler Krebs Associates Ltd. is prepared to provide technical expertise in the design of a brochure, the selection of a printing company and the supervision of printing. Expenses for printing, production of negatives, typesetting, etc. are in addition to the fees quoted in this correspondence.

This revised fee estimate assumes that the printing company would prepare final layouts and artwork including typesetting. Butler Krebs would prepare design layouts, select colours and provide the printer with previously published maps. A small budget for enhancements to Figure 6 has been included.

Butler Krebs Associates Ltd. will write one preliminary text for the brochure. The Recreation Department will be responsible for the final version of the text.

Recreation Department  
City of Red Deer  
July 14, 1981  
Page 2

76.

Fees will be based on per diem rates billed to an upset limit as established below.

Fee Estimate:

a) Senior Landscape Architect

-client contact 1 day  
-layouts and text 3 days  
-tender of printing 2 days  
-supervision of printing 2 days

8 days x 320 = 2,560

b) Technician

-general graphics 2 days @ 200 = 400

2,960

An estimate of printing costs have been previously submitted. We will endeavour to solicit quotations from local printing firms with suitable equipment and experience.

The brochure is an excellent method of communicating the results of the Recreation Master Plan to the general public in Red Deer. Attached are some rough ideas concerning the brochure design. We would be very pleased to assist in this final step of the master plan process.

Yours truly,

BUTLER KREBES ASSOCIATES LTD.



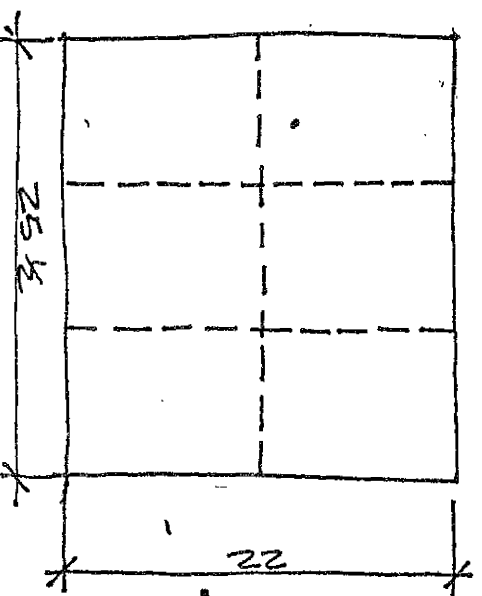
Robert A Gibbs C.S.L.A.

RAG/kjw  
Enclosures

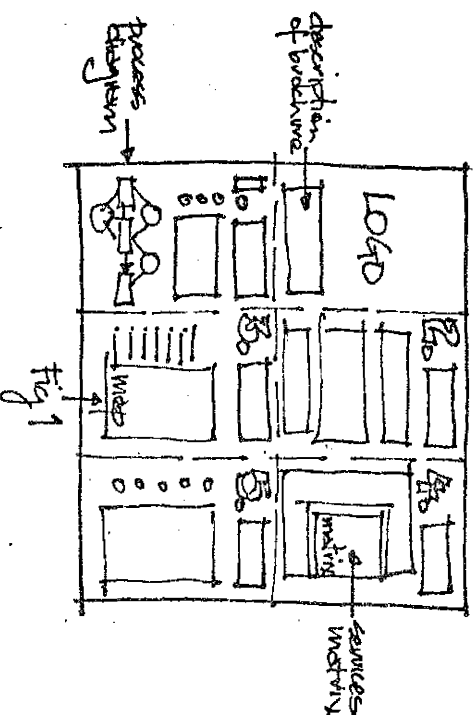
# PROPOSED BROCHURE FORMAT FOR DEER RECREATION MASTER PLAN

77.

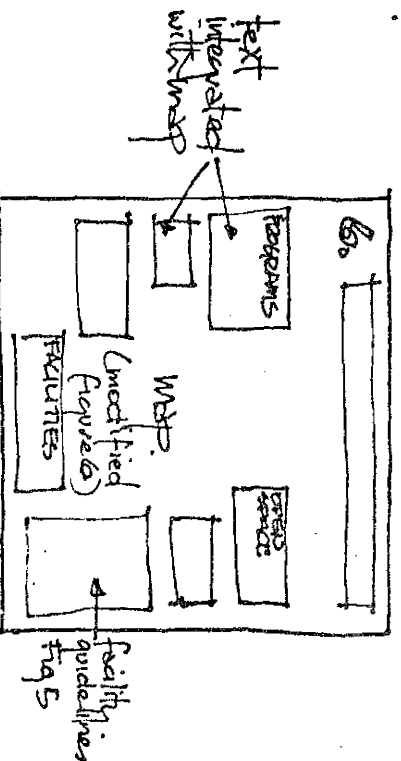
SIZE: 25 1/2" X 22"  
FOURED 3X TO 8 1/2" X 11"



FRONT:



BACK:



NOTES:

- series of numbered panels prefaced with a question.

1. What is a recreation master plan?
2. How were needs determined?
3. What will the future be like?
4. What kind of services will be provided by the City of Deer? (geared 1st philosophy)
5. What will be the key operating policies?
6. What are the main recommendations of the master plan?

Commissioners' comments

If Council wishes the information to be placed before the public, the above action should be taken at a net cost to the City of \$3,425.00.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

July 22nd, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL  
FROM: RECREATION BOARD  
RE: RED DEER RUSTLER/CITY OF RED DEER AGREEMENT FOR USE OF ARENA

Attached is a copy of a draft of an agreement which has been signed by the Rustler Hockey Club. This is submitted for consideration and approval of City Council.

*P. D. Wignia*  
for: BILL CLARK, Chairman  
Recreation Board

DM:pw

Attachment

Commissioners' comments

The standard agreement entered into annually between The City of Red Deer and the Red Deer Rustlers for the 1981-82 season was forwarded to the Rustlers by the Recreation Department for their acceptance and signature.

This agreement was executed by the Rustlers and is being submitted to Council for their approval. However, in view of Council's consideration of a new major ice facility, we believe that Council should retain some flexibility in how such a facility is utilized and, accordingly, we recommend the inclusion of the additional clause 20.2 to the agreement as shown in the attached.

Should Council agree to this, the revised agreement will be forwarded to the Rustlers for their consideration and signatures.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



NO. 23

1981 07 22

TO: City Clerk

FROM: City Assessor

RE: Letter from Alberta Housing & Public Works  
Dated June 25, 1981

Since 1976 City Councils have allocated a total of 123 single family dwelling City developed residential lots to the C.H.A. Program.

These lots have been situated in the following areas as indicated on the attached map.

<u>SITE</u>	<u>SUBDIVISION</u>	<u>YEAR</u>	<u>NUMBER OF LOTS</u>	<u>% OF TOTAL S.F.D. LOTS AVAILABLE</u>
1	Normandeau	1976	30	18%
2	Bower Place	1978	15	9%
3	Normandeau	1978 & 1979	35	12%
4	Morrisroe Ext.	1980	43	9%
Total			123	

In addition to providing building lots for the C.H.A. Program, the City has a subsidized lot pricing policy which has been implemented to assist first time homeowners in the purchase of their initial dwelling.

This subsidy is a 60% (maximum) reduction in the land cost (excluding the cost of local improvements) and is calculated on a pro-rata basis with the reductions granted under the Alberta Home Mortgage monthly mortgage payment reduction program.

The City subsidy granted to those eligible applicants can range from \$3,200.00 for an applicant who receives the Alberta Housing maximum monthly mortgage payment subsidy of \$480.00/month to zero for those who receive no monthly mortgage payment subsidy.

The monthly mortgage payment reduction is calculated by the Alberta Home Mortgage Corporation.

The City subsidy is covered by a five year forgivable second mortgage being registered against the title and is only granted upon the City receiving an approved subsidized mortgage document from the mortgage corporation.

1981 07 22  
Page 2

Even though the aforementioned policies exist and do assist in acquisition of a dwelling for those applicants who qualify, previous reports have brought forward the following reasons for cancellation of these policies, and which we feel should be reconsidered at this time by City Council.

1. The City does not receive any financial assistance from other governments (provincial and federal) for providing these services.
2. Increased mortgage rates have put pressure on the Alberta Housing Corporation programs for additional City lots. If they are not available the Alberta Housing Corporation is having to go to the private sector for lots at a substantially higher price. This means that the Alberta Housing Corporation programs can compete on the open market without a subsidy.
3. The Alberta Housing Corporation charges a holding fee towards the purchase of a Co-op Housing Action Program lot, thus nullifying a part of the maximum reduction granted by the City.
4. City lots to all homeowner applicants are presently discounted by 20% below the average market value for a residential lot due to the City's building commitments, residency conditions, etc.
5. The allocation of City lots for the C.H.A. Program prior to a land draw eliminates a large portion of the smaller lots from the draw, thus making it more difficult for an applicant who does not qualify for a subsidized program to obtain this type of lot.

We submit the forgoing with reference to the attached request by the Alberta Housing Corporation for 25 lots out of the first stage of the Rosedale Subdivision, which is scheduled to be placed on the market this September.

We feel that this request is excessive in that the first stage will only consist of 112 single family dwelling lots of which 67 in total will be allotted to the homeowner category (Lots are allocated 60% to homeowner and 40% to contractors).

The schedule for marketing of the remainder of the Rosedale Subdivision will depend on the completion of the construction of services.

1981 07 23  
Page 3

83.

The total number of lots for the whole of the Rosedale Subdivision is as follows:

- 20 Fourplex Lots
- 49 Semi-Detached
- 440 Single Family Dwellings
- 3 Multiple Family Sites (150 units)

For Council's information, we presently have seven single family dwelling lots in the Morrisroe Extension in inventory, and we would recommend that these lots be considered in any allotment granted to the Alberta Housing Corporation's C.H.A. Program.



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

WFL/bt  
att'd.





HOUSING AND  
PUBLIC WORKS

Policy and Planning Division  
Co-op Housing Branch

403/343-5257

5560 - 45 Street  
Red Deer, Alberta, Canada  
T4N 1L1

June 25, 1981

Don Wilson  
City Hall  
Red Deer, Alberta.

Dear Mr. Wilson:

In reference to our last correspondence dated June 4, 1981, we hereby request 25 lots out of Phase 1 in Rosedale.

As in past we have an active waiting list of first time homeowner applicants in the Red Deer area, who are unable to build a home without the aid of our program.

With the rapid escalation of interest rates throughout Canada, more and more people are forced to come through our program, as it is probably the only way that most of these people will become homeowners.

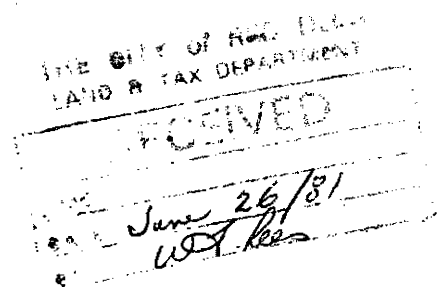
In closing, we would greatly appreciate any consideration you might give us in this matter.

Your truly,

Ross Bennett  
Regional Supervisor

RB/pm

cc: Bob Stollings - (City Clerk)  
Bob Leask - Chap



Commissioners' comments

As can be seen from the City Assessor's comments, the City does provide a subsidy to all individual lot purchasers in the homeowners category of 20%. In the past a further subsidy has been given to qualified applicants under this program at a time, when in the absence of City lots, Alberta Housing Corporation has been prepared to pay full market value for private lots and add on a holding fee. We, therefore, strongly recommend that Council discontinue this additional subsidy beyond the 20% already given.

With regard to the request for 25 lots, we again concur with the City Assessor that this request is excessive and suggest Council make available for this program the 7 remaining lots in Morrisroe and 10 lots in the first stage of Rosedale Subdivision.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## THE CITY OF RED DEER

87.



NO. 24  
OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA  
T4N 3T4

July 22, 1981

His Worship Mayor R. McGhee  
and City Council:

Ladies and Gentlemen:

I wish to report that during the second quarter of 1981, the operations of the Fire Department were as follows. These figures are given with comparisons for the same quarter in the previous year shown in brackets.

<u>TOTAL NUMBER OF FIRE CALLS</u>			<u>APPROXIMATE LOSS</u>	
APRIL 1981	85	(72)	\$52,320	(\$31,975)
MAY 1981	52	(58)	12,325	( 93,400)
JUNE 1981	48	(34)	202,500	( 27,200)

BREAKDOWN OF FIRE CALLS IS AS FOLLOWS

	<u>APRIL</u>		<u>MAY</u>		<u>JUNE</u>	
IN BUILDINGS	13	( 3)	7	( 4)	* 3	( 6)
VEHICLES	1	( 2)	5	( 3)	3	( 3)
BRUSH & GRASS	25	(31)	5	(17)	0	( 2)
RUBBISH	8	( 6)	4	(10)	7	( 2)
MISCELLANEOUS	4	( 7)	3	( 3)	4	( 4)
SMOKE/FUMES INVESTIGATION	2	( 1)	7	( 2)	8	( 3)
PUBLIC ASSISTANCE	5	( 6)	4	(10)	3	( 3)
GAS SPILLS	3	( 2)	2	( 2)	3	( 1)
ACCIDENTAL/SPRINKLER ALARMS	0	( 0)	8	( 0)	8	( 2)
FALSE ALARMS	8	( 2)	4	( 3)	6	( 6)
NEEDLESS CALLS	3	( 2)	0	( 0)	0	( 1)
OUT OF CITY CALLS	13	(10)	3	( 4)	3	( 1)

INCENDIARY & WILFUL FIRES

	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>
MISCHIEF	0 ( 3)	1 (0)	0 (0)
SUSPECTED ARSON	0 ( 3)	2 (0)	0 (3)
ARSON	1 ( 0)	0 (1)	0 (0)

SUMMARY OF FIRES IN BUILDINGS

April 5, 1981 at 1452 hours Responded to IGA Store at 4719 - 49 Avenue where space heating unit had overheated, causing some damage to the unit and charred ceiling. Natural gas turned off and smoke ejectors used to clear smoke from building.

April 6, 1981 at 1318 hours Responded to Rivercrest Manor at 59th Avenue and 63rd Street. On arrival found that fire reported on balcony had been extinguished. Charcoal from bar-be-cue had been emptied on or adjacent to stored materials. These materials smoldered and ignited causing fire.

April 6, 1981 at 1530 hours Responded to call of fire in wall of suite at #8, 5127 - Gaetz Avenue. On arrival found that electrical fire had charred wall panelling. No further damage.

April 7, 1981 at 2007 hours Responded to residence at #4 Mosley Close where fire was reported in fire place chimney. On arrival fire was out and there was no damage.

April 11, 1981 at 1212 hours: Responded to fire in basement suite at 4104 - 50 A Street. Fire damage was confined to the suite, but there was heavy smoke throughout the house. Cause was believed to be careless disposal of smoking materials.

April 11, 1981 at 1929 hours Responded to house fire at #16 Boyce Street. Upon arrival the fire was burning through a wall and roof at side of house. Roof was opened and fire was extinguished. Suspected cause was a faulty chimney.



April 12, 1981 at 0720 hours Received call of insulation smoking at scene of previous fire at 16 Boyce Street. Extinguished fire in the insulation and checked to ensure that there would be no further ignition.

April 13, 1981 at 1345 hours Responded to Ad-Viser Publications at 5929 -48th Avenue where welding torch being used on overhead door had ignited fibreboard used as base for built-up roof. Extinguished with no extension.

April 13, 1981 at 2243 hours Responded to #536 Riverbend Village at 5423 - 57 Street. Fire reported in living room. On arrival found that fire in sofa cushion had been extinguished. Ensured that fire was out and would not rekindle and cleared smoke from suite.

April 20, 1981 at 1001 hours Responded to #15 Anders Close where rubbish fire had extended to fence and private garage. Extinguished fire with a minimum of damage.

April 25, 1981 at 1454 hours Responded to 5829 - 58 Street where fire was reported. On arrival found chesterfield chair smoldering. Removed from house and extinguished fire. Apparent cause was careless smoking. Very little damage.

April 29, 1981 at 0509 hours Responded to #102, 4447 - 35 Avenue Close. On arrival found that building was filled with smoke and occupants had removed smoldering pillow from the building. Extinguished the fire in the pillow, checked the suite for possible extension of fire and exhausted smoke from the building. Fire was caused by careless disposal of smoking materials.

April 30, 1981 at 0840 hours Responded to 53 Street and 47th Avenue where small shed belonging to a Day Care Centre was on fire. Fire was extinguished. It had been deliberately set by youth who has been apprehended.

May 4, 1981 at 2142 hours Responded to 5435 - 42 Avenue and on arrival found smoke pouring from the roof and flames visible through the windows. Attacked fire with 1½" lines while fire fighters wearing masks entered front door to extinguish remainder of fire. Origin of fire was determined to be in the chesterfield and the cause is suspected to be careless smoking.

May 5, 1981 at 1038 hours Responded to #11 Baker Avenue where house was reported on fire. On arrival found that smoke was caused from pot left on stove. Removed pot and vented smoke from dwelling.

FIRE DEPARTMENT  
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Page 4

May 6, 1981 at 22:36 hours Responded to Pines School at Page Avenue & Piper Drive where small shed was burning. Fire was extinguished immediately without damage. Arson is suspected.

May 12, 1981 at 1832 hours Responded to shed on fire at 5810 - 65 Street. Extinguished fire in walls and ceiling which were filled with shavings. Suspected cause is children with matches - mischief.

May 13, 1981 at 1047 hours Returned to 5810 - 65 Street where fire in mattress in shed had rekindled. Extinguished with no further damage.

May 30, 1981 at 2128 hours Responded to 3518 - 39 Street and found small fire in oily rags and garage full of smoke. Extinguished with no extension. Cause was spontaneous combustion.

May 31, 1981 at 0121 hours Responded to 27 Howeltt Avenue where fire was burning on underside of wooden deck. Fire was extinguished. Cause - suspected arson.

June 5, 1981 at 0711 hours Responded to Maple Leaf Mills at Kerry Wood Drive and 59th Avenue. Upon arrival this vacant feed mill was totally involved and fire was burning rapidly. Buildings to the north and west were protected and extinguishment undertaken. Some units remained at scene until 1120 hours. Building was totally destroyed. Cause is unknown and we are being assisted in our investigation by the Fire Commissioners Office.

- \* June 5, 1981 at 1749 hours Returned to scene to extinguish spot fires which had re-kindled at 5850 - Kerry Wood Drive. Further flare-ups were expected and a check was made every hour.
- \* June 5, 1981 at 2205 hours Again returned to scene to extinguish further flare-ups
- \* June 6, 1981 at 1455 hours Wet down two further hot spots while debris was being loaded on trucks. There was no further fire or rekindling after this time.

June 20, 1981 at 0420 hours Responded to #30 Northwood Estates where fire was reported. On arrival found that burning mattress had been removed from dwelling. Fire was extinguished and smoke ejectors were used to clear smoke from mobile home.

FIRE DEPARTMENT  
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Page 5

June 23, 1981 at 0627 hours Responded to 7137 Gray Drive where fire wood piled up against side of house had caught fire and melted aluminum siding. Fire had extended to interior plywood and studs. Extinguished fire with no further extension. Cause was hot bar-be-cue briquettes left too close to wood supply.

DURING THIS QUARTER, THE FIRE PREVENTION BUREAU CARRIED OUT THE FOLLOWING DUTIES:

	<u>Manhours Involved</u>
Inspection of industrial, insitituional, commercial and multi-family dwellings	740 hours
Buildings checked while under construction to ensure compliance with legislation	315 hours
Inspection of Commerical premises prior to the issuance of Occupancy permits	80 hours
Investigation of complaints	6 hours
Consultations	80 hours
Fire Drills conducted	2 hours
Film showing, demonstrations and lectures	100 hours
Meetings and appointments	250 hours
Underground tankage and plumbing tested	3 hours
Preliminary Building Plans inspected	100 hours
Building plans inspected	20 hours
Permits issued - burning	2 hours
others	6 hours
Tank or tankers tested	60 hours
Familiarization tours	17 hours
Call-outs	8 hours
Investigation of fire & fumes	55 hours
Courses & seminars	125 hours
Office routine and compiling reports	242 hours

Fire Department  
2nd Quarterly Report 1981  
Page 6

SUMMARY OF AMBULANCE INFORMATION DURING THE SECOND QUARTER

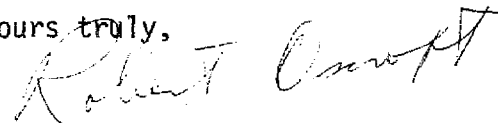
	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>
EMERGENCY CALLS	97 (118)	123 (113)	106 (118)
NON-EMERGENCY CALLS	45 ( 66)	74 ( 35)	55 ( 55)
	<u>142 (184)</u>	<u>197 (148)</u>	<u>161 (173)</u>

BREAKDOWN OF CALLS BY DESTINATION

	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>
CITY	94 (101)	116 ( 94)	95 (110)
EDMONTON	11 ( 25)	18 ( 9)	19 ( 15)
CALGARY	4 ( 10)	8 ( 3)	4 ( 6)
HIGHWAY	5 ( 7)	8 ( 9)	9 ( 14)
PONOKA	1 ( 0)	0 ( 1)	0 ( 2)
SYLVAN LAKE	1 ( 2)	5 ( 1)	0 ( 3)
OTHERS	9 ( 20)	17 ( 7)	11 ( 6)
LONG TRIPS	0 ( 0)	1 ( 0)	2 ( 1)
NO PICK-UPS	17 ( 19)	24 ( 24)	21 ( 16)

All of the above is respectfully submitted for your information.

Yours truly,



R. Oscroft, FIRE CHIEF

RO/cb

NO. 25

30 July 1981

TO: COUNCIL

FROM: CITY CLERK

RE: PROVINCIAL URBAN PARKS PROGRAM

A detailed report on the above topic as prepared by Craig Curtis, Associate Planner, is attached to this agenda for consideration of Council.

"R. STOLLINGS"  
City Clerk

Commissioners' comments

The above report has been reviewed by the Recreation Board, the Provincial Board and the Provincial Department of Recreation & Wildlife and now is placed before Council for their consideration. We would recommend Council approve this concept by resolution.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 26

July 28, 1981

TO: City Clerk

FROM: City Engineer

RE: 52 Street - 48 Avenue Intersection - Replacement of Existing  
Signals with Pedestrian Actuated Signals

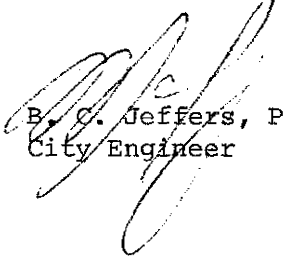
Further to our report titled "Traffic Signals" submitted to Council on April 27, 1981, Council's consideration is requested for the replacement of the 52 Street - 48 Avenue signal with a pedestrian actuated signal.

The traffic signal at the above location was originally requested to be a pedestrian actuated signal. Subsequent to the installation of the regular traffic signal, the City has repeatedly been requested to make this signal less restrictive or change it to a pedestrian actuated signal.

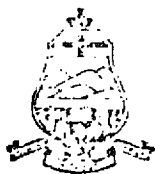
Written requests received included:

1. Letter dated October 31, 1975 from the then principal of Central Junior High School suggested that the above signal either be replaced by stop signs or be placed on flashing.
2. Letter dated October 31, 1975 from the then Superintendent of Schools suggested that the above signal be replaced by a pedestrian activated signal.
3. Letter dated May 13, 1981 from the present principal of Central Elementary School expressing concern if the above signal is removed and suggested "a pedestrian activated light, as least, is necessary."

In view of the original intent of the above signal installation and in view of the unnecessary delay induced to motorists with the present set up, Council's consideration is requested for the replacement of the existing signal with a pedestrian actuated flashing light on a pedestrian crossing sign. Budget provisions will be made by the E. L. & P. Department in the 1982 operating budget. No work will begin until the necessary funds are approved by Council.

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

CYL/emg  
 attach  
 cc - E. L. & P.  
 cc - City Treasurer



## RED DEER PUBLIC SCHOOL DISTRICT No. 104

Central Junior High SCHOOL

RED DEER, ALBERTA

October 31, 1975

Mr. G. H. Dawe  
Superintendent of Schools  
Red Deer Public School District #104  
Red Deer, Alberta

Dear Mr. Dawe:

The following matters are of urgent importance and I would appreciate you bringing them to the Board's attention for consideration and resolution.

The first concern is the traffic light at the T intersection on 48th Avenue and 52nd Street. The light has an automatic walk/wait signal for east-west pedestrian traffic. The walk signal is of very short duration. There are scores and scores of students who cross 48th Avenue at 52nd Street to reach Central Elementary and Central Junior High School. Consequently, the intersection becomes a hazardous bottleneck when great masses of students congregate on the corner, waiting for the walk signal. As a result, many students ignore the light and cross 48th Avenue on a red light. This practice illustrates the growing contemptuous attitude that many youngsters have with respect to obeying traffic signals, which in turn becomes habit forming and eventually their driving style when operating a motor vehicle.

There appears to be very little need for a traffic light at this intersection. Probably a stop sign at the end of 52nd Street would serve the same purpose. In view of this and the reasons cited above, would the trustees of the Red Deer Public School District consider making an appeal to the city to either remove the traffic signals and install a stop sign on 52nd Street, or else modify the traffic light to a flashing green on 48th Avenue and a flashing amber facing 52nd Street?

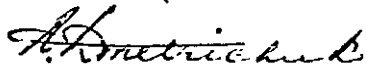
.../2

The other matter of concern is the welfare and safety of students on the overcrowded city transit buses. I have personally received several calls from concerned parents and verbal complaints from students about the overcrowded conditions on city buses. In some instances students have been physically hurt while riding the buses.

I have discussed the problem with Mr. Glen Stewart, and the City Transit System has placed an extra bus on the before and after school runs. However, it appears that this is not enough to resolve the problem. May I suggest that the Board look into this matter and perhaps offer a solution to this growing problem?

Thank you for your anticipated cooperation in bringing this matter before the Board for their thoughts and consideration.

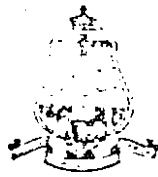
Yours sincerely,



A. Dmetrichuk, Principal

AD:mf





# RED DEER PUBLIC SCHOOL DISTRICT No. 104

Offices: 4747 - 53rd Street

Phone 347-1101

RED DEER, ALBERTA

T4N 2E6

JAMES W. MUZA  
Secretary-TreasurerG. H. DAWE  
Superintendent of Schools

October 31, 1975

Mr. Neil Nyberg  
Assistant City Engineer  
City of Red Deer  
City Hall  
Red Deer, Alberta

Dear Neil:

Mr. Dmetrichuk has made a request for a change in the traffic lights on 48th Avenue at 52nd Street. A copy of his letter is enclosed.

If you have time, I should greatly appreciate your comments on this set of lights. One question is whether or not a pedestrian-activated light might replace the present stop-and-go lights. A second question is whether or not the present lights can be timed to give a longer interval for pedestrians crossing 48th Avenue during the hours of 8:30 a.m. and 9:00 a.m., noon to 12:30 p.m., 1:00 p.m. to 1:30 p.m., and 4:00 to 4:30 p.m. Obviously, increasing the green light for traffic crossing 48th Avenue throughout the 24 hours would be an unnecessary inconvenience to traffic proceeding along 48th Avenue.

Our original request was for a pedestrian-activated light at 48th Avenue and 52nd Street, but reasons were given at that time by the City for using regular traffic lights. Perhaps the situation may be different now, and a pedestrian-activated light would be acceptable to the City.

Cont'd.

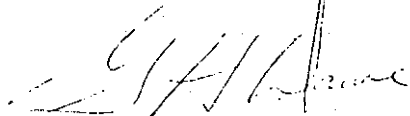
Rec'd  
Oct 31/75  
3:15 P.M.

Mr. Neil Nyberg  
October 31, 1975  
Page Two

98.

We prepare the agenda for the next School Board meeting on Wednesday, November 5th. May I have some comments from you by that day, if possible?

Yours sincerely,

A handwritten signature in dark ink, appearing to read "G. H. Dawe". The signature is written in a cursive style with a prominent vertical line extending upwards from the end.

G. H. Dawe,  
Superintendent of Schools.

GHD/kb

Enclosure

Rec'd May 12, 81  
3-10 PM J

99.

# RED DEER PUBLIC SCHOOL DISTRICT No. 104

...Central Elementary.....SCHOOL  
5205 - 48 Avenue

RED DEER, ALBERTA

May 13, 1981

Mr. R. McGhee,  
Mayor,  
City of Red Deer,  
4914 - 48 Avenue,  
Red Deer, Alberta

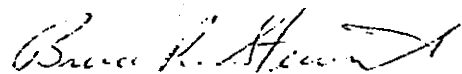
Dear Mr. McGhee:

I am concerned about a report published in the Red Deer Advocate, April 25, recommending removal of the traffic lights at the intersection of 55th Street and 45th Avenue.

Children living north of 55th Street must cross that artery to come to Central School. With removal of the lights it would be next to impossible for a pedestrian or cyclist to cross. Traffic moves rapidly on 55th Street making it unsafe for bicycle traffic which at the present time crosses on 45th Avenue to approach the school on 53rd Street. Removal of the lights would increase the speed of traffic. Also the condition of the sidewalk on the north side of 55th St. between 45th Avenue and 47A Avenue is not conducive to pedestrian traffic.

I am also concerned about removal of the lights at the intersection of 48th Avenue and 52nd Street, in front of Central School. I feel that a pedestrian activated light, at least, is necessary at this intersection.

Yours sincerely,



Bruce R. Stewart  
Principal

cc.Mr. C. Lee

Commissioners comments:

Concur with the recommendations of the City Engineer.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

## TRANSALTA UTILITIES - Rate Increase

July 31, 1981.

101.

TransAlta Utilities Corporation (formerly Calgary Power Ltd.) has made application to the Alberta Public Utilities Board for an interim electric rate increase. The rate increase, if approved by the Board following the Hearing on August 25, would take effect October 1, 1981.

The proposed increase will affect the rates of all electricity users within TransAlta's service area. The increase in the average residential electric bill, after deduction of the Alberta Income Tax rebate, would be approximately \$3.80 per month. The average overall increase in customer rates will amount to about 13 percent. - *CITY OF RED DEER 15.74% increase*

This is the first increase since February 1980. At that time the 5 3/4% increase was well below general inflation. Since then the Company has experienced serious new cost pressures, however, increases have been delayed through reduction in income tax payments. *81-07-29*

"The ever increasing demand for electricity in Alberta, the large amounts of capital required to provide new facilities, general inflation and in particular, the high cost of money, are the primary forces which have necessitated this rate increase", said M.M. Williams, President and Chief Executive Officer of TransAlta Utilities.

Interest rates at the present time are 50 percent higher than at the time of TransAlta Utilities' last increase at February 1980, and general inflation is much higher than previously forecast. During 1981, for example, the Company is experiencing increases in property taxes of 34%, labour 12%, and coal mining cost increases of 20%.

"Electricity demand in Alberta," stated Mr. Williams, "will double in the next 9 to 10 years. During the next four years we will have to raise and invest \$2.4 billion on facilities required to meet demand."

Commissioners' comments

The attached notice has been received from Transalta Utilities and in view of the contents we recommend Council authorize Mr. Al Bryan to intervene at these hearings on behalf of The City of Red Deer.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

July 29th, 1981

TO: CITY COUNCIL

At the time the Princess Margaret Scholarship in the Fine and Performing Arts was established, the 75th Anniversary Committee tentatively agreed that if the fund did not reach \$5,000 from initial contributions, they would donate the additional amount required to make up the balance, from Anniversary Funds.

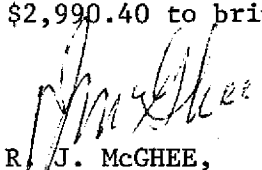
On March 9th, 1981, we wrote to the Chairman of the 75th Anniversary Committee asking for confirmation of this proposal, and on May 20th, 1981 we received a reply quoting a resolution of the 75th Anniversary Committee, dated May 19th, 1981, in which the Committee agreed to supplement the Princess Margaret Scholarship fund in the amount of \$1,293.00, being the difference between the \$3,707.00 in the fund at that time, and the desired figure of \$5,000. As a further condition of the resolution, the Committee agreed to pay an additional \$500 to cover the 1981 Scholarship award, thereby allowing the fund to generate interest on the \$5,000 for the next year.

With this addition of monies to the Princess Margaret Scholarship fund, we are hopeful that it will perpetuate itself in the future.

This is submitted for the information of Council.

The Charles Snell Scholarship in Surveying Engineering, was established on the occasion of the 100th birthday of Charles Henry Snell, in October of 1980. It was hoped that donations would reach the \$5,000 mark, but to date the fund remains at \$3,009.60 after the payment of one \$500 scholarship in October of 1980.

Council approval is requested for an amount of \$2,990.40 to bring this Fund up to \$5,000.



R. J. MCGHEE,  
Mayor

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

NO. 29

DIRECTOR:

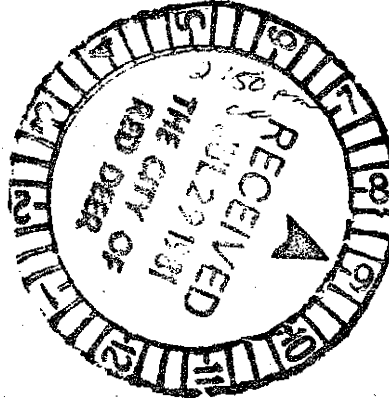
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

July 28, 1981



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

Dear Sir:

Re: C.4 Commercial (Major Arterial) District  
Review of Uses

On June 22, 1981 Council passed the following:

"RESOLVED that Council of the City of Red Deer request a review of the C.4 zoning as presently defined with the view to expanding permitted uses in this zone."

At that time, it was our intention to include this review as an integral part of an overall study on strip commercial development.

Since the overall study is not yet completed and knowing Council's desire to resolve the above issue, we hereby submit the portion of the study relating to uses and the subject matter of the above resolution.

The overall study is nearly completed, but could not be finished for Council's consideration on August 4, 1981.

Yours truly,

MONTE CHRISTENSEN  
Associate Planner  
City Planning Section

MC/mp

Enclosure

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNSFALL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
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 STETTTLER No. 6—IMPROVEMENT DISTRICT No. 10



CITY OF RED DEER

C.4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT:  
REVIEW OF USES

PREPARED BY:

CITY PLANNING SECTION  
RED DEER REGIONAL PLANNING COMMISSION  
JULY, 1981

## C.4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT:

REVIEW OF USES

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From the entrepreneurs' point of view Gaetz Avenue is considered to be both physically and psychologically accessible. Gaetz Avenue is a desirable place to locate. The amount of growth and development that has occurred in recent years bears witness to this fact.

In spite of this apparent sense of accessibility, certain aspects of the City's land use control are considered hinderances by some developers. One major factor is the range of uses allowed as permitted or discretionary within the C.4 Commercial (Major Arterial) District. It is argued by some developers that this range of uses is too restrictive.

The questions which now must be addressed are:

- (a) How restrictive is the C.4 use table?  
and,
- (b) If the C.4 use table is restrictive, then why is it?

Insight to these questions is gained by comparing the uses of the C.4 District with the uses of C.1 Commercial (City Center) District, the most permissive commercial district. It should be noted that the C.1 District is more than a commercial land use district. It is a use district designed to accommodate a wide range and variety of uses that are commonly associated with a strong viable city center and that are not commercial in nature. For the purposes of this comparison, only commercial and business uses are being considered.

The following uses are commercial uses that are in the C.1 District, but not in the C.4 District:

- (a) services to business management;
- (b) offices: administrative, business and professional;
- (c) medical, dental and related services;
- (d) personal services for the individual and householder
- (e) entertainment establishments
- (f) sale of any article or commodity.

The Downtown and City Center growth policies of the General Municipal Plan state:

"Increased efforts will be made to strengthen the Downtown as the business and administration center of the City ...

The development of business, administrative and professional offices will be encouraged to remain and locate in the City center with limited dispersion to planned shopping areas."

These policies must be kept in mind when considering the possibility of including some of the above uses in the C.4 District. If consistency with these policies is a desired end, then it is obvious that the first three uses (i.e. services to business management; offices: administration, business and professional; medical, dental and related services) should not be expanded to the C.4 District. Such uses would not be in keeping with the underlying philosophy of the C.4 District. They are allowed on a limited basis in the C.2 Commercial (Shopping Center) District.

There are, however, a few specific uses from these three use categories which are discretionary in the C.4 District. "Banks" and "administrative uses ancillary to a permitted or discretionary use" are allowed in the C.4 District.

The fourth broad use category, "personal services for individual and households", includes such things as dry cleaners, barber and beauty shops, tailors, etc. Such uses are not included in the C.4 District, but are dispersed throughout the City via the C.2 Commercial (Local Convenience) Districts. The C.2 District is used to locate shopping centers throughout the City at strategically located sites having due consideration for accessibility, population and need. The criteria for locating C.3 Districts is similar.

One of the primary purposes of the C.2 and C.3 District is to provide for convenient shopping and personal services shops for planned residential areas. Allowing uses from this category to occur randomly along Gaetz Avenue will weaken the economic viability of planned C.2 and C.3 Districts.

The next category not included in the C.4 District is that of "entertainment establishments". This particular use is in many ways similar to "commercial recreational establishment" and could be included as a discretionary use in the C.4 use table.

A cause of major concern is the broad category entitled, "sale of any article or commodity ...". It is in this area that the C.4 District is more restrictive than the C.1 District. In the C.4 District, sales of commodities or objects as principal use are controlled by Section 6.2.4.3(3), (4) and (10) and are listed as follows:

"(3) Convenience Grocery not exceeding 235 m<sup>2</sup> of gross floor area in conjunction with a gasoline sales outlet.

(4) Sale of:

- (a) automobiles, motorcycles, recreation vehicles, industrial and agricultural machinery,
- (b) tools, machinery, equipment and other products used in the building and construction industry including, but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installation, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry, provided that each use, and in particular the storage of materials is contained solely within the buildings,
- (c) tools, machinery, equipment and other products used in the agriculture industry except bulk livestock food and bulk chemicals and fertilizers.

(10) Furniture and white goods store and showroom, the ground floor area of which, including storage, to be not less than 930 m<sup>2</sup> unless otherwise approved by the M.P.C. No outside storage or display is permitted ..."

The above categories provide for the sale of a wide variety of commodities, however, the following list indicates some types of commodities

or objects, the sale of which cannot exist as a principal use in a C.4 District:

- (a) Clothing and apparel including fabrics, shoes and similar items
- (b) sporting goods not including boats, snowmobiles and recreation vehicles
- (c) office equipment and supplies
- (d) flower shops, jewelry, trinkets, cameras and similar personal effects
- (e) large grocery stores
- (f) second hand stores

In reviewing these uses and other similar uses as possible permitted or discretionary uses in the C.4 District, it is necessary to consider the policies related to decentralization.

The General Municipal Plan for the City of Red Deer states in Policy 2.3.1.1 that, "shopping facilities will be permitted at predetermined locations based on land use plans and projected and annual population demands".

This underlying philosophy of a hierarchy of regional, community and neighbourhood shopping facilities holds merit by providing guidance and direction for commercial development. The economic principles of demand, future market and accessibility are duly considered together with other known and expected land use patterns.

Deviations from these known and expected land use patterns jeopardizes the viability of planned shopping facilities.

Decentralization of the retail function is advocated in the General Municipal Plan but it should be in accordance with the policy stated above.

If it is considered desirable to expand the C.4 use table with regard to the "sales of any article or commodity", then the expansion should be limited to uses that are not generally successful in smaller shopping centers and that rely on a much broader population base. Two uses of the above listed which may fall into this category are sporting goods and office furniture.

- 5 -

The other aspect of the C.4 District which is being considered at this time is the converting of some of the discretionary uses to permitted uses.

Discretionary use is defined as:

"... a use of land, building or other structure that may be permitted by the Municipal Planning Commission after due consideration is given of the impact of that use upon neighbouring land and of the public need for that particular location; such a use includes accessory and similar uses and all uses listed as discretionary within the use districts of this Bylaw."

Due to the wide variety of uses found in the C.4 District, it is necessary for the Municipal Planning Commission to give due consideration to the location of uses. It is quite possible within this range to have two incompatible uses adjacent to each other. M.P.C. needs this discretionary authority in order to prevent land use conflicts.

Many of the uses listed in the C.4 use table are broad use categories designed to eliminate the necessity for long specific lists of uses. Because of this a certain amount of discretion is exercised when specific applications are considered for approval. Transferring these broad use categories to the permitted use section would not eliminate the need to exercise discretion.

The problems associated with obtaining M.P.C. approval and the possibility of appeals to the Development Appeal Board can usually be overcome by proper planning and foresight by the developer.

It is concluded:

- (a) that C.4 District is not restrictive, but designed to be consistent with the growth policies of the General Municipal Plan
- (b) that C.4 discretionary use table could include such uses as: entertainment establishments, sale of sporting goods and office furniture and still be consistent with the General Municipal Plan
- (c) that it is not desirable to convert any of the discretionary uses to permitted uses.

Commissioners' comments

The comments contained in the above report outline some of the concerns related to the various zoning categories. If Council wish to expand the uses under the Land Use Bylaw for various zoning categories, they should possibly consider an alternate method i.e. Development Control. We do not recommend such action, but rather would endorse the recommendations of the Planners as outlined.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 30

30 July 1981

TO: COUNCIL  
FROM: CITY CLERK

RE: PANDER REALTY LTD. - Lots 1 & 2, Block C, Plan 782-1023

The following correspondence and reports appeared upon the July 6th Council agenda at which time a resolution was passed as indicated hereunder.

"RESOLVED that Council of The City of Red Deer having considered correspondence dated June 25th, 1981 from Pander Realty Ltd. re: Lots 1 & 2, Block C, Plan 782-1023 and in particular requesting a change in the Land Use Bylaw to allow a number of permitted uses on the subject site, hereby agree that no action be taken concerning this request pending receipt of the report from the Planners as previously requested by Council (C4 Uses) and as recommended to Council July 6th, 1981 by the City Commissioners."

This material is brought forward for Council consideration at this time.

"R. STOLLINGS"  
City Clerk



# PANDER



# REALTY LTD.

4 THE VILLAGE  
6320 50 Avenue  
Red Deer, Alberta T4N 4C6

(403)342-1100

113.

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

JUNE 25, 1981

ATTENTION: MAYOR MCGHEE/MEMBERS OF COUNCIL

RE: LOTS 1 & 2, BLOCK C PLAN 782-1023  
on 50 AVENUE, NORTH OF RED DEER HONDA

Further to Council's consideration on June 22, 1981 to our request for rezoning the subject site to C-2, we wish to re-iterate our desire for clarifying the existing C-4 use table. Our client, BAYSTONE DEVELOPMENTS, is preparing to construct a 38,400 sq.ft. commercial/industrial complex on the site and is faced with the following obstacles:

1. Reluctance by mortgage firms to approve long term financing on a project which appears to have limited uses which could be approved as tenants for the project. We can understand the mortgage lenders position.
2. High risk uncertainty in the form of bringing the project in at a budget cost because inflation is preventing long, term building contracts at a firm, 'todays' price.
3. High cost financing which makes it most difficult to complete a building at an overall cost that can be leased out at a rate attractive enough to make the project desirable to a prospective tenant.

The research that has been undertaken concludes that there is a very high demand, and a very small (if not negligible) supply, for highway industrial/commercial floor area.

The earlier requested zoning of C-2 would have provided a "full range of uses and services normally found in the City Centre". As indicated at our last meeting that list contained some uses that we could not probably attract to the area due to lack of demand. But that use table was attractive because it excluded almost no use that we could possibly contemplate except those containing a pollution or residential factor.

We could therefore, be very pleased to have the subject site's zoning changed to one that includes sales, warehouse, service, supply, distribution, rental, office area, display area for the following as PERMITTED USES:

Industrial and agricultural  
Building trade(including individual businesses for hardware, floor, wall, window covering, doors, etc.).  
Furniture and white goods and accessories.  
Home entertainment and/or recreation  
Financial institutions  
Auto and auto part  
Convenience grocery  
Drug store and convenience household and personal care supplies  
Fast food  
Restaurants  
Camping, sporting goods  
Laundry facilities  
Hair and other personal care  
Commercial recreation and fitness establishments  
Hotels, motels  
Office furniture, business machines and accessories (including photo-copiers, typing, data processing, business computers, communication equipment, light steel, wool, plastic, fibre glass, glass, concrete, cloth, paper, fibre fabrication, processing, testing and manufacturing establishments not requiring yard storage.  
Printing and accessories  
Oilfield, agricultural products  
Industrial/Business clothing and safety equipment  
Plants, flowers, and garden centre  
Construction firm offices and/or warehouses  
Industrial medical/dental health care offices.

It has been suggested that approval for the above uses could be granted by the Municipal Planning Commission but our mortgage lenders suggest that rulings by the MPC, alone, are not enough, not binding, as in the recent case of MPC approval of a restaurant and subsequent denial by the Development Appeal Board.

Your consideration and positive response to this request will be most appreciated and will enable BAYSTONE to commence construction prior to freeze-up.

Sincerely, for  
PANDER REALTY

  
Per: WAYNE PANDER

WP/cp

June 29th, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: LOTS 1-2, BLOCK C, PLAN 782-1023

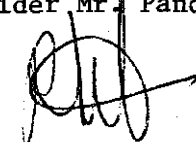
In response to your memo on the above, we have the following comments for Councils consideration.

Our opinion on this request has not changed from when it was last presented to Council on June 22, 1980. We feel the downtown business district is the proper area for a full range of commercial uses, that to allow these uses to further expand out of this district will result in it's deterioration. Projects that are planned would probably not proceed when considering their potential tenants can now locate in other areas.

Many of the uses mentioned in Mr. Panders letter are already in the C4 table, however some are so general that it is not possible to comment on them. Certainly offices for construction firms and "industrial" health care offices belong to the office use which is currently mentioned in the "C1" district. Another point is that to try to define "industrial" health care would not be possible ~~for~~ <sup>for</sup> our Department and enforcement would be equally difficult.

Mr. Pander's comments regarding Municipal Planning Commission decisions require clarification. Decisions made by the Municipal Planning Commission or a Development Officer have always been subject to appeal to the Development Appeal Board. However, once the 14 day notification period is over and there are no appeals filed, the decision is binding. In the specific case mentioned, it was Mr. Panders client whom was appealing a Municipal Planning Commission decision, which the Development Appeal Board subsequently denied in it's entirety.

We recommend that Council not reconsider Mr. Panders request.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

June 29, 1981

TO: CITY CLERK, BOB STOLLINGS

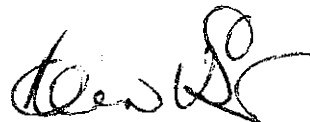
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: REQUEST BY PANDER REALTY -  
CHANGES IN C-4 ZONING TABLES,  
LOTS 1 & 2, BLOCK C, PLAN 782-1023

The requests made by the applicant for a change in the Use Table in C-4 zoning, are extremely extensive. Changes of this magnitude would have a substantial impact on not only C-4 zoning, but other zones within the City.

Should Council wish to consider changes of this size, perhaps a re-assessment of the commercial tables in the Land Use Bylaw would be appropriate. The Development Control Officer and the Planners would be better qualified to comment on a procedure of this type.

Respectfully submitted,



ALAN SCOTT, Director  
Economic Development

AVS/gr

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y6

## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

June 30, 1981

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

Dear Sir:

Re: Lots 1 & 2, Block C, Plan 782-1023  
on 50th Avenue, North of Red Deer Honda

About two weeks ago the City Council rejected the rezoning of the above site from C4 to C2 or shopping centre. The applicant has now listed 26 uses, and requests that City Council rule on each use.

It is a normal practice for the developer to approach the Municipal Planning Commission with a list of uses proposed for any zone. The M.P.C. which is the approving body considers each use and they even have the authority to rule on a similar use, in other words, they can approve a use not mentioned in the Use Table.

As far as the M.P.C. decision being 'not binding'; this is not true. After a period of 14 days of appeal, the decision of the M.P.C. is binding and final.

We recommend no action be taken by City Council in interpreting the uses, rather the whole matter be forwarded to M.P.C. for a decision.

Yours truly,

*D. Rouhi*  
D. Rouhi, MCIP  
Senior Planner  
City Section

DR/cc

copy to: - Development Officer  
- Economic Development Officer  
- City Assessor.

## MEMBERS OF COMMISSION

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

Commissioners' Comments

This application in essence was considered by Council, June 22, 1981 and denied at that time. The Procedure Bylaw and Land Use Bylaw both indicate that a rezoning request should not be reconsidered by Council for, in the case of the Land Use Bylaw, a minimum of 3 months. We therefore recommend no action on this request, pending receipt of the report from the Planners as previously requested by Council (C.4 Uses).

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

Commissioners' comments

Our comments respecting Moah's Marine Centre application would apply equally to this particular application.

"R.J. McGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 31

July 28, 1981

TO: City Clerk

FROM: City Engineer

RE: 1981 Local Improvement Bylaw #4

Attached hereto is the schedule for the 1981 Local Improvement Bylaw #4. Please prepare the necessary Bylaw and present to Council for first reading.

Bylaw #4, Schedule A will service 1502.74 assessable lineal metres, at an estimated cost of \$78,000.00 and recover \$202,869.90.

The land assessment against these properties is \$354,880.00.



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

TK/emg  
attach

SCHEDULE A

Local Improvement Assessment for Storm Sewer

120.

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>ASSESSABLE METRE</u>
65 Avenue	North property line of 5/1/ 762-0161	South 152 m	1502.74
65 Avenue	North property line of 2A/1/ 762-0161	South 274 m	

Total Estimated cost of above projects	<u>\$ 78,000.00</u>
Will serve <u>1502.74</u> lineal metre(s)	
Total assessment against all properties	<u>\$202,869.90</u>
Total assessment per front metre	<u>\$ 135.00</u>
Annual unit rate per front metre of frontage	<u>\$ 20.08</u>
Total Annual Assessment against all above properties	<u>\$ 30,175.01</u>

Based on Unit Rate Bylaw No.

NOTE: Bylaw No. 2732/81 is attached to this agenda.

"R. STOLLINGS"  
City Clerk





**tim fanstone architect ltd.**

121.

2020 - 27 avenue n.e., calgary, alberta T2E 7A6  
telephone 230-1100 telex 038-24673

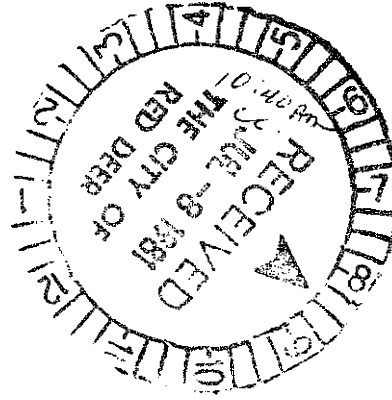
NO. 1

July 6, 1981

City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir;

Re: Bus terminals



Further to a series of conversations with Mr. Strader of your planning department, it has become apparent that there is no provision for bus terminals in the present Land-use by-law.

We formally request that Bus Terminals be designated a permitted use under the City of Red Deer Land Use by-law number 2672/80 within the C-4 Commercial (Major Arterial) District.

We thank you for your help in this matter.

Tim Fanstone  
Architect

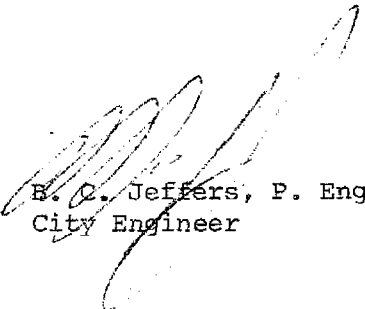
TF/sa  
cc. Ryan Strader

July 21, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Tim Fanstone Architect Ltd.  
Bus Terminal Provision Within C4 Areas

We have some concerns with the addition of a permitted use of bus terminals in C4 areas within the land use bylaw. It is necessary to have some control over the placement of such a facility due to the potential impact such a development may have on the arterial roads, adjacent intersections, residential areas, etc..

We have no objection to the addition of the discretionary use of bus terminals in the C4 areas as it is reasonable to expect public transit facilities to link high occupancy areas to the arterial road network.



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

KGH/emg  
cc - RDRPC  
cc - Development Officer  
cc - City Assessor

## 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. \_\_\_\_\_

July 14, 1981

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

Dear Sir:

Re: Bus Terminal in C.4 District

In considering the request that "bus terminal" be designated as a permitted use in the C-4 Commercial (Major Arterial) District, it is felt that:

- (a) a bus terminal could logically be included as a use in the C-4 District, and
- (b) due to the type and amount of vehicular traffic associated with bus terminals, it is desirable for a municipality to have control of the location and site planning for such a use.

It is recommended that bus terminals be a discretionary use in the C-4 Commercial district, not a permitted use, as requested.

Yours truly,



Monte Christensen,  
ASSOCIATED PLANNER  
CITY SECTION

MC/cc

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDBE—TOWN OF SYLVAN LAKE  
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
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 STETTLE No. 8—IMPROVEMENT DISTRICT No. 10

July 9, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: TIM FANSTONE ARCHITECT LTD.

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

The C4 district does not list a use that could be considered as similiar to a bus depot in the permitted or discretionary uses listed. The general purpose of the district states:

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

It would seem that a bus depot would fit these guidelines. One of the criteria used to find a location for a bus depot is access, and a location along a arterial route should provide this without causing traffic problems.

For these reasons, we support the applicants request and recommend Council amend the Land Use Bylaw.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

Commissioners' comments

We seriously question allowing this use in a C.4 zone. Bus transportation is by far the most popular form of transportation for those people who do not use the automobile. As such this is a vital service to many of our citizens and we believe that such a vital transportation system should have its hub in the downtown area where contrary to the applicants letter, provision does exist for such a use (C1).

We would be pleased to work with any firm or group wishing to locate a new bus terminal in our City to assist them to find a suitable location either separately or in conjunction with a similar facility for City transit.

Recommend the application be denied.

"R.J. MCGHEE"  
Mayor

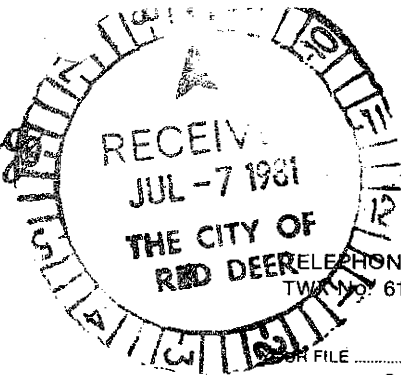
"M.C. DAY"  
City Commissioner

NO. 2

*Capeling Gerig*

Barristers, Solicitors, Notaries

501 Parkland Square  
4901 - 48 Street  
Red Deer, Alberta  
T4N 6M4



ALLAN F. GERIG, B. COMM., LL.B.  
GLEN D. CAPELING, B.A., LL.B.  
LORNE E. GODDARD, B.A., LL.B.  
GERALD W. NEUFELD, B.A., LL.B.

TELEPHONE 343-2444  
TWX No. 610-841-3168

OUR FILE 8453 GDC

June 25th, 1981

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

Attention: R. Stollings

Dear Sir:

Re: William Edgar Sr. and William Edgar Jr.  
Part of L.S. 7, 31/38/27/4

The writer would advise that he acts on behalf of William Edgar Sr. and William Edgar Jr. with respect to the above-noted matter and as such have a copy of your correspondence dated April 30th, 1981.

As you are aware, on January 1st, 1976, Mr. Edgar sold a quarter section of land to the City for \$4,000.00 per acre and Mr. Edgar was to retain a three-acre site for an existing home. At that particular time, Mr. Edgar had an opportunity of selling this property to a private enterprise; however, he felt that if the City was willing to purchase the property then the City should have the opportunity of doing so for the betterment of the citizens of Red Deer. At the time, it was felt that the three-acre parcel was sufficient to take in the old homestead with the included wells. Since there has been some development in the area, it has now become apparent that an important well to Mr. Edgar is not located on his three-acre site. The well in question is a good-producing, deep well and is unlikely to be affected by the future development of the area. It is my information from Mr. Edgar that at the time of the negotiations the City was more than willing to allow Mr. Edgar to retain the home site together with the well and it was simply an error and oversight that the parcel created was not of sufficient size. This is substantiated in Mr. Wilson's comments of

.....2

April 3rd, 1981, wherein he stated on page four: "If we had been aware of the well, etc., at the original time of negotiating in 1975, I am sure that we would not have had any objections to the Edgars retaining four acres rather than three acres.

It is Mr. Edgar's position that at this time the agreement should be rectified and amended to reflect the original intentions of the parties. It is therefore our position and submission that the original agreement dated January 1st, 1976 be amended to provide for Mr. Edgar to sell the property for the \$4,000.00 per acre but that he be allowed to retain the four acre home site. This would necessitate the repayment by Mr. Edgar in the sum of \$4,000.00 together with interest as he would have had the use of this money during that period of time.

There is also the difficulty with respect to the other portion of land sold earlier by the Edgar family which is referred to in Mr. Wilson's report to the City Commissioners dated April 3rd, 1981. At this particular time, due to an oversight, a very small portion of land was not transferred to the City of Red Deer. This was obviously an error at the same time and Mr. Edgar would be prepared to amend that agreement to rectify the error and put the parties in the position where they had intended to be at the time of the transaction.

There is support for this position both in contract law and in The Land Titles Act. We refer specifically to Section 90 which reads as follows:

- "(1) Where in any plan filed or registered there is an omission, error or other defect, a judge, upon the application of the Registrar, may order the correction of the plan.
- (2) Upon the making of any such order, the Registrar shall forthwith make the correction directed to be made, and the corrected plan shall be deemed to be substituted for the original, and thereafter the original shall for all purposes be deemed to have been so amended or corrected from the time of registration and the description in any instrument of land therein shall be construed as if it referred to the corrected plan, but the amendments or corrections by the Registrar do not affect the rights of any person existing at the date of the making of the order."

We would appreciate it if this matter could be placed on the agenda for the August 4th, 1981 meeting.

Yours truly,

G.D. CAPELING

GDC/sa

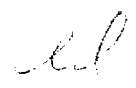
1981 07 10

TO: City Clerk  
FROM: City Assessor

RE: Pt. of L.S. 7 31-38-27-4  
(21' X 21', .01 acres)  
Pt. of SW 31-38-27-4  
Edgar Home Site

Further to my detailed report of April 3, 1981, (copy attached) and Mr. Capeling's letter of June 25, 1981, may I submit that I would have no objections to the proposal of exchanging lands on the basis of \$4,000.00/acre, plus interest charges satisfactory to the City Treasurer.

I assume that the Edgars would also be required to sign an agreement for the total four acres to cover the future payments of offsite and onsite levies upon the use of the lands being changed. They also would be responsible for all survey and registration fees.

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



## 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. \_\_\_\_\_

July 16th, 1981

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

Dear Sir:

RE: PTN of L. S. 7 31/38/27/4  
21' x 21' (441 sq.ft. 0.01 acre)  
Mr. W. H. Edgar

Your letter of 7th July 1981 and my letter  
of 16th April 1981 refer.

1. The Alberta Housing Corporation acquired the majority of land within the E 1/2 of Section 31 from the Edgar family and entered into a land bank agreement with the City of Red Deer. At that time neither Alberta Housing or the City were aware of a small 0.01 acre parcel of land at the centre of Section 31 which remains in the ownership of Mr. W. H. Edgar. At a later date the City purchased the majority of the W 1/2 of Section 31 from the Edgar family and Mr. Edgar retained a site of 3.0 acres to protect his existing house and barns. However Mr. Edgar overlooked the fact that the site does not include enough land to cover his water well. The City now wishes to acquire the small 0.01 acre parcel and Mr. Edgar wishes to obtain an additional 1.0 acre to the north of his existing site.
2. It is considered that Mr. Edgar would have been permitted to retain a 4.0 acre parcel at the original time of negotiation had he realized that the 3.0 acre site did not include his existing water well. It is therefore recommended that City Council agree to correct the error and sell him the additional 1.0 acre parcel based on the original purchase price of \$4,000 per acre, plus interest since 1st January 1976, subject to the following conditions:

...../2

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
VILLAGE OF AUX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
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 STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings  
July 16th, 1981  
Page two

- (a) That Mr. Edgar agree to sell the small 0.01 acre parcel to the City at the same price i.e. \$4,000 per acre plus interest since January 1976.
- (b) That the additional 1.0 acre parcel be consolidated with the 3.0 acre site and that Mr. Edgar be responsible for all survey costs.
- (c) That Mr. Edgar agree to cover the future off-site and on-site levies at the current rates applicable for the existing 3.0 acre site, as well as the 1.0 acre, when the lands or any portion thereof are used for any other purposes than those existing.

Yours truly,



CRAIG CURTIS  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

CC/lt

Commissioners' comments

Agree with the comments of the City Assessor and the Planners.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

*July 6/81  
9:05  
Counsellor*

NO. 3

Tim Odnokon,  
20 Bettenson St.,  
Red Deer, Alberta,  
T4R 1J9.  
June 26, 1981.  
Ph. 342-7643

City of Red Deer,  
Red Deer, Alberta.

Dear Council Members,

Re: Red Deer Zoo Proposition

I, Tim Odnokon believe it is time Red Deer had its own zoo. With the growing population and the proud reputation the city has, a zoo would be a great added attraction.

Together, the the city and I could set up the zoo. I am asking you to set aside, two to five acres of land in the Hoopfer area. This would be an ideal location as it would provide a natural setting, and room for expansion in the future. Funding for cages and construction could come from public donations, the city of Red Deer, and the Urban Corridor Park Proposal. Once the zoo is open, it would be a very short time and it would be self supporting.

I would design and plan the layout of the zoo, organize the construction as well as oversee that it is kept within the budget. ~~Once~~ the gates open, I will manage it. I have access to many varieties of birds and animals to stock the zoo.

My qualifications can be verified with former Saskatoon zoo owner Garret Nyholt, and North Battleford game warden, Don Smith.

In conclusion, if this proposal is accepted, any further questions about the zoo can be discussed with <sup>me</sup> at a later date.

Yours Truly,

Tim Odnokon

1981 07 08

TO: City Clerk  
FROM: City Treasurer  
RE: Red Deer Zoo Proposition

There are a number of considerations regarding the proposal:

1. Would the location be appropriate?
2. Would the operation of the Zoo be self-supporting as suggested?
3. The Zoo would require capital funding by the City. Does it have priority over other capital expenditures?
4. Who would own the Zoo?

The construction and operation of a proper Zoo can involve outlays of substantial capital and operating monies. Such a facility can be a good tourist attraction, however.

If Council can see merit in the suggestion then a consultant should be engaged to determine the feasibility and make recommendations on the proposal.



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

AW/cp

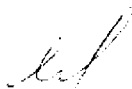
1981 07 10

TO: City Clerk  
FROM: City Assessor

RE: Red Deer Zoo Proposition

With respect to Mr. Tim Odnokon's letter of June 26, 1981, may I suggest that this matter be referred to the Recreation and Parks Departments, for study.

The Hoopfer area as referred to in this letter is presently under the control of the Provincial Government. However, we will be negotiating with them for the acquisition of same for the urban parks proposal.



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

File: R-16549

134.

July 22nd, 1981

MEMORANDUM

TO: MAYOR AND COUNCIL

FROM: RECREATION BOARD

RE: LETTER FROM TIM ODNOKON, RE: PROPOSED ZOO

Mr. Odnokon appeared before the Recreation Board at their meeting of July 21st, and it was agreed that the matter be referred to the Urban Parks Policy Committee for consideration as the Urban Parks Plan evolves. We trust this meets with the approval of City Council.

*P. H. Wignia*  
for BILL CLARK, Chairman  
Recreation Board

DM:pw

Attachment

July 7th, 1981

TO: CITY CLERK

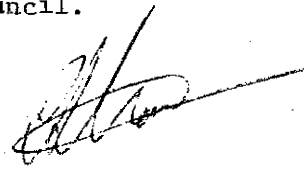
FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: RED DEER ZOO

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

The use "Zoo" is not specifically mentioned in any use table in the Land Use Bylaw, however it could be considered as similiar to either discretionary uses in the P1 (Parks and Recreation Districts) or similiar to permitted uses in the PS - Public Service (Institutional or Governmental) District. It should be noted that this proceedure would be subject to Municipal Planning Commission consideration and if approved a 14 day advertising period during which a affected person could appeal the decision. Municipal Planning Commission would be the approving authority for site layout, parking, and landscaping.

We trust this is of information to Council.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

## 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

July 16th, 1981

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

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

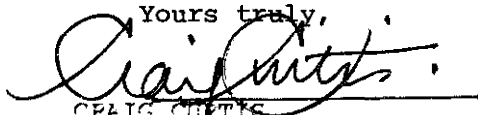
Dear Sir:

RE: RED DEER ZOO PROPOSITION

Your letter of 6th July 1981 refers.

1. Mr. T. Odnokon of Red Deer has suggested that two to five acres of land in the Hoopfer area be set aside as a zoo. He indicates that he would be prepared to design, plan, and manage the zoo, which could be funded from public donations, the City of Red Deer and the Provincial Urban Parks Program.
2. The Provincial Urban Parks Program was formally announced by the Minister of Recreation and Parks at a meeting with the Red Deer City Council on 15th June 1981. In terms of this program, capital funds have been assigned to Red Deer for the planning and development of a major Urban Park to serve Red Deer and its region. Before implementation takes place the Provincial Government requires the City to prepare an "Urban Park Master Plan" describing the precise extent of the proposed park and outlining concepts for the development of all facilities. A zoo would be one of a large number of possible facilities to be considered for inclusion in the Urban Park. It is intended to complete an Urban Park Master Plan towards the end of this year, after an intensive phase of public participation. The Hoopfer property referred to by Mr. Odnokon is owned by the Province and would have to be acquired for inclusion in the Urban Park.
3. From the above it is apparent that any consideration of a zoo within the proposed Urban Park is premature at this stage and should be reviewed when a draft Urban Park Master Plan has been completed.

Yours truly,

  
CRAIG CURTIS  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

CC/lt

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
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 STETTLE No. 8—IMPROVEMENT DISTRICT No. 10



Commissioners' comments

We agree with the comments of the Planners that this proposal be considered as outlined.

"R.J. McGHEE"  
Mayor

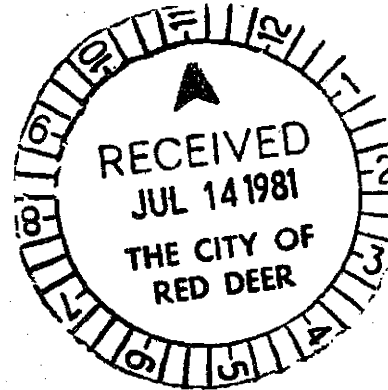
"M.C. DAY"  
City Commissioner

4909 - 49th St.  
RED DEER, ALBERTA  
T4N 1V1

July 13, 1981

NO. 4

City Clerk,  
City of Red Deer,  
City Hall,  
Red Deer, Alberta.



Dear Sir:

The Hudson's Bay would like to make it more enjoyable for our customers to shop downtown. We feel that there is a need for more benches in the downtown area besides those in the City Parks. We would like to place three benches along the north side of our store in the area between the flower boxes.

Could you please let us know if there are any reasons why this could not be done?

Yours truly,

A handwritten signature, likely of Mr. C. Mortensen, consisting of a stylized 'M' and 'C' followed by a horizontal line.

Mr. C. Mortensen  
Manager,  
Hudson's Bay Company,  
4909 - 49th St.,  
Red Deer, Alberta.

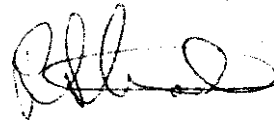
Hudson's Bay Company

July 17, 1981

TO: CITY CLERK  
FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR  
RE: THE BAY

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

The proposal is similiar to the planter boxes, which have been placed on various locations throughout the downtown area, therefore the same problems could be anticipated. There are vandalism, maintenance, and general upkeep. As well the area around the benches would have to be swept as a certain amount of litter can be expected. It would be the City's interest to have these potential problems dealt with before any units were installed.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

## RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA, T4N 5Y5

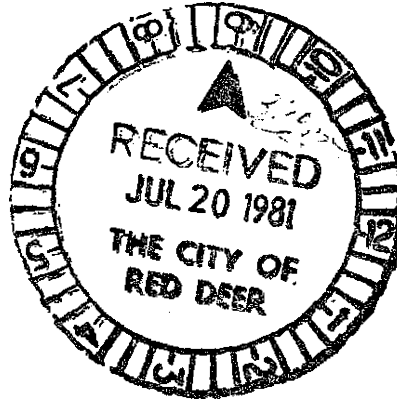
## DIRECTOR:

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_



July 20, 1981

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

Dear Sir:

Re: Correspondence from "The Bay"

We do not object to The Bay's request to place three benches along the north side of their store, provided:

- (a) the quality and standard of construction is pleasing to the eye, and of sufficient strength and durability to withstand weathering and vandalism and remain in a good state of repair,
- (b) the location of the benches is approved by the Development Officer and City Engineer, and
- (c) a satisfactory license of occupation is granted in accordance with Section 174 of the Municipal Government Act.

Yours truly,

Monte Christensen,  
ASSOCIATE PLANNER  
CITY SECTION

MC/cc

## MEMBERS OF COMMISSION

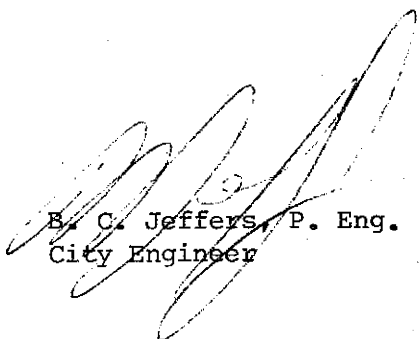
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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SUMMER 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 STETTTLER No. 8—IMPROVEMENT DISTRICT No. 10

July 20, 1981

TO: City Clerk  
FROM: City Engineer  
RE: Correspondence from Bay

We would have no objections to the placement of the benches subject to the following conditions.

1. Plan of placement to be submitted to City for approval.
2. Benches may have to be removed if complaints occur.
3. Bay responsible for maintenance. Benches to be kept in an attractive and safe condition.



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

BCJ/emg  
cc - Building Inspections  
cc - RDRPC

Commissioners' comments

We agree with the recommendations of the Planners and Engineer with the exception of item 3 of the Planners comments as we feel a license is not required in this instance.

It is our understanding from the letter submitted that The Bay will bear all costs associated with the proposed installation.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 5

July 23, 1981

City of Red Deer  
City Hall  
Red Deer, Alberta

ATTENTION: MR. BOB STOLLINGS, CITY CLERK

Dear Sir:

SUBJECT: Application for Amendment to Land Use  
By Law.

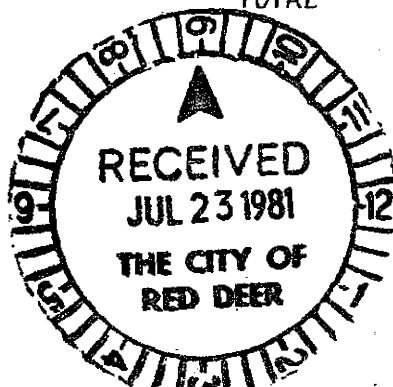
A.S.B. Industries Ltd. requests City Council  
to ammend the City of Red Deer Land Use By Law  
Number 2372/80, I1 Industrial (Business Service)  
District to include as a discretionary use "Restaurant".

It has been recommended by the Red Deer  
Regional Planning Commission on June 30, 1981 that  
the proposed restawrnat be limited to a maximum of  
2000 square feet. A.S.B. Industries Ltd. requests that  
at least 2000 square feet be the area of designated  
floor space for seating of the patrons of the proposed  
restaurant. In this particular case, Mr. Barry Hauck is  
proposing to lease a total area of 4888 square feet. To  
assist Council, a floor plan of the proposed restaurant  
is included. The following represents a breakdown of the leased  
area.

1) Seating Area	2188
2) Kitchen	1300
3) Storage	600
4) Washrooms	600
5) Office	200

TOTAL

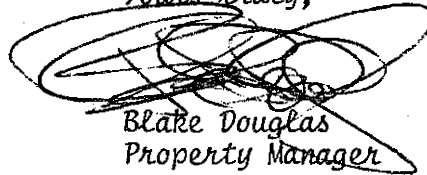
4888



*It is hoped that Council will find this proposal acceptable and not restrict the restaurant to a maximum of 2000 square feet.*

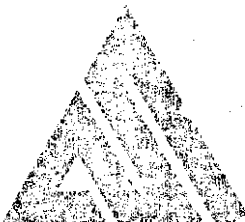
*A.S.B. Industries Ltd. encourages City Council to approve the use of the restaurant in I1 Industrial (Business Service) District.*

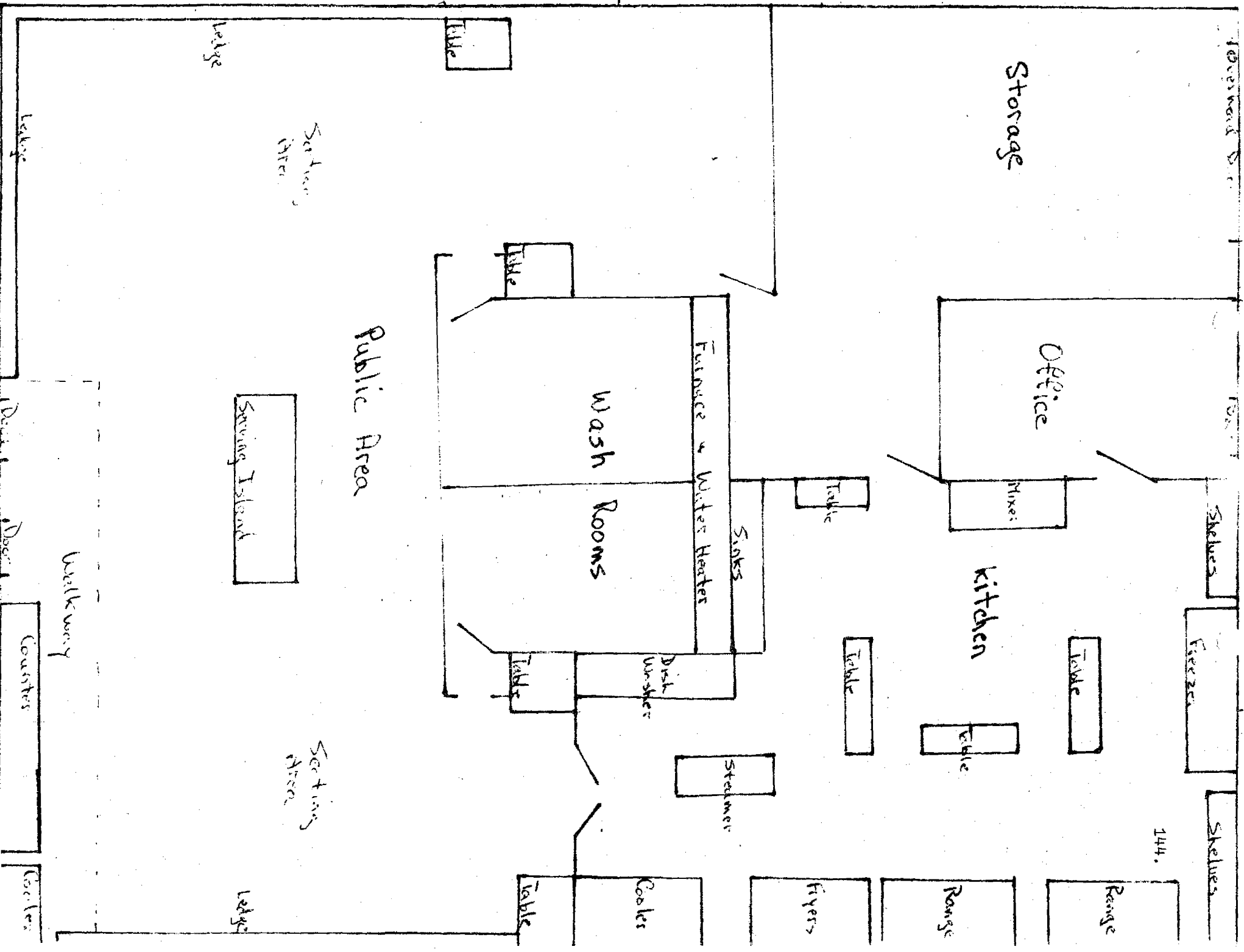
*Yours truly,*

A handwritten signature in dark ink, appearing to be "Blake Douglas", is written over a circular stamp or seal. The signature is fluid and cursive.

*Blake Douglas  
Property Manager*

*Enclosure*







## RED DEER REGIONAL PLANNING COMMISSION

4020-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

## DIRECTOR:

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

TELEPHONE: (403) 343-3384

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

July 27, 1981

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

Dear Sir:

Re: Land Use By-law Amendment  
ASB Industries Ltd.



The correspondence from ASB Industries Ltd. relates to amending By-law 2672/Q-81. This By-law if approved will allow "restaurants" as a discretionary in the I-1 district.

Our comments regarding this matter have been forwarded in our letter dated July 14, 1981.

Yours truly,

*Monte Christensen*  
Monte Christensen,  
Associate Planner,  
City Planning Section.

MC/hm

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNSFALL  
TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE  
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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 STETTLER No. 6—IMPROVEMENT DISTRICT No. 10

**RED DEER REGIONAL PLANNING COMMISSION**

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y6

**DIRECTOR:**

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

TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

July 14, 1981

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

Re: Land Use By-law Amendment  
Restaurants in I.1 District

Dear Sir:

Further to Council's resolution of July 6 regarding this matter, I have attached the draft by-law 2672/Q-81.

In response to the discussion about maximum of 2000 sq. ft., it was intended that this maximum would apply to that area where customers are served.

However, in giving this matter further thought, it is felt that such a limitation is not really necessary. Since the use is to be a discretionary use, it will require the approval of the Municipal Planning Commission. If a proposal is submitted in which the size seems to create difficulties, the Municipal Planning Commission can impose restrictions.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER  
CITY PLANNING

MC/cc

**MEMBERS OF COMMISSION**

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR  
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SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17  
COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—IMPROVEMENT DISTRICT No. 10

July 24, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR

RE: A.S.B.

The proposed Bylaw admendment would place "restaurants" in the discretionary use table for I.1 districts. This means Municipal Planning Commission would be the approving authority and would be considering parking, the surrounding uses, etc., before approving any application.

We have no objections to the 2,000 square feet being removed.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

Commissioners' comments

We agree with the removal of the size restriction (2,000 sq. ft. or 186m<sup>2</sup>) for restaurants as a discretionary use in I1 areas. It should be noted, however, that the existing Land Use Bylaw will require 1 parking stall for every 4 seats for any restaurant located in these zones and this in itself should restrict the size of the development. To calculate the seating capacity, a figure of 1.2 persons per sq. metre is used. The development proposed by A.S.B. Industries would require approximately 56 parking stalls (seating 223 persons).

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

THE CITY OF RED DEER

NO. 75B

DATE Aug 4/81

Moved by Alderman J. Kokotailo

, Seconded by Alderman Lawrence

Resolved that Council of the C. of R.D. having

Consider request from Attn Housing & Public Works

approve an additional 25 lots for the C.H.P.P. program.

being 7 lots from the Whorwood subdiv. & the remaining 18 from the 1st stage of the Rosedale subdiv.

	FOR	AGAINST	ABSENT		FOR	AGAINST	ABSENT
Mayor McGhee	—	✓	—	Ald. Shandera	—	✓	—
Ald. Webb	—	—	—	Ald. Hood	—	✓	—
Ald. Pimm	—	—	—	Ald. Mokat	—	—	—
Ald. Lawrence	—	—	—	Ald. Kokotailo	—	—	—
Ald. Oldring	—	✓	—				

THE CITY OF RED DEER

DATE \_\_\_\_\_

NO. \_\_\_\_\_

Moved by Alderman \_\_\_\_\_

, Seconded by Alderman \_\_\_\_\_

12P 2R1

**GULF CANADA PRODUCTS COMPANY**

A DIVISION OF GULF CANADA LIMITED

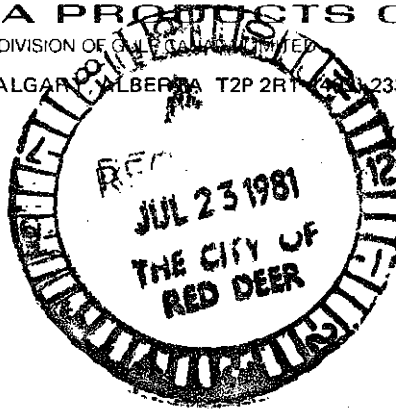
NO. 6

P.O. BOX 4444, CALGARY, ALBERTA T2P 2R1 TEL 233-4000

Motorist Market  
Calgary: 1981-07-22

BY COURIER

City Council  
The City of Red Deer  
40 - 416 - 48th Avenue  
RED DEER, Alberta



RE: 68th ST. & 64th AVE., PROPOSED SELF SERVE GAS BAR,  
RED DEER, ALBERTA  
LOT 3, BLOCK 14, PLAN 812-0222

Gulf Canada would like to request zoning for the above mentioned property to allow construction of a self serve gas bar.

Attached is a copy of our site plan. Detailed Construction drawings can be made available on request.

A development and sign permit have been filed with Mr. R. Strader, your Development Officer.

We would appreciate your consideration of this matter at your earliest convenience.

If you require any additional information or explanation, please contact me at 233-3200.

Sincerely yours,

Bruce S. Fogel  
Analyst

BSF:wf  
Attachment



## 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.

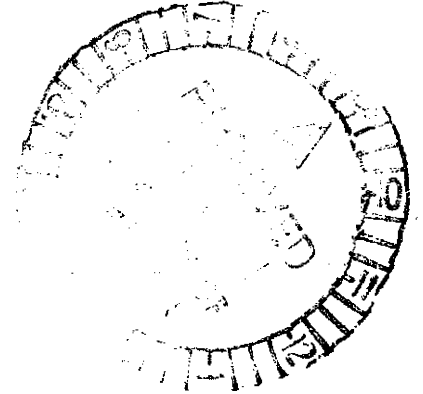
TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

July 27, 1981

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



Dear Sir:

Re: Lot 3, Block 14, Plan 812-0222

Gulf Canada has requested an amendment to the Land Use By-law in order to allow the construction of a self serve gas bar on the above property.

This particular piece of property is subject to Schedule B, Regulations of Direct Control District No. 2 - DC(2). The permitted uses for area 3 are varied and include several uses which are similiar to the proposed gas bar.

We do not object to the proposed amendment.

Yours truly,

*Monte Christensen*  
Monte Christensen,  
Associate Planner,  
City Planning Section.

MC/hm

## MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—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 BOWDEN—VILLAGE OF CAROLINE—VILLAGE OF CREMONA—VILLAGE OF DELBURN  
VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF MIRROR—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY  
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

July 28, 1981

TO: City Clerk

FROM: City Engineer

RE: 68 Street and 64 Avenue Proposed Self Serve Gas Bar  
Lot 3, Block 14, Plan 812-0222

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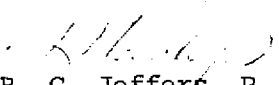
The Engineering Department is reluctant to support the application as submitted due to the direct one way access from 64 Avenue (major arterial) to the site. We can support the application if the site could be redesigned to have all vehicular access to 68 Street. If, however, this cannot be done, and as this type of business is directly related to the operation of the motor vehicle, we would suggest the application be tabled (at the developer's choice) and Alberta Transportation approached to determine what additional requirements would be stipulated prior to permitting such a direct access. The access would cut across a 10.058 m M. R. (reserve) parcel, a 6.096 m PUL lot and possibly interfere with the berming and sidewalk construction.

As Council is probably aware, direct access to any property has not been approved for the complete stretch of 64 Avenue - Taylor Drive - Taylor Bridge corridor.

The 64 Avenue corridor will be connected to Ross Street to form the major downtown east - west trunk line for the City's Transportation System.

The permission of direct access from 64 Avenue to the above property could set a precedent for future access requests. It may be the first step for the deterioration of the high standard of 64 Avenue which has been successfully maintained to this date. Vehicle back up from the gas pumps could also disrupt through traffic along 64 Avenue in future.

We are, therefore, opposed to the above zoning application and would suggest the developer reconsider a revised site plan.

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

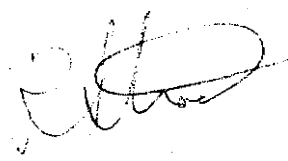
CYL/KGH/emg  
cc - Development Officer  
cc - City Assessor  
cc - RDRPC

July 24, 1981

TO: CITY CLERKS  
FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR  
RE: 68th STREET - 64th AVENUE GAS BAR

The above site is located in the Direct Control district created by Council in response to a request from the Property owners. In this area separate parcels have been created each of which has it's own list of uses. This particular area does not list gasoline outlets as a use, therefore, the necessity of this application.

Recommend approval of the application subject to the applicant being aware they must meet all the applicable Land Use Standards.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

Commissioners comments:

We have no objections to the proposed use as requested, but have strong objections to the proposed direct access to 64 Avenue.

When approval was given for the overall development of this area, it was on the clear understanding access to the site was to be via 68 Street only, to conform to Alberta Transportation and City requirements and we concur fully with the Engineer's comments.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# PANDER



# REALTY LTD.

4 THE VILLAGE  
6320 50 Avenue  
Red Deer, Alberta T4N 4C6

(403)342-1100

NO. 7

152.

July 22, 1981

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

Attention: Mayor McGhee, Council Members

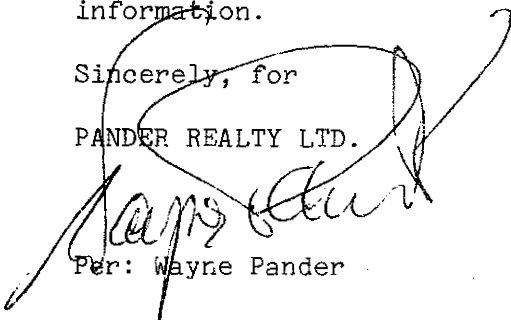
Re: Proposed Condominium Conversion  
at 7459 - 49 Ave., Lot 3, Block 6, Plan 772-0765

We have been retained by Celebrity Investments Ltd. to act on its behalf to effect the conversion of an existing multi-tenant industrial building to a condominium warehouse. This property consists of .72 acres of land and 9600 square feet of warehouse. The concrete block warehouse is equipped to accommodate eight tenants with each having 1200 square feet.

We are requesting your approval for this proposed conversion to condominium at your earliest convenience and trust that the city administration will contact us should you require additional information.

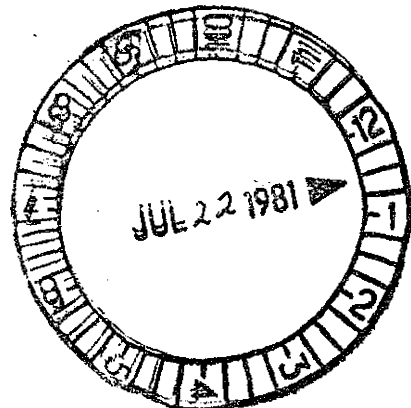
Sincerely, for

PANDER REALTY LTD.

  
Per: Wayne Pander

c.c. Celebrity Investments

WP/mf

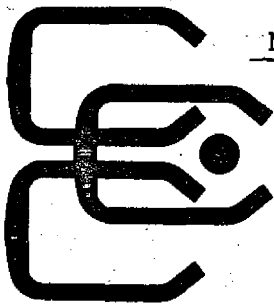


Commissioners' comments

The administration have no objections to the proposed conversion and we, therefore, recommend Council approve the request.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



NO. 8

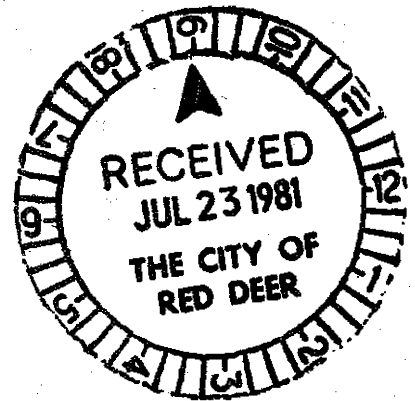
## CENTRE COURT CLUB

4902 - 53 Street  
RED DEER, Alberta  
342-7700

154.

July 22, 1981

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



Your Worship and Members of Council:

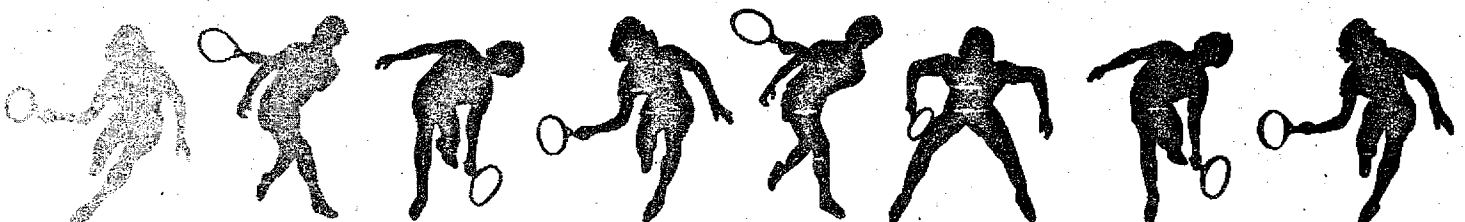
Re: Spartacus Developments Ltd. Purchase:  
Lot 12B, Block 14, Plan 802-1596  
Bower Place Subdivision for:  
CENTRE COURT CLUB PROJECT

With respect to an Option and Purchase Agreement pertaining to the above property, made January 2, 1981 between the City of Red Deer and 241516 Alberta Ltd. (now known and hereafter referred to as Spartacus Developments Ltd. "Optionee"), The Optionee hereby presents its case for a request of the following:

1. EXTENSION of construction commencement date from September 1, 1981 to May 1, 1982.
2. EXTENSION of final payment (\$53,940.00) from September 1, 1981 to May 1, 1982.

The principal reason for these requests is that the unforeseen increase in interest rates which has occurred over the past 6 months is prohibitive to proceeding at this time.

As with other private recreation facilities, Centre Court Club would derive the bulk of its income from annual and monthly membership fees. The fee schedule was established early in 1981 based on interest rates which were believed to be achievable at the time construction was to commence. With the interest rate increases, however, those fees could not support the project and consequently it was not economically feasible to proceed this past spring. Further study showed that,



- 2 -

relative to the cost of other sporting activities, it would have been unacceptable to the potential market to immediately increase the fee schedule.

The nature of a business like Centre Court Club is such that there is a prime season for the start-up of a new complex in this type of market. While the sports offered are played throughout the entire year, our studies indicate that the maximum rate of use will generally occur if a project opens for business in the early fall, when more attention is given by individuals to arranging their indoor recreation for the winter months.

It is for this reason that we request an extension for final payment and construction commencement to May 1, 1982. The project will be built and completed over the following 6 months, during which time we can capture the greatest amount of attention from the market with an intensive membership sales programme.

In every possible way, our company has made preparations to have Centre Court Club ready to go at the earliest practical time. To date, an amount approaching \$210,000 has been spent on property acquisition and project development costs which include the following:

1. development analysis and market research
2. inspections (visits to other similar projects in Western Canada and the U.S.A.)
3. architectural and engineering drawings
4. marketing brochures/related materials
5. preliminary sales and promotional presentations
6. consulting and project co-ordination fees

From our earliest presentation of the club through local media, as well as meetings with selected individuals and business groups, we have received a most enthusiastic response. This feedback confirms to us that our project is timely and will provide a needed facility to compliment the attractive range of recreational opportunities now provided by the City and private sector.


As can be determined from our work, we are solidly committed to this venture and our amended timetable for start-up.

- 3 -

In consideration of the above, we request a fovorable decision as to the extensions so that we can proceed rationally to provide this facility which is certain to meet the needs of many sports enthusiasts and be a compliment to the City in general.

We are grateful for your careful attention to this matter.

Respectfully submitted,  
SPARTACUS DEVELOPMENTS LTD.



E. Silliman  
Secretary-Treasurer

## 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.

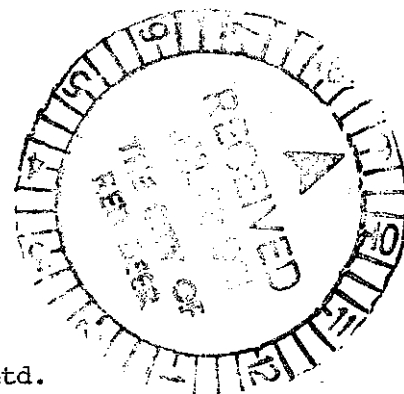
TELEPHONE: (403) 343-3394

Your File No. \_\_\_\_\_

Our File No. \_\_\_\_\_

July 27, 1981

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



Dear Sir:

Re: Spartacus Developments Ltd.  
Lot 12B, Block 14, Plan 802-1596  
Centre Court Club Project

Spartacus Developments Ltd. have requested an extension of time with respect to an Option and Purchase Agreement on the above noted property.

We do not object to such an extension.

Yours truly,

Monte Christensen,  
Associate Planner,  
City Planning Section.

MC/hm

## MEMBERS OF COMMISSION

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

July 24, 1981

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: SPARTACUS DEVELOPMENTS LTD.,  
LOT 12B, BLOCK 14, PLAN 802-1596

The above Company is requesting that they be granted an extension to the "commencement of construction" date of their proposed development in the Bower Special Use Area.

The original Option and Land Sales Agreement, requires that construction commence within 9 months of the option being exercised. As the original land purchase was approved by Council on September 2nd, the 90 day option would have expired on December 2nd, 1980, requiring that commencement of construction be no later than September 2nd, 1981.

However, on November 24th, 1980, Council passed a resolution authorizing a 30 day extension of the option agreement, which gave Spartacus Developments until January 2nd, 1981 to exercise their option. As a result, the commencement of construction date, according to the terms of the Land Sales Agreement, would be adjusted to October 2nd, 1981. The completion of construction date, would also be extended from September 2nd, 1982, to October 2nd, 1982.

I can appreciate the developer's concerns over interest rates. Certainly high interest rates have resulted in a slowdown in demand for City industrial and commercial land, and I believe that building permit figures for the second half of 1981, will also verify this slowdown in activity. I would therefore support the request of the developer for an extension of his construction commencement date to May 1st, 1982. It would appear that completion of construction would not occur until November 1st of 1982, however there are provisions within the Land Sales Agreement, that permit us to tax the facility as if it was completed.

I cannot support an extension of the final payment date to May 1st of 1982, as I feel it should be made as originally scheduled.

Respectfully submitted,



ALAN SCOTT, Director  
Economic Development

AVS/gr

Commissioners' comments

We concur with the comments of the Economic Development Director and recommend Council approve an extension to the start of construction from September 1st, 1981 to May 1st, 1982 with no change to the date of completion ie., October 2, 1982.

We also concur that no extension to the final payment date of September 1st, 1981 should be granted and recommend Council make the extension of commencement of construction contingent on receiving the final payment by September 1st, 1981.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



July 8, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/  
BUILDING INSPECTOR


RE: NOAH'S MARINE CENTRE

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

The site in question is designated C4, from which the applicant is operating a sales outlet for boats and marine accessory. This use was approved by Municipal Planning Commission as similiar to "Sale of automobiles . . . " Sporting goods sales would not be, in my opinion; similiar to any use mentioned in the C4 use table. To accomodate the applicants request, Council must either amend the C4 district or rezone the site.

We do not support the applicants request for the same reasons we have not supported other requests for additional uses to the C4 district. In allowing uses permitted in the C1 (downtown) core to locate in other districts, several things happen which have a deteriorating effect on the area. One of these businesses located downtown are placed at a disadvantage because of higher land costs, which effect their locations. As well, the development of the downtown area becomes less attractive to potential developers.

For these reasons we recommend the application be denied.



R. Strader  
Development Officer/  
Building Inspector

RS/lg

Commissioners' comments

Elsewhere in this agenda is a report concerning C.4 areas and uses within such areas. If the recommendations of that report are endorsed, such action will answer the inquiry above.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

## 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. \_\_\_\_\_

July 28, 1981

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

Dear Sir:

Re: Noah's Marine Centre Ltd.

Noah's Marine Centre Ltd. is requesting an amendment to the Land Use By-law which would allow the sale of sporting goods in the C.4 Commercial (Major Arterial) District.

The essence of this request is considered in the report reviewing uses in the C.4 district as requested by Council, June 22, 1981.

Council should consider this request in conjunction with the report.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER  
CITY SECTION

MC/cc



## MEMBERS OF COMMISSION

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

NOAH'S MARINE CENTRE LTD.  
6757 GAETZ AVE.  
RED DEER, ALBERTA

160.

NO. 9

July 6, 1981

City of Red Deer  
City Council  
City Clerk

Dear Sirs;

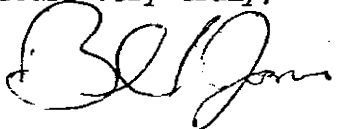
RE: NOAH'S MARINE CENTRE LTD. 6757 GAETZ AVE.

This letter is in application for permission to sell other types of sporting goods other than marine related materials from the above location. It is my understanding that at present this area is not zoned for sporting good sales.

As this facility is already of a sport and recreational nature we feel that the increased scope to different types of sporting goods is a necessary and complimentary item for the year round viability of the location.

Please accept our appreciation for the consideration and hopeful approval of this application for rezoning.

Yours very truly,



Blair L. Jones

BLJ/lh

*Rec'd  
2:20 PM  
July 7/81  
[initials]*

PETITIONS & DELEGATIONS

163.

NO. 1

29 July 1981

TO: CITY COUNCIL

We, the undersigned, strongly object to having such an eye sore as the "Rusty Ridiculous" so called sculpture defacing the grounds of the Golden Circle, and make a plea to The City of Red Deer Council to please have it removed. We also feel that it is a real hazard to the number of children who are continually passing through these areas to and from the Recreation Centre, because of the sharp edges. Thank you.

This particular petition was signed by 230 persons.

"R. STOLLINGS"  
City Clerk

Commissioners' comments

We have referred a copy of this petition to the Symposium Committee and at the preparation of this agenda no response had been received.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

BYLAW NO. 2672/Q-81

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

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

- (1) Section 6.3.1.3 Discretionary Uses is amended by adding the following clause:

12. Food and beverage establishment with a service area of not more than 186m<sup>2</sup>

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

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of  
A.D., 1981.

MAYOR

CITY CLERK

BYLAW NO. 2732/81

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of constructing certain local improvements within The City of Red Deer.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 315 of The Municipal Government Act that the Council shall issue a Bylaw to authorize the undertaking and completing the construction of storm sewers as detailed on Schedule "A" attached.

AND WHEREAS plans, specifications and estimates for such work have been made by The City of Red Deer Engineering Department whereby the total cost of the said construction is estimated to be seventy-eight thousand dollars (\$78,000.00).

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of Seventy Eight Thousand Dollars (\$78,000.00) on the credit of The City of Red Deer by issuing debentures of The City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Twenty (20%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$259,338,380.00.

AND WHEREAS the amount of the existing debenture debt of The City of Red Deer is \$31,658,386.37, no part of which is in arrears.

AND WHEREAS the estimated life of the project is Twenty years.

AND WHEREAS the proposed construction will serve about 1502.74 lineal metres of frontage.

AND WHEREAS approval of the Director, Division of Pollution Control, Department of the Environment for the proposal as required by The Clean Water Act, or regulation thereto, has been obtained under Approval No.

AND WHEREAS the total value of the land to be charged with the said special assessment, according to the last revised assessment roll is \$354,880.00.

AND WHEREAS pursuant to the provisions of Section 153 of The Municipal Taxation Act, R.S.A., 1970, the Council has given proper notice of intention dated June 26, 1981, to undertake and complete the construction of storm sewer as detailed on Schedule "A" attached, the costs or a portion of the costs thereof to be assessed against abutting owners in accordance with the attached Schedule "A", and no sufficiently signed and valid petition against the said proposals has been received by the Council.

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

(1) The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of constructing a storm sewer as detailed on Schedule "A" attached.

(2) That for the purpose aforesaid, the sum of seventy-eight thousand dollars (\$78,000.00) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of NIL is to be paid by the City at large and \$202,869.00 is to be collected by way of special assessment as herein provided in the attached Schedule "A".

(3) The debentures to be issued under this Bylaw shall not exceed the sum of seventy-eight thousand dollars (\$78,000.00), and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.

(4) The debentures shall bear interest during the currency of the debentures, at a rate not exceeding twenty per centum (20%) per annum, payable annually.

(5) The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual installments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.

(6) The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in The City of Red Deer or at such other Bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.

(7) The Mayor and Treasurer of The City of Red Deer shall authorize such Bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.

(8) The said debentures shall be signed by the Mayor and the Treasurer of The City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.

(9) There shall be levied and raised in each year of the currency of the debentures hereby authorized the amount necessary to pay the principal and interest falling due in such year on such debentures and, in addition, thereto the amount required to pay any of such debentures which fall due in each year after applying the special assessment hereinafter provided for, by a rate sufficient therefor on all the rateable property in the said City and collectible at the same time and in the same manner as other rates.

(10) During the currency of the said debentures there shall be raised annually for payment of the owners' portion of the cost and interest thereon by special assessment under The Municipal Taxation Act, R.S.A., 1970, the respective sums shown as yearly payments on Schedules "A", hereto attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be laid, a special assessment sufficient to cover the owners' portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said Schedule "A". The said special assessment shall be in addition to all other rates and taxes.

(11) The said indebtedness is contracted on the credit and security of The City of Red Deer at large.

(12) The net amount realized by the issue and sale of debentures issued under this bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

(13) This Bylaw shall take effect on the date of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D., 1981.

\_\_\_\_\_  
MAYOR

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



## Local Improvement Assessment for Storm Sewer.

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>ASSESSABLE METRE</u>
65 Avenue	North property line of 5/1/ 762-0161	South 152 m	1502.74
65 Avenue	North property line of 2A/1/ 762-0161	South 274 m	

Total Estimated cost of above projects	\$78,000.00
Will serve 1502.74 lineal metre(s)	
Total assessment against all properties	\$202,869.90
Total assessment per front metre	\$ 135.00
Annual unit rate per front metre of frontage	\$ 20.08
Total Annual Assessment against all above properties	\$ 30,175.01

Based on Unit Rate Bylaw No. 2705/81

# Foster Adair & Company

James L. Foster, Q.C. \*  
Brian A. Adair

Barristers, Solicitors, Notaries Public

Kirk L. Sisson  
Christopher R. Warren NO. 12

Suite 202  
5000 Gaetz Avenue  
Red Deer, Alberta  
Canada  
T4N 6C2

166.  
Red Deer  
(403) 343-3320  
TWX 610-841-2395  
Delburne  
(Thurs.) 749-3650

Your File:

Our File: 30,492-1

August 25, 1981

His Worship Mayor McGhee  
and Members of Council  
City of Red Deer  
City Hall  
RED DEER, Alberta

Dear Sirs:

Re: Carma Developers Ltd.

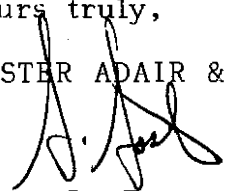
As you know, we represent Carma Developers Ltd. and have had several discussions with City administration concerning the future of Carma's lands in the City of Red Deer.

Our client is most anxious to make a public presentation to you and members of Council hopefully at 7:00 o'clock p.m. on August 31, 1981 for the purpose of outlining their future plans in our city. We trust that Council will accommodate us and we look forward to meeting with you on that occasion.

Thank you for your co-operation and assistance.

Yours truly,

FOSTER ADAIR & COMPANY

  
James L. Foster

JLF:blh

Recd  
4:00 PM  
Aug 25/81  
[Signature]

Mayor's comments

The above correspondence was after the deadline established by Council for receipt of material for the Council agenda and as such we have not been able to obtain any department comments.

The request is for the purpose of making a presentation to Council. Council will have to decide if they wish to hear this presentation. As no formal submission has been made, we would suggest that no decisions be made at this meeting. When a formal submission is made, comments of the administration would be prepared and both brought forward for Council's consideration.

"R.J. McGHEE"  
Mayor

09/16/67  
removed

NOTICES OF MOTIONNO. 1

TO: COUNCIL

FROM: CITY CLERK

At the August 4th, 1981 meeting of Council the following notice of motion was submitted by Alderman Shandera for Council's consideration.

"WHEREAS the incidence of biting by dogs is on the increase in Red Deer, and

WHEREAS it is desirable to have provision within the Dog Control Bylaw to control such situations,

THEREFORE BE IT RESOLVED that the administration bring forward an amendment to the Dog Control Bylaw to fine persons owning dogs guilty of such offences."

"R. STOLLINGS"  
City Clerk

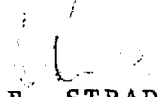
August 13, 1981

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

In response to Council's "Notice of Motion" of the last meeting, we have prepared what we feel is an appropriate amendment to the Dog Control Bylaw for Council's consideration.

The purpose of this amendment is to provide some additional control over owners who permit their dogs to create a nuisance and a hazard to other persons.

  
R. STRADER

Mayor's comments

*If Council pass the above notice of motion, a draft bylaw amendment is attached for Council's consideration.*

"R.J. McGHEE"  
Mayor

BYLAW NO. 2583/A-31

*Being a Bylaw to amend the Dog Bylaw No. 2583.*

*Council of The City of Red Deer, in the Province of Alberta, duly assembled, enacts as follows:*

(1) *That Bylaw 2583 be amended by deleting therefrom sub-paragraph (b) of paragraph 16.1 and substituting in its place and stead the following:*

*"(h) permits his dog to attack or bite any person or animal is guilty of an offence and liable upon conviction to a fine of \$200.00. Should the person be convicted a second time for an offence respecting the same dog under the provisions of this sub-paragraph, he shall be liable upon conviction for such offence to a penalty of \$300.00."*

(2) *That sub-paragraph (1) of paragraph 16.1 be deleted and in its place and stead there shall be substituted the following:*

*"(1) commits for a second time any of the offences listed in paragraphs (a) to (g) inclusive and (i) to (k) inclusive herein within six (6) months of committing such offence the first time, shall be liable upon convictions for such offence to a penalty of \$60.00."*

(3) *This Bylaw shall come into full force and effect upon third reading thereof.*

*READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1981.*

*READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1981.*

*READ A THIRD TIME AND FINALLY PASSED IN COUNCIL this                      day of  
A.D., 1981.*

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MAYOR

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CITY CLERK

By Law No. 2672/R-81

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

COUNCIL OF THE CITY OF RED DEER ENACT AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 2.1 is hereby amended in accordance with the Use District Map No. 11/81, attached hereto and forming part of this bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of  
A.D. 1981.

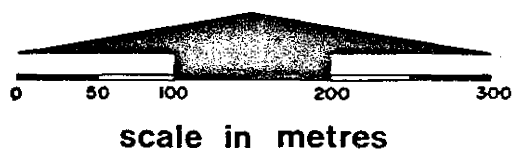
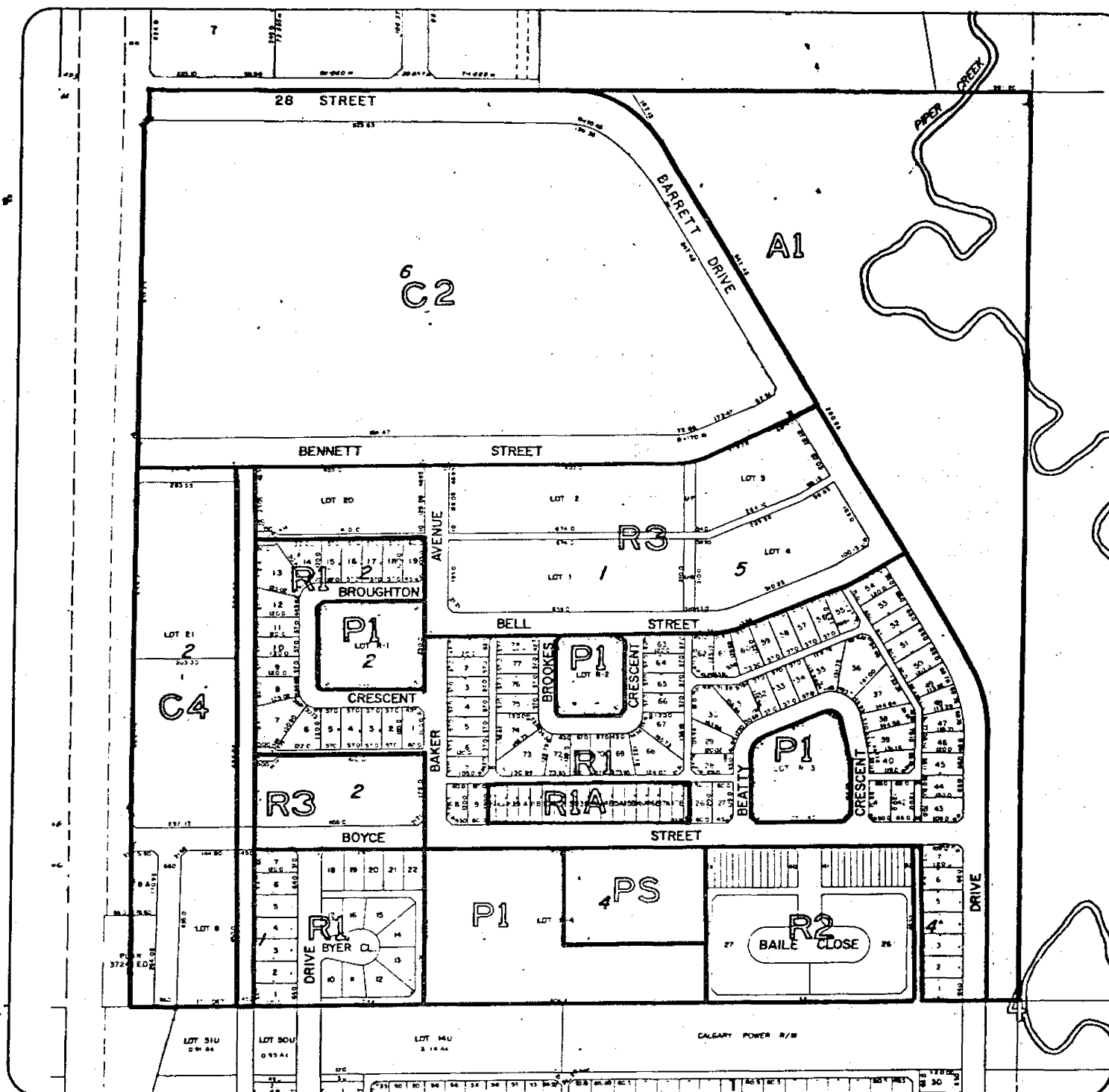
MAYOR

CITY CLERK

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

G5



### Revisions :

2672/D-80 (15/9/80)

MAP NO. 11/81

BYLAW NO. 2672 / R-81

Changed from P1 to PS \_\_\_\_\_



BYLAW NO. 2672/S-81

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

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

(1) *Schedule B: Director Control District No. 2 - DC(2) is amended  
by adding to Section DC 2.1.1 the following:*

*(f) Area 3*

*(i) In addition to uses listed in item (e) a self serve  
gas bar is permitted.*

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

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of  
A.D., 1981.

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MAYOR

---

CITY CLERK

BYLAW NO. 2672/T-81

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

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

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map Number 12-81, attached hereto and forming part of this Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A THIRD TIME AND FINALLY PASSED this day of A.D., 1981.

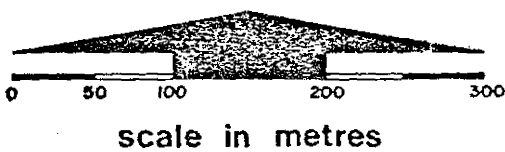
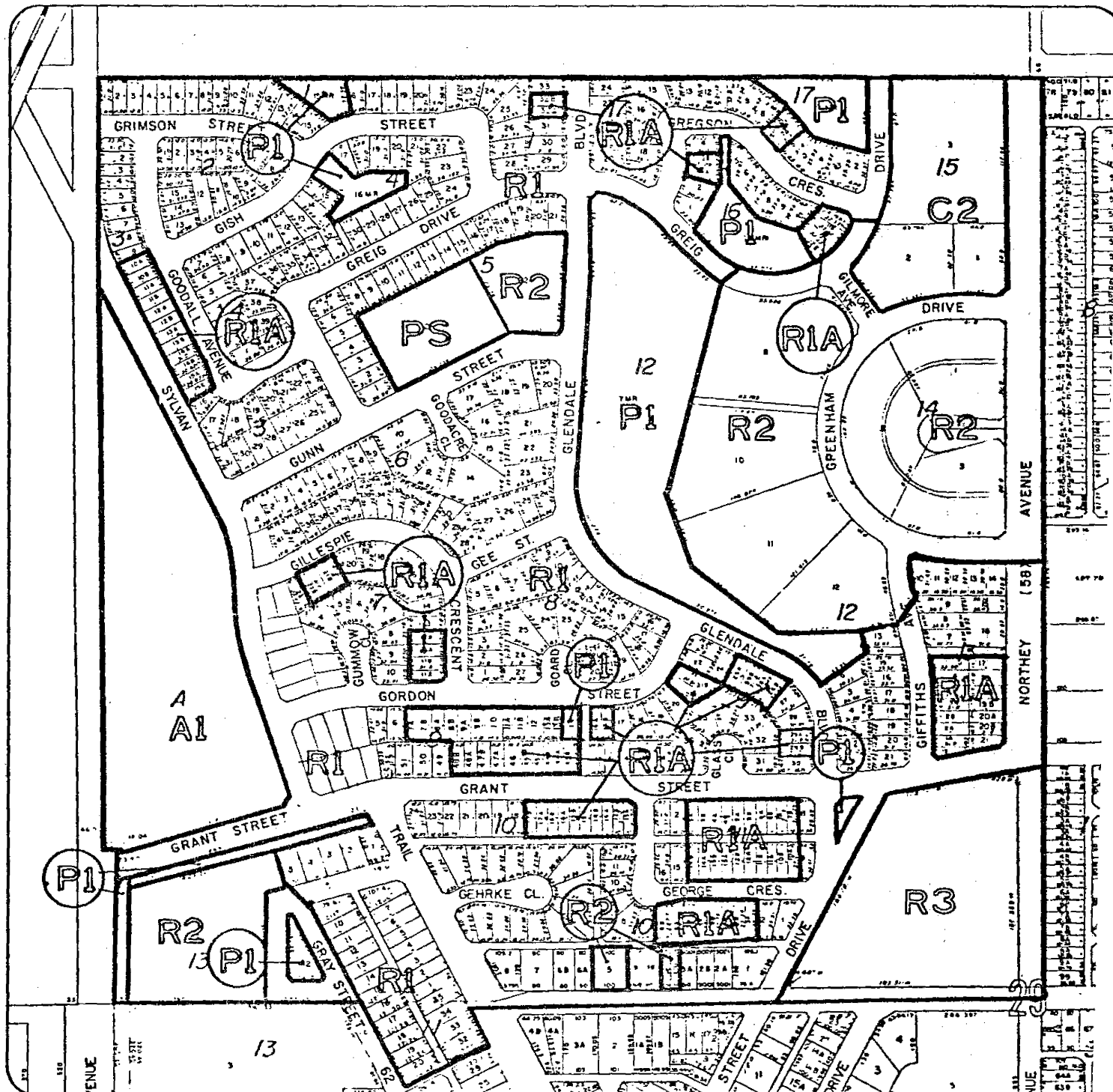
MAYOR

CITY CLERK

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

E13



Revisions :

MAP NO. 12/81  
(BY-LAW No. 2672/T-81)

Changed from A1 to R3 \_\_\_\_.

OF THE

CITY OF RED DEER

A Bylaw to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of constructing certain local improvements within the City of Red Deer.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 315 of The Municipal Government Act that the Council shall issue a Bylaw to authorize the undertaking and completing the construction of Residential street lighting on steel poles, Commercial street lighting on wood poles and Commercial street lighting on steel poles as referred to in schedules "A", "B", and "C".

AND WHEREAS plans, specifications and estimates for such work have been made by the City Electric Light & Power Department, whereby the total cost of the said construction is estimated to be Thirty-Two Thousand, and Sixty-Six Dollars (\$32,066.00).

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of Thirty-Two Thousand and Sixty-Six Dollars (\$32,066.00) on the credit of the City of Red Deer by issuing debentures of the City of Red Deer as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Ten (10) years in annual instalments, with interest not exceeding Twenty per centum (20%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$259,338,380.00

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$31,658,386.37, no part of which is in arrears.

AND WHEREAS the estimated life of the project is Ten years.

AND WHEREAS the proposed construction will serve about 3,173.00 lineal metres of frontage.

AND WHEREAS the total value of the land to be charged with the said special assessment, according to the last revised assessment roll is \$1,045,110.

AND WHEREAS pursuant to the provisions of Section 153 of The Municipal Taxation Act, R.S.A., 1970, the Council has given proper notice of intention dated May 27, 1981 and June 3, 1981 to undertake and complete the construction of Residential street lighting on steel poles, Commercial street lighting on wood poles and Commercial street lighting on steel poles as referred to in schedules "A", "B", and "C", the costs or a portion of the costs thereof to be assessed against abutting owners in accordance with the attached schedules "A", "B", and "C", and no sufficiently signed and valid petition against the said proposals has been received by the Council.

1. NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER is hereby empowered and authorized to enter into contracts for the purpose of constructing Residential street lighting on steel poles, Commercial street lighting on wood poles and Commercial street lighting on steel poles as referred to in schedules "A", "B", and "C", as may be necessary.
2. That for the purpose aforesaid, the sum of Thirty-Two Thousand, and Sixty-Six Dollars (\$32,066.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of Six Thousand, One Hundred and Nineteen Dollars and Ninety-Six Cents (\$6,119.96) is to be paid by the City at large and \$25,946.04 is to be collected by way of special assessment as herein provided in the attached Schedules "A", "B", and "C".
3. The debentures to be issued under this Bylaw shall not exceed the sum of Thirty-Two Thousand, Sixty-Six Dollars (\$32,066.00), and may be in any denomination not exceeding the amount authorized by this Bylaw and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Twenty per centum (20%) per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Ten (10) years, in accordance with the schedules attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized the amount necessary to pay the interest falling due in such year on such debentures and in addition thereto the amount required to pay any of such debentures which fall due in each year after applying the special assessment hereinafter provided for, by a rate sufficient therefore on all the rateable property in the said City and collectible at the same time and in the same manner as other rates.
10. During the currency of the said debentures there shall be raised annually for payment of the owners' portion of the cost and interest thereon by special assessment under The Municipal Taxation Act, R.S.A., 1970, the respective sums shown as yearly payments on schedules "A", "B", and "C", hereto attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be laid, a special assessment sufficient to cover the owners' portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said schedules "A", "B", and "C". The said special assessment shall be in addition to all other rates and taxes.

11. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

12. The net amount realized by the issue and sale of debentures issued under this bylaw shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

13. This Bylaw shall take effect on the date of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1981

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1981

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1981

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MAYOR

---

CITY CLERK

Special Frontage Assessment

City of Red Deer

Schedule "A" to By-law No. 2734/81

LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT

Residential Street Lighting on Steel Poles

1. Properties to be assessed:

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>SIDE</u>	<u>FRONTAGE</u>
55 Ave.	65' north of 60 St.	South to CPR Tracks	Both	194.75 metres

- |  |            |
|--|------------|
| 2. Total Special Assessment against all properties   | \$ 2438.27 |
| 3. Total Special Assessment per front metre  | 12.52      |
| 4. Annual Unit Rate per Front Metre of Frontage<br>to be payable for a period of 10 years. | 2.35       |
| 5. Total Yearly Assessment against all above properties                                    | 457.66     |

Special Frontage Assessment

City of Red Deer

Schedule "B" to By-law No. 2734/81

LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT

Commercial Street Lighting on wood poles

1. Properties to be assessed:

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>SIDE</u>	<u>FRONTAGE</u>
60 St.	48 Ave.	East to Tracks	Both	1046.01 metres
61 St.	900' East of 48 Ave.	East to CN Tracks	Both	676.48 metres

- |  |            |
|--|------------|
| 2. Total Special Assessment against all properties   | \$ 7785.65 |
| 3. Total Special Assessment per Front Metre  | 4.52       |
| 4. Annual Unit Rate per Front Metre of Frontage<br>to be payable for a period of 10 years. | .85        |
| 5. Total Yearly Assessment against all above properties                                    | 1464.17    |



Special Frontage Assessment

City of Red Deer

Schedule "C" to By-law No. 2734/81

LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT

Commercial Street Lighting on steel poles

1. Properties to be assessed:

<u>ON</u>	<u>FROM</u>	<u>TO</u>	<u>SIDE</u>	<u>FRONTAGE</u>
55 St.	39 Ave.	35 Ave.	Both	1140.24 metres
58 St.	42 Ave.	43 Ave.	Both	115.52 metres
2. Total Special Assessment against all properties				\$ 15,722.12
3. Total Special Assessment per Front Metre				12.52
4. Annual Unit Rate per Front Metre of Frontage to be payable for a period of 10 years.				2.35
5. Total Yearly Assessment against all above properties				2,951.04

RED DEER AND DISTRICT  
MUSEUM AND ARCHIVES

1 9 8 0

A N N U A L   R E P O R T

F. MORRIS FLEWELLING  
April 15, 1981

1. Museum Management Board - 1980

Mr. Donald Graham	Chairperson
Mr. Ronald Dale	Vice-Chairperson
Mr. Eugene Kulmatyki	Citizen-at-large
Father W. A. Reynolds	Citizen-at-large
Councillor L. Pimm	Council Representative
Mr. John Hicks	Society Representative
Mrs. Marguerite Watson	Society Representative
Mr. F. W. Moore	Society Representative
Mr. Stewart Ford	Society Representative
Mr. Gary Pecknold	Secretary
Mr. Morris Flewwelling	Museum Director

Board members who retired October, 1980, were:

Mr. Alan Armstrong  
Mrs. Gertrude Richards  
Mrs. Molly Banister  
Councillor Dennis Moffat  
Mr. Bruce Dawson  
Dr. Allen Burden

2. Red Deer and District Museum Society  
Board of Directors (May 1980 - May 1981)

Mayor Robert McGhee	Honorary President
Mrs. Gertrude Richards	Past President
Mr. Ronald Dale	President
Mr. John Hicks	Vice-President
Mr. Alec Peck	Treasurer
Mr. John Rich	Historian
Mr. James Jensen	Custodian of Collections
Mrs. Margaret Scott	Membership
Mr. Morris Flewwelling	Secretary
Mr. Alan Armstrong	Director
Mrs. Lynn Huddleston	Director
Mrs. Mimi Marke	Director
Mrs. Marguerite Watson	Director
Mr. Jack Prendergast	Pioneers' & Old Timers' Association
Dr. Allen Burden	Red Deer College
Dr. William Parsons	Archives Committee
Mr. Bruce Dawson	Director (resigned)
Mrs. Lilian Scott	Gift Shop Manager
Mrs. Mildred Stolee	Docent Co-ordinator
Mrs. Gertrude Richards	Gift Shop Clerk Co-ordinator

3. Museum Staff

Mr. F. Morris Flewwelling	Director
Mrs. Doris K. Northey	Assistant to the Director
Mrs. Bernice Koziol	Museum Secretary (until March 10, 1980)
Mrs. Eileen Killeen	Museum Secretary
Miss Diana Anderson	Display-Preparator

## Museum Staff (continued)

Mr. Michael Dawe	Archivist
Mrs. Sharon L'Hirondelle	Caretaker
Miss Wendy Fitch	Summer Relief
Miss Joan Dale	*Project Trust II
Mrs. Mona Ketch	*Project Trust II
Mr. Ali Thobani	*Project Trust II
Mr. Jack Tetz	*Project Trust II

\*Project Trust II employees commenced December 1, 1980.

The Museum provided office space for Mr. R. Driskill and his successor, Mrs. Georgean Parker, as author-editors of the pictorial history book.

A Commissionaire and one part-time Gallery Attendant attended weekends and holidays.

## Volunteers

The Museum would be unable to function without a large corps of devoted volunteers who in 1980 contributed about 4,000 man hours. Museums have many functions which require hundreds of man hours with little evident gain. Even the wealthiest of museums could not afford to hire staff to complete all tasks. The Museum in turn provides a useful and creative outlet for many people.

Volunteering at the Museum takes many forms. Under the direction of Mrs. Gertrude Richards, a group of people staff the Gift Shop, while another group, under the direction of Mrs. Mildred Stolee, act as Docents.

Volunteers come from the Fine Option Program and the Special Projects Program.

Mr. Frank McBride	Trimester #2 - 1979-80
Miss Susan Johnston	Trimester #2 - 1979-80
Miss Noreen Tallman	Trimester #2 - 1979-80
Miss Susan Land	Trimester #3 - 1979-80
Miss Lori Johnson	Trimester #3 - 1979-80
Miss Wendy Mitchell	June, 1980
Miss Sherry Hunley	June, 1980
Miss Pat Missura	Semester #1 - 1980-81

Mr. David Rench worked full-time as a volunteer for January, February and March, 1980.

Specialists such as carpenters, clock makers and typists give freely of their time and talents.

Special mention should be made of Red Deer's One-Hour Martinizing for dry-cleaning hundreds of items at no charge each year.

Contributions made by our 35 Board members should not be overlooked

Mrs. Molly Banister was recognized nationally by the American Association for State and Local History with an Achievement Award for her effort in fund-raising for the Museum and her continued support of the Museum.

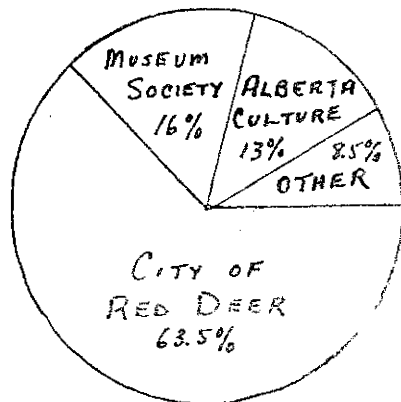
#### 4. Finance

The 1980 Budget totalled \$133,750  
(see copy attached)

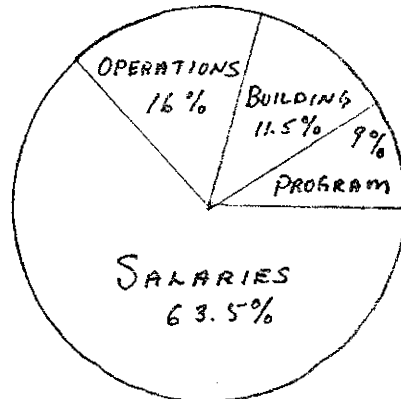
The Museum was assisted by grants as follows:

Alberta Heritage Day Grant (Alberta Culture)	- \$ 1,625
Project Trust II	39,000
	<hr/> \$40,625

The pie-graphs offer a diagrammatic version of Revenue and Expenditure.



City of Red Deer	\$84,850	63.5%
Museum Society	21,700	16.0%
Alberta Culture	17,200	13.0%
Other	10,000	8.5%
	<hr/> \$133,750	<hr/> 100.0%



Salaries	\$ 86,800	63.5%
Operations	16,300	16.0%
Building	21,650	11.5%
Program	9,000	9.0%
	<hr/> \$133,750	<hr/> 100.0%

Council of the City of Red Deer relieved the Museum Society from their annual operating grant obligation for 1981 and in future.

The Waskasoo Museum Foundation was successfully registered in March, 1980.

5. Procedures

A Policy Handbook and an Operations Manual were developed. The Archives By-law is undergoing revision to bring the actual co-operative operation of the two separate institutions closer together.

Room Usage

The Stewart Room and Project Room have become popular as meeting places. Usage of the rooms has increased 44% to nearly 300 bookings during 1980.

	<u>1979</u>	<u>1980</u>
January	6	21
February	22	32
March	22	36
April	26	28
May	16	29
June	23	22
July	3	14
August	9	11
September	--	14
October	32	41
November	30	33
December	14	11
	<u>203</u>	<u>292</u>

6. Building

The feature fountain at the entrance remains inoperable.

A proposal to expand the new building to accommodate greater collections and display was made in October. A Building Committee, chaired by Mr. Dale, and including Mrs. M. Watson, Mr. S. Ford and Mr. Don Graham, was established.

Some substantial additions to the mechanical systems were effected.

7. Collections

More than 4,000 artifacts were acquired for the Permanent Collection. The Permanent Collection presently includes about 23,000 artifacts.

Elsie Osborne Brown Estate Collection  
Trimble paintings of early Red Deer  
Botanical fossils from B. Speirs  
Fire Hall Library Collection  
Cornerstone plaque - 1913 Presbyterian Ladies' College  
Collection of dress patterns - Cronquist  
Collection of quilt patterns - Meyer  
Hospital Instrument Cabinet - 1905 - Health Unit  
1860 pistol - Hamilton  
Highland Dancing Association trophies  
Armed Forces uniforms, badges  
Numerous clothing/linen items  
Doll Collection - Crawford

## Collections (Continued)

Sanctuary Gate plaques - City of Red Deer  
Pair homesteaders' chairs  
Surveyors' equipment - Nash  
Comer Estate Collection  
Set of stereoscope cards - Goldstrom  
Sundial and bird bath - Snell  
Northey Estate Collection  
Parlby Collection

The Permanent Collection is particularly strong in household items, greeting cards, bottles/glassware and women's clothing. In some areas, the Museum may indeed hold the most comprehensive collections in Alberta.

The Study Collection, a special collection of duplicate items or those items the care of which is not subject to such strict control as those in the Permanent Collection, has been growing nicely. The items are loaned for community use, or are handled carefully by students in special study.

With assistance from Project Trust II, we have begun Registration of selected parts of the Collections. Priority was given to accessioning and registering the Bower Archaeological Collection of some 4,000 pieces. Registration work has revealed that the Collection is the largest of its kind in Alberta and the authoritative texts on Alberta Archaeology have frequently used items from the Collection as illustrations.

Finally, with the extra manpower from Project Trust II, a complete review of past accessions has been done to check that all records are in order.

The Mobile Laboratory from the Canadian Conservation Institute stopped at the Museum to offer conservation assessment and expertise for four days in July.

The hygrothermographs, continuously recording temperature and humidity, were activated in mid-summer. The mechanical systems are shown to be very effective in maintaining even levels of temperature and humidity.

Ten De-accessioning Reports have been presented to and approved by the Society Board. They usually involved transfer of artifacts from the Museum to Archives or from Permanent to Study Collections.

The annual appraisal of artifacts for the period January 1 - December 31, 1979, was done by Mr. R. McClure of Edmonton. In an attempt to provide appraisal service on which to base income tax deductible receipts, the time of the annual appraisal was shifted from May to January. Also, appraisals are being reported by month so that, for statistical or grant purposes, any 12-month period may be accommodated. A second appraisal was done by Mr. McClure on January 10, 1981, for the period January 1 - December 31, 1980.

## 8. Library

Through a concerted effort over the past three years, to expand the reference capacity of the library, the collection now provides a reliable

## Library(continued)

resource of information requested of the Museum by the public and for our own research. The Library contains about 4,000 volumes with about 500 having been added in 1980.

Memberships and subscriptions were carried for a number of organizations and publications relevant to Museum interests.

### 9. Hours

#### Museum offices:

8:30 a.m. - 12:00 Noon  
1:00 p.m. - 5:00 p.m.

#### Galleries:

1:00 - 5:00 p.m. DAILY  
(except Christmas Day and New Year's Day)

July 1 - September 1, galleries are open weekdays  
from 10:00 a.m. - 5:00 p.m.

### 10. Visitors

25,413 people visited the Museum in 1980.

The Museum ranks as the fourth most visited museum/gallery in Alberta. The Provincial Museum of Alberta, Glenbow-Alberta Institute and the Edmonton Art Gallery are in first, second and third places, respectively.

<u>Month</u>	<u>1979</u>	<u>1980</u>
January	1,010	961
February	1,715	1,488
March	2,079	1,915
April	2,472	1,815
May	2,925	1,938
June	4,531	4,068
July	2,301	2,602
August	1,472	2,402
September	3,070	2,288
October	4,534	1,670
November	3,149	2,168
December	1,208	2,098
	<u>30,466</u>	<u>25,413</u>

It should be noted that visitor count is taken from the Guest Book. Such a count is generally about 10-15% lower than actual because some visitors fail to sign.

#### a. Tours

The Museum hosted 198 groups in 1980.

(see following page for breakdown)



Tours(continued)

<u>Month</u>	<u>1979</u>	<u>1980</u>
January	13	8
February	18	13
March	20	23
April	10	14
May	26	17
June	52	41
July	4	11
August	4	5
September	58	5
October	89	18
November	77	9
December	24	34
	<u>395</u>	<u>198*</u>

\*The very high number of tours in 1979 was a reflection of the presence of the Mobile Planetarium in September, October and November.

b. Events

The Museum hosted 27 events in 1980.

Thursday, February 14	Valentine Silver Tea/Fashion Show
Sunday, February 17	Canada Heritage Day
Wednesday, February 20	Volunteers' Tea
Sunday, March 9	National Gallery of Canada's 100th Anniversary
Friday, April 18	60th Anniversary Women's Institute Annual
	Handicraft Show and Tea
Sunday, April 27	Official Opening of three exhibits
Sunday, April 13	Picture I.D. Day
Sunday, May 18	International Museums Day
Wednesday, June 4	Challenge Program Reception
Thursday, June 5	Challenge Program Reception
Sunday, June 8	Gala Opening of three shows
Thursday, June 12	Picture I.D. Day
Saturday, June 21	50th/14th Reception
Monday, June 30	Volunteers' Coffee Party
Wednesday, July 11	C.C.I. Mobile Laboratory Workshop
Sunday, July 27	A.C.A.C.A. Critique
Monday, August 4	Alberta Heritage Day
Monday, September 1	All Cities Homecoming for 75th Anniversary
Sunday, September 7	Leslieville Threshing Tour
Monday, October 20	Phi Delta Kappa, History of Education Lecture
Monday, October 27	Phi Delta Kappa, History of Education Lecture
Monday, November 3	Phi Delta Kappa, History of Education Lecture
Wednesday, November 11	Armistice Day Open House
Saturday, November 15	Recent Acquisitions, Red Deer College
Friday, November 28	About Free Lands, Performance
Saturday, November 29	About Free Lands, Performance and Reception
Sunday, November 30	Delta Kappa Gamma Tea for Mrs. M. McCullough

c. Alberta's 75th Anniversary

With 1980 being Alberta's 75th Anniversary as a Province, a number of special events and activities were undertaken:

## 75th Anniversary(continued)

### (1) Proud Beginnings

The Museum Society, the Archives Committee and the Chamber of Commerce joined to publish a history book.

### (2) Steeplejack

The Museum Society, assisted by a grant of \$3,000 from the 75th Anniversary Committee and volunteers, re-erected the steeple from the Presbyterian Church built in 1894.

### (3) Homecoming

A large 3-day outdoor celebration organized as a special event in Recreation Park.

## d. Exhibitions and Displays

The Museum presented 70 exhibits during 1980.

### Exhibition Centre (18)

South American Ceramics  
Allan Brooks' Bird Paintings  
Automobile Art of Rick Decore  
Fashions of Yesteryear  
60th Anniversary Handicraft Show  
Alberta Selections  
Anne Pope  
Challenge Program  
Alberta Wide '75  
Alberta Ceramic Showcase '80  
Charlie Beil  
Business As Usual  
Contemporary Indian Art  
Hardware  
O'Hanlon Bronzes  
Will Ogilvie  
Uniform Parade  
About Free Lands

### Stewart Room (10)

Trudi Gumia  
Marke Collection  
Greta Hallett  
Ray Van Lune  
Whispering Wings  
Bessie Payne  
Herbert Earle  
Tourist Council Show  
Prairie West  
Gaetz - 1980

### General (7)

100th Anniversary of Survey  
Moffat Satires  
Royal Visit Commemorative  
Alberta Coat-of-Arms  
Alberta Women  
From My Grandmother's Hands  
Recent Acquisitions

## 11. Programs and Extension

A nine-day study tour of the Yucatan Peninsula was arranged in co-operation with Red Deer College in May, 1980.

A Harvest tour to Leslieville's Threshing Bee was arranged in September, 1980.

An article on the planning process and design of the new building and written by Mr. R.O. Harrison appeared in Museum, an international publication in seven languages circulated through UNESCO.

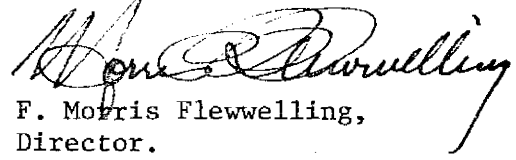
A brief on Museum funding was submitted to members of the Alberta Cabinet during their tour of Alberta in the Spring, 1980.

Programs and Extensi( continued)

The Museum continues to enjoy excellent relations with all of the media.

The Museum continues to maintain a membership approaching 1,000 individuals.

Respectfully submitted,

  
F. Morris Flewwelling,  
Director.

:mek

October 22, 1980

MUSEUM MANAGEMENT BOARD  
1981 -- BUDGET

October 22, 1980

REVENUE

		<u>1980</u>	<u>1981</u>
99-10001	Alberta Culture Grant	\$17,200	\$17,200
99-10010	Museum Society	18,520	-----*
99-10040	Revenue (Other)	<u>10,000</u>	<u>3,000</u>
		\$45,720	\$20,200

EXPENSESAdministration

99-11001	Director's Salary	\$28,000	\$31,624
99-11004	Secretary's Salary	13,400	13,500
99-11007	Casual Help	6,500	4,000
99-110	Security Personnel	---	4,500
99-11010	C.P.P. - U.I.C. Benefits	4,100	4,512
99-11013	Professional Development	1,100	1,200
99-11016	Subscriptions & Memberships	200	220
99-11019	Library	300	330
99-11022	Travel	600	660
99-11025	Telephone	2,000	2,500
99-11028	Office Supplies & Stationery	2,000	2,200
99-11031	Postage	1,900	2,090
99-11034	Copier Rental	1,800	1,980
99-11037	Insurance	2,000	2,200
99-11040	Advertising	1,000	1,500
99-11043	Office Equipment & Maintenance	600	660
99-11047	Audit & Accounting	800	1,000
99-11050	Miscellaneous & Sundry	<u>1,000</u>	<u>1,100</u>

67,300 75,776

Program

99-11102	Assistant to Director's Salary	14,100	15,890
99-11105	Display/Preparator's Salary	12,500	15,175
99-11108	C.P.P. - U.I.C. Benefits	2,700	3,089
99-11111	Curatorial	3,000	3,300
99-11114	Display	4,000	5,000
99-11117	Shipping & Cartage	1,000	1,000
99-11120	Extension Program	<u>2,000</u>	<u>2,200</u>

39,300 45,479

Physical Plant

99-11203	Utilities	10,700	11,770
99-11206	Gas	3,250	3,570
99-11209	Janitor	6,500	7,180
99-11212	Building & Equipment Maintenance	5,500	9,000
99-11215	Security	<u>1,200</u>	<u>1,320</u>

27,150 32,840

Total Expenses .....  
Revenue .....  
City of Red Deer .....

133,750 154,095  
45,720 20,200  
84,842 133,895

\*as per Council's resolution of September 29, 1980