

DATE: September 27, 1994  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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**SUMMARY OF DECISIONS**

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
**MONDAY, SEPTEMBER 26, 1994**  
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of September 12, 1994

**DECISION - CONFIRMED AS TRANSCRIBED**

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- (2) **UNFINISHED BUSINESS**

- 1) E.L. & P. Manager - Re: Utility Rate Revision/Utility Bylaw Amendment 2960/F-94

.. 1

**DECISION - BYLAW GIVEN 3 READINGS**

- 2) Red Deer Regional Planning Commission - Re: Alberta Flood Damage Reduction Program/Land Use Bylaw Amendment 2672/K-94

.. 5

**DECISION - REPORT RECEIVED AS INFORMATION**

- 3) Red Deer Regional Planning Commission - Re: Bremner Avenue Direct Control District .. 8

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- 4) City Clerk - Re: Surplus City Lands/7 Sites Advertised for Sale .. 15

**DECISION - AGREED TO OFFER FOR SALE SUBJECT TO THE PROTECTION OF EASEMENTS WHERE APPLICABLE**

- 5) City Clerk - Re: Surplus City Lands/12 Sites Considered for Sale .. 38

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- 6) Deputy Chief, Emergency Medical Services - Re: Proposed Blue Cross Agreement/Ambulance Rates .. 67

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(3) **PUBLIC HEARINGS**

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South #2 . . 81

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FOR LANCASTER MEADOWS AND ANDERS SOUTH #2**

- 3) Land and Economic Development Manager - Re: Request to  
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3117/94 . . 84

**DECISION - APPROVED REQUEST FOR LEASE OF THE LANE**

- 4) Taxi Commission - Re: Taxi-Business Bylaw Amendment  
3076/B-94/Waiting Time/Station Wagon or Van Fare . . 91

**DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

- 5) Municipal Planning Commission - Re: Home  
Occupations/Section 5.2.1 of the Land Use Bylaw . . 93

**DECISION - AGREED TO HAVE R.D.R.P.C. REVIEW DEFINITION OF  
HOME OCCUPATIONS IN THE LAND USE BYLAW**

- 6) Director of Community Services/Social Planning Manager Re:  
Red Deer Day Care Centre Roof . . 94

**DECISION - APPROVED FUNDING FOR ROOF REPAIRS**

- 7) Parks Manager/Director of Community Services - Re: Nuisance Bylaw Amendment 3034/A-94/Traffic Bylaw Amendment 2800/A-94/Tree Pruning . . 96

**DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

- 8) Mayor's Recognition Awards Committee - Re: 1994 Annual Report . . 99

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- 9) Director of Engineering Services - Re: Dairyworld Foods/Improvement of 55 Street, West of Gaetz Ave. . .101

**DECISION - AGREED TO NOT PROCEED WITH IMPROVEMENTS TO 55 STREET PRIOR TO DECEMBER 31, 1999**

- 10) Red Deer Regional Planning Commission - Re: Dangerous Goods Setbacks . .104

**DECISION - AGREED TO HAVE R.D.R.P.C. PREPARE THE NECESSARY LAND USE BYLAW AMENDMENT**

(5) **CORRESPONDENCE**

- 1) County of Red Deer No. 23 - Re: Red Deer Regional Planning Commission Land and Building/Request for Use under Direct Control . .106

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- 2) Town of Morinville - Re: AUMA Convention Resolution B10/Perpetual Easements . .110

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- 3) Alberta Urban Municipalities Association - Re: R.C.M.P. Cost Recovery . .115

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- 4) Red Deer Chamber of Commerce - Re: Establishment of an Economic Development Alliance . .120

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- 5) Central Alberta Community Residence Society - Re: Recent Increase in Bus Pass Fares . .122

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(7) **NOTICES OF MOTION**

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(9) **BYLAWS**

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- 2) 2672/N-94 - Land Use Bylaw Amendment/Redesignation of a  
5 acre parcel of land from A1 to PS/Proposed Church - 2nd &  
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- 3) 2800/A-94 - Traffic Bylaw Amendment/Tree Pruning - 3  
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**DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

- 4) 2960/F-94 - Utility Bylaw Amendment/Revision in Utility Rates  
- 3 readings .. 1  
..141

**DECISION - BYLAW GIVEN 3 READINGS**

- 5) 3034/A-94 - Nuisance Bylaw Amendment/Tree Pruning - 3  
readings .. 96  
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**DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

- 6) 3076/B-94 - Taxi-Business Bylaw Amendment/Waiting Time/Waiting Time/Station Wagon or Van Fare - 3 readings .. 91  
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**DECISION - BYLAW GIVEN 1ST & 2ND READINGS**

- 7) 3116/94 - Road Closure Bylaw/Part of 49 Ave./Land Sale/Parkland Properties Ltd. - 1st reading .. 79  
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**DECISION - BYLAW GIVEN 1ST READING**

- 8) 3117/94 - Road Closure Bylaw/Robinson Crescent/Request to Lease Lane - 1st reading .. 84  
..146

**DECISION - BYLAW GIVEN 1ST READING**

- 9) 2672/W-94 - Land Use Bylaw Amendment/Bremner Ave./Direct Control

**DECISION - BYLAW GIVEN 1ST READING**

**A G E N D A**

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

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9)	<i>2672/W-94 LANN Use Bylaw Amendment Direct Control- Bremner Avenue</i>	

Committee of the Whole

- 1) Administrative Matter
- 2) Administrative Matter
- 3) Administrative Matter

U N F I N I S H E D B U S I N E S SNO. 1

DATE: September 13, 1994  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: E. L. & P. Utility Rate Revision

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At the Council meeting of June 20, 1994 the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the E. L. & P. Manager dated June 10, 1994, re: E. L. & P. Utility Rate Revision, hereby approves in principle the proposed rate change to the billing demand in E. L. & P. General Service Rate E64 and the Primary Rates E76 and E77, and that a revision to the Utility Bylaw be presented back to Council in due course for approval prior to the implementation of said revisions, and as presented to Council June 20, 1994."

The necessary changes have been completed to the utility billing program and the rate revision can now be implemented. The necessary Utility Bylaw revision documents are included in the Council meeting agenda.

RECOMMENDATION

It is respectfully recommended that Council approve the Utility Bylaw revision as presented and that the necessary three readings be conducted at the one Council meeting.



A. Roth,  
Manager

AR/jjd

DATE: June 10, 1994  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: E. L. & P. Utility Rate Revision

---

Council's consideration of a proposal to change the structure of the E. L. & P. General Service Rate E64 and the Primary Rates E76 and E77 is requested. The proposed change would reduce the cost to those E. L. & P. commercial customers whose monthly bill is determined, in part, by their demand. The proposed change is possible because of a change to the demand structure of the rate at which the City purchases power from TransAlta Utilities Corporation (TAU).

The following brief review of electrical billing may be helpful to Council.

The monthly bill for customers in the above noted E. L. & P. rate categories is based on a blended combination of the following two metered quantities:

- a) "Energy" expressed in kilowatthours (kWH), which is the measure of the energy consumed during the month.
- b) "Demand", expressed in kilovolt-amperes (kVA), which is a measure of the rate at which energy is consumed.

The demand portion of the bill is the more difficult one to grasp. The demand value currently used in computing the monthly bill is based on the highest demand established within the 12 month period including and ending with the current month. In effect, the current month's bill will often have the demand portion based on a demand which was established several months ago. This method of billing is very common and is the basis of The City's purchase from TAU.

In the TAU rate structure prior to January 1, 1993, 100% of the highest demand in the previous 11 months was compared to the current month's demand and the higher value was used in calculating The City's bill. After January 1, 1993, only 85% of the highest demand in the previous 11 months is compared to the current month's demand and the higher value is used in calculating The City's bill. In effect, the demand used in calculating The City's bill is now reduced and this results in a saving to The City.

We were, however, not in a position to immediately benefit fully from the change in the TAU rate structure because of a rather complex technicality known as power factor. This factor, which did not affect us prior to January 1, 1993 because of the 100% demand ratchet, introduced another demand value which was used in calculating the bill and which prevented the full savings

City Clerk  
 Page 2  
 June 10, 1994

from being realized. During 1993 and 1994, the E. L. & P. Department installed power factor correction equipment on the distribution system which now enables us to realize the full savings resulting from the change in the TAU rate structure.

It is proposed that the above noted E. L. & P. General Service and Primary rates be changed to reflect the same 85% demand factor which has been applied in the TAU rate. This will result in an E. L. & P. customer saving, for those on the subject rates, estimated to be in the order of \$460,000, or 1.86% per year. The reduction in the E. L. & P. revenues is totally offset by the reduction in the cost of purchasing electricity from TAU.

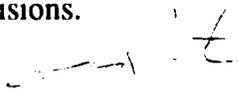
The proposed change in the E. L. & P. General Service and Primary rate will have the following benefits:

1. It improves the competitiveness of our rate relative to those of other utilities, particularly those of TAU who serves neighbouring customers.
2. Customers will perceive the new rate to be more fair as they have in the past found it difficult to understand and accept that their bill should be partly based on the highest demand in a 12 month period which was often a seasonal demand.
3. It provides a positive price signal for demand control in every month rather than for only a few months each year.

To implement the above change in our rate structure will require some major changes to be made in the computer billing program. With the implementation of new computer systems and the upcoming vacation season, the Computer Services Department is extremely busy. Consequently it would not be productive to make the changes unless Council is in agreement with the proposal. If Council does agree, the Administration will complete the necessary work and present a bylaw revision as soon as the changes have been completed.

### RECOMMENDATION

It is requested that Council approve in principle the proposed rate change to the billing demand in E. L. & P. General Service Rate E64 and the Primary Rates E76 and E77 and that a revision to the Utility Bylaw will be presented to Council for approval prior to the implementation of the revisions.

  
 A. Roth,  
 Manager

AR/jjd

p.c. Computer Services Manager

Commissioners' Comments of June 20, 1994

As outlined in the attached report because of the change in the TAU rate structure, the potential existed for significant savings on our cost of electricity. These savings could only be realized, however, if we could improve our power factor during the worst months when it was low. As the result of the installation of power factor correction equipment at an approximate cost of \$200,000 we have been able to improve our power factor from .85 to .92. This improvement is substantial and the E.L. & P. Department deserves great credit. We are now in a position to take advantage of these savings and we recommend that these savings be passed on to the customer. However, to do this does require the introduction of a new factor into our billing system and with the current workload in computer services and the time of year, we anticipate that this change to the billing system could take approximately 3 months to implement. We concur with the recommendation of the E.L. & P. Manager that Council approve the proposed rate change in principal so that we may undertake the changes to the billing system after which a revised utility bylaw will be brought forward for Council's approval.

"G. SURKAN"  
Mayor

"H.M.C. DAY"  
City Commissioner

Commissioners' Comments

We recommend Council approve the Utility Bylaw Amendment.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
A/City Commissioner

**DATE:           SEPTEMBER 27, 1994**

**TO:             E. L. & P. MANAGER**

**FROM:          CITY CLERK**

**RE:             E. L. & P. UTILITY RATE REVISION**  
**UTILITY BYLAW AMENDMENT 2960/F-94**

---

At the Council Meeting of September 26, 1994, consideration was given to your report dated September 13, 1994 concerning the above topic and at which meeting Utility Bylaw Amendment 2960/F-94 was passed. A copy of said bylaw is attached hereto.

This office will be updating the Consolidated Copy of the Utility Bylaw and forwarding the amended pages to your office in due course.



**KELLY KLOSS**  
City Clerk

KK/clr  
attchs.

cc:    Director of Financial Services  
      Utility Billing Supervisor  
      Computer Services Manager



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

NO. 2

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

**MEMORANDUM**

**DATE:** September 19, 1994  
**TO:** City Council  
**FROM:** Frank Wong, Planning Assistant  
**SUBJECT:** Proposed Land Use Bylaw Amendment 2672/K-94  
Canada - Alberta Flood Damage Reduction Program

Subject to Alberta Environment and Protection's presentation of February 1993, and the Director of Engineering Service's report to Council on September 13, 1993, Council passed the following resolution:

"RESOLVED that Council of the City of Red Deer, having considered report dated August 25, 1993 from the Director of Engineering Services re: Canada-Alberta Flood Drainage Reduction Program, hereby directs that the Red Deer Regional Planning Commission prepare a Land Use Bylaw Amendment to reflect the conditions discussed in the aforesaid report and as presented to Council September 13, 1993."

Pursuant to the above resolution, we are enclosing a proposed land use amendment to reflect the intent of the Canada-Alberta Flood Damage Reduction Program, which is to:

1. prohibit the development of new buildings or structures in the floodway; and
2. allow development of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed.

The amendment will ensure that new developments which are properly floodproofed as well as existing developments will be eligible for federal and provincial financial assistance as well as flood disaster assistance.

We will be holding a public information meeting with area landowners and stakeholders to solicit views and comments regarding this bylaw amendment prior to the final reading.

We are recommending that City Council proceed with first reading of the proposed land use amendment.

Mr. Frank Wong  
PLANNING ASSISTANT

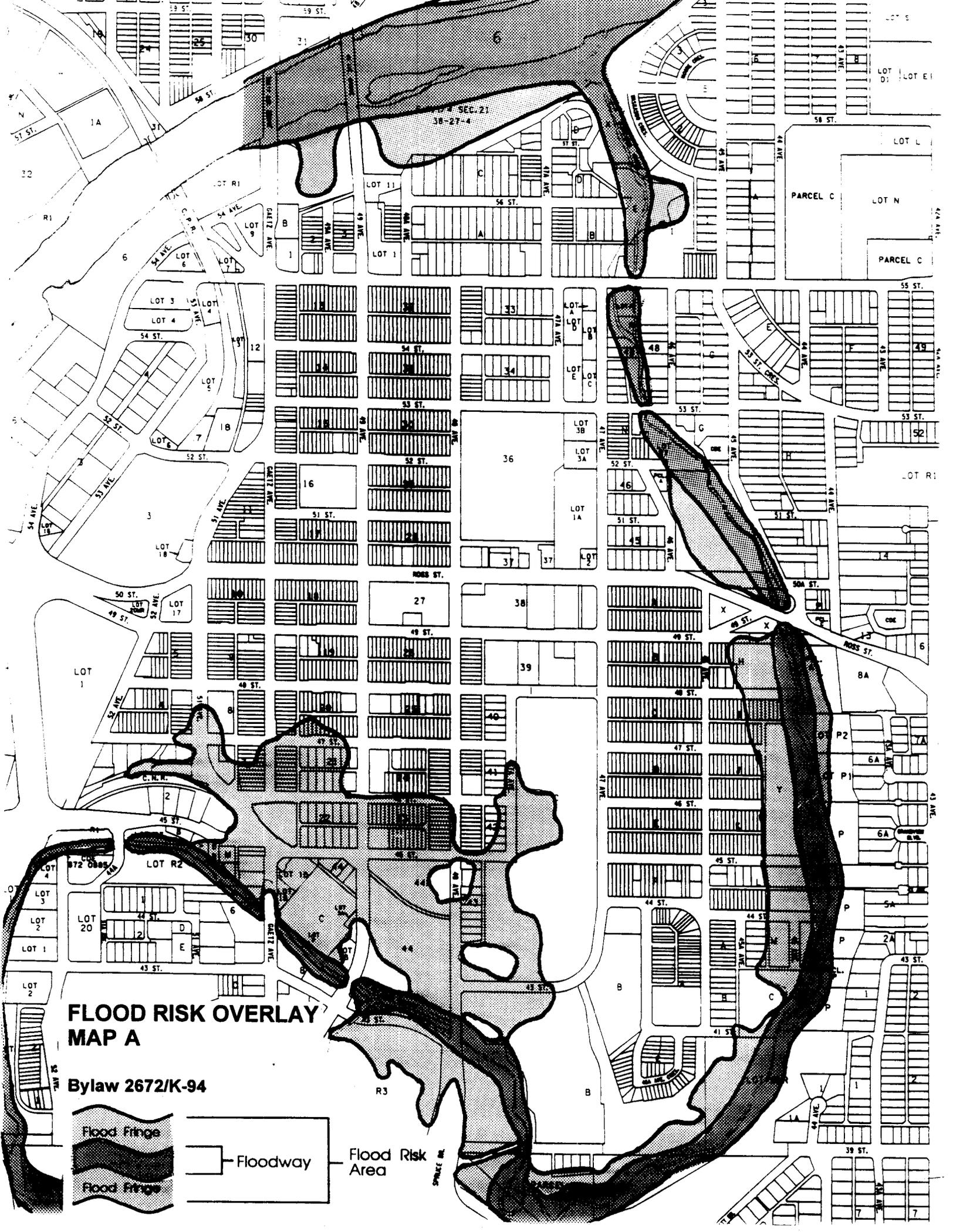
Commissioners' Comments

We recommend Council give 1st reading of the Bylaw.

Enclosure

"G. SURKAN"  
Mayor

"A. WILCOCK"  
A/City Commissioner



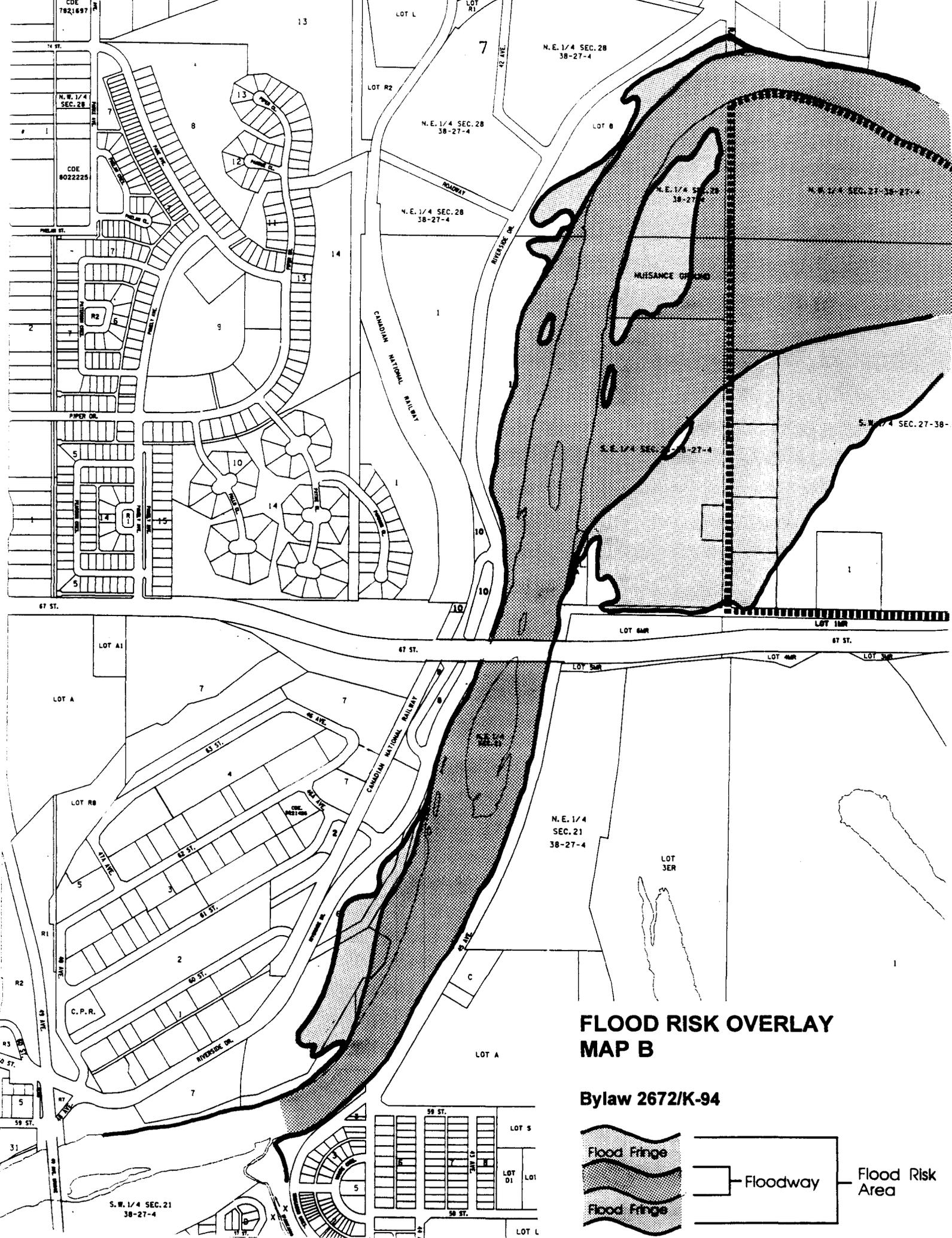
**FLOOD RISK OVERLAY  
MAP A**

**Bylaw 2672/K-94**



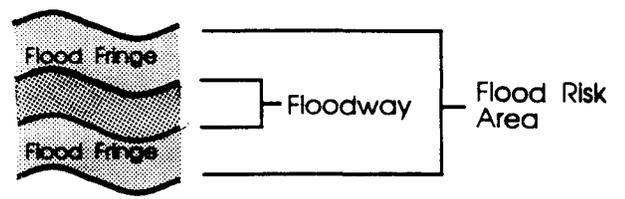
Floodway

Flood Risk Area



**FLOOD RISK OVERLAY  
MAP B**

**Bylaw 2672/K-94**



## BYLAW NO.2672/K-94

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

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

1. To amend section 1.2.2 by adding the following definitions:

**"FLOOD RISK AREA"** means the area which would be inundated by the 1:100 year flood along the Waskasoo Creek and Red Deer River as identified on the Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program.

**"FLOOD RISK OVERLAY"** means an overlay which identifies the flood risk areas which have been mapped under the Canada-Alberta Flood Damage Reduction Program.

**"1:100 YEAR FLOOD ELEVATION"** means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada-Alberta Flood Damage Reduction Program.

**"FLOODPROOFING"** means with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

**"FLOOD FRINGE"** means the outer portion of the flood risk area, adjacent to the floodway. The water in the flood fringe is generally shallower and flows more slowly than in the floodway. Conditions are generally less hazardous than in the floodway.

**"FLOODWAY"** means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive. It is a constricted channel area within which the entire design flood may be conveyed without either raising water levels or increasing flow velocities beyond specified limits.

2. By adding hereto the following section:

### **5.3.4 FLOOD RISK OVERLAYS**

#### **5.3.4.1 General Purpose of Overlays**

To provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Waskasoo Creek and a

portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed.

#### **5.3.4.2 Floodway uses**

In the floodway only those uses which are listed below, shall apply:

- (1) Private open space
- (2) Environmental reserve or natural areas
- (3) Formal parks
- (4) Existing uses, buildings and structures provided that they are listed as a permitted or discretionary use in the Land Use District for which the site is designated and the use already approved by the Development Officer prior to the passing of this Bylaw.

#### **5.3.4.3 Flood Fringe Uses**

In the flood fringe area the permitted and discretionary uses listed in the underlying Land Use District shall continue to apply. Where the provisions of this Overlay appear to be in conflict with the regulations of any underlying District, the provisions of the Overlay shall take precedence and be applied in addition to the regulations of the underlying District.

#### **5.3.4.4 REGULATIONS**

- (1) No new buildings will be allowed in the Floodway.
- (2) Before a development permit is issued for the construction of any development within the Flood Fringe, the Development Officer may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:
  - a. Canadian Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;

- b. the flood-proofing of habitable rooms, electrical panels and heating units, and openable windows;
- c. basement drainage and site drainage; and
- d. information on grade elevation in relation to the 1:100 year flood elevation.

(3) The Development Officer must be satisfied that adequate floodproofing exists before a development permit is issued.

- 3. The "Flood Risk Overlay Maps A & B" as referred to in Section 5.3.4 is hereby added and forming part of the Bylaw.
- 4. This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this            day of            A.D. 1994.

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MAYOR

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CITY CLERK

**DATE: SEPTEMBER 27, 1994**

**TO: RED DEER REGIONAL PLANNING COMMISSION**

**FROM: CITY CLERK**

**RE: LAND USE BYLAW AMENDMENT 2672/K-94**  
**CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM**

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At the Council Meeting of September 26, 1994, consideration was given to your report dated September 19, 1994 concerning the above topic and at which meeting Council gave first reading to Land Use Bylaw Amendment 2672/K-94, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/K-94 reflects the intent of the Canada-Alberta Flood Damage Reduction Program which is to prohibit the development of new buildings or structures in the floodway and allow development of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed. The amendment will ensure that new developments are properly floodproofed as well as existing developments will be eligible for federal and provincial financial assistance as well as flood disaster assistance.

This office will now proceed with advertising for a Public Hearing to be held Monday, October 24, 1994 at 7:00 p.m., or as soon thereafter as Council may determine. It is my understanding that the Province is willing to pick up a portion of the cost of the advertising for this ad and as such I trust that you will be in contact with Council and Committee Secretary, Sandra Ladwig, to make the necessary arrangements for billing.

Trusting you will find this satisfactory.

  
KELLY KLOSS  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
City Assessor  
Public Works Manager  
E. L. & P. Manager  
Land and Economic Development Manager  
Fire Chief  
Council and Committee Secretary, S. Ladwig



NO. 3

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

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## MEMORANDUM

**TO:** City Council

**FROM:** Orlando Toews, PLANNER

**DATE:** September 19, 1994

**RE:** BREMNER AVENUE DIRECT CONTROL DISTRICT

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Please find enclosed a report on the Bremner Avenue Direct Control District as per Council's request of August 2, 1994

---

Orlando Toews, PLANNER

## **BREMNER AVENUE DIRECT CONTROL DISTRICT**

Bremner Avenue is presently designated as a direct control district in which Council exercises total control over uses. Recently, land uses along Bremner Avenue have experienced changes with more changes in uses and ownership anticipated in the future. In light of these actual and anticipated changes, Council has requested that the future uses in Direct Control District No. 1 be reviewed by the Red Deer Regional Planning Commission and that the report be available to Council. Accordingly, at its August 2, 1994 meeting, the Council of The City of Red Deer passed the following motion:

RESOLVED that the Council of The City of Red Deer, ..., hereby agrees that the Red Deer Regional Planning Commission review the future uses within this Direct Control Area and that said report be available to Council by September 30, 1994.

This report will examine past and present uses as well as proposed uses and will conclude with staff recommendations regarding future uses.

### **BACKGROUND**

Section 70 of the Alberta Planning Act grants municipal councils the power to create direct control districts and to regulate and control them in any manner considered necessary. Within this broad framework, the City's Land Use Bylaw states that:

The purpose of this district is to provide for innovative developments which in the opinion of Council require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same result.

The direct control district exists to provide an area for uses which cannot be accommodated by other traditional land use districts and/or may have certain requirements, such as high parking space requirements. In addition, all developments may be expected to meet special development

standards such as extensive front yard landscaping and parking in side and rear yards only.

Direct Control District No. 1 came into being as part of Land Use Bylaw 2672/80 when it was adopted by Council on August 18, 1980 and replaced the "Special Uses (SU)" designation of the previous bylaw. Presently, the Bylaw does not specify any permitted or discretionary uses for Direct Control District No. 1; the only permissible uses are those that have been approved in the City of Red Deer land sale agreements for this land use district. The Municipal Planning Commission is responsible for determining yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use. The Appendix provides a chronology of uses in this district since the adoption of Land Use Bylaw 2672/80.

## **PRESENT USES**

Table 1 lists existing owners/occupants and primary uses. Typically, users on Bremner Avenue have been single tenant owners situated on large lots which range in size from 0.49 ha± to 1.26 ha± (0.88 ha± average). Over time, there has been some change from single to multiple occupancy. This trend is likely to continue and possibly expand as both the private and public sector adjust to the present economic and political climate. Currently, offices are the primary use in this district followed by retail commercial uses. Thus the majority of uses on Bremner Avenue are conventional in nature and could be accommodated in other existing districts. The uses are not unique in themselves, rather it is the location of the district and its high development standards that are unique.

**TABLE 1: PRESENT USES**

<b>OCCUPANT (Primary Use)</b>	<b>ADDRESS</b>
Alberta Liquor Control Board Outlet (vacant)	2823
Alberta Motor Association (office)	2965
Classic Keyboard Distributors (sales/lessons)	2811 B
Jordans Carpets Alberta Ltd (sales)	2811 C
RDTV (office/media production)	2840
Radio 7 / CKRD (office/media production)	2840
Red Deer Advocate (office/media production)	2950
Red Deer Regional Health Unit (office)	2845
Red Deer Regional Planning Commission (office)	2830
Royal Canadian Legion (service club)	2810
Sims Furniture Ltd. (sales)	2811
Therapeutic Health Exercise Centre (office/commercial recreation)	2811 D

**FUTURE USES**

Although the recently adopted Downtown Concept Plan (1994) recommends that the downtown be maintained "as the professional and public sector office centre of Red Deer...", it must be acknowledged that the majority of offices on Bremner Avenue have already existed as approved uses for many years and are likely to continue in office use for many more years. The same can be said for most of the commercial uses.

In regard to development standards, Bremner Avenue has a very high standard. It is desirable to maintain these high standards and apply similar standards to any future redevelopment in order to reflect the existing pattern and scale of development. As tenancies change from time to time,

additional applications for alternative office and commercial uses can be expected. These existing land uses should, therefore, be reflected in more specific zoning.

## **RECOMMENDATION**

Because of the district's existing uses and unique development standards it is the Staff's recommendation that the existing direct control designation remain and that it be further clarified by the inclusion of specific uses and standards. Redesignation to one of the existing commercial districts is not desirable as each of these contains some uses that are not considered suitable for Bremner Avenue. As well, they may not contain sufficient development standards to complement existing development. By providing a specific list of uses and standards, developers and owners will be able to gain approval for listed uses without directly applying to Council. This will facilitate quicker and more predictable approvals for the developers and owners while freeing Council from the task of reviewing each and every proposal. Accordingly, the following is a suggested list of uses and standards which staff believe both reflect and complement existing development:

### **Proposed Uses on existing lots**

- Commercial Recreation Facility
- Financial Institution
- Institutional Services (excluding institutional housing)
- Media and related production services
- Merchandise Sales (indoor only)
- Offices
- Restaurants (no drive through windows)
- Service and Repair of goods traded in the area
- Service Clubs
- Trade/Commercial Schools

**Proposed Development Standards**

- large landscaped front yards
- parking in rear and side yards only
- no on-street parking
- low profile signage
- no resubdivision

Such a list of uses and standards will clarify the City's overall vision for the future of Bremner Avenue while providing existing and potential users with a basis upon which to plan their respective futures.

If Council agrees with the direction outlined, Planning staff will prepare a land use bylaw amendment to incorporate the uses and standards as contained in this report.

## APPENDIX

### CHRONOLOGY of USES

- |               |   |
|---------------|---|
| November 1980 | Approval given to A.L.C.B. outlet including parking in the front of the building.   |
| January 1981  | Council approves tennis/racquet/squash club facility. Developer requests time extension and subsequently revises plans to reduce size of recreation facility and include large multi-tenant commercial building. Council denies extension and refunds monies in April 1982. |
| February 1981 | Council denies a request by the Legion to lease out approximately 650.3 sq. m. (7000 sq. ft.) of its facility for commercial use (i.e. clothing, jewellery, fabric/sewing outlets, financial institutions, St. John's Ambulance).   |
| June 1983     | Home building supply store with 250 foot frontage located north of A.L.C.B. outlet proposed. Council denies the initial request but later approves a revised plan. Developer does not carry through with plan.  |
| June 1983     | Ski and sporting goods store permitted within Sims Furniture building. Land sale agreement amended to reflect change in use.  |
| February 1986 | Convenience/Grocery Store with 50 foot frontage proposed north of A.L.C.B. store. Council turns down proposal.  |
| August 1987   | Red Deer Regional Health Unit approved. Some parking stalls in front of building.   |
| April 1991    | Council approves 210 sq. m. (2260 sq. ft.) addition/renovation proposed by the Royal Canadian Legion.   |
| March 1992    | Council approves request for Therapeutic Health and Fitness facility (Fitness and weight loss clients as well as doctor referred clients) in Sims Furniture Building  |
| April 1994    | Council approves proposed health and fitness club in former A.L.C.B. building   |
| August 1994   | Council approves expansion of uses at Therapeutic Health and Fitness to allow for medical professional office use.  |

#### Commissioners' Comments

We concur that Council proceed with the preparation of the necessary bylaw amendment.

"G. SURKAN", Mayor  
 "A. WILCOCK", Acting City  
 Commissioner

**DATE: SEPTEMBER 27, 1994**

**AMENDED**

**TO: RED DEER REGIONAL PLANNING COMMISSION**

**FROM: CITY CLERK**

**RE: BREMNER AVENUE DIRECT CONTROL DISTRICT /  
LAND USE BYLAW AMENDMENT 2672/W-94**

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At the City of Red Deer Council Meeting held September 26, 1994, consideration was given to your report dated September 19, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated September 19, 1994, re: Bremner Avenue Direct Control District, hereby agrees that the Red Deer Regional Planning Commission prepare the necessary Land Use Bylaw Amendment incorporating the recommendations as outlined in the above noted report, and as presented to Council September 26, 1994."

In addition, prior to voting on first reading of Land Use Bylaw Amendment 2672/W-94 which provides for uses and development standards in the Direct Control No. 1 District (Bremner Avenue), the following amending resolution to the Bylaw was passed:

"RESOLVED that Section 7.3.3.(2) of Bylaw 2672/W-94 be amended by:

1. Renumbering clauses (5), (6) and (7) to (6), (7) and (8), respectively;
2. Adding the following new clause (5):

'(5) Building Height: Maximum - Two storeys to a maximum of 10 metres measured from the average of the lot grade.' "

Following the amendment, first reading of Bylaw 2672/W-94, as amended, was passed.

This office will now proceed with advertising for a Public Hearing to be held Monday, October 24, 1994 at 7:00 p.m., or as soon thereafter as Council may determine.



KELLY KLOSS  
City Clerk

KK/clr

cc: Bylaws and Inspections Manager  
Land and Economic Development Manager  
Council and Committee Secretary, S. Ladwig

NO. 4

**DATE: AUGUST 30, 1994**  
**TO: CITY COUNCIL**  
**FROM: CITY CLERK**  
**RE: SURPLUS CITY LANDS / 7 SITES ADVERTISED FOR SALE**

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At the Council Meeting of August 29, 1994, the above matter was tabled to allow additional administrative comments to be obtained.

Those comments have now been obtained and are submitted hereafter with the original report from the Finance and Audit Committee.



KELLY KLOSS  
City Clerk

KK/clr  
attchs.

DATE: JULY 26, 1994  
 TO: CITY COUNCIL  
 FROM: FINANCE & AUDIT COMMITTEE  
 RE: SURPLUS CITY LANDS - SALE OF 7 SITES.

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At the Finance and Audit Committee meeting of July 21, 1994, consideration was given to the sale of surplus city lands. At the request of Alderman Hull, a survey was conducted of City-owned lands to determine if any were surplus to City needs. The survey identified a possible 32 sites.

Following discussions with the Recreation and Culture Board, the Finance and Audit Committee is recommending that of the 32 sites identified, 7 of the 8 sites be advertised for sale. (The Cronquist site - Map #18 is excluded as it has been sold.) The Committee also recommends that 12 sites be considered for sale after the opportunity for community input, and that the remaining sites not be sold as they are considered active park sites.

With regard to the 7 sites recommended to be advertised for sale, I enclosed herewith a report from the Land Supervisor, together with maps of the 7 sites.

A recommendation regarding sale of the 7 sites is noted hereunder.

**RECOMMENDATIONS:**

THAT the Finance & Audit Committee recommend to City Council sale of the 7 sites identified as:

Woodlea	- Map #2
North Red Deer	- Map #3
Highland Green	- Map #4
Downtown	- Map #14
Downtown	- Map #16
Riverside Light	- Map #23
Woodela	- Map #28

subject to the development of an appropriate site plan as required.

Respectfully submitted,

MAYOR G. SURKAN  
 Chairman  
 FINANCE & AUDIT COMMITTEE

**DATE:** June 16, 1994  
**TO:** A. Wilcock, Director of Financial Services  
**FROM:** W. Lees, Land Supervisor  
**RE:** **LISTING OF CITY OWNED LANDS SURPLUS TO CITY NEEDS**

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The March 8, 1994 meeting of the Financial Audit Committed directed the Land and Economic Development Department to forward a list of 32 properties to the Director of Community Services for recommendations pertaining to the possible disposal of these lands.

On May 13, 1994, the Recreation Parks & Culture Board considered a joint report from the Managers of the Parks Department, the Recreation and Culture Department, and the Director of Community Services, and the Board passed the following resolution:

**"THAT the Recreation Parks & Culture Board support and recommend to the Finance and Audit Committee that all considerations for the sale of City-owned parcels proceed only on those sites outlined in the Recommendations Report of May 4, 1994 from the Community Services Division, as revised.**

**Furthermore, the Recreation Parks & Culture Board recommend that a formal public notification procedure be implemented on all potential land sales, and that this public comment be considered by the Finance and Audit Committee, the Recreation Parks & Culture Board and the Environmental Advisory Board (where appropriate) prior to being submitted to City Council for final decisions."**

A copy of the report dated May 4, 1994 from the Director of Community Services to the Recreation Parks & Culture Board is attached.

The Director of Community Services has confirmed his support of eight parcels being considered for sale, with an additional twelve parcels being considered after the opportunity for community input has been considered. The remaining eleven parcels which have been considered active park areas are not to be considered for sale, and are to be deleted from all future lists of potential land sales.

We have attached a list of eight properties to be considered for sale. Please note the comment from the Recreation Parks & Culture Board as to the formal public notification procedure be implemented on all potential land sales prior to a sale being submitted to City Council for a final decision.

Mr. Wilcock  
Page 2  
June 16, 1994

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With reference to the additional twelve parcels, further comments can be supplied upon request, but these twelve properties have been considered as second in priority, due to the condition that community input be obtained prior to the properties being considered for sale by City Council.



W. F. Lees

WFL/mm

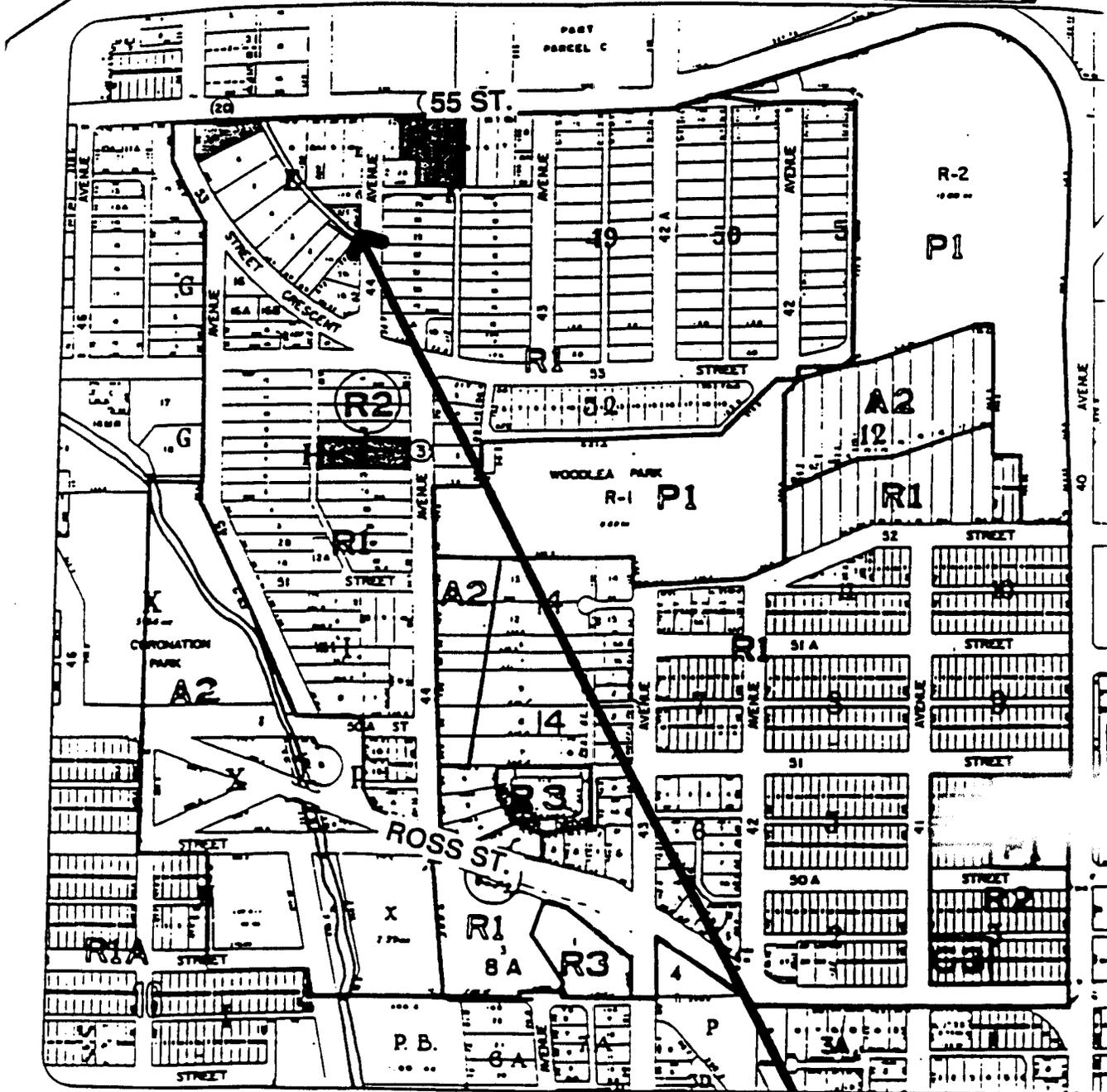
Att.

- c: A. Scott, Land and Economic Development Manager
- C. Curtis, Director of Community Services
- M. Day, City Commissioner

**SUMMARY**

**City Owned Land**

Map Index Number	Legal Description (Lot, Block, Plan)	Address (Location)	Zoning	Size	Comments
2	11C / E / 752-0274	5324-44 Ave. (Waskasoo)	R-1	4,170 sq.ft.	Estimated market value - \$4.00/sq. ft.; unserviced value - \$16,680. We have tried selling to adjacent property owner with no success. Shape is triangular, very difficult to develop. Suggest leasing or negotiate sale of this parcel to adjacent property owner.
3	9 / 10 / 5325 MC	5634-60 Ave. (Lower Fairview)	R-1A	6,560 sq.ft.	Estimated market value - \$4.00/sq. ft.; unserviced value - \$26,240. If this is not required as roadway to service above lots, could be sold as residential lot. Adjacent property owner has expressed interest in purchasing Lot 9.
4	7 / 25 / 1772 NY	6535-59 Ave. (67 St. Highland Gm.)	R-2	8,500 sq.ft.	Estimated market value - \$2.00/sq. ft.; unserviced value - \$17,000. Right-of-way Plans 3109 KS and 762-1841 containing a high pressure gas line and 30" sanitary line running across Lot 7. Approx. 17,000 sq. ft. of Lot 7 is occupied by utilities, the remaining pie-shaped lot (8,500 sq. ft.) could possibly be developed as a S/F lot. Negotiations presently underway for sale of a portion of this lot.
14 16	33A / 4 / 2070 EO 2 MR / 44 / 812-1177	5110-47 St. (Downtown) 4406-48 Ave. (Downtown)	C-1 PS	285 sq.ft. 0.27 Ac.	In past was part of railway spur line to downtown Recognized as reserve dedication
18	R / 8 / 5551 KS	4600-54 Ave. (CPR)	C-1A	0.29 Ac.	This site for sale as part of Downtown West Redev., Part of Pro Collision site
23 28	R8 / / 5427 RS 4 / P / 13 / 6084 HW	6001-48 Ave. (Riverside Light) 4323 Michner Drive (Michener Hill)	I-1 P-1	0.19 Ac. 0.26 Ac.	Recognized as reserve dedication Portion presently being negotiated to acquire



11C/E/752-027

**COMMENT:**  
 Is vacant; surplus to Park needs.

**RECOMMENDATION:**  
 Consider for sale.

**MAP 2**  
**Woodlea (Lot 11C, Block E, Plan 752-0274)**

***Engineering***

We have no objection to the sale of this lot.

***E. L. & P.***

We have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

***Regional Planning***

This site is located in the Waskasoo neighbourhood. It has been in existence for a number of years. This site is quite small, however, it could be expanded through replotting of lot lines with the adjacent Lot B; if the lot cannot be expanded, the Land and Economic Development Department could consider dropping the price as there is only a very small building site available when existing Land Use Bylaw regulations are taken into account. A custom house design may be required in order to fit the existing development area. Planning staff support the sale of this property.



**MAP 3**  
**North Red Deer (Lot 9, Block 10, Plan 5325 ML)**

***Engineering***

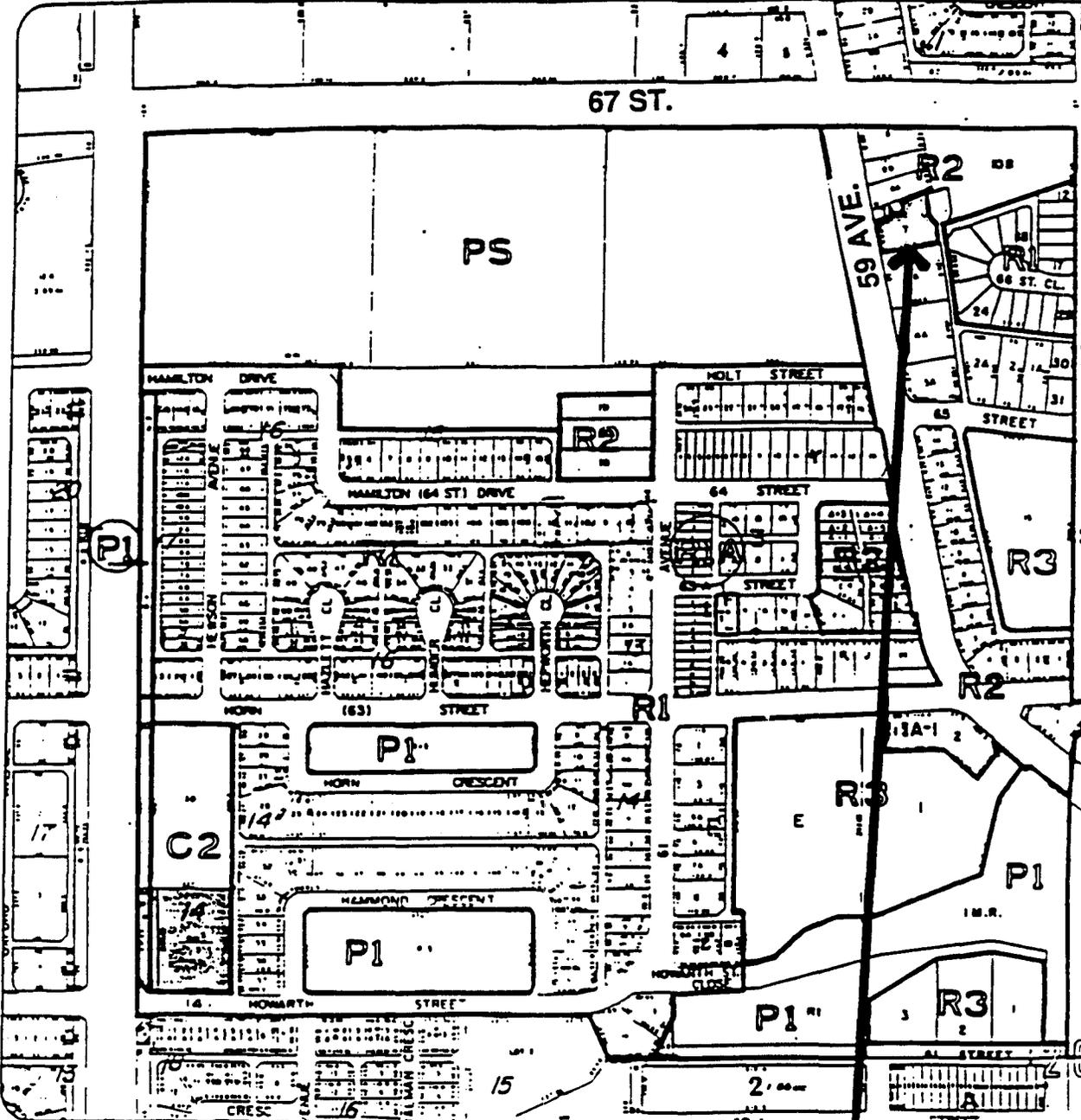
We have no objection to the sale of this lot, subject to retaining a 7.5 m wide easement along its south side for maintenance of a storm line.

**E. L. & P.**

There is an aerial power line on this lot which would require an easement parallel to and north of the south property line of this lot. If this easement is provided, we have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

***Regional Planning***

This site is located in the Lower Fairview neighbourhood and consists of an undeveloped road right-of-way. This roadway could be cancelled and it could revert to residential use. Planning staff support the sale of this property.



7/25/1772 N.

**COMMENT:**

Is a vacant lot presently containing a gas pipeline regulating station, and is used as an overflow parking area by some residents. Presently undeveloped; very uneven clay surface.

**RECOMMENDATION:**

Consider for sale.

**MAP 4**  
**Highland Green (Lot 7, Block 25, Plan 1772 NY)**

***Engineering***

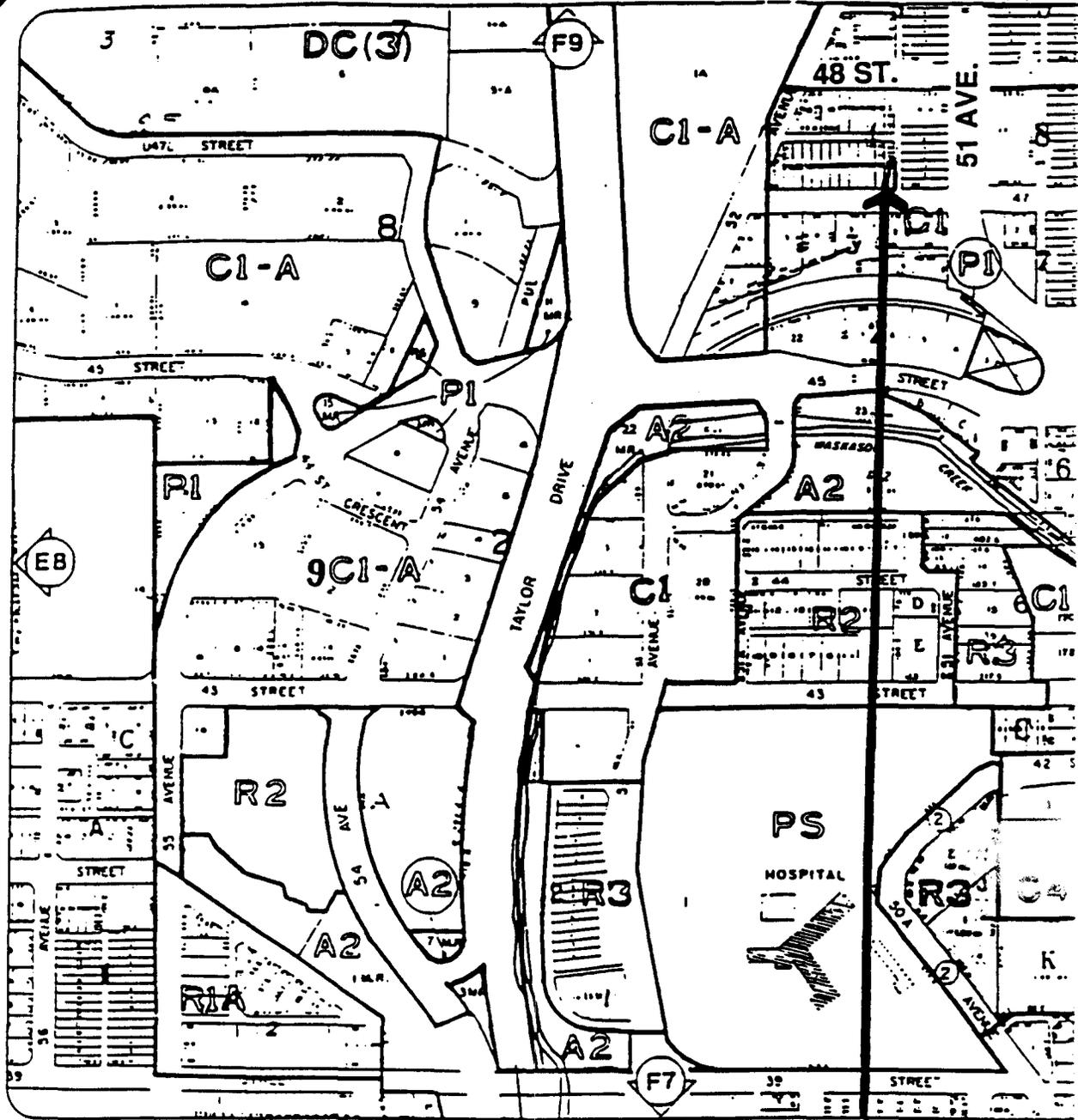
An existing sanitary trunk main cuts across the centre of this lot. A 10 m easement would be required to protect this alignment. A single family size parcel could be created on the south side of the sanitary main. An existing NUL regulating station would restrict development of the north half of this parcel.

***E. L. & P.***

We have no objection to the sale of this property. Existing electrical servicing in this area is both aerial and underground.

***Regional Planning***

This site in the Highland Green neighbourhood is presently used as overflow parking by area residents and heavily used by baseball players for parking. This site is currently vacant. Planning staff support the sale for residential purposes provided the existing high pressure gas line and sanitary sewer line rights-of-way are excluded from the sale.



33A/4/2070 E.O

COMMENT:  
 No concerns.  
 RECOMMENDATION:  
 Consider for sale.

**MAP 14**  
**Downtown (Lot 33A, Block 4, Plan 2070 EO)**

***Engineering***

This small triangle of land could be sold to the owner of Lot 33 and consolidated with said lot.

***E. L. & P.***

There is an aerial power line on this property which crosses north to south. An easement would be required for this aerial line and any structures built on this property would have to meet the applicable code for clearances to aerial power lines. Alternatively, the line might possibly be relocated off the property at the expense of the purchaser or The City. We have no objections to the sale of this property under either alternative.

***Regional Planning***

This sliver of land which is located in the downtown was formerly part of a railway spur. Planning staff support the sale of the property; however, the only practical purchaser may be an adjacent owner.



**MAP 16**  
**Downtown (Lot 2 MR, Block 44, Plan 812-1177)**

***Engineering***

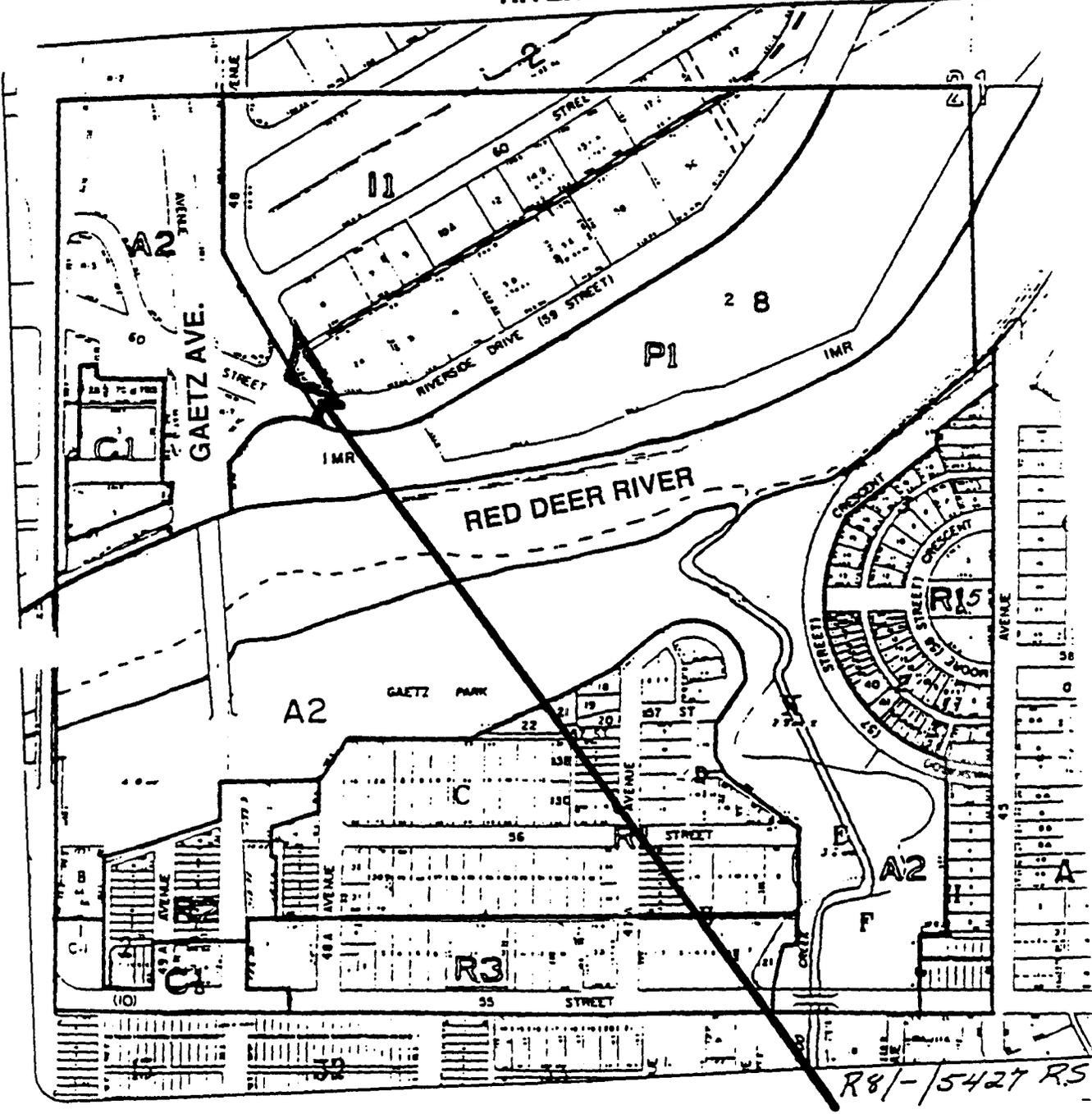
This parcel contains a 350 mm water main and should not be sold unless an easement can be taken back by The City for the entire parcel.

***E. L. & P.***

We have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

***Regional Planning***

This Municipal Reserve lot is located in the downtown between the Red Deer Lodge property and the South School property. It contains a 14 inch water line. Planning staff support this sale to an adjacent owner provided the water line is protected by an easement.



**COMMENT:**

Not required for park purposes.

**RECOMMENDATION:**

Consider for sale; all proceeds of the sale of this public reserve should be credited to the Public Reserve Trust Fund.

**MAP 23**  
**Riverside Light (Lot R8, Plan 5427 RS)**

***Engineering***

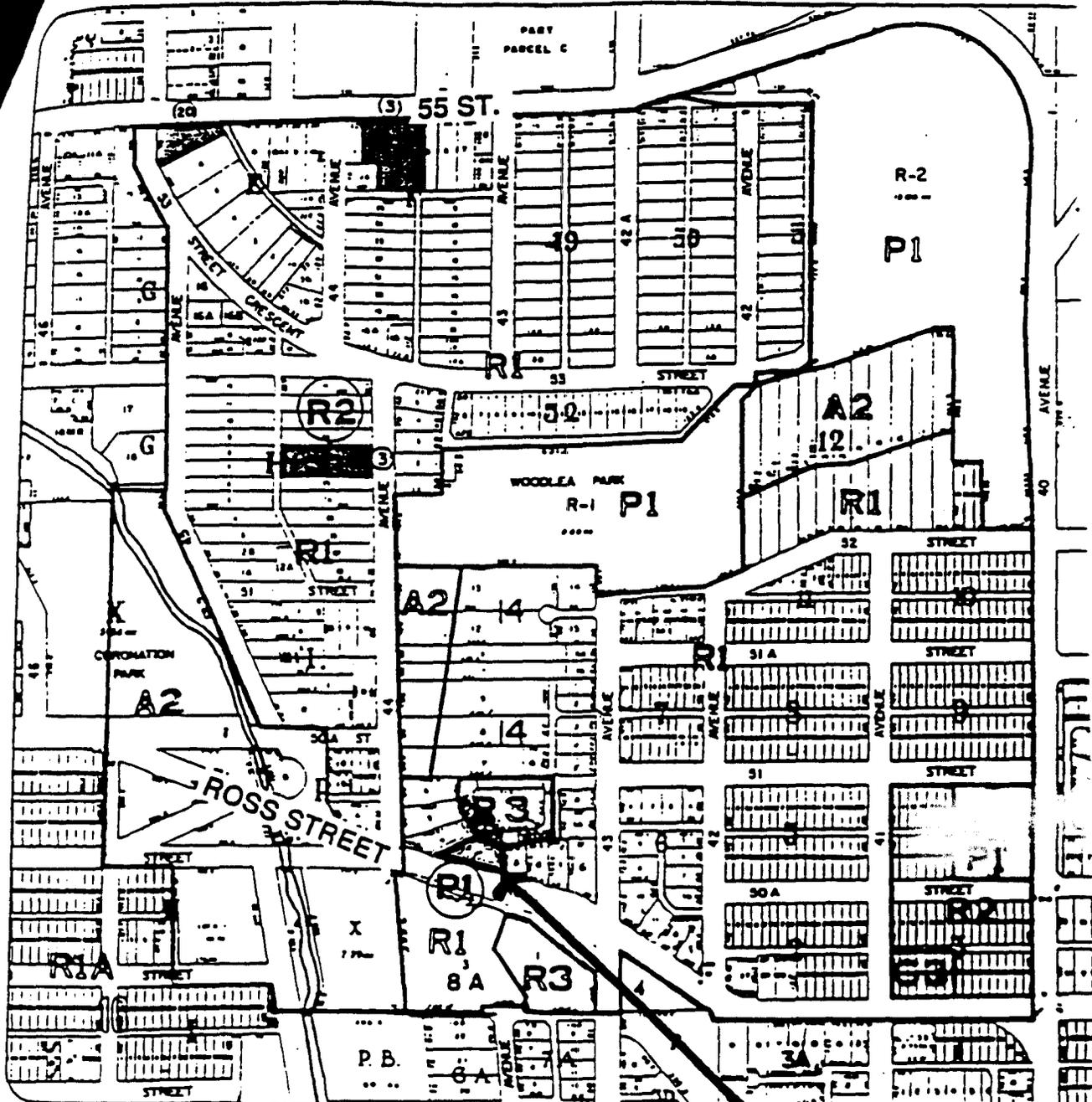
This parcel contains a 250 mm water main and should not be sold unless the main is protected by a 10 m easement. If it is sold, it should only be consolidated with the adjacent parcel, as access to this site is limited due to the closeness of the corner.

***E. L. & P.***

There is an existing aerial power line which crosses north to south on this reserve lot. An easement would be required for this aerial line while any structures built on this property would have to meet the applicable codes for clearances to aerial power lines. If the easement is provided, we have no objection to the sale of this property.

***Regional Planning***

This site is located in the Riverside Light Industrial Area. It is a remnant parcel resulting from road realignment. It is not independently developable because of the configuration of the lot; it could, however, be consolidated with the former Brewer's Retail Site. Planning staff support the sale of this site.



4/13/6084 H.W. P/13/6084 H.W.

**COMMENT:**

Lot 4 has already been supported for sale by Community Services. Lot P, however, should not be sold, as it is heavily treed and is on the escarpment.

**RECOMMENDATION:**

Support the sale of Lot 4, and are opposed to considering the sale of Lot P.

**MAP 28**  
**Woodlea (Michener Hill Neighbourhood)**  
**(Lot 4 and Lot P, Block 13, Plan 6084 HW)**

***Engineering***

We would recommend that Lot P not be sold, as it has sanitary and storm mains located through it and is located on a hillside escarpment. Lot 4 also has a sanitary line along its north edge and extends over the treed escarpment. However, it may be feasible to develop part of Lot 4, subject to a geotechnical study and a utility easement.

***E. L. & P.***

We have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

***Regional Planning***

This site is located in the Michener Hill neighbourhood. Lot 4 would contain a building site and is supported for sale; Lot P is located primarily below the escarpment and is not supported for sale.

***Land and Economic Development***

This site is presently leased to Mr. John Holmes under terms contained within a Council resolution of February 28, 1994.

Subsequent to entering into that agreement, we received a letter from the Michener Manor Condominium Corporation, objecting to any sale of the property. A number of points are contained within the letter, which is attached, outlining the reasons for this objection.

The conditions under which the land was donated to The City have been reviewed by the City Solicitor, and it is his opinion in the event The City wishes to dispose of the property, it must follow procedures set forth in Section 127(f) of the Municipal Government Act, namely submitting the matter to a vote of proprietor electors.

The Land and Economic Development Department recommends that this parcel - Lot 4, Block 13, Plan 6084 HW, continue to be leased for landscaping purposes only, and that it not be included in the list of land offered for sale by The City.

34  
MICHENER MANOR CONDOMINIUM CORPORATION  
#101 4326 Michener Drive  
Red Deer, Alberta  
T4N 2B1  
Phone: 346-2724

15 March 1994

Mr. Alan Scott, Land and Economic Development Manager  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Scott:

**RE: Request to Lease with Option to Purchase  
Lot 4, Block 13, Plan 6084 HW (4323 Michener Drive)**

Further to City Council's decision of 28 February 1994 to approve the request to lease with option to purchase of the above noted property, we wish to note our objection on behalf of the owners of the Michener Manor Condominium Corporation.

Our objections are based on the following considerations:

1. Historically, Lot 4, Block 13, Plan 6084 HW was given to the city around 1957 because the owner found it was not suitable for development. It was given to the city on the condition that the property be used for the "landscaping purposes only" of Lot 5, Block 13, Plan 6084 HW.
2. A number of applications for development of a garage on the property in previous years have been turned down by City Council because of the conditions set out in point one.
3. It is our view that any development on the site will obstruct the view from certain units in our building which is a significant feature of Michener Manor.
4. Development will establish a precedent for similar projects. This will result in a wide variety of building elevations given the topography of the area. It is our position that this will be unsightly and thus detract from the appearance of Michener Drive.
5. We would support the request to lease for "landscaping purposes only" but object to any consideration for development on the property.

We look forward to your response to these concerns at your earliest convenience.

Sincerely,

  
J.A. Lampard  
President

cc. Mayor and City Commissioner  
John Holmes

JAL:bfb

DATE: MARCH 2, 1994  
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER  
FROM: CITY CLERK  
RE: REQUEST TO LEASE WITH OPTION TO PURCHASE -  
LOT 4, BLOCK 13, PLAN 6084 HW (4323 MICHENER DRIVE)

---

*Pete  
A.V. S.D.*

At the Council Meeting of February 28, 1994, consideration was given to your report dated February 9, 1994 concerning the above topic. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated February 9, 1994, re: Request to Lease with Option to Purchase Lot 4, Block 13, Plan 6084 HW (4323 Michener Drive - John Holmes), hereby approves said request subject to the following conditions:

1. Grant standard lease agreement at \$30.00 per year, with term to expire March 31, 1995.
2. Option to purchase may be taken up at any time prior to March 31, 1995.
3. Purchase price for complete Lot 4 at \$12,500.
4. If option to purchase is exercised, Lot 4 to be consolidated with Lot 5 by registered plan of survey at purchaser's expense.
5. The erection of a garage must meet Building Code and be supported by a certified construction engineer's report, in relation to building and any possible slope slippage.
6. Subject to normal easement provisions for maintenance of utilities.
7. Should Mr. Holmes only wish to purchase the top 3000 sq. ft., the rate will be \$1.75/sq ft. = \$5250, with the remainder to be leased at \$30.00 per year.
8. Subject to all approving authorities.
9. An agreement satisfactory to the City Solicitor,

and as presented to Council February 28, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now advise the owners of Council's decision in this instance.



**KELLY KLOSS**  
City Clerk

KK/clr

- cc: Director of Community Services
- City Assessor
- Engineering Department Manager
- Parks Manager
- Bylaws and Inspections Manager
- Principal Planner

Commissioners' Comments

We concur with the recommendation of the Finance & Audit Committee subject to the protection of easements with the exception that Map 28 not be offered for sale but be kept as escarpment and the existing lease be continued.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**DATE: AUGUST 30, 1994**

**TO: DIRECTOR OF ENGINEERING SERVICES  
FIRE CHIEF  
E. L. & P. MANAGER  
BYLAWS AND INSPECTIONS MANAGER  
PRINCIPAL PLANNER**

**FROM: CITY CLERK**

**RE: REQUEST FOR COMMENTS - SURPLUS CITY LANDS /  
7 SITES ADVERTISED FOR SALE**

---

Attached hereto is a report from the Finance and Audit Committee dated July 26, 1994 concerning the above topic. This matter was to be considered at the meeting of August 29, 1994, however, same had not been circulated to all the administration for comments.

I am now requesting your comments with regard to the above City lands and the feasibility of offering the said lands for sale. This matter is scheduled to appear on the Council Agenda of Monday, September 26, 1994 and as such, I would request your comments by Monday, September 19, 1994.

Thank you.



KELLY KLOSS  
City Clerk

KK/clr  
attch.

cc: Director of Financial Services  
Land and Economic Development Manager

DATE: September 6, 1994  
TO: City Clerk  
FROM: Fire Chief  
RE: REQUEST FOR COMMENTS/SURPLUS CITY LANDS  
SEVEN SITES ADVERTISED FOR SALE

---

This will advise that this department has no objections or comments regarding the sale of these seven sites.



R. Oscroft  
Fire Chief

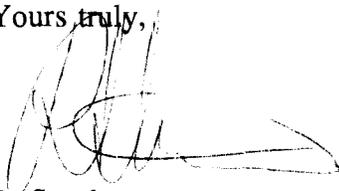
RO/dd

DATE: September 2, 1994  
TO: City Clerk  
FROM: Bylaws & Inspections Manager  
RE: **SURPLUS CITY LANDS - 7 SITES**

---

In response to your memo regarding the above sites, we recommend any sale be subject to any development meeting all the requirements of the Land Use Bylaw, including the use.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/cp



---

**M E M O R A N D U M**

**DATE:** September 15, 1994  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Paul Meyette, Principal Planner  
**SUBJECT:** REQUEST FOR COMMENTS  
SURPLUS CITY LANDS - 7 SITES ADVERTISED FOR SALE

---

This office is in receipt of the Finance and Audit Committee Report dated July 26, 1994, related to the sale of surplus city lands. Comments of the Planning Staff are as follows:

Woodlea - Map No. 2

This site is located in the Waskasoo neighbourhood. It has been in existence for a number of years. This site is quite small, however, it could be expanded through re-plotting of lot lines with the adjacent Lot B; if the lot cannot be expanded, the Economic Development Department could consider dropping the price as there is only a very small building site available when existing land use bylaw regulations are taken into account. A custom house design may be required in order to fit the existing development area. Planning staff support the sale of this property.

North Red Deer - Map No. 3

This site is located in the Lower Fairview neighbourhood and consists of an undeveloped road right-of-way. This roadway could be cancelled and it could revert to residential use. Planning staff support the sale of this property.

Highland Green - Map No. 4

This site in the Highland Green neighbourhood is presently used as overflow parking by area residents and heavily used by baseball players for parking. This site is currently vacant. Planning staff support the sale for residential purposes provided the existing high pressure gas line and sanitary sewer line rights-of-way are excluded from the sale.

Downtown - Map No. 14

This sliver of land which is located in the downtown was formerly part of a railway spur. Planning staff support the sale of the property; however, the only practical purchaser may be an adjacent owner.

Page 2  
Kelly Kloss  
September 15, 1994

Downtown - Map No. 16

This Municipal Reserve lot is located in the downtown between the Red Deer Lodge property and the South School property. It contains a 14 inch water line. Planning staff support this sale to an adjacent owner provided the water line is protected by an easement.

Riverside Light - Map No. 23

This site is located in the Riverside Light Industrial Area. It is a remnant parcel resulting from road realignment. It is not independently developable because of the configuration of the lot; it could, however, be consolidated with the former Brewer's Retail Site. Planning staff support the sale of this site.

Woodlea - Map No. 28

This site is located in the Michener Hill neighbourhood. Lot 4 would contain a building site and is supported for sale; Lot P is located primarily below the escarpment and is not supported for sale.



PAUL MEYETTE, ACP, MCIP  
PRINCIPAL PLANNER, CITY SECTION

PM/sdd

DATE: September 2, 1994  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: Surplus City Lands/ 7 Sites Advertised for Sale

---

In reply to your memo of August 30, 1994 in regard to the sale of seven City owned properties, the E. L. & P. Department has the following comments.

1. Map #2 (11C/E/752-0274)

We have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

2. Map #3 (9/10/5325 M.C.)

There is an aerial power line on this lot which would require an easement parallel to and north of the south property line of this lot. If this easement is provided, we have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

3. Map #4 (7/25/1772 N.Y.)

We have no objection to the sale of this property. Existing electrical servicing in this area is both aerial and underground.

4. Map #14 (33A/4/2070 E.O.)

There is an aerial power line on this property which crosses north to south. An easement would be required for this aerial line and any structures built on this property would have to meet the applicable code for clearances to aerial power lines. Alternatively, the line might possibly be relocated off the property at the expense of the purchaser or the City. We have no objections to the sale of this property under either alternative.

5. Map #16 (2MR/44/812-1177)

We have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

City Clerk  
Page 2  
September 2, 1994

6. Map #23 (R8/5427 R.S.)

There is an existing aerial power line which crosses north to south on this reserve lot. An easement would be required for this aerial line while any structures built on this property would have to meet the applicable codes for clearances to aerial power lines. If the easement is provided, we have no objection to the sale of this property.

7. Map #28 (4/13/6084 H.W. and P/13/6084 H.W.)

We have no objection to the sale of this property. Existing electrical servicing in this area is aerial.

In all the above, electrical servicing is nearby. However, costs may be incurred by the purchasers or the City due to necessary upgrades and additions to the electric utility system in order to provide the electrical service required by the specific development.

If these properties are listed for sale, it is recommended that prospective purchasers should be advised to contact the E. L. & P. Department for electrical servicing costs for their specific development proposals.



A. Roth  
Manager

GF/jjd

DATE: September 20, 1994  
TO: City Clerk  
FROM: Engineering Department Manager  
**RE: SURPLUS CITY LANDS - SEVEN SITES ADVERTISED FOR SALE**

We have the following comments in response to your memo of August 30, 1994, pertaining to the sale of the seven sites noted:

1. Map 2 - Woodlea, Lot 11C, Block E, Plan 752-0274

We have no objection to the sale of this lot.

2. Map 3 - North Red Deer, Lot 9, Block 10, Plan 5325 MC

We have no objection to the sale of this lot, subject to retaining a 7.5 m wide easement along its south side for maintenance of a storm line.

3. Map 4 - Highland Green, Lot 7, Block 25, Plan 1772 NY

An existing sanitary trunk main cuts across the centre of this lot. A 10 m easement would be required to protect this alignment. A Single family size parcel could be created on the south side of the sanitary main. An existing NUL regulating station would restrict development of the north half of this parcel.

4. Map 14 - Downtown, Lot 33A, Block 4, Plan 2070 EO

This small triangle of land could be sold to the owner of Lot 33 and consolidated with said lot.

5. Map 16 - Downtown, Lot 2 MR, Block 44, Plan 812-1177

This parcel contains a 350 mm water main and should not be sold unless an easement can be taken back by the City for the entire parcel.

6. Map 23 - Riverside Light, Lot R8, Plan 5427 RS

This parcel contains a 250 mm water main and should not be sold unless the main is protected by a 10 m easement. If it is sold, it should only be consolidated with the adjacent parcel, as access to this site is limited due to the closeness of the corner.

City Clerk  
Page 2  
September 20, 1994

7. Map 28 - Woodlea, Lot 4 and P, Block 13, Plan 6084 HW

We would recommend that Lot P not be sold, as it has sanitary and storm mains located through it and is located on a hillside escarpment. Lot 4 also has a sanitary line along its north edge and extends over the treed escarpment. However, it may be feasible to develop part of Lot 4, subject to a geotechnical study and a utility easement.



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

SS/emg

- c.c. Fire Chief
- c.c. E. L. & P. Manager
- c.c. By-laws and Inspections Manager
- c.c. Principal Planner
- c.c. Director of Financial Services
- c.c. Land and Economic Development Manager

September 7, 1994

Dr. J. A. Lampard, President  
Michener Manor Condominium Corporation  
c/o Suite 101, 4326 Michener Drive  
Red Deer, Alberta  
T4N 2B1

Dear Dr. Lampard:

**RE: LOT 4, BLOCK 13, PLAN 6084 HW (4323 MICHENER DRIVE)**

A report from the City Finance and Audit Committee dated July 26, 1994, identified the above parcel as one of a number owned by The City of Red Deer, which were surplus to our needs and could be considered for sale. The report was subsequently circulated to various departments of the City, and of the original thirty-two sites, seven were seen as not being required by the City and a further twelve could be considered for sale, subject to public input. The above parcel was one of the seven which was seen as surplus to our needs.

The report was then placed before Council on August 29, 1994, at which time Council asked for further information prior to making a final decision. The matter is scheduled to be discussed by Council on Monday, September 26, 1994, at which time further comments will be solicited.

The Land and Economic Development Department will make a submission to that meeting opposing the sale of Lot 4, Block 13, Plan 6084 HW, based upon the objections outlined in your letter of March 15, 1994. You, or other members of the corporation, are welcome to make additional submissions to Council at the meeting of September 26. If you wish to do so, please contact the City Clerk's office to arrange for a time.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Alan V. Scott  
Land and Economic Development Manager

AVS/mm  
c: K. Kloss, City Clerk

DATE: September 7, 1994  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **SURPLUS CITY LANDS/7 SITES ADVERTISED FOR SALE  
LOT 4, BLOCK 13, PLAN 6084 HW**

---

This site is presently leased to Mr. John Holmes under terms contained within a Council resolution of February 28, 1994.

Subsequent to entering into that agreement, we received a letter from the Michener Manor Condominium Corporation, objecting to any sale of the property. A number of points are contained within the letter, which is attached, outlining the reasons for the objection.

The conditions under which the land was donated to the City have been reviewed by the City Solicitor, and it is his opinion in the event the City wishes to dispose of the property, it must follow procedures set forth in Section 127(f) of the Municipal Government Act, namely submitting the matter to a vote of proprietor electors.

**RECOMMENDATION**

The Land and Economic Development Department recommends that this parcel - Lot 4, Block 13, Plan 6084 HW, continue to be leased for landscaping purposes only, and that it not be included in the list of land offered for sale by the City.

  
Alan V. Scott

AVS/mm

DATE: September 14, 1994  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **SURPLUS CITY LANDS/SITES ADVERTISED FOR SALE**

---

A previous memo has outlined the objections of Michener Manor Condominium Corporation to the sale of Lot 4, Block 13, Plan 6084 HW. Of the remaining six sites recommended for sale by the Finance and Audit Committee, the Land and Economic Development Department has no objections and would support the sale of these parcels in accordance with policies agreed to by City Council. This would require that all sites be advertised for sale in the normal manner.

The Land and Economic Development Department has also been contacted with respect to Parcel R-1, Block 4, Plan 752-1367. A verbal request has been made to acquire a portion of this site for future development.

We would again support the recommendations of the Finance and Audit Committee with respect to the above site and the remainder of the 12 sites considered for sale. These sites should also be advertised and offered for sale in the normal manner, in accordance with Council policy.



Alan V. Scott

AVS/mm

**DATE: SEPTEMBER 27, 1994**  
**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**  
**FROM: CITY CLERK**  
**RE: SURPLUS CITY LANDS - SALE OF 7 SITES**

---

At the Council Meeting of September 26, 1994, consideration was given to various reports concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Lands - Sale of 7 Sites, hereby agrees that the following lands be offered for sale by The City of Red Deer, subject to the protection of easements where applicable:

Lot 11C, Block E, Plan 752-0278 (Woodlea)  
Lot 9, Block 10, Plan 5325 ML (North Red Deer)  
Lot 7, Block 25, Plan 1772 NY (Highland Green)  
Lot 33A, Block 4, Plan 2070 EO (Downtown)  
Lot 2MR, Block 44, Plan 812-1177 (Downtown)  
Lot R8, Plan 5427 RS (Riverside Light Industrial)

and as presented to Council September 26, 1994."

As can be seen, the above resolution only includes 6 sites, as Council agreed that Lot 4 and Lot P, Block 13, Plan 6084 HW located in the Michener Hill neighbourhood, not be offered for sale due to restrictions that were placed on the donation of this site to The City.

I trust you will now be placing these lands in The City's inventory of land available for sale.



KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Engineering Services  
Parks Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Principal Planner  
Finance and Audit Committee  
Recreation, Parks and Culture Board



# THE CITY OF RED DEER

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

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

September 27, 1994

Michener Manor Condominium Corporation  
101, 4326 Michener Drive  
Red Deer, Alberta  
T4N 2B1

Att: J. A. Lampard, President

Dear Mr. Lampard:

RE: LOT 4 AND LOT P, BLOCK 13, PLAN 6084 HW

At the City of Red Deer Council Meeting held September 26, 1994, consideration was given to the sale of various lands by The City of Red Deer, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Lands - Sale of 7 Sites, hereby agrees that the following lands be offered for sale by The City of Red Deer, subject to the protection of easements where applicable:

Lot 11C, Block E, Plan 752-0278 (Woodlea)  
Lot 9, Block 10, Plan 5325 ML (North Red Deer)  
Lot 7, Block 25, Plan 1772 NY (Highland Green)  
Lot 33A, Block 4, Plan 2070 EO (Downtown)  
Lot 2MR, Block 44, Plan 812-1177 (Downtown)  
Lot R8, Plan 5427 RS (Riverside Light Industrial)

and as presented to Council September 26, 1994."

... / 2



*a delight  
to discover!*

Michener Manor Condominium Corporation  
September 27, 1994  
Page 2

As can be seen in the above resolution, Lot 4 and Lot P, Block 13, Plan 6084 HW, are not included. This means that The City of Red Deer will not be offering said lots for sale and same shall continue to remain in the ownership of The City of Red Deer. This does not of course, exclude the land from being leased, however, will at no time be offered for sale.

I trust this has addressed your concerns. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS  
City Clerk

KK/clr

cc: Land and Economic Development Manager

NO. 5

**DATE: AUGUST 30, 1994**  
**TO: CITY COUNCIL**  
**FROM: CITY CLERK**  
**RE: SURPLUS CITY LANDS / 12 SITES CONSIDERED FOR SALE**

---

At the Council Meeting of August 29, 1994, the above matter was tabled to allow additional administrative comments to be obtained.

Those comments have now been obtained and are submitted hereafter with the original report from the Finance and Audit Committee.



KELLY KLOSS  
City Clerk

KK/clr  
attchs.

DATE: JULY 26, 1994  
TO: CITY COUNCIL  
FROM: FINANCE & AUDIT COMMITTEE  
RE: SURPLUS CITY LANDS - SALE OF 12 SITES BE CONSIDERED  
AFTER THE OPPORTUNITY FOR COMMUNITY INPUT.

---

At the Finance and Audit Committee meeting of July 21, 1994, consideration was given to the sale of surplus city lands. At the request of Alderman Hull, a survey was conducted of City-owned lands to determine if any were surplus to City needs. The survey identified a possible 32 sites.

Following discussions with the Recreation and Culture Board, the Finance and Audit Committee is recommending that of the 32 sites identified, 12 sites be considered for sale after the opportunity for community input, 7 (of 8) sites be advertised for sale, and that the remaining sites not be sold as they are considered active park sites.

With regard to the 12 sites to be considered for sale after the opportunity for community input, I enclose herewith a report from the Director of Financial Services dated June 22, 1994, together with maps of the 12 sites. The recommendation of the Finance & Audit Committee is noted on the bottom of each map.

Respectfully submitted,

MAYOR G. SURKAN  
Chairman  
FINANCE & AUDIT COMMITTEE

**DATE: June 22, 1994**  
**TO: Finance and Audit Committee**  
**FROM: Director of Financial Services**  
**RE: LISTING OF CITY OWNED LANDS  
SURPLUS TO CITY NEEDS**

---

The Committee will recall at the request of Alderman Hull a survey was done of City owned sites to determine if any were surplus to City needs. There were a possible 32 sites identified.

The Committee requested the Land and Economic Development Manager obtain comments from the Recreation, Parks & Culture Board on the possible sale of the 32 sites.

Attached is a report from the Land Supervisor summarizing the comments from the Recreation, Parks & Culture Board regarding the possible sale of surplus City owned land.

The Recreation, Parks & Culture Board is recommending:

- eight sites could be sold
- twelve sites could be considered for sale after the opportunity for community input and/or consideration of redevelopment in the area is completed
- the remaining sites are not recommended for sale because they are considered active park sites.

Maps of the eight sites that could be sold are attached to the report from the Land Supervisor. Maps of the twelve sites requiring community input are attached to my report.

### **Recommendation**

That the Finance and Audit Committee recommend to Council:

- the intention to sell the eight sites be advertised if the public has not been previously advised. Subject to no concerns being received, the sites be advertised for sale

City Clerk  
June 22, 1994  
Page 2

- the Land and Economic Development Manager be requested to obtain public input into the possible sale of the twelve sites and that a report be subsequently brought back to Council.



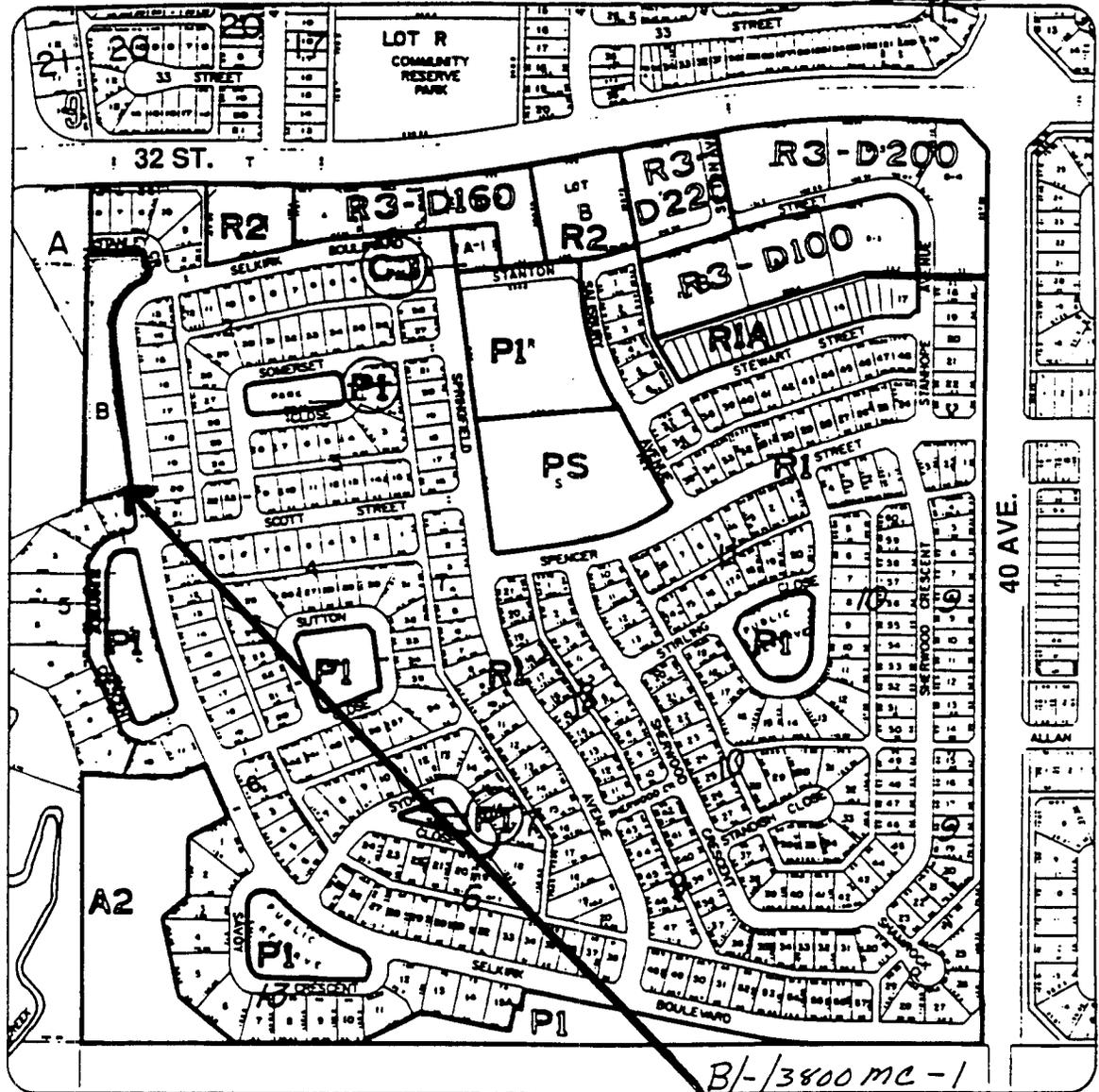
A. Wilcock, B.Comm., C.A.  
Director of Financial Services

AW/jt

Atts.

- c. Land & Economic Development Manager  
Director of Community Services

PATH: alan/memos/surpland.f&a

**COMMENT:**

This park area is planned to be consolidated with two private properties to the west. A private development proposal could incorporate this parcel to provide (street frontage) access and create a park area of a different configuration. The area is open grassland with natural trees on the west boundary, and it has a trail access to Waskasoo Park along the south property line.

**RECOMMENDATION:**

Opposed to considering the sale of this property unless incorporated in a comprehensive redevelopment plan with the adjoining private properties where some parkland would be retained.

## SUNNYBROOK - Map #1

**"THAT the Finance & Audit Committee, with regard to Sunnybrook Map #1 - Area B, recommend to City Council that the City review site development options in conjunction with discussions with the Bower family for the possible acquisition of additional land from Area A, and if the acquisition of additional land is not possible, that the City develop Parcel B as it exists."**

**MAP 1**  
**Sunnybrook (Block B, Plan 3800 MC)**

***Engineering***

This parcel is not readily serviceable and further engineering study is required to determine if there is sufficient capacity available and whether it is feasible to service.

***E. L. & P.***

There is an underground line at the north end of the property which would require an easement. We have no objection to the sale if the easement is provided. Existing electrical servicing in the area is aerial.

***Regional Planning***

This site is located on the western side of the Sunnybrook subdivision. Planning staff support the sale of this site but only if it is part of a comprehensive redevelopment plan with the adjacent Bower property located further to the west.

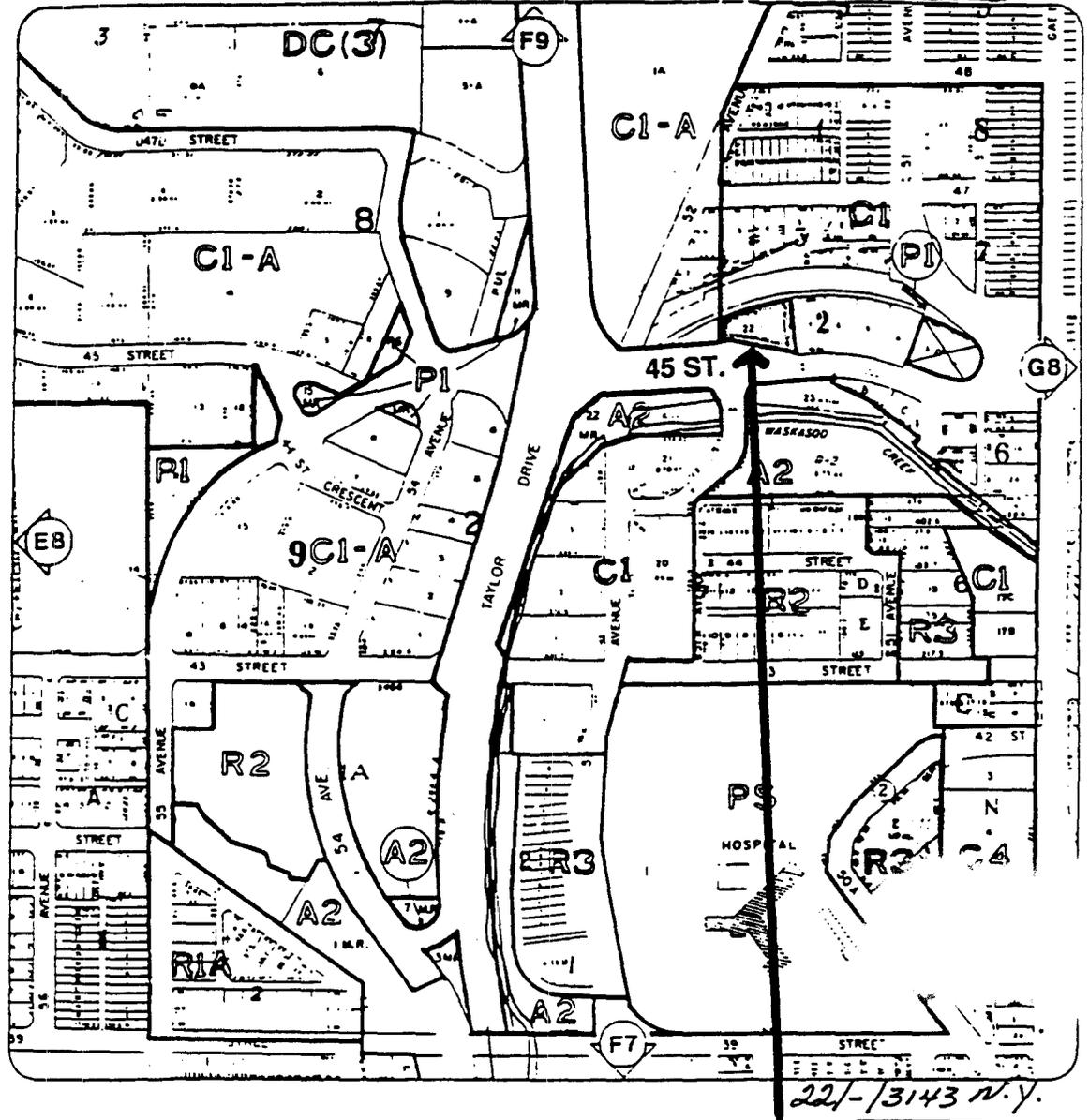
Trail access to the park should be maintained if development does occur.

**Commissioners' Comments**

We recommend that this site be made available for sale subject to the conditions of the Administration.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**COMMENT:**

The north portion of the site is treed; roadway modifications required for the Downtown Redevelopment Plan; also require a portion of the site.

**RECOMMENDATION:**

Consider for sale a portion of the site after municipal requirements are determined.

## DOWNTOWN - Map #5

**"THAT the Finance & Audit Committee recommend that the Downtown area shown on Map #5 be considered for sale after municipal requirements are determined regarding road realignment."**

**MAP 5**  
**Downtown (Part of Lot 22, Block 2, Plan 3144 NY)**

***Engineering***

We have no objection to the sale of this parcel. We would suggest that it be consolidated with part of the abandoned railway right-of-way located north of this parcel to create a larger developable parcel.

***E. L. & P.***

We have no objections to the sale of this property Existing electrical servicing in the area is aerial.

***Regional Planning***

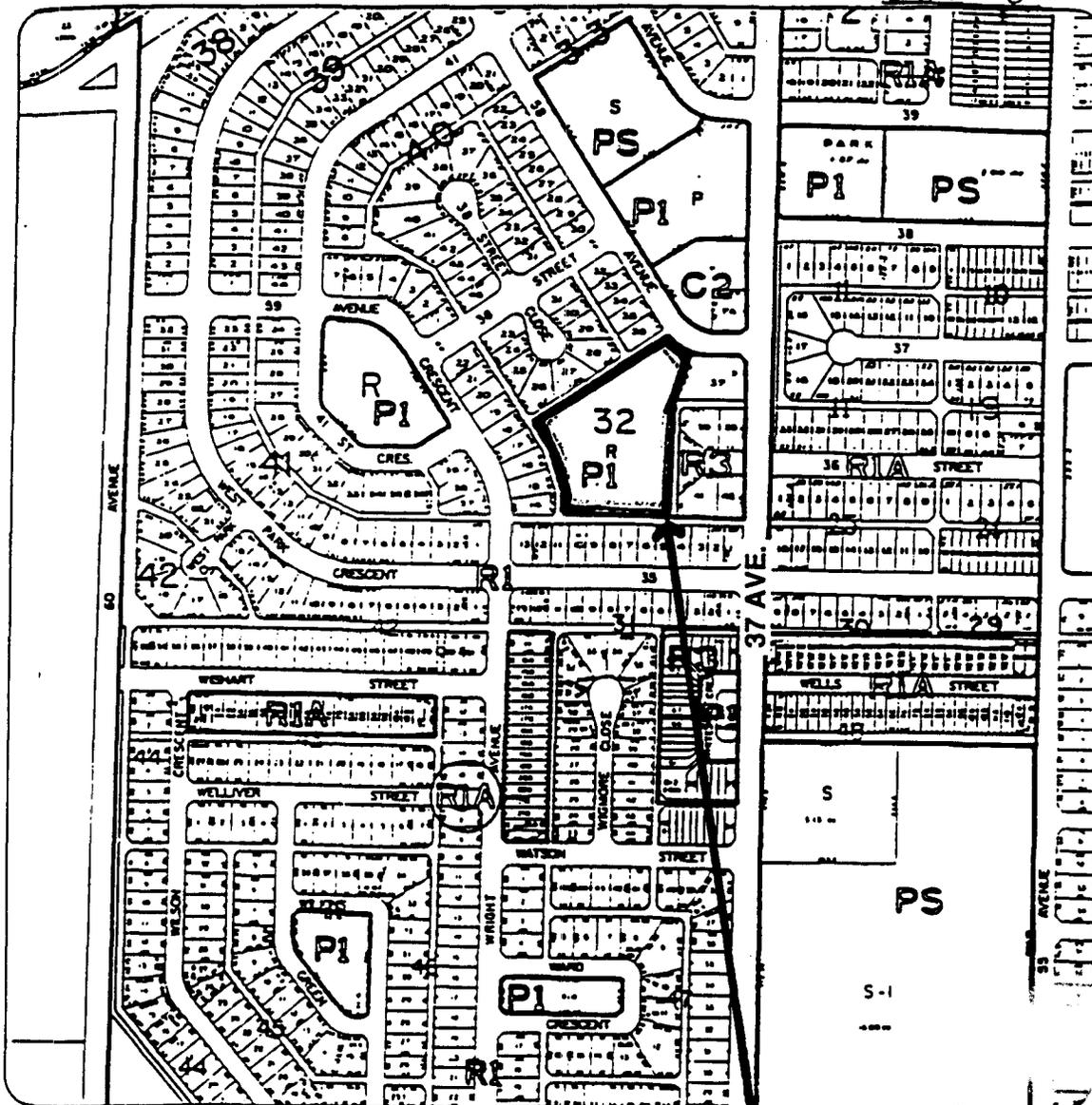
This site is located north of 45 Street and east of 52 Avenue which is currently being constructed. Planning staff suggest that this site be expanded to include the railway right-of-way located immediately to the north of this site. This would approximately double the size of the existing lot. Planning staff support the sale of this property and it could be marketed as commercial site. Multiple family use would be residential desirable on this site, however, there is a dangerous goods site immediately north which would preclude residential development in the short term.

**Commissioners' Comments**

We recommend that this site be made available for sale subject to the conditions of the administration.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner



**COMMENT:**

This public park reserve is zoned (P1) Parks & Recreation District. It was designated as a future water reservoir site when original West Park was developed. Since West Park did not require this reservoir, the local residents and schools have used the site as a sliding hill in the winter months. The site is grassed and contains a large hill. This parcel is not required for park purposes and is being considered as a private seniors residential development. The development appears to have general community support; public meetings are still being held.

**RECOMMENDATION:**

Sale of this park reserve should be considered subject to the following conditions:

- The community must demonstrate support for the sale of the municipal reserve and the development of an alternate land use project.
- Funds from the sale should be credited to the Public Reserve Trust Fund.

WEST PARK - Map #6 Approximately \$100,000 (1994 dollars) of the land sale funds should be allocated to the West Park neighbourhood for the development of a sliding hill on the Junior High School site and park upgrading in other parks in West Park.

**"THAT the Finance & Audit Committee recommend that the West Park site - Map #6, be sold to a developer subject to that developer obtaining a reasonable level of support from the community for the development of an alternate land use project, with the funds from the sale being credited to the public reserve trust fund, and with the understanding that approximately \$100,000 from the sale be dedicated to a sliding hill and the upgrading of other parks in West Park."**

**MAP 6**  
**West Park (Lot R, Block 32, Plan 5187 KS)**

***Engineering***

This site was originally set aside as the future location of a water reservoir. As this site is no longer required for that purpose, we would have no objection to its sale for residential development.

***E. L. & P.***

There are overhead lines on most sides of this irregular shaped lot which will require easements. We have no objections to the sale of this site if the easements are provided. Existing electrical servicing in this area is aerial.

***Regional Planning***

This site has been used as a park for the past 30 years. It was originally designated as a water reservoir site, however, the reservoir was never constructed. As Council is aware, the Planning staff have met with the community twice before regarding the sale and development of this particular property and there has been strong neighbourhood opposition to its development. In view of the fact that this site has been used as parkland for the past 30 years, Planning staff are reluctant to support the sale of this site unless it could be demonstrated that there is strong neighbourhood support for development.

**Commissioners' Comments**

We support the recommendations of the Finance and Audit Committee. A private developer is currently working with the neighbourhood and we recommend the sale subject to the major concerns of the community being addressed.

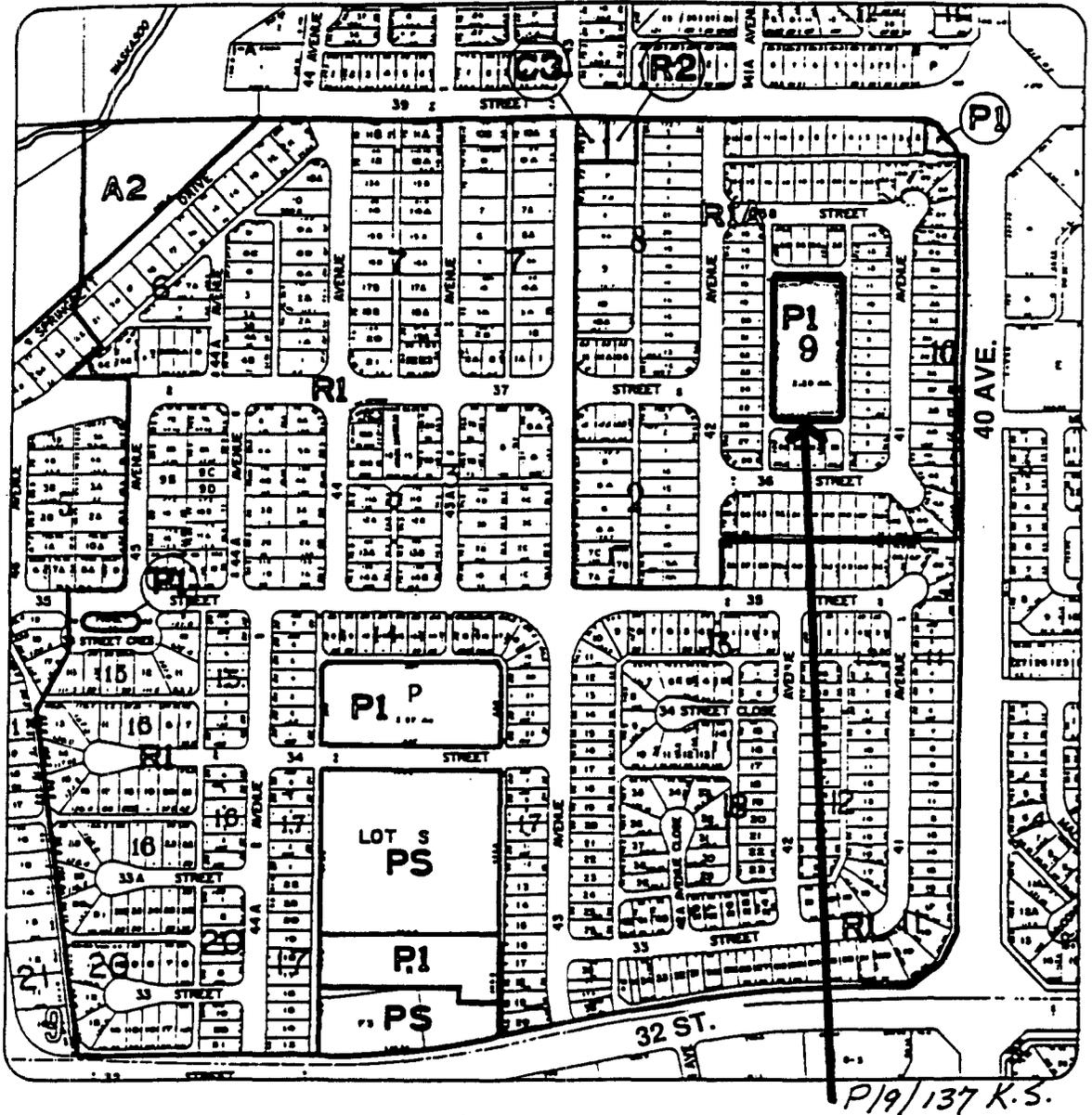
"G. SURKAN"

Mayor

"A. WILCOCK"

Acting City Commissioner

## MOUNTVIEW MAP #9

**COMMENT:**

Presently this area known as "East Mountview Park" is grassed and contains some poor-quality play apparatus in the south end. This park reserve is zoned (P1) Parks & Recreation District. In view of the limited public use, this proposal should be presented to the community to obtain comment. All, or a portion, of the park may be deemed desirable by the community.

**RECOMMENDATION:**

Considering the sale of this property should be undertaken only after the community has had an opportunity to consider an alternative land use and a comprehensive development proposal.

MOUNTVIEW - Map #9

**"THAT the Finance & Audit Committee recommend to City Council that the Mountview park area - Map #9, be advertised for sale subject to a development proposal acceptable to the community."**

**MAP 9**  
**Mountview (Lot P, Block 9, Plan 137 KS)**

***Engineering***

This site is not recommended for development, as 6.0 m lanes provide the only access to the site. Utility mains would have to be extended from 36 Street and 38 Street. Additional right-of-way would have to be acquired for construction of a roadway, water mains, sanitary sewer mains, storm sewer mains, gas mains, power, telephone, and cable television.

***E. L. & P.***

There are overhead lines which cross the NW, NE and SE corners of this lot which will require easements. If the easements are provided, we have no objections to the sale of this property. The existing electrical servicing in the area is aerial.

***Regional Planning***

This site is located in the Mountview neighbourhood. It has been used as parkland for approximately 25 years. It is a park which is accessible only by lane. The site does not have proper access for a residential subdivision; the only way to obtain an access width of the proper size would be to purchase a lot which would provide access to the site either on the east or west side of the site. In the view of the cost that would be entailed in providing access to the site and in view of its long tenure as a park, Planning staff cannot support the sale of this site.

***Fire***

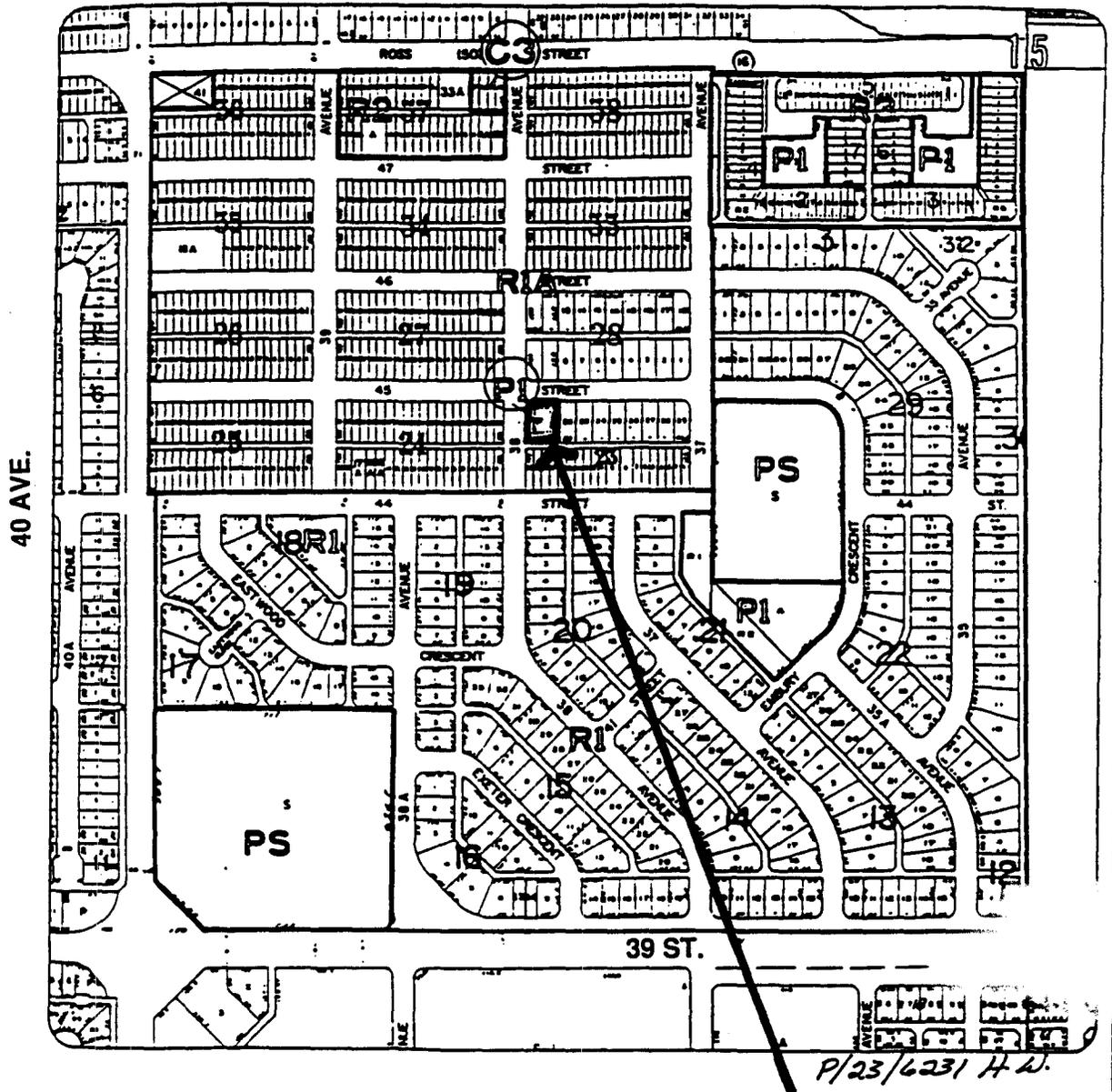
This area is only serviced by laneways and could not be developed on by the purchaser and meet Building Code requirements.

**Commissioners' Comments**

We concur with the recommendations of the Finance and Audit Committee.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**COMMENT:**

This small park known as "Hillboro Park" contains some poor-condition play apparatus, and is turfed. It is a public reserve zoned (P1) Parks & Recreation District. This parcel is located one block from the major neighbourhood park and playground facilities on the Eastview/Joseph Welsh School & Park Site.

**RECOMMENDATION:**

This parcel could be considered for sale after the community is consulted with respect to the need for this park and alternative land uses.

## EASTVIEW - Map #12

**"THAT the Finance & Audit Committee recommend to City Council that the Eastview park area - map #12, be advertised for sale subject to the community being consulted with respect to the need for this park and alternative land uses."**

**MAP 12  
Eastview (Lot P, Block 23, Plan 6231 HW)**

***Engineering***

We have no objection to the sale of this parcel.

***E. L. & P.***

We have no objections to the sale of this property. Existing electrical servicing in this area is aerial.

***Regional Planning***

This site is located in the Eastview neighbourhood. Planning Staff have some concerns with the sale of this site which is being used as a tot lot currently. Planning staff are reluctant to support the sale of this site unless there is clear evidence of a lack of use of the tot lot in this location and neighbourhood support for development.

**Commissioners' Comments**

We concur with the recommendations of the Finance and Audit Committee.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner



**MAP 20**  
**Oriole Park (Lot R3, Block S, Plan 878 NY)**

***Engineering***

This is an irregularly shaped parcel. Most of the parcel has insufficient depth for residential development. The west quarter of the parcel could be sold for residential development, but we would recommend that the remainder of the parcel be retained as municipal reserve.

***E. L. & P.***

There are underground lines on the east and west sides of this property which will require easements. If the easements are provided, we have no objections to the sale of this property. The existing electrical servicing in this area is underground.

***Regional Planning***

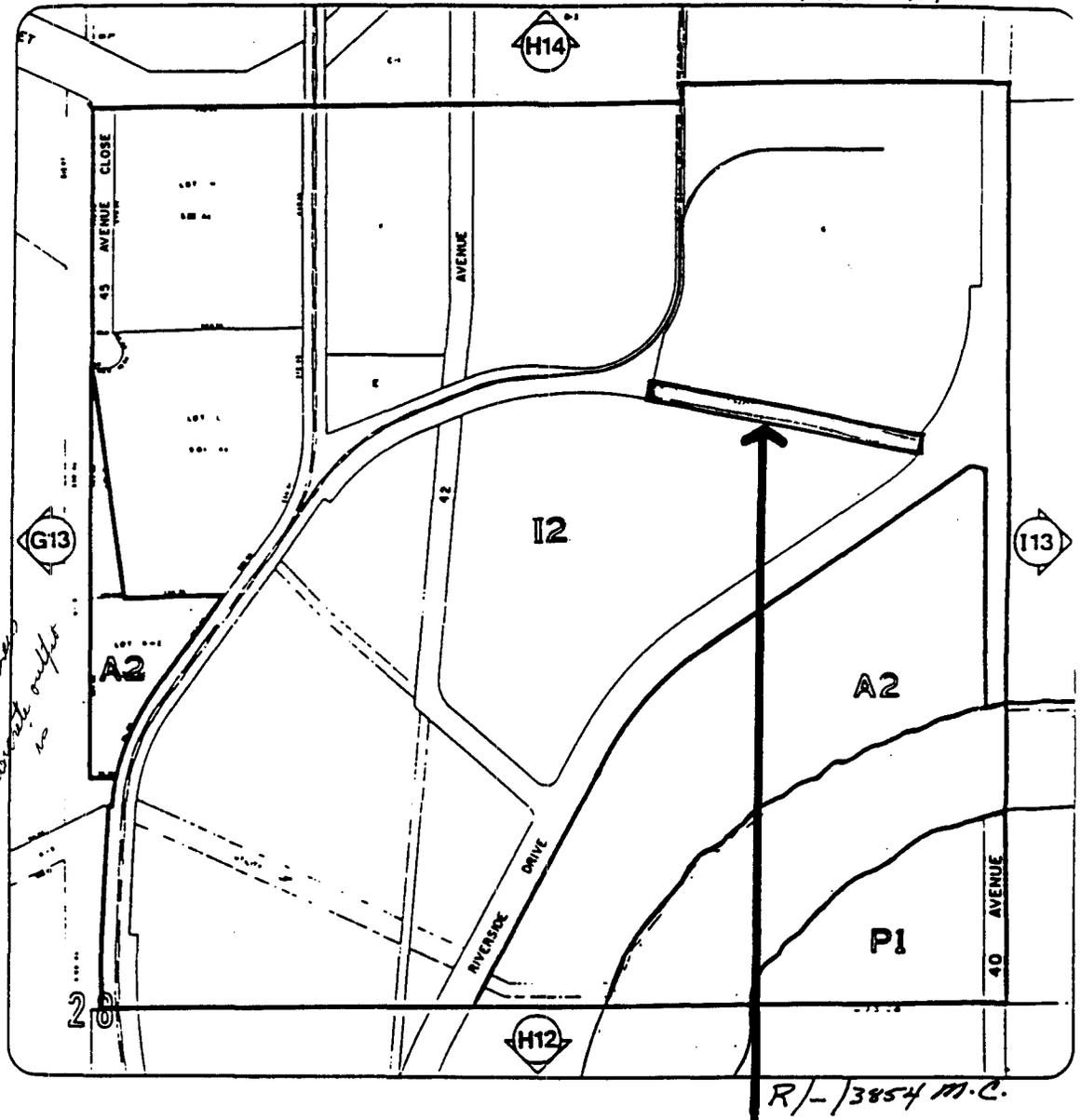
This site is located in the Oriole Park neighbourhood along Overdown Drive. A portion of the site may be suitable for development; the majority of this site, however, is too narrow to permit any development which would comply to the Land Use Bylaw of the City . Planning staff would have no objection to the sale of a small portion of this site where the site is widest at its west end.

**Commissioners' Comments**

We recommend that the Land and Economic Development Manager work with the Administration and the adjoining land owners to determine if a portion of the lot can be developed for residential.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**COMMENT:**

This public reserve could not be developed independently; however, it could be consolidated with adjacent industrial parcels. A consolidation or redevelopment proposal could incorporate this parcel if consideration was given to retaining some of the existing native trees in the area.

**RECOMMENDATION:**

Opposed to considering the sale of this public reserve unless incorporated in a redevelopment proposal and all funds from the sale are credited to the Public Reserve Trust Fund.

RIVERSIDE INDUSTRIAL - Map #24

(South of Fletcher's)

**"THAT the Finance & Audit Committee recommend to City Council that it be opposed to the sale of this public reserve site unless it is incorporated in a redevelopment by an adjacent property owner."**

**MAP 24  
Riverside Industrial (Part of Lot R, Plan 3854 MC)**

***Engineering***

This parcel is an abandoned rail spur. We would have no objection to the sale of this parcel, provided it is consolidated with one of the adjacent parcels.

***E. L. & P.***

We have no objections to the sale of this property. The existing electrical servicing in this area is overhead.

***Regional Planning***

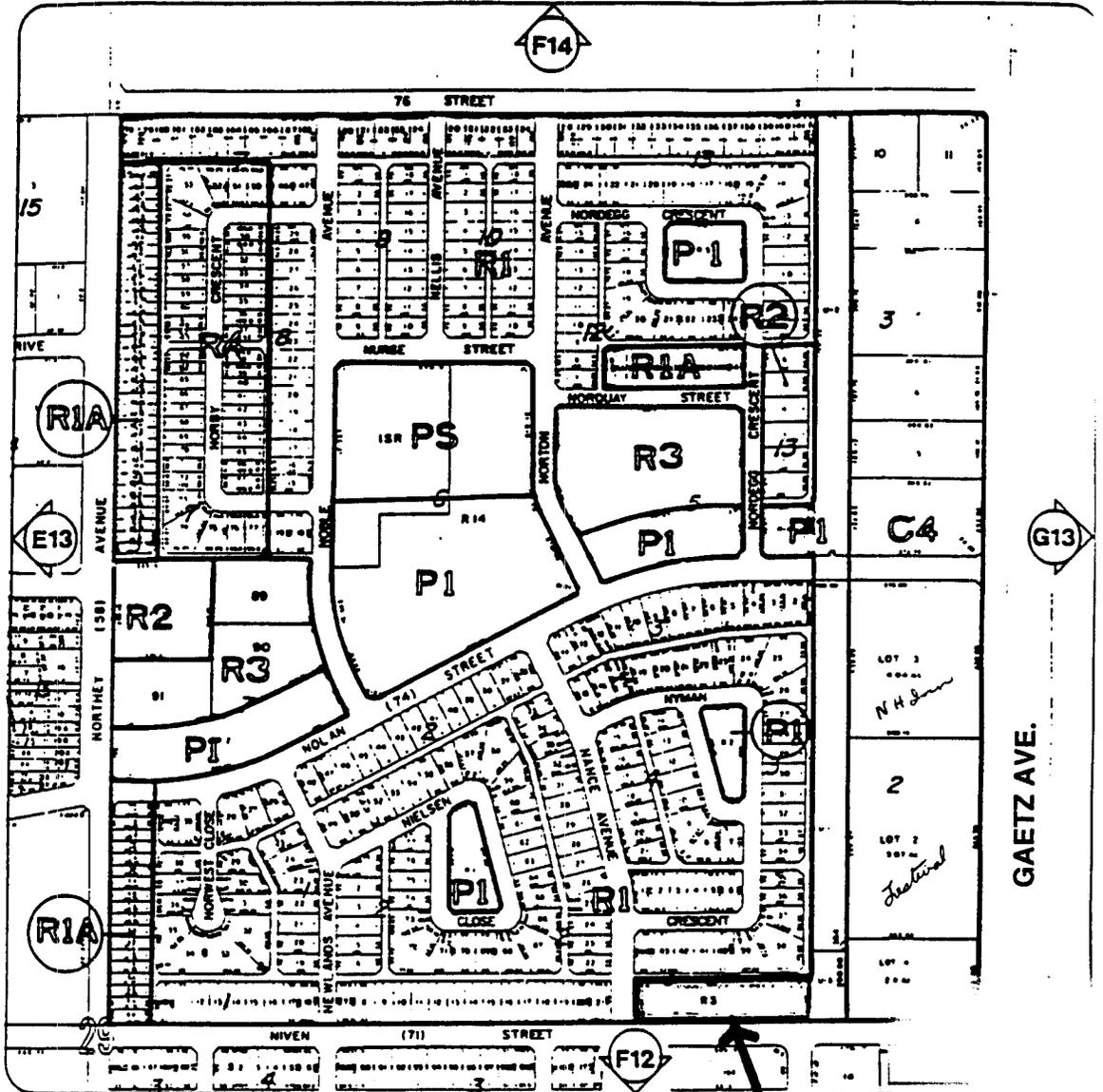
This site is located in the Riverside Industrial Area. It is a narrow public reserve lot which could not be developed independently. Planning staff support the sale of this site to an adjoining property owner.

**Commissioners' Comments**

We concur with the recommendations of the Finance and Audit Committee.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner



**COMMENT:**

This public reserve parcel is zoned (P1) Parks & Recreation District. It presently is grassed, with some tree planting. This reserve lot forms part of the corridor identified for a future trail system in the Community Services Master Plan. A comprehensive redevelopment proposal that could accommodate this future trail system may be appropriate for this area. The community, in particular those residents on Niven Street and Nyman Crescent, may have concerns about the sale of this park., alternative land uses and their effect on property values.

**RECOMMENDATION:**

Consider the sale of this parkland subject to a comprehensive redevelopment proposal being supported by the community, the proposal accommodating a future trail system, and funds from the sale of the property was credited to the Public Reserve Trust Fund.

**NORMANDEAU - Map #25**

Across from K & K Transport. The lot is numbered R3, not zoned R3.

**"THAT the Finance & Audit Committee recommend to City Council the sale of the public reserve parcel identified in Normandeu - Map #25, subject to a comprehensive redevelopment proposal being supported by the community, the proposal accommodating a future trail system, and funds from the sale of the property credited to the public reserve trust fund."**

**MAP 25**  
**Normandeau (Lot R3, Block 3, Plan 772-0982)**

***Engineering***

This parcel is used as a public utility lot and is occupied by a 750 mm (30 inch) water main and a 525 mm (21 inch) sanitary sewer main. Based on the existing alignments, this lot could not be redeveloped.

***E. L. & P.***

There are underground lines and surface mounted facilities on the north side of this property which would require an easement. If the easement is provided, we have no objections to the sale of this property. Depending upon how the lot lines are established on this property, the purchaser or The City, may have some existing facility relocation expenses. The existing electrical servicing in this area is underground.

***Regional Planning***

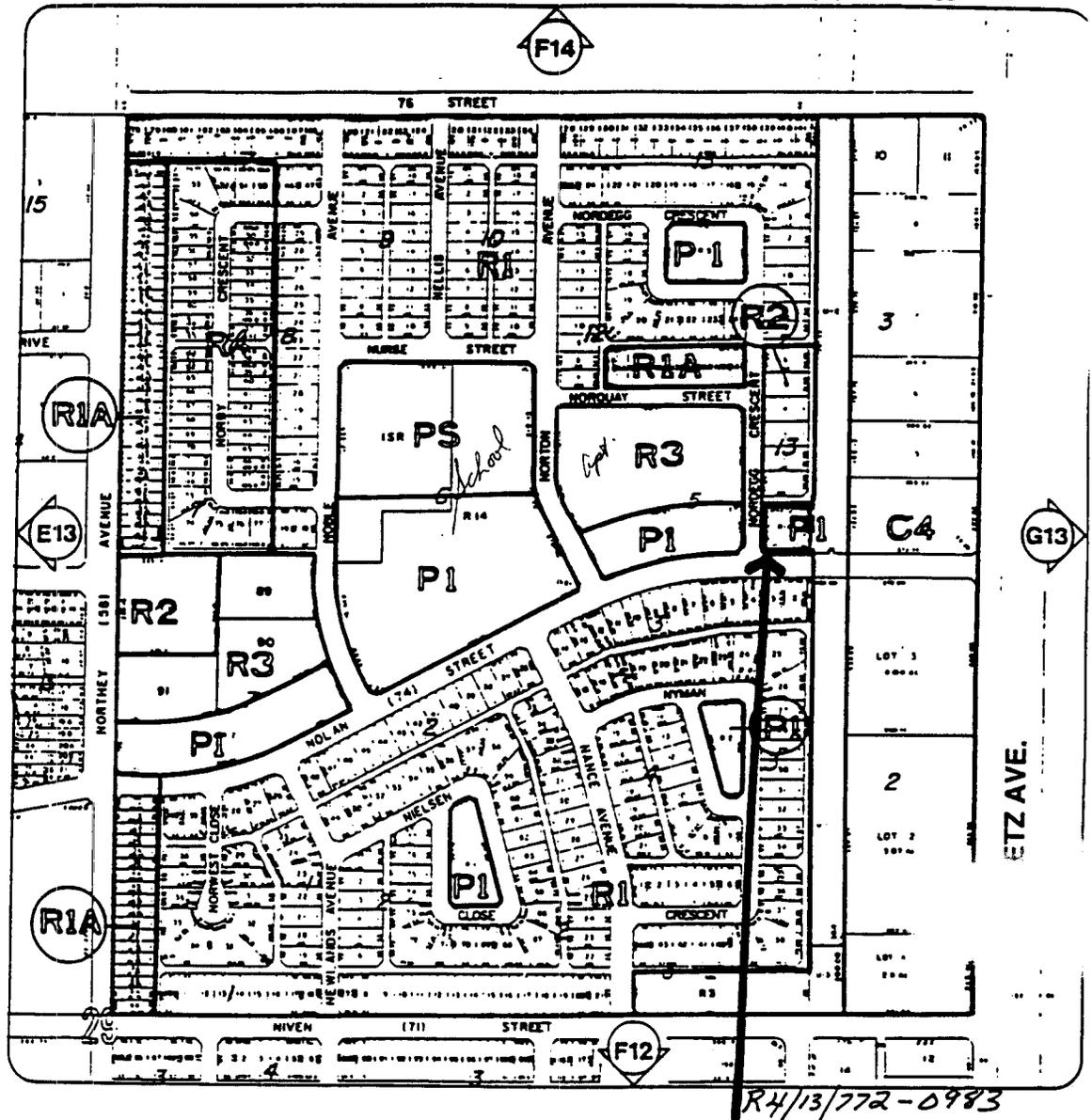
This site is part of a future trail system in the Normandeau neighbourhood. It is located along Niven Street opposite some existing industrial uses. The entire site is within the dangerous goods 50 metre setback so no housing could be built on the site. Planning staff, therefore, could not support the sale of this site.

**Commissioners' Comments**

Given the restriction imposed by the Dangerous Goods Bylaw, we recommend that this site not be offered for sale.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner



**COMMENT:**

This public reserve park is zoned (P1) Parks & Recreation District. It was provided as a park to retain a native tree stand, and to provide a continual greenbelt corridor on the northside of Nolan Street through the Normandeu community.

**RECOMMENDATION**

A portion of this site may be considered for sale as part of a redevelopment proposal that provides some park area. Funds from the sale of a portion of this site should be credited to the Public Reserve Trust Fund.

NORMANDEAU - Map #26

**"THAT the Finance & Audit Committee recommend to City Council that the public reserve park identified as Normandeu - Map #26, be retained as green area."**

**MAP 26**  
**Normandeau (Lot R4, Block 13, Plan 772-0983)**

***Engineering***

We would have no objection to the sale of this parcel.

***E. L. & P.***

There are underground lines on the north and east sides of this property which would require easements. If the easements are provided, we have no objection to the sale of this property. The existing electrical servicing in this area is underground.

***Regional Planning***

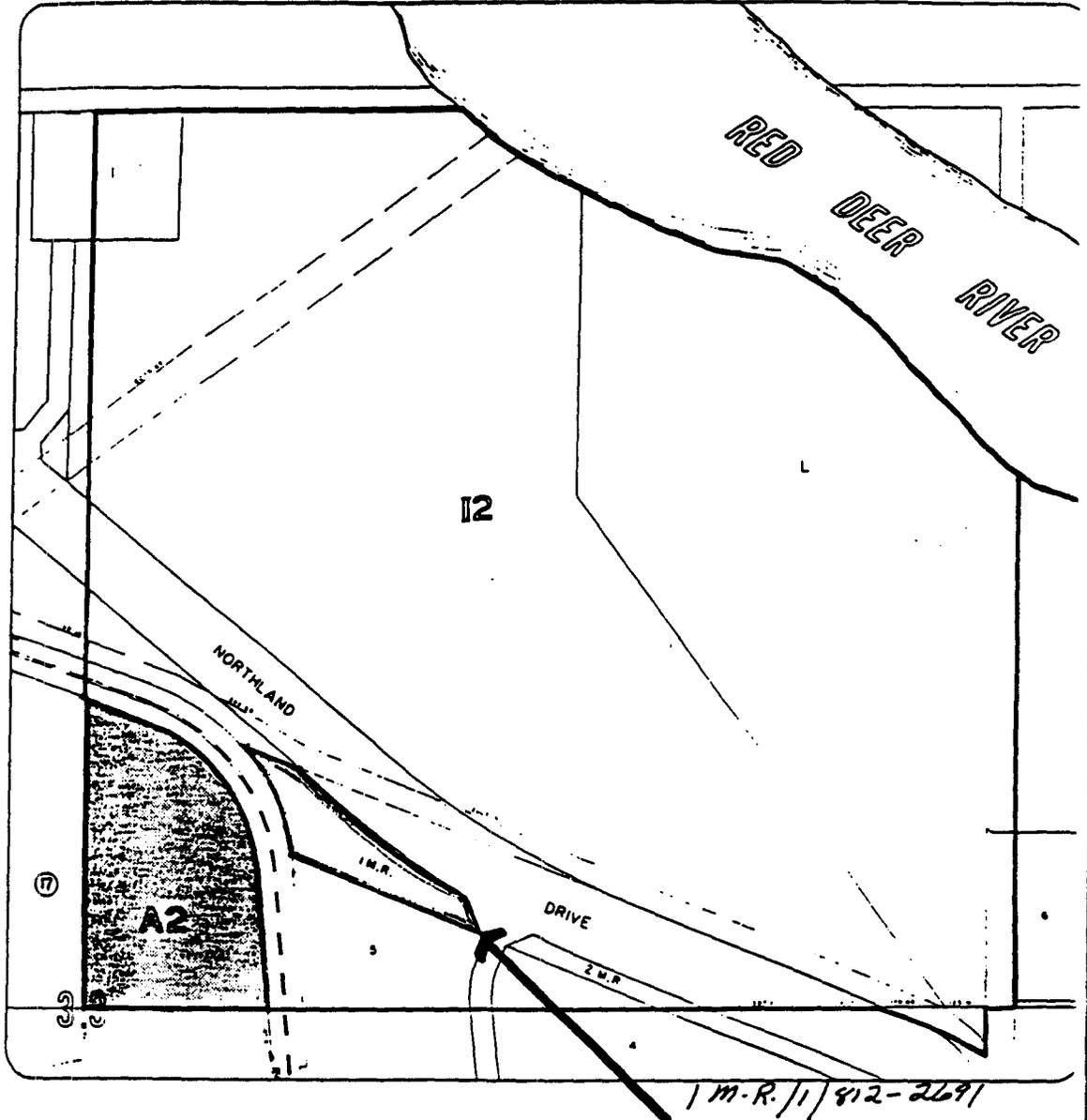
This site, located in the Normandeau neighbourhood, was created as part of a trail system which provides access to the central park and preserves a native tree stand. Planning staff do not support the sale of this site.

**Commissioners' Comments**

We concur with the recommendations of the Finance and Audit Committee.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**COMMENT:**

Although this park reserve is not required for park purposes, it was dedicated in this location to accommodate roadway grade changes for the future Northland Drive.

**RECOMMENDATION:**

Do not consider for sale until the detailed design of Northland Drive is complete.

NORTHLAND INDUSTRIAL - Map #27

**"THAT the Finance & Audit Committee recommend to City Council that it not consider sale of the land indicated on Northland Industrial Map #27 until the detailed design of Northland Drive is complete."**

**MAP 27**  
**Northlands Industrial (Lot 1, Block 1, Plan 812-2691)**

***Engineering***

The Engineering Department has determined that this parcel is surplus to the requirements for the future construction of Northlands Drive. We would have no objection to the sale of this site providing it is consolidated with the adjacent parcel to improve the frontage on 78 Street Crescent. No access would be permitted to Northlands Drive.

***E. L. & P.***

No electrical servicing exists to this property. An overhead line would have to be extended from the SE along 78 Street at City cost. We have no objections to the sale of this property.

***Regional Planning***

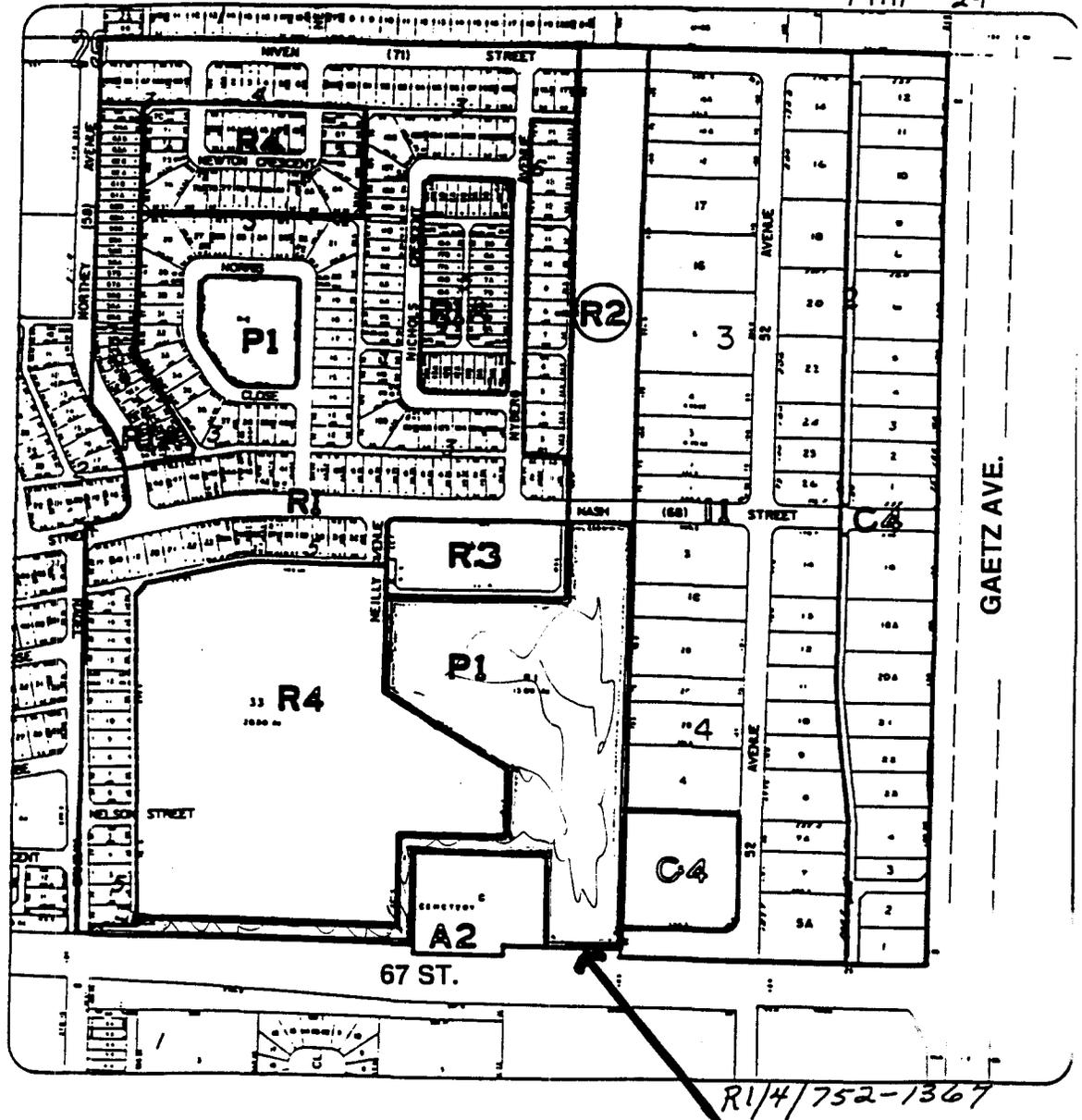
The site identified is located in the Northland Industrial Area. It is part of the planned berming and side slope for a future arterial road (Northland Drive); it has a secondary purpose of limiting accesses from the arterial. Planning staff do not support the sale of this site.

**Commissioners' Comments**

We concur with the recommendations of the Finance and Audit Committee.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**COMMENT:**

This public reserve park area is zoned (P1) Parks & Recreation District. "Nash Park" presently contains a soccer field, a playground, native treed areas and grasslands. The Community Services Master Plan also identifies this site for a future pedestrian/cycle trail. The east portion of the site contains a number of underground utilities which greatly reduces the potential for development purposes.

**RECOMMENDATIONS:**

Opposed to considering the sale of Nash Park unless a portion of the site is considered for a comprehensive redevelopment proposal that retains some of the treed areas and the park facilities.

### NORMANDEAU - Map #29

**"THAT the Finance & Audit Committee recommend to City Council that the land identified as Normandeu - Map #29, be considered for sale subject to a comprehensive redevelopment proposal that retains some of the treed areas and the park facilities."**

**"THAT the Finance & Audit Committee recommend to City Council that the land bordering Lot R4 on Normandeu Map #29 be offered for sale to the owner of Lot R4."**

**MAP 29**  
**Normandeau (Lot R1, Block 4, Plan 752-1367)**

***Engineering***

The Engineering Department would not object to the development of a portion of this site. Access to the site would only be from Nash Street, as direct access to 67 Street would not be permitted unless either auxiliary lanes or service roads were provided. Easements would be required to protect existing utility main alignments along the east edge of the parcel.

***E. L. & P.***

There is an underground line on the north side of the property and an overhead line on the east side of the property which would require easements. If these easements are provided, we have no objections to the sale of this property. Electrical servicing to this property would be from the overhead line on the east side.

***Regional Planning***

This site is located in the Normandeau neighbourhood. It provides a buffer between adjacent industrial and commercial uses and existing residential. It was planned as part of a park linkage system and was designed to preserve an existing treed area. The northwest portion of the site is contained within a dangerous goods setback area. Planning staff do not support the sale of the entire site.

***Land and Economic Development***

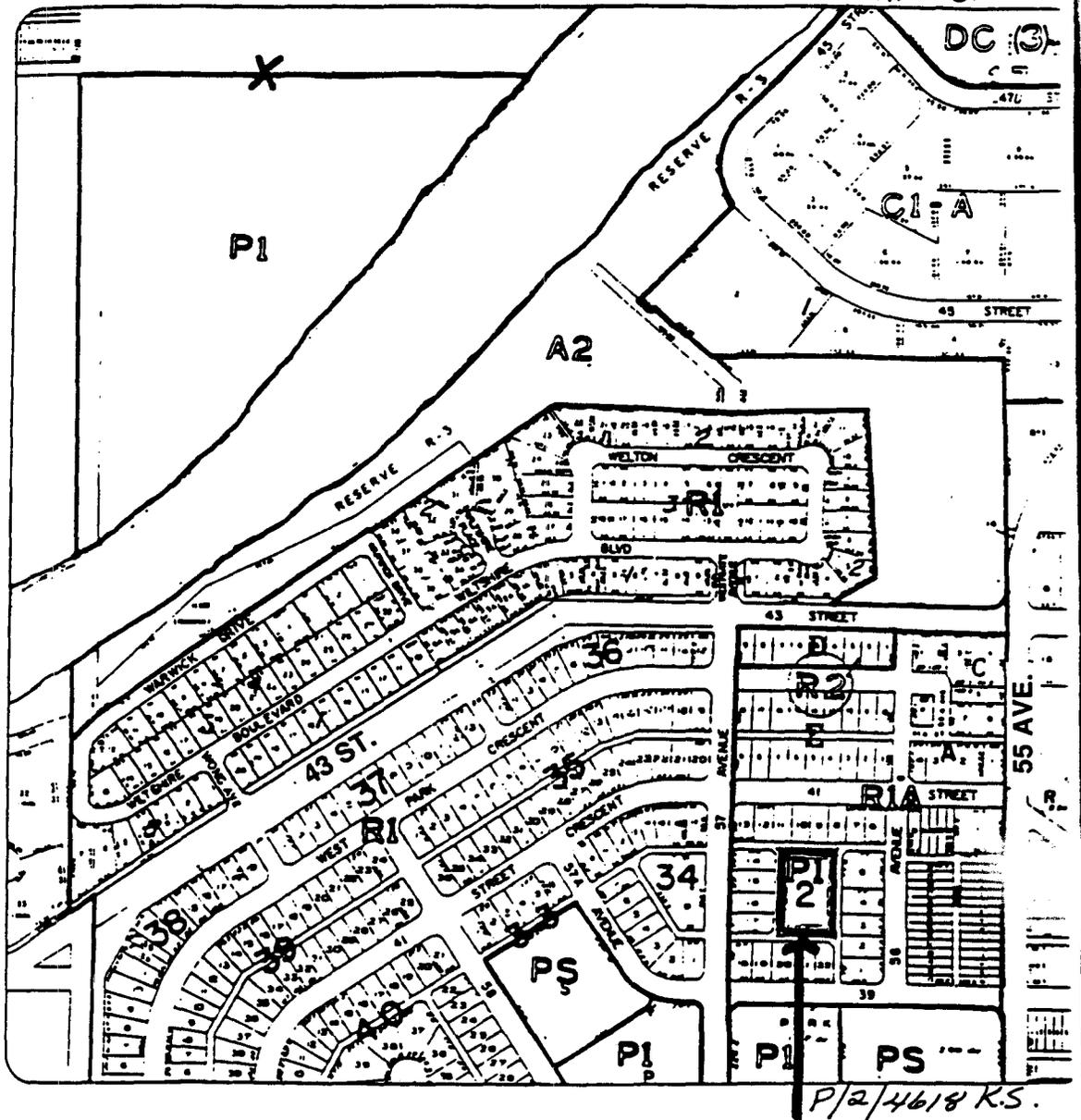
The Land and Economic Development Department has also been contacted with respect to Parcel R1, Block 4, Plan 752-1367. A verbal request has been made to acquire a portion of this site for future development.

**Commissioners' Comments**

We concur with the recommendations of the Finance and Audit Committee subject to the comments of the Administration, with the proviso that the second part of the resolution deal only with the narrow strip abutting 67 Street and the lots designated as A2 (cemetery) and R4 (trailer court).

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**COMMENT:**

This public park reserve is zoned (P1) Parks & Recreation District. It presently is grassed with no facilities on the site. Surrounding residents may have concerns for the sale of this property. Alternative land uses would have to be presented to the community. This site is not required for park purposes.

**RECOMMENDATION:**

Support considering the sale of this site, subject to community involvement and any funds obtained from the sale credited to the Public Reserve Trust Fund.

## WEST PARK - Map #31

**"THAT the Finance & Audit Committee recommend that the parkland identified on West Park - Map #31 be offered for sale, subject to community involvement, however the funds from the sale be not credited to the public reserve trust fund unless the parcel is municipal reserve."**

**MAP 31**  
**West Park (Lot P, Block 2, Plan 4618 KS)**

***Engineering***

This site is not recommended for development, as 6.0 m lanes provide the only access to the site. Utility mains would have to be extended from adjacent streets. Additional right-of-way would have to be acquired for construction of a roadway, water mains, sanitary sewer mains, storm sewer mains, gas mains, power, telephone, and cable television.

***E. L. & P.***

We have no objections to the sale of this property. The existing electrical servicing in this area is aerial.

***Regional Planning***

This site is located in the West Park neighbourhood. It is a very small park site surrounded entirely by lanes. It could only be developed if proper access was provided which would involve the purchase of an existing lot. In view of the costs associated with this, Planning staff recommend that this site not be considered for sale.

***Fire***

This area is only serviced by laneways and could not be developed on by the purchaser to meet Building Code requirements.

**Commissioners' Comments**

We recommend this site be offered for sale subject to a proposal acceptable to the Community and the comments of the Administration.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

Commissioners' Comments

A number of recommendations require significant involvement on the part of the communities impacted. We recommend that the Land & Economic Development Department oversee the administration of this land. Should a developer approach The City to purchase one of the sites, then we recommend that the onus be put on the developer to obtain the surrounding community's support. If all concerns of the residents are not met, then the sale would be presented back to Council for consideration.

"G. SURKAN"

Mayor

"A. WILCOCK"

Acting City Commissioner

*Unf.*

**DATE: AUGUST 30, 1994**

**TO: DIRECTOR OF ENGINEERING SERVICES  
FIRE CHIEF  
E. L. & P. MANAGER  
BYLAWS AND INSPECTIONS MANAGER  
PRINCIPAL PLANNER**

**FROM: CITY CLERK**

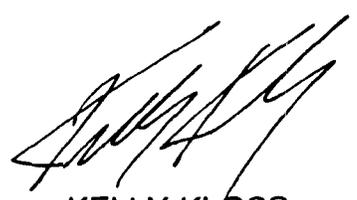
**RE: REQUEST FOR COMMENTS - SURPLUS CITY LANDS /  
12 SITES CONSIDERED FOR SALE**

---

Attached hereto is a report from the Finance and Audit Committee dated July 26, 1994 concerning the above topic. This matter was to be considered at the meeting of August 29, 1994, however, same had not been circulated to all the administration for comments.

I am now requesting your comments with regard to the above City lands and the feasibility of offering the said lands for sale. This matter is scheduled to appear on the Council Agenda of Monday, September 26, 1994 and as such, I would request your comments by Monday, September 19, 1994.

Thank you.



KELLY KLOSS  
City Clerk

KK/clr  
attch.

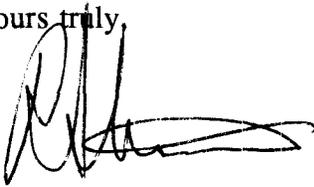
cc: Director of Financial Services  
Land and Economic Development Manager

DATE: September 2, 1994  
TO: City Clerk  
FROM: Bylaws & Inspections Manager  
RE: **SURPLUS CITY LANDS - 12 SITES**

---

In response to your memo regarding the above sites, we recommend any sale be subject to any development meeting all the requirements of the Land Use Bylaw, including the use.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Strader', written over the typed name.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/cp

DATE: September 20, 1994  
TO: City Clerk  
FROM: Engineering Department Manager  
**RE: SURPLUS CITY LANDS - 12 SITES ADVERTISED FOR SALE**

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The Engineering Department has the following comments in response to your memo of August 30, 1994:

1. Map 1 - Sunnybrook - Block B, Plan 3800 MC

This parcel is not readily serviceable and further engineering study is required to determine if there is sufficient capacity available and whether it is feasible to service.

2. Map 5 - Downtown - Part of Lot 22, Block 2, Plan 3144 NY

We have no objection to the sale of this parcel. We would suggest that it be consolidated with part of the abandoned railway right of way located north of this parcel to create a larger developable parcel.

3. Map 6 - West Park - Lot R, Block 32, Plan 5187 KS

This site was originally set aside as the future location of a water reservoir. As this site is no longer required for that purpose, we would have no objection to its sale for residential development.

4. Map 9 - Mountview - Lot P, Block 9, Plan 137 KS

This site is not recommended for development, as 6.0 m lanes provide the only access to the site. Utility mains would have to be extended from 36 Street and 38 Street. Additional right of way would have to be acquired for construction of a roadway, water mains, sanitary sewer mains, storm sewer mains, gas mains, power, telephone, and cable television.

5. Map 12 - Eastview - Lot P, Block 23, Plan 6231 HW

We have no objection to the sale of this parcel.

6. Map 20 - Oriole Park - Lot R3, Block S, Plan 878 NY

This is an irregularly shaped parcel. Most of the parcel has insufficient depth for residential development. The west quarter of the parcel could be sold for residential development, but we would recommend that the remainder of the parcel be retained as municipal reserve.

7. Map 24 - Riverside Industrial - Part of Lot R, Plan 3854 MC

This parcel is an abandoned rail spur. We would have no objection to the sale of this parcel, provided it is consolidated with one of the adjacent parcels.

8. Map 25 - Normandeau - Lot R3, Block 3, Plan 772-0982

This parcel is used as a public utility lot and is occupied by a 750 mm (30 in.) water main and a 525 mm (21 in.) sanitary sewer main. Based on the existing alignments, this lot could not be redeveloped.

9. Map 26 - Normandeau - Lot R4, Block 13, Plan 772-0983

We would have no objection to the sale of this parcel.

10. Map 27 - Riverside Industrial - Lot 1, Block 1, Plan 812-2691

The Engineering Department has determined that this parcel is surplus to the requirements for the future construction of Northlands Drive. We would have no objection to the sale of this site providing it is consolidated with the adjacent parcel to improve the frontage on 78 Street Crescent. No access would be permitted to Northlands Drive.

11. Map 29 - Normandeau - Lot R1, Block 4, Plan 752-1367

The Engineering Department would not object to the development of a portion of this site. Access to the site would only be from Nash Street, as direct access to 67 Street would not be permitted unless either auxiliary lanes or service roads were provided. Easements would be required to protect existing utility main alignments along the east edge of the parcel.

12. Map 31 - West Park - Lot P, Block 2, Plan 4618 KS

This site is not recommended for development, as 6.0 m lanes provide the only access to the site. Utility mains would have to be extended from adjacent streets. Additional right of way would

City Clerk  
Page 3  
September 20, 1994

have to be acquired for construction of a roadway, water mains, sanitary sewer mains, storm sewer mains, gas mains, power, telephone, and cable television.



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

SS/emg

- c.c. Fire Chief
- c.c. E. L. & P. Manager
- c.c. By-laws and Inspections Manager
- c.c. Principal Planner
- c.c. Director of Financial Services
- c.c. Land and Economic Development Manager

DATE: September 2, 1994  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: Surplus City Lands/12 Sites Considered for Sale

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In response to your memo of August 30, 1994 regarding the sale of 12 City owned sites, the E. L. & P. Department has the following comments:

1. Map #1 (B/-/3800MC-1)

There is an underground line at the north end of the property which would require an easement. We have no objection to the sale if the easement is provided. Existing electrical servicing in the area is aerial.

2. Map #5 (22/-/13143 N.Y.)

We have no objections to the sale of this property. Existing electrical servicing in the area is aerial.

3. Map #6 (R/32/5187 K.S.)

There are overhead lines on most sides of this irregular shaped lot which will require easements. We have no objections to the sale of this site if the easements are provided. Existing electrical servicing in this area is aerial.

4. Map #9 (P/9/137 K.S.)

There are overhead lines which cross the NW, NE and SE corners of this lot which will require easements. If the easements are provided, we have no objections to the sale of this property. The existing electrical servicing in the area is aerial.

5. Map #12 (P/23/6231 H.W.)

We have no objections to the sale of this property. Existing electrical servicing in this area is aerial.

6. Map #20 (R3/-/878 N.Y.)

There are underground lines on the east and west sides of this property which will require easements. If the easements are provided, we have no objections to the sale of this property. The existing electrical servicing in this area is underground.

7. Map #24 (R/-/3854 M.C.)

We have no objections to the sale of this property. The existing electrical servicing in this area is overhead.

8. Map #25 (R3/3/772-0982)

There are underground lines and surface mounted facilities on the north side of this property which would require an easement. If the easement is provided, we have no objections to the sale of this property. Depending upon how the lot lines are established on this property, the purchaser or the City, may have some existing facility relocation expenses. The existing electrical servicing in this area is underground.

9. Map #26 (R4/13/772-0983)

There are underground lines on the north and east sides of this property which would require easements. If the easements are provided, we have no objection to the sale of this property. The existing electrical servicing in this area is underground.

10. Map #27 (1 MR/1/812-2691)

No electrical servicing exists to this property. An overhead line would have to be extended from the SE along 78 Street at City cost. We have no objections to the sale of this property.

11. Map #29 (R1/4/752-1367)

There is an underground line on the north side of the property and an overhead line on the east side of the property which would require easements. If these easements are provided, we have no objections to the sale of this property. Electrical servicing to this property would be from the overhead line on the east side.

12. Map #31 (P/2/4618 K.S.)

We have no objections to the sale of this property. The existing electrical servicing in this area is aerial.

In all of the above, costs may be incurred by the purchaser or the City to provide necessary upgrades, additions or extensions to the electric utility system to provide the electrical service required by the specific development.

City Clerk  
Page 3  
September 2, 1994

If these properties are listed for sale, it is recommended that prospective purchasers should be advised to contact the E. L. & P. Department for electrical servicing costs for their specific development proposals.

A handwritten signature in black ink, appearing to read 'A. Roth', written in a cursive style.

A. Roth,  
Manager

AR/jjd

DATE: September 9, 1994  
TO: City Clerk  
FROM: Fire Chief  
RE: REQUEST FOR COMMENTS/SURPLUS CITY LANDS  
TWELVE SITES CONSIDERED FOR SALE

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Properties shown on Maps 9 and 31 are only serviced by laneways, and could not be developed on by the purchaser and meet Building Code requirements.



R. Oscroft  
Fire Chief

RO/dd



**M E M O R A N D U M**

**DATE:** September 15, 1994  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Paul Meyette, Principal Planner  
**SUBJECT:** REQUEST FOR COMMENTS  
SURPLUS CITY LANDS - 12 SITES CONSIDERED FOR SALE

Planning staff are in receipt of a report from the Finance and Audit Committee dated July 26, 1994, regarding twelve sites considered for sale. The Finance and Audit Committee is recommending that the Land and Economic Development Manager be requested to obtain public input on the possible sale of the 12 sites and that a report be subsequently be brought back to Council. Planning Staff strongly support the need for public input on many of these sites. Our preliminary comments are as follows:

**Sunnybrook - Map No. 1**

This site is located on the western side of the Sunnybrook subdivision. Planning staff support the sale of this site but only if it is part of a comprehensive re-development plan with the adjacent Bower property located further to the west.

Trail access to the park should be maintained if development does occur.

**Downtown - Map No. 5**

This site is located north of 45 Street and east of 52 Avenue which is currently being constructed. Planning staff suggest that this site be expanded to include the railway right-of-way located immediately to the north of this site. This would approximately double the size of the existing lot. Planning staff support the sale of this property and it could be marketed as commercial site. Multiple family use would be residential desirable on this site, however, there is a dangerous goods site immediately north which would preclude residential development in the short term.

**Westpark - Map No. 6**

This site has been used as a park for the past 30 years. It was originally designated as a water reservoir site, however, the reservoir was never constructed. As Council is aware, the Planning staff have met with the community twice before regarding the sale and development of this particular property and there has been strong neighbourhood opposition to its development. In view of the fact that this site has been used as parkland for the past 30 years, Planning staff are reluctant to support

the sale of this site unless it could be demonstrated that there is strong neighbourhood support for development.

**Mountview - Map No. 9**

This site is located in the Mountview neighbourhood. It has been used as parkland for approximately 25 years. It is a park which is accessible only by lane. The site does not have proper access for a residential subdivision; the only way to obtain an access width of the proper size would be to purchase a lot which would provide access to the site either on the east or west side of the site. In view of the cost that would be entailed in providing access to the site and in view of its long tenure as a park, Planning staff cannot support the sale of this site.

**Eastview - Map No. 12**

This site is located in the Eastview neighbourhood. Planning staff have some concerns with the sale of this site which is being used as a tot lot currently. Planning staff are reluctant to support the sale of this site unless there is clear evidence of a lack of use of the tot lot in this location and neighbourhood support for development.

**Oriole Park - Map No. 20**

This site is located in the Oriole Park neighbourhood along Overdown Drive. A portion of the site may be suitable for development; the majority of this site, however, is too narrow to permit any development which would comply to the Land Use Bylaw of the City. Planning staff would have no objection to the sale of a small portion of this site where the site is widest at its west end.

**Riverside Industrial - Map No. 24**

This site is located in the Riverside Industrial Area. It is a narrow public reserve lot which could not be developed independently. Planning staff support the sale of this site to an adjoining property owner.

**Normandeau - Map No. 25**

This site is part of a future trail system in the Normandeau neighbourhood. It is located along Niven Street opposite some existing industrial uses. The entire site is within the dangerous goods 50 metre setback so no housing could be built on the site. Planning staff, therefore, could not support the sale of this site.

Normandeau - Map No. 26

This site, located in the Normandeau neighbourhood was created as part of a trail system which provides access to the central park and preserves a native tree stand. Planning staff do not support the sale of this site.

Northland Industrial - Map No. 27

The site identified is located in the Northland Industrial area. It is part of the planned berming and side slope for a future arterial road (Northland Drive); it has a secondary purpose of limiting accesses from the arterial. Planning staff do not support the sale of this site.

Normandeau - Map No. 29

This site is located in the Normandeau neighbourhood. It provides a buffer between adjacent industrial and commercial uses and existing residential. It was planned as part of a park linkage system and was designed to preserve an existing treed area. The northwest portion of the site is contained within a dangerous goods setback area. Planning staff do not support the sale of the entire site.

Westpark - Map No. 31

This site is located in the Westpark neighbourhood. It is a very small park site surrounded entirely by lanes. It could only be developed if proper access was provided which would involve the purchase of an existing lot. In view of the costs associated with this, Planning staff recommend that this site not be considered for sale.

  
PAUL MEYETTE, ACP, MCIP  
PRINCIPAL PLANNER, CITY SECTION

PM/sdd

**DATE:           SEPTEMBER 27, 1994**

**TO:             LAND AND ECONOMIC DEVELOPMENT DEPARTMENT**

**FROM:          CITY CLERK**

**RE:            SURPLUS CITY LANDS - 12 SITES CONSIDERED FOR SALE**

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At the Council Meeting of September 26, 1994, consideration was given to various reports from City Administration concerning the above topic. Although 12 lots were considered, Council agreed that only 5 of those lots be offered for sale, subject to various conditions as noted in the resolutions hereunder:

1.     "RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Lands - Sale of 12 Sites, hereby agrees that the following land be considered for sale after municipal requirements are determined regarding road alignment with consideration being given to consolidating this site with part of the abandoned railway right-of-way located north of this site to create a larger developable parcel:

Part of Lot 22, Block 2, Plan 3144 NY (Downtown)

Council further agrees that if a developer approaches The City to purchase this site, the developer must first receive the surrounding community's support otherwise said matter is to be presented back to Council."

2.     "RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Lands - Sale of 12 Sites, hereby agrees that the following land be considered for sale subject to the community being consulted with respect to the need for this park and alternative land uses:

Lot P, Block 23, Plan 6231 HW (Eastview)

Council further agrees that if a developer approaches The City to purchase this site, the developer must first receive the surrounding community's support otherwise said matter is to be presented back to Council."

3. "RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Lands - Sale of 12 Sites, hereby agrees that the following land be considered for sale subject to the public reserve site being incorporated in a redevelopment by an adjacent property owner:

Part of Lot R, Plan 3854 MC (Riverside Industrial)

Council further agrees that if a developer approaches The City to purchase this site, the developer must first receive the surrounding community's support otherwise said matter is to be presented back to Council."

4. "RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Lands - Sale of 12 Sites, hereby agrees that the following land not be considered for sale until such time as the detailed design of Northlands Drive is complete:

Lot R1, Block 1, Plan 812-2691 (Northlands Industrial)

Council further agrees that if a developer approaches The City to purchase this site, the developer must first receive the surrounding community's support otherwise said matter is to be presented back to Council."

5. "RESOLVED that Council of The City of Red Deer, having considered report from the Finance and Audit Committee dated July 26, 1994, re: Surplus City Land - Sale of 12 Sites, hereby agrees that the land described as Lot R1, Block 4, Plan 752-1367 (Normandeau), be considered for sale subject to:

1. A comprehensive redevelopment proposal that retains some of the treed areas and the park facilities being completed for the large P1 area to the east of the Lot designated R4;
2. The strip of land bordering to the South of the Lot designated R4, and to the north and west of the Lot designated A2, be offered for sale to the owner of said Lot R4.

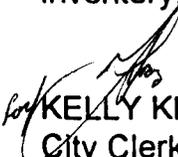
Land and Economic Development Manager  
September 27, 1994  
Page 3

5. Cont'd ...

Council further agrees that if a developer approaches The City to purchase this site, the developer must first receive the surrounding community's support otherwise said matter is to be presented back to Council."

With regard to Lot R, Block 32, Plan 5187 KS (Old Water Reservoir Site in West Park), Council agreed that this site be withdrawn from consideration as currently a developer is working on a proposal for said site.

It is my understanding that the above lots would now be included in The City's Land Inventory. Trusting you will find this satisfactory.

  
KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Engineering Services  
Director of Financial Services  
Parks Manager  
Recreation and Culture Manager  
E. L. & P. Manager  
Principal Planner  
Fire Chief  
Finance and Audit Committee  
Recreation, Parks and Culture Board

NO. 6

To: City Clerk

From: Deputy Chief  
Emergency Medical Services

Re: Proposed Blue Cross Agreement and Ambulance Rates

---

**Issue:**

Blue Cross has issued a proposal for a new agreement with new rates for certain subscribers. Council must decide whether to accept this agreement and adopt the proposed rates or establish different rates. Council had previously passed a resolution calling for cancelling our Blue Cross agreement and moving the rate charged to senior citizens to 90% of the established rate over a two year period.

**Background:**

Since 1987 the City has operated on a split rate structure. Service for patients covered by Blue Cross or provincial government programs (e.g. Social Services) is billed at a lower rate than that which is charged to patients without such coverage, and the gap between the two rate has steadily increased (see attached chart for rates). The lower rate is set by the Minister of Health for programs for which the Provincial Government has responsibility (Senior Citizens, Social Services etc.). Blue Cross is employed by the Provincial Government to administer these programs, and adopts the same rates for their non-government subscribers and all direct billing agreements.

In 1993 the membership of the Alberta Ambulance Operators Association (AAOA), of which the City has been a member since 1975, adopted a resolution calling for no increase in the recommended rates for ambulance service. It was hoped that the Minister would increase the rates paid under the Government programs to close this gap, but this did not happen. We are therefore still operating at 1992 rates. In response, Council passed the following resolution:

"RESOLVED that the Council of the City of Red Deer having considered report from the Fire Chief dated July 14, 1993 re:1993 Ambulance rates, hereby agrees as follows:

1. To maintain ambulance rates at their current level until July 1994 as recommended in the above noted report from the Fire Chief;

2. To cancel the billing agreement with Alberta Blue Cross by July 1994 and begin direct billing to all users.
3. Provide a decreasing subsidy to seniors for ambulance rates moving to 90% of the full cost over 2 years, with the proviso that seniors receiving the guarantee income supplement continue to be billed at the rate fully covered by Blue Cross;
4. To arrange for applicable departments to provide assistance to users in filling out Blue Cross forms and sending them in so as to decrease the time the user has to wait to obtain a refund;
5. To aggressively pursue a change to Blue Cross policy, which would allow users to assign the refund directly to the City;

and as presented to Council August 3, 1993."

The July deadline for cutting off our Blue Cross Agreement was subsequently extended when it was learned that negotiations between the AAOA were near reaching an agreement.

The proposed agreement provides for substantial increases in the rates for Blue Cross subscribers **other than** those for whom the Province is responsible. The rate for Advanced Life Support (ALS) service would increase from \$175 to \$203 (a 16% increase). The rate for Basic Life Support (BLS) service would increase from \$134 to \$169 (a 26% increase). The mileage charge would increase from \$2.08 to \$2.27 (a 9% increase). The response fee, where treatment is provided but the patient is not transported, would increase from \$89 to \$110 (a 24% increase) and the waiting time charge would increase from \$87 to \$110 (a 26% increase).

In each case, the proposed rates represent 85% of the recommended AAOA rate, which is the rate which the City charges all other users. Blue Cross argues that the 15% reduction in rates is warranted for the following reasons:

- eliminates need to collect from the subscriber
- minimizes administration for collecting accounts receivable
- ensures payment, eliminating bad debt
- provides timely payment with weekly cheques
- will provide electronic claim submission, eliminating paper
- will provide electronic funds transfer and electronic transmission of the remittance list enabling automated account reconciliation.

These rates would **not** apply to Senior Citizens, Social Services or the other programs where the Minister of Health sets the rates. Those programs are administered by Blue Cross under contract with the Province, but Blue Cross has no involvement in setting the rates, which would remain at their 1992 levels. Unfortunately, these patients represent the bulk of our trips. Seniors represent 31% of all trips, Social Services a further 21% and other Government programs and additional 4%. The trips done for non-provincial government Blue Cross subscribers amount to only 4.6% of all trips done, and these are the only ones which would be affected by the rate increases. The Ambulance Services Act gives the Minister the authority to set ambulance rates. The new Municipal Government Act, to become effective in January of 1995, no longer mentions the right of municipalities to establish rates for ambulance service, but the Legal Department of the City of Edmonton believes that Cities still maintain this right, as noted in their analysis of the new Act. I discussed this with Don Simpson (acting for the City Solicitor), and he concurs with this interpretation.

Some smaller areas have dropped their Blue Cross direct billing agreements, and have experienced very little problem with this. The Parkland Ambulance Authority (Spruce Grove/Stoney Plain area) has been accepting postdated cheques from seniors, helping them complete the claim form and issuing them a receipt. This allows the senior to collect the Blue Cross portion of the bill before their cheque is cashed. Blue Cross has complained that this procedure is improper, but the municipalities have maintained that their internal accounts receivable practices are their own concern in which Blue Cross has no say.

**Discussion:**

I believe that Blue Cross has made an outstanding effort in good faith towards resolving a longstanding dispute with ambulance operators in this Province. There is some merit to their arguments for a 15% discount on their clients, especially if electronic submission of accounts, electronic funds transfer and electronic reconciliation of accounts are adopted. Unfortunately, this does nothing to address the great disparity in the accounts for which the Provincial Government is responsible.

**Recommendation:**

That the City adopt one of the following two options:

**Option One:**

Adopt a three level rate structure:

1. The Provincial Government rate for patients for whom the Province has responsibility;
2. The Blue Cross rate for patients for whom Blue Cross has responsibility; and
3. The AAOA recommended rate for all other patients.

or;

**Option Two:**

Adopt the resolution previously passed as outlined above.

In either case, I would recommend that the date of implementation be January 1, 1995 as this is the date that will now be used by Blue Cross and the Province for establishing rates.

Respectfully Submitted,

Dan J. Osborne, EMT-P

Deputy Chief

Emergency Medical Services

**AMBULANCE RATES HISTORY 1989 TO PROPOSED 1995**

	1989	1990	1991	1992	1993	1994	Proposed 1995	%age of AAOA
<b>AAOA ALS</b>	182.00	195.19	215.93	238.60	238.60	238.60	238.60	
<b>Gov't. ALS</b>	155.00	159.50	168.00	175.00	175.00	175.00	175.00	73%
<b>Blue Cross ALS</b>	155.00	159.50	168.00	175.00	175.00	175.00	203.00	85%
<b>AAOA BLS</b>	140.00	150.15	179.94	198.83	198.83	198.83	198.83	
<b>Gov't. BLS</b>	119.00	122.50	129.00	134.00	134.00	134.00	134.00	67%
<b>Blue Cross BLS</b>	119.00	122.50	129.00	134.00	134.00	134.00	169.00	85%
<b>AAOA Mileage</b>	2.16	2.32	2.42	2.67	2.67	2.67	2.67	
<b>Gov't. Mileage</b>	1.85	1.90	2.00	2.08	2.08	2.08	2.08	78%
<b>Blue Cross Mileage</b>	1.85	1.90	2.00	2.08	2.08	2.08	2.27	85%
<b>AAOA Standby</b>	91.00	97.60	116.96	129.24	129.24	129.24	129.24	
<b>Gov't. Standby</b>	77.50	80.00	84.00	87.00	87.00	87.00	87.00	67%
<b>Blue Cross Standby</b>	77.50	80.00	84.00	87.00	87.00	87.00	110.00	85%
<b>AAOA Response</b>	79.00	85.26	116.96	129.24	129.24	129.24	129.24	
<b>Gov't. Response</b>	79.50	81.50	85.50	89.00	89.00	89.00	89.00	69%
<b>Blue Cross Response</b>	79.50	81.50	85.50	89.00	89.00	89.00	110.00	85%

**YEAR OVER YEAR PERCENTAGE INCREASES**

	1989	1990	1991	1992	1993	1994	1995
<b>AAOA ALS</b>	5.8%	7.2%	10.6%	10.5%	0.0%	0.0%	0.0%
<b>Gov't. ALS</b>	5.1%	2.9%	5.3%	4.2%	0.0%	0.0%	0.0%
<b>Blue Cross ALS</b>	5.1%	2.9%	5.3%	4.2%	0.0%	0.0%	16.0%
<b>AAOA BLS</b>	6.1%	7.2%	19.8%	10.5%	0.0%	0.0%	0.0%
<b>Gov't. BLS</b>	4.8%	2.9%	5.3%	3.9%	0.0%	0.0%	0.0%
<b>Blue Cross BLS</b>	4.8%	2.9%	5.3%	3.9%	0.0%	0.0%	26.1%
<b>AAOA Mileage</b>	5.9%	7.4%	4.3%	10.3%	0.0%	0.0%	0.0%
<b>Gov't. Mileage</b>	5.1%	2.7%	5.3%	4.0%	0.0%	0.0%	0.0%
<b>Blue Cross Mileage</b>	5.1%	2.7%	5.3%	4.0%	0.0%	0.0%	9.1%
<b>AAOA Standby</b>	5.8%	7.3%	19.8%	10.5%	0.0%	0.0%	0.0%
<b>Gov't. Standby</b>	4.7%	3.2%	5.0%	3.6%	0.0%	0.0%	0.0%
<b>Blue Cross Standby</b>	4.7%	3.2%	5.0%	3.6%	0.0%	0.0%	26.4%
<b>AAOA Response</b>		7.9%	37.2%	10.5%	0.0%	0.0%	0.0%
<b>Gov't. Response</b>	6.0%	2.5%	4.9%	4.1%	0.0%	0.0%	0.0%
<b>Blue Cross Response</b>	6.0%	2.5%	4.9%	4.1%	0.0%	0.0%	23.6%

## AMBULANCE INVOICES SENT OUT SEPTEMBER 93 TO AUGUST 94

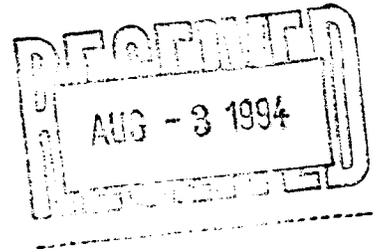
	Total # of invoices	ABC 66	ABC 1	ABC other	Social Services	Michener Centre	Veteran's Affairs H & W	Nursing Homes	Direct Billing
SEPT 93	166	47	8	9	36	0	5	8	53
OCT	187	51	5	14	41	1	6	10	59
NOV	149	48	14	4	32	1	4	14	32
DEC	220	77	7	10	41	1	1	7	76
JAN 94	193	70	3	9	34	1	5	18	53
FEB	138	47	2	6	36	1	9	7	30
MAR	155	43	3	6	40	1	8	7	47
APRIL	134	44	5	5	28	4	4	1	43
MAY	155	46	6	4	30	0	4	12	53
JUNE	153	41	4	9	36	1	3	2	57
JULY	185	50	4	7	33	2	6	4	79
AUG	172	57	3	10	35	0	0	9	58
<b>Totals</b>	<b>2007</b>	<b>621</b>	<b>64</b>	<b>93</b>	<b>422</b>	<b>13</b>	<b>55</b>	<b>99</b>	<b>640</b>
<b>%ages</b>		<b>30.9%</b>	<b>3.2%</b>	<b>4.6%</b>	<b>21.0%</b>	<b>0.6%</b>	<b>2.7%</b>	<b>4.9%</b>	<b>31.9%</b>
<b>Total trips billed at Government Rate</b>						<b>1213</b>	<b>Total trips billed at AAOA Rate</b>		
						<b>60.4%</b>	<b>794</b>		
							<b>39.6%</b>		



ALBERTA  
HEALTH

Office of the Minister

Minister Responsible for the Wild Rose Foundation  
Minister Responsible for AADAC



July 25, 1994

Ms. Jean Sandham, Executive Director  
Alberta Ambulance Operators Association  
P.O. Box 430  
Devon, Alberta  
T0C 1E0

Dear Ms. Sandham:

Thank you for your letter of June 30, 1994 regarding direct billing procedures for ambulance operators with Alberta Blue Cross. I understand that Alberta Health staff have talked with you about why we contract with Alberta Blue Cross to administer ambulance claims.

Alberta Blue Cross has been contracted by Alberta Health to administer, control and make payments to ambulance operators for services provided to all subscribers covered under Group 1, 6 and 66 programs. Alberta Blue Cross has the expertise to administer and validate claims, as well as maintain an audit system. Should Alberta Health ever receive an ambulance claim from an operator, it would be forwarded to Alberta Blue Cross, acting as our agent.

Alberta Blue Cross prefers that ambulance operators have direct billing agreements with them for efficiency purposes. However, they will also accept a letter of intent in order to process direct bill claims. These methods hasten processing of ambulance operators' claims. Payments are generally made within seven working days. In exceptional cases, Alberta Blue Cross will make payments to ambulance operators without an agreement or letter of intent.

Alberta Blue Cross has these procedures in place in order to ensure accountability to Alberta Health. For your information, Alberta Blue Cross is required to adopt the "Provincial Government rate" for ground ambulance services.

Thank you again for bringing these issues to my attention.

Yours sincerely,

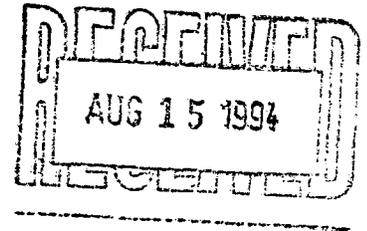
Shirley McClellan  
Minister

Minister of National Health  
and Welfare



Ministre de la Santé nationale  
et du Bien-être social

9 VIII 1994



Board of Directors  
The Alberta Ambulance Operators Association  
P.O. Bag 430  
Devon, Alberta  
TOC 1E0

Dear Board of Directors:

Thank you for your letter of June 30, 1994, in which you inquire about the direct billing agreements with Alberta Blue Cross. Please excuse the delay in responding.

I wish to inform you that Alberta Blue Cross does not process claims for ambulance services for the Medical Services Branch (MSB) of Health Canada.

In Alberta, Blue Cross covers additional health care benefits, including ambulance services for senior citizens, their spouses and their dependents, as well as Alberta Widow's Pension recipients and their dependents. This applies to all Alberta residents, including MSB clients who are registered Indian and Inuit individuals. All other claims for ambulance services for registered Indians and Inuit are submitted directly to MSB for payment.

To prevent direct billing of status clients, providers without direct billing agreements with Blue Cross submit their accounts for seniors and dependents to MSB which pays the providers for these clients and applies to Blue Cross for reimbursement.

Please remember that when submitting claims for payment, it is necessary to provide certain information so that the individual may be identified as a MSB client. The client identification information required on each billing is:

1. The given and surname under which the client is registered;
2. The full birthdate (day-month-year);

.../2

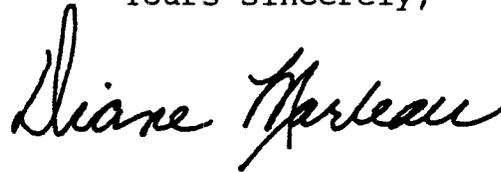
- 2 -

3. The Indian registration number, OR if the Indian registration number is not available, please provide:

- Band name (to which the client is registered);
- Family number.

Should you have any questions or concerns, please do not hesitate to contact Barry Tymchuk, Manager, Non-Insured Health Benefits, Alberta Region, at (403) 495-2691.

Yours sincerely,

A handwritten signature in black ink that reads "Diane Marleau". The signature is written in a cursive style with a large initial 'D'.

Diane Marleau  
Minister of Health

COMMISSIONERS' COMMENTS

The report from the Deputy Chief has outlined two possible options for Council. The following table shows the impact on ambulance revenues of the two options:

% of Total Usage	Description	Existing Rates		Option 1 - Blue Cross Proposal		Option 2 - Previous Resolution	
		% of Full Rate	Revenue	% of Full Rate	Revenue	% of Full Rate	Revenue
31%	Blue Cross Subscribers						
	Provincial Responsibility -						
25%	- Seniors	73%	\$151,900	73%	\$151,900	90%	\$173,000*
	- Social Services & Other	73%	122,500	73%	122,500	73%	122,500
	Provincial programs						
5%	Non-Provincial	73%	24,500	85%	28,500	100%	33,600
39%	Non-Blue Cross Subscribers	100%	191,100	100%	191,100	100%	191,100
100%	Total Revenue		\$490,000		\$494,000		\$520,200

\* assumes 40% of seniors are on the guaranteed income supplement

The table shows that Option 2 is projected to recover \$26,000 more revenue than Option 1. There are, however, a number of concerns with Option 2:

- it would cause concern amongst seniors regarding:
  - extra billing of 17% of the ambulance charge for seniors not on the GIS
  - extra work to obtain reimbursement of the fee
- there is the possibility of a regional ambulance service being started within a year or two that might control ambulance rates
- extra administration time required for City staff
- increased bad debts from unpaid extra billings and billings to Social Services clients that have been paid directly by the Province
- inability to utilize labour saving procedures such as electronic claims submission.

It is the opinion of the Fire Chief and the Director of Financial Services, the extra \$26,000 revenue of Option 2 would be more than offset by the additional costs of bad debts and additional administration time. Because of this and the concerns listed above, it is recommended Council approve Option 1.

"A. WILCOCK"  
ACTING CITY COMMISSIONER

I concur that we maintain the direct billing relationship with Blue Cross (Option 1) at least until the future of ambulance administration and funding is sorted out at the provincial level. Since we anticipate that may happen within the next eighteen months to two years, the costs and work associated with altering our billing system may have little opportunity for payback.

"GAIL SURKAN"  
MAYOR

Draft 09/09/94

**THIS AGREEMENT MADE BETWEEN:**

(hereinafter called the "Ambulance Service"),

**OF THE FIRST PART**

and

**ALBERTA BLUE CROSS PLAN**

**OF THE SECOND PART**

**WHEREAS** Alberta Blue Cross has as one of its purposes the provision of Prepaid Ambulance Services Benefits;

**AND WHEREAS** the Ambulance Service is in compliance with the provisions of the appropriate licensing body;

**AND WHEREAS** the Ambulance Service has agreed to supply ambulance services subject to certain terms and conditions as contained herein,

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual covenants and provisos hereinafter expressed, the parties do hereby agree as follows:

## 1.0 DEFINITIONS

- (a) "Agreement" - means this Agreement;
- (b) "Ambulance Service" - means a service which is licensed as an Ambulance Service with the appropriate licensing authority as per the Alberta Ambulance Act and Regulations;
- (c) "Co-payment" - means the portion of the total ambulance services charge the Plan Participant is required to pay as defined in the Plan Participant's coverage;
- (d) "Coverage" - means that portion of a contract entered into with Alberta Blue Cross either directly by a Subscriber, or on behalf of a Plan Participant by an employer or government agency, which defines the eligible ambulance services and the terms and conditions under which Alberta Blue Cross will pay for ambulance services provided to a Plan Participant;
- (e) "Employer" - means the firm, person, association or body corporate bound by a contract with Alberta Blue Cross;
- (f) "Group" - means the eligible employees employed by an employer on whose behalf the employer has entered into a contract with Alberta Blue Cross and whose Group name appears on the face of the contract.
- (g) "Identification Card" - means the card issued by Alberta Blue Cross to a Subscriber or Plan Participant or the card issued to a Plan Participant by an employer or government agency to confirm Coverage;
- (h) "Level of Service" - means the level of service as set out in Appendix "A" & "B" and as defined and regulated by the Alberta Ambulance Services Act and Regulations;
- (i) "Licensing Authority" - means the person or agency authorized by the Minister to license an ambulance operator according to the Alberta Ambulance Services Act and Regulations;

- (j) "Minister" - means the member of the Executive Council charged by the Lieutenant Governor - in -Council with the administration of the Ambulance Services Act;
- (k) "Plan Participant" - means a person and their eligible dependents who have Coverage for the provision of ambulance services benefits;
- (l) "Prepaid Ambulance Services Benefits or "Prepaid Services" - means those ambulance services to which Subscribers are entitled under their contracts with Alberta Blue Cross;
- (m) "Reasonable & Customary Charges" - means those fees established by the municipality which are charged by the Ambulance Service to patients who pay for services directly, and which are the customary fees in the area where the service or supplies were provided.
- (n) "Subscriber" - means a person who subscribes to an Alberta Blue Cross group or individual Coverage through the prepayment of premiums either directly to Alberta Blue Cross or through an employer or government agency.

## **2.0 TERMS**

- 2.1 This Agreement shall remain in full force and effect for a term of one year from the effective date hereof described in Page 11 of the Agreement, subject to any other specific terms as may be set forth in the Appendices attached hereto, and shall be automatically renewed annually after the effective date unless it is terminated as hereinafter set forth.
- 2.2 Notwithstanding 2.1, this Agreement may be terminated by either party hereto upon sixty days notice in writing to the other party, provided however, that this Agreement shall be automatically terminated by Alberta Blue Cross without notice in the event that the Ambulance Service shall have its license revoked or suspended by the Licensing Authority. Upon termination, the rights of the Ambulance Service hereunder shall automatically cease and terminate.

- 2.3 In the event that the ownership of the Ambulance Service is transferred to a new owner, the Ambulance Service shall notify Alberta Blue Cross in writing of the said transfer forthwith, and the Ambulance Service shall have the right to assign to the said new owner any unpaid balance due for ambulance services to the Ambulance Service under this Agreement. This Agreement shall automatically terminate as of the date of transfer of ownership.
- 2.4 Notwithstanding 2.1 and 2.2, if the Ambulance Service is found to contravene or is in default of any obligation hereunder, this Agreement may be terminated immediately upon Alberta Blue Cross notifying the Ambulance Service in writing of such default or contravention.
- 2.5 If the Ambulance Service submits claims to Alberta Blue Cross within 90 days from the date of termination of this Agreement for ambulance services provided prior to the date of termination, then Alberta Blue Cross will pay such eligible claims.

### **3.0 PROVISION OF AMBULANCE SERVICES**

- 3.1 The Ambulance Service agrees to provide each Plan Participant the ambulance services to which such Plan Participant is entitled under the terms of the Coverage. The Ambulance Service acknowledges it is familiar with the terms of the Coverage between Alberta Blue Cross and the Plan Participant.
- 3.2 Alberta Blue Cross reserves the right to make changes to the Coverage during the term of this Agreement.
- 3.3 Alberta Blue Cross will not be liable to reimburse the Ambulance Service for claims submitted on behalf of ineligible Plan Participants and whenever possible a current identification card indicating eligibility for such services should be viewed before the service is billed pursuant to this Agreement.

- 3.4 The Ambulance Service agrees it will not bill Alberta Blue Cross for any ambulance services eligible for payment directly or indirectly by any government plan or agency.
- 3.5 The Ambulance Service agrees to collect from the Plan Participant any deductible or co-payment required under the terms of the Coverage.

#### **4.0 CLAIMS**

- 4.1 The Ambulance Service will not charge a Plan Participant more than it would charge any other individual for the same ambulance service.
- 4.2 Notwithstanding 4.1, nothing in this Agreement is intended to interfere with the right of the Ambulance Service to determine its charges for ambulance services provided to its customers who are not Plan Participants.
- 4.3 The Ambulance Service shall submit to Alberta Blue Cross at least once per month, claims detailing ambulance services provided to Plan Participants, in a format and manner agreed upon by the Ambulance Service or their representatives and Alberta Blue Cross
- 4.4 Alberta Blue Cross may refuse to pay any claim where the delay in initially receiving the claim by Alberta Blue Cross exceeds three months from the date service is provided.
- 4.5 Alberta Blue Cross will refuse to pay any claim where the delay in receiving the Claim by Alberta Blue Cross exceeds twelve months from the Service Date.
- 4.6 Alberta Blue Cross will refuse to pay any claim where the delay in receiving the Claim exceeds three months from the date the Claim is returned to the Ambulance Service for resubmission.

- 4.7 The Ambulance Service is responsible to obtain coverage information from individuals prior to billing. For Alberta Blue Cross group and individual plans where the Ambulance Service has made reasonable efforts to obtain coverage information but the Plan Participant does not provide Alberta Blue Cross coverage information until more than 3 months after the date of service, the Ambulance Service may bill the Plan Participant directly at the reasonable and customary charge. Alberta Blue Cross will reimburse the Plan Participant up to the maximum rates outlined in Appendix "B".
- 4.8 Alberta Blue Cross may inspect the records of the Ambulance Service for each ambulance trip for which claim has been filed with Alberta Blue Cross. Alberta Blue Cross represents to the Ambulance Service that Plan Participants have given Alberta Blue Cross their written consent as contemplated by subparagraph 4(1) (b) of the confidentiality Regulation to the Ambulance Services Act.
- 4.9 If the Ambulance Service identifies that it made an error in any claim submitted, then Alberta Blue Cross shall adjust such claim provided the claim is resubmitted as outlined in 4.5. The adjusted payment shall be accepted by the Ambulance Service as full and final settlement of such claim.
- 4.10 If Alberta Blue Cross and the Ambulance Service identify an overpayment to the Ambulance Service has resulted from an error in any claims submitted, then Alberta Blue Cross shall advise the Ambulance Service of the amount of the overpayment and the Ambulance Service will pay that amount to Alberta Blue Cross immediately.
- 4.11 When audits indicate that intentional or negligent errors in payment have been made, the amount of such error shall be due and payable immediately to Alberta Blue Cross or to the Ambulance Service, as the case may be. The Ambulance Service shall be responsible for all audit expenses incurred by Alberta Blue Cross when the audit indicates that the errors were made by the Ambulance Service.

- 4.12 When an adjustment to a claim is disputed either party may request a meeting between Alberta Blue Cross and the Ambulance Service to review the circumstances of the dispute. Alberta Blue Cross and the Ambulance Service agree to attend all such meetings.
- 4.13 Claims for ambulance services submitted are to be based on the Level of Service provided at the time the trip was made.
- 4.14 All of Alberta Blue Cross' records are confidential and Plan Participant information may only be released as approved by Alberta Blue Cross in accordance with the terms of the Plan Participant's Coverage.

## **5.0 PAYMENT**

- 5.1 All claims for ambulance services that are received in an acceptable format and are approved by Alberta Blue Cross for payment shall be paid to the Ambulance Service within 14 days of receipt. Alberta Blue Cross shall notify the Ambulance Service of any disputed or adjusted claims.
- 5.2 Payment is based on the Level of Service provided to the Plan Participant and the lesser of the Reasonable & Customary charges or the maximum rates as defined in Appendix "A" & "B".
- 5.3 The Ambulance Service shall provide immediate written notice to Alberta Blue Cross of any change in its Level of Service and shall provide verification of license for that Level of Service by the Licensing Authority.
- 5.4 The maximum amount of payment shall be as set out in Appendix "A" and "B" attached hereto. Should this Agreement be in existence at such time as a new Schedule of Rates is approved, then such revised Schedule of Rates shall become the new Appendix "A" or "B" to this Agreement from the effective date described in the new Appendix "A" or "B". Alberta Blue Cross shall provide the Ambulance Service with a copy of the revised Appendix "A" or "B".

## **6.0 LIABILITY**

6.1 Alberta Blue Cross shall not be liable for any claim, injury, demand or judgment based on tort or other grounds (including warranty or merchant ability) arising out of the provision of ambulance services to a Plan Participant pursuant to this Agreement. The Ambulance Service agrees to hold Alberta Blue Cross harmless against any and all such claims and demands including without restriction all legal costs and expenses on a solicitor and his own client basis which are incurred by Alberta Blue Cross to defend any claim, demand or action or to enforce this indemnity against the Ambulance Service.

## **7.0 NON-PARTNERSHIP**

7.1 Nothing herein contained shall be read or construed in any way so as to make the Ambulance Service and Alberta Blue Cross partners and the parties hereto acknowledge and agree that each of them are independent of one another.

## **8.0 ADVERTISING AND PROMOTION**

8.1 Alberta Blue Cross reserves all rights to use and to control the use of its words, symbols, trade marks or service marks presently existing or here after established. The Ambulance Service agrees that it will not use words, symbols, trade marks or service marks in advertising or promotional materials or otherwise except as herein provided. The Ambulance Service will not advertise or publicly display that it is a party to an Agreement with Alberta Blue Cross to provide services to Plan Participants without the consent of Alberta Blue Cross. When this Agreement is terminated, the Ambulance Service shall immediately stop using any words, symbols, trademarks and service marks of Alberta Blue Cross.

## **9.0 NOTICE**

9.1 Notice which is required under this Agreement shall be transmitted by prepaid single registered mail, telex or telegram, courier or facsimile to the addresses shown herein for the Ambulance Service and to the Head Office of Alberta Blue Cross or to other addresses specified from time to time in writing by the parties. Any notices sent by courier will be deemed to be received on the date delivered. Any notices sent by facsimile shall be deemed to have been received on the day of such transmission. Any notices sent by registered mail shall be deemed to have been received on the third day after their posting or dispatch, excluding Saturdays, Sundays and public holidays at the place of receipt. In the event of a postal disruption or threatened postal disrupting notices shall be delivered.

## **10.0 CURRENCY**

10.1 All monies payable hereunder shall be deemed to mean Canadian Dollars and not otherwise, unless specifically indicated herein to the contrary.

## **11.0 LAWS OF ALBERTA**

11.1 This Agreement shall be construed and shall be interpreted in accordance with the laws of the Province of Alberta.

## **12.0 OTHER DOCUMENTS**

12.1 The parties agree to execute such further and other documents as are required to give full force and effect to this Agreement.

## **13.0 INVALIDITY**

13.1 The invalidity of any particular provision of this Agreement shall not affect any other provision hereof but this Agreement shall be construed as if such invalid provision were omitted unless such invalid provision shall be as essential term hereof.

**14.0 NON-WAIVER**

14.1 The failure of any party at any time to require performance by the other party of any provision hereof shall in no way affect the right thereafter to enforce such provision. No waiver by either party of any breach of any covenant, condition or proviso hereof shall be taken or held to be a waiver of any further breach of the same covenant, condition or proviso.

**15.0 ENTIRE AGREEMENT**

15.1 It is agreed that this written Agreement embodies the entire Agreement of the parties hereto with regard to the matters dealt with herein, and that no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

**16.0 ENUREMENT**

16.1 This Agreement shall enure to the benefit of and shall be binding upon the successors and assigns of Alberta Blue Cross.

16.2 This Agreement is not assignable by or transferable by the Ambulance Service.

**17.0 AMENDMENT**

17.1 Subject to 18.0, this Agreement may be amended only by the prior written consent of both parties hereto.

**18.0 APPENDICES**

18.1 Appendices "A" & "B" attached hereto shall form a part of this Agreement as if incorporated in the main body hereof.

18.2 The parties acknowledge and agree that the Appendices may be amended from time to time by Alberta Blue Cross.

18.3 Amendment of Appendix "A" & "B" is subject to the notice provision of 9.1.

18.4 If a copy of an Appendix as amended is provided to the Ambulance Service in accordance with the terms of this Agreement, the Ambulance Service will be bound to that new Appendix, unless the Ambulance Service terminates this Agreement pursuant to 2.2

**19.0 WORDS**

19.1 Words importing the masculine gender include the feminine gender. Words in the singular include the plural and words in the plural include the singular. When a word or expression has been defined herein, other parts of speech and the grammatical forms of the same word or expression have corresponding meanings.

In witness whereof the parties have executed this Agreement as of the date assigned by Alberta Blue Cross as shown below; and the Ambulance Service declares that \_\_\_\_\_ is certified to operate at the \_\_\_\_\_ Level of Service as set out in the Alberta Ambulance Services Act and has provided a copy of the current provincial license.

**AMBULANCE SERVICE**

**ALBERTA BLUE CROSS**

\_\_\_\_\_  
**AMBULANCE SERVICE NAME**

\_\_\_\_\_  
**PRESIDENT**

\_\_\_\_\_  
**AMBULANCE SERVICE LICENSE NO.**

\_\_\_\_\_  
**VICE-PRESIDENT**

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

\_\_\_\_\_  
**EFFECTIVE DATE**

\_\_\_\_\_  
**STREET OR MAILING ADDRESS**

\_\_\_\_\_  
**HEAD OFFICE ADDRESS**

\_\_\_\_\_  
**CITY, PROVINCE, POSTAL CODE**

\_\_\_\_\_  
**FAX NUMBER**

## APPENDIX "A"

## ALBERTA BLUE CROSS

## SCHEDULE OF AMBULANCE RATES - GOVERNMENT PROGRAMS

Including Coverage for Seniors ( Group 66), Non-Group (Group 1),  
and Alberta Family and Social Services

This schedule of rates is effective from July 10, 1992.

Ambulance Service charges for Alberta Blue Cross Plan Participants under Government Programs shall not exceed maximum allowable amounts outlined below.

1)	<b>Base Rate</b>	<b>Distance Rate</b>
Emergency Medical Responder	<u>107.00</u> per trip	<u>2.08</u> per km
Basic Life Support	<u>134.00</u> per trip	<u>2.08</u> per km
Advanced Life Support	<u>175.00</u> per trip	<u>2.08</u> per km
Standby Charges	<u>89.00</u> per hour; maximum 3 hours per claim	
Response Fee (where treatment is provided)	<u>89.00</u> per trip	

- 2) For multiple patient trips, base rate is payable for each patient; kilometers are divided by the number of patients transported.
- 3) Charges per trip for ambulance services will be based on the Level of Service as defined in the Staff, Vehicle and Equipment Regulation of the Alberta Ambulance Services Act.
- 4) Nothing in this Agreement is intended to interfere with the right of the Ambulance Service to charge a Plan Participant less than the rates set out in his Agreement.

## APPENDIX "B"

## ALBERTA BLUE CROSS

## SCHEDULE OF AMBULANCE RATES - GROUP AND INDIVIDUAL PLANS

This Schedule of Rates is effective from January 1, 1995 - December 31, 1995.

Ambulance Service charges for Alberta Blue Cross Group and Individual Plan Participants shall not exceed maximum allowable amounts outlined below.

1)	Base Rate	Distance Rate
Emergency Medical Responder	<u>135.00</u> per trip	<u>2.27</u> per km
Basic Life Support	<u>169.00</u> per trip	<u>2.27</u> per km
Advanced Life Support	<u>203.00</u> per trip	<u>2.27</u> per km
Standby Charges	<u>110.00</u> per hour; maximum 3 hours per claim	
Response Fee (where treatment is provided)	<u>110.00</u> per trip	<u>2.27</u> per km

- 2) Charges per trip for ambulance services will be based on the Level of Service as defined in the Staff, Vehicle and Equipment Regulation of the Alberta Ambulance Services Act.
- 3) For multiple patient trips, base rate is payable for each patient; kilometers are divided split by the number of patients transported.
- 4) In the event a patient's condition necessitates a higher Level of Service, payment will be made to both ambulance units in the following manner:
  - The lower Level of Service will be paid a base rate and distance rate to the point where care of the patient is transferred to the higher Level of Service;
  - The higher Level of Service will be paid a base rate and distance rate from the point at which they accept care of the patient;
  - Distance rate will not be paid for the purpose of pursuing equipment or personnel.
  - Return kilometers will be paid from the point of transfer of care only.

- 5) Nothing in this Agreement is intended to interfere with the right of the Ambulance Service to charge a Plan Participant less than the rates set out in his Agreement.

NEW MGA	BILL 51	PRESENT ACTS	COMMENTS
<b>s.46 Prohibiting other non-municipal public utilities:</b> This allows a municipality to prevent any person from providing a similar utility service when it has granted an exclusive right to someone.			
<b>s.47 Renewals</b>	s.4 (n.p.p.)	281(3)	
<b>DIVISION 4 AMBULANCE SERVICES</b>			
<b>s.48(1) Prohibiting non-municipally operated ambulance services</b>		169(3)	Although the municipality has the right to set fees by virtue of its natural person powers, we recommend the inclusion of a specific power to set fees. This is because the Minister can set fees under the Ambulance Services Act and it could be argued that the municipality does not have this power. This is further supported by the recent amendments to the MGA which also left municipalities with the ability to fix fees that are charged in respect of ambulance services.

**DATE:           SEPTEMBER 27, 1994**

**TO:             FIRE CHIEF**

**FROM:          CITY CLERK**

**RE:             PROPOSED BLUE CROSS AGREEMENT AND AMBULANCE RATES**

---

---

At the Council Meeting of September 26, 1994, consideration was given to the report from the Deputy Chief, Emergency Medical Services regarding the above and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Deputy Chief, Emergency Medical Services, re: Proposed Blue Cross Agreement and Ambulance Rates, hereby agrees to proceed with implementing Option One, effective January 1, 1995, as outlined in the above noted report, and as presented to Council September 26, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now be corresponding with the necessary agencies to advise them of Council's decision.



**KELLY KLOSS**  
City Clerk

KK/clr

cc:    Director of Financial Services  
      Accounts Receivable Supervisor  
      Deputy Chief, Emergency Medical Services

PUBLIC HEARINGSNO. 1

DATE: September 19, 1994  
TO: City Council  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/V-94

---

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, September 26, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/V-94 provides for the redesignation of a 2.022 ha (5 acre) parcel of land from A1 (Future Development) District to PS (Public Service) District to accommodate a future church.

Following the Public Hearing, Council may choose to give the Bylaw amendment 2nd & 3rd readings.



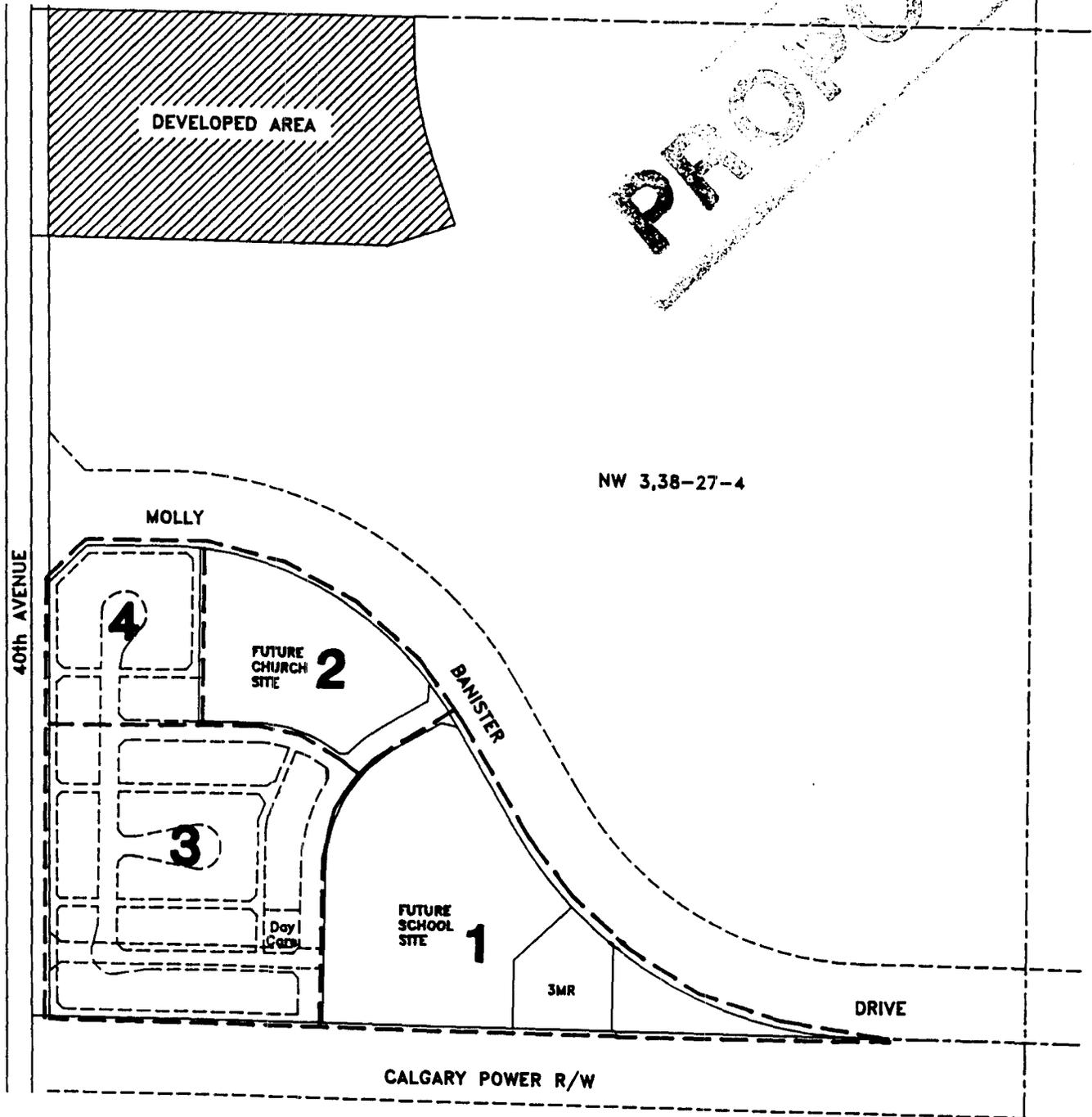
Kelly Kloss  
City Clerk

KK/ds

# ANDERS SOUTH No. 2 OUTLINE PLAN

Adopted by Council: June 22, 1992

**PROPOSED**



NOTE: There will be no further subdivision in this quarter section until it is serviced.



**DATE:           SEPTEMBER 27, 1994**

**TO:             RED DEER REGIONAL PLANNING COMMISSION**

**FROM:          CITY CLERK**

**RE:            LAND USE BYLAW AMENDMENT 2672/V-94**

---

At The City of Red Deer Council Meeting held September 26, 1994, second and third readings were given to the above noted Land Use Bylaw Amendment, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/V-94 provides for the redesignation of a 2.022 ha (5 acre) parcel of land from A1 (Future Development) District to PS (Public Service) District to accommodate a future church.

I trust you will be sending us the revised pages for inclusion in the Office Consolidation Copy of the Land Use Bylaw at your earliest convenience.



**KELLY KLOSS**  
**CITY CLERK**

KK/clr  
attchs.

cc: Council and Committee Secretary, S. Ladwig



## THE CITY OF RED DEER

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

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

September 27, 1994

Ms. Corey Burke  
4117 - 36 Street  
Red Deer, Alberta  
T4N 0S7

Dear Ms. Burke:

RE: LAND USE BYLAW AMENDMENT 2672/V-94 AND  
ANDERS SOUTH OUTLINE PLAN REVISION

Further to my letter of August 30, 1994 concerning the above, I would like to advise as follows.

At the City of Red Deer Council Meeting held on September 26, 1994, Council passed the following resolution approving the Anders South Outline Plan, a copy of which is attached hereto.

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated September 20, 1994, re: Proposed Outline Plan Amendments for Lancaster Meadows and Anders South #2, hereby approves said Outline Plans as submitted to Council September 26, 1994."

In addition to the above noted resolution, Council gave second and third readings to Land Use Bylaw Amendment 2672/V-94, a copy of which is attached hereto. You may now wish to contact the City's Bylaws and Inspections Department to obtain the necessary documentation relative to applying for development and building permits.

... /2



*a delight  
to discover!*

Ms. Corey Burke  
September 27, 1994  
Page 2

If you have any questions, please do not hesitate to contact the undersigned. Best wishes for a successful project.

Sincerely,



KELLY KLOSS  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
City Assessor  
Land and Economic Development Manager  
E. L. & P. Manager  
Fire Chief  
Principal Planner  
Council and Committee Secretary, S. Ladwig

Mr. Thorvald Nielsen  
32 Parsons Close  
Red Deer, Alberta  
T4P 2C8

Mrs. Florence Nielsen  
303, 5144 - 45 Avenue  
Red Deer, Alberta  
T4N 3L3

NO. 1

DATE: September 20, 1994

TO: Kelly Kloss, City Clerk

FROM: Peter Robinson, Land and Appraisal Coordinator

RE: **REQUEST FOR ROAD CLOSURE BYLAW  
ADJACENT TO LOT 5, BLOCK 31, PLAN 772-2864**  
(See attached map - area cross-hatched)

---

---

Council at its meeting on July 18, 1994 approved the sale of Part of 49 Avenue, covered by Plan 5427 RS to Parkland Properties Ltd. This has been finalized. In accordance with the Municipal Government Act, we are requesting the passing of a Road Closure Bylaw.

### **RECOMMENDATION**

The Land and Economic Development Department submit the following description for the Road Closure Bylaw:

"All that portion of 49 Avenue as shown on Subdivision Plan 5427 RS lying within the limits of Lot 5A, Block 31, Plan 942 \_\_\_\_\_."



Peter A. Robinson, CRA, A.M.A.Á.

PAR/mm

### **Commissioners' Comments**

We concur with the recommendation of the Land & Appraisal Coordinator.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

59 STREET

80

13.4 ±

EX. 900mm WAT.  
EX. 100mm WAT.

5.0  
5.0

ACCESS MANHOLE

EDGEMENT

21.0 ±

EX. 900mm WAT.  
EX. 100mm WAT.

20.6 ±

PART OF  
ROAD PLAN 5427RS

ALT # 2

EXISTING # OF STALLS =

REVISED # OF STALLS =

NET GAIN =



RED DEER RIVER

40' WIDE

AR

114

**DATE: SEPTEMBER 27, 1994**

**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**

**FROM: CITY CLERK**

**RE: ROAD CLOSURE BYLAW 3116/94  
(PORTION OF LAND ADJACENT TO LOT 5, BLOCK 31, PLAN 772-2864/  
PARKLAND PROPERTIES LIMITED)**

---

At the Council Meeting of September 26, 1994, first reading was given to Road Closure Bylaw 3116/94, a copy of which is attached hereto.

Road Closure Bylaw 3116/94 provides for the closure of:

"All that portion of 49 Avenue as shown on Subdivision Plan 5427 RS lying within the limits of Lot 5A, Block 31, Plan 942- \_\_\_\_\_.

This office will now proceed with the necessary advertising for said Road Closure Bylaw to be held on Monday, November 7, 1994 at 7:00 p.m., or as soon thereafter as Council may determine.

Please provide Sandra Ladwig with the necessary account number for the billing of this ad. Trusting you will find this satisfactory.



**KELLY KLOSS**  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
Director of Engineering Services  
Parks Manager  
City Assessor  
Bylaws and Inspections Manager  
Public Works Manager  
Council and Committee Secretary, S. Ladwig



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

NO. 2  
DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

**M E M O R A N D U M**

**DATE:** September 20, 1994  
**TO:** City Council  
**FROM:** Frank Wong, Planning Assistant  
**SUBJECT:** PROPOSED OUTLINE PLAN AMENDMENTS FOR  
LANCASTER MEADOWS AND ANDERS SOUTH # 2

Enclosed, please find copies of proposed amendments for the Lancaster Meadows Outline Plan and the Anders South # 2 Outline Plan.

The proposed changes for Lancaster Meadows are:

- ▣ reconfiguration of the McKee property to reflect the recently approved land exchange
- ▣ increases in size of the semi-detached development
- ▣ re-locate and increase area for multiple housing development and
- ▣ the inclusion of phasing or servicing sequence

The proposed changes for Anders South # 2 are:

- ▣ to reallocate a 2.022 ha (5 acre) parcel of land from future residential to public service use to accommodate a future church,
- ▣ to include the phasing or servicing sequence, and
- ▣ to allocate areas for social care and day care use

The above proposed amendment has been reviewed by various city departments. A public open house was held at the offices of the Regional Planning Commission on September 14, 1994, and was attended by only one person. There are no major concerns from City departments or the general public. Minor concerns will be dealt with at the subdivision and development stage.

Planning staff recommend that City Council adopt the amended outline plans.

Commissioners' Comments

*Frank Wong*  
Mr. Frank Wong  
PLANNING ASSISTANT

We recommend Council approve the proposed outline plans.

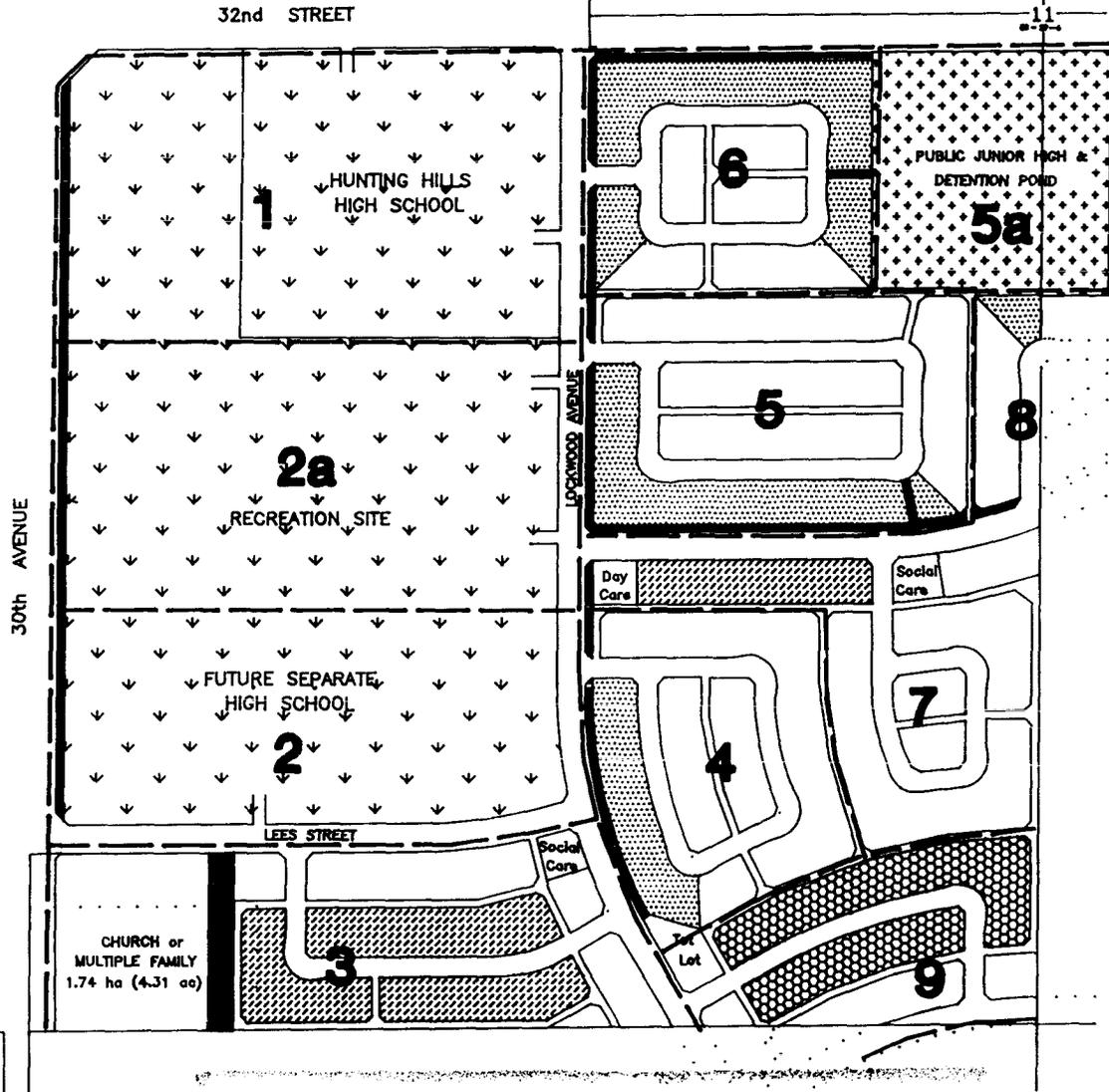
"G. SURKAN", Mayor

Enclosure

"A. WILCOCK", Acting City  
Commissioner

# LANCASTER MEADOWS OUTLINE PLAN

Adopted by Council: August 3, 1993



DEVELOPABLE AREA	Saleable Frontage	Units
Single Family (laned)	2892m (15m)	193
Single Family (laneless)	895m (17m)	53
Semi-detached	694m (9m)	76
Day Care/Social Care	98m	3
Multiple Family	438m (7m)	63
Church or Multiple Family	1.75 ha (4.3 ac.)	60
		<b>Total Units 448</b>

RESERVE DEDICATION	
High School/Recreation	2.02 ha
Detention Pond/School	1.10 ha
Walkways/Utilities	0.98 ha
Tot Lot	0.21 ha
<b>Total - 4.31 ha (10.65 ac)</b>	

### 3 PHASING

**PROPOSED DESIGN**  
**Lancaster Meadows**  
 S.W.11,TWP.38,RGE.27 W4M  
 Prepared by: RDRPC  
 DATE: June 10, 1992  
 REVISED: June 24, 1992  
 October 5, 1992  
 August 10, 1994

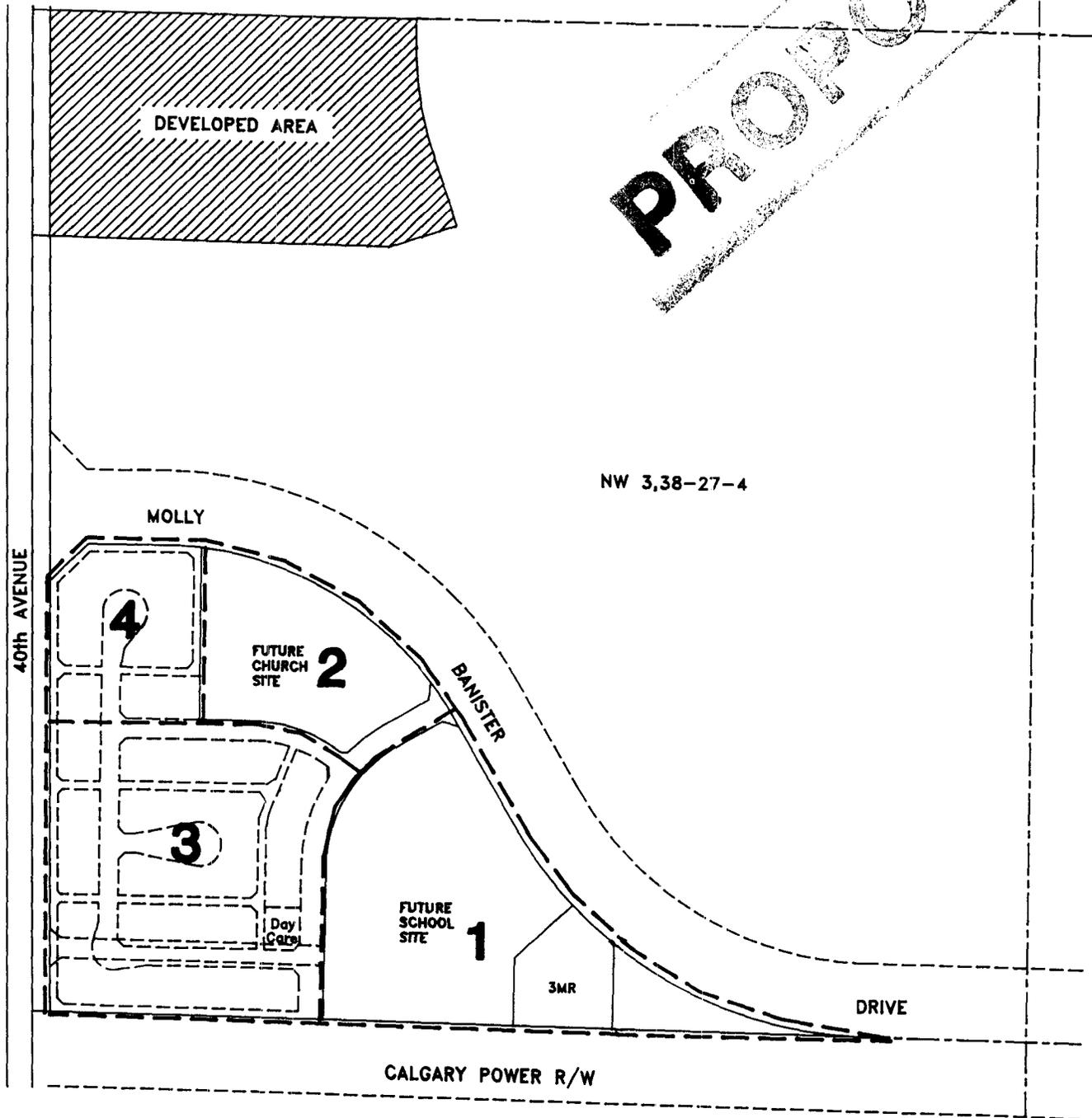
# PROPOSED



# ANDERS SOUTH No. 2 OUTLINE PLAN

Adopted by Council: June 22, 1992

**PROPOSED**



NOTE: There will be no further subdivision in this quarter section until it is serviced.





**M E M O**

**DATE:** September 29, 1994

**TO:** Assessment Department  
Bylaws/Building Inspections Dept.  
City Clerk's Department  
Community Services  
Electric, Light and Power Dept.  
Fire Department  
Land Department  
Engineering Department  
Transit Department

Mayor Surkan & Commissioner  
Alderman Campbell-Cardwell  
Alderman Guilbault  
Alderman Hull  
Alderman Lawrence  
Alderman Pimm  
Alderman Schnell  
Alderman Statnyk  
Alderman Volk

**FROM:** Frank Wong, Planning Assistant

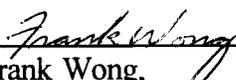
**RE: AMENDED OUTLINE PLANS FOR SOUTH ANDERS NO. 2 &  
LANCASTER MEADOWS**

---

Enclosed please find **amended** Outline Plans for South Anders No.2 and Lancaster Meadows. These two plans were approved by City Council on September 26, 1994.

Please update your Outline Plan Status report accordingly.

*File*

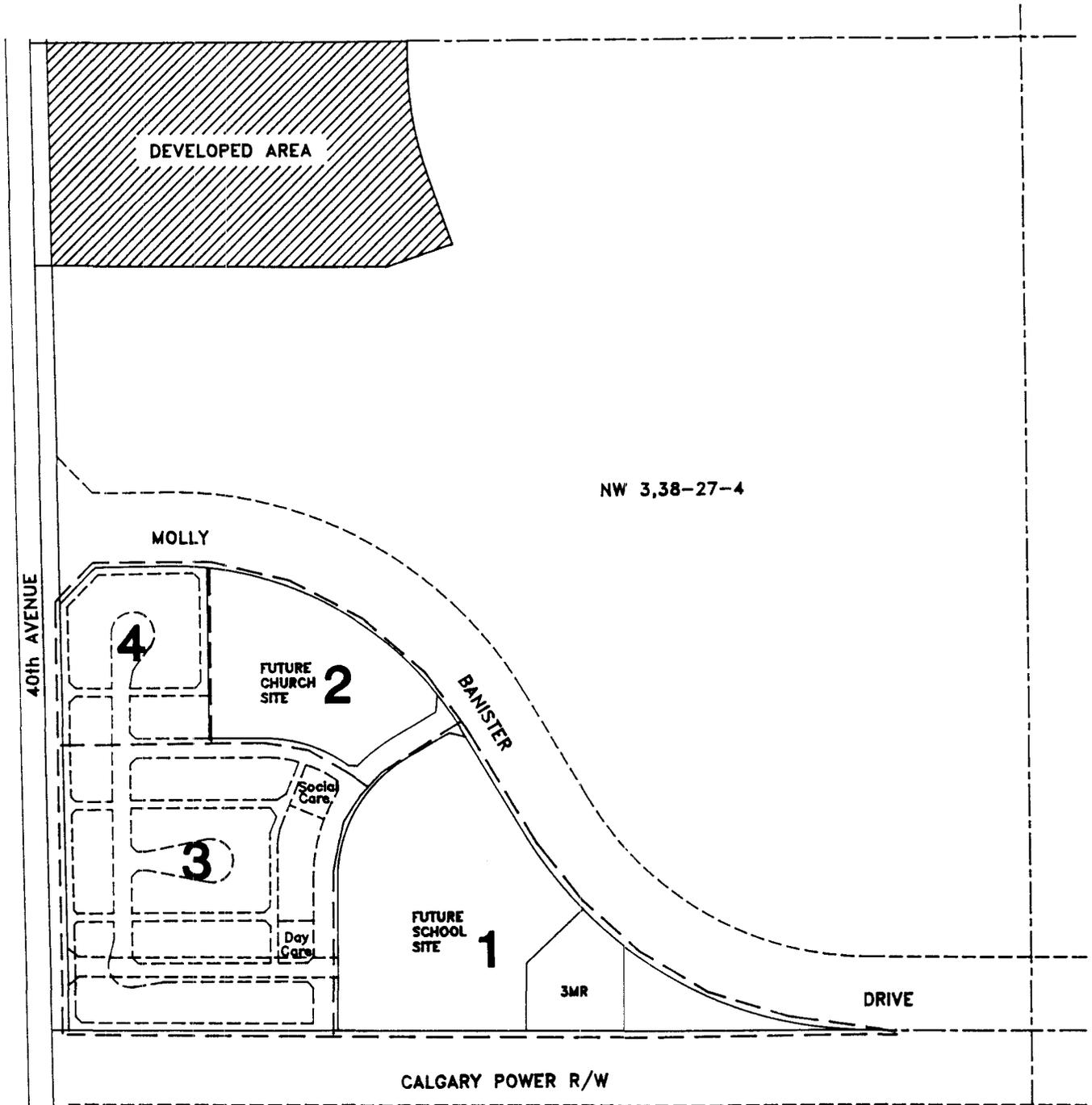
  
\_\_\_\_\_  
Frank Wong,  
Planning Assistant

Enclosure

# ANDERS SOUTH No. 2 OUTLINE PLAN

Adopted by Council: June 22, 1992

September 26, 1994



NOTE: There will be no further subdivision in this quarter section until it is serviced.



# LANCASTER MEADOWS OUTLINE PLAN

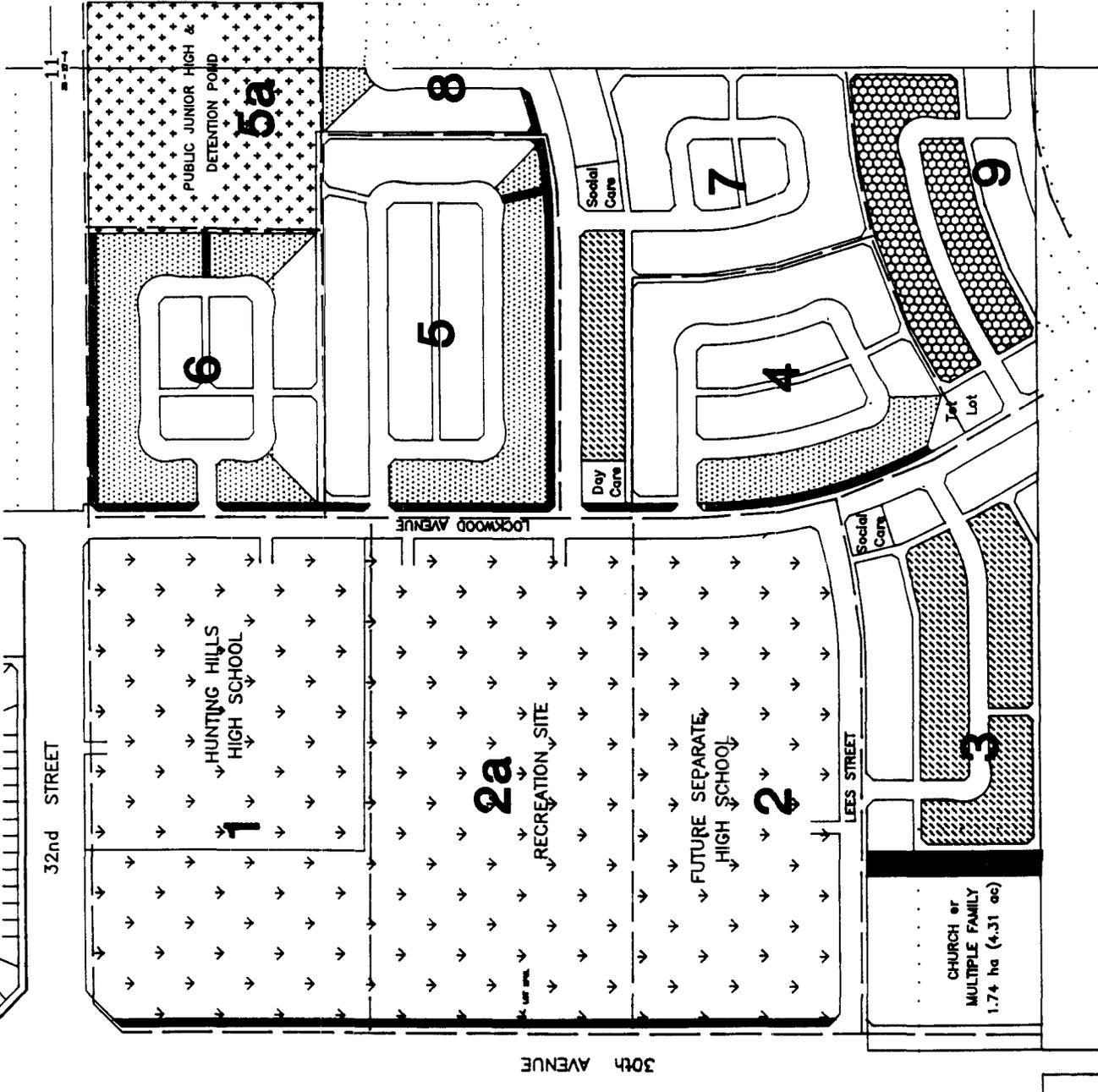
Adopted by Council: August 3, 1993  
September 26, 1994

DEVELOPABLE AREA	Saleable Frontage	Units
Single Family (laned)	2892m (15m)	193
Single Family (laneless)	895m (17m)	53
Semi-detached	694m (9m)	76
Day Care/Social Care	98m	3
Innovative Housing	438m (7m)	63
Church or Multiple Family	1.75 ha (4.3 ac.)	60
		<b>Total Units 448</b>

RESERVE DEDICATION	Area
High School/Recreation	2.02 ha
Detention Pond/School	1.10 ha
Walkways/Utilities	0.98 ha
Tot Lot	0.21 ha
<b>Total -- 4.31 ha (10.65 ac)</b>	

## 4 PHASING

S.W.11.TWP.38.RGE.27 W4M  
Prepared by: RDRPC  
DATE: June 10, 1992  
REVISED: June 24, 1992  
October 5, 1992  
August 10, 1994



**DATE: SEPTEMBER 27, 1994**

**TO: RED DEER REGIONAL PLANNING COMMISSION**

**FROM: CITY CLERK**

**RE: PROPOSED OUTLINE PLAN AMENDMENTS FOR  
LANCASTER MEADOWS AND ANDERS SOUTH #2**

---

At the Council Meeting of September 26, 1994, consideration was given to your report dated September 20, 1994, concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated September 20, 1994, re: Proposed Outline Plan Amendments for Lancaster Meadows and Anders South #2, hereby approves said Outline Plans as submitted to Council September 26, 1994."

The decision of Council in this instance is submitted for your information. Trusting you will find this satisfactory.



**KELLY KLOSS**  
City Clerk

KK/clr

cc: Director of Engineering Services  
Director of Community Services  
Bylaws and Inspections Manager  
Land and Economic Development Manager  
Council and Committee Secretary, S. Ladwig

NO. 3

DATE: September 15, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **REQUEST TO LEASE LANE SEPARATING  
LOTS 2 AND 3, BLOCK 1, PLAN 922-1642 (SEE ATTACHED MAP)  
AND REQUEST FOR LANE CLOSURE BYLAW, ROSEDALE MEADOWS**

---

This request has been circulated to City Departments and all comments have been received. It appears the majority of comments are in favour of leasing this lane.

The above noted lane separates three privately owned properties, and all have requested this lane be permanently closed. The owner of Lot 1 would have his lot squared off and the corner consolidated with his Lot 1. The owners of Lots 2 and 3 would lease the balance of the lane from the City.

To finalize the lane closure and redesignation to Public Utility Lot (PUL), we require the passing of a Lane Closure Bylaw.

### **RECOMMENDATION**

We submit for City Council's approval the following description for the lane to be closed, redesignated and leased:

"Plan 922-1642, Block 1, all that portion of lane and corner cut offs lying west of the west limit of Robinson Crescent, containing 0.023 hectares more or less, excepting thereout all mines and minerals."

We further recommend that City Council approve the leases, subject to the following conditions:

1. Lane to receive permanent closure.
2. Developer to be responsible for all legal survey costs for consolidating corner of lane with Lot 1, closing lane and redesignating to Public Utility Lot (PUL).
3. Lease rent to be \$30.00 per year (area cross-hatched).
4. No parking of any vehicles or R.V.'s. Land leased to be used for landscaping only.
5. Access at rear fence to be available for City emergency and maintenance crews.
6. 60 day cancellation clause.

City Clerk  
Page 2  
September 15, 1994

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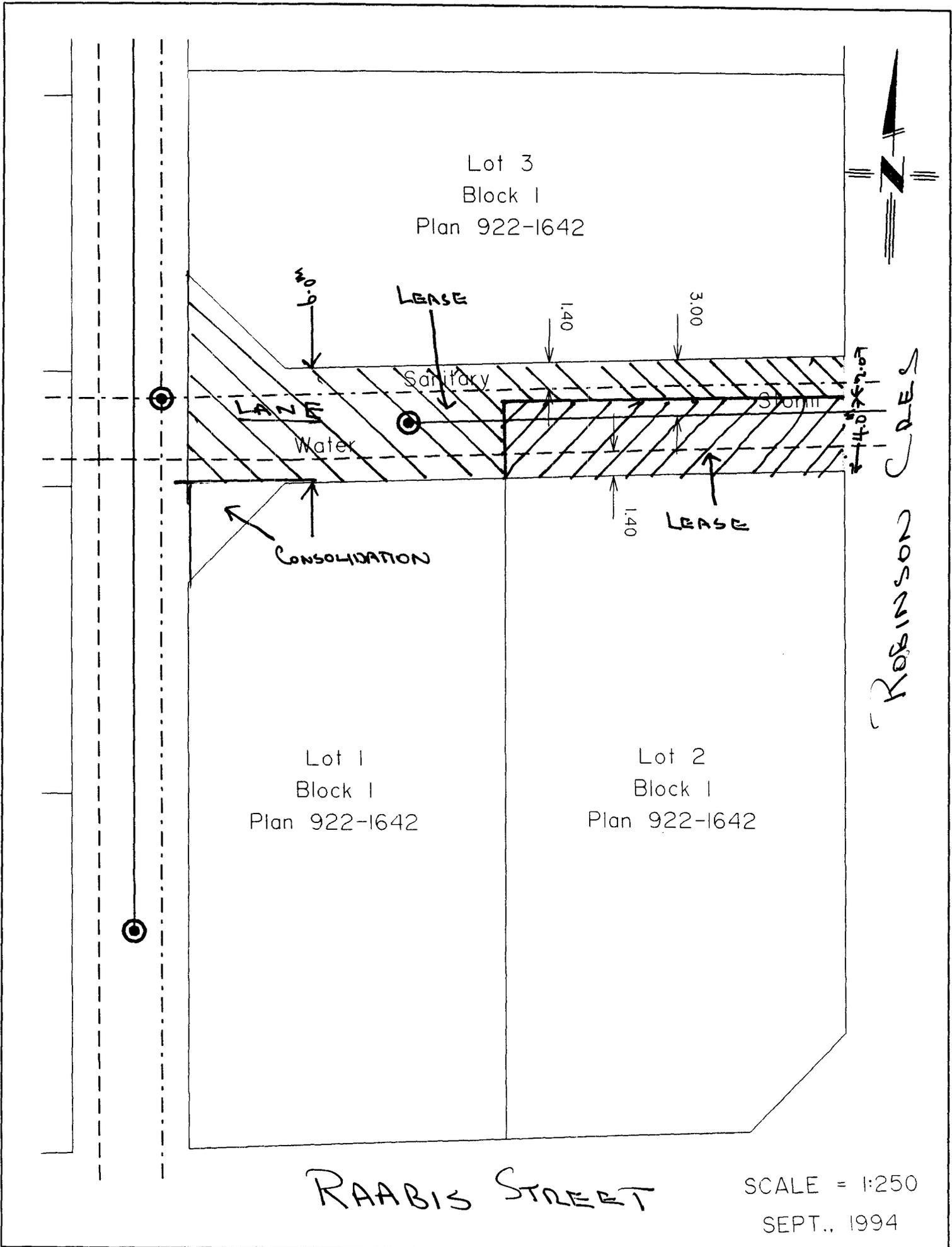
7. General liability insurance in the amount of \$1 Million, naming The City of Red Deer as additional insured.
8. Subject to all approving authorities.
9. Agreements satisfactory to the City Solicitor.



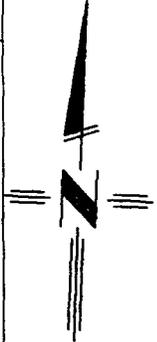
For Alan V. Scott

PAR/mm

Att.



Lot 3  
Block 1  
Plan 922-1642



LEASE

LEASE

Sanitary

Water

Storm

Lot 4  
Block 1  
Plan 922-1642

ROBINSON CRES

LEASE

CONSOLIDATION

Lot 1  
Block 1  
Plan 922-1642

Lot 2  
Block 1  
Plan 922-1642

RAABIS STREET

SCALE = 1:250  
SEPT., 1994



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

4920 54th Street, Red Deer, Alberta, Canada T4N 2G8, Telephone (403) 342-1141, Fax: (403) 347-7040

August 12, 1994

2102-6537-036

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

ATTENTION: PETER A. ROBINSON, LAND APPRAISER

Dear Sir:

**RE: LANE CLOSURE ADJACENT TO LOT 3, BLK 1, PLAN 922-1642**

This letter is to confirm that the Developer, Rosedale Meadows Development Inc. will cover the cost of the items associated with the lane closure, as follows:

1. Removal of existing base
2. Supply and placement of top soil
3. Adjustment of utilities
4. Cost of changing lane to PUL
5. Cost of consolidating corner cut off Lot 1

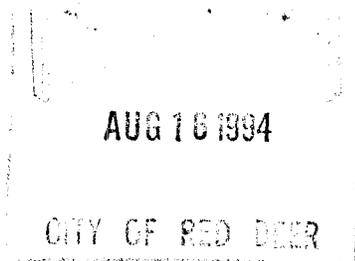
If required, we will replace the lane crossing, but we feel that it could be left as is. The only item we will not cover is the cost of lane closure and advertising.

If you have any questions, please call this office at your convenience.

Yours very truly,

UMA ENGINEERING LTD.

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



CTS/slj

cc: C. Allard

Filename:\WP51\UMACORR\ROBINS8.11



## THE CITY OF RED DEER

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

Land and Economic Development Department  
 Telephone: (403)342-8106 Fax: (403)346-6195

August 24, 1994

Mr. and Mrs. Barry Manovich  
 146 Robinson Crescent  
 Red Deer, Alberta  
 T4P 3P1

Dear Mr. and Mrs. Manovich:

**RE: YOUR REQUEST TO LEASE LANE RIGHT-OF-WAY**

922-1642

We enclose a copy of the letter received from UMA Engineering Ltd. for your review. Providing these conditions meet with the approval of all three adjacent property owners, we are prepared to proceed with this lane closure.

The City is prepared to share the cost of lane closure and advertising in this instance, which we understand will cost approximately \$400. If this is acceptable to all parties, please advise us as soon as possible.

We apologize for the long delays, but hopefully we are now in a position to finalize this matter.

Sincerely,

Peter A. Robinson, CRA, A.M.A.A.  
 Land Appraiser

PAR/mm

c: W. Lees, Land Supervisor  
 T. Warder, Streets and Utilities Engineer  
 Mr. Dan Rausch, 46 Raabis Street, Red Deer  
 Mr. Lawrence McCully, 42 Raabis Street, Red Deer



*a delight  
to discover!*

*Peter, conditions are acceptable.  
 We agree to pay for 1/4 of the costs  
 or approx \$100.00 as outlined herein.  
 Barry Manovich 28/08/94  
 Thanks for your assistance!*

**42 Raabis st.  
Red Deer, AB  
T4N 3P1**

**August 26, 1994**

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

**ATTENTION: PETER A. ROBINSON, LAND APPRAISER**

**Dear Sir:**

**RE: LANE CLOSURE ADJACENT TO LOT 3, BLK 1, PLAN 922-1642**

**In response to your letter dated August 24, 1994, I accept the conditions outlined by the correspondence provided the land is divided amongst the adjacent property owners as per our original request.**

**Please advise me of the progress and/or any delays in this matter as they occur.**

**Yours truly**

**Lawrence W. McCully**

↑↑↑↑↑↑ FEED DOCUMENT THIS DIRECTION					
<b>IMPORTANT FAX MESSAGE</b>					
TO <u>Peter Robinson</u>					
COMPANY <u>CITY OF Red Deer</u>					
FAX NO. <u>346-6195</u>					
FROM <u>Dan Rausch</u>					
NO. OF PAGES <u>1</u>					
RE <u>Lane Right of Way</u>					

August 29, 1994

The City of Red Deer  
Land & Economic Dev. Department  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Peter A. Robinson, CRA, A.M.A.A.

**Re: Lease Lane Right-Of-Way - Mr & Mrs Barry Manovich**

This letter is in response to the letter of August 24, 1994 which was delivered to my residence.

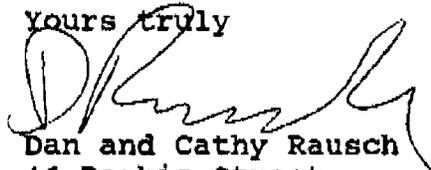
Since we had no interest in having any part of the lane-way, we agreed to let our 2 neighbours divide up the property. To make the fence lines look proper, we also agreed to square off the corner on our property.

We would agree to the closure subject to the following conditions:

1. The cost be work out proportionally to the amount of property received, I would guess that we have about 3% of the lane.
2. The lane be graded so the runoff does not drain onto our property, as it does now.

Should any assistance with these items be required, please do not hesitate to contact us.

Yours truly



Dan and Cathy Rausch  
46 Raabis Street  
Red Deer, Alberta  
T4P 3P1

Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager. In addition The City has agreed to pick up one quarter of the cost of the advertising costs for the lane closure, approximately \$100.00.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**DATE: SEPTEMBER 27, 1994**

**TO: LAND AND ECONOMIC DEVELOPMENT MANAGER**

**FROM: CITY CLERK**

**RE: REQUEST TO LEASE LANE SEPARATING LOTS 2 AND 3, BLOCK 1,  
PLAN 922-1642  
ROSEDALE MEADOWS AND ROAD CLOSURE BYLAW 3117/94**

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At the Council Meeting of September 26, 1994, consideration was given to your report dated September 15, 1994, concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated September 15, 1994, re: Request to Lease Lane Separating Lots 2 and 3, Block 1, Plan 922-1642 and Request for Lane Closure Bylaw - Rosedale Meadows, hereby approves the leases as outlined in the above noted report, subject to the following conditions:

1. Lane to receive permanent closure.
2. Developer to be responsible for all legal survey costs for consolidating corner of lane with Lot 1, closing lane and redesignating to Public Utility Lot (PUL).
3. Lease rent to be \$30 per year (area cross-hatched).
4. No parking of any vehicles or R.V.'s. Land leased to be used for landscaping only.
5. Access at rear fence to be available for City emergency and maintenance crews.
6. 60 day cancellation clause.
7. General liability insurance in the amount of \$1 Million, naming The City of Red Deer as an additional insured.

Land and Economic Development Manager  
September 27, 1994  
Page 2

8. Subject to all approving authorities.
9. Agreements satisfactory to the City Solicitor,

and as presented to Council September 26, 1994."

In addition to the above resolution, Road Closure Bylaw 3117/94 was given first reading, a copy of which is attached hereto. Said bylaw provides for the closure of lane described as:

"Plan 922-1642, Block 1, all that portion of lane and corner cutoffs lying west of the west limit of Robinson Crescent, containing 0.023 hectares more or less, excepting thereout all mines and minerals".

This office will now proceed with the necessary advertising for the Public Hearing to be held Monday, November 7, 1994 at 7:00 p.m., or as soon thereafter as Council may determine. It is my understanding that you will coordinate the collection of advertising costs from all parties. Please provide your account number to Sandra Ladwig in order that she may charge the advertising costs to the appropriate account.

Trusting you will find this satisfactory.



KELLY KLOSS  
City Clerk

KK/clr  
attchs.

cc: Land and Appraisal Coordinator  
Director of Community Services  
Director of Engineering Services  
Director of Financial Services  
City Assessor  
Bylaws and Inspections Manager  
Parks Manager  
Red Deer Regional Planning Commission  
Council and Committee Secretary, S. Ladwig

NO. 4

DATE: SEPTEMBER 16, 1994

TO: CITY COUNCIL

FROM: TAXI COMMISSION

RE: **AMENDMENT TO SCHEDULE "B" -**  
**1. WAITING TIME CALCULATED AT \$0.10 PER 14 SECONDS.**  
**2. REQUEST FOR STATION WAGON - FARE FOR FIRST 100 METRES SHALL BE \$7.20.**

As Council will recall at the meeting of September 12, 1994, the Taxi Business Bylaw was amended. Due to an administrative oversight, the following amendments should have been included in the Bylaw, however, were overlooked.

Schedule "B":

1. Paragraph 1 (c) - At the end of the sentence add the words:  
 ".....calculated at \$0.10 per 14 seconds."

to now read:

"(c) waiting time - no charge for the first 3 minutes; thereafter \$25.00 per hour based on the proportion of the time during which the Taxi waited, *calculated at \$0.10 per 14 seconds.*"

The original Bylaw had included the words "....calculated at \$0.10 per 18 seconds, however, when the waiting time changed to \$25.00 per hour, the last few words were deleted. The phrase "calculated at \$0.10 per 14 seconds" should have been amended, rather than the phrase deleted.

The Bylaw Officers inspect the taxis semi-annually, and the inclusion of this phrase gives them the authority to check the 14 second intervals at which the meter will change by \$0.10. Without this phrase, the Bylaw Officers have no authority to check the \$0.10 intervals for meter accuracy.

2. The fare was increased in paragraph 1 (a) to "\$2.20 for the first 100 metres or portion thereof for a regular taxi. Therefore in paragraph 6, the basic charge of \$5.00 for the station wagon or van should reflect the first 100 metres as \$5.00 + \$2.20 = \$7.20, which paragraph would then read:

Page 2  
City Council  
Amendments to Schedule "B"  
Taxi Bylaw

"6. Where a person requesting Taxi services requests the use of a motor vehicle commonly known as a "station wagon", or a "van", then the fare charged for the first 100 metres shall be \$7.20. This provision shall not apply to a station wagon or a van when it is being used for the transportation of a physically handicapped passenger."

Recommendation: That Bylaw 3076/B-94 be given 3 readings.

  
for JAMES B. MITCHELL  
Chairman  
TAXI COMMISSION

Commissioners' Comments

We concur with the recommendation of the Taxi Commission.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**DATE:        SEPTEMBER 27, 1994**

**TO:           CITY SOLICITOR**

**FROM:        CITY CLERK**

**RE:           REQUEST FOR COMMENTS - TAXI BUSINESS BYLAW**  
**(NOTICE OF MOTION BY ALDERMAN STATNYK)**

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At the Council Meeting of September 26, 1994, the following Notice of Motion was submitted by Alderman Statnyk:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Taxi Commission review the inclusion of the following sentence at the end of paragraph 6 of Schedule "B" of the Taxi Business Bylaw:

'In addition, this provision shall not apply at any time to a wheelchair accessible vehicle that has been issued an additional taxi license plate.' "

Alderman Statnyk's intent is that those additional plates which were issued for *wheelchair accessible vehicles* should at no time be able to charge the rate for use as a station wagon or a van.

Please comment regarding the above amendment achieving that purpose.

As this item is going to appear on the Tuesday, October 11, 1994 Council Agenda, please supply your comments by Tuesday, October 4, 1994.

  
KELLY KLOSS  
City Clerk

KK/clr

cc: Bylaws and Inspections Manager

NO. 5

DATE: SEPTEMBER 12, 1994  
TO: CITY COUNCIL  
FROM: MUNICIPAL PLANNING COMMISSION  
RE: HOME OCCUPATIONS - SECTION 5.2.1 OF THE LAND USE BYLAW.

---

At the September 12, 1994 meeting of the Municipal Planning Commission, members were concerned that the current Land Use Bylaw dealing with home occupations may be too restrictive, and perhaps could be expanded to include small incubator-type businesses that do not create noise, traffic, dust, odor, smoke or traffic. Commission members recognize that there is an increasing number of businesses starting out in the home and then moving to commercial premises as they become more viable.

The Municipal Planning Commission passed the following motion respectfully requesting Council review "Home Occupations" in the Land Use Bylaw:

"THAT the Municipal Planning Commission recommend to Red Deer City Council that the definition of 'Home Occupations' under Section 5.2.1 of Land Use Bylaw 2672/80 be reviewed, with consideration given to the possibility of expanding the uses permitted in order to encourage the development of new businesses in Red Deer."



MAYOR GAIL SURKAN,  
Chairman  
MUNICIPAL PLANNING COMMISSION

Commissioners' Comments

Council's direction is requested. If Council agrees, we would request the Planning Commission to advise us of the projected date of completion of the study.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**DATE: SEPTEMBER 27, 1994**  
**TO: PRINCIPAL PLANNER**  
**FROM: CITY CLERK**  
**RE: HOME OCCUPATIONS - SECTION 5.2.1. OF LAND USE BYLAW**

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At the City of Red Deer Council Meeting held September 26, 1994, consideration was given to correspondence from the Municipal Planning Commission dated September 12, 1994, concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Municipal Planning Commission dated September 12, 1994, re: Home Occupations - Section 5.2.1. of the Land Use Bylaw, hereby agrees that the Red Deer Regional Planning Commission review the definition of "Home Occupations" under section 5.2.1. of Land Use Bylaw Amendment 2672/80, with consideration given to the possibility of expanding the uses permitted in order to encourage the development of businesses in Red Deer, and as presented to Council September 26, 1994."

In addition, Council agreed that the above review not only include the definition of "home occupation" but also rates charged for home occupations. I trust you will now be proceeding with this review and including any relevant City departments affected.

I look forward to your report back to Council at your earliest convenience.

  
**KELLY KLOSS**  
City Clerk

KK/clr

cc: Director of Engineering Services  
Director of Community Services  
Bylaws and Inspections Manager  
Fire Chief  
City Solicitor

**DATE:** September 19, 1994

**TO:** KELLY KLOSS  
City Clerk

**FROM:** CRAIG CURTIS, Director of Community Services  
COLLEEN JENSEN, Social Planning Manager

**RE:** RED DEER DAY CARE CENTRE ROOF

---

1. **Historical Background**

The Red Deer Day Care Centre was originally housed in Lindsay Thurber High School. Space was becoming a premium and therefore the need for the day care to move was made clear. The new Red Deer Day Care Centre was constructed in 1985 by assembling 13 trailer units into one facility. The trailer units were accessed by the City from Alberta Gas Ethylene (Novacor Chemicals) for \$1.00. The size of the facility is approximately 7,880 square feet, and it is located at the north end of Lindsay Thurber High School. The Red Deer Child Care Society rents the centre from the City for approximately \$42,000/year.

By August 1986 roofing problems had developed, with substantial leaking. On September 29, 1986, Council granted approval to do repairs (\$17,240), with Otto Roofing being awarded the tender. The Alberta Roofing Contractors Association expressed "grave concern" about the roofing system used. At the December 15, 1986, Council meeting approval was granted to sign a service contract with Otto Roofing, which guaranteed the roof for 15 years.

In early 1988 leaking was again experienced, with excessive condensation being cited as the cause. Otto Roofing would not cover this under their guarantee. At their March 7, 1988, meeting Council granted approval for an independent inspection. This was done by Alberta Independent Inspection and Consulting. Subsequently Group<sup>2</sup> Architects were requested, as approved by Council on August 8, 1988, to undertake a further investigation of remedial measures for what appeared to be a vapour barrier problem.

On January 23, 1989, upon completion of the Group<sup>2</sup> report, Council gave approval to proceed with modifications to the building to eliminate condensation (\$29,200). It was also noted "that the entire roof may need to be replaced within an undetermined period of time." The contract with Otto Roofing was cancelled.

2. **Current Situation**

Over the past year leaking has again become a problem increasing in seriousness over the past three to four months. A related problem has also occurred with the particle board flooring swelling and bubbling due to exposure to the moisture.

The City's Facilities Technical Advisor, Rich Roberts, consulted with a local roofer, Cooper Roofing, and an independent roofing inspector, Johnson Roofing Technology Ltd. from Calgary. Their assessment revealed the need for immediate repair of the entire roof. The work would consist of:

Kelly Kloss, City Clerk  
 September 19, 1994  
 Page 2

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- breaking down and smoothing the existing bubbles and cracks
- covering the roof with a layer of fibre board
- mopping on three coats of 15 lb. roofing felts
- one coat of illuminator reflective coating.

The estimated cost is \$19,000 including GST. This work is necessary to ensure the building is useable until 1999 when the debenture will be fully paid. It is our belief that the life of the building will not extend much beyond 1999.

### 3. **Funding Source**

In 1994, application was made to the Canada/Alberta Infrastructure Works Program for \$50,000 to do roofing work at Heritage Ranch and the Old Court House. Approval for this work was granted.

Due to economies experienced on these two projects, there is sufficient savings to cover the \$19,000 roofing work needed at the Red Deer Day Care Centre.

In preliminary discussion with the administration regarding the Canada/Alberta Infrastructure Works Program, it is understood that it is acceptable to add this roofing project along with Heritage Ranch and the Old Court House as long as the costs remain within the \$50,000 approved. It is further understood that this will likely only require administrative approval.

### **RECOMMENDATION:**

THAT Council for the City of Red Deer approve repairs to the Red Deer Day Care Centre roof at an estimated cost of \$19,000, to be funded by the reallocation of approved funds from the Canada/Alberta Infrastructure Works Program.

CRAIG CURTIS  
 Director of Community Services



COLLEEN JENSEN  
 Social Planning Manager

CJ:kt

c.c. Rich Roberts, Facilities Technical Advisor, City of Red Deer  
 Noreen Spencer, Executive Director, Red Deer Child Care Society

### **Commissioners' Comments**

We concur with the recommendation of the Administration.

"G. SURKAN", Mayor

"A. WILCOCK", A/City Commissioner

**DATE:        SEPTEMBER 27, 1994**

**TO:           DIRECTOR OF COMMUNITY SERVICES**

**FROM:        CITY CLERK**

**RE:           RED DEER DAY CARE CENTRE ROOF**

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At the Council Meeting of September 26, 1994, consideration was given to your report dated September 19, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services and Social Planning Manager dated September 19, 1994, re: Red Deer Day Care Centre Roof, hereby approves the repairs to the Red Deer Day Care Centre roof at an estimated cost of \$19,000, to be funded by the reallocation of approved funds from the Canada/Alberta Infrastructure Works Program, and as recommended to Council September 26, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now proceed with obtaining the necessary administrative approval from the Province for this project.



**KELLY KLOSS**  
City Clerk

KK/clr

cc:    Director of Financial Services  
      Recreation and Culture Manager  
      Social Planning Manager  
      Noreen Spencer, Red Deer Child Care Society

NO. 7**CS-P- 5.075**

**DATE: September 5, 1994**

**TO: KELLY KLOSS  
City Clerk**

**FROM: DON BATCHELOR, Parks Manager  
CRAIG CURTIS, Director of Community Services**

**RE: PROPOSED BYLAW AMENDMENTS:  
NO. 3034/A-94 NUISANCE BYLAW (Boulevard Tree Pruning)  
NO. 2800/A-94 TRAFFIC BYLAW**

---

The City of Red Deer Traffic Bylaw and Nuisance Bylaw presently contain general clauses that refer to the maintenance responsibilities of trees and grass contained on the boulevard area adjacent to private property. Differing interpretations of these clauses has raised some questions, especially in regard to what is the adjacent homeowner's responsibility in comparison to the City of Red Deer's responsibility.

It is my intent to resolve the interpretation question by redrafting the respective general clauses such that they are specific in relation to adjacent homeowner and City responsibilities.

Past practise in the city has been that the maintenance of trees on the boulevard is to be dealt with in the same manner as grass maintenance. Therefore, homeowners are responsible for maintaining the grass and trees on the boulevard located between their property line and the sidewalk or curb (see Enclosure I). For the most part, this boulevard area is incorporated in the front yard landscaping of property owners, and they mow the grass and maintain the trees as a logical extension of their landscaping. This is the intent of the proposed bylaw amendments.

The proposed bylaw amendments clarify the maintenance responsibilities as follows:

- **Property Owner:** Tree maintenance from ground level to 2.25 m above sidewalks and 4.12 m above street.
- **City of Red Deer:** All root pruning required as a result of sewer interference, and all tree pruning required for aerial utility clearance.

The amendments, as outlined above, will enable the Public Works and Parks Departments to continue to provide pruning and maintenance activities on boulevard trees within existing budget allocations.

.../2

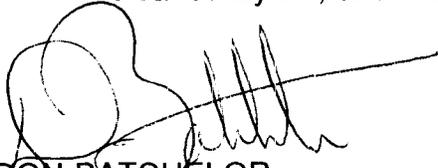
City Clerk  
 Page 2  
 September 5, 1994

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The City Solicitor has reviewed and formatted the proposed bylaw amendments as required.

RECOMMENDATION

1. That City Council give three readings to Bylaw Amendments No. 3034/A-94 Nuisance Bylaw, and No. 2800/A-94 Traffic Bylaw.



DON BATCHELOR



CRAIG CURTIS

:ad  
 Atts.

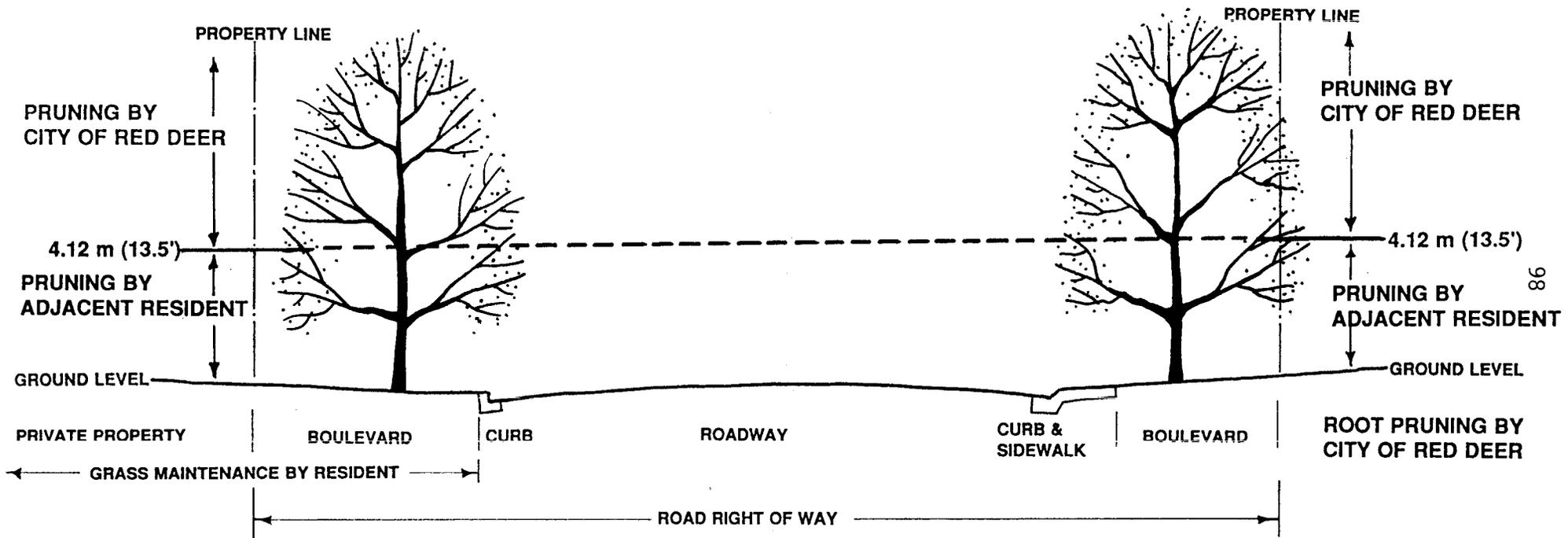
- c. Bryon Jeffers, Director of Engineering Services  
 Craig Curtis, Director of Community Services  
 Gord Stewart, Public Works Manager  
 Ken Haslop, Engineering Services Manager  
 Ryan Strader, Bylaws/Inspections Manager

Commissioners' Comments

We concur with the recommendation of the Parks Manager and Director of Community Services.

"G. SURKAN"  
 Mayor

"A. WILCOCK"  
 Acting City Commissioner



# TYPICAL BOULEVARD TREE MAINTENANCE RESPONSIBILITIES

**DATE:           SEPTEMBER 27, 1994**

**TO:             DIRECTOR OF COMMUNITY SERVICES**

**FROM:          CITY CLERK**

**RE:             NUISANCE BYLAW AMENDMENT 3034/A-94 AND**  
**TRAFFIC BYLAW AMENDMENT 2800/A-94**

---

At the City of Red Deer Council Meeting held September 26, 1994, consideration was given to your report dated September 5, 1994 concerning the above and at which meeting the above noted amendments were given first and second readings only.

This matter will be presented to the Council Meeting of Tuesday, October 11, 1994 for consideration of third reading.



**KELLY KLOSS**  
City Clerk

KK/clr

cc:   Director of Engineering Services  
      Parks Manager  
      Public Works Manager  
      Engineering Services Manager  
      Bylaws and Inspections Manager

NO. 8

DATE: August 31, 1994

TO: Members of City Council

FROM: Chairman  
Mayor's Recognition Awards Committee

RE: 1994 ANNUAL REPORT

---

The 5th Annual Mayor's Recognition Awards Presentation Ceremony honoured 116 recipients at the Red Deer College Arts Centre on June 17. The 1994 recipients are:

### Distinguished Voluntary Service

- **Darren Lund** - for his hard work and perseverance in organizing and coordinating the STOP (Students and Teachers Opposing Prejudice) Program

### Athletics

- **Red Deer Aces** - (18 members) Special Olympics World Winter Games - Floor Hockey - Gold Medal
- **Craig Short** - BMX Bicycle Racing - American Bicycle Association U.S. National - Open Class - First Place
- **Ryan Lauscher** - World Junior Competition - Junior Men's Olympic Team - Individual Luge - Gold Medal
- **Selina Elm** - Speed Skating - North American Long Track Mass Start Age Class Championships - Juvenile Ladies' Age Class - Bronze Medal
- **Steven Elm** - Speed Skating - Canadian Long Track Mass Start Age Class Championships - Intermediate Men's - First Place Overall
- **Andrew Wade** - Speed Skating - North American Long Track Championships - Bantam Exhibition - First Overall
- **Judy Van Hyfte** - Speed Skating - North American Long Track Championships - Master Ladies 2 - Silver and Bronze
- **Jeremy Wotherspoon** - Speed Skating - Canadian Long Track Age Class Championship - First Overall; North American Long Track Speed Skating Championship - Second Overall
- **Danielle Wotherspoon** - Speed Skating - North American Long Track Championship - Junior Girls - Third Overall
- **Jeremy Kozuback** - Speed Skating - North American Short Track Championship - Junior Men's - Silver
- **Mike Reitmeier** - Speed Skating - 1993 Special Olympics World Winter Games - Senior - First Overall

Page 2  
MRA  
Annual Report

- **Red Deer Baton Twirling Trio** - 1993 Canadian Baton Twirling Championships - Primary Small Dance Twirl Team - Elite - First Place

### Fine & Performing Arts

- **Red Deer Royals** - (44 members) Canadian Concert Band Festival - Gold Award; Fanfare Invitational Competition - Bronze Award
- **Richard O'Brien** - A series of accomplishments over time - Contribution to theatre arts and drama in the community
- **LTCHS Honor Choir** - (23 members) Choral Music - National Music Festival Invitation - Gold
- **LTCHS Jazz Choir** - (15 members) Choral Music - National Music Festival Invitation - Gold
- **Peggy Freeman** - Writing - National Writing Competition Sponsored by the Steven Leacock Festival - First Prize

Our Committee worked hard to meet the challenge of coordinating the 1994 presentation ceremony with a reduced budget. Corsages/boutonnieres and floral arrangements were discontinued. Paid advertising was reduced from \$1,423.51 in 1993 to an estimated \$700.00 for 1994. We continued to utilize "free" advertising such as Shaw Cable's "Charlie", placing a notice on City utility bills and by way of the media with Public Service Announcements. Catering was reduced from \$1,039.35 in 1993 to \$679.45 in 1994. We found the Arts Centre staff very accommodating and worked with them to negotiate the best possible price for the use of their theatre.

With more awards than usual given out (116), extra planning was required to get the teams on and off stage in an orderly manner. Staff and Committee members worked extremely well together to make the evening a success.

In a time of financial restraint, both our Committee and the Administrative staff worked together to coordinate a ceremony which was enjoyed by 387 people. We know that finances are limited; however, it is our hope that City Council will see merit in continuing a wonderful program that recognizes citizens for their dedication and commitment. We look forward to your financial support of the Mayor's Recognition Awards in 1995.



DIANE KUBANEK, Chairman  
Mayor's Recognition Awards Committee

### Commissioners' Comments

This is submitted for Council's information. As Council will recall the budget submission for 1994 was \$10,000, however was reduced to \$3,500 at the Council meeting of March 7, 1994.

"G. SURKAN", Mayor  
"A. WILCOCK", A/City  
Commissioner

**DATE:           SEPTEMBER 27, 1994**

**TO:             MAYOR'S RECOGNITION AWARDS COMMITTEE**

**FROM:          CITY CLERK**

**RE:            1994 ANNUAL REPORT**

---

At the Council Meeting held September 26, 1994, your report concerning the above topic was submitted for information.

Thank you for providing this update to Council.



**KELLY KLOSS**  
City Clerk

KK/clr

DATE: September 21, 1994

TO: City Clerk

FROM: Director of Engineering Services

**RE: DAIRYWORLD FOODS**

---

Representatives of Dairyworld Foods have been in touch with the writer to determine our timing for the improvement of 55 Street, west of Gaetz Avenue. This project is identified for construction in the 1994 Capital Budget in 1997. A plan of the proposed improvements is attached for Council information. Council policy is that any project scheduled for construction beyond the current year is approved in principle only and subject to Council review in subsequent years.

Dairyworld officials have asked us to consider giving them a firm date as to when the 55 Street improvements will be made. They have further requested that the construction be delayed as long as reasonably possible. As the attached plan indicates, the proposed re-alignment will cause them some difficulty with respect to their loading facilities on the north side of their facility. They have indicated that they are contemplating approximately \$1 million worth of improvements on site and do not want to have to contend with the problems the roadway project would cause.

The matter has been discussed with Engineering Department staff, and while the project would improve traffic operations in the area and allow us to remove a bridge structure and lift station no longer required, the project is not urgent. We would have no objections to Council providing written assurance to Dairyworld that the project will not proceed to construction prior to December 31, 1999. This, then, would be the earliest date of construction; it may be later yet; depending upon priorities at the time. We are also comfortable in giving our assurance that we will contact Dairyworld a minimum of six months prior to construction of the roadway. We would be pleased to work with them and will make every reasonable attempt to resolve their concerns during our predesign and design phases.

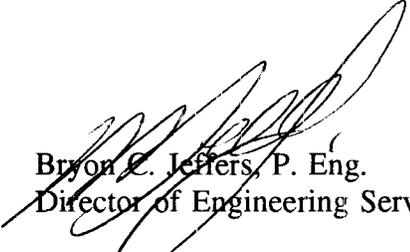
As this commitment could also effect the development of City and private lands in the area, the writer contacted the Land and Economic Development Manager for his comments with respect to the issue. Mr. Scott indicated the same willingness to cooperate with Dairyworld and saw no problem with the delay in the roadway project. Council should be aware that a developer has approached us and expressed an interest in the old 55 Street right of way after the re-alignment is accomplished. Mr. Scott could elaborate at Council if required.

City Clerk  
Page 2  
September 21, 1994

The contents of this letter have been discussed with Mr. A. Johnstone of Dairyworld and he has indicated satisfaction with the dates outlined.

**RECOMMENDATION**

It is respectfully recommended that Council forward a letter to Dairyworld expressing the commitment as outlined above.



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/dmg  
Att.

c.c. Land and Economic Development Manager  
c.c. Mr. Paul Meyette, Red Deer Regional Planning

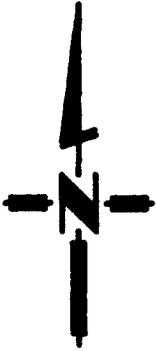
**Commissioners' Comments**

We concur with the recommendation of the Director of Engineering Services.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

PRELIMINARY



C.P. RIVER BRIDGE

54 AVENUE

55 STREET

AP  
QUES

C.P. RAIL/55 ST. BRIDGE

1.80  
4.40  
4.40  
4.40  
3.80

PROPOSED 55 ST. EXTENSION

PRAIRIE BUS LINES

PRAIRIE BUS LINES

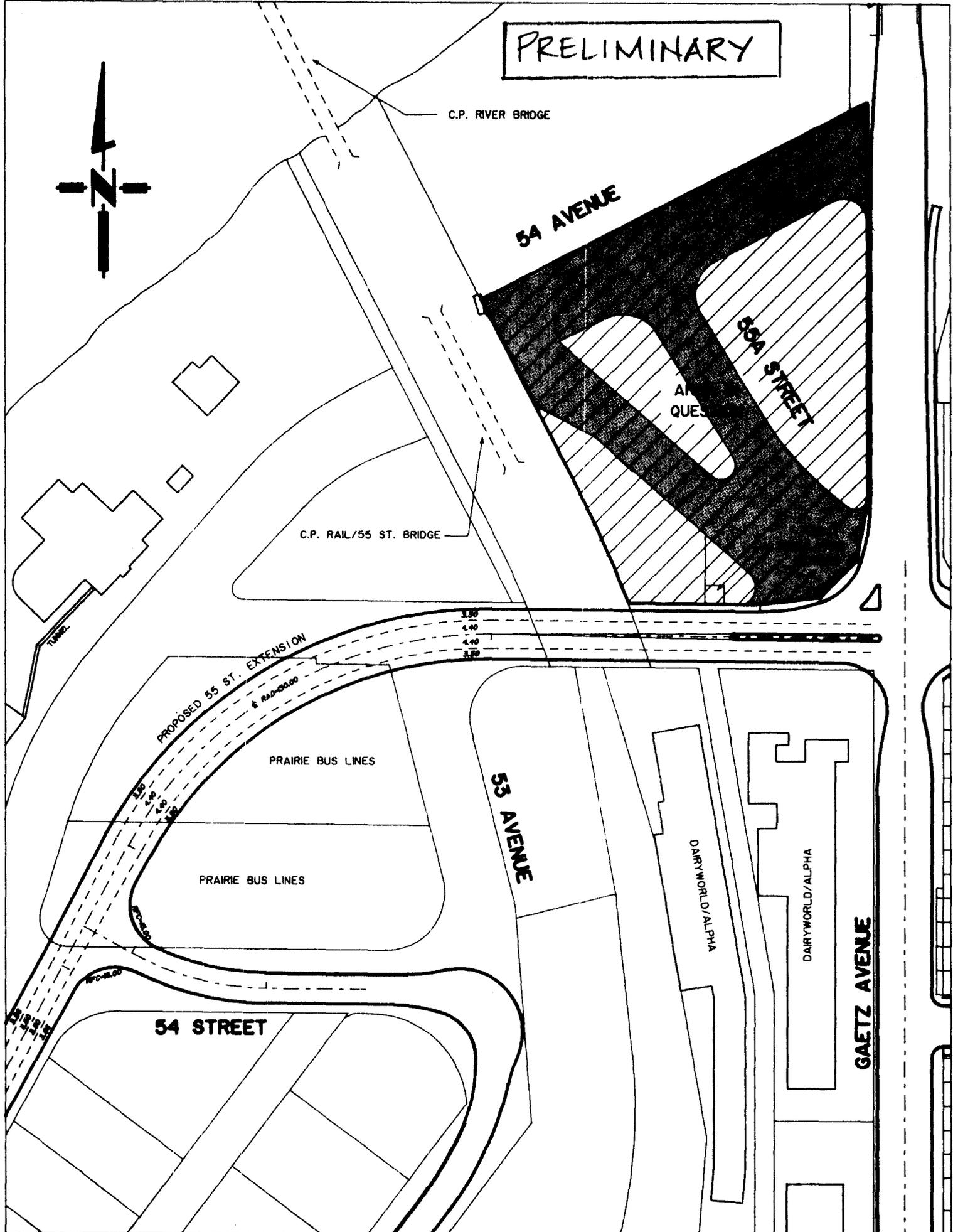
55 AVENUE

DAIRYWORLD/ALPHA

DAIRYWORLD/ALPHA

GAETZ AVENUE

54 STREET



**DATE: SEPTEMBER 27, 1994**

**TO: DIRECTOR OF ENGINEERING SERVICES**

**FROM: CITY CLERK**

**RE: DAIRYWORLD FOODS -  
IMPROVEMENTS ON 55 STREET WEST OF GAETZ AVENUE**

---

At the Council Meeting of September 26, 1994, consideration was given to your report dated September 21, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Engineering Services dated September 21, 1994, re: Dairyworld Foods, hereby agrees that the improvement of 55 Street, west of Gaetz Avenue, originally considered for construction in 1997 not proceed to construction prior to December 31, 1999, following which Dairyworld would be given a minimum of 6 months notice of construction of said roadway, and as presented to Council September 26, 1994."

The decision of Council in this instance is submitted for your information. Please correspond with Dairyworld to advise them of Council's decision.



KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Financial Services  
Director of Community Services  
Land and Economic Development Manager  
Public Works Manager  
Principal Planner

September 28, 1994

Dairyworld Foods  
Bag 550  
Red Deer, Alberta  
T4N 5G4

Attention: Mr. A. Johnstone

Dear Sir:

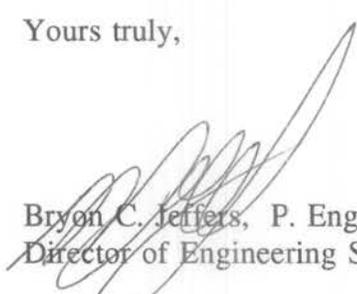
**RE: CONSTRUCTION OF 55 STREET - WEST OF GAETZ AVENUE**

In response to your request with respect to the project listed above, I am writing to confirm the decision of City Council on the matter at their regular meeting of Monday, September 26, 1994.

Council concurred with the recommendations contained in my report to them. You were given a copy of this report a week or two ago. I have enclosed for your files, a copy of that report and a copy of the resolution of Council. I would point out that these assurances are given to Dairyworld and are only binding as long as your firm operates out of this location. If the building were to be sold, these assurances are not transferable to future owners.

I trust that this resolution of Council will provide your company a degree of comfort. I am glad that we were able to help you in this regard. If you have any questions, please do not hesitate to contact me.

Yours truly,



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/emg  
Att.

c.c. City Clerk



**RED DEER  
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,  
ALBERTA, CANADA T4R 1M9

NO. 10

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394

Fax: (403) 346-1570

**M E M O**

**DATE:** September 19, 1994

**TO:** City Council

**FROM:** Paul Meyette, Principal Planner

**RE:** **DANGEROUS GOODS SETBACKS**

The purpose of this memo is to bring Council up to date on issues related to the Dangerous Goods Development Setbacks. As Council is aware, the City has a Dangerous Goods Route Bylaw which provides for a minimum fifty metre separation distance between residences/places of assembly and dangerous goods storage sites. This separation distance is intended to ensure that residences/places of assembly are a sufficient distance away if a fire or spill occurred at a dangerous goods location.

**WHAT ARE THE IMPLICATIONS OF THE FIFTY METRE SEPARATION**

Fire Department staff have just completed a review of dangerous goods locations. Planning staff have mapped this information. There are several areas where the fifty metre separation distance does not presently exist. The most common areas are where an industrial area borders an existing or proposed residential area; there is also a problem where older industrial areas are being redeveloped.

**PROPOSED SOLUTIONS**

Planning staff are proposing land use bylaw amendments to deal with the dangerous goods separation distance.

- Where existing industrial uses border existing residential development, it is proposed that a bylaw amendment be adopted to prevent dangerous goods from locating within fifty metres of the residential use. Existing dangerous goods locations would be made non conforming which means that they could continue their existing storage of dangerous goods but could not expand it.
- Where existing industrial use borders proposed residential, the residential use will be redesigned to ensure a fifty metre setback.
- Where existing residential borders proposed industrial, or where proposed industrial borders proposed residential, there will be a restriction which prevents storage of dangerous goods within 50 metres of the residential lot.

**IMPACT ON BUSINESSES**

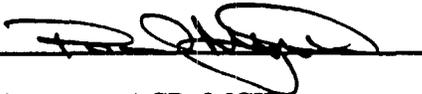
The proposed land use bylaw amendments will further restrict the use of industrial sites, particularly along Gaetz Avenue. Existing businesses in some areas would not be allowed to expand their dangerous goods storage.

**DIRECTION FROM COUNCIL**

With Council's concurrence, Planning Staff will prepare the land use amendments noted above.

Commissioners' Comments

We concur that the Planning Commission prepare the necessary Land Use Bylaw Amendment.

  
\_\_\_\_\_  
Paul Meyette, ACP, MCIP  
PRINCIPAL PLANNER, CITY SECTION

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

# DANGEROUS GOODS SITES IDENTIFICATION

Submitted to City Council

Date: Sept 26/99

94/09/15

ZONE	#	NAME	CIVIC ADDRESS	LEGAL
	1	Fletcher's	7550 - 40 Ave.	Lot G Plan 1159NY
	2	A-1 Willy's Parts	7770 - 40 Ave.	Lot 4 Blk 1 Plan 792-0941
	3	Peavey Industries	7740 - 70 Ave.	Lot J Plan 5879NY
	4	Willy's Towing	7640 - 42 Ave.	Lot C1 Plan 273 R.S.
	5	Fish and Wildlife	6207 - 47A Ave.	Lot 27 Blk 4 Plan 882-2192
	6	Drivewell Servicing	7774 - 47 Ave. Cl.	Lot 3 Blk 6 Plan 802-0313
	7	Byers Transport	6013 - 48 Ave.	Blk 2 Plan 862-2224
	8	Devonian Safety	#2 7963 - 49 Ave.	Lot 22B Plan 822-2669
	9	Cosmos Enterprise	#1 7428 - 49 Ave.	Lot 7 Blk 2 Plan 782-1697
	10	Cenalta Welding	#11 7491 - 49 Ave.	Lot 11 Blk 6 Plan 792-2527
	11	Westridge Cabinets	7439 - 49 Ave.	Lot 10 Blk 3 Plan 782-2317
	12		7428 - 49 Ave.	Unit 1-16 CDE Plan 782-1697
	13	Lee Tool	7449 - 49 Ave.	Lot 2 Blk 6 Plan 772-0765
	14	Steel Trucking	7450 - 49 Ave.	Lot 10 Blk 6 Plan 772-2321
	15	WDM Body Shop Supply	#3 7611 - 49 Ave.	Lot 6 Blk 3 Plan 762-1172
	16	Northside Construction	7627 - 49 Ave.	Lot 12 Blk 3 Plan 762-0870
	17	Prowest	#1 7644 - 49 Ave.	Lot 5c Blk 3 Plan 772-0110
	18	Central Alberta Oxygen	7660 - 49 Ave.	Lot 7 Blk 3 Plan 762-0870
	19	Duckering Transport	7839 - 49 Ave.	Lot 3 Blk 7 Plan 782-2764
	20	VanWater and Rodgers	7839 - 49 Ave.	Lot 3 Blk 7 Plan 782-2764
	21	Heartland Perforating	#1 7889 - 49 Ave.	Lot 7 Blk 7 Plan 792-1794
	22	Parkland Respiratory Care	#20 7895 - 49 Ave.	Unit 20 CDE Plan 812-1945
	23	EXH Engineering	7975 - 49 Ave.	Unit 1-22 CDE Plan 812-1945
	24	Jet Perforators	7957 - 49 Ave.	Unit 1-13 CDE Plan 902-3477
	25	ICG Propane	8015 - 49 Ave.	Lot 22 Blk 4 Plan 812-1160
	26	Air Vac Brake	7884 - 49 Ave.	Lot 11 Blk 5 Plan 812-1302
	27	JBj Delivery	#6 7450 - 49 Ave. Cres.	Lot 10 Blk 6 Plan 772-2321
	28	Canspec	#4 7450 - 49 Ave. Cres.	Lot 10 Blk 6 Plan 772-2321
	29	Norjet	7480 - 49 Ave Cres.	Lot 12 Blk 6 Plan 792-2527
	30	Haliburton	#1 7493 - 49 Ave. Cres.	Lot 7 Blk 3 Plan 772-1728
	31	Chrysler Plant	2110 Gaetz Ave.	Lot A Plan 5326HW
	32	Drummond Breweries	2210 Gaetz Ave.	Lot 9 Blk A Plan 922-1625
	33	McLevins	6772 - 50 Ave.	Lot 21 Blk 1 Plan 6784 KS
	34	H & A Fire	6838 - 50 Ave.	Lot 5 Blk 2 Plan 6784 KS
	35	Consumers Welding	6858 - 50 Ave.	Lot 8 Blk 2 Plan 956 MC
	36	Cloverdale Paints	7619 - 50 Ave.	Lot 13 Blk 3 Plan 772-2107
	37	Ace Courier	7727 - 50 Ave.	Lot 4 Blk 4 Plan 762-0870
	38	Canwest Propane	7905 - 50 Ave.	Lot 5 Plan 3759 KS
	39	Kleen (Zep Alcore)	#4 7429 - Gaetz Ave.	Lot 11 Blk 2 Plan 782-0107
	40	Catons	6751 - 52 Ave.	Lot 8 Blk 1 Plan 6784 KS
	41	Quinn Oilfield Supply	6798 - 52 Ave.	Lot 6 Blk 4 Plan 932-1880
	42	K & K Transport	6898 - 52 Ave.	Lot 15A Blk 3 Plan 3140 TR
	43	Challenger Wireline	6899 - 52 Ave.	Lot 14 Blk 2 Plan 2241 KS
	44	Federal Pioneer	5725 - 53A Ave.	Lot 1A Plan 802-2781

45	Petro Can	4323 - 54 Ave.	Lot 5	Blk 2	Plan 768 MC
46	Water Treatment Plant	5504 - 54 Ave.	Lot 13	Blk 6	Plan 812-2295
47	Seavo Dynamics Inc.	5912 - 54 Ave.	Lot 25	Blk 17	Plan 792-2177
48	Parks Shop	4934 - 54 Ave.	Lot 13	Blk 6	Plan 832-2364
49	Heavy Duty Repairs	6660 - 64 Ave.	Lot 13	Blk A	Plan 802-2635
50	Computer Log	6733 - 65 Ave.	Lot 4		Plan 832-0240
51	Don Adams Welding	6749 - 65 Ave.	Lot 5	Blk 1	Plan 762-0161
52	Bowmega	6740 - 65 Ave.	Lot V		Plan 24 TR
53	Dowell	6794 - 65 Ave.	Lot 1	Blk 2	Plan 762-0159
54	Border Paving	6711 Golden West Ave.	Lot C		Plan 4017 MC
55	Border Paving	6719 Golden West Ave.	Lot F		Plan 4189 MC
56	Purolator Courier	6722 Golden West Ave.	Lot 2D	Blk 4	Plan 812-0799
57	Newsco	6725 Golden West Ave.	Lot 1G		Plan 842-2267
58	Newsco	6763 Golden West Ave.	Lot 1		Plan 872-1986
59	Flint	6766 Golden West Ave.	Lot N		Plan 2794 NY
60	Energy Rentals	6767 Golden West Ave.	Lot V		Plan 4883 RS
61	Downton's Trucking	6750 Golden West Ave.	Lot J3		Plan 872-2485
62	Intern Radiograph	6721 - 67 Ave.	Lot 22C	Blk A	Plan 812-0799
63	UFA Co-op	5440 - 45 St.	Lot 9	Blk 8	Plan 852-0807
64	RD Welding Supplies	5121 - 47 St.	Lot 3A	Blk 3	Plan 799 HW
65	N.W. Utilities	5439 - 47 St.	Lot 8	Blk 2	Plan 782-0286
66	Public Works Garage	5443 - 49 St.	Lot 5	Blk 7	Plan 1355 KS
67	CanPar	4266 - 61 St.	Lot 40	Blk 3	Plan 932-1091
68	Farmland (H. Schimke)	4630 - 61 St.	Lot 10	Blk 3	Plan 762-1422
69	Roth Radiographics	4604 - 62 St.	Lot 33	Blk 4	Plan 922-1527
70	Al Glover	6444 - 67 St.	Lot 5		Plan 832-0240
71	Quality Rentals	6439 - 67 St.	Lot 14	Blk A	Plan 802-2635
72	Turbo Bulk	6519 - 67 St.	Lot 7		Plan 782-3347
73	Dominion Oil	6603 - 67 St.	Lot 2		Plan 6604 MC
74	Shell Canada	6607 - 67 St.	Lot 1		Plan 6604 MC
75	Cenalta	6763 - 76 St.	Lot A		Plan 2385 MC
76	Frac Master	4089 - 77 St.	Lot D3		Plan 273 RS
77	Canada Packers	4120 - 77 St.	Lot H		Plan 5108 NY
78	CGTX	4310 - 77 St.	Lot M		Plan 273 RS
79	DJ Auto Recyclers	4029 - 78 St. Cres.	Lot 6	Blk 1	Plan 812-2691
80	Fire Master	4728 - 78A St. Cl.	Lot 10	Blk 4	Plan 812-2323
81	Gow's Express	4831 - 78 St.	Lot 8	Blk 4	Plan 772-0065
82	Allwest X-ray	4845 - 79 St.	Lot 8c	Blk 6	Plan 802-2104
83	National Supply Site	8010 Edgar Dr.	Lot 3	Blk 1	Plan 812-1569
84	UFA Bulk	8051 Edgar Dr.	Lot 1	Blk 4	Plan 812-1569
85	Mohawk	8120 Edgar Dr.	Lot 3	Blk 3	Plan 882-3008
86	Esso	8132 Edgar Industrial Cl.	Lot 2	Blk 1	Plan 812-2730
87	Haliburton	8145 Edgar Industrial Cl.	Lot 15	Blk 3	Plan 892-2866
88	Harpers metals	8149 Edgar Industrial Cl.	Lot 16C	Blk 3	Plan 892-2866
89	BPB Wireline	8164 Edgar Industrial Cl.	Lot 12	Blk 2	Plan 882-1423
90	Schumberger	8157 Edgar Industrial Cl.	Lot 5	Blk 1	Plan 812-2730
91	Newsco	7880 Edgar Industrial Dr.	Lot 6	Blk 1	Plan 912-0109
92	McKee Manufacturing	Box 441		Blk 4	Plan 3838KS
93	Caps	5825 Kerrywood Dr.	Lot	Blk N	Plan 3051HW
94	Harpers	5835 Kerrywood Drive	Lot H		Plan 5296 HW

**DATE:        SEPTEMBER 27, 1994**  
**TO:           PRINCIPAL PLANNER**  
**FROM:        CITY CLERK**  
**RE:           DANGEROUS GOODS SETBACKS**

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At the Council Meeting of September 26, 1994, consideration was given to your report dated September 19, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated September 19, 1994, re: Dangerous Goods Setbacks, hereby agrees that the Red Deer Regional Planning Commission prepare the necessary Land Use Bylaw Amendments in accordance with the above noted report, and as presented to Council September 26, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. In addition, the Mayor would like to see a letter sent to all affected parties prior to first reading of this bylaw, to inform them of Council's intent. If you require assistance in the distribution of these letters please let me know.

I look forward to the necessary Land Use Bylaw Amendment being presented back to Council in due course.



**KELLY KLOSS**  
City Clerk

KK/clr

cc:    Director of Engineering Services  
      Fire Chief  
      Land and Economic Development Manager

NO. 1

No. 23

OFFICE OF THE COUNTY COMMISSIONER

4758 - 32 STREET

RED DEER, ALBERTA T4N 0M8

Phone 347-3364

Fax 346-9840

**AUGUST 25, 1994**

Mr. H.M.C. Day  
City Commissioner  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta, T4N 3T4

Dear Mr. Day:

**RE: RED DEER REGIONAL PLANNING COMMISSION LAND AND BUILDING**

As the City of Red Deer is aware, the County of Red Deer holds the mortgage on the Red Deer Regional Planning Commission property.

With the Provincial Government announcement that it will no longer be funding Planning Commissions, the County and the Commission have been discussing the mutually agreed transfer of the Planning Commission land and improvements to cover the outstanding mortgage. The Agreement between both parties is almost complete.

With regard to the above, the County of Red Deer requests the approval of the City of Red Deer, subject to Section 126(3) of the Municipal Government Act, to purchase Plan Red Deer 792 2866, Block 14, Lot 10B (2830 Bremner Avenue).

We are aware that this property is zoned DCI Direct Control, and if required, assurance from the City that the use of the property as office use is permissible.

**MR. H.M.C. DAY**

=2=

**AUGUST 25, 1994**

At this time, we can advise you the Red Deer Regional Planning Commission wishes to lease approximately 4300 square feet of the building to continue its present operation. The balance of the building is scheduled, at this time, to be utilized by the School Administration part of the County. It would not be our intention to go against the uses as set out under the Direct Control zoning of the City of Red Deer.

We look forward to your reply at your earliest convenience.

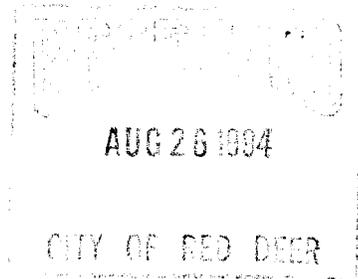
**Yours truly**

**COUNTY OF RED DEER NO. 23**



**R.J. STONEHOUSE, C.L.G.M.  
COUNTY COMMISSIONER**

**gg**



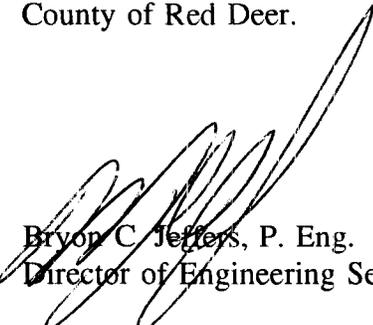
DATE: August 31, 1994  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: **PLANNING COMMISSION LAND AND BUILDING**

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The Engineering Services Division has reviewed the correspondence from The County of Red Deer outlining their proposed plans for the Planning Commission building and land. We would have no concerns with what is proposed.

**RECOMMENDATION**

We would respectfully recommend that Council give their approval to the proposed plans of The County of Red Deer.



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

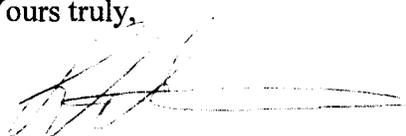
BCJ/emg

DATE: August 31, 1994  
TO: City Clerk  
FROM: Bylaws & Inspections Manager  
RE: **RED DEER REGIONAL PLANNING COMMISSION**  
**2830 - BREMNER AVENUE**

We are in receipt of your memo dated August 29, 1994 with respect to the above referenced site. Our only comment is that as the site is zoned D.C., in which all uses must be approved by Council. Approval of use by the County School Board is also required.

We have no objections or concerns regarding the proposal.

Yours truly,



R. Strader  
Bylaws & Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/cp

Commissioners' Comments

Assuming Council is in agreement with the report of the Planning Commission relative to Bremner Ave., we recommend that Council approve the application of the County of Red Deer.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

*Conroy*

FILE No.



**THE CITY OF RED DEER**

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

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

September 7, 1994

*Receipt of FAX  
→ confirmed via  
phone 3:00 p.m. CR*

County of Red Deer No. 23  
4758 - 32 Street  
Red Deer, Alberta  
T4N 0M8

FAXED 1994 SEPTEMBER 7, 1994  
FAX # 346-9840

Att: R. J. Stonehouse,  
County Commissioner

Dear Mr. Stonehouse:

RE: RED DEER REGIONAL PLANNING COMMISSION LAND AND BUILDING

Further to my letter of August 29, 1994 concerning the above topic, I would like to advise as follows.

This matter was originally scheduled to appear on the agenda for the meeting of Red Deer City Council to be held Monday, September 12, 1994. Previous to receiving your letter, Council had directed the Administration to prepare a report relative to the uses of property along Bremner Avenue. Said report is to be presented to Council at its meeting of Monday, September 26, 1994. As this report may have an impact on your request, we are rescheduling your item from the September 12, 1994 meeting to the September 26, 1994 meeting of Council.

In the event you wish to be present at the Council Meeting, please contact our office on Friday, September 23, 1994 and we will advise you of the approximate time that Council will be discussing this item. In addition, The City Administration's comments concerning this matter will also be available on September 23, 1994.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Engineering Services  
Bylaws and Inspections Manager  
Principal Planner



*a delight  
to discover!*

DATE: August 29, 1994  
TO: DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF ENGINEERING SERVICES  
DIRECTOR OF FINANCIAL SERVICES  
 X BYLAWS & INSPECTIONS MANAGER  
CITY ASSESSOR  
COMPUTER SERVICES MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF  
PARKS MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK  
RE: PLANNING COMMISSION LAND & BUILDING

---

Please submit comments on the attached to this office by September 6, 1994, for the Council Agenda of September 12, 1994.

"Kelly Kloss"  
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 29, 1994

County of Red Deer No. 23  
4758 - 32 Street  
Red Deer, Alberta  
T4N 0M8

Dear Sirs:

I acknowledge receipt of your letter dated August 25, 1994, re: Red Deer Regional Planning Commission Land and Building.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, September 12, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, September 9, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, September 9, 1994.

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

Yours sincerely,

Kelly Kloss  
City Clerk

KK/ds

*a delight  
to discover!*



**THE CITY OF RED DEER**  
 P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

---

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

September 27, 1994

County of Red Deer No. 23  
 4758 - 32 Street  
 Red Deer, Alberta  
 T4N 0M8

Att: Mr. R. J. Stonehouse, County Commissioner

Dear Mr. Stonehouse:

**RE: RED DEER REGIONAL PLANNING COMMISSION LAND AND BUILDING**

At The City of Red Deer Council Meeting held September 26, 1994, consideration was given to your correspondence dated August 25, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the County of Red Deer No. 23 dated August 25, 1994, re: Red Deer Regional Planning Commission Land and Building, hereby:

1. approves the purchase by the County of Red Deer of the land described as: Plan Red Deer 792-2866, Block 14, Lot 10B (2830 Bremner Avenue);
2. approves the use of the above noted land for the Red Deer Regional Planning Commission Offices and offices to be utilized by the School Administration part of the County of Red Deer,

and as presented to Council September 26, 1994."

In addition to your request, Council also approved the attached report from the Red Deer Regional Planning Commission dealing with uses for all properties located along Bremner Avenue. I am submitting this report to you as information only.

... /2

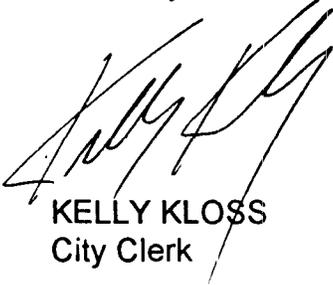


*a delight  
to discover!*

County of Red Deer No. 23  
September 27, 1994  
Page 2

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS  
City Clerk

KK/cir  
attchs.

cc: Director of Engineering Services  
Bylaws and Inspections Manager  
Land and Economic Development Manager  
Principal Planner



Town of • Ville de  
**MORINVILLE**

10125 - 100th Avenue  
 Morinville, Alberta  
 T8R 1L6  
 (403) 939-4361  
 (Fax) 939-5633

September 06, 1994

Dear Mayor and Council:

Re: AUMA Convention Resolution #B10

I am writing to you about an upcoming resolution at this fall's AUMA Convention. This resolution regarding perpetual easements (see Convention Resolution B10) encourages the government to provide the necessary legislation to make this valuable conservation and planning tool available to Albertans.

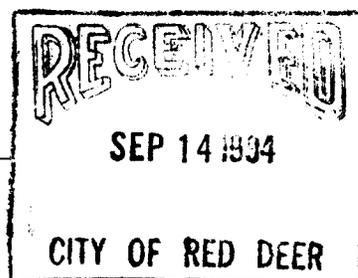
Perpetual easements would be a registered, voluntary agreement between a landowner and a second entity (an individual, government or non-government organization) to control the development, use or management of a parcel of land for a specified purpose. The agreement would be attached to the land title and would bind subsequent landowners. As a planning tool, perpetual easements can be used to provide more certainty of long term protection for land that has important natural or cultural values. Depending on the legislation, such values might be recreational, scenic, wildlife-related, historical, or other. Being voluntary, a perpetual easement can be tailored to a parcel of land and to the persons or organizations involved.

Enabling private landowners to grant perpetual easements will allow them to protect land for the future while at the same time retaining ownership of their own land. In addition, governments may find the granting of easements helpful in transactions such as the transfer of park or public lands from government to other agencies or private organizations for the purposes of conserving or managing such lands. By allowing government to work in partnership with the private and voluntary sectors, this tool can extend the effectiveness of government.

Many jurisdictions in Canada have some form of conservation easement legislation. Some of these allow private organizations to acquire conservation easements. However, Alberta still has many legislative restrictions related to easements which preclude the flexibility provided by the perpetual easement concept. We as Albertans need coherent, comprehensive legislation that is responsive to the conservation and planning needs of today and for the benefit of future generations.

Enabling legislation for perpetual easements can benefit both the economy and the environment. I would ask you to support this resolution and to work with your organizations to bring this legislation to reality as soon as possible.

  
 Ted Code  
 Councillor



1994 Resolution No. B10

Morinville

Perpetual Easement Enabling Legislation

**WHEREAS** the present provincial legislative provisions for land subdivisions, land development and the use of restrictive covenants can be supplemented greatly by perpetual easement to achieve desired community growth objectives; and

**WHEREAS** perpetual easement is a cost effective tool making possible the application of innovative land development techniques such as development bonusing, cluster subdivision designs and transfer of development rights, which are based on the principles of maintaining and enhancing property ownership rights while providing greater land development feasibility and flexibility, as well as providing longer term certainty of land status; and

**WHEREAS** perpetual easement can also be used to preserve historical and environmentally significant sites at no cost or very low cost to the Province and municipalities when used in conjunction with innovative land development techniques;

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to provide the legislation necessary to enable the application of perpetual easements.

**BACKGROUND**

There is an increasing public demand for more interesting and innovative land development and conservation while private property rights are respected or even enhanced.

The more innovative land development and conservation techniques may include bonusing to encourage better land development practices, cluster subdivision designs which may include bareland condominiums, and transfer of development rights. These techniques can be used to encourage desired land development and community growth, as well as to achieve land conservation and environmental protection objectives.

However, in order to implement these newer techniques, the available legal tools under existing provincial legislation (e.g. Planning Act, Land Titles Act, Environmental Protection and Enhancement Act, etc.) need to be used in conjunction with a broader use of the "easement" tool.

**1994 Resolution No. B10**  
**Continued**

Several Canadian provinces and most American states have enabling legislation that provides for "perpetual easement" to overcome the inherent constraints of the conventional legislation such as zoning and subdivision regulations, restrictive covenants and others. Perpetual easements would supplement these conventional practices and would also provide longer term certainty for the desired land development or conservation. The door is then opened for its creative use by municipalities and other land use authorities as an incentive tool in the land development process.

Much of the current conflicts between land development and environmental protection interests can be resolved by the use of perpetual easement in conjunction with innovative techniques. A win-win result can be achieved but the use of "perpetual easement" will be the key to this success.



**TO:** City Council **DATE:** September 19, 1994  
**FROM:** Paul Meyette, Principal Planner  
**RE:** Perpetual easements - Letter from the Town of Morinville

---

The Town of Morinville is requesting that Council support AUMA Resolution B10 which requests that the Province provide Perpetual Easement Legislation.

*What is a Perpetual Easement*

A Perpetual Easement is an agreement entered into between a landowner and a second party (municipality, other agency or individual) regarding the use of the subject lands. The easement is permanent and could be used to protect significant historical, archaeological, geological, architectural, environmental or scenic areas which are significant.

*How Would It Work*

The legislation would allow a landowner to reach an agreement with a second party to protect a significant feature on the property. The perpetual easement could not be altered or discharged by the second party.

*Is the Concept Used Anywhere Else?*

The two Territories and most of the Provinces allow the use of easements to protect significant areas.

*Benefit to the City*

The use of permanent easements may result in additional lands being preserved in environmentally significant areas. The success of Perpetual Easements will ultimately depend upon individual landowners and their desire to protect a significant feature on their land

**RECOMMENDATION**

Planning staff recommend that Council support AUMA convention resolution B10.

Paul Meyette, ACP, MCIP  
PRINCIPAL PLANNER, CITY SECTION

COMMISSIONERS' COMMENTS

There are benefits of permanent easement legislation, as noted in the attached material. Unfortunately, one major drawback is the potential for permanent easements to become a substantial stumbling block to logical development within urban communities. For example, should a land owner choose to designate a future roadway alignment as permanent reserve protected by easement, the most logical and cost effective path of development for the community may be hampered. At this point we are unable to identify a way that permanent legislation could be developed to ensure this doesn't happen. For that reason we recommend that Council not support the AUMA resolution B10.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner



## Alberta Urban Municipalities Association

8712 105 Street, P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4  
Tel: (403) 433 4431 • Toll Free: 1 800 661 2862 • Fax: 433 4454

NO. 3

**TO:** Mayor and Council  
RCMP Contract Municipalities

**FROM:** Mayor William Purdy  
President

**DATE:** August 29, 1994

**RE:** R.C.M.P. COST RECOVERY

---

The AUMA recently participated in discussions with a cross section of membership related to the RCMP and cost recovery issues.

Overall we found the RCMP receptive to the needs of municipalities in responding to increasing costs, and the documentation following should be deemed as a guide as the implementation and decisions rest with local council.

There are a number of issues of a general nature that should be addressed in your reviewing assessing fees including:

- a) **Collection process.** It appears the current practice by those that now assess fees is the surcharge is collected at the municipal office. This process should be discussed with the local NCO to work out on a location-specific basis.
- b) **Dual Units.** There are blended units comprised of both rural and urban detachments, and those persons that come in from outside particular jurisdictions will have to be addressed. By way of policy, the municipality dealing with the issue should address this, keeping in mind that an individual outside the urban unit coming into the facility may expect no fees should be paid.
- c) **User Fees.** User fees being considered by council should not be interpreted to reflect on those activities that would interfere with the administration of justice.
- d) **Authority.** Under the current Municipal Government Act there is no explicit authority to render the cost recovery process. In discussion with various persons it appears that Section 112 or 153 of the existing MGA is being utilized for authorization. It is understood that the provisions of the new MGA effective January 1, 1995 will provide clear authority for municipalities to assess these fees. We recognize that implementation of fees is a local decision and will vary based on your local needs and wants.

The following activities are divided into two (2) categories, the first being current services the RCMP charge for, and the second being services that may be given consideration by municipalities to assess.

**I i) Sale of Photos and Videos**

RCMP pictures (at cost)  
Sale of videos = \$15

**ii) Vehicle Accident**

Technical Investigation (Traffic Analysis)

RCMP fee \$1500

Field Diagram

RCMP fee \$50

Scale Diagram

RCMP fee \$50

Mechanical Inspection

RCMP fee \$200

Accident Report Form

RCMP fee \$15

It should be noted that the above costs are a net revenue back to the municipality(s) and are exclusive of GST.

**iii) Fingerprinting (non-criminal)**

RCMP fees are collected and remitted to Ottawa. Surcharge for VISAs, employment applications, security reasons, etc. could be assessed.

**iv) Criminal Records Verification**

Sometimes required for employment applications or security clearance. Currently fees are retained by Ottawa. Municipalities could surcharge.

Under Fingerprinting and Criminal Record Investigation, groups such as Block Parents, in some jurisdictions are given exemption.

## II Additional services that may warrant investigation.

a) Break and Enter Reports

Insurance companies require as confirmation of reporting of loss. Fee for service could be applied.

b) Escorts

If special police services are required for events that are not police activities (i.e. escorting a high load vehicle through a municipality).

c) Security

Currently during special events, the RCMP assess their cost based on overtime and travel, i.e. meals and lodging.

d) C.P.I.C.

Checks for employment purposes.

e) V.I.N.

Vehicle Identification.

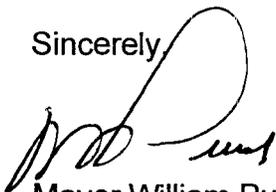
## III Accommodation

It appears in the near future you will be receiving a document from K Division relative to the issue of accommodation. This document will provide an opportunity to sign in for a five year commitment regarding accommodation and will be subject to your own review relative to the merits of your local situation.

With regard to any of the above issues, we will recommend that the contracting municipalities members contact the local detachment commander on the issues that are in need of clarification or to Sergeant Bob Pederson at K. Division (945-5659).

You should also be aware that we have requested information from the Honourable Ken Rostad pertaining to upcoming negotiations, FAC revenues, and the report prepared by the Provincial Government pertaining to provincial policing.

Sincerely



Mayor William Purdy  
President

**DATE:** 94 SEP 09

**TO:** City Clerk - Kelly KLOSS

**FROM:** Officer In Charge Red Deer City RCMP - Insp. R.L. BEATON

**RE: AUMA - RCMP COST RECOVERY**

---

Your correspondence dated 94 SEP 07 refers.

This Detachment is charging a \$20.00 municipal surtax for the following:

1.
  - (a) Sale of photos and videos
  - (b) Vehicle accident reports, diagrams, etc.
  - (c) Fingerprinting (non-criminal)
  - (d) Criminal record verification
  
2. Additional Services:
  - (a) Break & enter reports - \$20.00 surtax is being charged
  - (b) Escorts - no charge is presently being levied in assisting high loads through the municipality. No surcharge recommended.
  - (c) Security - special events where off duty members are hired to perform security functions. No municipal surtax is being charged and no surcharge recommended.
  - (d) CPIC - checks for employment - \$20.00 surtax is being charged
  - (e) VIN - Vehicle identification checks - presently no surtax is being charged. However, I recommend that a surtax be charged for this service. In 1993 we performed 98 VIN checks which would have resulted in \$1960.00 revenue for the year.

I recommend that our surtax for services rendered be increased from \$20.00 to \$25.00 commencing 95 JAN 01.



(R.L. BEATON) Insp.  
Officer In Charge  
Red Deer City Detachment

**COMMISSIONERS' COMMENTS**

AUMA is bringing to the attention of municipalities some issues and guides in the implementation of user fees by the RCMP. Inspector Beaton has indicated in his comments that The City is presently charging \$20.00 in addition to any charge levied and retained by the RCMP for:

- sale of photos and videos
- vehicle accident reports, diagrams, etc. (no RCMP charge is levied)
- fingerprinting (non-criminal)
- criminal record verification

The following services are not charged for by the RCMP but The City has a \$20.00 charge:

- break and enter reports
- CPIC (checks for employment)

The City does not presently have a charge for vehicle identification checks but Inspector Beaton is recommending a \$20.00 charge. Inspector Beaton is not recommending a charge for the following:

- Escorts: The only escorts are for some funerals and would not exceed 5 per year
- Security: No set charge is recommended because each request is done by contract and the contract includes a charge.

Inspector Beaton is recommending Council agree to increase the \$20.00 charges to \$25.00 effective January 1, 1995. We concur with the recommendations of Inspector Beaton.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- LAND AND ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
- PUBLIC WORKS MANAGER
- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- \_\_\_\_\_

*Copy*

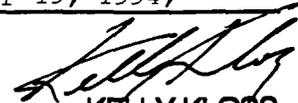
FROM:

CITY CLERK

RE: AUMA - RCMP Cost Recovery

Please submit comments on the attached to this office by September 19, 1994,

for the Council Agenda of September 26, 1994.

  
 KELLY KLOSS  
 City Clerk

**DATE: SEPTEMBER 27, 1994**  
**TO: INSPECTOR R. BEATON**  
**FROM: CITY CLERK**  
**RE: R.C.M.P. COST RECOVERY**

---

At the Council Meeting of September 26, 1994, consideration was given to correspondence from the Alberta Urban Municipalities Association dated August 29, 1994, re: R.C.M.P. Cost Recovery, and at which meeting the following resolution was passed:

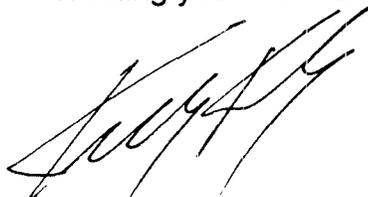
"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Alberta Urban Municipalities Association dated August 29, 1994, re: R.C.M.P. Cost Recovery, hereby agrees as follows:

1. That The City apply a \$20 charge for vehicle identification checks;
2. That effective January 1, 1995 the current charge of \$20 for various services charged by The City relative to the RCMP City Detachment be increased to \$25,

and as presented to Council September 26, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. Please update your records and charges in accordance with the above noted resolution.

Trusting you will find this satisfactory.



KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Financial Services  
Bylaws and Inspections Manager

SERVING RED DEER SINCE 1894



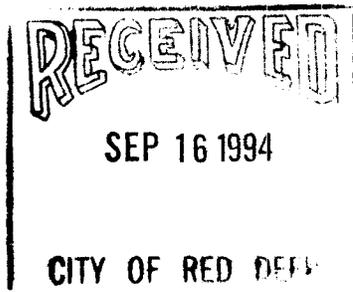
## RED DEER CHAMBER OF COMMERCE

3017 - 50th AVENUE, RED DEER, ALBERTA, CANADA T4N 5Y6 PHONE (403) 347-4491 FACSIMILE (403) 343-6188

NO. 4

September 14, 1994

Mayor Surkan & Council,  
City of Red Deer,  
P.O. Box 5008,  
Red Deer, Alberta  
T4N 3T4



Your Worship:

**RE: ECONOMIC DEVELOPMENT**

This letter will serve to re-affirm the Chamber's commitment to establish an Economic Development Alliance (Authority) to be managed by an independent board of directors and financed by both the private and public sector.

In our meetings with you, city council and your own task force, and as confirmed by your Strategic Plan released this past week, we received a message of support for this concept.

In our survey, discussions and round table meeting we received a clear message that "there should be an Economic Development marketing body, separate from the City of Red Deer, that would identify potential growth areas within our community. The intent is to create new full-time jobs, not to create further competition for existing business."

Our next step is to survey the entire business community to determine their level of support. The results of our round table discussions provided a strong indication that the decision to support this alliance must be on a voluntary basis. Therefore, the questionnaire will address the support of such an alliance, the financial support that they would be prepared to commit, and the most suitable method of collecting the moneys required.

We would look to the City for your comments as to the content of the questionnaire to ensure that they are not biased.

If the business community does endorse the proposal, we would expect that the formation of this organization would occur early in 1995.

...2

OUR MISSION

TO STIMULATE SUSTAINABLE ECONOMIC GROWTH IN THE BUSINESS COMMUNITY OF RED DEER AND AREA

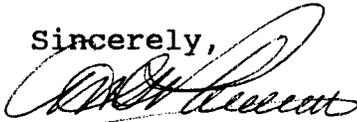
It would then be our intention to create a business plan that would include:

- the structure of a Board of Directors
- methods to implement the Economic Development Alliance

We would ask that the City of Red Deer consider their involvement in this alliance, when considering budgets for the 1995-96 fiscal period. It is our understanding that the City is prepared to support this new endeavour and we would ask that you consider, in your budget deliberations, an allocation of \$100,000 to 150,000 in the first year.

We appreciate the support and the interest expressed by you and council and look forward to meeting with you to finalize the formation of the Economic Development Alliance.

Sincerely,



Merv Phillips  
President

MP:jdf

#### COMMISSIONERS' COMMENTS

Council's acceptance of an independent economic development authority was premised on the support of the business community. As a result, we have asked the Economic and Development Manager to prepare two budget scenarios, one reflecting the current structure of economic development handled through The City's existing Economic Development Department and second, outlining the potential involvement and contribution to an independent economic development authority. A final decision with respect to which budget scenario is accepted is dependent on the support of the business community. Currently, the Chamber is taking the lead role in determining that level of support.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner



**THE CITY OF RED DEER**  
 P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

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

September 27, 1994

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

Att: Merv Phillips, President

Dear Sir:

**RE: ECONOMIC DEVELOPMENT**

---

At the City of Red Deer Council Meeting held September 26, 1994, consideration was given to your letter dated September 14, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Chamber of Commerce dated September 14, 1994, re: Economic Development Alliance - Request for Funding Support, hereby agrees that said request be considered during the 1995/1996 Budget deliberations, subject to a report being submitted by the Red Deer Chamber of Commerce to City Council outlining the financial support of the business community for said alliance, and as presented to Council September 26, 1994."

Council also agreed to provide comments, through the Mayor's Office, as to the content of any questionnaire you may wish to develop.

Council looks forward to your further report outlining the financial support of the business community for the Economic Development Alliance. Please note that Council did not agree at this time to the amount of funding to be included in the 1995 budget. A more in depth review of The City's Economic Development Department's budget is being done and when completed it will be determined what portion of that budget could be allocated to an alliance.

... / 2



*a delight  
to discover!*

Red Deer Chamber of Commerce  
September 27, 1994  
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS  
City Clerk

KK/clr

cc: Mayor  
City Commissioner  
Director of Community Services  
Director of Financial Services  
Land and Economic Development Department

NO. 5

August 15, 1994

City Hall  
4914 - 48 Avenue  
Red Deer, Alberta

**ATTENTION: Mayor Surkan and Counsellors**

**RE: RAISE IN CITY TRANSIT BUSS PASS FARES**

I am writing to express concern over the recent increase in bus pass fares.

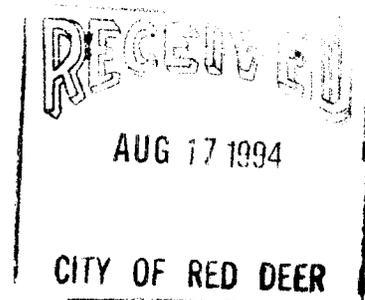
I am currently employed in a Group Home for mentally disabled adults. All of the clients residing in our Group Home use the City Transit System to transport themselves to and from work as well as on social outings. The increase in purchasing a bus pass for persons relying on Support for Independence Funding or Assured Income for the Severely Handicapped makes public transportation a near impossibility. This fare increase makes it more economically feasible for many clients to be transported by staff as opposed to using the public transportation system. This will serve not only to pollute our city further, but will, more importantly, take away hard earned independence of many handicapped people. In the recent fight for independence I feel that the increased fares for handicapped people is a great disservice to the efforts our government and community have made to progress in the acceptance of persons with disabilities in our society.

Thank you for taking the time to consider my concern, and to consider the special financial needs of persons with disabilities.

Sincerely,

*Connie*

Connie St. Pierre  
Residential Client Worker  
Central Alberta Community Residence Society



City Hall  
Red Deer, Alta  
Aug 26, 1994

123

Mayor Surken and members of city Council:  
re - proposed bus fare increase

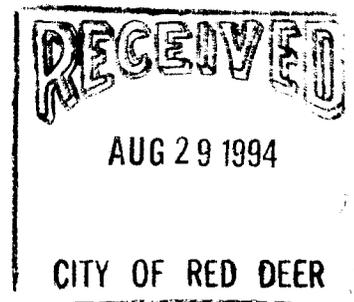
As a caregiver to a mentally handicapped individual I am in a position to write to you regarding your proposal for an increase to the bus fare.

One of the many duties of my job is to try and balance this gentleman's monthly budget. Every month I find it exceedingly difficult to juggle his meager income to meet his necessary needs. This \$3.15 increase may not seem like much to many already using the transit but it is out of reach for this "special person."

Because he is not physically handicapped the "action bus" cannot be accessed & him so his only transportation is city transit.

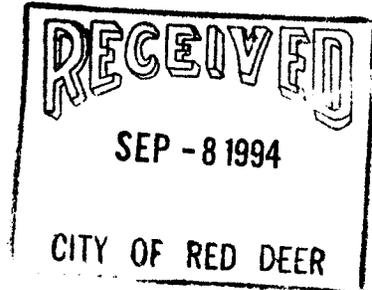
Please consider on behalf of all these individuals the strain and hardship you will be placing on them if this increase is passed.

Sincerely  
Charlotte Paluszki



Central Alberta Community Residence Society  
5409 50 Ave., Red Deer, Alberta T4N, 4B7

Sept 07, 1994



Dear Mrs Mayor & Council Members,

I am writing the letter because I am concerned about the cost of the monthly bus pass, \$47.00 that the clients I service have to presently pay. Being a supervisor in a group home for the mentally challenged has allowed me the opportunity to realize how difficult it is for them to live on their low fixed incomes. Presently the persons living in this group home are all on specialized activity or job training programs. Therefore I feel at the very least they should be considered students and given such a rate for their bus transportation. This is in fact their only means of transportation and I feel it is important to encourage continued independence in this area.

I sincerely hope that you can feel compassion and view their situation a little closer so action could be taken to lower the cost of the adult bus pass to a more affordable cost.

Thankyou for your consideration of this request.

Sincerely  
Nancy Good  
Supervisor  
Wells St. Group Home  
21 Wells St.  
Red Deer T4N 542

Sept. 6, 1994

RECEIVED

SEP -9 1994

CITY OF RED DEER

To Whom it May Concern

I would like to advocate on behalf of the disabled adults I work with. I have concerns with how the increase of the City Transit Adult Monthly Bus Pass may affect their lives. For these individuals, striving for independence, is an important goal in their lives. Having to pay extra for a Monthly Pass will not only put more strain on their already limited budgets; but also the expectations to be a part of the community and getting to and from employment placements. I hope there is a solution to reduce the cost of an Adult Bus Pass and allow these individuals to enjoy a fulfilling and productive lives.

Sincerely

Chalene Nowosad

Project Manager

Central Alberta Community Residence Society

**DATE: August 19, 1994**  
**TO: City Clerk**  
**FROM: Director of Financial Services**  
**RE: INCREASE IN BUS PASS FARES**

The letter from a person who works with mentally disabled adults is expressing concern that increases in bus pass fares are making the transit system too expensive for them.

The City normally increases, or considers increases, in fares to be effective September 1. The following increases are approved for September 1:

Description	Monthly Rate	
	Previous	Effective September 1/94
Adult	\$ 43.25	\$ 47.00
Student	34.00	39.00 *
Senior	12.00	15.00
* Increase is for unrestricted use only and affects 42% of the students.		

There are no increases in single ride fares, which are:

- Adult                   \$ 1.30
- Student                 1.05

The \$47.00 adult pass fare is the equivalent of 36 trips at \$1.30.

The concern expressed by the worker with mentally disabled adults can certainly be appreciated. There are, however, many citizens who are in similar economic circumstances such as single mothers, persons on welfare, and seniors.

City Council recognizes the need for people who may be economically disadvantaged to have an affordable means of transportation. The revenues of the transit system are only budgeted to cover 53% of the cost of operating the system. The balance is covered by taxpayers. The equivalent of 7% of municipal property taxes is used to subsidize the Transit system.

City Clerk  
August 19, 1994  
Page 2

Many taxpayers are expressing concern about the level of property taxation. Council has responded to this concern by limiting tax increases to 0%. This means if the costs of operating the Transit system are not shared by the users, and cost increases cannot be passed on to taxpayers, other City services may need to be reduced.

The increase in pass fares this year is more than it normally would be to make the frequent transit user more responsible for the system cost. With today's economic realities it is becoming difficult to justify and provide large subsidies. The increase also brings the pass cost more in line with the single ride cost but still provides a benefit for the purchase of a monthly pass.

The increase in the pass cost is projected to result in additional yearly revenue of \$65,690 or the equivalent of a .3% increase in municipal property taxes.



A. Wilcock, B.Comm., C.A.  
Director of Financial Services

AW/jt

c. Transit Manager  
Director of Engineering Services  
Director of Community Services

Date: August 30, 1994

To: City Clerk

From: Acting Transit Manager

**RE: INCREASE IN BUS PASS FARES**

---

In response to the letter concerning cost increases for the Monthly Adult Bus Pass, the Transit Department has the following comments:

We can appreciate the concerns put forward, and share them as well. With Provincial funding disappearing more pressures are put on Transit Systems to become more user pay oriented. Transit Systems ultimately are concerned that fares will have to be increased to the point where competing with the private automobile becomes difficult. However, we believe that our new pass costs are not overwhelming and cash fares are not being increased. For example, the current cost of an Adult pass is \$43.25 per month. Based on the current cash fare of \$1.30, an individual purchasing this type of pass is paying for 33 trips. Effective September 1, 1994, individuals will be paying the equivalent of 3 more cash trips based on the same fare.

We assume that customers purchasing the monthly pass are frequent riders, or they just enjoy the convenience of not having to carry cash. From information obtained in a Public Open House held May 4, 1994 we believe that most adult customers use their pass approximately 3 times each week day and up to 2 times each Saturday. Using those figures, during an average month of 21 weekdays and 4 Saturdays, a customer purchasing the monthly pass will be using transit service for 63 trips during week days and 8 trips on Saturday. Using this scenario and paying \$47 dollars for a pass, each trip would cost \$.66 cents or a 49.23 % reduction from the regular cash fare. Although each customer purchasing the monthly pass may not use our service this much in one month, we believe that if more than 42 trips are taken, the monthly pass is still a good deal. Using the same ideology, customers taking more than 42 trips in a month are receiving a greater discount than Single Ride Book Tickets. We recommend that customers trip plan for the month, and purchase the most economical method of fare, and one that best suits their needs.

The Adult pass has also been changed, and a new riding privilege or option has been added. The Adult Pass is now called GO PASS and is fully transferable. The pass can be used by other family members, or anyone else if the purchaser of the pass so wishes. Our only stipulation on transferring, is that the pass can only be used by one person at a time, and the pass must remain in the possession of the boarding customer for the entire journey.

City Clerk  
Page 2  
August 30/94

Decreasing monthly pass discounts and implementing restricted passes for primary and secondary students moves toward a User Pay Fare System without raising the cash fare. With the continual pressure to keep taxes at 0 percent, it was necessary for the Transit Department to find ways of maintaining current service levels while lessening the burden on the tax base. We believe that the decision to decrease the discount for purchasing monthly passes to be a better option than reducing general service hours, which would have been inevitable.



Kevin Joll  
ACTING TRANSIT MANAGER

KJ/slm

- c. Bryon Jeffers, P. Eng  
Director of Engineering Services

**DATE:** September 19, 1994

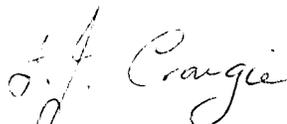
**TO:** KELLY KLOSS  
City Clerk

**FROM:** FRANCES CRAIGIE, Chairperson  
Special Transportation Advisory Board

**RE:** INCREASE IN BUS PASS FARES

---

The Special Transportation Advisory Board received the letter from Ms. St. Pierre and the accompanying memo from the Director of Financial Services regarding the increase in bus pass fares. The Board generally agreed with Mr. Wilcock's memo and will not comment further.



FRANCES CRAIGIE, Chairperson  
Special Transportation Advisory Board

BJ:kt

c.c. Craig Curtis, Director of Community Services

#### COMMISSIONERS' COMMENTS

We concur with the recommendations of the Administration that there be no change to the existing fare structure. While we can sympathize with the concerns expressed, there are a number of individuals who are in similiar circumstances such as single parents and those on social assistance.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**ATTACHMENT  
FOR  
OPEN AGENDA**

**RE: CENTRAL ALBERTA COMMUNITY  
RESIDENCE SOCIETY**



# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

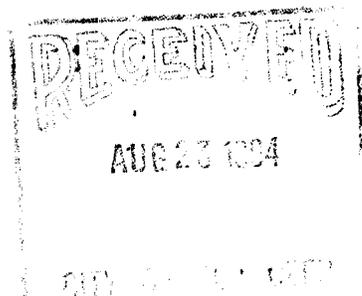
August 23 , 1994

TO WHOM IT MAY CONCERN:

I am advocating on behalf of the disabled adults that I work with. I must tell you the latest increase in the cost of the City Transit adult monthly bus pass has put these individuals into financial hardship. They do not receive sufficient funds to be able to afford such costs, yet they are expected to be involved in the community and participate in vocational or employment placements. I hope you can have empathy for these individuals and take action to lower the cost of the adult bus pass to a more appropriate cost as to enable them to access your service and attain the quality of life entitled to us all.

Sincerely;

*Lillian Craig*





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

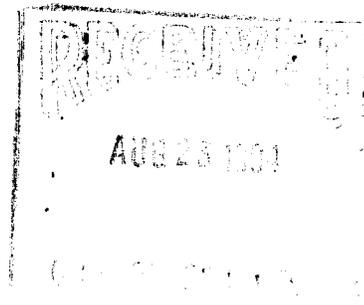
August 23 , 1994

TO WHOM IT MAY CONCERN:

I am advocating on behalf of the disabled adults that I work with. I must tell you the latest increase in the cost of the City Transit adult monthly bus pass has put these individuals into financial hardship. They do not receive sufficient funds to be able to afford such costs, yet they are expected to be involved in the community and participate in vocational or employment placements. I hope you can have empathy for these individuals and take action to lower the cost of the adult bus pass to a more appropriate cost as to enable them to access your service and attain the quality of life entitled to us all.

Sincerely;

*M. Gregal*





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

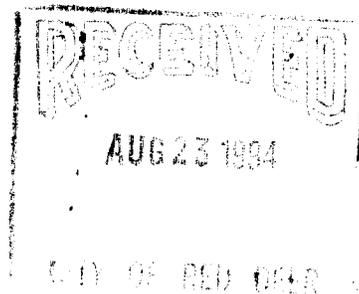
August 23 , 1994

TO WHOM IT MAY CONCERN:

I am advocating on behalf of the disabled adults that I work with. I must tell you the latest increase in the cost of the City Transit adult monthly bus pass has put these individuals into financial hardship. They do not receive sufficient funds to be able to afford such costs, yet they are expected to be involved in the community and participate in vocational or employment placements. I hope you can have empathy for these individuals and take action to lower the cost of the adult bus pass to a more appropriate cost as to enable them to access your service and attain the quality of life entitled to us all.

Sincerely;

*Lucie Stewart*



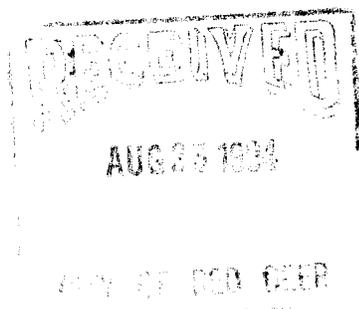
August 23 , 1994

TO WHOM IT MAY CONCERN;

I am a disabled individual and rely on the City Transit for all my transportation needs. I write to you to express my great concern at the latest increase the adult bus pass. I am unable to afford the \$47.00 cost with the funding that I receive. Without transportation I am unable to get to work or around the community. I appeal to you to realize the hardship that you have placed me, and other like me, in and to decrease the City Transit bus pass costs to an attainable price.

Sincerely;

George Wood





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

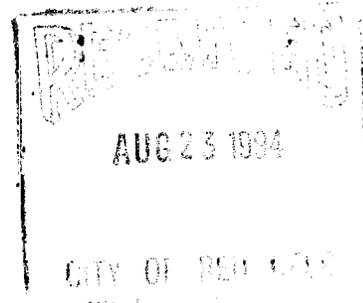
August 23 , 1994

TO WHOM IT MAY CONCERN:

I am advocating on behalf of the disabled adults that I work with. I must tell you the latest increase in the cost of the City Transit adult monthly bus pass has put these individuals into financial hardship. They do not receive sufficient funds to be able to afford such costs, yet they are expected to be involved in the community and participate in vocational or employment placements. I hope you can have empathy for these individuals and take action to lower the cost of the adult bus pass to a more appropriate cost as to enable them to access your service and attain the quality of life entitled to us all.

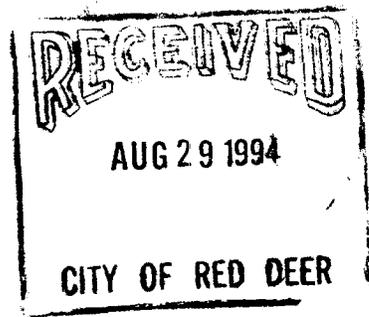
Sincerely;

*Dorlene Rickman*



#103 4920 47<sup>th</sup> St.  
Red Deer, Alberta

Aug 27<sup>th</sup>, 1994.



To whom it may concern:

As a disabled individual residing in the city of Red Deer, I am very upset to learn about your intended increase for a monthly bus pass. The only transportation I am able to afford to go anywhere in the city is by bus and now with the impending increase my monthly allowance will not allow me that anymore. Have you ever tried to live on \$700.00 a month? The \$3.75 may not seem like much to most people but right now to me its a great deal. I depend wholly on the transit system for all my transportation and this increase will not allow me to get to work or around the community

without cutting back on my already strained budget.

I appeal to you to realize the hardship placed on me by your proposed decision. There are many of us in the city who cannot possibly afford this increase; as it is the \$3.25 is too much but what you are proposing now is way beyond my ability to cope.

Why cannot the bus pass be set at an attainable price. - for all?

Thank you

Sincerely

DARCY STORR

August 23 , 1994

TO WHOM IT MAY CONCERN;

I am a disabled individual and rely on the City Transit for all my transportation needs. I write to you to express my great concern at the latest increase the adult bus pass. I am unable to afford the \$47.00 cost with the funding that I receive. Without transportation I am unable to get to work or around the community. I appeal to you to realize the hardship that you have placed me, and other like me, in and to decrease the City Transit bus pass costs to an attainable price.

Sincerely;

LORNA LARSON ↑

August 23 , 1994

TO WHOM IT MAY CONCERN;

I am a disabled individual and rely on the City Transit for all my transportation needs. I write to you to express my great concern at the latest increase the adult bus pass. I am unable to afford the \$47.00 cost with the funding that I receive. Without transportation I am unable to get to work or around the community. I appeal to you to realize the hardship that you have placed me, and other like me, in and to decrease the City Transit bus pass costs to an attainable price.

Sincerely;

*Penny Ulrich*

August 23 , 1994

TO WHOM IT MAY CONCERN;

I am a disabled individual and rely on the City Transit for all my transportation needs. I write to you to express my great concern at the latest increase the adult bus pass. I am unable to afford the \$47.00 cost with the funding that I receive. Without transportation I am unable to get to work or around the community. I appeal to you to realize the hardship that you have placed me, and other like me, in and to decrease the City Transit bus pass costs to an attainable price.

Sincerely;

*Richard Gauszki*



# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

August 29, 1994

To Whom It May Concern:

I am writing this letter to advocate for lower bus fares for mentally challenged adults. These people do not receive sufficient funding to cover the cost of the present bus fares, let alone to cover the increase in fares. These people are expected to be involved in vocational or employment/ volunteer placements and to be involved in the community.

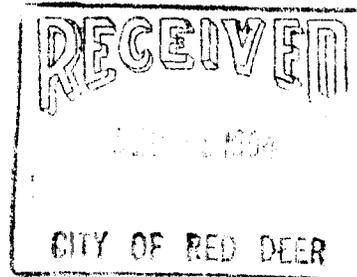
I sincerely hope that you feel compassion for these individuals and take action to lower the cost of the adult bus pass to a more affordable cost. This would enable them to continue to have access to your service and attain the quality of life which they deserve.

Thank you for your consideration of this request.

Sincerely,

*Ellen Pottle*

Ellen Pottle





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

August 27, 1994

To Whom It May Concern:

I am a disabled person who relies on City Transit for my transportation.

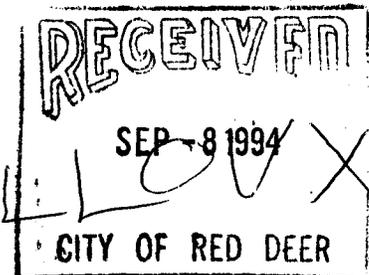
I am writing to you to express my concern over the latest increase in cost for an adult bus pass. It will cause me a great financial hardship to pay \$47.00 per month as the funding I receive does not cover this cost. Without transportation, I will be unable to get to my volunteer placements at R.D.R.H or to Cosmos.

I am hoping that you will realize the hardship that you have placed on me and others like me. Please consider a more reasonable fare for disabled and mentally challenged persons; perhaps allowing us the same fares as seniors, since like many of them, we are living on a low fixed income.

Thank you for your consideration of my request.

Yours truly,

MICKOX GVI  
Mickey Guilloux





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

August 26, 1994

To Whom It May Concern:

I am a resident of a group home for mentally challenged adults. I have no other means of transportation than the City Transit System. I use the city busses to travel to Cosmos for Community Options Program and to the Red Deer Regional Hospital where I do volunteer work in the cafeteria. I am very concerned about the latest increase in the cost of an adult bus pass. I am on a very limited budget, as it is, and this increase will place a severe strain on me.

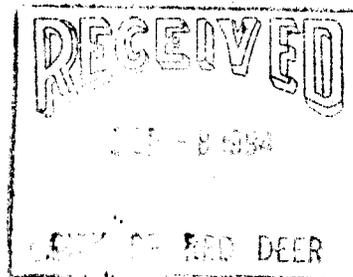
I am asking you to realize the situation that you are placing me in and to ask you to consider a lower monthly bus pass fare for myself and other handicapped adults.

Thank you for your consideration of my request.

Yours truly,

*Reina VanLent*

Reina VanLent





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

August 28, 1994

Dear Mayor and Council Members:

This letter is in advocacy for disabled adults with whom I work.

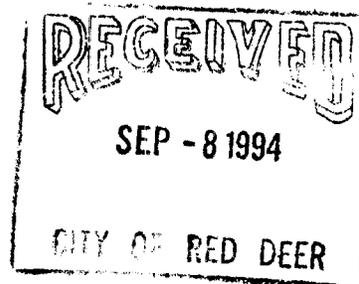
The latest increase levied by the city for the City Transit adult monthly bus passes is definitely a financial hardship for disabled adults. The funds they receive are not sufficient to cover this increase, yet they are expected to be involved in community activities or employment placements.

I am greatly concerned over this matter and hope that you will be able to take into consideration the negative impact a lack of transportation would have on the quality of their lives and make some adjustment to the cost of the bus passes.

Thank you for your consideration.

Sincerely,

*Evelyn Wallace*  
Evelyn Wallace





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

August 28, 1994

To Whom It May Concern:

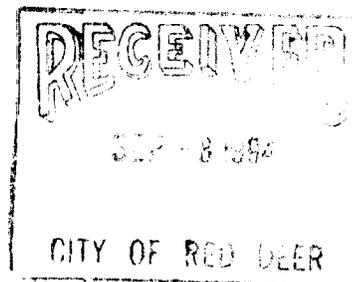
I wish to express my concern with the cost increase of the adult City Transit Bus Passes. I work with adults with disabilities and this increase has brought a great financial burden to these individuals. Adults with disabilities do not receive sufficient funds to afford the cost of an adult City Transit monthly bus pass. These individuals rely on the City Transit to travel to various activities in which they are involved in the community. Adults with disabilities work very hard and take pride in their vocational or employment placements. Without the City Transit, activities such as these would not be feasible for these individuals. I would hope that you can find the compassion to lower the cost of adult bus passes to give these individuals an opportunity to attain the quality of life they all deserve.

Thank you for considering my concern.

Sincerely,

*Leanne Cardinal*

Leanne Cardinal





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

To Whom It May Concern:

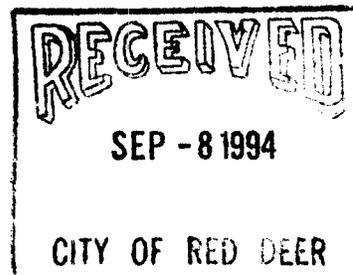
I wish to bring to your attention a concern that I have in regards to the latest increase in the price of adult bus passes. I am an adult who has disabilities. I use the City Transit to travel to and from my job placement and to get around the community. I plead with you to realize the hardship which I endure due to the unaffordable cost of the adult bus pass. Without transportation, I am unable to participate as an equal citizen in our community. If you could find the compassion to lower the cost of adult bus passes to a more affordable price, it would be greatly appreciated.

Thank you for your attention in regards to this matter.

Sincerely,

Tammy Payne

Tammy Payne





# Central Alberta Community Residence Society

5409 - 50 Ave., Red Deer, Alberta T4N 4B7  
Phone 342-4550 / 342-4555

August 27, 1994

Dear Mrs. Mayor and Council Members,

I am a resident of a group home for mentally handicapped adults.

Due to my disability, I must rely on City Transit for my transportation to Cosmos. I feel this recent increase in adult fares is unfair to myself and to others in my position.

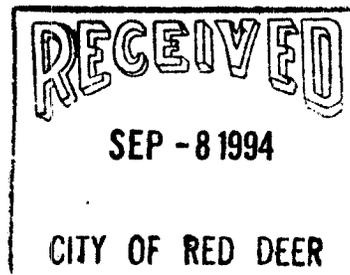
I live on a low fixed income and find this increase will cause me a great financial hardship. Could you please consider a lower fare for myself and other adults in my position. Perhaps we could be entitled to a fare similiar to the senior citizens?

Thank you for taking time to consider my request.

Yours truly,

*Joan Franks*

Joan Franks



Submitted to City Council  
Date \_\_\_\_\_

August 23, 1994

Submitted to City Council  
Date: Sept 28/94

TO WHOM IT MAY CONCERN:

I am a disabled individual and rely on the City transit for all my transportation needs. I am writing to you to express my great concern about the latest increase to the adult bus pass. With my current funding I'm unable to afford the increase to \$47.00. Without transportation I am unable to get to work or get around the community. I appeal to you to realize the hardship that you have placed upon me and others like me, and to decrease the cost of the City transit bus pass.

Sincerely,

Dave Ree  
Sharon Seaman

RECEIVED  
CITY CLERK  
AUG 24 1994

August 23, 1994

Submitted to City Council

Date:

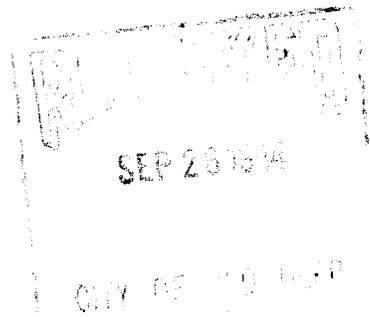
*Sept 26/94*

TO WHOM IT MAY CONCERN:

I am advocating on behalf of the disabled adults with whom I work. I must tell you that the latest increase in the cost of the City Transit adult monthly bus pass has put these individuals into financial hardship. They do not receive sufficient funds to be able to afford such costs, yet they are expected to be involved in the community and participate in vocational or employment placements. I hope you can have empathy for these individuals and take action to lower the cost of the adult bus pass to a more appropriate cost as to enable them to access your service and attain the quality of life entitled to us all.

Sincerely,

*Dori J. Mergel*





## THE CITY OF RED DEER

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

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

September 7, 1994

Ms. Connie St. Pierre  
Residential Client Worker  
Central Alberta Community  
Residents Society  
5409 Gaetz Avenue  
Red Deer, Alberta  
T4N 4B7

Dear Ms. St. Pierre:

Further to my letter of August 18, 1994 and your letter of August 15, 1994 regarding the increase in bus pass fares, I would like to advise as follows.

Initially your letter was scheduled to appear on the Council Agenda of September 12, 1994. In order that we may receive the comments relative to your concerns from the Special Transportation Advisory Board, who meet on September 15, 1994, we have rescheduled your letter to appear on the Council Agenda of Monday, September 26, 1994.

In the event you wish to be present at the Council Meeting, please phone our office on Friday, September 23, 1994 and we will advise you of the approximate time that Council will be discussing this item. In addition, The City's administrative comments will also be available to you on that date and can be picked up at our office on the second floor of City Hall.

If you have any questions, please do not hesitate to contact the undersigned. I apologize for the delay in your letter appearing at Council.

Sincerely,

KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Engineering Services  
Director of Financial Services  
Social Planning Manager  
Acting Transit Manager



*a delight  
to discover!*

DATE: August 18, 1994

TO: X DIRECTOR OF COMMUNITY SERVICES  
X DIRECTOR OF ENGINEERING SERVICES  
X DIRECTOR OF FINANCIAL SERVICES  
BYLAWS & INSPECTIONS MANAGER  
CITY ASSESSOR  
COMPUTER SERVICES MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
E.L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF  
PARKS MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR  
RECREATION & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
X TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR

FROM: CITY CLERK

RE: INCREASE IN BUS PASS FARES

---

Please submit comments on the attached to this office by September 5, 1994,  
for the Council Agenda of September 12, 1994.

"Kelly Kloss"  
City Clerk



# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 18, 1994

Ms. Connie St. Pierre  
 Residential Client Worker  
 Central Alberta Community Residence Society  
 5409 Gaetz Avenue  
 Red Deer, Alberta  
 T4N 4B7

342-4550

Dear Ms. St. Pierre:

I acknowledge receipt of your letter dated August 15, 1994, re: increase in bus pass fares.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, September 12, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, September 9, 1994, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, September 9, 1994.

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

Yours sincerely,

Jeff Graves  
 Assistant City Clerk

JF/ds



*a delight  
 to discover!*



## THE CITY OF RED DEER

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

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

September 27, 1994

Central Alberta Community  
Residence Society  
5409 Gaetz Avenue  
Red Deer, Alberta  
T4N 4B7

Dear Sir/Madam:

At the City of Red Deer Council Meeting held September 26, 1994, consideration was given to various letters submitted by workers and clients of the Central Alberta Community Residence Society, outlining concerns regarding the raise in rates for bus pass fares. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer having considered various correspondence from representatives of the Central Alberta Community Residence Society, re: Raise in City Transit Bus Pass Fares, hereby agrees that no changes be made in the bus pass fares at this time, and as presented to Council September 26, 1994."

Although Council did not support a change in the bus pass fares, they did agree that should The City be able to provide any assistance to your society in requesting the Provincial Government to review its policy regarding transportation allowances to your clients, we would be happy to do so. If you wish to pursue this avenue, please contact The City of Red Deer's Social Planning Manager, Colleen Jensen.

... / 2



*a delight  
to discover!*

Central Alberta Community  
Residence Society  
September 27, 1994  
Page 2

Please express our thanks to Nancy Good and Brenda Thorn for attending the Council Meeting and presenting your concerns. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kloss', written over a horizontal line.

KELLY KLOSS  
City Clerk

KK/clr

cc: Director of Community Services  
Director of Financial Services  
Director of Engineering Services  
Acting Transit Manager  
Social Planning Manager

NOTICES OF MOTIONNO. 1

**DATE: SEPTEMBER 13, 1994**

**TO: CITY COUNCIL**

**FROM: CITY CLERK**

**RE: NOTICE OF MOTION - ALDERMAN STATNYK:  
RED DEER COLLEGE STUDENT PARKING IN  
WEST PARK SUBDIVISION**

---

---

At the Council Meeting of September 12, 1994, the following Notice of Motion was submitted by Alderman Statnyk concerning the above topic:

WHEREAS the residents of West Park adjacent to the Red Deer College have students from Red Deer College parking in front of their homes; and

WHEREAS during the months of September through April the residents of this area are concerned with student parking;

NOW THEREFORE BE IT RESOLVED that the Council of The City of Red Deer install "2 hour only" parking signs in the West Park Subdivision within 3 blocks of 32 Street."

This is submitted for Council's consideration.



KELLY KLOSS  
City Clerk

KK/clr



DATE: September 20, 1994  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
**RE: NOTICE OF MOTION - WESTPARK PARKING**

---

Two hour parking zones have been installed in response to complaints from residents near the hospital. The response seems to be good in that we receive very few complaints from either people being ticketed or residents after the zones are installed.

There have been no funds identified for either sign installation or for enforcement of the signed areas. The hourly rate for a commissionaire is \$9.91 including a vehicle while costs for installing signs would be \$100.00/sign with a suggested spacing of 150 feet. The sign costs would be a one time cost of \$3,200.00, monthly costs for commissionaires would be \$495.00. The Commissionaires cost was based on a patrol being performed every 2 hours, which would be required for at least the first month as classes start at various time at the college. The area around the hospital was patrolled once in the morning and once in the evening, but in that situation the problem was attributed to workers on fixed schedules.

Yours truly,



R. Strader  
Bylaws & Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/cp

Commissioners' Comments

Subject to Council's acceptance in principle of this proposal, we recommend that the Administration be directed to discuss it with the affected residences. Following this, a report would be presented back to Council prior to implementation.

"G. SURKAN"  
Mayor

"A. WILCOCK"  
Acting City Commissioner

**DATE: SEPTEMBER 27, 1994**

**TO: BYLAWS AND INSPECTIONS MANAGER**

**FROM: CITY CLERK**

**RE: ALDERMAN STATNYK - NOTICE OF MOTION:  
RED DEER COLLEGE STUDENT PARKING IN  
WEST PARK SUBDIVISION**

---

At the Council Meeting of September 26, 1994, consideration was given to the above Notice of Motion and at which meeting the following resolution was passed:

WHEREAS the residents of West Park adjacent to the Red Deer College have students from Red Deer College parking in front of their homes; and

WHEREAS during the months of September through April the residents of this area are concerned with student parking;

NOW THEREFORE BE IT RESOLVED that the Council of The City of Red Deer hereby agrees in principle to the installation of "2 hour only" parking signs in the West Park Subdivision along 55 Avenue and 57 Avenue as outlined on the maps submitted to Council September 26, 1994, subject to consultation with those West Park residents affected and a further report being presented back to Council which includes the funding source."

In accordance with the above resolution, I ask that you now proceed to consult with the West Park residents affected concerning the above proposal and also obtain the necessary information relative to the funding source for such a proposal.

I look forward to your report back to Council in due course.



**KELLY KLOSS**  
City Clerk

KK/clr

**BYLAW NO.2672/K-94**

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

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

1. To amend section 1.2.2 by adding the following definitions:

**"FLOOD RISK AREA"** means the area which would be inundated by the design flood. In Alberta, the adopted design flood is the so called 1:100 year flood, which is an extreme event, having a one percent chance of being equalled or exceeded in any year. the flood risk area includes the floodway and the flood fringe.

**"FLOOD FRINGE"** means the outer portion of the flood risk area, adjacent to the floodway. The water in the flood fringe is generally shallower and flows more slowly than in the floodway. Conditions are generally less hazardous than in the floodway.

**"FLOODWAY"** means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive. It is a constricted channel area within which the entire design flood may be conveyed without either raising water levels or increasing flow velocities beyond specified limits.

2. By adding hereto the following section:

**5.3.4 FLOOD RISK OVERLAYS**

**5.3.4.1 General Purpose of Overlays**

To provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Waskasoo Creek and a portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed.

**5.3.4.2 Floodway uses**

In the floodway only those uses which are listed below, shall apply:

- (1) Private open space

- (2) Environmental reserve or natural areas
- (3) Formal parks
- (4) Existing uses, buildings and structures provided that they are listed as a permitted or discretionary use in the Land Use District for which the site is designated and the use already approved by the Development Officer prior to the passing of this Bylaw.

#### **5.3.4.3 Flood Fringe Uses**

In the flood fringe area the permitted and discretionary uses listed in the underlying Land Use District shall continue to apply. Where the provisions of this Overlay appear to be in conflict with the regulations of any underlying District, the provisions of the Overlay shall take precedence and be applied in addition to the regulations of the underlying District.

#### **5.3.4.4 REGULATIONS**

- (1) No new buildings will be allowed in the Floodway.
- (2) Before a development permit is issued for the construction of any development within the Flood Fringe, the Development Officer may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:
  - a. Canadian Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;
  - b. the flood-proofing of habitable rooms, electrical panels and heating units, and openable windows;
  - c. basement drainage and site drainage; and
  - d. information on grade elevation in relation to the flood risk area.
- (3) The Development Officer must be satisfied that adequate floodproofing exists before a development permit is issued.

3. The "Flood Risk Overlay Maps A & B" as referred to in Section 5.3.4 is hereby added and forming part of the Bylaw.

4. This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D. 1994.

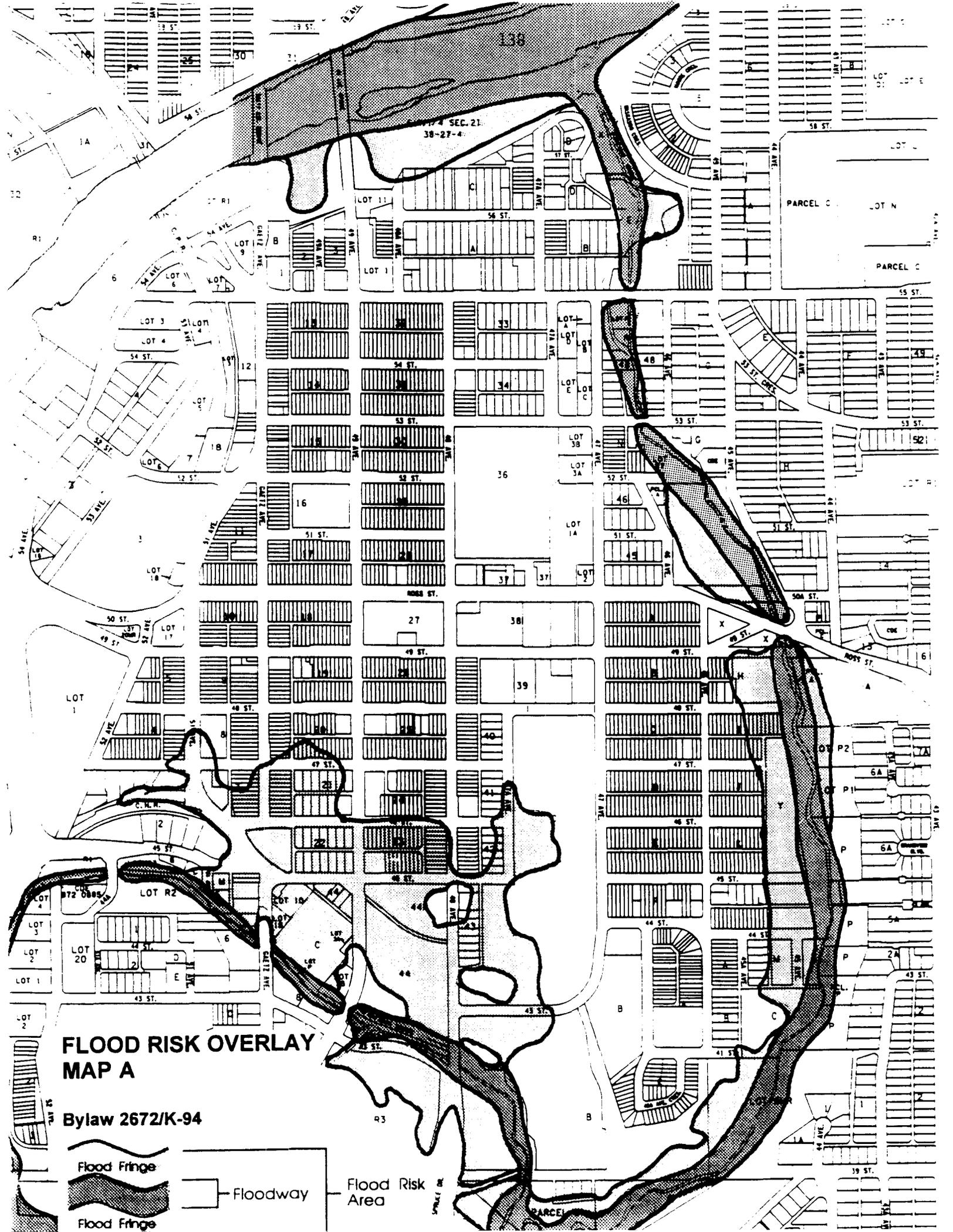
READ A THIRD TIME IN OPEN COUNCIL this            day of            A.D. 1994.

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MAYOR

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CITY CLERK



**FLOOD RISK OVERLAY  
MAP A**

**Bylaw 2672/K-94**

Flood Fringe

Flood Fringe

Floodway

Flood Risk Area







**BYLAW NO. 3034/A-94**

Being a Bylaw to amend Bylaw No. 3034/91, The Nuisance Bylaw of The City of Red Deer.

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

1 That Bylaw No. 3034/91 is hereby amended as follows:

By deleting Section 4 and substituting in its place and stead the following:

"4 If Council considers that a tree or shrub, whether on private property or on public property (boulevards which flank or abut such property), in any way interferes with or endangers visibility to street signage or sidewalk/roadway clearance, or creates a dangerous situation to persons or vehicles, or contravenes the provisions of Sections 100.8 or 100.9 of the Traffic Bylaw, it may direct the owner, agent of the owner, lessee or occupier of the property, or of the property adjacent to the boulevard, to prune the tree or shrub from such property or boulevard, or do such other things as Council may deem necessary to alleviate the interference or danger. The above shall not apply to those trees or shrubs located on public property (boulevards which flank or abut such property) contained in the area between roadway curb and sidewalk. For the purposes of providing necessary clearance of power, sewer, water or other underground or aerial utility lines, The City of Red Deer may, at its discretion, prune or remove the tree or tree roots which are contained in the boulevard area."

2 This bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

\_\_\_\_\_  
MAYOR

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





59 STREET

145

13.4'

EX. 100mm WAT.

EX. 900mm WAT.

5.0

5.0

ACCESS MANHOLE

5.0' W  
MEASUREMENT

21.0'

EX. 100mm WAT.

EX. 900mm WAT.

20.6'

PART OF  
ROAD PLAN 5427RS

ACT # 2

EXISTING # OF STALLS =

REVISED # OF STALLS =

NET GAIN = 1



RED DEER RIVER

40 AVENUE

AR



**BYLAW NO. 2672/W-94**

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

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

That Bylaw 2672/80 be amended as follows:

1. Rescind section 7.3.2 (2) Direct Control No. 1 - DC(1) and replace it with the following:

**7.3.2(2) Direct Control No. 1 - DC(1) (Bremner Avenue) (2672/W - 94)**

The following uses are allowed on existing lots:

- (1) Accessory Use
- (2) Commercial Recreation Facility
- (3) Financial Institution
- (4) Institutional Service Facility (excluding institutional housing)
- (5) Media and related production service
- (6) Merchandise Sale (indoor only)
- (7) Office
- (8) Restaurant (no drive through windows)
- (9) Service and Repair of goods traded in this district
- (10) Sign Identification and local advertising on the following types of signs (see Section 44.12): (2672/T-89)  
Awning, canopy signs  
Under canopy signs  
Fascia signs  
Free standing signs
- (11) Trade/Commercial School (indoor only)
- (12) Any similar use that is approved by Council

2. Rescind section 7.3.3 (2) Direct Control No. 1 - DC(1) and replace it with the following:

**7.3.3(2) Direct Control No. 1 - DC(1) (Bremner Avenue) (2672/W - 94)**

The following development standards shall apply:

- (1) Signs: Maximum of one free standing sign per lot
- (2) Site Area: Minimum - 1.26 hectares or existing lot size at the date of adoption of this Bylaw
- (3) Parking: Subject to Section 4.10  
  
No front yard parking (except that which exists at the date of adoption of this Bylaw)
- (4) Front Yard: Minimum - 18.0 m
- (5) Building Height: Maximum - Two storeys to a maximum of 10 metres measured from the average of the lot grade
- (6) Landscaping: Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped
- (7) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Municipal Planning Commission
- (8) All other standards to be determined by the Municipal Planning Commission

Old PAGE Amended Sept 26/94  
As to ~~the~~ Clause 5

- 2 -

Bylaw 2672/W - 94

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- (7) All other standards to be determined by the Municipal Planning Commission

3. This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 26th day of September A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

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MAYOR

---

CITY CLERK

**BYLAW NO. 2672/W-94**

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

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READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

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MAYOR

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CITY CLERK