

A G E N D A
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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, AUGUST 21, 1989,  
COMMENCING AT 4:30 P.M.

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- (1) Confirmation of the Minutes of the Meeting of August 8, 1989
  
- (2) UNFINISHED BUSINESS
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  - 2) Assistant City Clerk - Re: Willows Apartment/4700 - 55 Street - Parks Encroachment .. 2
  
- (3) PUBLIC HEARINGS
  
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UNFINISHED BUSINESS

1.

NO. 1

July 28, 1989

TO: CITY COUNCIL

FROM: ASSISTANT CITY CLERK

RE: BYLAW NO. 2995/89 -  
DECLARING THE CITY OF RED DEER A NUCLEAR WEAPONS FREE ZONE

At the Council meeting of July 24, 1989, consideration of the above noted bylaw was deferred for further clarification on the legality of setting the date for a vote to the electors on this matter.

For Council's information, within four (4) weeks of Council receiving the petition (July 24, 1989), first reading of a bylaw relative to this matter must be given; following first reading a vote on the bylaw by the electors shall be held within 4 weeks unless a Ministerial Order has been issued. In this regard, we made application to the Minister to obtain an Order to allow Council to hold the vote on October 16, 1989 in conjunction with the general election.

Submitted for Council's consideration is Bylaw 2995/89 for first reading only.

K. KLOSS  
Asst. City Clerk

KK/gr

Attach:

Commissioner's Comments

We have not yet received the Ministerial extension in association with the attached petition though we do expect to receive same in the near future. Accordingly, we would recommend that to conform to the requirements of the Municipal Government Act, Council proceed with first reading of the bylaw. The Municipal Government Act requires that we proceed with a plebiscite within 4 weeks of 1st reading, but we would anticipate receiving the Ministerial extension prior to this event occurring.

"M.C. DAY", City Commissioner

NO. 2

DATE: July 26, 1989  
TO: City Council  
FROM: Assistant City Clerk  
RE: 305757 ALBERTA LTD. - 4700 - 55 STREET, WILLOWS APARTMENT  
REQUEST FOR ENCROACHMENT

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At the Council meeting of July 24, 1989, consideration was given to correspondence from 305757 Alberta Ltd. dated June 28, 1989, concerning the above topic and at which meeting the following motion was introduced.

"RESOLVED that Council of The City of Red Deer having considered correspondence from 305757 Alberta Ltd. dated June 28, 1989, re: 4700 - 55 Street, Willows Apartment, request parking on City lands hereby agrees that said request be denied;

Council further agrees that the Parks Department erect a fence, along the area in question, to the Waskasoo Park's standards and as recommended to Council July 24, 1989."

Prior to voting on the above motion, Council tabled same to allow City administration to meet with representatives of 305757 Alberta Ltd. to further review this matter in light of the presentations made by Mr. Ed Fox and Mr. Miller on behalf of said company.

Attached is a further report from the City administration relative to this matter.

K. Kloss  
Assistant City Clerk  
KK/ds

DATE: August 16, 1989 CS-P-1.761  
 TO: CITY COUNCIL  
 FROM: RECREATION, PARKS & CULTURE BOARD  
 RE: WILLOW APARTMENTS ENCROACHMENT:  
 305757 ALBERTA LTD.

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The Recreation, Parks & Culture Board discussed at their meeting of August 15, 1989 the proposal of Willow Apartments to encroach on the parkland immediately adjacent to Waskasoo Creek.

The following motion was approved:

- That the Recreation, Parks & Culture Board support a land exchange between the City and the owners of Willow Apartments, as outlined on plan #3, subject to land over and above an equal exchange being purchased by the owners at market value and all subdivision costs being borne by the applicant.

The Board expressed a concern that they and City Council have, in the past, always denied lease requests for land contained in Waskasoo Park zoned A-2 Environmental Protection District, and is considered environmentally sensitive. Therefore, in this instance a lease cannot be supported by the Board, but a land exchange, as outlined in the joint report from the Director of Community Services and the Parks Manager, can be supported.

JACK ENGEL, Chairman

DB/ad

c.c. Craig Curtis, Director of Community Services

DATE: August 14, 1989

CS-2.338

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services  
and  
DON BATCHELOR  
Parks Manager

RE: 305757 ALBERTA LIMITED:  
WILLOW APARTMENTS ENCROACHMENT  
Your memo dated July 4, 1989 refers.

1. The Willow Apartments has been utilizing a portion of City-owned parkland along Waskasoo Creek for visitor parking. Following a complaint regarding this parking, the Parks Department began constructing a fence along the boundary between the City and privately-owned land. The construction of this fence was temporarily stopped when the owners of the apartment building applied to City Council to formalize the encroachment.

2. This matter was considered by City Council at its meeting on July 24, 1989, when the following motion was introduced:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from 305757 Alberta Limited, dated June 28, 1989 re 4700 - 55 Street, Willows Apartments, Request Parking on City Lands, hereby agrees that said request be denied;

Council further agrees that the Parks Department erect a fence, along the area in question, to the Waskasoo Park standard, and as recommended to Council July 24, 1989."

Prior to voting on this motion, City Council agreed to table the matter in order for the owners to meet with representatives of the Community Services Division.

3. Two on-site meetings have since taken place with representatives of the apartment building owners. Although representatives of the apartment building are requesting a straight lease or possible land exchange of City parkland (see plan 2), the Community Services Division's conclusions and recommendations (see plan 3) are as follows:

.../2

Charlie Sevcik  
Page 2  
August 14, 1989  
Willow Apartments Encroachment

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- The Willow Apartments are developed on Lots 5, 6 7, and 7A, as shown on the attached Plan #1. The land between Lot 7A and Waskasoo Creek is City owned, and was officially incorporated in Waskasoo Park in 1982 (remnant of Plans 1292 A.O. and 6065 E.T.). The City-owned land and a portion of Lot 7A are designated A2-ENVIRONMENTAL PRESERVATION in the City's Land Use By-Law, as shown on Plan #1. In this land use district, the only permitted uses are private open space and Environmental Reserve.
- The City-owned land is being partially encroached upon by the Willow Apartments. The northern portion of the area has been partially gravelled and is used for visitor parking. The owners of the apartment building initially requested the City to approve the parking area on the northern portion of the area in consideration of the fact that they have been providing some maintenance of the southern portion, in conjunction with the Parks Department.
- The informal visitor parking area is immediately adjacent to Waskasoo Creek, and is only a few metres from the top of bank. The creek has a steep bank in this location. A setback is, therefore, required to provide protection to the escarpment and prevent vehicles and materials from contaminating or falling into the creek. The area used for visitor parking also provides for future access and trail development along the west side of Waskasoo Creek. Although there are no immediate plans for construction, it is considered that an absolute minimum of six metres along the escarpment should be retained for future trail access.
- During the meeting with the applicants, it was noted that a very small portion of Lot 7A extends over the top of bank in the extreme northeast corner. It was, therefore, suggested by the applicant that an exchange of land could occur, by which the City could obtain the northeast portion of the lot for future access, and the parking area could be expanded by seven additional stalls, as shown on Plan #2.

.../3

Charlie Sevcik  
Page 3  
August 14, 1989  
Willow Apartments Encroachment

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We consider that this land exchange is not acceptable, as there would only be 3.0m between the parking area and the top of bank. This is not sufficient to protect the escarpment and maintain public access for trail development in the future.

- The Parks Department has since prepared two alternative land exchange proposals, as shown on Plans #3 and #4. Both these will maintain a minimum 5.5m access along the top of bank and provide land for additional visitor parking.

Alternative "A" would provide for five additional visitor parking stalls and rationalize the boundary between City and privately-owned land. The City would obtain a portion of land in the northeast, including the small area which extends beyond the top of bank. The areas to be exchanged are not quite equal, and a cash payment from the owner would be required, equal to the market value of the additional land.

Alternative "B" would provide for five to seven additional parking stalls in the area immediately east of the apartment building. As in Alternative "A", the City would obtain a portion of land in the northeast. However, the areas to be exchanged are not equal, and a cash settlement from the owner would be required, equal to the market value of the additional land.

- It is considered that Alternative "A" is the most reasonable compromise, as it will provide five additional visitor parking stalls and retain public access along the top of bank. The applicant should, however, be responsible for the costs of land acquisition over and above an equal exchange, and for all costs related to subdivision. The City should then amend the Land Use By-Law so that the boundary of the A2-ENVIRONMENTAL PRESERVATION DISTRICT conforms with the boundary between City and private land. In addition, a fence should be erected on the east boundary of the parking lot extension, to conform with Waskasoo Park standards.

Charlie Sevcik  
Page 4  
August 14, 1989  
Willow Apartments Encroachment

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4. RECOMMENDATIONS

It is recommended that City Council:

- approve a land exchange between the City and the owners of Willow Apartments, as outlined on plan #3, subject to land over and above an equal exchange being purchased by the owners at market value and all subdivision costs being borne by the applicant;
- amend the Land Use By-Law so that the boundary of the A2-ENVIRONMENTAL PRESERVATION DISTRICT conforms with the boundary between City and privately-owned land;
- approve the construction of post and cable fence along the east boundary of the extended parking area.



CRAIG CURTIS



DON BATCHELOR

CC:dmg

Attachments

- c. Lowell Hodgson, Recreation & Culture Manager
- Al Knight, City Assessor
- Djamshid Rouhi, Sr. Planner, R.D.R.P.C.
- Bryon Jeffers, Director of Engineering Services

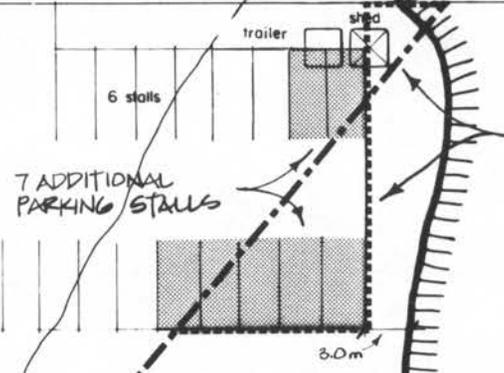
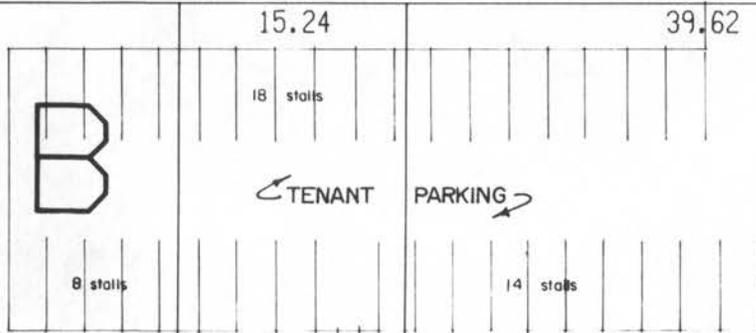
Commissioner's Comments

We would concur with the recommendations of the Director of Community Services and the Parks Manager.

"M.C. DAY"  
City Commissioner



6.10 | 21.34 | 15.24 | 15.24 | 27.43



POSSIBLE LAND EXCHANGE AND CASH SETTLEMENT

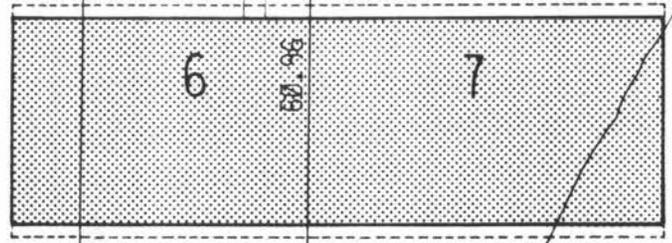
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5

6

7

7A



GRASSED AREA

PROPERTY LINE

TOP OF BANK

WATER COURSE (remnant of plans 1292 AO and 6065 ET)

15.24 | 17.68 | 7.62

55 ST.

**PLAN 2**

18.29

11.98  
AR 08

9.75

9.11

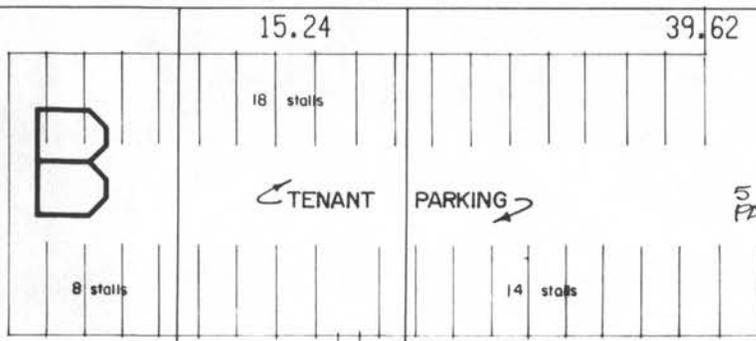
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WILLOW APARTMENTS - APPLICANT'S PROPOSAL

SCALE 1:500



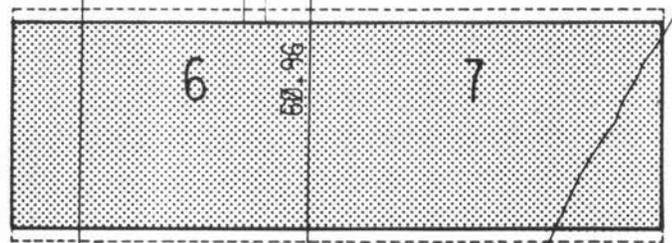
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5 ADDITIONAL PARKING STALLS



POSSIBLE LAND EXCHANGE AND CASH SETTLEMENT



7A

GRASSED AREA

PROPERTY LINE

TOP OF BANK

WATER COURSE (remnant of plans 1292 AO and 6065 ET)

15.24 | 17.68 | 7.62

55 ST.

PLAN 3 18.29

11.98  
ARC

9.75 | 9.11

45.72

WILLOW APARTMENTS - ALTERNATIVE A

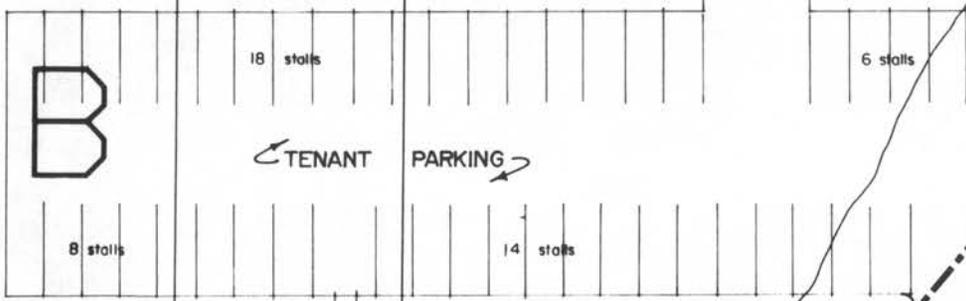
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6.10 21.34 15.24 15.24 27.43

6.10

15.24 39.62



POSSIBLE LAND EXCHANGE AND CASH SETTLEMENT

11.0m

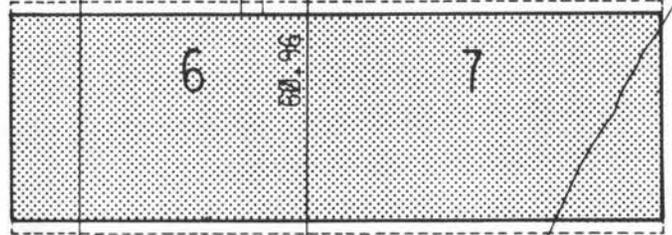
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5

6

7

7A



ADDITIONAL 5 to 7 PARKING STALLS

GRASSED AREA

PROPERTY LINE

TOP OF BANK

WATER COURSE (remnant of plans 1292 AO and 6065 ET)

15.24 17.68 7.62

55 ST.

PLAN 4

18.29

11.98 ARC

9.75

9.11

45.72

WILLOW APARTMENTS - ALTERNATIVE B

SCALE 1:500





# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

July 26, 1989

305757 Alberta Ltd.  
4910 - 47 Avenue  
Red Deer, Alberta  
T4N 6P8

Attention: Steven Grubb, Controller

Dear Sir:

I would advise that at the Council meeting of July 24, 1989, consideration was given to your letter dated June 28, 1989, regarding your request to provide visitor parking at the Willows Apartment on City land zoned environmental preservation and at which meeting, the following motion was introduced.

"RESOLVED that Council of The City of Red Deer having considered correspondence from 305757 Alberta Ltd. dated June 28, 1989, re: 4700 - 55 Street, Willows Apartment, request parking on City lands hereby agrees that said request be denied;

Council further agrees that the Parks Department erect a fence, along the area in question, to the Waskasoo Park's standards and as recommended to Council July 24, 1989."

Prior to voting on the above motion, Mr. Ed Fox and Mr. Miller spoke relative to your request, and presented some additional information for Council's consideration. As a result of this additional information, City Council agreed to table the above noted motion to a subsequent meeting in order to allow City administration and your representatives to meet and further review your request.

It would now be appropriate for either yourself or your representatives to contact the Dir. of Community Services, Mr. Craig Curtis, at 342-8323, to set up a convenient time for both parties to meet and further discuss this matter. Following this meeting, a report will be presented back to City Council for further consideration.

page 2  
305757 Alberta Ltd.

This office will contact you as to the date and time this matter will again be submitted to Council.

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



K. Kloss  
Assistant City Clerk  
KK/ds

c.c. Dir. of Community Services  
Parks Manager  
Urban Planner  
Dir. of Engineering Services  
City Assessor  
Fire Chief

NO. 3

305757 ALBERTA LTD.  
4910 - 47 AVENUE  
RED DEER, ALBERTA T4N 6P8  
342 - 5330

June 28, 1989

TO: The City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta  
CITY CLERKS DEPARTMENT

ATTN: Charlie Sevcik

RE: 4700 - 55 Street, WILLOWS APARTMENT

DEAR Sir:

In the last few days there have been discussions with City employees about Lot 7A, Block B, Plan K1. Apparently, visitors parking at the Willows have been parking on City land. What we would ask is that some consideration be given to the fact that 305757 Alberta Ltd. has been responsible for fertilizing and maintaining in an orderly fashion the land in question for the last several years.

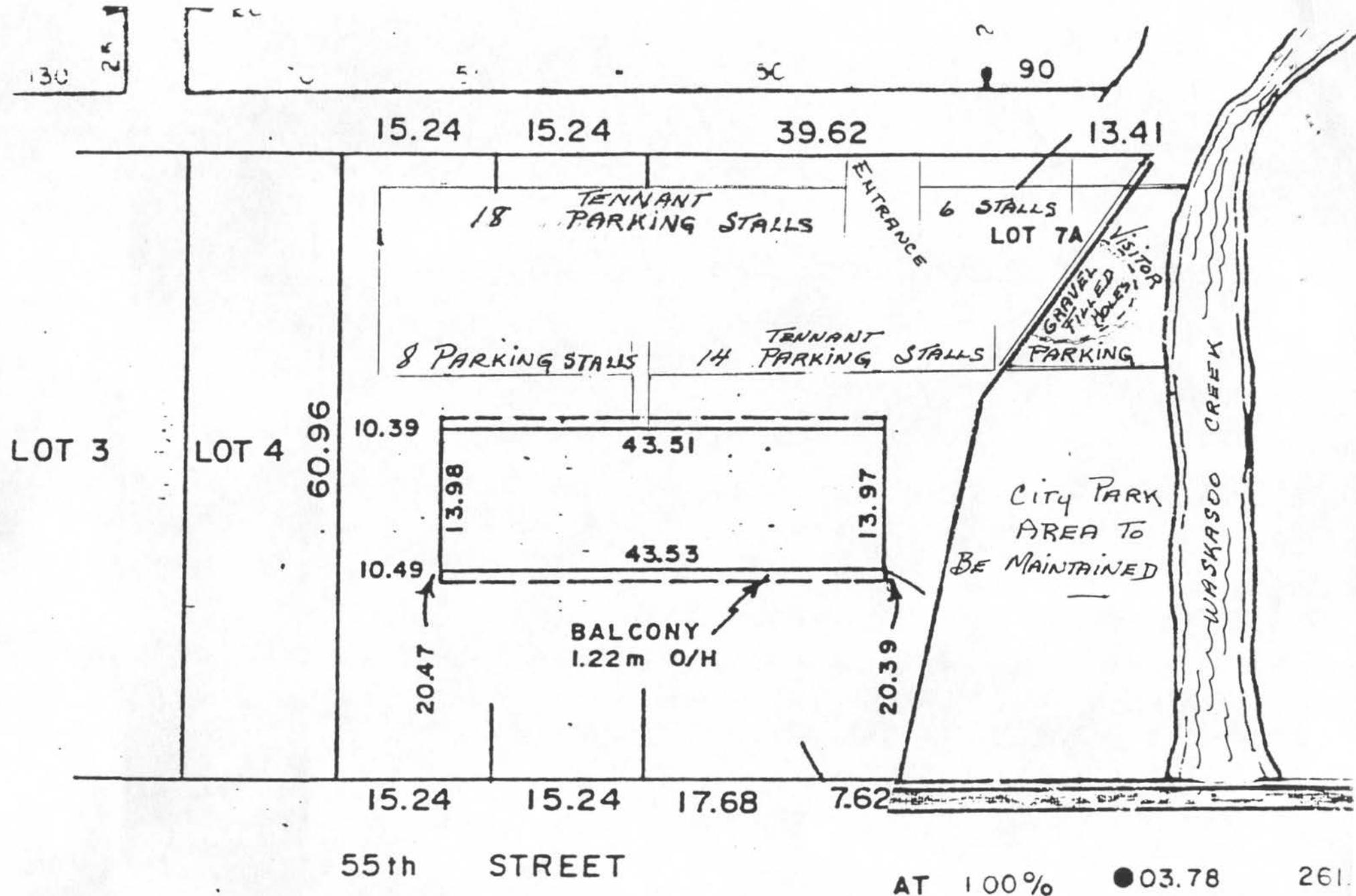
We would like to follow whatever avenues are open to us in order to make an arrangement with the City of Red Deer whereby the status quo is maintained; that is, we may still allow visitors to park where they presently are and we will continue to cut, rake, and otherwise maintain the land. In any further discussions in this area, Mr. Ed Fox will be acting as the representative for 305757 Alta. Ltd. due to his experience and present position as manager of the Willows Apartment.

Trusting that we will receive your co-operation in this matter, I remain

Respectfully yours,

STEVEN GRUBB  
CONTROLLER  
305757 Alta. Ltd.

cc. Ed Fox  
Manager, Willows Apartment



DATE: July 17, 1989  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: 305757 ALBERTA LIMITED:  
WILLOW APARTMENTS ENCROACHMENT  
Your memo dated July 4, 1989 refers.

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1. The City-owned lot to the east of the Willow Apartments along 55 Street is designated A2-ENVIRONMENTAL PRESERVATION in the Land Use By-Law. The area was formally incorporated in Waskasoo Park when the Master Plan was approved by City Council in February 1982 (Waskasoo Park Master Plan: Plan 20).
2. The City-owned lot (i.e., Lot 7A, Block B, Plan K1) is being encroached upon by the Willow Apartments in two ways. The southern portion of the lot has been landscaped as part of the building side yard, and the northern portion of the lot has been partially gravelled and is used for visitor parking. The owners of the apartment are requesting the City to approve the gravel parking area on the northern portion of the lot, in consideration of the fact that they have been fertilizing and maintaining the southern portion.
3. I have discussed this application with the Parks and Recreation & Culture Managers and our comments are as follows:
  - The informal visitor parking area is immediately adjacent to Waskasoo Creek and is only a few metres from the top of the bank. The creek has a vertical bank in this location, and minor erosion is occurring. A setback is, therefore, required to provide protection to the escarpment and prevent vehicles and materials from contaminating or falling into the creek. It is considered that Lot 7A provides a minimum setback, and that a post and cable fence should be installed along the site boundary in this location.
  - The area presently used for visitor parking provides for future access and trail development along the west side of Waskasoo Creek. Although there are no immediate plans for construction, the long term lease or sale of this area would prevent public access in the future.

.../2

Charlie Sevcik  
Page 2  
July 17, 1989  
Willow Apts. Encroachment

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- We have no objection to the apartments continuing to fertilize and maintain the southern portion of the lot, providing that public access is not denied. The landscaping has been used to enhance the apartment building, and is of no advantage to the City. If the owners cease to maintain the area, a portion adjacent to the creek would be revegetated with natural species.

4. RECOMMENDATION

It is recommended that City Council deny the request to lease or sell a portion of Lot 7A for private parking, and that a post and cable fence be erected in this area to protect the escarpment and demarcate the boundary between the private and public land.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager

DATE: July 14, 1989

TO: CHARLIE SEVCIK  
City Clerk

FROM: DON BATCHELOR  
Parks Manager

RE: 305757 ALBERTA LIMITED - WILLOW APARTMENTS  
4700 55 Street  
Lot 7A, Block B, Plan K1 - Encroachment

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I have reviewed the proposal by Willow Apartments to use/encroach onto a portion of lot 7A for the purposes of allowing visitor parking and the placement of storage sheds.

The area in question is immediately adjacent to Waskasoo Creek and, in fact, is only a few metres from the top of bank of the creek. The creek in this area has a steep bank which presently has no tree cover. Although the slope is grassed, no weight should be on the upper bank.

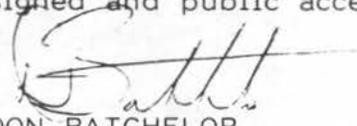
I appreciate that Willow Apartments may have used a portion of the area for visitor parking in the past, however, I feel The City should not condone this use and deny the request for a lease.

This area is zoned A-2 (Environmental Protection District), and is part of Waskasoo Park (see attached plan).

Should City Council support my recommendation to deny this request, the Parks Department would install a post and cable fence along a portion of the west property line of lot 7A to:

- a) provide protection of the creek bank and escarpment;
- b) prevent vehicles and materials stored on site from contaminating or falling into the creek;
- c) allow public access along the west bank of Waskasoo Creek.

With regards to the maintenance of the south portion of lot 7A by Willow Apartments Ltd., I have no objections to their continued maintenance of the turfed area if an Adopt-A-Park agreement is signed and public access to the site is not restricted.

  
DON BATCHELOR

DB/ad

Att.

c.c. Craig Curtis, Director of Community Services  
Ken Haslop, Engineering Manager  
Bryon Jeffers, Director of Engineering



57 ST.

STREET

55 STREET

29024

323

A2

F

Proposed ENCROACHMENT PORTION LOT 7A

WILLOW APARTMENTS

WILLOW CREEK

WASKASIU CREEK

1500

11516

2200

1100

1100

101

OC





# RED DEER REGIONAL PLANNING COMMISSION

102.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

July 14, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer,  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: 305757 Alberta Ltd., Willow Apartments/Encroachment

The management of the Willow Apartments is requesting permission to occupy a portion of the City's land located west of Waskasoo Creek for parking purposes.

The area is designated as A2 or Environmental Preservation District, and it is part of the Waskasoo Urban Park system.

We feel that no part of the public park system should be used as private parking area and recommend City Council deny this application.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaws and Inspection Manager  
- City Assessor

#### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINT EARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

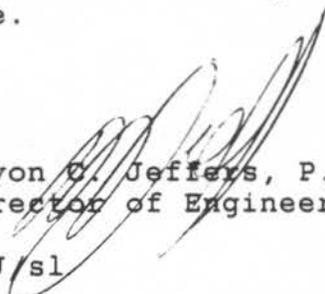
060-045

DATE: July 10, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: 305757 ALBERTA LTD. - WILLOW APARTMENT  
4700-55 STREET, LOT 7A, BLOCK B, PLAN K1  
ENCROACHMENT

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The Engineering/Public Works Departments would be opposed to granting the request. While we are certain that the applicant has acted responsibly in maintaining the area, we have concerns with respect to a private parking lot on City lands.

First, being adjacent to a creek, there is an increased potential for contamination of the creek through oil, gas or similar spills. Second if the bank becomes unstable in the future, there could be a questions of liability should the bank cave in. Third, this is public land along a waterway and should be preserved for public use.



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/sl

c.c. Director of Community Services  
c.c. By-laws & Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Parks Manager  
c.c. Urban Planning Section Manager

DATE: July 13, 1989

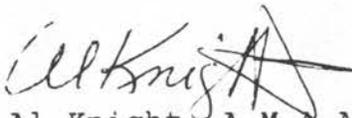
TO: City Clerk

FROM: City Assessor

RE: 305757 ALBERTA LTD. WILLOW APTS. ENCROACHMENT  
E/6065 E.T.

---

Further to your memo of July 17, 1989, we concur with the reasons to not allow this request as indicated by the Director of Engineering Services.

  
Al Knight, A.M.A.A.

WFL\ch

cc: Director of Engineering Services  
cc: Director of Financial Services

DATE: JULY 05, 1989  
TO: C. SEVICK - CITY CLERK  
FROM: D.A. DUBOIS  
DEPUTY CHIEF - OPERATIONS  
RE: 305757 ALBERTA LTD. - WILLOW APT/ENCROACHMENT

---

The Fire Department have no objections to the proposal as presented by 305757 Alberta Ltd. being granted, provided that no Fire Department access routes are blocked by such action.



D.A. DUBOIS  
DEPUTY CHIEF - OPERATIONS

Commissioners' Comments

We would concur with the comments of the Administration and recommend Council not approve the lease of parkland for private parking and that the Parks Dept. erect a fence to the Waskasoo Park's standards.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

305757 ALBERTA LTD.  
4910 - 47 AVENUE  
RED DEER, ALBERTA T4N 6P8  
342 - 5330

June 28, 1989

TO: The City of Red Deer  
4914 - 48th Avenue  
Red Deer, Alberta  
CITY CLERKS DEPARTMENT

ATTN Charlie Seycik

RE: 4700 - 55th Street, WILLOWS APARTMENT

DEAR Sir:

In the last few days there have been discussions with City employees about lot 7A, Block B, Plan K1. Apparently, visitors parking at the Willows have been parking on City land. What we would ask is that some consideration be given to the fact that 305757 Alberta Ltd. has been responsible for fertilizing and maintaining in an orderly fashion the land in question for the last several years.

We would like to follow whatever avenues are open to us in order to make an arrangement with the City of Red Deer whereby the status quo is maintained; that is, we may still allow visitors to park where they presently are and we will continue to cut, rake, and otherwise maintain the land. In any further discussions in this area, Mr. Ed Fox will be acting as the representative for 305757 Alta. Ltd due to his experience and present position as manager of the Willows Apartment.

Trusting that we will receive your co-operation in this matter, I remain

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

|          |          |
|----------|----------|
| RECEIVED |          |
| TIME     | 11:25 am |
| DATE     | 89/06/28 |
| BY       | L.A.     |

Respectfully yours,



STEVEN GRUBB  
CONTROLLER  
305757 Alta Ltd.

cc. Ed Fox  
Manager, Willows Apartments

DATE: July 5, 1989

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: 305757 ALBERTA LTD. - WILLOW APTS/ENCROACHMENT

-----  
In response to your memo regarding the above, we wish to advise that we have no comments at this time.

Yours truly



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

/lf

DATE: July 5, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: 305757 Alberta Ltd. - Willow Apts/Encroachment

---

The E. L. & P. Department has no objections to the request as outlined in the applicant's letter of June 28, 1989.



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

AR/jjd



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

July 4, 1989

305757 ALBERTA LTD.  
4910 - 47 Avenue  
RED DEER, Alberta  
T4N 6P8

Attn: Steven Grubb, Controller

Dear Sir:

RE: 4700 - 55th Street, Willow Apartment

We acknowledge with thanks your letter of June 28, 1989 regarding Lot 7A, Block B, Plan K1.

Your letter will appear on the agenda for the Council meeting of July 24, 1989 for consideration by City Council. Please contact this office on the Friday prior to said meeting to discuss the time this item will be scheduled, in the event that you or Mr. Fox may wish to be present.

Trusting you will find this satisfactory.

Sincerely,

*FD*  
C. SEVCIK  
City Clerk

c.c. Ed Fox, Manager  
Willow Apartments

305757 ALBERTA LTD.  
4910 - 47 AVENUE  
RED DEER, ALBERTA T4N 6P8  
342 - 5330

June 28, 1989

TO: The City of Red Deer  
4914 - 48th Avenue  
Red Deer, Alberta  
CITY CLERKS DEPARTMENT

ATTN Charlie Sevcik

RE: 4700 - 55th Street, WILLOWS APARTMENT

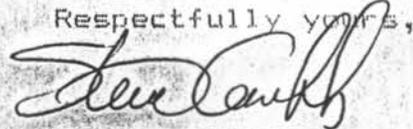
DEAR Sir:

In the last few days there have been discussions with City employees about lot 7A, Block B, Plan K1. Apparently, visitors parking at the Willows have been parking on City land. What we would ask is that some consideration be given to the fact that 305757 Alberta Ltd. has been responsible for fertilizing and maintaining in an orderly fashion the land in question for the last several years.

We would like to follow whatever avenues are open to us in order to make an arrangement with the City of Red Deer whereby the status quo is maintained; that is, we may still allow visitors to park where they presently are and we will continue to cut, rake, and otherwise maintain the land. In any further discussions in this area, Mr. Ed Fox will be acting as the representative for 305757 Alta. Ltd due to his experience and present position as manager of the Willows Apartment.

Trusting that we will receive your co-operation in this matter, I remain

Respectfully yours,



STEVEN GRUBB  
CONTROLLER  
305757 Alta Ltd.

cc. Ed Fox  
Manager, Willows Apartments

305757 ALBERTA LTD.  
4910 - 47 AVENUE  
RED DEER, ALBERTA T4N 6P8  
342 - 5330

June 28, 1989

TO: The City of Red Deer  
4914 - 48th Avenue  
Red Deer, Alberta  
CITY CLERKS DEPARTMENT

ATTN Charlie Sevcik

RE: 4700 - 55th Street, WILLOWS APARTMENT

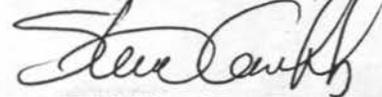
DEAR Sir:

In the last few days there have been discussions with City employees about lot 7A, Block B, Plan K1. Apparently, visitors parking at the Willows have been parking on City land. What we would ask is that some consideration be given to the fact that 305757 Alberta Ltd. has been responsible for fertilizing and maintaining in an orderly fashion the land in question for the last several years.

We would like to follow whatever avenues are open to us in order to make an arrangement with the City of Red Deer whereby the status quo is maintained; that is, we may still allow visitors to park where they presently are and we will continue to cut, rake, and otherwise maintain the land. In any further discussions in this area, Mr. Ed Fox will be acting as the representative for 305757 Alta. Ltd due to his experience and present position as manager of the Willows Apartment.

Trusting that we will receive your co-operation in this matter, I remain

Respectfully yours,



STEVEN GRUBB  
CONTROLLER  
305757 Alta Ltd.

cc. Ed Fox  
Manager, Willows Apartments



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

August 23, 1989

305757 Alberta Ltd.  
4910 - 47 Avenue  
Red Deer, Alberta  
T4N 6P8

Attention: Mr. Steven Grubb  
Controller

Dear Sir:

RE: WILLOWS APARTMENT ENCROACHMENT

Further to the letter from this office dated July 26, 1989 pertaining to the above topic, I would advise as follows:

At the Council meeting of August 21, 1989 the following motion was passed by Council agreeing to a land exchange subject to certain conditions:

"RESOLVED that Council of The City of Red Deer having considered report dated August 14, 1989, from the Director of Community Services and Parks Manager re: 305757 Alberta Limited: Willows Apartment Encroachment hereby agrees as follows:

1. to approve a land exchange between the City and the owners of Willows Apartment, as outlined on plan #3, subject to land over and above an equal exchange being purchased by the owners at market value and all subdivision costs being borne by the applicant and the City on a 50/50 basis;
2. to amend the Land Use Bylaw so that the boundary of the A2-ENVIRONMENTAL PRESERVATION DISTRICT conforms with the boundary between City and privately-owned land;
3. to approve the construction of post and cable fence along the east boundary of the extended parking area.

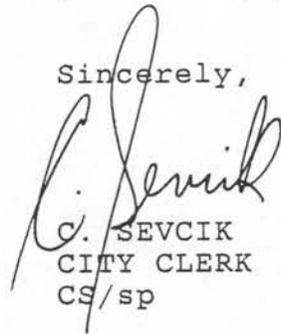
and as recommended to Council August 21, 1989."

Page 2  
305757 Alberta Ltd.  
Re: Willows Apartment Encroachment

The decision of Council in this instance is submitted for your information, and I trust you will find same satisfactory. We would request that you liaise with the Parks Manager, Mr. Don Batchelor, (342-8165) pertaining to the contracting of a Surveyor and the other undertakings outlined in the resolution.

We thank you for your co-operation in this matter. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

c.c.            Director of Community Services  
                 Parks Manager  
                 Director of Engineering Services  
                 City Assessor  
                 Urban Planner

NO. 1

DATE: August 2, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: 4633 - 48 STREET  
LOT 39-41, BLOCK C, PLAN K8

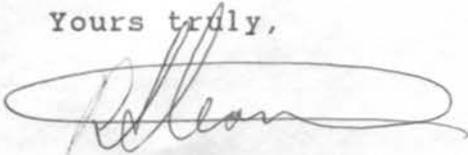
---

We have received complaints from the residents within the neighbourhood that the property at 4633 - 48 Street is becoming untidy by reason of tall grass in the rear yard. The owners are Mr. & Mrs. Kovacs, 4 Moseley Close, Red Deer, T4N 5S8. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to cut the grass in the rear yard. Should the owner fail to remedy this condition, City forces will be authorized to do the required work. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner July 19, 1989 and June 23, 1989, advising them of the site condition and requesting the grass be cut and maintained.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tall grass, Mr. & Mrs. Kovacs, being the owners of 4633 - 48 Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to cut and maintain the grass in the rear yard, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. & Mrs. Kovacs and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioner's Comments

We would recommend that Council pass the resolution as suggested by the Bylaws and Inspections Manager.

"M.C. DAY", City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 22, 1989

REGISTERED

Mr. & Mrs. Kovacs  
4 Moseley Close  
Red Deer, Alberta  
T4N 5S8

Dear Mr. & Mrs. Kovacs:

RE: UNSIGHTLY PREMISES, 4633 - 48 STREET

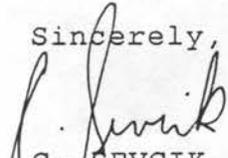
Council of The City of Red Deer, at its meeting held on Monday, August 21, 1989, passed the following motion concerning the aforementioned property:

"RESOLVED that Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tall grass, Mr. & Mrs. Kovacs, being the owners of 4633 - 48 Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and are hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to cut and maintain the grass in the rear yard, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. & Mrs. Kovacs and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

The decision of Council in this instance is submitted for your information and appropriate action.

Your co-operation in this matter would be greatly appreciated.

Sincerely,

  
C. SEVCIK  
CITY CLERK  
CS/sp  
c.c.

Bylaws & Inspections Manager

DATE: August 2, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: 2810 - 50 AVENUE  
LOT 4, BLOCK 2, PLAN 737 A.W.

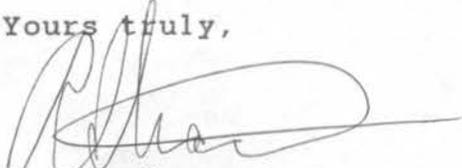
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We have received complaints from the residents within the neighbourhood that the property at 2810 - 50 Avenue is becoming untidy by reason of tall grass in the frontyard. The owners are Moore Developments, 3115 - 50 Avenue, Red Deer, T4N 3X8. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to cut the grass in the frontyard. Should the owner fail to remedy this condition, City forces will be authorized to do the required work. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner July 18, 1989 and June 23, 1989, advising them of the site condition and requesting the grass be cut and maintained.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tall grass, Moore Developments, being the owners of 2810 - 50 Avenue in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to cut and maintain the grass in the frontyard, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Moore Developments and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioner's Comments

We would recommend that Council pass the resolution suggested by the Bylaws and Inspections Manager.

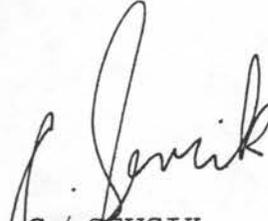
"M.C. DAY", City Commissioner

DATE: AUGUST 22, 1989  
TO: BYLAWS & INSPECTIONS MANAGER  
FROM: CITY CLERK  
RE: UNSIGHTLY PREMISE - 2810 - 50 AVENUE

---

Your report dated August 2, 1989 pertaining to the above matter was presented to Council August 21, 1989. At your request the item was withdrawn as it is our understanding that the problem complained of has been remedied by the owner.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/sp

NO. 3

DATE: August 4, 1989

TO: City Clerk

FROM: City Assessor

RE: BLOCK N, PLAN 3761 K.S.

---

Mr. Morsky, operator/owner of the City Centre Motel legally described above, has forwarded a letter to City Administration indicating that a building on this property has been demolished effective June 29, 1989. The Assessment and Tax Department verify that in fact the old motel structure that was located on this site has been removed as of the above-noted date.

Section 27 of the Municipal Taxation Act states, in subsection (1), the following:

"In every Municipality the assessor shall, not later than December 31st in each year, assess for taxation purposes in the next following year all assessable property in the Municipality."

The City of Red Deer have, therefore, assessed all property as of December 31, 1988, for tax purposes in 1989 and have, therefore, assessed the improvement that was demolished. There is no provision, within the Municipal Taxation Act, to remove and/or reduce an assessment for demolition of properties, similar to the fact that there is no provision to add properties to the assessment and tax roll that are constructed during the tax year for property taxes in the year they are built, unless a Supplementary Assessment Bylaw is passed which the City has not implemented. Therefore, an improvement that has been constructed will not generate tax revenue until the year after construction, and likewise, an improvement that has been removed will not be credited with a reduction in taxes should it be removed prior to the end of a calendar and/or tax year.

However, Section 106 of the Municipal Taxation Act does allow that a Municipality may if they so choose refund property taxes. Section 106 (1) is quoted as follows:

"A Council may with respect to a specific property or business pass a resolution in any case where the Council considers it equitable to do so:

- a) To cancel or refund all or any part of a tax levy, or
- b) To suspend and defer for the period of time and on the terms and conditions that to the Council seem proper, a special frontage or a special local benefit assessment."

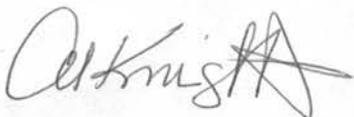
To: City Clerk  
August 4, 1989  
Page 2

It is the considered opinion and the recommendation of administration that Council not consider a refund of the property taxes relating to the demolition of the improvement on this site. We do not believe, in our opinion, that it would be equitable to do so in this instance. However, should Council choose to entertain a refund, a breakdown of the property taxes payable on the improvement that was removed from the site is as follows:

- a) Property assessment affected in demolition was \$66,720.00
- b) The mill rate breakdown, commercial, is as follows:
  - 1) Municipal - 13.877 mills
  - Supplementary Education - 10.846 mills
  - Education Foundation - 4.844 mills
  - Total mill rate - 29.567 mills

Therefore, the property taxes paid in 1989 totalled \$1,972.71 for the full year. Should Council choose to entertain a refund, we could not recommend anything in excess of one-half the taxes and that the maximum be for the \$925.87 that is applicable to the Municipal portion only. The balance of the payments as made, \$723.65 for Supplementary Education and \$323.19 to the Education Foundation are requisitions that are made from requisitioning bodies from the City, and the funds have been forwarded as required. Therefore, a maximum refund, in our opinion, if considered at all, would be \$462.94.

In conclusion, we respectfully cannot recommend the consideration of a refund of the property taxes in this instance as we do not feel it is equitable to do so, and not within the intent of Section 106 of the Municipal Taxation Act.



Al Knight, A.M.A.A.  
City Assessor

AK\ch

cc: Director of Finance

Ours.

August 1, 1989

R. F. (Rand) Morsky  
119 Pumpvalley Court S.W.  
CALGARY, AB  
T2V 5V2

Dear Mr. Morsky:

RE: BLOCK N, PLAN 3761 K.S.

Further to your correspondence of July 27, 1989, whereby you requested a refund of property taxes that is attributable to the demolition of buildings on the legally-described property.

I advise that I am forwarding same request to the City Clerk with a report that will be placed on the Council Agenda at the earliest convenience of the City Clerk. You will be advised by the City Clerk of the date that this will be before Council in order that you may be present and speak to the issue, if you so choose.

Sincerely,

Al Knight, A.M.A.A.  
City Assessor

AK\ch

cc: Director of Finance  
City Clerk

Morsky

119 Pumpvalley Court S.W.  
Calgary, Alberta  
T2V 5V2

July 27, 1989

Al Knight  
City Assessor Office  
City of Red Deer  
Box 5004  
Red Deer, Alberta  
T4N 6A1

Dear Mr. Knight:

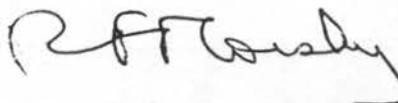
RE: Block N, Plan 3761 K.S.

As previously discussed with your office, certain buildings on the abovementioned property have been demolished effective June 29, 1989.

I would request a refund of property taxes that is attributable to the demolished buildings.

Thank-you for your assistance.

Yours truly,



R.F. (Rand) Morsky



RFM/ap

Commissioner's Comments

We would recommend that one half the taxes applicable to the Municipal portion, that being \$462.94, be refunded.

"M.C. DAY", City Commissioner

COPY

August 1, 1989

R. F. (Rand) Morsky  
119 Pumpvalley Court S.W.  
CALGARY, AB  
T2V 5V2

Dear Mr. Morsky:

RE: BLOCK N, PLAN 3761 K.S.

Further to your correspondence of July 27, 1989, whereby you requested a refund of property taxes that is attributable to the demolition of buildings on the legally-described property.

I advise that I am forwarding same request to the City Clerk with a report that will be placed on the Council Agenda at the earliest convenience of the City Clerk. You will be advised by the City Clerk of the date that this will be before Council in order that you may be present and speak to the issue, if you so choose.

Sincerely,



Al Knight, A.M.A.A.  
City Assessor

AK\ch

cc: Director of Finance  
City Clerk

DATE: AUGUST 22, 1989  
TO: CITY ASSESSOR  
FROM: CITY CLERK  
RE: CITY CENTRE MOTEL, BLOCK N, PLAN 3761 K.S.

---

Your report dated August 4, 1989 pertaining to the above matter and in particular pertaining a request for a tax refund, received consideration at the Council meeting of August 21, 1989.

At the above-noted meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report dated August 4, 1989, from the City Assessor re: Request for Tax Refund pertaining to Block N, Plan 3761 K.S. hereby agrees that 1/2 the taxes applicable to the municipal portion of the aforementioned property be refunded, i.e. \$462.94, and as recommended to Council August 21, 1989, by the City Commissioner."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust you will advise the applicant in this instance of Council's decision and ensure that the appropriate refund is processed.

  
C. SEVCIK  
CITY CLERK  
CS/sp

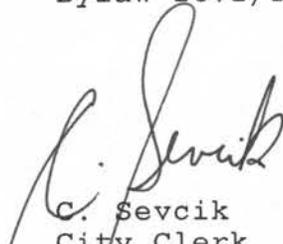
c.c. Director of Financial Services

DATE: August 10, 1989  
TO: City Council  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/T-89

---

At the Council Meeting of August 8, 1989, Council gave three readings to a new Sign Bylaw. As indicated in the report from the Bylaws & Inspections Manager, there are some changes necessitated to the Land Use Bylaw as a result.

Bylaw 2672/T-89 is presented to Council for first reading.



C. Sevcik  
City Clerk  
CS/ds

Commissioner's Comments

We would recommend Council give the bylaw first reading following which it will be advertised for a Public Hearing.

"M.C. DAY",  
City Commissioner

*2nd Draft  
obtain on  
Bylaw Paper*

Being a Bylaw of the City of Red Deer, in the Province of Alberta, to amend the City of Red Deer Land Use Bylaw 2672/80.

The Municipal Council of the City of Red Deer, in the Province of Alberta, duly assembled, hereby annexed, that Land Use Bylaw 2672/80 be amended as follows:

1. That clause 4.12.1 be deleted and that there be substituted in its place and stead the following:

"4.12.1 - No sign shall hereafter be erected, enlarged, changed or structurally altered except in conformity with this Bylaw and the Sign Bylaw."

2. By adding thereto the following section:

"4.12.2 - The type, structure, size and location of signs shall conform with the Sign Bylaw, the requirements of each Land Use Bylaw district and the following regulations:

TYPE OF SIGN

SIZE AND HEIGHT REGULATIONS

- |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) A-Board Signs                                  | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (2) Awning, Canopy and Marquee Signs               | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (3) Under Canopy Signs                             | Maximum vertical dimension - 1.5 m                                                                                                                                                                                                                                                                                                                                                                                                |
| (4) Billboard Signs                                | Maximum height above grade - 5.5 m                                                                                                                                                                                                                                                                                                                                                                                                |
| (5) Facia Signs                                    | As per the Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                             |
| (6) Free Standing Signs                            | Maximum surface area:<br>1.5 m <sup>2</sup> in A1, P1 and PS Districts<br>5.0 m <sup>2</sup> in C3 Districts<br>12.0 m <sup>2</sup> in C1, I1 and I2 Districts<br>18.5 m <sup>2</sup> in C4 and DC(2) Districts<br>C2 Districts as per Sign Bylaw<br><br>Maximum height above grade:<br>4.5 m in C3, A1, P1 and PS Districts<br>9.0 m in C1, I1, I2 and DC (2) District<br>12.0 m in C4 District<br>C2 District as per Sign Bylaw |
| (7) Neighbourhood and Housing identification signs | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (8) Painted Wall Signs                             | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                 |

*gnats*

- |                      |                                           |
|----------------------|-------------------------------------------|
| (9) Projecting Signs | Maximum surface area - 4.5 m <sup>2</sup> |
| (10) Roof Signs      | As per Sign Bylaw                         |
| (11) Wall Signs      | Maximum horizontal dimension - 6.1 m      |
3. That clause 6.1.1.2(4) be deleted and that there be substituted in its place and stead the following:
- (4) Identification and local advertising on the following types of signs (see Section 4.12):
    - Awning signs
    - Canopy signs
4. That clause 6.1.1.3(6) be deleted and that there be substituted in its place and stead the following:
- (6) Identification and local advertising on the following types of signs (see Section 4.12):
    - Free standing signs
5. That clause 6.2.1.2(10) be deleted and that there be substituted in its place and stead the following:
- (10) Identification and local advertising on the following types of signs (see Section 4.12):
    - A-Board signs
    - Awning, canopy and marquee signs
    - Under canopy signs
    - Facia signs
    - Free standing signs
    - Neighbourhood identification signs
    - Painted wall signs
    - Projecting signs
    - Roof signs
    - Wall signs
6. That clause 6.2.1.3(10) be deleted and that there be substituted in its place and stead the following:
- (10) General advertising and directional information on the following types of signs (see Section 4.12):
    - Billboard signs
    - Painted wall signs
    - Wall signs
7. That clause 6.2.2.3(2) be deleted and that there be substituted in its place and stead the following:
- (2) Identification, local advertising, and general advertising on the following types of signs (see Section 4.12):
    - A-Board signs
    - Awning, canopy signs

Under canopy signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs

8. That clause 6.2.3.3(2) be deleted and that there be substituted in its place and stead the following:

- (2) Identification and local advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Projecting signs

9. That clause 6.2.4.2(4) be deleted and that there be substituted in its place and stead the following:

- (4) Identification and local advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs  
Roof signs  
Wall signs

10. That clause 6.2.4.3(11) be deleted and that there be substituted in its place and stead the following:

- (11) General advertising and directional information on the following types of signs (see Section 4.12):  
Billboard signs  
Free standing signs  
Painted wall signs  
Roof signs  
Wall signs

11. That clause 6.3.1.2(11) be deleted and that there be substituted in its place and stead the following:

- (11) Identification, local advertising and general advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Billboard signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs

Wall signs

12. That clause 6.3.2.2(2) be deleted and that there be substituted in its place and stead the following:

- (2) Identification, local advertising, general advertising and directional information on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Billboard signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs  
Wall signs

13. That clause 6.4.1.3(14) be deleted and that there be substituted in its place and stead the following:

- (14) Identification information on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Projecting signs

14. That clause 6.5.1.3(5) be deleted and that there be substituted in its place and stead the following:

- (5) Identification information on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Projecting signs

15. That clause 6.6.1.2(3) be deleted and that there be substituted in its place and stead the following:

- (3) Neighbourhood identification signs (see Section 4.12).

16. That clause 6.6.2.2(4) be deleted and that there be substituted in its place and stead the following:

- (4) Neighbourhood and housing identification signs (see Section 4.12).

17. That clause 6.6.3.3(5) be deleted and that there be substituted in its place and stead the following:

- (5) Neighbourhood and housing identification signs (see Section 4.12).

18. That clause 6.6.4.3(4) be deleted and that there be substituted in its place and stead the following:

(5) Neighbourhood and housing identification signs (see Section 4.12).

19. That section 6.6.5 clause DC2.1.2(1) be deleted and that there be substituted in its place and stead the following:

- (1) Identification and local advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs  
Roof signs  
Wall signs

20. That section DC2.2(3)(e) be deleted.

21. This Bylaw shall come into full force and effect upon third reading.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A THIRD TIME AND FINALLY PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2672/T-89

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

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

1) Section 4.12.1 is amended by deleting that Section and replacing it with the following:

4.12.1 No sign shall hereafter be erected, enlarged, changed or structurally altered except in conformity with this Bylaw and the Sign Bylaw.

4.12.2 The type, structure, size and location of signs shall conform with the Sign Bylaw, the requirements of each Land Use Bylaw District, and the following regulations:

TYPE OF SIGN

SIZE AND HEIGHT REGULATIONS

(1) A-Board Signs

Minimum

Maximum

width - 0.30 m

width - 0.61 m

height - 0.61 m

height - 0.92 m

(2) Awning, Canopy,  
Marquee Signs

Minimum clearance above grade - 3.0 m

Maximum projection from structure - 3.0 m

(3) Under Canopy Signs

Maximum vertical dimension - 1.5 m

Minimum clearance above grade - 2.8 m

(4) Billboard Signs

Maximum vertical dimension - 3.1 m

Maximum horizontal dimension - 6.1 m

Maximum height above grade - 6.5 m

(5) Facia Signs

As stated in the Sign Bylaw

(6) Free Standing Signs

Maximum surface area:

1.5 m<sup>2</sup> in A1, P1 and PS Districts

5.0 m<sup>2</sup> in C3 Districts

9.3 m<sup>2</sup> in C2 Districts (District Centre)

12.0 m<sup>2</sup> in C1, I1 and I2 Districts

18.5 m<sup>2</sup> in C4 and DC(2) Districts

40.0 m<sup>2</sup> in C2 Districts (Regional Centre)

Maximum height above grade:

4.5 m in C3, A1, P1, and PS Districts

7.5 m in C2 District (District Centre where sign  
abuts collector/local street)

9.0 m in C2 District (District or Regional Centre  
where sign abuts an arterial street)

9.0 m in C1, I1, I2 and DC(2) Districts

12.0 m in C4 District

Minimum spacing between signs - 30.0 m

Minimum clearance above grade - 3.6 m

- |      |                                                |                                                                                                 |
|------|------------------------------------------------|-------------------------------------------------------------------------------------------------|
| (7)  | Neighbourhood and Housing Identification Signs | Requires Municipal Planning Commission Approval                                                 |
| (8)  | Painted Wall Signs                             | Maximum vertical dimension - 3.1 m<br>Maximum length - 6.1 m                                    |
| (9)  | Projecting Signs                               | Maximum surface area - 4.5 m <sup>2</sup><br>Minimum clearance above grade - 3.0 m <sup>2</sup> |
| (10) | Roof Signs                                     | As stated in the Sign Bylaw                                                                     |
| (11) | Wall Signs                                     | Maximum vertical dimension - 3.1 m<br>Maximum length - 6.1 m                                    |
- 2) Section 6.1.1.2 is amended by deleting Clause (4) in its entirety and by substituting therefore the following new clause:
- (4) Identification and local advertising on the following types of signs (see Section 4.12):
- Awning signs
  - Canopy signs
- 3) Section 6.1.1.3 is amended by deleting Clause (6) in its entirety and by substituting therefore the following new clause:
- (6) Identification and local advertising on the following types of signs (see Section 4.12):
- Free standing signs
- 4) Section 6.2.1.2 is amended by deleting Clause (10) in its entirety and by substituting therefore the following new clause:
- (10) Identification and local advertising on the following types of signs (see Section 4.12):
- A-Board signs
  - Awning, canopy and marquee signs
  - Under canopy signs
  - Facia signs
  - Free standing signs
  - Neighbourhood identification signs
  - Painted wall signs
  - Projecting signs
  - Roof signs
  - Wall signs
- 5) Section 6.2.1.3 is amended by deleting Clause (10) in its entirety and by substituting therefore the following new clause:

- (10) General advertising and directional information on the following types of signs (see Section 4.12):
- Billboard signs
  - Painted wall signs
  - Wall signs
- 6) Section 6.2.2.3 is amended by deleting Clause (2) in its entirety and by substituting therefore the following new clause:
- (2) Identification, local advertising, and general advertising on the following types of signs (see Section 4.12):
- A-Board signs
  - Awning, canopy signs
  - Under canopy signs
  - Facia signs
  - Free standing signs
  - Painted wall signs
  - Projecting signs
- 7) Section 6.2.3.3 is amended by deleting Clause (2) in its entirety and by substituting therefore the following new clause:
- (2) Identification and local advertising on the following types of signs (see Section 4.12):
- Awning, canopy signs
  - Under canopy signs
  - Facia signs
  - Free standing signs
  - Projecting signs
- 8) Section 6.2.4.2 is amended by deleting Clause (4) in its entirety and by substituting therefore the following new clause:
- (4) Identification and local advertising on the following types of signs (see Section 4.12):
- Awning, canopy signs
  - Under canopy signs
  - Facia signs
  - Free standing signs
  - Painted wall signs
  - Projecting signs
  - Roof signs
  - Wall signs
- 9) Section 6.2.4.3 is amended by deleting Clause (11) in its entirety and by substituting therefore the following new clause:

- (11) General advertising and directional information on the following types of signs (see Section 4.12):
- Billboard signs
  - Free standing signs
  - Painted wall signs
  - Roof signs
  - Wall signs
- 10) Section 6.3.1.2 is amended by deleting Clause (11) in its entirety and by substituting therefore the following new clause:
- (11) Identification, local advertising and general advertising on the following types of signs (see Section 4.12):
- Awning, canopy signs
  - Under canopy signs
  - Billboard signs
  - Facia signs
  - Free standing signs
  - Painted wall signs
  - Projecting signs
  - Wall signs
- 11) Section 6.3.2.2 is amended by deleting Clause (2) in its entirety and by substituting therefore the following new clause:
- (2) Identification, local advertising, general advertising, and directional information on the following types of signs (see Section 4.12):
- Awning, canopy signs
  - Under canopy signs
  - Billboard signs
  - Facia signs
  - Free standing signs
  - Painted wall signs
  - Projecting signs
  - Wall signs
- 12) Section 6.4.1.3 is amended by deleting Clause (14) in its entirety and by substituting therefore the following new clause:
- (14) Identification information on the following types of signs (see Section 4.12):
- Awning, canopy signs
  - Under canopy signs
  - Facia signs
  - Projecting signs

- 13) Section 6.5.1.3 is amended by deleting Clause (5) in its entirety and by substituting therefore the following new clause:
  - (5) Identification information on the following types of signs (see Section 4.12):
    - Awning, canopy signs
    - Under canopy signs
    - Facia signs
    - Projecting signs
- 14) Section 6.6.1.2 is amended by deleting Clause (3) in its entirety and by substituting therefore the following new clause:
  - (3) Neighbourhood identification signs (see Section 4.12).
- 15) Section 6.6.2.2 is amended by deleting Clause (4) in its entirety and by substituting therefore the following new clause:
  - (4) Neighbourhood and housing identification signs (see Section 4.12).
- 16) Section 6.6.3.3 is amended by deleting Clause (5) in its entirety and by substituting therefore the following new clause:
  - (5) Neighbourhood and housing identification signs (see Section 4.12).
- 17) Section 6.6.4 is amended by deleting Clause (4) in its entirety and by substituting therefore the following new clause:
  - (4) Neighbourhood and housing identification signs (see Section 4.12).
- 18) Section DC2.1.2 is amended by deleting Clause (1) in its entirety and by substituting therefore the following new clause:
  - (1) Identification and local advertising on the following types of signs (see Section 4.12):
    - Awning, canopy signs
    - Under canopy signs
    - Facia signs
    - Free standing signs
    - Painted wall signs
    - Projecting signs
    - Roof signs
    - Wall signs
- 19) Section DC2.2(3)(e) is deleted.

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

---

MAYOR

---

CITY CLERK

Donna for Aug 21  
Bylaw 2672/T-89

31.

PROPOSED REVISIONS TO THE  
CITY OF RED DEER  
LAND USE BYLAW  
SIGN REGULATIONS

The following revisions to the Land use Bylaw are proposed in conjunction with revisions to the Sign Bylaw.

SECTION 4.12 - REGULATION OF SIGNS

- 4.12.1 No sign shall hereafter be erected, enlarged, changed or structurally altered except in conformity with this Bylaw and the Sign Bylaw.
- 4.12.2 The type, structure, size and location of signs shall conform with the Sign Bylaw, the requirements of each Land Use Bylaw District, and the following regulations:

- 2 -

## Section 4.12.2 Table

| TYPE OF SIGN                                       | SIZE AND HEIGHT REGULATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|                                                    | Minimum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Maximum                           |
| (1) A-Board Signs                                  | width - 0.30 m<br>height - 0.61 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | width - 0.61 m<br>height - 0.92 m |
| (2) Awning, Canopy, Marquee Signs                  | Minimum clearance above grade - 3.0m<br>Maximum projection from structure - 3.0m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |
| (3) Under Canopy Signs                             | Maximum vertical dimension - 1.5 m<br>Minimum clearance above grade - 2.8 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| (4) Billboard Signs                                | Maximum vertical dimension - 3.1 m<br>Maximum horizontal dimension - 6.1 m<br>Maximum height above grade - 6.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |
| (5) Facia Signs                                    | As stated in the Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| (6) Free Standing Signs                            | Maximum surface area:<br>1.5 m <sup>2</sup> in A1, P1 and PS Districts<br>5.0 m <sup>2</sup> in C3 Districts<br>9.3 m <sup>2</sup> in C2 Districts (District Centre)<br>12.0 m <sup>2</sup> in C1, I1 and I2 Districts<br>18.5 m <sup>2</sup> in C4 and DC(2) Districts<br>40.0 m <sup>2</sup> in C2 Districts (Regional Centre)<br>Maximum height above grade:<br>4.5 m in C3, A1, P1, and PS Districts<br>7.5 m in C2 District (District Centre where sign abuts collector/local street)<br>9.0 m in C2 District (District or Regional Centre where sign abuts an arterial street)<br>9.0 m in C1, I1, I2 and DC(2) Districts<br>12.0 m in C4 District<br>Minimum spacing between signs - 30.0 m<br>Minimum clearance above grade - 3.6 m |                                   |
| (7) Neighbourhood and Housing Identification Signs | Requires Municipal Planning Commission Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
| (8) Painted Wall Signs                             | Maximum vertical dimension - 3.1 m<br>Maximum length - 6.1 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |
| (9) Projecting Signs                               | Maximum surface area - 4.5 m <sup>2</sup><br>Minimum clearance above grade - 3.0 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
| (10) Roof Signs                                    | As stated in the Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| (11) Wall Signs                                    | Maximum vertical dimension - 3.1 m<br>Maximum length - 6.1 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |

## SECTION 6.1 - LAND USE DISTRICTS

### 6.1.1 A1 FUTURE URBAN DEVELOPMENT DISTRICT

#### 6.1.1.2 - Permitted Uses

- (4) Identification and local advertising on the following types of signs (see Section 4.12):

- Awning signs
- Canopy signs

#### 6.1.1.3 - Discretionary Uses

- (6) Identification and local advertising on the following types of signs (see Section 4.12):

- Free standing signs

### 6.2.1 C1 COMMERCIAL (CITY CENTER) DISTRICT

#### 6.2.1.2 - Permitted Uses

- (10) Identification and local advertising on the following types of signs (see Section 4.12):

- A-Board signs
- Awning, canopy and marquee signs
- Under canopy signs
- Facia signs
- Free standing signs
- Neighbourhood identification signs
- Painted wall signs
- Projecting signs
- Roof signs
- Wall signs

6.2.1.3 Discretionary Uses

- (10) General advertising and directional information on the following types of signs (see Section 4.12):

Billboard signs  
Painted wall signs  
Wall signs

6.2.2 C2 COMMERCIAL (REGIONAL AND DISTRICT SHOPPING CENTRE) DISTRICT

6.2.2.3 Discretionary Uses

- (2) Identification, local advertising, and general advertising on the following types of signs (see Section 4.12):

A-Board signs  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs

6.2.3 C3 COMMERCIAL (LOCAL CONVENIENCE) DISTRICT

6.2.3.3 Discretionary Uses

- (2) Identification and local advertising on the following types of signs (see Section 4.12):

Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Projecting signs

- 5 -

#### 6.2.4 C4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT

##### 6.2.4.2 Permitted Uses

- (4) Identification and local advertising on the following types of signs (see Section 4.12):

Awning, canopy signs

Under canopy signs

Facia signs

Free standing signs

Painted wall signs

Projecting signs

Roof signs

Wall signs

##### 6.2.4.3 Discretionary Uses

- (11) General advertising and directional information on the following types of signs (see Section 4.12):

Billboard signs

Free standing signs

Painted wall signs

Roof signs

Wall signs

#### 6.3.1 I1 INDUSTRIAL (BUSINESS SERVICE) DISTRICT

##### 6.3.1.2 Permitted Uses

- 6 -

- (11) Identification, local advertising and general advertising on the following types of signs (see Section 4.12):

Awning, canopy signs

Under canopy signs

Billboard signs

Facia signs

Free standing signs

Painted wall signs

Projecting signs

Wall signs

#### 6.3.2 I2 INDUSTRIAL DISTRICT

##### 6.3.2.2 Permitted Uses

- (2) Identification, local advertising, general advertising, and directional information on the following types of signs (see Section 4.12):

Awning, canopy signs

Under canopy signs

Billboard signs

Facia signs

Free standing signs

Painted wall signs

Projecting signs

Wall signs

#### 6.4.1 P1 PARKS AND RECREATION DISTRICT

##### 6.4.1.3 Discretionary Uses

- 7 -

- (14) Identification information on the following types of signs  
(see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Projecting signs

6.5.1 PS PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL) DISTRICT

6.5.1.3 Discretionary Uses

- (5) Identification information on the following types of signs  
(see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Projecting signs

6.6.1 R-1 RESIDENTIAL LOW DENSITY DISTRICT

6.6.1.2 Permitted Uses

- (3) Neighbourhood identification signs (see Section 4.12).

6.6.2 R-2 RESIDENTIAL (GENERAL) DISTRICT

6.6.2.2 Permitted Uses

- (4) Neighbourhood and housing identification signs (see Section 4.12).

6.6.3 R-3 RESIDENTIAL (MULTIPLE FAMILY) DISTRICT

6.6.3.3 Discretionary Uses

- (5) Neighbourhood and housing identification signs (see Section 4.12).

6.6.4 R-4 RESIDENTIAL (RELOCATABLE DWELLING UNIT) DISTRICT

6.6.4.3 Discretionary Uses

- (4) Neighbourhood and housing identification signs (see Section 4.12).

6.6.5 DIRECT CONTROL DISTRICT NO. 2 - DC (2)

DC2.1.2 Discretionary Uses:

- (1) Identification and local advertising on the following types of signs (see Section 4.12):

Awning, canopy signs

Under canopy signs

Facia signs

Free standing signs

Painted wall signs

Projecting signs

Roofsigns

Wall signs

6.6.6 DELETE SECTION DC2.2(3)(e)

BYLAW NO. 2672/\_\_\_\_\_

Being a Bylaw of the City of Red Deer, in the Province of Alberta, to amend the City of Red Deer Land Use Bylaw 2672/80.

The Municipal Council of the City of Red Deer, in the Province of Alberta, duly assembled, hereby annexed, that Land Use Bylaw 2672/80 be amended as follows:

1. That clause 4.12.1 be deleted and that there be substituted in its place and stead the following:

"4.12.1 - No sign shall hereafter be erected, enlarged, changed or structurally altered except in conformity with this Bylaw and the Sign Bylaw."

2. By adding thereto the following section:

"4.12.2 - The type, structure, size and location of signs shall conform with the Sign Bylaw, the requirements of each Land Use Bylaw district and the following regulations:

TYPE OF SIGN

SIZE AND HEIGHT REGULATIONS

- |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) A-Board Signs                                  | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (2) Awning, Canopy and Marquee Signs               | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (3) Under Canopy Signs                             | Maximum vertical dimension - 1.5 m                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (4) Billboard Signs                                | Maximum height above grade - 5.5 m                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (5) Facia Signs                                    | As per the Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (6) Free Standing Signs                            | Maximum surface area:<br>1.5 m <sup>2</sup> in A1, P1 and PS Districts<br>5.0 m <sup>2</sup> in C3 Districts<br>9.3 m <sup>2</sup> in C2 Districts (District Centre)<br>12.0 m <sup>2</sup> in C1, I1 and I2 Districts<br>18.5 m <sup>2</sup> in C4 and DC(2) Districts<br>C2 Districts as per Sign Bylaw<br><br>Maximum height above grade:<br>4.5 m in C3, A1, P1 and PS Districts<br>9.0 m in C1, C2, I1, I2 and DC (2) District<br>12.0 m in C4 District. |
| (7) Neighbourhood and Housing identification signs | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (8) Painted Wall Signs                             | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                                             |

DATE: August 10, 1989  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: SIGN BYLAW 2996/89

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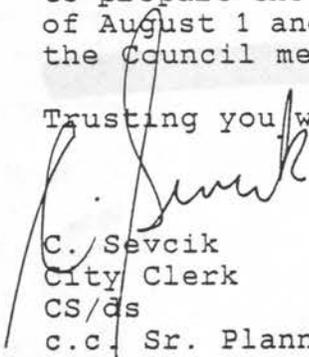
At the Council Meeting of August 8, 1989, Sign Bylaw 2996/89 was given three readings. Please note this Bylaw comes into effect immediately.

I would further advise that at the August 8th Council meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report dated August 1, 1989, from the Bylaws & Inspections Manager re: proposed changes to the Sign Bylaw and Land Use Bylaw hereby approves said changes in principle and authorizes the administration to prepare a Land Use Bylaw Amendment for Council's consideration in accordance with the recommendations."

By way of a copy of this memo, we are requesting the Senior Planner to prepare the Land Use Bylaw Amendment as suggested in your report of August 1 and which amendment we anticipate for consideration at the Council meeting of August 21.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Sr. Planner, D. Rouhi  
Dir. of Engineering Services  
City Assessor  
Economic Development Manager  
E.L. & P. Manager  
Fire Chief  
Inspector Pearson  
Dir. of Community Services

DATE: AUGUST 22, 1989  
TO: DEPUTY DIRECTOR  
RED DEER REGIONAL PLANNING COMMISSION  
FROM: CITY CLERK  
RE: LAND USE BYLAW AMENDMENTS 2672/S-89  
LAND USE BYLAW AMENDMENTS 2672/T-89  
LAND USE BYLAW AMENDMENTS 2672/U-89

---

Council of The City of Red Deer, at its meeting held on Monday, August 21, 1989, gave First Reading to the above-noted Bylaws.

Bylaw 2672/S-89 provides for changes to the Land Use Bylaw respecting "home occupations".

Bylaw 2672/T-89 provides for changes to the Land Use Bylaw with regard to "signage".

Bylaw 2672/U-89 provides for

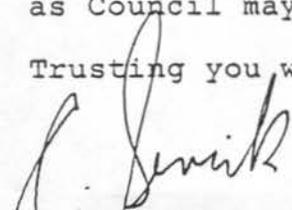
"eating, beverage, and commercial recreational establishments" as discretionary uses in C4 district as opposed to permitted uses,

and also adds "bulk petroleum products" as not permitted in the C4 district,

and deletes "commercial recreation facilities" from the CP Light Industrial area.

Enclosed herewith is a copy of the aforesaid Bylaws. This office will now proceed with advertising for a Public Hearing to be held on MONDAY, SEPTEMBER 18, 1989, at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/sp

|      |                                      |                   |
|------|--------------------------------------|-------------------|
| c.c. | Director of Engineering Services     | City Assessor     |
|      | Director of Community Services       | Fire Chief        |
|      | Bylaws & Inspections Manager         | E. L. & P Manager |
|      | Economic Development Manager         |                   |
|      | Council & Committee Secretary, Wilma |                   |

DATE: JULY 24, 1989  
TO: CITY COUNCIL  
FROM: FINANCE & AUDIT COMMITTEE  
RE: REPAYMENT OF DEBENTURE DEBT

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At the Finance & Audit Committee meeting of July 21, 1989, the matter of Repayment of Debenture Debt was considered, with the following resolution being passed:

"RESOLVED that the Finance & Audit Committee, having considered the report from the Director of Financial Services dated July 6, 1989 re: Repayment of Debenture Debt, hereby recommend to Council of The City of Red Deer as follows:

1. That the water and sewer utilities make a contribution of \$370,000.00 per year starting in 1988 to the subdivision fund to replace the 2.7 million dollars in financing lost by repaying debt.
2. That the E. L. & P. utility make a contribution of \$370,000.00 to each of the water and sewer utilities starting in 1988 to assist the utilities in funding the transfer in (1). (By making this contribution, there will be no change in existing utility rates).
3. That the remaining 3.659 million dollars reserve funds being used as financing for the subdivision fund be retained by the Subdivision Fund and considered a reduction of net subdivision costs.
4. That the Subdivision Fund contribute \$200,000 per year to the General Fund, starting in 1988, as a cost of providing the funds in (3).
5. That the debt repayments indicated on Appendix "B" attached, as being saved for other than the General Fund be continued as a charge from the General Fund based on the present repayments.
6. That the above noted recommendations No. 1 through 5 be reviewed by the Finance & Audit Committee on an annual basis with recommendations being brought forward by the Committee to Council when changes are recommended."

.....2

Council  
Page 2  
July 24, 1989  
re: Repayment of Debenture Debt

As Council will recall, this matter was presented to Council on June 29, 1987, and at which time Council directed that same be brought back to Council for review. Attached for Council's information is the current report from the Director of Financial Services relative to this matter, as well as the information that appeared on the June 29, 1987 Council meeting.

The preceding recommendation is submitted to Council for consideration.

Respectfully submitted,



for ALDERMAN GAIL SURKAN  
Chairman  
Finance & Audit Committee  
KK/sp  
Encls.

PROJECTION OF GENERAL DEBT REPAYMENT  
AS OF JUNE 1, 1987

| DEBTURE NO. | ACTUAL INTEREST RATE | EFFECTIVE INTEREST RATE | CALCULATION OF DEBTURE PAYMENT |                   |                      |                     | FUTURE NET DEBTURE REPAYMENTS SAVED |                            |                         |                            |                            |  |  |
|-------------|----------------------|-------------------------|--------------------------------|-------------------|----------------------|---------------------|-------------------------------------|----------------------------|-------------------------|----------------------------|----------------------------|--|--|
|             |                      |                         | PRINCIPAL BALANCE              | ACCRUED INTEREST  | INTEREST PENALTY     | TOTAL PAYMENT       | GENERAL                             |                            | OTHER FUNDS DESCRIPTION | NET 1987 PAYMENT CANCELLED | NET 1988 PAYMENT CANCELLED |  |  |
|             |                      |                         |                                |                   |                      |                     | NET 1987 PAYMENT CANCELLED          | NET 1988 PAYMENT CANCELLED |                         |                            |                            |  |  |
| 257         | 14%                  | 11% (to 1987)           | \$ 783,084.31                  | \$ 78,823.34      | \$ 35,944.12 (4 mo.) | \$ 897,851.77       | \$ 98,992.52                        | \$ 125,400.52              |                         |                            |                            |  |  |
| 258         | 14%                  | 11% (to 1987)           | 674,721.23                     | 65,272.35         | 30,970.18 (4 mo.)    | 770,963.76          | 85,638.88                           | 106,409.73                 | Library                 | \$ 1,292.97                | \$ 1,637.89                |  |  |
| 260         | 14%                  | 11% (to 1987)           | 240,497.75                     | 16,597.64         | 11,034.85 (4 mo.)    | 268,130.24          | 8,474.91                            | 10,700.24                  | Parking Fund            | 22,016.65                  | 27,797.73                  |  |  |
| 265         | 13.25%               | 11% (to 1988)           | 758,883.15                     | 27,444.54         | 27,825.72 (4 mo.)    | 814,153.41          | -                                   | 73,487.57                  | Water Utility           | -                          | 29,895.45                  |  |  |
| 270         | 13.125%              | 11% (to 1988)           | 209,903.21                     | 1,075.39          | 7,696.45 (4 mo.)     | 218,675.05          | -                                   | 27,537.57                  |                         | -                          | -                          |  |  |
| 263         | 12.75%               | 11% (to 1988)           | 50,255.19                      | 1,817.45          | 1,037.19 (3 mo.)     | 53,109.83           | -                                   | 12,484.09                  |                         | -                          | -                          |  |  |
| 268         | 12.5%                | 11% (to 1988)           | 161,488.14                     | 2,287.38          | 2,960.62 (2 mo.)     | 166,736.14          | -                                   | 93,758.13                  |                         | -                          | -                          |  |  |
| 274         | 12.625%              | 11% (to 1988)           | 545,026.33                     | 27,594.76         | 19,984.30 (4 mo.)    | 592,605.39          | -                                   | -                          | Subdivisions            | 70,402.51                  | 70,633.29                  |  |  |
| 269         | 12.5%                | 11% (to 1988)           | 175,096.88                     | 2,480.14          | 3,210.11 (2 mo.)     | 180,787.13          | -                                   | 55,629.67                  |                         | -                          | -                          |  |  |
| 271         | 13.125%              | 13.125%                 | 479,236.50                     | 52,387.77         | 20,966.60 (4 mo.)    | 552,590.87          | 71,712.26                           | 71,712.26                  |                         | -                          | -                          |  |  |
| 273         | 12.625%              | 12.625%                 | 1,608,305.81                   | 93,457.99         | 67,682.87 (4 mo.)    | 1,769,446.67        | 234,061.17                          | 234,061.17                 |                         | -                          | -                          |  |  |
| 275         | 13.625%              | 13.625%                 | 709,851.60                     | 52,465.81         | 32,239.09 (4 mo.)    | 794,556.50          | 58,752.78                           | 58,752.78                  | Equipment Fund          | 48,751.36                  | 48,751.36                  |  |  |
|             |                      |                         | <u>6,396,350.10</u>            | <u>421,704.56</u> | <u>261,552.10</u>    | <u>7,079,606.76</u> | <u>557,632.52</u>                   | <u>869,933.73</u>          |                         | <u>142,523.47</u>          | <u>174,715.72</u>          |  |  |

DATE: July 6, 1989  
TO: FINANCE AND AUDIT COMMITTEE  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: REPAYMENT OF DEBENTURE DEBT

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The attached resolution of Council dated June 29, 1987 directed that it be reviewed on an annual basis.

The objective of the resolution is to reduce net subdivision investment below \$10 million. This is necessary to reduce the annual carrying costs on the net investment to a level justified by the annual recoveries. It was anticipated this would take until at least 1993.

At December 31, 1988 the net subdivision investment was \$17.2 million. This was a reduction of over \$1.2 million from the December 31, 1987 balance of \$18.45 million.

It is recommended the actions approved in the 1987 resolution be continued.



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

AW/mrk

Att'd.

DATE: June 30, 1987  
TO: Finance & Audit Committee  
FROM: Asst. City Clerk  
RE: REPAYMENT OF DEBENTURE DEBT

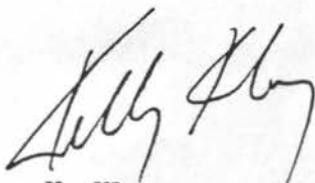
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At the Council Meeting of June 29, 1987, the following resolution was passed following consideration of your report of June 12, 1987:

"RESOLVED that Council of the City of Red Deer having considered the reports from the Finance & Audit Committee dated June 12, 1987, and from the Director of Finance dated April 22, 1987, re: repayment of debenture debt hereby agree as follows:

1. That the water and sewer utilities make a contribution of \$370,000.00 per year starting in 1988 to the subdivision fund to replace the 2.7 million dollars in financing lost by repaying debt.
2. That the E.L. & P. utility make a contribution of \$370,000.00 to each of the water and sewer utilities starting in 1988 to assist the utilities in funding the transfer in (1). (By making this contribution, there will be no change in existing utility rates).
3. That the remaining 3.659 million dollars reserve funds being used as financing for the subdivision fund be retained by the Subdivision Fund and considered a reduction of net subdivision costs.
4. That the Subdivision Fund contribute \$200,000 per year to the General Fund, starting in 1988, as a cost of providing the funds in (3).
5. That the debt repayments indicated on Appendix "B" (outlined in the above said report from the Director of Finance) as being saved for other than the General Fund be continued as a charge from the General Fund based on the present repayments.
6. That the above noted recommendations No. 1 thru 5 be reviewed on an annual basis." ;

The above is submitted for your information.



K. Kloss  
Asst. City Clerk  
/ds  
c.c. Dir. of Finance

DATE: JUNE 12, 1987  
TO: CITY COUNCIL  
FROM: FINANCE & AUDIT COMMITTEE  
RE: REPAYMENT OF DEBENTURE DEBT

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24.

As Council will recall, at the Council Meeting of May 19, 1987, consideration was given to six recommendations from the Director of Finance relative the repayment of debenture debt.

Recommendation No. 1 (the repayment of 11.1 million dollars of outstanding debenture debt) was approved with recommendations No. 2 thru 6 (outlining the allocation and utilization of the savings incurred by the payment of said outstanding debenture debt and how the remaining debenture reserve funds are to be used) being tabled to a subsequent meeting of Council pending further review by the Finance & Audit Committee.

The Finance & Audit Committee at their meeting of June 12, 1987, have given further consideration to recommendations No. 2 thru 6 and passed the following resolution.

"RESOLVED that the Finance & Audit Committee having considered the report from the Dir. of Finance dated April 22, 1987, re: repayment of debenture debt hereby recommend to Council of the City of Red Deer as follows:

1. that the water and sewer utilities make a contribution of \$370,000.00 per year starting in 1988 to the subdivision fund to replace the 2.7 million dollars in financing lost by repaying debt.

2. that the E.L. & P. utility make a contribution of \$370,000.00 to each of the water and sewer utilities starting in 1988 to assist the utilities in funding the transfer in (1). (By making this contribution, there will be no change in existing utility rates).

3. that the remaining 3.659 million dollars reserve funds being used as financing for the subdivision fund be retained by the Subdivision Fund and considered a reduction of net subdivision costs.

4. that the Subdivision Fund contribute \$200,000 per year to the General Fund, starting in 1988, as a cost of providing the funds in (3).

5. that the debt repayments indicated on Appendix "B" (outlined in the above said report from the Dir. of Finance) as being saved for other than the General Fund be continued as a charge from the General Fund based on the present repayments.

6. that the above noted recommendations No. 1 thru 5 be reviewed on an annual basis."

I would bring to Council's attention that as indicated by the Director of Finance in his report, if the above recommendations are approved, no increases in utility rates or property taxes would result. Council would have achieved a 14% reduction in net subdivision investment, however, and annual reductions of 2% assuming subdivision sales continue at the present levels.

The preceding recommendation is submitted to Council for consideration.

Respectfully submitted,



For Alderman J. Kokotailo  
Chairman

KK/ds

DATE: April 22, 1987

TO: FINANCE AND AUDIT COMMITTEE

FROM: DIRECTOR OF FINANCE

RE: REPAYMENT OF DEBENTURE DEBT

As you are aware, the policy of the Alberta Municipal Financing Corporation (A.M.F.C.) has been that they would accept early repayment of debentures but only if a penalty was paid. The penalty was equal to the interest that would have been paid for the balance of the debenture period based on the difference between the current borrowing rate and the rate payable on the debenture. This penalty did not make it realistic financially to repay debentures.

The A.M.F.C. has now amended its penalty policy to allow up to 15% of the debt outstanding at December 31, 1986 to be repaid with a reduced penalty as follows:

| <u>PAYMENT PERIOD<br/>REMAINING</u> | <u>PENALTY PAYABLE<br/>(MONTHS OF INTEREST)</u> |
|-------------------------------------|-------------------------------------------------|
| Up to 5 years                       | 2 months interest                               |
| 5 to 10 years                       | 3 months interest                               |
| Over 10 years                       | 4 months interest                               |

The penalty now payable is based on a period of months of interest that would have been payable. This means up to \$11.1 million can be repaid by The City of Red Deer upon payment of a small penalty.

If the City was to repay debentures, the greatest benefit to the City as a whole would result if the debentures with the highest effective interest rates were paid first. The debentures recommended for payment based on the highest interest rates are:

1. Electric Light and Power Utility debentures with interest rates varying from 12% to 14%. The proposed principal repayment is \$4,712,144.48. The debentures to be repaid are listed on Appendix "A".

Finance and Audit Committee

Director of Finance

- 2. General and Utility debentures (other than the E.L. & P. Utility) with a principal repayment of \$6,396,350.10. The proposed debentures for repayment are listed on Appendix "B" and have interest rates varying from 12.5% to 14%.

Some of the debentures on Appendix "B" are presently subsidized by the Province to 11% but only for the first five years of the debenture term. After 1987 and 1988, depending on the debenture, the interest rate will be 12.5 to 14%.

The interest penalty payable for early repayment of the debentures will be approximately \$472,000. The penalty plus accrued interest will make the net actual payments approximately \$12.23 million.

The reserve funds proposed to be used to make the debt repayment are as follows:

IN THOUSANDS OF \$

| <u>DEBT REPAYMENT RESERVE</u> | <u>BALANCE DEC. 31/86</u> | <u>1987 BUDGETED ADDITIONS (REDUCTIONS)</u> | <u>PROPOSED DEBT REPAYMENT</u> | <u>BALANCE DEC. 31/87**</u> |
|-------------------------------|---------------------------|---------------------------------------------|--------------------------------|-----------------------------|
| E.L. & P. Utility             | \$5,582                   | \$ (245)                                    | \$(4,902)                      | \$ 435                      |
| General                       | 9,710*                    | (1,272)                                     | (4,779)                        | 3,659                       |
| Transportation Capital        | 1,064                     | 621                                         | (1,600)                        | 85                          |

\* Includes \$5.8 million being used as temporary financing for subdivisions.

\*\* Does not include provision for 1987 interest earnings.

The above funds are presently earning only 7.5 to 8% invested in short term securities. This interest earning will vary depending on current investment rates.

Finance and Audit Committee

Director of Finance

If the reserve funds are used, it means the City will save 4 to 6% on interest per year based on current investment rates and the debentures proposed for repayment. This will result in interest savings to the City of about \$550,000 per year.

It will be noted from the above table that only \$3.659 million of the \$5.8 million of reserve funds being used as temporary subdivision financing would still be available. Rather than issue debentures to fund the loss of \$2.2 million in financing, it is recommended the Water and Sewer Utilities be required to fund a portion of their trunk costs presently being funded by the Subdivision Fund. At present approximately \$5.2 million and \$4.5 million respectively are being funded for the Water and Sewer Utilities. It is proposed the Water and Sewer Utilities contribute \$370,000 each starting in 1988 to replace the \$2.2 million of financing. To assist the Water and Sewer Utilities in providing this funding it is proposed the E.L. & P. Utility make a \$370,000 contribution to each utility starting in 1988 from the \$742,000 in debenture payments that will be saved each year.

Other information that Council may be interested in knowing is:

1. Outstanding debenture debt would be reduced to \$64 million.
2. It is quite possible the maximum interest rate payable on debentures could be reduced to about 12% by A.M.F.C. on January 1, 1988. This would reduce the annual interest savings of \$550,000 to approximately \$410,000 per year. The interest saving would then be approximately 4% per year based on current rates.
3. There is \$545,000 of Subdivision debt proposed for repayment on Appendix "B". It will be necessary to provide alternative financing for this also from the Water and Sewer Utility contributions.
4. There would be only \$1.8 million of E.L. & P. Utility debt outstanding.
5. If all the debt repayment proposed is done on June 1st it may be necessary to borrow funding of up to \$8 million at prime (presently 8.75%) until tax money is received later in June. The cost of the borrowing would be funded from Reserve funds.

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Finance and Audit Committee

Director of Finance

6. Because working capital will be reduced by \$11.3 million, it will probably be necessary in future years to borrow funds during the early part of each year to finance operations until tax monies are received. The borrowings would probably start about January and go until June in varying amounts depending on cash flow. The maximum borrowing would probably be about \$7 million with the average being about \$4 million. If, however, Council continue to use accumulated surplus to fund current operations the short term borrowings could increase.
7. The annual transfer to the general operating budget from the debt repayment reserve would be discontinued in 1988. This transfer was \$1.272 million in 1987. The loss of the transfer is partly offset by debenture payments being discontinued of \$1.045 million. In addition, savings will occur because the increased debenture payments that would have occurred in 1988 and 1989 when the Provincial interest subsidy on certain debentures would have been lost, will not occur. The savings will be at least \$32,000 per year to possibly as high as \$82,000 depending on whether the maximum interest rate payable is reduced effective January 1, 1988. The net balance of funding lost to the General Fund of approximately \$200,000 could be considered as the General Fund's contribution to the Subdivision Fund to offset part of the cost of the Carma land purchase for rail relocation. Alternatively, if this is not acceptable, the Subdivision Fund could be charged \$200,000 per year for the Reserve funds of \$3.659 million contributed to the Subdivision Fund.

#### REQUESTED ACTION

It is recommended that City Council approve the following:

1. Repay \$11.1 million of outstanding debenture debt as detailed on Appendix "A" and "B" as of June 1, 1987 with funds to be provided from the reserve funds as recommended in the report.
2. That the Water and Sewer utilities make a contribution of \$370,000 per year starting in 1988 to the Subdivision Fund to replace the \$2.7 million in financing lost by repaying debt.

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Finance and Audit Committee

Director of Finance

REQUESTED ACTION (CONTINUED)

3. That the E.L. & P. Utility make a contribution of \$370,000 to each of the Water and Sewer Utilities starting in 1988 to assist the Utilities in funding the transfer in (2).
4. That the remaining \$3.659 million reserve funds being used as financing for the subdivision fund be retained by the Subdivision Fund and considered a reduction of net subdivision costs.
5. That the Subdivision Fund contribute \$200,000 per year to the General Fund, starting in 1988, as a cost of providing the funds in (4).
6. That the debt repayments indicated on Appendix "B" as being saved for other than the General Fund be continued as a charge from the General Fund based on the present repayments.

If the recommendations are approved, no increases in Utility rates or property taxes would result. Council will have achieved a 14% reduction in net subdivision investment, however, and annual reductions of 2% assuming subdivision sales continue at the present levels.



A. Wilcock, B. Comm., C.A.  
Director of Finance

AW:mrk

Commissioner's Comments

We would concur with the Finance Committee's recommendations.

"M.C. DAY"  
City Commissioner

## PROJECTION OF E. L. &amp; P. UTILITY DEBT REPAYMENT

AS OF JUNE 1, 1987

| DEBENTURE<br>NO. | INTEREST<br>RATE | CALCULATION OF DEBENTURE PAYMENT |                     |                      |                     | FUTURE NET DEBENTURE PAYMENTS SAVED |                               |
|------------------|------------------|----------------------------------|---------------------|----------------------|---------------------|-------------------------------------|-------------------------------|
|                  |                  | PRINCIPAL<br>BALANCE             | ACCRUED<br>INTEREST | INTEREST<br>PENALTY  | TOTAL<br>PAYMENT    | 1987<br>PAYMENT<br>CANCELLED        | 1988<br>PAYMENTS<br>CANCELLED |
| 241              | 14.00%           | \$ 803,772.50                    | \$ 70,599.85        | \$ 40,372.14 (4 mo.) | \$ 914,744.49       | \$133,246.86                        | \$131,894.81                  |
| 253              | 14.00%           | 1,028,896.19                     | 30,782.32           | 48,015.16 (4 mo.)    | 1,107,693.67        | -                                   | 167,513.52                    |
| 237              | 13.75%           | 452,018.46                       | 15,665.85           | 20,717.51 (4 mo.)    | 488,401.82          | -                                   | 74,406.99                     |
| 266              | 13.25%           | 779,264.10                       | 33,946.02           | 34,417.50 (4 mo.)    | 847,627.62          | -                                   | 119,585.54                    |
| 273              | 12.625%          | 791,335.23                       | 45,984.17           | 33,302.03 (4 mo.)    | 870,621.43          | 115,165.20                          | 115,165.20                    |
| 231              | 12.00%           | 856,858.00                       | 29,860.91           | 34,274.32 (4 mo.)    | 920,993.23          | -                                   | 133,393.75                    |
|                  |                  | <u>4,712,144.48</u>              | <u>226,839.12</u>   | <u>211,098.66</u>    | <u>5,150,082.26</u> | <u>248,412.06</u>                   | <u>741,959.51</u>             |

PROJECTION OF GENERAL DEBT REPAYMENT  
AS OF JUNE 1, 1987

| CALCULATION OF DEBT REPAYMENT |                      |                         |                     |                   |                      |                     | FUTURE NET DEBT REPAYMENTS SAVED |                            |                         |                            |                            |
|-------------------------------|----------------------|-------------------------|---------------------|-------------------|----------------------|---------------------|----------------------------------|----------------------------|-------------------------|----------------------------|----------------------------|
| DEBT NO.                      | ACTUAL INTEREST RATE | EFFECTIVE INTEREST RATE | PRINCIPAL BALANCE   | ACCRUED INTEREST  | INTEREST PENALTY     | TOTAL PAYMENT       | GENERAL                          |                            | OTHER FUNDS DESCRIPTION | NET 1987                   | NET 1988                   |
|                               |                      |                         |                     |                   |                      |                     | NET 1987 PAYMENT CANCELLED       | NET 1988 PAYMENT CANCELLED |                         | NET 1987 PAYMENT CANCELLED | NET 1988 PAYMENT CANCELLED |
| 257                           | 14%                  | 11% (to 1987)           | \$ 783,084.31       | \$ 78,823.34      | \$ 35,944.12 (4 mo.) | \$ 897,851.77       | \$ 98,992.52                     | \$ 125,400.52              |                         | -                          | -                          |
| 258                           | 14%                  | 11% (to 1987)           | 674,721.23          | 65,272.35         | 30,970.18 (4 mo.)    | 770,963.76          | 85,638.88                        | 106,409.73                 | Library                 | \$ 1,292.97                | \$ 1,657.89                |
| 260                           | 14%                  | 11% (to 1987)           | 240,497.75          | 16,597.64         | 11,034.85 (4 mo.)    | 268,130.24          | 8,474.91                         | 10,700.24                  | Parking Fund            | 22,016.63                  | 27,797.75                  |
| 265                           | 13.25%               | 11% (to 1988)           | 758,883.15          | 27,444.54         | 27,825.72 (4 mo.)    | 814,153.41          | -                                | 73,487.57                  | Water Utility           | -                          | 25,895.45                  |
| 270                           | 13.125%              | 11% (to 1988)           | 209,903.21          | 1,075.39          | 7,696.45 (4 mo.)     | 218,675.05          | -                                | 27,537.57                  |                         | -                          | -                          |
| 263                           | 12.75%               | 11% (to 1988)           | 50,255.19           | 1,817.45          | 1,037.19 (3 mo.)     | 53,109.83           | -                                | 12,484.09                  |                         | -                          | -                          |
| 268                           | 12.5%                | 11% (to 1988)           | 161,488.14          | 2,287.38          | 2,960.62 (2 mo.)     | 166,736.14          | -                                | 93,758.13                  |                         | -                          | -                          |
| 274                           | 12.625%              | 11% (to 1988)           | 545,026.33          | 27,594.76         | 19,984.30 (4 mo.)    | 592,605.39          | -                                | -                          | Subdivisions            | 70,462.51                  | 70,633.29                  |
| 269                           | 12.5%                | 11% (to 1988)           | 175,096.88          | 2,480.14          | 3,210.11 (2 mo.)     | 180,787.13          | -                                | 55,629.67                  |                         | -                          | -                          |
| 271                           | 13.125%              | 13.125%                 | 479,236.50          | 52,387.77         | 20,966.60 (4 mo.)    | 552,590.87          | 71,712.26                        | 71,712.26                  |                         | -                          | -                          |
| 273                           | 12.625%              | 12.625%                 | 1,608,305.81        | 93,457.99         | 67,682.87 (4 mo.)    | 1,769,446.67        | 234,061.17                       | 234,061.17                 |                         | -                          | -                          |
| 275                           | 13.625%              | 13.625%                 | 709,851.60          | 52,465.81         | 32,239.09 (4 mo.)    | 794,556.50          | 58,752.78                        | 58,752.78                  | Equipment Fund          | 48,751.36                  | 48,751.36                  |
|                               |                      |                         | <u>6,396,350.10</u> | <u>421,704.56</u> | <u>261,552.10</u>    | <u>7,079,606.76</u> | <u>557,632.52</u>                | <u>869,933.73</u>          |                         | <u>142,523.47</u>          | <u>174,717.12</u>          |

DATE: AUGUST 22, 1989  
TO: DIRECTOR OF FINANCIAL SERVICES  
  
c.c. Finance & Audit Committee  
Director of Engineering Services  
E. L. & P. Manager  
City Commissioners  
  
FROM: CITY CLERK  
  
RE: REPAYMENT OF DEBENTURE DEBT

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At the Council meeting of August 21, 1989, your report and that of the Finance & Audit Committee pertaining to the above matter received consideration.

At the above-noted meeting Council passed the following motion in accordance with the recommendations:

"RESOLVED that Council of The City of Red Deer having considered reports from the Finance & Audit Committee and the Director of Financial Services re: Repayment of Debenture Debt hereby approve the following:

1. That the water and sewer utilities make a contribution of \$370,000.00 per year starting in 1988 to the subdivision fund to replace the 2.7 million dollars in financing lost by repaying debt.
2. That the E.L. & P. utility make a contribution of \$370,000.00 to each of the water and sewer utilities starting in 1988 to assist the utilities in funding the transfer in (1). (By making this contribution, there will be no change in existing utility rates).
3. That the remaining 3.659 million dollars reserve funds being used as financing for the subdivision fund be retained by the Subdivision Fund and considered a reduction of net subdivision costs.
4. That the Subdivision Fund contributed \$200,000 per year to the General Fund, starting in 1988, as a cost of providing the funds in (3).

Page 2

Director of Financial Services

Re: Repayment of Debenture Debt

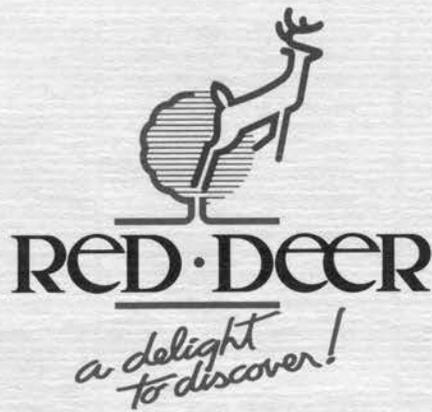
5. That the debt repayments indicated on Appendix "B" attached, as being saved for other than the General Fund be continued as a charged from the General Fund based on the present repayments.
6. That the above noted recommendations No. 1 through 5 be reviewed by the Finance & Audit Committee on an annual basis with recommendations being brought forward by the Committee to Council when changes are recommended."

The above decision of Council is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



C SEVCIK  
CITY CLERK  
CS/sp



DATE: August 11, 1989  
TO: Charlie Sevcik, City Clerk  
FROM: Wendy Martindale, Manager  
Red Deer Tourist and Convention Board  
RE: A.U.M.A. 1991 CONVENTION

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Attached is a proposal regarding hosting the AUMA annual convention, along with supporting information on Red Deer's convention facilities, services and amenities. A copy of the Red Deer video is also provided to be forwarded to the A.U.M.A.

In order to complete this proposal package, a letter from The City of Red Deer should be included. This letter should confirm the City's willingness to meet the obligations of a host city for the convention, as outlined on page 2 of the AUMA's requirements for hosting the convention.

*Wendy Martindale*

Wendy Martindale  
Manager  
RED DEER TOURIST AND CONVENTION BOARD

WM/mm



## Alberta Urban Municipalities Association

P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4  
8712 - 105 Street • Tel. (403) 433-4431 • Fax 433-4454

May 24, 1989

To All Members of Council

**RE: A.U.M.A. 1991 Convention**  
**September 18 - 21, 1991**

As part of the Alberta Urban Municipalities Association's commitment to bringing the Association to the membership, the Board of Directors are specifically inviting five municipalities: Banff, Jasper, Lethbridge, Medicine Hat and Red Deer, to submit proposals regarding hosting our 1991 Annual Convention.

Attached is an outline of our basic requirements for producing that convention as it now exists. We are, however, most willing to discuss any innovations or alternative suggestions that your municipality may develop. Our goals will be the same - to make the 1991 Convention a successful one for our members and to showcase the host municipality.

The Association begins planning conventions at least two years in advance, so we will require your proposal by August 31, 1989. If you plan to submit a proposal, please contact our Convention Coordinator, Diane David, at 433-4431 by June 30. The written proposal should also be sent to her attention at the A.U.M.A office. All proposals will be reviewed by the Convention Planning Committee and the Board of Directors. We will notify you of our final decision.

I look forward to seeing your proposal.

Sincerely,

Alderman Dr. Ken Sauer  
President

Attachment

MAY 26 1989

REQUIREMENTS FOR HOSTING  
 THE 1991 AUMA ANNUAL CONVENTION  
 September 18 - 21, 1991

Facilities

Due to its growing size and the addition of a 140-booth trade show, the convention has most recently alternated between Calgary and Edmonton. The room requirements include:

- \* Banquet facilities for 1200 plus dance floor (approximately 25,000 feet)
- \* Trade Show facilities for 150 exhibitors and luncheon space
- \* Ideally, six breakout rooms to accommodate approximately 200 people per room at round tables (4000 feet each)
- \* Hotel accommodation for 1800: 1200 delegates, 500 exhibitors, and 100 speakers and guests)
- \* Up to eight hospitality suites, including one for the partners
- \* Registration desks to accommodate 10 staff, telephones and power for computer hookups
- \* Five meeting rooms for government departments
- \* Meeting room for invited media with telephones
- \* Meeting room for AUMA staff and storage
- \* Coat check facilities

The fact that if these rooms are some distance from one another, we tend to lose the delegates, must be taken into consideration during the planning stages. The exhibitors at the Trade Show, which helps to support the convention, also demand a prime, one-site location for their exhibits.

Audio Visual

- \* Audio visual equipment for as many as six sessions at a time
- \* Recording equipment and technicians to record sessions and prepare cassette tapes for sale.
- \* Media hookups at all podiums and meeting rooms

Catering

The convention requires catering capabilities to include preparation and service of:

- \* Two wine and cheese receptions for up to 1000
- \* Luncheon and Breakfast facilities for 1000
- \* Banquet facilities for 1200
- \* Coffee and tea for 1000+
- \* Past Presidents' Dinner for 70

page 2

Trade Show

In addition to the room space already discussed, the Trade Show also requires security arrangements and convenient parking for exhibitors.

Host City

The Association has been able to keep the registration fees down because of the generous donations from the host cities for the convention. In addition to \$25,000 in funds, the **Host City** provides the following:

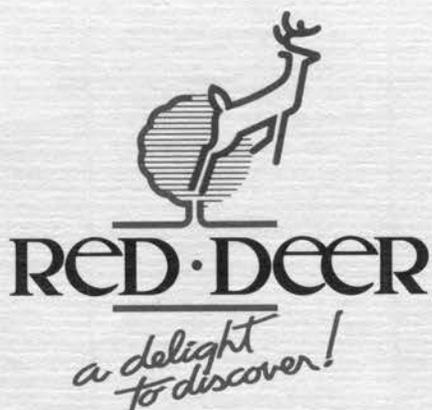
- \* Shuttle bus service to and from hotels, and to and from offsite functions
- \* Two - three staff/volunteers to assist with set up of the convention office and materials
- \* Eight to ten staff/volunteers to man the registration desks including the Partner's registration
- \* Four to five staff/volunteers to monitor entrance into meal functions
- \* Signage for bus services
- \* Entertainment for final banquet

The **Host City**, through a Social Planning Committee, chaired by the Convention Planning Committee Chairman, is also responsible for the social events of the convention, within the budget approved by the Board of Directors. This entails: planning the special events, hiring entertainment for all social activities, and managing the event on-site.

The Social Planning Committee is also responsible for the Partner's Program, including:

- \* Planning the program well enough in advance to be included with the convention promotion
- \* Arranging events and activities
- \* Arranging transportation
- \* Staffing the partner's registration desk
- \* Staffing the partner's hospitality suite
- \* Locating sponsors for partner's totebags and inserts

The **Host City** works closely with the Association to ensure the convention remains a function for the entire AUMA membership and does not become a "host city" function.



### Proposal

#### To Host 1991 A.U.M.A. Convention In Red Deer

The City of Red Deer has previously hosted the A.U.M.A. convention, most recently in 1983. We are pleased to have the opportunity to submit a proposal to host the 1991 convention.

Each year Red Deer plays host to more than 25,000 convention delegates. Our hospitality industry is geared to accommodate meetings, conventions and trade shows of all sizes. Many groups return to our city annually for their functions.

Red Deer's central location in the heart of the parkland makes it an excellent choice for conventions such as the A.U.M.A.'s, which draw delegates from throughout the province. A variety of convention facilities offer suitable space, with competitive prices for accommodation and meals.

Our city takes pride in its friendly hospitality and full range of recreational and cultural opportunities. Excursions can be planned to attractions in Red Deer and nearby communities. Delegates can enjoy recreational pursuits including golfing, trail riding and bicycling in Waskasoo Park, our extensive river valley park system. The City's sports facilities, three major shopping areas and over 150 restaurants are also available for delegate activities. Local volunteers will work with convention organizers to plan unique entertainment which will showcase these community facilities.

The city's new multi-purpose Agri-Trade Centre at Westerner Park will be completed in 1991. In addition to the convention facilities described in this proposal, these additional facilities may also be available for the A.U.M.A. convention in September.

### Facilities

**Banquet Facilities:** The Westerner and the Capri Centre can accommodate a banquet for 1200.

**Trade Show Facilities:** The North Pavilion at the Westerner can accommodate 160 - 10 x 10 booths, with good access, appropriate security and plentiful parking.

**Meeting Rooms and Hospitality Suites:** The Westerner offers a number of smaller rooms for meetings and receptions. The Capri Centre offers a total of 18 meeting rooms of various sizes.

**Hotel Accommodation:** A total of almost 1500 hotel rooms are available in the city. Over 850 of these rooms are within walking distance of the Capri Centre, providing a range of accommodation for delegates.

Facilities for the media, registration, storage and coat check are also available to meet your requirements

Audio visual requirements can be met as outlined.

Catering capabilities are in place to meet the requirements outlined.

### Support Services

The Red Deer Chamber of Commerce provides convention services including a hostess registration service, delegate registration packages and name tags at no charge.

The Red Deer Tourist and Convention Board will provide information on Red Deer for delegates, as well as assistance and advice for convention organizers.

Red Deer's business community provides the full range of support services required for a major convention. Our three major shopping areas and more than 150 restaurants also play an important role in meeting the needs of your delegates.

Red Deer is a community where the contribution of volunteers is a key to the success of many activities. A variety of service organizations and volunteer groups in the community can also become involved in the conference.

### Commissioner's Comments

We would recommend Council approve the proposal package as presented and that same be forwarded to the A.U.M.A. with a covering letter as suggested. The complete proposal package will be available at the Council meeting for members to view.

"M.C. DAY"  
City Commissioner

DATE: June 29, 1989  
TO: Red Deer Tourist & Convention Board  
FROM: City Clerk  
RE: INVITATION TO HOST THE 1991 A.U.M.A. CONVENTION

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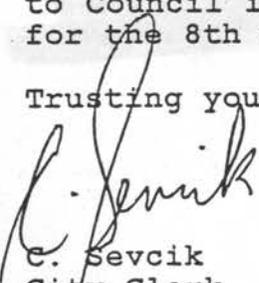
Your memo dated June 21, 1989, pertaining to the above topic was presented on the Council Agenda of June 26, 1989, for Council's information.

In response to your request that Council designate one alderman and one member of the administration to work with you, I wish to once again advise that Alderman Campbell and Alderman Moffat volunteered to assist the Board in preparing an application to host the Federation of Canadian Municipalities Convention. This information was sent to you under cover of a memo dated June 14, 1988. The same aldermen are available to assist with the application to host the 1991 A.U.M.A. Convention.

As for City staff, it was also previously indicated that administrative staff would be available to assist in such an undertaking. In this regard, you may contact Mr. A. Scott, Economic Development Manager. I would also be prepared to assist wherever possible.

Please note that the proposal is to be received by the A.U.M.A. by August 31, 1989, and therefore the application should be submitted to Council in advance. The two meetings in August are scheduled for the 8th and the 21st.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioners  
Alderman Campbell  
Alderman Moffat  
Economic Development Manager



## Alberta Urban Municipalities Association

P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4  
8712 - 105 Street • Tel. (403) 433-4431 • Fax 433-4454

May 24, 1989

**To All Members of Council**

**RE: A.U.M.A. 1991 Convention**  
**September 18 - 21, 1991**

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The Association begins planning conventions at least two years in advance, so we will require your proposal by August 31, 1989. If you plan to submit a proposal, please contact our Convention Coordinator, Diane David, at 433-4431 by June 30. The written proposal should also be sent to her attention at the A.U.M.A. office. All proposals will be reviewed by the Convention Planning Committee and the Board of Directors. We will notify you of our final decision.

I look forward to seeing your proposal.

Sincerely,

Alderman Dr. Ken Sauer  
President

Attachment

Submitted to City Council

Date: 89/05/29



REQUIREMENTS FOR HOSTING  
THE 1991 AUMA ANNUAL CONVENTION  
September 18 - 21, 1991

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page 2

### Trade Show

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The **Host City** works closely with the Association to ensure the convention remains a function for the entire AUMA membership and does not become a "host city" function.

DATE: AUGUST 22, 1989  
TO: RED DEER TOURIST & CONVENTION BOARD MANAGER  
FROM: CITY CLERK  
RE: 1991 A.U.M.A. CONVENTION PROPOSAL

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Council of The City of Red Deer, at its meeting held on August 21, 1989 considered the proposal which you submitted with regard to hosting the 1991 A.U.M.A. Annual Convention.

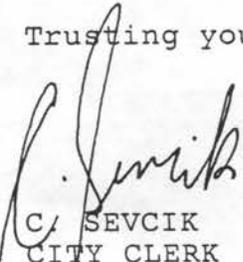
At the above-noted meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the proposal with regard to hosting the 1991 A.U.M.A. Convention as prepared by the Red Deer Tourist and Convention Board be approved and that said proposal be forwarded to the A.U.M.A., along with a letter from The City of Red Deer confirming the City's willingness to meet the obligations of a host city for the convention as per A.U.M.A.'s requirements and as recommended to Council August 21, 1989."

The decision of Council in this instance is submitted for your information.

At the above-noted meeting, Alderman Surkan volunteered to assist you in preparing the letter from the City which is to be included with the proposal package. I trust that you will contact Alderman Surkan and ensure that the proposal is received by the A.U.M.A. Convention Co-ordinator NO LATER THAN AUGUST 31, 1989.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Alderman Surkan  
Mayor McGhee



# RED DEER REGIONAL PLANNING COMMISSION

39.

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

NO. 7

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

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

August 14, 1989

Mr. C. Sevcik  
City Clerk  
City Hall  
RED DEER, ALBERTA

Dear Sir:

Re: Bylaw No. 2672/U-89

I am enclosing herewith the proposed Land Use Bylaw requested by the city council at their meeting dated August 8, 1989.

It relates to moving eating, beverage and commercial recreational establishment to discretionary uses in C4 district. It also adds bulk petroleum products to not be permitted in C4 district.

It deletes commercial recreational facilities from C.P. light industrial area of I1.

Yours truly,

D. Rouhi, MCIP  
Senior Planner  
City Planning Section

DR/kjc

#### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

August 10, 1989

Alberta Property Management Ltd.  
45 Wilson Crescent  
Red Deer, Alberta  
T4N 5V6

Attention: Mr. Jack Engel

Dear Sir:

RE: COMMERCIAL RECREATIONAL FACILITY BUILDING B, 2310 - 50 AVE.  
LOT 4, BLOCK A, PLAN 977 R.S.

At the Council Meeting of August 8, 1989, you withdrew your application requesting Council to amend the Land Use Bylaw to allow a commercial recreational facility in the above noted building. This is to confirm that Council accepted your request to withdraw the application referred to above.

For your information, I would also like to advise that Council approved in principle the recommendations outlined in a report from the Senior Planner dated July 31, 1989. A copy of this report is enclosed herewith. A Land Use Bylaw Amendment will be introduced for first reading at the Council meeting of August 21 in keeping with the recommendations of the above noted report for Council's consideration. 2672/10-89

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

*C. Sevcik*  
C. Sevcik  
City Clerk

Encl.  
c.c. | Dir. of Engineering Services  
Dir. of Community Services  
City Assessor  
Fire Chief  
Bylaws & Inspections Manager  
Economic Development Manager  
Sr. Planner

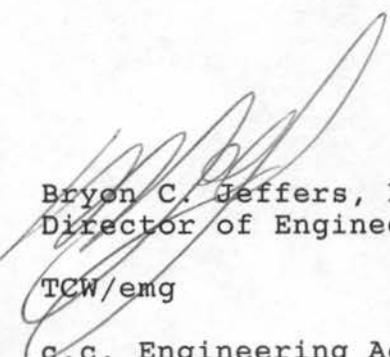
NO. 8

071-062  
640-016

DATE: August 15, 1989  
 TO: City Clerk  
 FROM: Director of Engineering Services  
 RE: BOUNDARY IMPROVEMENT LEVIES - EASTVIEW ESTATES SUBDIVISION

We respectfully request that Council update the boundary improvement rate for recovery of the cost of constructing 39 Street adjacent to the above noted Subdivision. The rate has not been updated since it was established in 1986. Consequently, this rate should be adjusted to include carrying costs over the last three years, as follows:

| IMPROVEMENT         | SUBDIVISION            | CURRENT LEVY | PROPOSED LEVY | PERCENT INCREASE |
|---------------------|------------------------|--------------|---------------|------------------|
| 39 Street Collector | Eastview Estates SE 15 | \$5,276      | \$6,925       | 31%              |

  
 Bryon C. Jeffers, P. Eng.  
 Director of Engineering Services

TCW/emg

c.c. Engineering Accountant

Commissioner's Comments

We concur with the recommendations.

"M.C. DAY"  
 City Commissioner

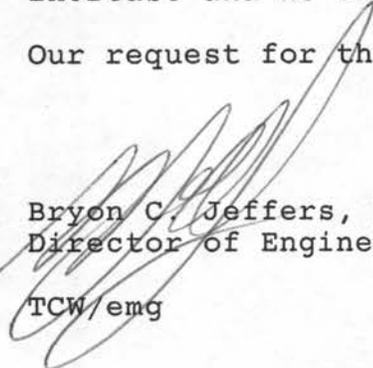
071-062  
640-016

DATE: August 15, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: DEVELOPMENT AGREEMENT FOR EASTVIEW ESTATES PHASE 8A  
MELCOR DEVELOPMENTS LTD.

---

Subsequent to our report to Council of July 31, 1989, with regard to the above noted Development Agreement, we realized that the boundary improvement rate for construction of 39 Street had not been updated for 3 years. We, therefore, respectfully request that Council approve an increase of \$2,010.78 in the total development levy to \$103,311.63. We have advised the Developer of this increase and he indicated his verbal approval.

Our request for this rate increase is submitted separately.

  
Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

TCW/emg

DATE: AUGUST 22, 1989  
TO: DIRECTOR OF ENGINEERING SERVICES  
FROM: CITY CLERK  
RE: 1. BOUNDARY IMPROVEMENT LEVIES - EASTVIEW ESTATES  
SUBDIVISION.  
2. DEVELOPMENT AGREEMENT FOR EASTVIEW ESTATES  
PHASE 8A, MELCOR DEVELOPMENTS LTD.

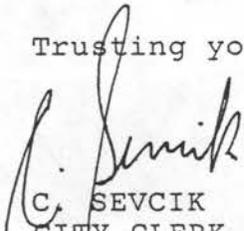
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Your reports referred to above were presented to Council August 21, 1989 and at which meeting Council passed the following motions:

1. "RESOLVED that Council of The City of Red Deer hereby approves an increase in the boundary improvement rate for recovery of the cost of constructing 39 Street adjacent to the Eastview Estates Subdivision, southeast 15, from the current levy of \$5,276.00 to \$6,925.00 and as recommended to Council August 21, 1989, by the Administration."
2. "RESOLVED that Council of The City of Red Deer having considered report dated August 15, 1989, from the Director of Engineering Services re: Development Agreement for Eastview Estates Phase 8A, Melcor Developments Ltd., and having considered boundary improvement rate increase for construction of 39 Street hereby approves an increase of \$2,010.78 in the total development levy to \$103,311.63 pertaining to the aforementioned development agreement, and as recommended to Council August 21, 1989, by the administration."

The decisions of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Financial Services  
Director of Community Services

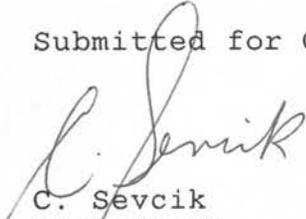
DATE: August 15, 1989  
TO: City Council  
FROM: City Clerk  
RE: SNELL & OSKUND SURVEYS/LEASE OF MUNICIPAL RESERVE -  
LICENSE TO OCCUPY APARTMENTS AT 3710 - 52 AVENUE  
LOT 20, BLOCK 7, PLAN 832-2210 (WOODEN STEPS)

---

At the Council meeting of July 24, 1989, Council agreed to disposal of a small portion of municipal reserve in order to accommodate wooden steps from the apartment at 3710 - 52 Ave. to enable access to the Parks System by the apartment dwellers.

This office has advertised the aforesaid disposal and the deadline for receipt of any objections to said disposal was Monday, August 14, 1989. No objections have been received and accordingly, we will now proceed without further notice.

Submitted for Council's information only.

  
C. Sevcik  
City Clerk  
CS/ds

Commissioner's Comments

Submitted for Council's information only.

"M.C. DAY"  
City Commissioner

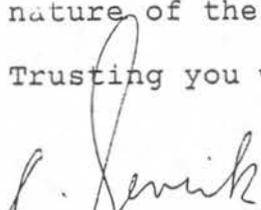
DATE: August 15, 1989  
TO: City Assessor  
FROM: City Clerk  
RE: SNELL & OSLUND SURVEYS/LICENSE TO OCCUPY  
3710 - 52 AVE., LOT 20, BLOCK 7, PLAN 832-2210

---

Further to the memo from the Assistant City Clerk dated July 26, 1989, and our telephone conversation of today's date (August 15) pertaining to the above noted matter, I wish to advise as follows:

I will be advising Council on the August 21 agenda by way of a short report that no objections have been received to the advertising in regard to the above matter, and that no Public Hearing is necessary, and that we will be proceeding without further notice. You may now proceed with preparation of the License to Occupy agreement satisfactory to the City Solicitor, for execution by both parties. It will not be necessary to notify the Registrar to remove the Municipal Reserve designation pursuant to Section 117 of the Planning Act in view of the circumstances and nature of the License to Occupy agreement.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/as

c.c. Dir. of Engineering Services  
Dir. of Community Services  
City Solicitor

# CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5

---

TELEPHONE (403)346-6603  
TELECOPIER (403)340-1280

\*Denotes Professional Corporation

Your file:  
Our file:

August 22 , 1989

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

ATTENTION: Mr. Charlie Seveik

Dear Sirs:

**Re: License to Occupy - Public Reserve**  
**3710 - 52nd Avenue - Lot 20, Block 7, Plan 832 2210**

This will confirm my earlier discussion with you at which time it was confirmed that the Municipal Council, by following the proper advertising procedures pursuant to the provisions of the Planning Act, can lease or grant licenses to occupy certain portions of public reserve. In this particular instance, license to occupy public reserve was granted for the purpose of accommodating steps which led from an adjacent apartment building.

I would confirm my understanding however that Council, in approaching this matter, was not acting in any manner which would indicate that it intended to set a precedent for the disposition of public reserve in this manner and all instances. My review of what action Council has taken in the past confirms that Council has always acted on a subjective basis and analysed the particular need in a particular instance and has not been governed by precedent.

Yours truly,



THOMAS H. CHAPMAN, Q.C.

TCH/vjh

*Copied to: Director of Community Services  
Land Supervisor.  
89/08/23 ps.*

DATE: July 26, 1989  
TO: City Assessor  
FROM: Assistant City Clerk  
RE: SNELL & OSLUND SURVEYS REQUEST FOR LICENSE TO OCCUPY/  
LOT 20, BLOCK 7, PLAN 832-2210/3710 - 52 AVE.

---

At the Council Meeting of July 24, 1989, consideration was given to the above noted topic and at which meeting, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Snell & Oslund Surveys (1979) Ltd. dated July 10, 1989, re: Lot 20, Block 7, Plan 832-2210, 3710 - 52 Ave., request for License to Occupy hereby approves said request subject to the following conditions:

1. Disposal of Municipal Reserve in accordance with the Municipal Government Act and the Planning Act
2. Ninety (90) day cancellation clause
3. Thirty (\$30.00) dollars annual license fee
4. Upon cancellation of licenses, the wooden steps to be removed at the expense of the licensee
5. All advertising fees and legal fees pertaining to the disposal of the Municipal Reserve to be paid by the applicant
6. Agreement satisfactory to City Solicitor

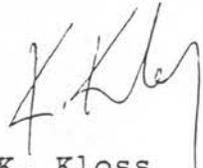
and as recommended to Council July 24, 1989, by the administration.

The decision of Council in this instance is submitted for your information. I have corresponded with the applicant and indicated that he should now contact your office to proceed with the necessary license to occupy. Also, it will be necessary to advertise Council's intent for this property as it is municipal reserve. In this regard, I would ask that you prepare the necessary advertising in accordance with the Planning Act at your earliest convenience, following which same can be forwarded to this Department to be placed in the local newspaper.

*Ad to go Aug 4  
complaints to Aug 14  
Council Aug 21*

page 2  
City Assessor

Trusting you will find this satisfactory.

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

K. Kloss  
Assistant City Clerk  
KK/ds  
c.c. Land Appraiser  
Dir. of Community Services  
Dir. of Engineering Services



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

July 26, 1989

Snell & Oslund Surveys (1979) Ltd.  
P.O. Box 610  
4826 - 47 Street  
Red Deer, Alberta  
T4N 5G6

Attention: Gil Oslund, A.L.S., P.Eng.

Dear Sir:

RE: LOT 20, BLOCK 7, PLAN 832-2210, 3710 - 52 STREET, LICENSE TO  
OCCUPY

---

I would advise that at the Council meeting of July 24, 1989, your letter dated July 10, 1989, concerning the above topic was presented to Council and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Snell & Oslund Surveys (1979) Ltd. dated July 10, 1989, re: Lot 20, Block 7, Plan 832-2210, 3710 - 52 Ave., request for License to Occupy hereby approves said request subject to the following conditions:

1. Disposal of Municipal Reserve in accordance with the Municipal Government Act and the Planning Act
2. Ninety (90) day cancellation clause
3. Thirty (\$30.00) dollars annual license fee
4. Upon cancellation of licenses, the wooden steps to be removed at the expense of the licensee
5. All advertising fees and legal fees pertaining to the disposal of the Municipal Reserve to be paid by the applicant
6. Agreement satisfactory to City Solicitor

and as recommended to Council July 24, 1989, by the administration."

Page 2  
Snell & Oslund

The decision of Council is submitted for your information. I have attached the information that appeared on the Council agenda of July 24, 1989, relative to your request for your records.

It would now be in order for you to contact the City's Land Department to proceed with the obtaining of said License to Occupy. Please note that as the land to be occupied is municipal reserve, the intent of Council must be advertised to determine if there are any individuals opposed to this action. As indicated in the above motion, the cost of this advertising is the responsibility of the applicant, and once these costs are known you will be advised.

I trust you will find the preceding satisfactory. If you have any questions, or require clarification, please do not hesitate to contact the undersigned.

Sincerely,



K. Kloss  
Assistant City Clerk  
KK/ds  
Encl.

c.c. City Assessor  
Dir. of Community Services  
Parks Manager  
Urban Planning Section Manager  
Bylaws & Inspections Manager  
Dir. of Engineering Services

# SNELL & OSKUND SURVEYS (1979) LTD.

106.

SUBDIVISION, MUNICIPAL, OILFIELD  
SURVEY AND REPORTS

SPECIAL ATTENTION TO URBAN,  
RURAL AND OILFIELD SURVEYS

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

GILLIS OSKUND, A.L.S., P. ENG.  
RALPH BUNTING, A.L.S.  
DICK VANDENBRINK, A.L.S., P. ENG.

OFFICE PHONE (403) 342-1255  
G. OSKUND, RES. 346-8342  
R. BUNTING, RES. 347-6731  
D. VANDENBRINK, RES. 886-2474  
P.O. BOX 610  
4826 - 47 STREET  
RED DEER, ALBERTA  
T4N 5G6

NO. 4

July 10, 1989  
Our File - 8513

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

ATTENTION: CITY CLERK

Dear Sir:

Re: Lot 20, Block 7, Plan 832 2210  
3710 - 52 Avenue, Red Deer, AB

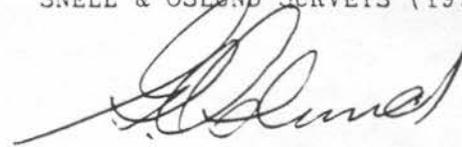
Please accept this as a request to Council to approve the existing wooden steps which extend from an apartment building on the above noted property onto Lot 19 MR, Block 7, Plan 832 2210. The noted approval is required in order that an Encroachment Agreement or License to Occupy may be entered into between the owners of the above noted Lot 20 and the City of Red Deer.

The noted steps are used as access from Lot 20 to Lot 19 MR and thereby provide for usage of the municipal reserve by the apartment dwellers. In granting the original subdivision the municipal reserve was considered as an open space requirement for the apartment complex.

We trust this request will meet with Council's approval. We will appreciate Council's early consideration.

Yours truly,

SNELL & OSKUND SURVEYS (1979) LTD.

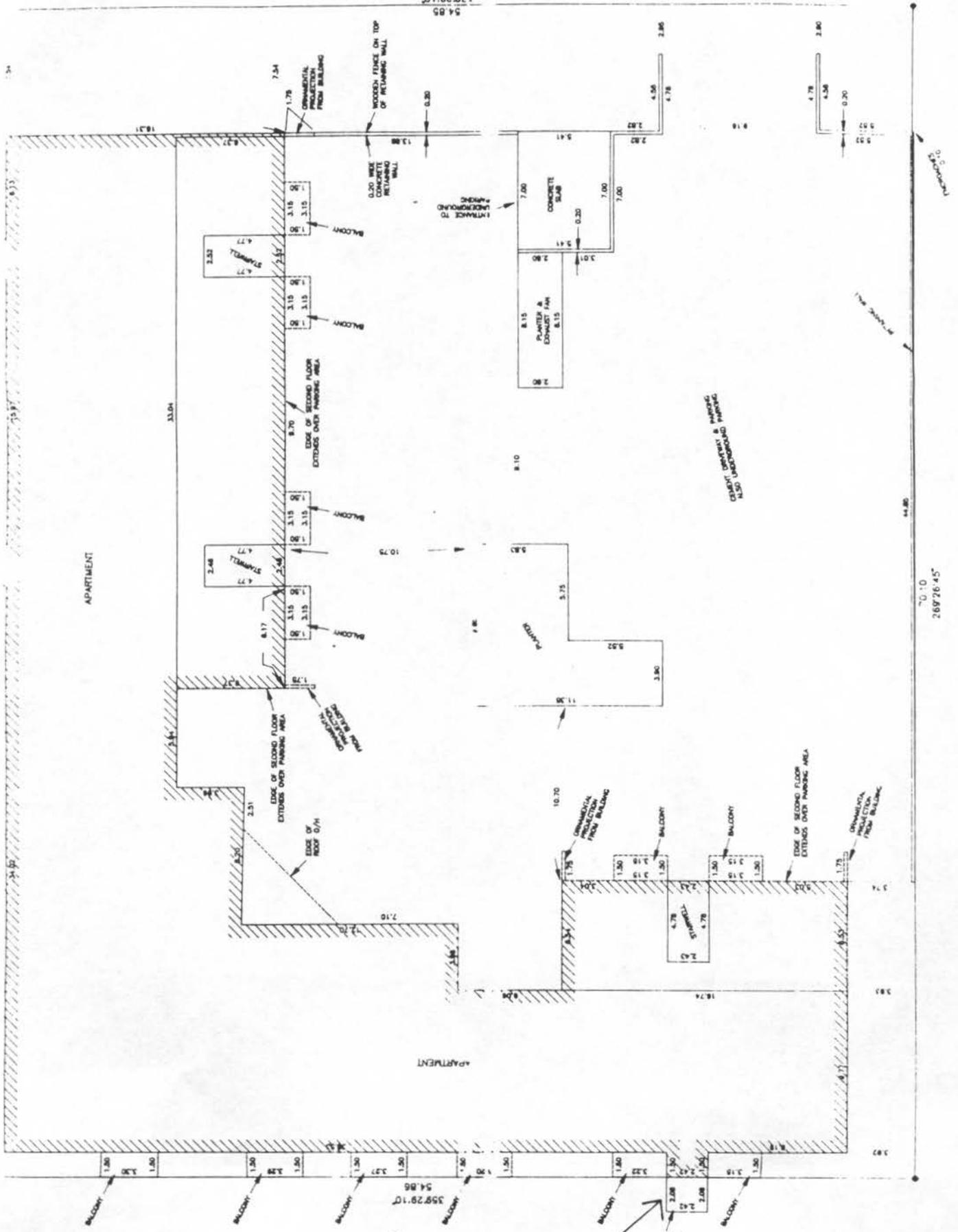


Gillis Oslund, A.L.S., P.Eng.

**THE CITY OF RED DEER**  
CLERK'S DEPARTMENT

|          |          |
|----------|----------|
| RECEIVED |          |
| TIME     | 3:25 pm  |
| DATE     | 89/07/10 |
| BY       | KK       |

GO/lp



APARTMENT

APARTMENT

LOT 19-MR  
 BLOCK 7  
 PLAN 832 2210

STEPS

CLIENT COMPANY & PARTIAL  
 ALSO UNDERGROUND PARKING

269726 45°

1752910

54.85

0.20

0.20

44.80

70.10

269726 45°

3.74

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LEGAL DESCRIPTION

LOT 20  
BLOCK 7  
PLAN 832 2210  
CIVIC ADDRESS : 3710 - 52 AVENUE  
RED DEER, ALBERTA

FOR : BARR WENSEL

NOTES

UNLESS OTHERWISE SPECIFIED THE DIMENSIONS SHOWN ARE FROM THE PROPERTY BOUNDARIES TO FOUNDATION WALLS.

LOT DISTANCES & BEARINGS ARE TAKEN FROM REGISTERED PLAN 832 2210

TITLE SEARCHED ON THE DATE OF JUNE 21,1989

PROPERTY IS SUBJECT TO :

- 792 001 679 - CAVEAT
- 842 266 699 - MORTGAGE
- 842 266 700 - CAVEAT

SURVEYOR'S AFFIDAVIT

I, GILLIS OSLUND, ALBERTA LAND SURVEYOR DO HEREBY CERTIFY THAT

1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY PERSONAL SUPERVISION.
2. THE SURVEY WAS COMPLETED ON JUNE 20 - 23,1989
3. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY (EXCEPT AS NOTED HEREIN) AND,
4. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY (EXCEPT AS NOTED HEREIN).

CERTIFIED CORRECT THIS                      DAY OF                      ,19

ALBERTA LAND SURVEYOR

CITY OF RED DEER APPROVAL

THAT IF THE BUILDING SHOWN ON THE ABOVE PLAN IS LOCATED IN ACCORDANCE WITH THE ABOVE PLAN. THE LOCATION OF THE SAID BUILDING(S) COMPLIES WITH THE SETBACK, REARYARD AND SIDEYARD REQUIREMENTS OF THE LAND USE BYLAW OF THE CITY OF RED DEER.

BUILDING INSPECTOR FOR THE CITY OF RED DEER

DATE : JUNE 20 - 23,1989

SCALE = 1 : 200

Job No. 8513

SNELL & OSLUND SURVEYS (1979) LTD.

RED DEER - ALBERTA

52nd STREET

54.85  
179'29"10"

2.95

2.90

DATE: July 13, 1989

TO: City Clerk

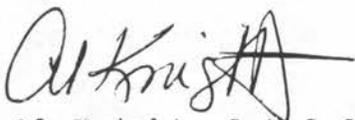
FROM: City Assessor

RE: SNELL & OSKUND SURVEYS - ENCROACHMENT LICENSE TO OCCUPY

---

Further to your memo of July 17, 1989, we have no objections to this request subject to the following:

1. City Council to approve the use of the M.R. in accordance with Municipal Government Act.
2. Ninety-day (90) cancellation clause.
3. Thirty (\$30.00) dollars annual license fee.
4. Agreement satisfactory to City solicitor.
5. Upon cancellation of licenses, the wooden steps to be removed at the expense of the licensee.
6. All advertising fees and legal fees pertaining to the disposal of the M.R. to be paid by the applicant.



Al Knight, A.M.A.A.

WFL/ch

cc: Director of Financial Services  
cc: Director of Community Services  
cc: Director of Engineering Services

DATE: July 17, 1989 CS-2.310

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

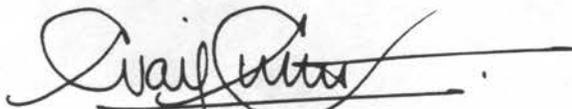
RE: SNELL & OSLUND SURVEYS:  
ENCROACHMENT - LICENSE TO OCCUPY  
Your memo dated July 10, 1989 refers.

---

1. The existing wooden staircase providing access from the apartment building at 3710 - 52 Avenue encroaches onto Municipal Reserve. Snell & Oslund Surveys (1979) Limited are requesting City Council to approve the encroachment, in order that a License to Occupy may be granted.
2. I have discussed the request with the Parks and Recreation & Culture Managers, and our comments are as follows:
  - The Municipal Reserve is designated A2-ENVIRONMENTAL PRESERVATION in the Land Use By-Law. The area was formally incorporated into Waskasoo Park in 1982, and is known as the A.C.R. Trail.
  - The wooden staircase provides access to the park system, and is compatible with the use of the area. We, consequently, have no objections to the encroachment.
  - In terms of the Planning Act, Municipal Reserve may not be leased for private use, and an encroachment agreement may not be legally possible. It may, therefore, be necessary for a portion of the reserve designation to be formally cancelled.

3. RECOMMENDATION

It is recommended that City Council, upon the recommendation of the City Solicitor, either approve the encroachment or initiate proceedings to cancel a portion of the Municipal Reserve to accommodate the staircase.



CRAIG CURTIS

CC:dmg

- c. Lowell Hodgson, Recreation & Culture Manager  
Don Batchelor, Parks Manager  
Djamshid Rouhi, Regional Planning Commission

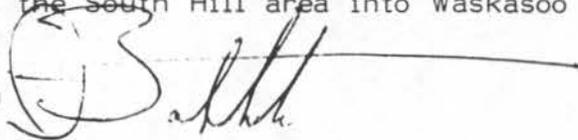
CS-P-1.716

DATE: July 14, 1989  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: DON BATCHELOR  
Parks Manager  
RE: SNELL & OSLAND SURVEYS  
ENCROACHMENT/LICENSE TO OCCUPY

---

I have reviewed the request to encroach onto lot 19 M.R. with a series of steps to permit public access to the park area and the A.C.R. Trails in Waskasoo Park.

Although I would not normally support an encroachment onto parkland, in this instance the encroachment is compatible as it allows for pedestrian movement from this apartment complex and other portions of the South Hill area into Waskasoo Park.



DON BATCHELOR

DB/ad



RED 'DEER REGIONAL PLANNING COMMISSION

112.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

July 14, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Lot 20, Block 7, Plan 832 2210  
Snell and Oslund Surveys  
Encroachment/License to Occupy

Mr. Oslund, on behalf of the owner of the apartment building located at 3710 - 52 Avenue, requests that City Council grant a license to occupy a small area by way of an encroachment agreement.

A wooden step measuring 2 x 2 m encroaches on the Municipal Reserve 19. This step gives access to the city park system for the people who live in that apartment building.

This is a very small encroachment and since the step is made of wood, it could be cut off if the need arises.

Since it is a public reserve area, not a road right-of-way, therefore it is subject to provision of the Planning Act, Section 115 (sell or lease of reserve).

We would recommend that City Council agree to lease an area approximately 2 x 2 m to the owner through the provision of the Planning Act.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaws and Inspection Manager  
- City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

DATE: July 13, 1989

TO: City Clerk

FROM: Bylaws and Inspections Officer

RE: SNELL & OSLUND -- ENCROACHMENT / LICENSE TO OCCUPY

In response to your memo of July 10, 1989, we would advise that this department has no objections to the request made on the above noted subject.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

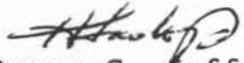
RS/vs

250-045

DATE: July 13, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: SNELL AND OSLUND SURVEYS  
ENCROACHMENT/LICENSE TO OCCUPY

---

We would have no objections to the requested permission to encroach subject to a satisfactory agreement respecting liability be drafted by our Solicitor and signed by the applicant.

  
for Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/sl

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Urban Planning Section Manager

DATE: July 14, 1988  
TO: CITY CLERK  
FROM: E. L. & P. Manager  
RE: SNELL & OSLUND SURVEYS - ENCROACHMENT/LICENSE TO OCCUPY

---

The E.L. & P. Department has no objections to the request of July 10, 1989.



A. Roth  
E.L. & P. Manager

AR/lf

Commissioners' Comments

We would recommend Council approve a license to occupy subject to the conditions as outlined by the Administration.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# ELECTION WORKERS NEEDED GENERAL ELECTION

The City is accepting applications for election workers for the General Election which will be held on August 16, 1989. Approximately 300 persons are

Required to apply in person at the Election Office, 4th Floor, City Hall, between the hours of 8:00 a.m. and 4:00 p.m., commencing Monday, August 14, 1989. For more information contact Elsie Schmidek, 342-8317.

C. SEVCIK  
RETURNING OFFICER

# APPLY FOR TENDERS ON FOOD CONCESSION SERVICES

Seals plainly marked "FOOD CONCESSION SERVICES" must be in the envelope will be received until 2:00 p.m. in the office of the City Clerk, 2nd Floor, City Hall, Red Deer, Alberta, T4N 3T4, (P.O. Box 5008) to the City of Red Deer with food concession services in the Memorial Centre, Recreation Centre, Kinsmen Centre and Kinex Arena.

Specifications must be obtained from the office of the City Clerk, Red Deer, Alberta.

The City reserves the right to reject any or all tenders.

Ruth T. Boivin  
Purchasing Agent

# CITY OF RED DEER LOW WATER PRESSURE/VELOCITY PROGRAM

As part of the program, twenty (20) water services to older homes may be renewed this year.

Priority will be given to homes experiencing the greatest need according to the program criteria.

The cost to the owner is \$2000 plus the internal plumbing costs. For details and application forms, contact City of Red Deer, Planning Department, 342-8160. Deadline for application is August 15, 1989.

PUBLIC WORKS DEPT.

# OFFICE OF TENDERS

THE CITY OF RED DEER INVITES TENDERS FOR THE CONSTRUCTION OF A WHIRLPOOL FACILITY ADDITION TO THE CENTRE AT 4501-47A AVENUE IN RED DEER, ALBERTA. TENDERS WILL BE RECEIVED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 4914-48 AVENUE, RED DEER, ALBERTA, ON MONDAY, AUGUST 15, 1989, AT 2:00 P.M.

FOR MORE INFORMATION AND SPECIFICATIONS MAY BE OBTAINED FROM THE CITY CLERK IN RED DEER OR FROM THE CONSULTANT, LAMB McMANUS ASSOCIATES LTD., 4914-48 AVENUE, RED DEER, ALBERTA, ON MONDAY, AUGUST 15, 1989, AT 2:00 P.M. UPON DEPOSIT OF A CERTIFIED CHEQUE FOR \$1000.00 AND A SET OF DOCUMENTS (REFUNDABLE) ON MONDAY, JULY 28, 1989.

TENDERS MUST BE ACCOMPANIED BY A BID BOND OR CHEQUE IN THE AMOUNT OF TEN PERCENT (10%) OF THE ESTIMATED PRICE ALONG WITH THE CONSENT OF A NOTARY PUBLIC.

3. "mail order" business (office only) from 4126-44 Street (Lot 7, Block 4A, Plan 5960 H.W.).

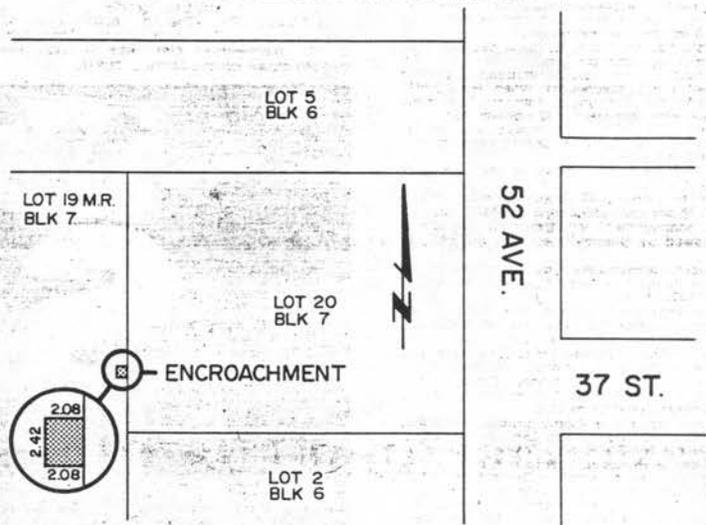
3. Malcolm R. Matthews — A home occupation in connection with a "pallet manufacturing" business (office only) from 515 Terrace Park (Lot 15, Block 5, Plan 1645 M.C.).

The Planning Act 1980 provides that any person or persons may appeal the decision of the Development Officer within fourteen days of the date of the decision being advertised by paying the required appeal fee, and by filing an appeal in writing against the decision with the Red Deer Development Appeal Board, City Hall, Red Deer, Alberta. Appeal forms are available from City Hall. An appeal may be lodged by one person or by a group of persons.

Should you require further information or clarification, please contact the Building Inspection Department (342-8192).

Dated this 4th day of August, 1989.

# PUBLIC NOTICE



Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at its meeting of July 24, 1989, passed a resolution indicating its intention to lease Public Reserve as outlined in the above noted plan and described as follows:

A portion (2.08 m x 2.42 more or less = 4.9852 m<sup>2</sup> = 53.66 sq. ft. plus or minus) of Municipal Reserve registered as Part of Lot 19 M.R., Block 7, Plan 832-2210, addressed 5115-36 Street, as indicated on the above plan in N.E. 8-38-27-W4th. Excepting thereout all Mines and Minerals.

If no objection to the proposed disposal of public reserve, as noted above, is received by MONDAY, AUGUST 14, 1989, the Council of The City of Red Deer will proceed without further notice.

However, if any objection to the proposed lease of public reserve, as noted above, is received by the City Clerk no later than MONDAY, AUGUST 14, 1989, a Public Hearing will be held in the Council Chambers, City Hall, Red Deer on MONDAY, AUGUST 21, 1989 commencing at 7:00 P.M. or as soon thereafter as Council may determine.

C. SEVCIK  
CITY CLERK

# NOTICE MUNICIPAL PLANNING COMMISSION DECISIONS — BYLAW 2590/78

On the 4th day of August, 1989 under provisions of Bylaw 2590/78, the Red Deer Municipal Planning Commission issued decisions approving the following applications:

1. SNELL & OSKUND SURVEYS LTD. — a 0.65 m relaxation of the Land Use Bylaw as it applies to an existing garage at 5306-42 Avenue (Lot 27, Block 50, Plan 3239 H.W.) zoned R1. The Bylaw requires that the garage be set back 6 m from the lane, the applicant is providing 5.35 m.
2. BEARDEN ENGINEERING — approval of various items in connection with a concrete block addition comprised of 660 m<sup>2</sup>, for a total of 1377.5 m<sup>2</sup> to the County of Red Deer building at

Inghwood Cpt. Loretta 342-1255  
 3710-52 St.  
 170 Aug. 4/89

NO. 10

DATE: August 14, 1989

TO: Mayor McGhee &  
Members of Council

FROM: Alan Scott  
Manager Economic Development

RE: APPLICATION TO PURCHASE  
RIVERSIDE HEAVY INDUSTRIAL PARK  
POLYMONT PLASTICS CORP.

---

At the July 24, 1989 meeting of Red Deer City Council, Polymont Plastics Corp. made application to acquire three acres of land in CN Heavy Industrial. As a result of their application, Council approved the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered a report from the Economic Development Manager dated July 17, 1989, re: **Application to Purchase Riverside Heavy Industrial Park, Polymont Plastics Corp.** hereby agrees as follows:

1. that 3 acres of land in the Riverside Heavy Industrial Park be sold to Polymont Plastics Corp. for \$37,500.00 per acre with no specific building commitment for the applicant on said lands at this time;
2. that the cost of subdivision to create said 3 acre parcel be at the expense of the applicant;
3. that said parcel be properly fenced to the satisfaction of the Bylaws & Inspections Manager;
4. that a right of first refusal be granted to the applicant on an additional 3 acres in Riverside Heavy Industrial Park at the market price at the time the applicant exercises his right;
5. that said right of first refusal would be for a five year period and in order to exercise the document, the applicant would be required to submit plans for the proposed buildings at which time a building commitment would apply to the entire 6 acre parcel;

...../2

Mayor McGhee & Members of Council  
Page 2  
August 14, 1989

6. subject to an agreement satisfactory to the City Solicitor;

and as presented to Council July 24, 1989."

The attached letter from Polymont Plastics Corp., outlines the terms and conditions under which Polymont Plastics is prepared to enter into an agreement with The City of Red Deer. Polymont is stating that they:

- a) wish to purchase three acres with no building commitment at \$35,000.00 per acre;
- b) obtain an option for an additional three acres at \$35,000.00 per acre;
- c) the option be for a five year period, and would be tied to a commitment to construct buildings acceptable to the Bylaws & Inspections Manager.

The most recent land sales in Riverside Heavy Industrial Park, completed by The City of Red Deer have been \$37,500.00 per acre. This has been on parcels of two to three acres in size. Polymont is asking to acquire three acres for a discount price of \$35,000.00 an acre plus an option on an additional three acres at an equivalent price. Based on discounts for size which have been accepted by Council for other light industrial parks in the City, we feel justified in recommending to Council the following:

1. that the purchase price on the initial three acre parcel be \$37,500.00 per acre;
2. that a Right of First Refusal agreement be struck which would offer Polymont Plastics Corp. a discount of 1% per acre, for a total of 6% on the entire land purchase, should they exercise their right on the second three acre parcel. This would give an equivalent land sale price for the entire six acres, assuming no change in price during the term of the Right of First Refusal, of \$35,250.00 per acre.

...../3

Mayor McGhee & Members of Council  
Page 3  
August 14, 1989

3. We would recommend that the balance of the conditions as outlined in Council's resolution of July 24, 1989, be retained.



Alan Scott  
Manager Economic Development

AS/dh

Commissioner's Comments

We concur with the recommendations.

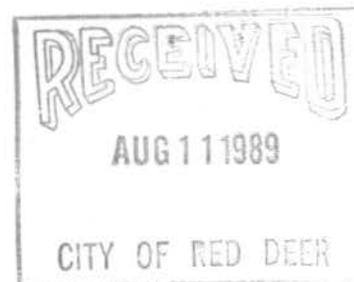
"M.C. DAY"  
City Commissioner

# POLYMONT PLASTICS CORP.

46.

August 9, 1989

The City of Red Deer  
Economic Development Department  
City Hall, P.O. Box 5008  
Red Deer, AB  
T4N 3T4



Attention: Mr. Allen Scott

Dear Mr. Scott:

RE: Application To Purchase  
Riverside Heavy Industrial Park

I would like to clarify my company's position as follows:

- 1) Polymont Plastics Corp. offers to purchase three (3) acres with no building commitment for \$35,000.
- 2) That the cost of subdivision to create said three (3) acre parcel be at the expense of applicant.
- 3) That said parcel be properly fenced to the satisfaction of the Bylaws and Inspections Manager.
- 4) In concurrence with the purchase of said lands, Polymont will acquire an option to purchase an additional three (3) adjacent acres in the Riverside Heavy Industrial Park at \$35,000 per acre.
- 5) The said option would be for a five (5) year period and in order to exercise the document, the applicant would be required to submit plans for the proposed buildings at which time a building commitment would apply to the entire six (6) acre parcel.
- 6) Subject to an agreement satisfactory to the City Solicitor.

At this time, we are prepared to proceed only on these terms. Awaiting your reply, I remain

Yours truly,

Dario Bertoni,  
Vice President, Polymont Plastics Corp.

DB:jh

DATE: AUGUST 22, 1989  
TO: ECONOMIC DEVELOPMENT MANAGER  
FROM: CITY CLERK  
RE: APPLICATION TO PURCHASE RIVERSIDE HEAVY INDUSTRIAL  
PARK LANDS/ POLYMONT PLASTICS CORPORATION.

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Your report dated August 14, 1989 pertaining to the above-noted topic was considered at the Council meeting of August 21, 1989, and at which meeting Council passed the following motion in accordance with your recommendations:

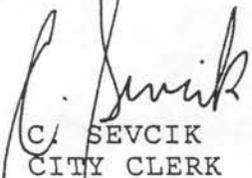
"RESOLVED that Council of The City of Red Deer having considered report dated August 14, 1989, from the Economic Development Manager re: application to purchase lands in the Riverside Heavy Industrial Park by Polymont Plastics Corporation hereby agrees as follows:

1. that the purchase price on the initial three acre parcel be \$37,500.00 per acre;
2. that a Right of First Refusal agreement be struck which would offer Polymont Plastics Corp. a discount of 1% per acre, for a total of 6% on the entire land purchase, should they exercise their right on the second three acre parcel. This would given an equivalent land sale price for the entire six acres, assuming no change in price during the term of the Right of First Refusal, of \$35,250.00 per acre;
3. that the balance of the conditions as outlined in Council's resolution of July 24, 1989, be retained.

And as recommended to Council August 21, 1989, by the Administration."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust you will convey Council's decision to the applicant in this instance and ensure appropriate legal documentation is prepared for execution by both parties.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Financial Services  
City Assessor  
Director of Engineering Services  
Urban Planner  
City Solicitor

NO. 11

DATE: August 14, 1989

TO: Mayor McGhee &  
Members of Council

FROM: Alan Scott  
Manager of Economic Development

RE: APPLICATION TO ACQUIRE 1.1 ACRES -  
CN HEAVY INDUSTRIAL PARK

---

Pact Production Services Ltd. has made application to acquire approximately 1.1 acres of land in CN Heavy Industrial Park. Pact Production Services manufactures, sells and rents oilfield production equipment. Their intention is to eventually construct a permanent shop building on the site to consolidate their existing business. On the short-term, they plan to establish a relocatable office structure on the site, which will allow them to carry on their business in the interim, until such time as they are able to determine the size and type of permanent building required.

Pact Production Services Ltd. has identified a site which is approximately 1.2 acres. They are requesting that they be permitted to purchase this site for \$37,500.00, which would work out to \$31,250.00 per acre. This is a reduction from our normal selling price in this area of \$37,500.00 per acre. Pact Production feels that the reduction is warranted, because the property in question becomes very narrow at the south-east corner, and in fact contains an area approximately 30 yds. x 22 yds. which requires a great deal of fill.

The Economic Development Department recommends that that portion of the site which is low in the south-east corner, be retained by the City as public reserve. Because it is considerably lower than the remainder of the subdivision, and forms a point on this parcel, it is virtually useless land. By removing that portion of the site from the subdivision, and retaining it as public reserve, it would result in the balance of the site being approximately 1.1 acres. It would also make the remainder of the site much more usable.

We would recommend that the sale to Pact Production Services Ltd. be at our standard selling price of \$37,500.00 per acre, which is the price we have been selling at in the subdivision. The sale to be approved with the following conditions:

- 1) That Pact Production Services Ltd. be given permission to install a temporary office structure on the site, as per their proposal.

Mayor McGhee & Members of Council  
Page 2  
August 14, 1989

- 2) That the proposed permanent shop building be constructed to the approval of the Building Inspector.
- 3) That cost of subdivision and the registration of the plan be at the expense of the applicant.
- 4) That Pact Production Services Ltd. be granted a Right of First Refusal for 12 months on the adjoining 2.4 acres of land. Said Right of First Refusal permitting the applicant to match within 7 days any bona fide offer the owner may receive.
- 5) That in order to exercise the Right of First Refusal, Pact Production Services Ltd. must file with the City, plans for an approved shop building, together with a schedule for construction and completion.

Alan Scott  
Manager Economic Development

AS/dh

Commissioner's Comments

We would concur with the recommendations of the Economic Development Manager.

"M.C. DAY"  
City Commissioner

7-1865

# Pact Production Services Ltd.

Contract Oil and Gas Operating  
56 PARSONS CLOSE ● RED DEER, ALBERTA T4P 2C8

July 14, 1989.

Economic Development Dept.  
City of Red Deer  
City Hall  
P. O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. Al Scott, Manager Economic Development

Dear Mr. Scott:

Re: Heavy Industrial Land Purchase

We are interested in purchasing approximately .5 hectares of land in the Riverside Industrial Park from the City of Red Deer, on the following terms:

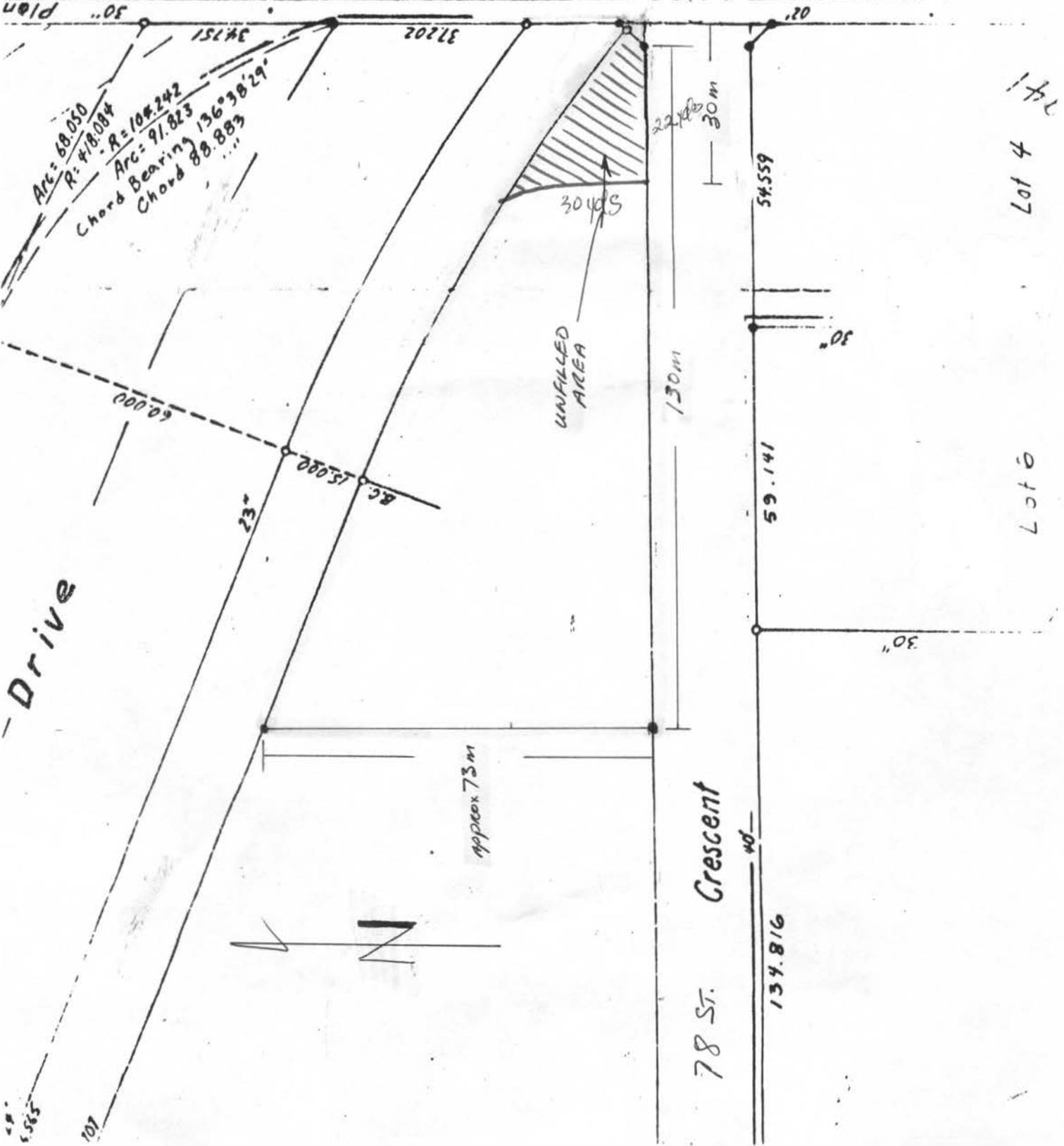
1. Our choice is a portion of Lot 4, Block 2, Plan 752-1573 (if we have read the plot plan correctly), which has frontage on the east end of 78th Street Crescent, as per the enclosed drawing. The amount of property that we desire has 130 m of frontage on 78th Street Crescent. According to our calculations, without surveying the land, this amount of frontage should give us a lot size of approximately .5 hectares in size, and this is what we are basing our offer on. However, since the property comes to a point on the 40th Avenue side, and is unfilled, a good portion of the point is unuseable, but still must be maintained. We have taken this into consideration in our offer to purchase this amount of property (approximately .5 hectares) for the price of \$37,500.00.
2. We propose to gravel and fence the site with a 6 ft. chain link fence, and to install our Highwood office structure on the site, serviced and skirted as per the enclosed picture. We would not like to install it on a permanent foundation at this time, as we are not sure what kind of shop building we will eventually construct on the site. We plan to erect a shop building at some future time when the oil industry is more active. This lot and office will be used for the sales, rentals, manufacture & storage of oilfield production equipment.
3. We would like to have first right of refusal on the adjoining hectare of land.

We would be pleased to attend the Municipal Planning Commission to answer any questions that might arise from this proposal, and we can be reached at 347-1865. Thank you for your consideration.

Yours very truly,

L. A. (Lee) Loepky, President  
Pact Production Services Ltd.







DATE: AUGUST 22, 1989

TO: ECONOMIC DEVELOPMENT MANAGER

C.C. Director of Financial Services  
City Assessor  
E. L. & P. Manager  
Bylaws & Inspections Manager  
Director of Community Services  
Urban Planner  
City Solicitor

FROM: CITY CLERK

RE: APPLICATION TO ACQUIRE 1.1 ACRES,  
CN HEAVY INDUSTRIAL PARK/ PACT PRODUCTION SERVICES LTD.

---

Your report dated August 14, 1989 pertaining to the above matter was considered at the Council meeting of August 21, 1989 and at which meeting Council passed the following motion in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer having considered report dated August 14, 1989, from the Economic Development Manager, re: application by Pact Production Services Ltd. to acquire 1.1 acres of land in the C.N. Heavy Industrial Park hereby agrees that the sale be at the City's standard selling price of \$37,500.00 per acre and subject to the following conditions:

1. That Pact Production Services Ltd. be given permission to install a temporary office structure on the site, as per their proposal.
2. That the proposed permanent shop building be constructed to the approval of the Building Inspector.
3. That cost of subdivision and the registration of the plan be at the expense of the applicant.
4. That Pact Production Services Ltd. be granted a Right of First Refusal for 12 months on the adjoining 2.4 acres of land. Said Right of First Refusal permitting the applicant to match within 7 days any bona fide offer the owner may receive.

Page 2  
Economic Development  
Re: Pact Production Services

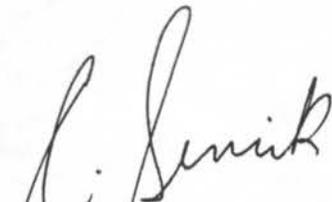
5. That in order to exercise the Right of First Refusal, Pact Production Services Ltd. must file with the City, plans for an approved shop building, together with a schedule for construction and completion.

And as recommended to Council August 21, 1989, by the Administration."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust you will convey this decision to the applicant and ensure that appropriate legal documentation is prepared for execution by both parties.

Trusting you will find this satisfactory.



C. SEVCIK  
CITY CLERK  
CS/sp

NO. 12

DATE: August 14, 1989

TO: Mayor McGhee &  
Members of Council

FROM: Alan Scott  
Manager of Economic Development

RE: APPLICATION TO PURCHASE ONE ACRE -  
WESTERNER COMMERCIAL STRIP

---

The attached offer from Woody Paylor Enterprises Ltd., is to purchase 1.07 acres of C-4 commercial land, located immediately adjacent to his existing premises, on the Westerner Commercial strip. The offer is at our advertised selling price of \$125,000 per acre.

Woody Paylor Enterprises Ltd. has seen a substantial growth in their business, since first establishing in this area in 1986. Woody Paylor Enterprises Ltd. now intends to expand the existing building, and with this expansion, additional land is required. As a result of anticipated future expansion, Woody Paylor Enterprises Ltd. is also requesting that they be given a Right of First Refusal on an additional acre of land immediately north of the parcel they wish to purchase.

In March, Council accepted an offer to purchase this one acre parcel from Metro R.V. Sales Ltd. The offer was conditional upon Metro arranging the sale of their existing facility by July 31, 1989. This did not come about, and as a result, the option expired.

We would recommend that Council approve the sale of 1.07 acres to Woody Paylor Enterprises Ltd., and grant a Right of First Refusal on an additional acre under the conditions as proposed by the applicant. The sale would be subject to the following conditions:

- 1) Payment for the parcel to be spread over 12 months with the first 25% payment due upon acceptance of the offer, and the balance in three equal instalments on December 31, 1989, April 30, 1990 and August 31, 1990.
- 2) the new parcel to be consolidated with the existing property owned by Woody Paylor Enterprises Ltd., at the applicant's expense.

Mayor McGhee & Members of Council  
Page 2  
August 14, 1989

- 3) the right of first refusal to be for 12 months. During that time, should the City receive a bona fide offer to purchase the property, Woody Paylor Enterprises Ltd. shall be given seven days to match the offer.
- 4) Subject to an agreement satisfactory to the City Solicitor.



Alan Scott  
Manager Economic Development

AS/dh

Att.

Commissioner's Comments

We concur with the recommendations of the Economic Development Manager.

"M.C. DAY"  
City Commissioner



OFFER TO PURCHASE
ALL PERSONS SIGNING THIS DOCUMENT ARE ADVISED TO READ IT CAREFULLY

1342

54.

TO: WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD. Telephone 340-1986
Agents for the owner of the property described as follows: By way of separate title not as yet registered
1.07 Acres containing 150 Foot Frontage - immediately north of the property legally described as
Lot 2A, Plan 882-1646 in the City of RED DEER
Fill in Street number and legal description, Lot, Block, Plan, or Sec., Twp., Rge., Mer. (Excluding thereout all mines and minerals.)

I hereby offer to purchase the above described property, subject to the reservations and exceptions appearing in the existing certificate of title, for the sum of
One Hundred and Thirty Three Thousand Seven Hundred & Fifty DOLLARS (\$ 133,750.00 )

1. TO BE PAID IN THE FOLLOWING MANNER:

- \$ 1.00 (10% of purchase price) (cheque, cash, assignment) deposit herewith as an indication of my good faith in making this offer.
\$ (More or less) after execution by the owner of necessary conveyances and formal documents, and required on or before 19
\$ (More or less) by assumption of the existing (mortgage or agreement for sale) payable to by monthly payments of \$ (including % interest) (Not) including taxes on first due date after possession. Term ends 19
\$ Payable to by monthly payments of \$ (including % interest) on 19
\$ 133,751.00 By way of payment schedule as follows: \$33,437.50 upon acceptance of offer, \$33,437.50 Dec. 31/89, \$33,437.50 April 30/90 and \$33,437.50 August 31/90.
\$ By new Mortgage to be arranged by me, the Purchaser, at my expense, payable by monthly payments of \$ (More or less) including interest at a rate not to exceed %
\$ 133,751.00 TOTAL PURCHASE PRICE

2. THIS OFFER IS SUBJECT TO THE FOLLOWING CONDITIONS: (a) In the event this Offer provides for me to arrange a new mortgage, I agree that I shall on or before 19 advise the Owner, or his Agent, in writing that this subject to condition is removed, otherwise this Offer is null and void. The deposit to be refunded upon satisfactory written evidence of mortgage refusal.
(b)

- 3. This Offer shall be open for acceptance by the Vendor in writing until 6:00 o'clock P.M. on the 15th day of August 19 89
4. I agree to pay interest at the rate of 14 % per annum on any money owing to the Vendor at adjustment date until that money has been paid.
5. The said purchase price shall include the following. All permanent fixtures.
a) The Purchaser shall receive a First Right of Refusal to purchase an additional acre of land immediately to the north of the subject property. Should the Vendor receive a bonafide offer to purchase the property, the purchaser shall be given seven (7) days to match the offer.
b) The Purchaser may take earlier possession of the property by paying the total sum outstanding.
6. Taxes, frontage assessments, rents, utilities (debtentured and otherwise) and Mortgage or Agreement for Sale interest shall be adjusted at 12 o'clock noon on the 1st day of September 19 90
7. Vacant possession shall be given at 12 o'clock noon on September 1 19 90 subject to the terms hereof being complied with, and the RIGHTS OF THE PRESENT TENANTS IF ANY.
8. I have inspected and agree to purchase the property as it stands, and it is agreed that there is no representation, warranty, collateral agreement, zoning, municipal permit or license, or condition affecting the said property of this Offer to Purchase, other than is expressed herein in writing. All previous agreements (if any), whether verbal or written, between the Owner and myself are hereby rendered null and void.
9. Prepayment bonuses and the cost of discharging any existing mortgage, mortgages and/or other encumbrances (not herein to be assumed by Me) to be at the expense of the Owner.
10. The Agreement for Sale or transfer shall be prepared at the expense of the owner and executed and delivered promptly to My solicitor and I agree to pay the expense of the new mortgage(s) if required. Any Agreement for Sale or mortgage between the Owner and myself shall be in a form acceptable to both, and failing such acceptance shall be determined by arbitration under the Arbitration Act, R.S.A. 1970, and amendments thereto.
11. All buildings and chattels included in the sale shall be and remain at the risk of the Owner until the date of possession, and all insurance policies and the proceeds thereof will be held in trust for the parties as their interest may appear.
12. IF MY OFFER IS NOT ACCEPTED THE DEPOSIT SHALL BE REFUNDED FORTHWITH, WITHOUT DEDUCTION OR INTEREST, PROVIDED, HOWEVER, IF MY OFFER IS ACCEPTED AND I FAIL TO COMPLY WITH THE TERMS AS HEREIN PROVIDED, THEN I AGREE THAT THE SAID DEPOSIT SHALL BE ABSOLUTELY FORFEITED TO THE OWNER AS LIQUIDATED DAMAGES AND THE AGREEMENT HEREIN SHALL BE NULL AND VOID AT THE OWNER'S OPTION.
13. This agreement shall endure to the benefit of and be binding upon the heirs, executors, administrators and assigns of the parties hereto, and where the singular is used throughout this agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence.

Dated at Red Deer this 3rd day of August 19 89
SIGNED in the presence of WOODY PAYLOR ENTERPRISES LTD.
Witness Signature of Purchaser
Witness Signature of Co-Purchaser
Phone Address

ACCEPTANCE

I, the undersigned Owner of the above described property, hereby accept the above Offer and agree to complete the sale on the terms and conditions as set out above. I authorize my Agents to deduct from the deposit the commission payable AND I HEREBY IRREVOCABLY ASSIGN OUT OF THE PROCEEDS OF THE SALE ANY UNPAID BALANCE OF THE COMMISSION AND DIRECT MY SOLICITOR TO PAY THE SAME TO MY AGENTS UPON COMPLETION OF THE SALE. Should I fail to complete the sale I agree to pay my Agents, as agreed compensation for services rendered, an amount equal to the commission which would have been payable had the sale been consummated, whereupon the Purchaser may (at his option) cancel this Agreement and withdraw his deposit, or take whatever remedies he, the Purchaser, may have at law. In the event the Purchaser fails to complete the purchase and the deposit becomes forfeited as hereinbefore provided, I then authorize my Agents to retain as agreed compensation for services rendered, 50% of the said deposit (but not to exceed the commission payable had a sale been consummated) and to pay the balance of the forfeited deposit to me, the Owner.

I certify and warrant to the Purchaser that:
(1) I am a resident of Canada within the meaning of Sec. 116 (5) of the Income Tax Act of Canada, OR
(2) If I am considered to be a non-resident person as defined in the Income Tax Act of Canada, 1972, I shall provide the Purchaser (prior to the adjustment and possession date) with a certificate issued by the Department of National Revenue evidencing compliance with the provisions of the said Act, failing which the Purchaser may elect to close this transaction in which event the Purchaser shall deduct or withhold from the balance due on closing, an amount equal to 15% of the total purchase price herein.
Dated at Red Deer this 8 day of August 19 89
SIGNED in the presence of
Witness Signature of Owner
Witness Signature of Co-owner or Owner's Spouse
Phone Address

\* Subject to Council Approval, to be obtained Aug 21, 1989
PRESS HARD, YOU ARE MAKING MULTIPLE COPIES

WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.

Telephone 340-1986

TO: Agents for the owner of the property described as follows: By way of separate title not as yet registered
1.07 Acres containing 150 Foot Frontage - immediately north of the property legally described as Lot 2A, Plan 882-1646 in the City of RED DEER

Fill in Street number and legal description, Lot, Block, Plan, or Sec., Twp., Rge., Mer. (Excluding thereout all mines and minerals.)

I hereby offer to purchase the above described property, subject to the reservations and exceptions appearing in the existing certificate of title, for the sum of

One Hundred and Thirty Three Thousand Seven Hundred & Fifty DOLLARS (\$ 133,750.00 )

1. TO BE PAID IN THE FOLLOWING MANNER:

- \$ 1.00 (10% of purchase price) (cheque, cash, assignment) deposit herewith as an indication of my good faith in making this offer.
(More or less) after execution by the owner of necessary conveyances and formal documents, and required on or before
(More or less) by assumption of the existing (mortgage or agreement for sale) payable to
(monthly payments of \$ (including

3. This Offer shall be open for acceptance by the Vendor in writing until 6:00 o'clock P.M. on the 15th day of August 19 89

4. I agree to pay interest at the rate of 14 % per annum on any money owing to the Vendor at adjustment date until that money has been paid

5. The said purchase price shall include the following. All permanent fixtures.

a) The Purchaser shall receive a First Right of Refusal to purchase an additional acre of land immediately to the north of the subject property. Should the Vendor receive a bonafide offer to purchase the property, the purchaser shall be given seven (7) days to match the offer.

b) The Purchaser may take earlier possession of the property by paying the total sum outstanding.

6. Taxes, frontage assessments, rents, utilities (debentured and otherwise) and Mortgage or Agreement for Sale interest shall be adjusted at 12 o'clock noon on the 1st day of September 19 90

7. Vacant possession shall be given at 12 o'clock noon on September 1 19 90 subject to the terms hereof being complied with, and the RIGHTS OF THE PRESENT TENANTS IF ANY.

8. I have inspected and agree to purchase the property as it stands, and it is agreed that there is no representation, warranty, collateral agreement, zoning, municipal permit or license, or condition affecting the said property of this Offer to Purchase, other than is expressed herein in writing. All previous agreements (if any), whether verbal or written, between the Owner and myself are hereby rendered null and void.

9. Prepayment bonuses and the cost of discharging any existing mortgage, mortgages and/or other encumbrances (not herein to be assumed by Me) to be at the expense of the Owner.

10. The Agreement for Sale or transfer shall be prepared at the expense of the owner and executed and delivered promptly to My solicitor and I agree to pay the expense of the new mortgage(s) if required. Any Agreement for Sale or mortgage between the Owner and Myself shall be in a form acceptable to both, and failing such acceptance shall be determined by arbitration under the Arbitration Act, R.S.A. 1970, and amendments thereto.

11. All buildings and chattels included in the sale shall be and remain at the risk of the Owner until the date of possession, and all insurance policies and the proceeds thereof will be held in trust for the parties as their interest may appear.

12. IF MY OFFER IS NOT ACCEPTED THE DEPOSIT SHALL BE REFUNDED FORTHWITH, WITHOUT DEDUCTION OR INTEREST, PROVIDED, HOWEVER, IF MY OFFER IS ACCEPTED AND I FAIL TO COMPLY WITH THE TERMS AS HEREIN PROVIDED, THEN I AGREE THAT THE SAID DEPOSIT SHALL BE ABSOLUTELY FORFEITED TO THE OWNER AS LIQUIDATED DAMAGES AND THE AGREEMENT HEREIN SHALL BE NULL AND VOID AT THE OWNER'S OPTION.

13. This agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators and assigns of the parties hereto, and where the singular is used throughout this agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence.

Dated at Red Deer this 30 day of August 19 89

SIGNED in the presence of:

Witness Signature of Purchaser

WOODY PAYLOR ENTERPRISES LTD.

Witness Signature of Co-Purchaser

Phone Address

ACCEPTANCE

I, the undersigned Owner of the above described property, hereby accept the above Offer and agree to complete the sale on the terms and conditions as set out above. I authorize my Agents to deduct from the deposit the commission payable AND I HEREBY IRREVOCABLY ASSIGN OUT OF THE PROCEEDS OF THE SALE ANY UNPAID BALANCE OF THE COMMISSION AND DIRECT MY SOLICITOR TO PAY THE SAME TO MY AGENTS UPON COMPLETION OF THE SALE. Should I fail to complete the sale I agree to pay my Agents, as agreed compensation for services rendered, an amount equal to the commission which would have been payable had the sale been consummated, whereupon the Purchaser may (at his option) cancel this Agreement and withdraw his deposit, or take whatever remedies he, the Purchaser, may have at law. In the event the Purchaser fails to complete the purchase and the deposit becomes forfeited as hereinbefore provided, I then authorize my Agents to retain as agreed compensation for services rendered, 50% of the said deposit (but not to exceed the commission payable had a sale been consummated) and to pay the balance of the forfeited deposit to me, the Owner.

I certify and warrant to the Purchaser that:

(1) I am a resident of Canada within the meaning of Sec. 116 (5) of the Income Tax Act of Canada. OR

(2) If I am considered to be a non-resident person as defined in the Income Tax Act of Canada, 1972, I shall provide the Purchaser (prior to the adjustment and possession date) with a certificate issued by the Department of National Revenue evidencing compliance with the provisions of the said Act, failing which the Purchaser may elect to close this transaction in which event the Purchaser shall deduct or withhold from the balance due on closing, an amount equal to 15% of the total purchase price herein

Dated at Red Deer this 8 day of August 19 89

SIGNED in the presence of:

Witness Signature of Owner

Witness Signature of Co-owner or Owner's Spouse

Phone Address

Subject to Council Approval to be obtained Aug 21 1989

DATE: AUGUST 22, 1989

TO: ECONOMIC DEVELOPMENT MANAGER

c.c. Director of Financial Services  
Director of Engineering Services  
Director of Community Services  
City Assessor  
E. L. & P. Manager  
Urban Planner  
Bylaws & Inspections Manager  
City Solicitor

FROM: CITY CLERK

RE: APPLICATION TO PURCHASE 1 ACRE,  
WESTERNER COMMERCIAL STRIP/ WOODY PAYLOR ENTERPRISES LTD.

---

Your report of August 14, 1989 pertaining to the above topic was considered at the Council meeting of August 21, 1989 and at which meeting Council passed the following motion in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer having considered report dated August 14, 1989, from the Economic Development Manager re: application by Woody Paylor Enterprises Ltd. to purchase 1.07 acres of C.4 commercial land located immediately adjacent to their existing premises on the Westerner Commercial Strip hereby agrees to the sale of the aforesaid land at the City's selling price of \$125,000.00 per acre, and grants a right of first refusal on an additional acre under the conditions as proposed by the applicant, with the sale being subject to the following conditions:

- 1) Payment for the parcel to be spread over 12 months with the first 25% payment due upon acceptance of the offer, and the balance in three equal instalments on December 31, 1989, April 30, 1990 and August 31, 1990.
- 2) the new parcel to be consolidated with the existing property owned by Woody Paylor Enterprises Ltd., at the applicant's expense.

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Page 2

Economic Development Manager

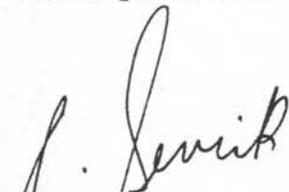
Application to Purchase 1 Acre - Woody Paylor Ent.

- 3) the right of first refusal to be for 12 months. During that time, should the City receive a bona fide offer to purchase the property, Woody Paylor Enterprises Ltd. shall be given seven days to match the offer.
- 4) Subject to an agreement satisfactory to the City Solicitor.

And as recommended to Council August 21, 1989, by the Administration."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust you will convey this decision to the applicant and ensure that appropriate legal documentation is prepared for execution by both parties.



C. SEVCIK  
CITY CLERK  
CS/sp

NO. 13

DATE: August 16, 1989 CS-P-1.759  
TO: CITY COUNCIL  
FROM: RECREATION, PARKS & CULTURE BOARD  
RE: BOWER PONDS - WEST RETAINING WALL ENGINEERING STUDY

---

The Parks Manager presented a report to the August 15, 1989 meeting of the Recreation, Parks & Culture Board recommending the expenditure of \$3,500 to establish engineering recommendations to stabilize the west retaining wall at Bower Ponds. The Board passed the following motion:

- That the Recreation, Parks & Culture Board support and recommend to City Council that \$3,500 be allocated from the Waskasoo Park operating surplus for the purpose of completing an engineering study of the Bower Ponds west shoreline retaining wall.

In view of the Board's support for this study, City Council's consideration of allocating \$3,500 from the Waskasoo Park Operating Surplus is requested.

JACK ENGEL, Chairman  
Recreation, Parks & Culture Board

DB/ad

c.c. Craig Curtis, Director of Community Services

CS-P-1.751

DATE: August 8, 1989  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: DON BATCHELOR  
Parks Manager  
RE: BOWER PONDS -  
WEST RETAINING WALL ENGINEERING STUDY

---

The retaining wall along the west bank of Bower Ponds was constructed in 1983. The purpose of the retaining wall was to enable a dock, stage and asphalt trail to be developed immediately along the shoreline to accommodate public access.

This retaining wall was relatively stable for the first four years, however in the past three years there has been considerable movement, both vertically and horizontally, of the piles. This movement is cause for concern with respect to: a) public safety; and b) annual maintenance costs in attempting to relevel the stage and dock and to re-asphalt the adjacent trail where the surface heaved due to shifts in the piles.

The area of concern is outlined on the attached plan. In view of the very high profile and usage of Bower Ponds, I feel that an engineering study is required to:

1. evaluate the original construction specifications of the piles, retaining wall, stage and dock relative to present ground water and subsoil conditions;
2. outline alternatives to stabilize the piles and to provide recommendations for altering the shoreline design that would reduce maintenance costs while ensuring public safety.

A preliminary investigation by the Parks Department has determined that engineering consultant fees for the above services would be ±\$3,500. A study is necessary at this time to enable cost estimates to be prepared such that the remedial modifications can be proposed in the 1990 Waskasoo Park Budget.

.../2

RECOMMENDATION:

That the Recreation, Parks & Culture Board support and recommend to City Council that \$3,500 be allocated from the Waskasoo Park Operating Surplus for the purpose of completing an engineering study of the Bower Ponds west shoreline retaining wall.

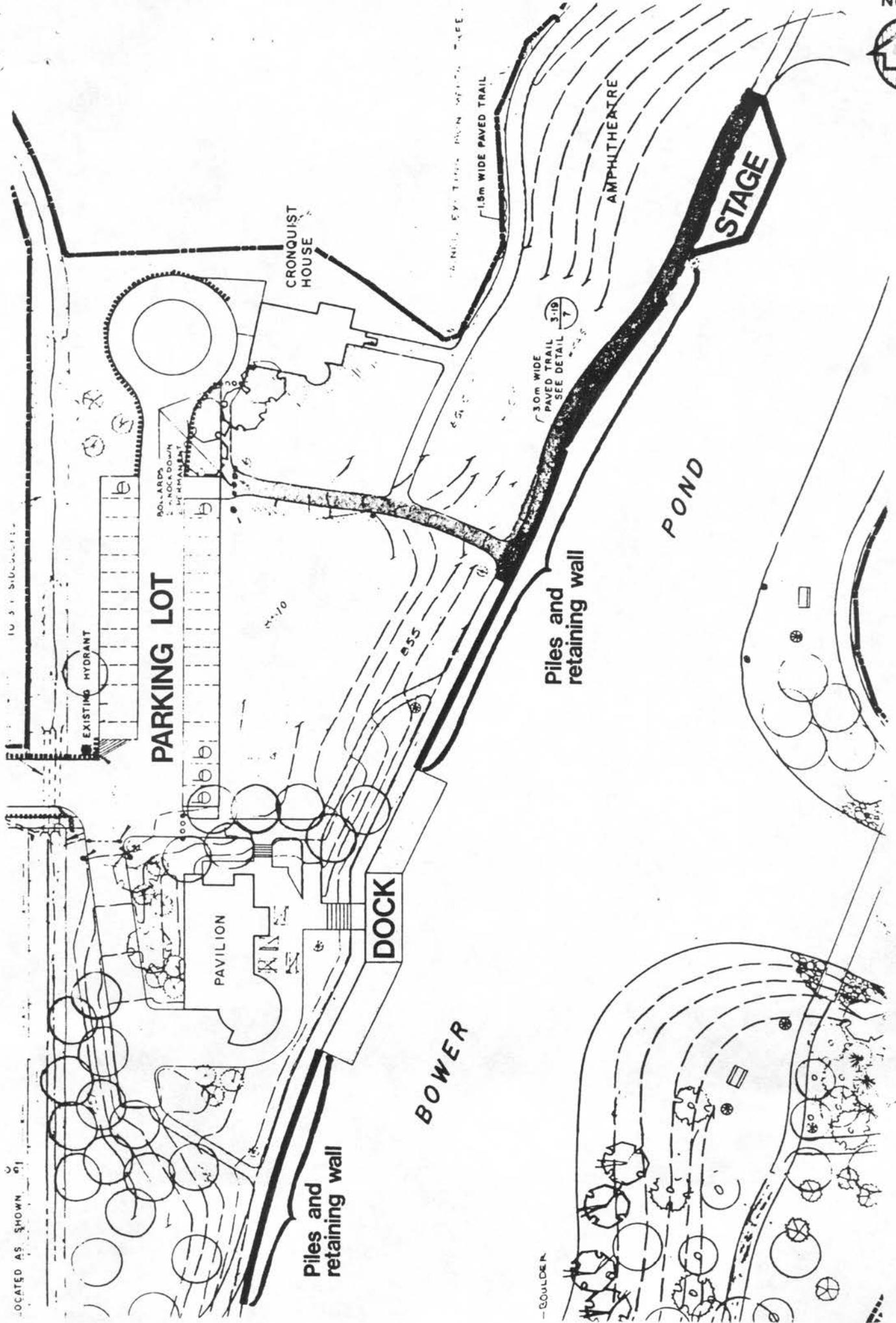
A handwritten signature in black ink, appearing to read 'Don Batchelor', with a long horizontal line extending to the right.

DON BATCHELOR

DB/ad

Att.

c.c. Craig Curtis, Director of Community Services  
Lowell Hodgson, Recreation & Culture Manager  
Neil Evans, Parks Facilities Superintendent



58.  
SCALE: ±1:750

DATE: August 15, 1989 CS-2.362  
 TO: CITY COUNCIL  
 FROM: CRAIG CURTIS  
 Director of Community Services  
 RE: BOWER PONDS: WEST RETAINING WALL ENGINEERING STUDY

1. Problems are being experienced with the retaining wall and stage at Bower Ponds. The piles along the bank of the pond are moving vertically and horizontally resulting in annual maintenance costs to relevel the stage and resurface the adjacent trail.
2. The Parks Manager is recommending that an engineering consultant be hired to evaluate the construction specifications and outline alternatives for stabilizing the piles. The estimated cost of the study is \$3,500 which could be funded from the Waskasoo Park operating surplus. The accumulated operating reserve at the end of 1989 will be approximately \$1,600,000.
3. This matter was considered by the Recreation, Parks & Culture Board at its meeting on August 15, 1989. The Board supports the Parks Manager's proposal and recommends the study be undertaken as soon as possible.
4. RECOMMENDATION

I support the comments of the Parks Manager and the Recreation, Parks & Culture Board. It is recommended that City Council approve the expenditure of \$3,500 from the Waskasoo Park operating surplus for the purpose of undertaking an engineering study of the Bower Ponds retaining wall.

  
 CRAIG CURTIS

CC/ad

- c. Jack Engel, Chairman  
 Recreation, Parks & Culture Board  
 Don Batchelor, Parks Manager  
 Lowell Hodgson, Recreation & Culture Manager

Commissioner's Comments

We would concur with the recommendations.

"M.C. DAY"  
 City Commissioner

Charlie S

~~an ongoing saga 1991-1992~~

~~Capital budget.~~

DATE: AUGUST 22, 1989

~~No further report required.~~

TO: RECREATION, PARKS & CULTURE BOARD

FROM: CITY CLERK

Craig

RE: BOWER PONDS/ WEST RETAINING WALL/ ENGINEERING STUDY

17/12/91

Your report, along with that of the Parks Manager and Director of Community Services, pertaining to the above topic, were considered at the Council meeting of August 21, 1989.

At the above-noted meeting Council passed the following motion agreeing to the Engineering Study:

"RESOLVED that Council of The City of Red Deer hereby agrees that \$3,500.00 be allocated from the Waskasoo Park Operating Surplus for the purpose of completing an Engineering Study of the Bower Ponds west shoreline retaining wall, and as recommended to Council August 21, 1989, by the Recreation, Parks & Culture Board and the Administration."

The decision of Council in this instance is submitted for your information.

By way of a copy of this memo we are requesting the Parks Manager to proceed in accordance with the resolution as directed by Council and we look forward to a further report back to Council in due course.

Trust you will find this satisfactory.

C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Community Services  
Parks Manager  
City Commissioners  
Director of Financial Services  
Parks Facilities Superintendent

Craig

whatener become  
of this matter?

rs. 9/12/16

DATE: AUGUST 22, 1989  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: CITY CLERK  
RE: BOWER PONDS/ WEST RETAINING WALL/ ENGINEERING STUDY

---

Your report, along with that of the Parks Manager and Director of Community Services, pertaining to the above topic, were considered at the Council meeting of August 21, 1989.

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The decision of Council in this instance is submitted for your information.

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Trust you will find this satisfactory.

C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Community Services  
Parks Manager  
City Commissioners  
Director of Financial Services  
Parks Facilities Superintendent

DATE: August 16, 1989 CS-P-1.760  
TO: CITY COUNCIL  
FROM: RECREATION, PARKS & CULTURE BOARD  
RE: RIVER BEND - THREE MILE BEND PARK COMPLETION

---

At the August 15, 1989 meeting of the Recreation, Parks & Culture Board a report was presented recommending that a landscape architect be engaged to prepare conceptual and development plans for the completion of River Bend Lake and the trails/access roads to River Bend from Three Mile Bend. Since this work is now necessary to complete Waskasoo Park, due to the apparent conclusion of the River Bend gravel pit operation, the following motion was approved:

- That \$11,000 be allocated from the River Bend Gravel Reserve account for the purpose of hiring a landscape architect to prepare conceptual and detailed landscape plans for River Bend Lake and for the trails from Three Mile Bend to River Bend.
- That the bottom of the lake be graded and the sides of the bank shaped in the fall of 1989 to take advantage of existing low water levels.

City Council's consideration of allocating these funds from the River Bend Gravel Reserve Account is requested.

JACK ENGEL, Chairman  
Recreation, Parks & Culture Board

DB/ad

c.c. Craig Curtis, Director of Community Services

CS-P-1.753

DATE: August 8, 1989

TO: RECREATION, PARKS & CULTURE BOARD

FROM: DON BATCHELOR  
Parks Manager

RE: RIVER BEND - THREE MILE BEND PARK COMPLETION

---

The existing agreement between Consolidated Concrete and The City of Red Deer for the operation of the River Bend gravel pit expires March 31, 1990. At present there is an estimated 50,000 tonnes of stockpiled gravel and an additional  $\pm$  20,000 tonnes of unexcavated/unprocessed gravel materials. Negotiations are underway which are aimed towards finalizing all gravel operations during the summer and fall of 1989. Should these negotiations be successful, all mineable gravel reserves could be extracted and removed from the River Bend pit by November 30, 1989.

The agreement between Consolidated Concrete and The City requires that Consolidated Concrete rough level the excavated bottom and the sideslopes of the pit. A further agreement between The City and The Province of Alberta requires that final grading, shaping of the sideslopes at a 4:1 grade, and landscaping of the pit/lake perimeter be completed by The City.

Since it is most conceivable that this final levelling and landscaping could proceed as early as spring of 1990, it would be appropriate at this time to engage the services of a landscape architect to prepare conceptual and detailed construction drawings for:

- a) a conceptual landscape plan for the area presently used as a gravel pit; to be developed as a family recreation area;
- b) landscape and restoration specifications for the entire gravel pit area, including shorelines, access roads, weigh scale location, and other affected areas;
- c) asphalt trail alignment and details to connect the existing Three Mile Bend trails with the trails at Discovery Canyon,
- d) landscape restoration of the existing gravel road on the west river bank leading to the bridge to include a public roadway and parking lot west of the River Bend bridge.

The above design work (see attached map) is necessary at this time such that cost estimates can be prepared for the respective construction/development. These cost estimates would be used in

August 8, 1989

preparing a proposal for the 1990 Capital Budget such that this work could proceed during spring and summer of 1990 if approved by City Council. The construction of the proposed bike trail and parking area would enable the River Bend bridge to be open for pedestrians and bicycles for the first time. The bridge has been restricted to gravel trucks only since the bridge was constructed.

A rough estimate for these landscape architectural services is \$11,000; funding for this could be from the River Bend Gravel Reserve Account or Waskasoo Park Operating Surplus Account.

RECOMMENDATION

That the Recreation, Parks & Culture Board support and recommend to City Council that \$11,000 be allocated from the River Bend Gravel Reserve Account for the purpose of hiring a landscape architect to prepare conceptual and detailed landscape plans for River Bend Lake and for the trails from Three Mile Bend to River Bend.

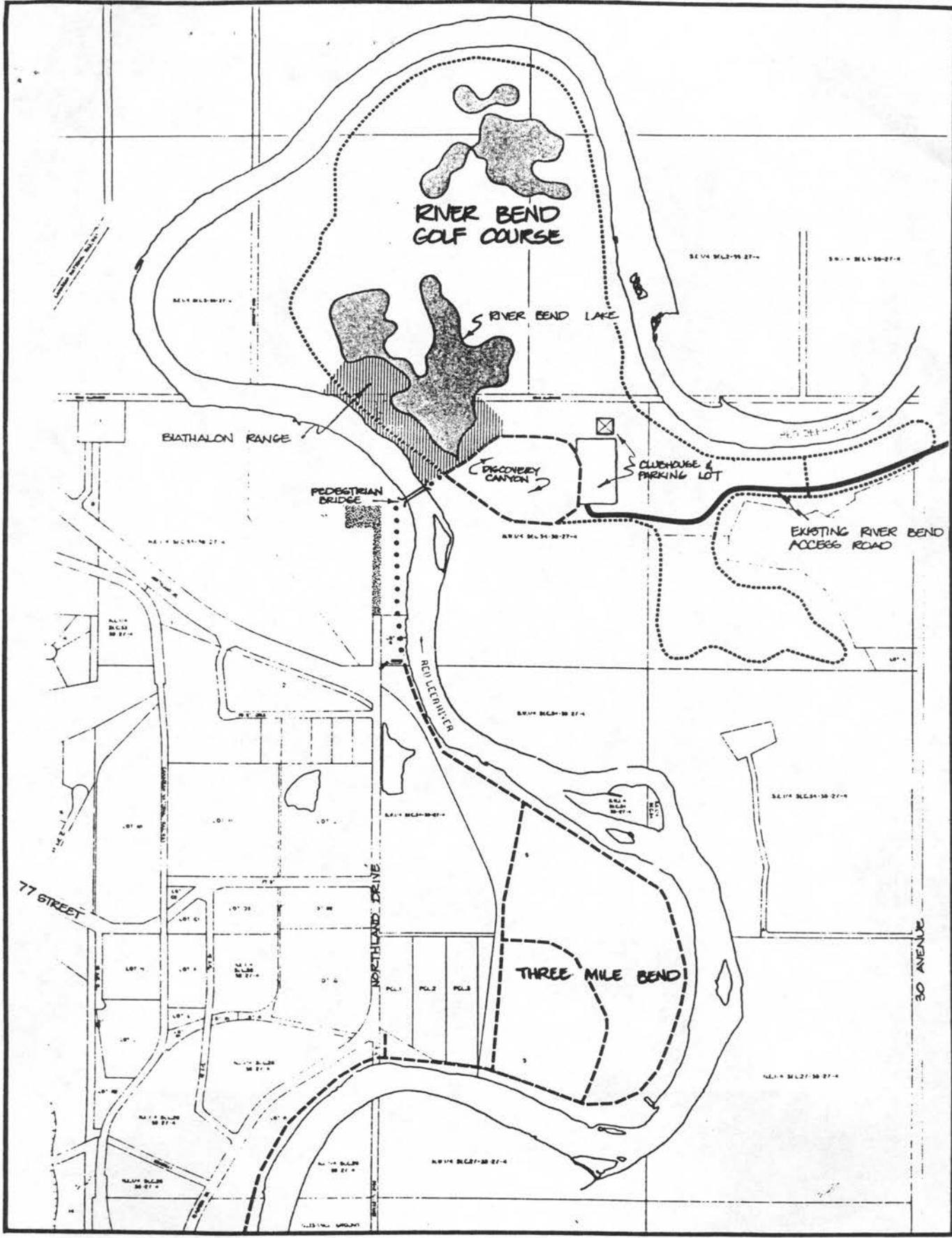


DON BATCHELOR

DB/ad

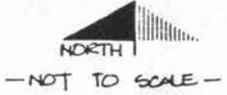
Atts.

- c.c. Craig Curtis, Director of Community Services
- Lowell Hodgson, Recreation & Culture Manager
- Paul Turenne, Manager,  
River Bend Golf Course & Recreation Area
- Pete Wasylyshyn, Parks Planner
- Ken Haslop, Engineering Manager
- Neil Evans, Parks Facilities Superintendent
- Ron Kraft, Parks Construction/Maintenance Superintendent



### LEGEND

-  PROPOSED GRAVEL PIT RECLAMATION & LANDSCAPED AREA FOR FAMILY RECREATION
-  PROPOSED ACCESS ROAD AND PUBLIC PARKING LOT
-  EXISTING ASPHALT TRAILS
-  EXISTING HIKING TRAILS
-  PROPOSED ASPHALT TRAIL



DATE: August 15, 1989 CS-2.363  
TO: CITY COUNCIL  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: RIVER BEND GOLF COURSE AND RECREATION AREA:  
THREE MILE BEND:  
PARK COMPLETION

---

1. Negotiations are presently underway to complete gravel operations at the River Bend Golf Course and Recreation Area by the end of 1989. The closure of the gravel pit will enable the Parks Department to:
  - landscape and restore the area west of the lake and south of the biathlon range;
  - install the handrails and open the river bridge for bicycles and pedestrians;
  - construct the short final section of bicycle trail between Three Mile Bend and the river bridge.

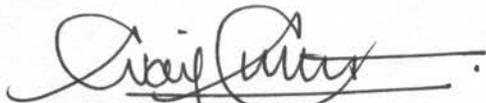
In accordance with the agreement approved by City Council this work would be undertaken by the City in consultation with the River Bend Golf and Recreation Society.

2. The Parks Manager is recommending that a landscape architect be hired to prepare specifications and cost estimates for the above work. The estimated consultant's fees and disbursements would be approximately \$11,000 which could be funded from gravel revenues. The River Bend gravel reserve account totalled approximately \$190,000 at the end of 1988.
3. The matter was considered by the Recreation, Parks & Culture Board at its meeting on August 15, 1989. The Board supports the Parks Manager's recommendation.

City Council  
Page 2  
August 15, 1989

4. RECOMMENDATION:

I support the comments of the Parks Manager and the Recreation, Parks & Culture Board. It is recommended that City Council approve the expenditure of \$11,000 from the River Bend gravel reserve account for the purpose of hiring a landscape architect to prepare specifications and cost estimates for the completion of landscaping and trail development at the River Bend Golf Course and Recreation Area and north of Three Mile Bend.



CRAIG CURTIS

CC/ad

- c. Jack Engel, Chairman  
Recreation, Parks & Culture Board  
Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager

Commissioner's Comments

We would concur with the recommendations.

"M.C. DAY"  
City Commissioner

DATE: AUGUST 22, 1989  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: CITY CLERK  
RE: RIVER BEND - THREE MILE BEND PARK COMPLETION

---

Your report, along with that of the Parks Manager and the Director of Community Services, pertaining to the above topic, received consideration at the Council meeting of August 21, 1989.

At the above-noted meeting Council passed the following motion in accordance with the recommendations of the Recreation, Parks & Culture Board:

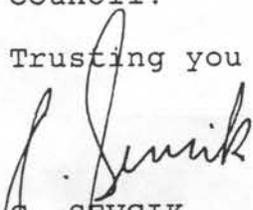
"RESOLVED that Council of The City of Red Deer having considered reports from the Administration and the Recreation, Parks & Culture Board re: River Bend - Three Mile Bend Park Completion hereby agrees as follows:

1. That \$11,000 be allocated from the River Bend Gravel Reserve account for the purpose of hiring a landscape architect to prepare conceptual and detailed landscape plans for River Bend Lake and for the trails from Three Mile Bend to River Bend.
2. That the bottom of the lake be graded and the sides of the bank shaped in the fall of 1989 to take advantage of existing low water levels."

The decision of Council in this instance is submitted for your information.

By way of a copy of this memo we are requesting the Parks Manager to proceed in accordance with the resolution and as directed by Council.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/\$p  
c.c.

Director of Community Services  
Parks Manager  
Director of Financial Services  
City Commissioners

DATE: August 8, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: LAND USE BYLAW - HOME OCCUPATIONS

---

Could your office arrange to place the following matter before City Council for their consideration:

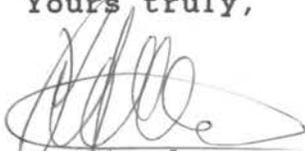
The City Land Use Bylaw contains a definition for "home occupations", and lists some regulations for them (copy attached). As well, the Municipal Planning Commission had adopted a list of conditions which were to be complied with by any home occupation approved. When a home occupation was denied because it could not meet these conditions, and an appeal filed with the Development Appeal Board, the Board felt reluctant to consider these conditions as they weren't part of the Bylaw.

We have, therefore, prepared a Bylaw Amendment which has been approved by the Municipal Planning Commission in the following resolution:

"That the Municipal Planning Commission approve the definition for Home Occupations."

We recommend that Council amend the Land Use Bylaw.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioner's Comments

We would recommend Council give first reading to Bylaw 2672/S-89 following which said Bylaw will be advertised for a Public Hearing.

"M.C. DAY"  
City Commissioner

DEVELOPMENT PERMIT NO. \_\_\_\_\_

LICENSE FEE: \_\_\_\_\_

ADVERTISING FEE: \_\_\_\_\_

DATE PAID: \_\_\_\_\_

THE CITY OF RED DEER

MUNICIPAL PLANNING COMMISSION

APPLICATION FOR APPROVAL OF A HOME OCCUPATION LICENSE

DATE: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Street \_\_\_\_\_ Apt. No. \_\_\_\_\_

City and Province \_\_\_\_\_ Postal Code \_\_\_\_\_ Res. Phone No. \_\_\_\_\_

BUSINESS TYPE: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

Street \_\_\_\_\_ Apt. No. \_\_\_\_\_

City and Province \_\_\_\_\_ Postal Code \_\_\_\_\_ Bus. Phone No. \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_

OWNER \_\_\_\_\_ TENANT \_\_\_\_\_ LETTER OF APPROVAL FROM OWNER \_\_\_\_\_

Applications for Home Occupations are subject to the following conditions after approval has been granted by the Municipal Planning Commission:

1. The use of an office in the home will only be allowed for normal office work on the site of the Home Occupation.
2. There will be no storage of goods, equipment, or stock allowed in the home or on the site of the Home Occupation.
3. The peace, quiet, dignity, and other amenities of the neighbourhood shall not be disturbed by dust, noise, smell, smoke, or traffic generated by the Home Occupation use.
4. No work, other than office work in connection with the business as listed above, shall be carried on inside or outside of a residence or from any other building on a site unless the person having made an application for a Home Occupation is certified as medically handicapped.
5. Articles produced and offered for sale within the unit or accessory building of a Home Occupation are limited to those produced by a person certified as medically handicapped.
6. There shall be no mechanical equipment used except when ordinarily used for housekeeping purposes.
7. No more than one business vehicle used in or for the Home Occupation shall be parked on the site or on any street adjacent thereto.
8. Further information regarding other regulations can be obtained by contacting the City License Department.

I certify that I will abide by all conditions after I have received my Home Occupation License, knowing that failure to do so will result in cancellation of this license.

REMARKS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_

DEVELOPMENT OFFICER: \_\_\_\_\_

DEVELOPMENT PERMIT NO. \_\_\_\_\_

LICENSE FEE: \_\_\_\_\_

ADVERTISING FEE: \_\_\_\_\_

DATE PAID: \_\_\_\_\_

THE CITY OF RED DEER

MUNICIPAL PLANNING COMMISSION

APPLICATION FOR APPROVAL OF A HOME OCCUPATION LICENSE

DATE: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

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BUSINESS TYPE: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

Street \_\_\_\_\_ Apt. No. \_\_\_\_\_

City and Province \_\_\_\_\_ Postal Code \_\_\_\_\_ Bus. Phone No. \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_

OWNER \_\_\_\_\_ TENANT \_\_\_\_\_ LETTER OF APPROVAL FROM OWNER \_\_\_\_\_

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REMARKS: \_\_\_\_\_

SIGNATURE OF APPLICANT: \_\_\_\_\_

DEVELOPMENT OFFICER: \_\_\_\_\_

BY-LAW 2672/\_\_\_\_\_

BEING a By-Law to amend the Land Use By-Law 2672/80

The Municipal Council of the City of Red Deer and the Province of Alberta duly assembled hereby enacts that By-Law 2672/80 be amended as follows:

1. That clause 1.2.2. be amended by deleting therefrom the definition of "Home Occupation" and substituting in its place instead the following:

"Home Occupation - means and includes a use approved by the Municipal Planning Commission to be carried on;

- (i) in a residential building or an accessory building thereto, by the occupant thereof where such occupant is the sole owner, principal shareholder, or a partner not having less than a 50% interest in the said building, or
- (ii) in a residential building or an accessory building thereto, by a handicapped occupant so certified by a medical doctor, ~~of such residential building~~

*Ryan says take out*

*?  
misplaced  
modifier*

2. That Section 1.2.2. be amended by adding thereto the following:

"Handicapped Occupant" - shall mean and included a person who because of mental or physical disability is not capable of working in a workplace environment but is capable of working in a residential environment.

3. By deleting clause 5.2.1. in its entirety and substituting in its place and stead the following:

*Copy given  
to Donna  
8/10/08*

"5.2.1. - Home Occupations

- (1) Where Home Occupations are <sup>a</sup> discretionary use in a district they shall be subject to the following regulations:
- (a) the use is restricted to the dwelling unit or accessory building,
  - (b) the approval of an office as a Home Occupation will be allowed only for normal office work therein,
  - (c) no outside storage of goods, equipment, material of any kind or stock other than that normally associated with an office will be allowed on the site of the Home Occupation,
  - (d) the peace, quiet, dignity and other amenities of the neighborhood shall not be disturbed by dust, noise, odor, smoke or traffic generated by the proposed Home Occupation,
  - (e) no mechanical equipment other than office equipment for an approved office use, or housekeeping equipment ordinarily used for housekeeping purposes shall be used in connection with the Home Occupation,
  - (f) no more than one business vehicle used in or for the Home Occupation shall be parked on the site or on any street adjacent thereto.
- (2) Except in the case of a person who is a handicapped occupant,
- (i) the manufacturer, construction, publication, distribution of any material, thing or item shall not be permitted, and
  - (ii) no articles or items manufactured, produced or published shall be offered for sale within the residence or accessory building.

(3) No signs shall be erected upon the site of the Home Occupation or any lands adjacent thereto.

4. This By-Law shall come into full force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A THIRD TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

\_\_\_\_\_  
MAYOR

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

**BY-LAW 2672/\_\_\_\_\_**

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1. That clause 1.2.2. be amended by deleting therefrom the definition of "Home Occupation" and substituting in its place instead the following:

"Home Occupation" - means and includes a use approved by the Municipal Planning Commission to be carried on;

- ( i ) by a person in a residential building or a building accessory thereto, where such person is the occupant thereof and is the sole owner or a person having not less than a 50% interest in the said building, or
- ( ii ) by a person in a residential building or a building accessory thereto, where such person is the occupant thereof and is certified by a medical doctor as a handicapped occupant.

2. That Section 1.2.2. be amended by adding thereto the following:

"Handicapped Occupant" - shall mean and included a person who because of mental or physical disability, is not capable of working in a workplace environment but is capable of working in a residential environment.

3. By deleting clause 5.2.1. in its entirety and substituting in its place and stead the following:

"5.2.1. - Home Occupations

- ( 1 ) Where Home Occupations are discretionary use in a district they shall be subject to the following regulations:
  - ( a ) the use shall be restricted to the dwelling unit or accessory building,
  - ( b ) the approval of an office as a Home Occupation will be allowed only for normal office work therein by the occupant only,
  - ( c ) no outside storage of goods, equipment, material of any kind or stock other than that normally associated with an office will be allowed on the site of the Home Occupation,
  - ( d ) the peace, quiet, dignity and other amenities of the neighborhood shall not be disturbed by dust, noise, odor, smoke or traffic generated by the proposed Home Occupation,
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- ( 2 ) Except in the case of a person who is a handicapped occupant,
  - ( i ) the manufacturer, construction, publication, distribution of any material, thing or item shall not be permitted, and
  - ( ii ) no articles or items manufactured, produced or published shall be offered for sale within the residence or accessory building.

(3) No signs shall be erected upon the site of the Home Occupation or any lands adjacent thereto to advertise the home occupation.

4. This By-Law shall come into full force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A THIRD TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

\_\_\_\_\_  
**MAYOR**

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

**BY-LAW 2672/S-89**

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- (ii) in a residential building or an accessory building thereto, by a handicapped occupant so certified by a medical doctor, ~~of such residential building"~~

2. That Section 1.2.2. be amended by adding thereto the following:

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3. By deleting clause 5.2.1. in its entirety and substituting in its place and stead the following:

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- (1) Where Home Occupations are<sup>a</sup> discretionary use in a district they shall be subject to the following regulations:
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(3) No signs shall be erected upon the site of the Home Occupation or any lands adjacent thereto.

4. This By-Law shall come into full force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A THIRD TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

\_\_\_\_\_  
**MAYOR**

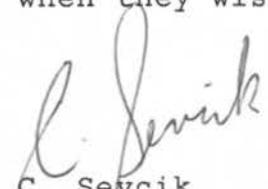
\_\_\_\_\_  
**CITY CLERK**

DATE: August 16, 1989  
TO: City Council  
FROM: City Clerk  
RE: WRANUM WASTE TECHNOLOGY INC./VHS VIDEO TAPES

---

Council will recall that at the Council meeting on July 24, 1989, Mr. Charles MacGregor of Wranum Waste Technology Inc. was unable to present his video due to a breakdown of our equipment.

We have received the two VHS video tapes for Council's viewing and accordingly, we would request direction from Council as to how and when they wish to view the videos.

  
C. Sevcik  
City Clerk  
CS/ds



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8196

City Clerk's Department 342-8132

July 25, 1989

Wranum Waste Technology Inc.  
P.O. Box 5123, Station A  
Calgary, Alberta  
T2H 1X1

Attention: Charles MacGregor

Dear Sir:

On behalf of City Council, I would like to take this opportunity to thank you for making a presentation to Council on July 24, 1989, relative to the matter of incineration.

Please accept my apologies for the breakdown of our equipment which did not permit us to show your video. In this regard, as the Mayor indicated, we would be pleased if you would forward a copy of the video and any other material to this office, and we will ensure that the members of Council have the opportunity to view same as well as City administration.

If you have any questions, please do not hesitate to contact the undersigned. Trusting you will find this satisfactory.

Sincerely,

K. Kloss  
Assistant City Clerk  
KK/ds

c.c. Dir. of Engineering Services  
Public Works Manager  
Engineering Department Manager



# Oakridge Travel Itinerary

FOR

RECORD LOCATOR

| CITY    |     | DATE   | LOCAL TIME | CARRIER | FLIGHT NO. | RESERVATION STATUS | ACCOMMODATION |
|---------|-----|--------|------------|---------|------------|--------------------|---------------|
| CALGARY | DEP | 25 OCT | 12:40am    | AIR     | 146        |                    |               |
| TORONTO | ARR |        | 6:13am     | CANADA  |            |                    |               |
| TORONTO | DEP | 25 OCT | 11:10am    | AIR     |            |                    |               |
| TAMPA   | ARR |        | 1:48pm     | CANADA  | 902        |                    |               |
| TAMPA   | DEP | 29 OCT | 12:15pm    | AIR     |            |                    |               |
| TORONTO | ARR |        | 2:55pm     | CANADA  | 901        |                    |               |
| TORONTO | DEP | 29 OCT | 5:00pm     | AIR     |            |                    |               |
| CALGARY | ARR |        | 7:00pm     | CANADA  | 133        |                    |               |
|         | DEP |        |            |         |            |                    |               |
|         | ARR |        |            |         |            |                    |               |
|         | DEP |        |            |         |            |                    |               |
|         | ARR |        |            |         |            |                    |               |
|         | DEP |        |            |         |            |                    |               |
|         | ARR |        |            |         |            |                    |               |
|         | DEP |        |            |         |            |                    |               |
|         | ARR |        |            |         |            |                    |               |
|         | DEP |        |            |         |            |                    |               |
|         | ARR |        |            |         |            |                    |               |

PLEASE OBSERVE! Reconfirmation is required on all international flights 72 hours prior to Return Departure time.  
 OTHER INFORMATION:

FARE: 429.00  
 46.90 CA TAX  
 3.65 US TAX.  
 -----  
 479.55

The utmost care has been taken to give you the best connections available on the day you travel however airlines advise that their schedule can change without notice. We recommend reconfirmation with the respective airlines when arriving at connection or Gateway cities.

Thankyou for using the services of Oakridge Travel.

#8, 2515 - 90 Avenue S.W., Calgary, Alberta T2V 0L8

Calgary  
 Telephone (403) 238-4045 Telex 03-82117

# Alberta

ENVIRONMENT  
Wastes and Chemicals Division  
Waste Assistance Branch

RECEIVED  
JUN 23 1989

File: 3479-WIL

5th Floor, Oxbridge Place, 9820 - 106 Street, Edmonton, Alberta, Canada T5K 2J6 403/427-5842

June 20, 1989

Municipal District of Willow Creek N. 26  
Box 550  
CLARESHOLM, Alberta  
TOL 0T0

ATTENTION: MR. JOHN ZOETEMAN, REEVE

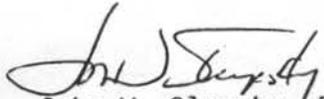
Dear Sir:

Re: Trip Report - Volund Incinerators  
Tampa, Florida and Charlotte, North Carolina

We are sending you one copy of the trip report for your information and retention.

Please accept my apology for the delay in completing and sending you a copy of this report.

Yours truly,

  
John W. Slupsky, P. Eng.  
Waste Assistance Branch

JWS/kw

Attachment

0056N/9

Charles MacGregor  
CANADIAN REPRESENTATIVE

**Volund** 

Incineration — The Only Way  
**Wranum Waste to Energy Technology Inc.**

Telephone: (403) 251-1593 • Fax: (403) 265-4012  
Box 5123, Stn. "A", Calgary, Alberta T2H 1X1

## TRIP REPORT

### INSPECTION OF VOLUND INCINERATORS TAMPA, FLORIDA AND CHARLOTTE, NORTH CAROLINA February 14 to 21, 1989

This inspection trip was made by the following people:

Mr. Wayne Erickson - County of Vulcan - Councillor  
Mr. Don Green - Town of Claresholm - Councillor  
Mr. Charles MacGregor - Calgary  
Mr. John MacGregor - Okotoks  
Mr. John Slupsky - Alberta Environment - Waste Assistance Branch  
Mr. Harry Urwin - Town of Ft. McLeod - Councillor  
Mr. Jack Visser - Town of High River - Councillor  
Mr. John Zoeteman - M.D. of Willow Creek - Reeve

#### HISTORY

The City of Tampa constructed an incinerator to burn their wastes in 1967. This plant was shut down by the U.S. Environmental Protection Agency in 1979.

The incinerator site is 2 1/2 (two and one half) miles east of downtown Tampa and 1/2 (one half) mile from a residential area. It is adjacent to a tidal ecological preserve.

The cost of the present facility was \$67,000,000.00 (1982). This cost did not include the main incinerator building, trommel screens, metal separation equipment and ash drag line. The project consisted of the design, procurement and erection of a 300,000 ton/yr waste-to-energy incineration facility. The installation consists of four (4) 250 ton/day incinerators (with rotary kilns) complete with electrostatic precipitators, steam generation and energy conversion equipment. There are two smoke stacks, two incinerator lines per stack. An enclosed tipping floor was constructed to minimize the escape of litter, contain the solid wastes stockpiled for incineration during the weekend and contain odours within the tipping floor area by drawing combustion air from this area and creating a slight negative pressure. The emissions from the incinerator are only treated for particulate removal by electrostatic precipitation. The incinerator is only part of the solid waste management facility.

#### EXISTING

The Tampa waste management facility consists of a scalehouse (weighscale), transfer station and refuse-to-energy facility.

All the wastes entering the site must pass by the scalehouse, where the load is weighed and the vehicle directed to the proper place for unloading. Haulers are billed for the wastes they deposit on the site. The scalehouse is operated by the City of Tampa employees.

The transfer station was constructed to take the overflow capacity that the refuse-to-energy facility cannot process, the unprocessibles, residential drop-off and building wastes. The transfer station is capable of handling 800 tons/day in emergency situations if the refuse-to-energy facility is down. The wastes are hauled from the transfer station to the landfill approximately 30 miles away. During 1988, 40,000 tons was transferred from this transfer station to the landfill.

The refuse-to-energy facility was designed to process 300,000 tons of refuse/year or 1000 tons refuse/day. The wastes directed to this facility are only those wastes which are collected in compactor vehicles i.e., residential and commercial wastes. During 1988, the facility processed 309,000 tons. When operating at design capacity (1000 tons/day) and processing 5,000 BTU/pound waste, the following will result:

|          |                                         |
|----------|-----------------------------------------|
| Generate | 350 MWHR of electricity per day         |
| Use      | 50 MWHR of electricity per day, on site |
| Produce  | 200 tons ash per day                    |
| Produce  | 50 tons scrap metal per day             |

The electricity is sold to the Tampa Electric Co.; the scrap metal is sold to a local smelter for the manufacture of rebar; and, the ash is hauled to the landfill. The incineration reduces the volume of the wastes approximately 20:1. The quality of Tampa waste varies from 2500 BTU/lb. to 6,000 BTU/lb.

The operation of the transfer station and refuse-to-energy facility are contracted to Wheelabrator McKay Bay Inc. The contract is a two (2) year operating and maintenance contract with cost of living adjustments. Wheelabrator has 49 employees on site; three (3) at the transfer station and forty-six (46) at the refuse-to waste facility. They operate five (5) shifts. The hourly rate for the employees ranges from \$7 to \$13 per hour. The crane operator receives \$12/hour. The maintenance department works one (1) shift. The employees are on a tonnage bonus system.

They are not required to employ trades people (power plant engineers) to operate their energy recovery/conversion system.

During 1987, the McKay Bay Refuse to Energy Facility (Tampa Bay) generated the following operating information:

|                  |                |             |
|------------------|----------------|-------------|
| Revenue          |                |             |
| Disposal fee     | \$4,480,000    | \$14.46/ton |
| Sale of Metals   | 60,000         |             |
| Electricity      | <u>320,000</u> |             |
| TOTAL            | \$4,860,000    | \$15.68/ton |
| Expenses         |                |             |
| Operating        | \$2,060,000    |             |
| Maintenance      | 1,320,000      |             |
| Other            | <u>720,000</u> |             |
| TOTAL            | \$4,100,000    | \$13.23/ton |
| Operating Income | \$ 760,000     |             |

Contract cost of operating the facility in 1987 was:

|       |                                                                  |
|-------|------------------------------------------------------------------|
|       | \$4,640,000 (200,000 tons at \$23.20/ton) on first 200,000 tons  |
|       | 755,000 (100,000 tons at \$7.55/ton) on next 100,000 tons        |
|       | <u>285,000</u> (9860 tons at \$29.00/ton on remaining 9,860 tons |
| TOTAL | \$5,680,940 (\$18.33/ton)                                        |

The operating contract does not include major repairs and replacements. The City of Tampa pays for them.

The operating and maintenance (O & M) costs include an annual depreciation of \$315,000; \$146,000 of which is for the refuse-to-energy facility and \$169,000 is for corporate facilities. Also, the O & M costs include the cost of hauling the incinerator ash from the incinerators to the landfill. But, they do not include the cost of hauling the wastes (approx. 40,000 tons) from the transfer station to the landfill nor do they include the cost of disposal of the ash and transfer station wastes at the landfill.

The City of Tampa charged a tipping fee of \$58.00/ton in 1987/88. The tipping fee is increased to \$65.00/ton for 1989.

The refuse-to-energy facility serves a population of 250,000 people. During 1987, the people generated 309,860 tons of refuse which was processed in the refuse-to-energy facility. This is an average generation rate of 6.8 lbs/capita/day or 1.24 tons/capita/year. (We usually talk about 1 ton/capita/year).

The landfill is owned by Hillsborough County and operated by Waste Management Inc.

The cost for landfilling ash and nonprocessable wastes was \$13.00/ton in 1988 and was raised to \$26.30/ton in 1989. The cost for landfilling of processible wastes, such as raw garbage, is \$55.30/ton. Hillsborough County has charged the City of Tampa \$26.30/ton for wastes from their McKay Bay transfer station and could charge \$55.30/ton. There is talk that the landfilling costs of ash and unprocessable wastes may be increased to the \$40.00/ton level next year.

The single family households in the City of Tampa are charged \$13.90/month on their utility bill for garbage disposal. This fee pays for twice a week pick-up and unlimited quantities. The commercial sector of the city make arrangements with the city and private contractors for their garbage pick-up and disposal.

During 1988, the various costs and charges were as follows:

|                                         |             |
|-----------------------------------------|-------------|
| Tipping Fee                             | \$58.00/ton |
| Operating Fee, base (0 to 200,000 tons) | \$23.20/ton |
| 200,000 to 300,000 tons                 | \$ 7.55/ton |
| 300,000 to 315,000 tons                 | \$29.00/ton |
| over 315,000 tons                       | \$30.46/ton |

The tipping fee was raised to \$65.00/ton in January 1989.

Wheelabrator has laid down a 1500 foot test strip of asphalt in the City of Tampa as follows:

|         |                                       |
|---------|---------------------------------------|
| 500 ft. | - 5% of aggregate is incinerator ash  |
| 500 ft. | - 10% of aggregate is incinerator ash |
| 500 ft. | - 15% of aggregate is incinerator ash |

They plan to conduct a parking lot test to determine the effect or impact on the environment of ash in asphalt.

The population served by this facility is approximately 250,000 people.

The cost of this plant is \$67,000/ton/day.

The facility does not require auxiliary fuel during start-up and operation. They start up by dropping some refuse in the incinerator feed chute, then a lit flare and finally more refuse.

Residents in the residential area 1/2 mile away from the incinerator were not opposed to the plant because they either did not know what was taking place on site or their environment was less affected by particular emissions from this facility than from the original incinerator.

#### CHARLOTTE, NORTH CAROLINA

The refuse-to-waste incinerator in Charlotte is constructed in a developing area adjacent to the University of North Carolina. The County of Macklenburg drew up a 20 year plan, namely:

- 30% of waste to recycling - pilot project
- 40% of waste to waste-to-energy
- 30% of waste to landfilling

They have a blue-box recycling system

9,000 single family residences participating - expanded to 16,000 recently. They collect P.E.T. (plastic) bottles, Newsprint paper and Cardboard.

The governor of North Carolina is looking at a 90% reduction in landfilling.

They have a small composting program that will be expanded and they plan to start a mulching program.

The energy-to-waste facility in Charlotte is in the start-up phase.

This facility has two (2) 125 ton/day units (without rotary kilns). The electrostatic precipitators have been placed far enough away from the incinerators to allow for gas scrubbers, if required. These units have gas burners for start-up and temperature control (Department of Environment requirement).

M.K. Ferguson, the constructors, have a contract to operate the plant for the first three (3) years.

They will require twenty-two (22) employees to operated the plant. Two (2) supervisors and twenty (20) support employees. The State of North Carolina does not require trades people (power plant engineers) to operate the energy recovery and conversion section. Each shift will consist of four employees per shift.

The plant will process residential wastes only. No industrial and commercial wastes, no limbs, and no trees will be processed in the facility.

County people will operate the weigh-scales.

The contract to construct this facility is \$27,500,000.00 or \$117,021/ton/day. This facility will process 20% of the wastes the City of Charlotte is hauling. The ash will go to a monofill landfill with a double liner (plastic and clay) and which was built to hazardous waste standards.

Tires are not recycled. They are segregated and stored in a separate location. They do not plan to burn tires in incinerators.

They estimate that 70% of the energy generated will be thrown away via the cooling tower.

They plan to supply steam heating to the University during the winter months. When not supplying heat to the University, thermal energy will be converted into electricity.

They anticipate the sale of energy will offset almost one third (1/3) of the operating costs.

They sold 20 year 7% bonds to pay for the project.

The cost of the incinerator and energy recovery and conversion equipment is \$100,000/ton/day.

This facility was built for environmental reasons not economics.

The contract for operating the facility does not include ash haul, ash disposal, water and sewage, hauling from transfer stations and equipment replacement.

The proposed annual costs of a 20 yr. contracted service to operate the Mecklenburg Facility are as follows:

|                             |                |             |
|-----------------------------|----------------|-------------|
| Labour                      | \$ 761,724     | \$10.43/ton |
| Maintenance                 | 271,751        | 3.71/ton    |
| Haul all wastes to landfill | 65,642         | 0.90/ton    |
| Contracted Service          | 73,680         | 1.00/ton    |
| Insurance                   | 27,600         | 0.38/ton    |
| Other                       | <u>156,082</u> | 2.14/ton    |
| TOTAL                       | \$1,356,479    | \$18.58/ton |

The \$18.58/ton does not include landfill costs and depreciation of facility.

#### Miscellaneous

The U.S. government has designated the U.S. as an energy poor nation and thus requires that the public utility companies purchase power from small generators, such as the energy-from-waste facilities, to offset their requirements.

## FINANCIAL ASPECTS OF THE INCINERATION INSTALLATIONS

During 1987, the McKay Bay Refuse to Energy Facility (Tampa Bay) generated the following operating information:

NOTE: Item 14 on the "Fact Sheet" should read:

14. Excess operating fee per ton                   \$7.55 (over 200,000 tons and up to 300,000 tons).

|                  |                |             |
|------------------|----------------|-------------|
| Revenue          |                |             |
| Disposal fee     | \$4,480,000    | \$14.46/ton |
| Sale of Metals   | 60,000         |             |
| Electricity      | <u>320,000</u> |             |
| TOTAL            | \$4,860,000    | \$15.68/ton |
| Expenses         |                |             |
| Operating        | \$2,060,000    |             |
| Maintenance      | 1,320,000      |             |
| Other            | <u>720,000</u> |             |
| TOTAL            | \$4,100,000    | \$13.23/ton |
| Operating Income | \$ 760,000     |             |

Contract cost of operating the facility in 1987 was:

|                |                                                     |
|----------------|-----------------------------------------------------|
| \$4,640,000    | (200,000 tons at \$23.20/ton) on first 200,000 tons |
| 755,000        | (100,000 tons at \$7.55/ton) on next 100,000 tons   |
| <u>285,000</u> | (9860 tons at \$29.00/ton on remaining 9,860 tons   |

TOTAL           \$5,680,940 (\$18.33/ton)

The operating contract does not include major repairs and replacements. The City of Tampa pays for them.

The operating and maintenance (other) costs include an annual depreciation of \$315,000; \$146,000 of which is for the refuse-to-energy facility and \$169,000 is for corporate facilities. Also, the O & M costs include the cost of hauling the incinerator ash from the incinerators to the landfill. But, they do not include the cost of hauling the wastes (40,000 tons) from the transfer station to the landfill nor do they include the cost of disposal of the ash and transfer station wastes at the landfill.

The City of Tampa charged a tipping fee of \$58.00/ton in 1987/88. The tipping fee is increased to \$60.50/ton for 1989.

The refuse-to-energy facility serves a population of 250,000 people. During 1987, the people generated 309,860 tons of refuse which was processed in the refuse-to-energy facility. This is an average generation rate of 6.8 lbs/capita/day or 1.24 tons/capita/year. (We usually talk about 1 ton/capita/year).

We do not have the landfill cost the City of Tampa pays Waste Management Inc. for use of their landfill.

### Mecklenburg Facility

The proposed annual costs of a 20 yr. contracted service to operate the Mecklenburg Facility are as follows:

|                                |                    |                    |
|--------------------------------|--------------------|--------------------|
| Labour                         | \$ 761,724         | \$10.43/ton        |
| Maintenance                    | 271,751            | 3.71/ton           |
| Haul all wastes to<br>landfill | 65,642             | 0.90/ton           |
| Contracted Service             | 73,680             | 1.00/ton           |
| Insurance                      | 27,600             | 0.38/ton           |
| Other                          | <u>156,082</u>     | 2.14/ton           |
| <b>TOTAL</b>                   | <b>\$1,356,479</b> | <b>\$18.58/ton</b> |

The \$18.58/ton does not include landfill costs and depreciation of facility.

NO. 17

FILE NO.: R-31961

**DATE:** AUGUST 16, 1989  
**TO:** MAYOR & COUNCIL  
**FROM:** JACK ENGEL, CHAIRMAN  
 Recreation, Parks & Culture Board  
**RE:** CONCESSION TENDER FOR RECREATION & CULTURE FACILITIES

---

The second tender for these services closed August 11 with three bids received as follows:

1. Beaver Foods  
 7 percent on all facilities
2. 302581 Alberta Ltd. (Larry Sutter)  
 8½ percent in Arena and Kinsmen Community Arena  
 8 percent in Kinex (serviced by machines)  
 8 percent in Recreation Centre  
 8 percent in Memorial Centre (serviced by machines)
3. River Bend Catering  
 14 percent in Arena  
 12 percent in Kinsmen Community Arenas  
 12 percent in Recreation Centre  
 10 percent in Kinex (serviced by machines)  
 10 percent in Memorial Centre

The Recreation, Parks & Culture Board considered these bids, and following an indepth discussion, the following resolution was passed

It was moved by Lorraine Martinek and seconded by Don Wales

"THAT the Recreation, Parks & Culture Board, based on the discussions and information provided, hereby recommend to Red Deer City Council that the bid by Larry Sutter, 302581 Alberta Ltd. on concession services in Recreation & Culture facilities be accepted."

MOTION CARRIED.

*Carole McAllister*  
 per/JACK ENGEL

/cjm

c. Craig Curtis

CS-2.365

DATE: August 16, 1989  
TO: CITY COUNCIL  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: CONCESSION SERVICES IN  
RECREATION & CULTURE FACILITIES

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1. In May, the Recreation & Culture Department tendered the operation of the concession services in the Arena, Recreation Centre, Kinsmen Community Arenas, Kinex and Memorial Centre.
2. The tenders were considered by the Recreation, Parks & Culture Board at its meeting on June 7, 1989. After considering a report from the Recreation & Culture Manager, the Board recommended that City Council accept the high bid from Beaver Foods Ltd.
3. The tenders were considered by City Council at its meeting on June 26, 1989. A motion to accept the bid from Beaver Foods Ltd. was defeated. A further motion was introduced to award the Arena and Recreation Centre concession to 302581 Alberta Ltd. and to award the Kinex, Kinsmen Community Arenas and Memorial Centre to Beaver Foods Ltd. Prior to voting on this motion, however, the matter was tabled to enable the Recreation, Parks & Culture Board to meet with the two bidders and report back to Council.
4. The Recreation & Culture Manager subsequently received correspondence from Beaver Foods Ltd. requesting that its bid stand as submitted. The firm did not consider that there is sufficient volume to justify splitting up of the contract.

On the basis of the above response, the Recreation & Culture Manager again recommended that City Council accept the high bid from Beaver Foods Ltd. Awarding the contract to 302581 Alberta Ltd., based on the initial bid, would have resulted in a loss of revenue of \$6,000 annually and a loss of concession service to the patrons at the Kinex and Memorial Centre.

....2

City Council  
August 16, 1989  
Page 2

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5. The matter was again considered by City Council at its meeting on July 24, 1989. After consideration of the recommendations City Council resolved to re-tender the concession services, based on the provision of services at all the facilities.
6. The tender for concession services closed on August 11, and three bids were received as described in the attached report. The bid from 302581 Alberta Ltd. has been increased, whereas the bid from Beaver Foods Ltd. has been reduced. However, the high bid was submitted by River Bend Catering.

Following an analysis of the bids and a reference check, the Recreation & Culture Manager and the Recreation, Parks & Culture Board are now recommending acceptance of the second highest bid from 302581 Alberta Ltd.

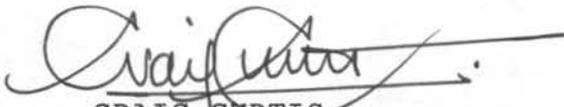
7. I have reviewed all the documentation relating to the tendering of these concession services. It is my view that the contract should have been awarded to Beaver Foods Ltd. based on the initial tender. However, based on the results of the revised tender, I support the second highest bid from 302581 Alberta Ltd., for the following reasons:
  - 302581 Alberta Ltd., the existing operator, has provided an excellent service to the City and submitted the best overall references;
  - River Bend Catering, the highest bidder, is a relatively new company with limited experience in this type of concession service;
  - The percentages offered by River Bend Catering are very high in comparison with the other bids received. It was therefore considered that these may be unrealistic and pose problems for the operator in the future.

City Council  
August 16, 1989  
Page 3

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8. RECOMMENDATION:

I support the comments of the Recreation, Parks & Culture Board, and recommend that City Council accept the bid from 302581 Alberta Ltd. for the operation of concession services at the Arena, Recreation Centre, Kinsmen Community Arenas, Kinex and Memorial Centre.



CRAIG CURTIS  
Director of Community Services

CC/jt

Att.

c.c. Lowell Hodgson -  
Recreation and Culture Manager

Jack Engel, Chairman -  
Recreation, Parks and Culture Board

Commissioner's Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board and the Director of Community Services.

"M.C. DAY"  
City Commissioner

CONFIDENTIAL

FILE NO.: R-31963

CONFIDENTIAL

DATE: AUGUST 16, 1989  
TO: MAYOR & COUNCIL  
FROM: LOWELL R. HODGSON  
Recreation & Culture Manager  
RE: CONCESSION TENDER FOR RECREATION & CULTURE FACILITIES

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Attached is a report from me to the Recreation, Parks & Culture Board which was, of course, considered in a Committee-of-the-Whole. It is passed on to you as support for the decision of the Board.

  
LOWELL R. HODGSON

/cjm

Attachment

Submitted to City Council  
Date: 89/08/21

CONFIDENTIAL

FILE NO.: R-31954

DATE: AUGUST 14, 1989

TO: RECREATION, PARKS & CULTURE BOARD

FROM: LOWELL R. HODGSON  
Recreation & Culture Manager

RE: CONCESSION SERVICES IN RECREATION & CULTURE FACILITIES

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The tender for this service closed August 11 with three bids received as follows:

1. Beaver Foods

7 percent in all facilities

2. 302581 Alberta Ltd. (Larry Sutter)

8½ percent - Arena and Kinsmen Community Arenas  
8 percent - Kinex (to be serviced with machines)  
8 percent - Recreation Centre  
8 percent - Memorial Centre (to be serviced with machines)

3. River Bend Catering

14 percent - Arena  
12 percent - Kinsmen Community Arenas  
12 percent - Recreation Centre  
10 percent - Kinex (to be serviced with machines)  
10 percent - Memorial Centre

Harold Jeske, the Recreation & Culture Facilities Superintendent, has checked references on the high bid of River Bend Catering with these comments:

- We checked with Paul Turenne, the Manager of River Bend, and he indicated to us that the service was good and there were very few complaints when the contract started. However, the company has expanded considerably, and he has been less than satisfied lately. Mr. Turenne indicated that he would be going out to tender this fall for concession services at River Bend rather than exercising the two year option that is available in the existing contract with River Bend Catering. Mr. Turenne indicates the major problem seems to be that of staffing and the inappropriate staff who have been hired to provide this service.

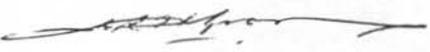
We further learned that early in the contract with River Bend Catering, the River Bend Golf Course & Recreation Area Society had difficulty in collecting the percentage due them, and they had, in fact, commenced legal action against River Bend Catering. However, the matter was eventually resolved out of court.

- We checked with the Lacombe Golf & Country Club, as we understood that River Bend Catering was bidding for that contract. We were told by the Lacombe Golf & Country Club that River Bend Catering had this contract one year ago, and they removed them from it for the lack of service, indicating that sometimes the food quality was not adequate, there was often lateness in staff arriving for work, and sometimes inappropriate dress.
- We checked with two suppliers of goods to River Bend Catering, and both indicated that their bills are paid. However, there is an occasional late payment, but it has not been a difficult problem collecting these funds as they simply appear on the premises and ask for the cheque and have always gotten their money.

In looking at 1988 figures, we would have generated \$14,179.00 at a return of  $8\frac{1}{2}$  percent or 8 percent. At 14 percent, 12 percent, and 10 percent, it would have amounted to \$22,134.00 or a difference of some \$8,000.00.

This is a sensitive matter, indeed, as there is no doubt that the River Bend Catering bid offers the greatest return to the City. However, there is a very real question as to whether or not they are capable of providing the service that we want. Since this company is relatively new, we do not have a great deal we can check back on with them. In fairness to River Bend Catering, they have indicated in their bid that they are expanding and they have taken on another partner, but there is no indication as to whether or not this is a working partner or a silent partner. While it appears there has been considerable thought in their bid, we must be concerned that we not accept a bid that would be unattainable, as we would be an equal loser in such a circumstance.

Based on the facts as we have them now, I must recommend the acceptance of the bid of Larry Sutter. We are now getting good service, and we know his strengths and weaknesses, and likewise he knows the potential of these concessions. His bid may, therefore, be more realistic. Further to this I could not recommend River Bend Catering based on the reference checks we have made.

  
LOWELL R. HODGSON

/cjm

c. Harold Jeske  
Craig Curtis

DATE: AUGUST 22, 1989  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: CITY CLERK  
RE: CONCESSION TENDER FOR RECREATION & CULTURE FACILITIES

---

Your report dated August 16, 1989 pertaining to the above topic received consideration at the Council meeting of August 21, 1989, with the following motion being passed in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer having considered report dated August 16, 1989, from the Recreation, Parks & Culture Board re: concession tender for recreation and cultural facilities hereby accepts the bid submitted by Larry Sutter, 302581 Alberta Ltd. and as recommended to Council August 21, 1989, by the Recreation, Parks & Culture Board and the Administration."

The decision of Council in this instance is submitted for your information.

By way of a copy of this memo we are requesting the Recreation & Culture Manager to convey this decision to all of the bidders and to ensure that appropriate legal documentation is prepared for execution by both parties.

Trusting you will find this satisfactory.



C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Community Services  
Recreation & Culture Manager  
Director of Financial Services  
Purchasing Agent

Simco Developments Ltd.  
4819-48 Avenue  
Red Deer, Alberta  
T4N 3T2

August 2, 1989

Mr. C. Sevcik  
City Clerk's Office  
City of Red Deer

Dear Sir:

RE: Building Addition  
4819-48 Avenue, Red Deer

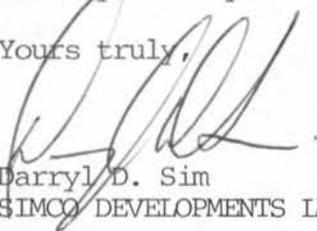
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| THE CITY OF RED DEER<br>CLERK'S DEPARTMENT |           |
|--------------------------------------------|-----------|
| RECEIVED                                   |           |
| TIME                                       | 11: am    |
| DATE                                       | Aug. 4/89 |
| BY                                         | SP        |

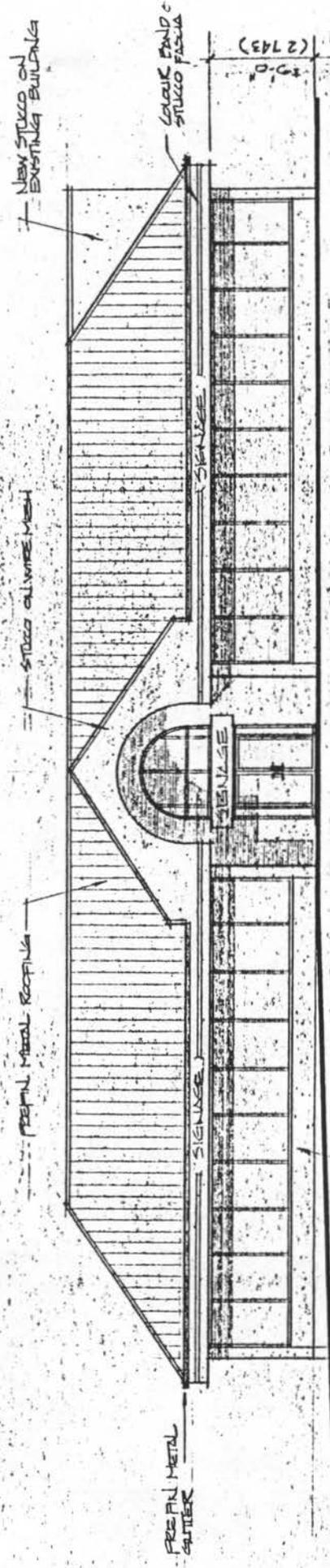
I would like to request City Council's approval for a .61m relaxation for fascia projection into the 2m road widening additional set back. The site plan is enclosed for your use and review. City approval will allow us to proceed with an exterior look very appealing given the area we have to work with.

Thank you for your assistance.

Yours truly,

  
Darryl D. Sim  
SIMCO DEVELOPMENTS LTD.

DDS/jl  
Encl.

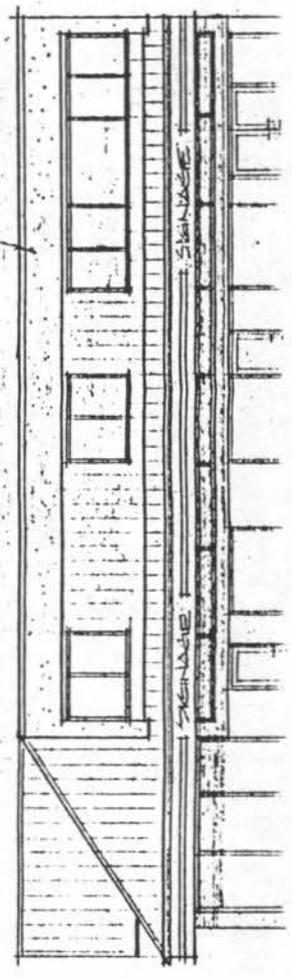


**NORTH ELEVATION**

1/8" = 1'-0"

ADDITION TO EXISTING

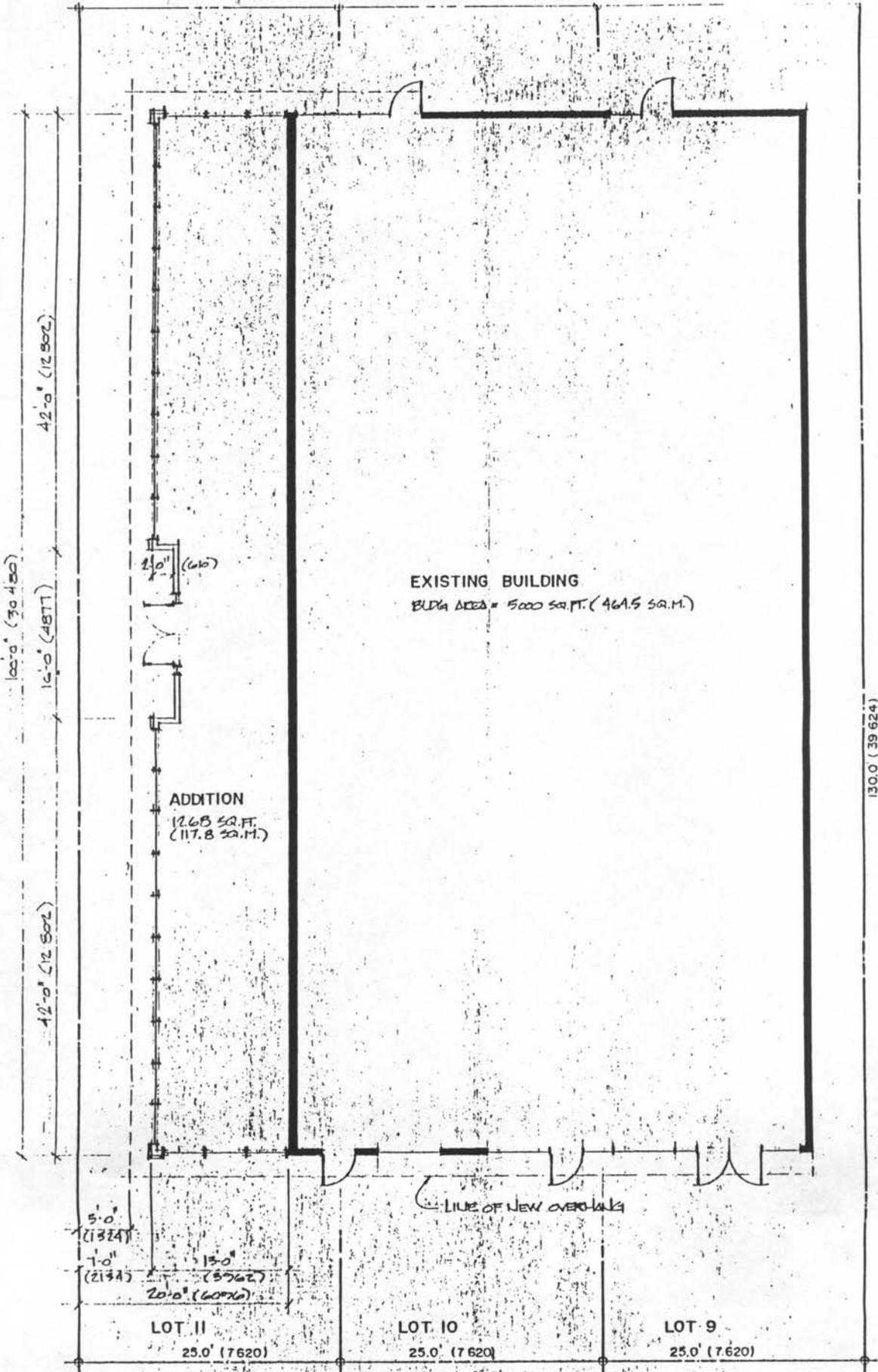
NEW STUCCO ON EXISTING BUILDING



(2743)  
0'-0"

# LANE

49 STREET



48 AVENUE



# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

August 11, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Simco Developments Ltd.,  
4819 - 48 Avenue, Red Deer

The applicant is proposing to build an addition to the existing building located at the south-east corner of 49th Street and 48th Avenue. The proposed addition measures 3.96 m by 30.48 m (13 x 100 ft.), with an area of 117.8 m<sup>2</sup> (1,267 sq.ft.). The addition is planned for the north side facing into 49th Street. The site presently used for parking of vehicles.

Section 4.4.1 of the Land Use Bylaw requires that all buildings on the south side of 49th Street should have a setback of 2 metres from the property line intended for future road widening. The proposed addition has the required setback, but the roof of the building will overhang onto the setback by 0.61 m.

The relaxation required is minor, it affects the overhang only, and therefore we have no objection if the relaxation is granted.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaws and Inspections Manager  
- City Assessor

#### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: August 8, 1989  
TO: City Clerk  
FROM: Fire Marshal  
RE: SIMCO DEVELOPMENTS LTD.

---

The relaxation for fascia projection into the road widening setback will not effect firefighting in this building.

If any further information is required, please contact this office.



Cliff Robson  
Fire Marshal

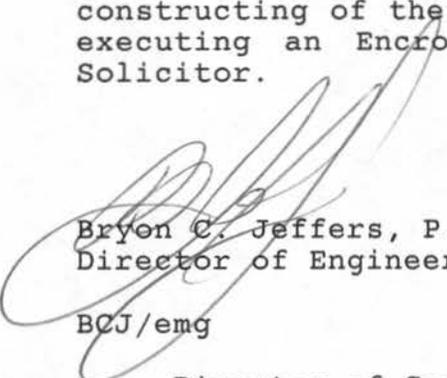
CR/ml

060-045  
060-099

DATE: August 14, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: LOTS 9-11, BLOCK 39, PLAN K3; 4819-48 AVENUE  
SIMCO DEVELOPMENTS LTD.

---

The Engineering Department would have no objection to the constructing of the fascia as outlined, subject to the applicant executing an Encroachment Agreement satisfactory to the City Solicitor.



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager

Commissioner's Comments

We would concur with the recommendations of the Administration subject to an agreement satisfactory to the City Solicitor.

"M.C. DAY"  
City Commissioner

DATE: August 11, 1989

TO: City Clerk

FROM: City Assessor

RE: SIMCO DEVELOPMENTS LTD. - ADDITION IN ROAD  
WIDENING SETBACK

---

The Land Department has no comment on this proposal.



Al Knight, A.M.A.A.  
City Assessor

AK\ch

cc: Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
E.L. & P. Manager  
Fire Chief  
Urban Planning Section Manager

DATE: August 9, 1989

TO: Mr. C. Sevcik  
City Clerks

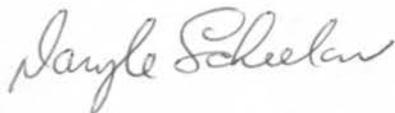
FROM: Daryle Scheelar  
E. L. & P.

RE: Building Addition  
4819 - 49 Avenue  
Red Deer, Alberta

-----

E. L. & P. have no objections to this .61m relaxation for this proposed building addition.

Thank you.



Daryle Scheelar,  
Distribution Engineer

DP/jjd

DATE: August 9, 1989

TO: City Clerk

FROM: Bylaws and Inspections Officer

RE: SIMCO DEVELOPMENTS - ADDITION IN ROAD WIDENING SETBACK

---

In response to your memo of August 3, 1989, we would advise that this department has no objections to the proposed addition into the road widening setback at this time.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: August 4, 1989

CS-2.350

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: SIMCO DEVELOPMENTS LIMITED:  
ADDITION IN ROAD WIDENING SETBACK  
Your memo dated August 3, 1989 refers.

---

I have discussed this request with the Recreation & Culture and Parks Managers, and we have no objections from a Community Services perspective.

A handwritten signature in cursive script, appearing to read "Craig Curtis", with a horizontal line drawn through the signature.

CRAIG CURTIS

CC:dmg

c. Lowell Hodgson, Recreation & Culture Manager  
Don Batchelor, Parks Manager



Simco Developments Ltd.  
4819-48 Avenue  
Red Deer, Alberta  
T4N 3T2

August 2, 1989

Mr. C. Sevcik  
City Clerk's Office  
City of Red Deer

Dear Sir:

RE: Building Addition  
4819-48 Avenue, Red Deer

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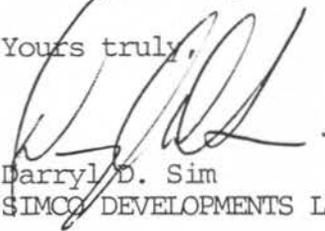
**THE CITY OF RED DEER**  
CLERK'S DEPARTMENT

|          |           |
|----------|-----------|
| RECEIVED |           |
| TIME     | 11:am     |
| DATE     | Aug. 4/89 |
| BY       | SR        |

I would like to request City Council's approval for a .61m relaxation for fascia projection into the 2m road widening additional set back. The site plan is enclosed for your use and review. City approval will allow us to proceed with an exterior look very appealing given the area we have to work with.

Thank you for your assistance.

Yours truly,

  
Darryl D. Sim  
SIMCO DEVELOPMENTS LTD.

DDS/jl  
Encl.

49 STREET

100'-0" (30.480)

42'-0" (12.802)

14'-0" (4.267)

42'-0" (12.802)



EXISTING BUILDING

BLDG AREA = 5000 SQ. FT. (464.5 SQ. M.)

ADDITION

1268 SQ. FT. (117.8 SQ. M.)

5'-0" (1.524)

7'-0" (2.134)

13'-0" (3.962)

20'-0" (6.096)

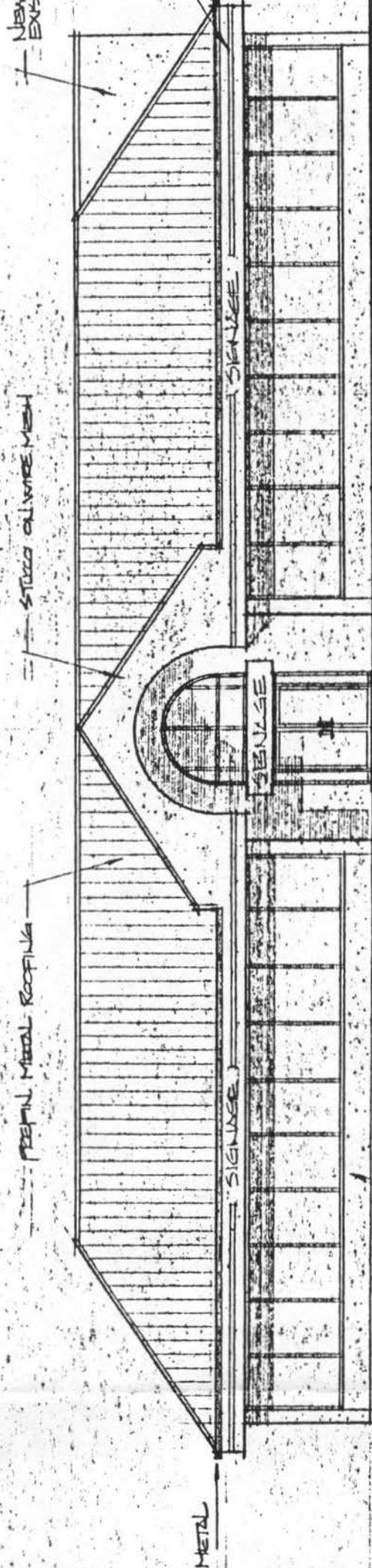
LINE OF NEW OVERLANK

LOT 11

LOT 10

LOT 9

130.0' (39.624)

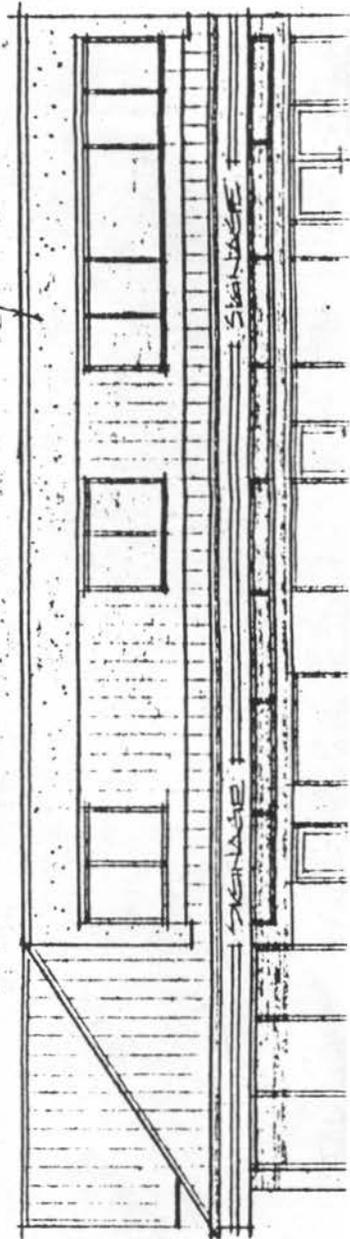


**NORTH ELEVATION**

1/8" = 1'-0"

ADDITION ~~EXISTING~~

NEW STUCCO ON EXISTING BUILDING





## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 3, 1989

Simco Developments Ltd.  
819 - 48 Ave.  
Red Deer, Alberta  
T4N 3T2

Attention: Darryl D. Sim

Dear Sir:

RE: ADDITION IN ROAD WIDENING SETBACK

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on August 21, 1989.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. Sevcik  
City Clerk  
/ds

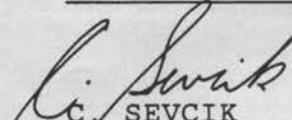
DATE August 3, 1989

- TO:
- DIRECTOR OF COMMUNITY SERVICES
  - DIRECTOR OF ENGINEERING SERVICES
  - DIRECTOR OF FINANCIAL SERVICES
  - BYLAWS & INSPECTIONS MANAGER
  - CITY ASSESSOR
  - COMPUTER SERVICES MANAGER
  - 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
  - URBAN PLANNING SECTION MANAGER
  -
- 

FROM: CITY CLERK

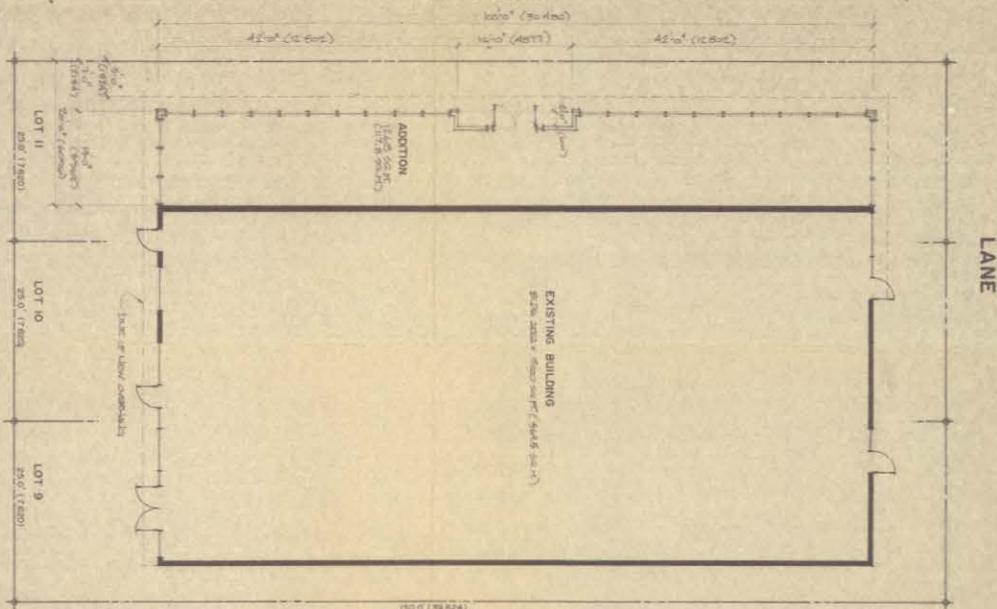
RE: SIMCO DEVELOPMENTS LTD. - ADDITION IN ROAD WIDENING SETBACK

Please submit comments on the attached to this office by Aug. 14  
                     for the Council Agenda of August 21/89.

  
C. SEVCIK  
City Clerk

# BEARDEN ENGINEERING

49 STREET



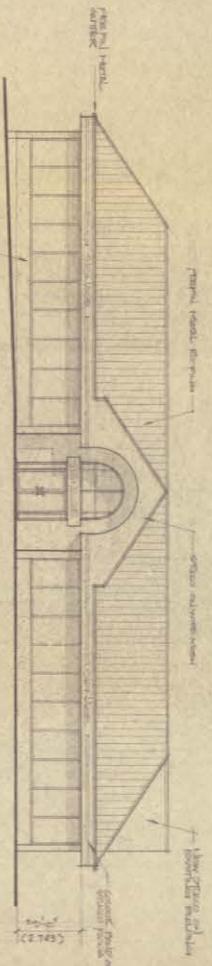
LANE

48 AVENUE

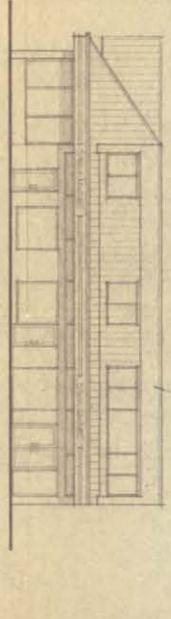
SITE / FLOOR PLAN

LEGAL DESCRIPTION  
 LOTS 9, 10 & 11  
 BLOCK 39  
 PLAN K3 19471

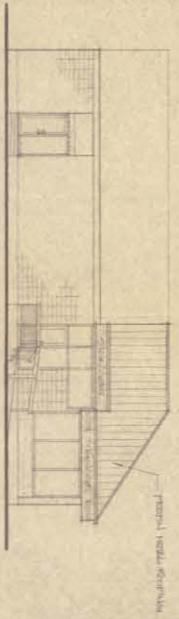
**BYLAW INFO**  
 Zoning: C-1  
 Purpose: Residential  
 Height: 11.0m  
 Floor Area: 1500 sqm  
 Lot Area: 2700 sqm  
 Setbacks: 3.0m front, 1.0m side, 1.0m rear



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

DRAWING 50  
 SIMCO DEV.  
 KARD  
 WIDENING SETBACK

JOB NO. 1  
 PROJECT  
 PROPOSED ADDITION TO  
**SIM & THORNE BUILDING**  
 4819 48 AVE. RED DEER, ALTA  
 SITE/FLOOR PLAN & ELEVATIONS



BEARDEN ENGINEERING  
 CONSULTANTS LTD.  
 THE ASSOCIATION  
 OF PROFESSIONAL  
 ENGINEERS  
 GEODETISTS AND  
 SURVEYORS  
 OF ALBERTA  
 PERMIT NO.  
 P2427  
 BEARDEN ENGINEERING  
 CONSULTANTS LTD.

| DATE | NO. | REVISION | DATE |
|------|-----|----------|------|
|      |     |          |      |
|      |     |          |      |
|      |     |          |      |
|      |     |          |      |

ALL DIMENSIONS ARE TO BE TAKEN FROM THE FACE UNLESS OTHERWISE SPECIFIED. THE DRAWING IS THE PROPERTY OF BEARDEN ENGINEERING CONSULTANTS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BEARDEN ENGINEERING CONSULTANTS LTD.



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 22, 1989

SIMCO DEVELOPMENTS LTD.  
4819 - 48 Avenue  
Red Deer, Alberta  
T4N 3T2

Attention: Mr. Darryl D. Sim

Dear Sir:

RE: BUILDING ADDITION, 4819 - 48 AVENUE, RED DEER, ALBERTA  
ENCROACHMENT AGREEMENT.

Your letter of August 2, 1989 requesting Council approval of a .61 m encroachment into the 2 m road widening setback was considered at the Council meeting of August 21, 1989, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered request from Simco Developments Ltd. pertaining to a proposed building addition at 4819 - 48 Ave. hereby approves a .61m relaxation for fascia projection into the 2m road widening setback subject to an agreement satisfactory to the City Solicitor and as recommended to Council August 21, 1989, by the Administration."

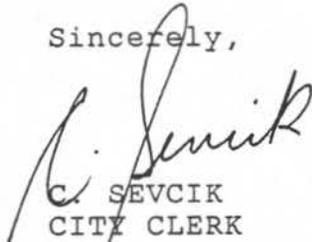
The decision of Council in this instance is submitted for your information.

By way of a copy of this memo we are requesting the Land Supervisor to prepare the appropriate agreement for execution by both parties.

Page 2  
August 22, 1989  
Simco Developments Ltd.

I trust you will find this satisfactory. If you have any questions please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

c.c.        Director of Engineering Services  
             Director of Community Services  
             City Assessor  
             Land Supervisor  
             Bylaws & Inspections Manager  
             E. L. & P. Manager  
             Fire Chief  
             Urban Planning Section Manager

*Council File*

FILE No.



**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Land, Tax, and Assessment Department 342-8119

September 5, 1989

Chapman & Company  
208, 4808 Ross Street  
Red Deer, Alberta  
T4N 1X5

Attention: T. Chapman

Dear Sir:

RE: LOTS 9 - 11, BLOCK 39, PLAN K3  
4819 - 48 AVENUE  
SIMCO DEVELOPMENTS LTD.

We would appreciate if you would prepare an Encroachment Agreement in accordance with the Resolution of City Council dated August 21, 1989.

This Encroachment is into the proposed road widening as noted in the Land Use By-law, page 27, Section 4.4.1.

We have enclosed the following for your perusal.

1. Copy of Resolution
2. Copy of Page 27 of Land Use By-law.
3. Copy of Encroachment agreement format.

Possibly Clause 2 of this agreement should indicate the removal of this encroachment from the 2 metre road widening upon registration and/or a license to occupy being entered into upon Council approving same.

Thank you for your assistance.

Yours truly,

William F. Lees  
Land Supervisor

WFL/dm  
Encl.

cc/ City Clerk  
Chief Surveyor

JOHNSTON, MING, MANNING,  
LAMB, MITCHELL & MOORE

BARRISTERS, SOLICITORS, NOTARIES  
TRADE MARK AGENTS

J. MACDONALD JOHNSTON, Q.C.  
DAVID M. MANNING, Q.C.  
JAMES B. MITCHELL, B.A., LL.B.

JAMES T. MAH MING, B.A., LL.B.  
KEITH R. LAMB, B.A., LL.B.  
DARRELL R. MOORE, LL.B.

TELEPHONE (403) 346-5591  
FAX (403) 346-5599

GORDON E. DECK, B. COMM., LL.B.  
JENNIFER CAMPBELL, B.A., LL.B.

LORNE E. GODDARD, B.A., LL.B.  
PETER MCELHANEY, M.A., LL.B.  
DARCY D. DUNKLE, B.Sc., LL.B.

3RD & 4TH FLOOR  
ROYAL BANK BUILDING  
4943 - 50TH STREET  
RED DEER, ALBERTA  
T4N 1Y1

IN REPLY REFER TO: GORDON E. DECK

August 9, 1989

HAND DELIVERED

The Mayor and City Council  
City of Red Deer  
c/o City Clerk's Office  
2nd flr, City Hall  
RED DEER, AB

Dear Sirs:

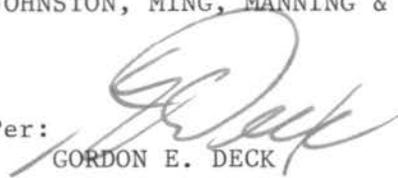
RE: 4602 - 46 St., Red Deer  
Plan K10 Block D Lots 23 and E $\frac{1}{2}$ 22  
Our File: 58807/GED

We are solicitors for Kenneth Bouteiller who has purchased the property described above. It has come to our attention that the eaves on the house overhang on to the street by 0.3 feet as disclosed in the copy of the survey attached.

We would ask you to grant our client a "license to occupy" the 0.3 feet. We would ask you to give this matter your earliest attention as this purchase had been scheduled to close on July 28, 1989.

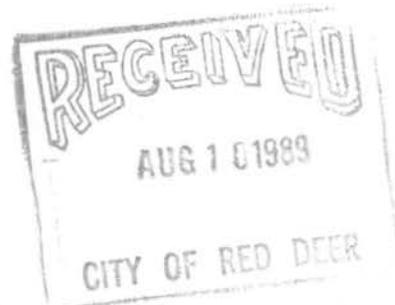
Yours very truly,

JOHNSTON, MING, MANNING & CO.

Per:   
GORDON E. DECK

/pjh

cc: Mr. Kenneth Bouteiller  
32 Broughton Crescent  
Red Deer, AB

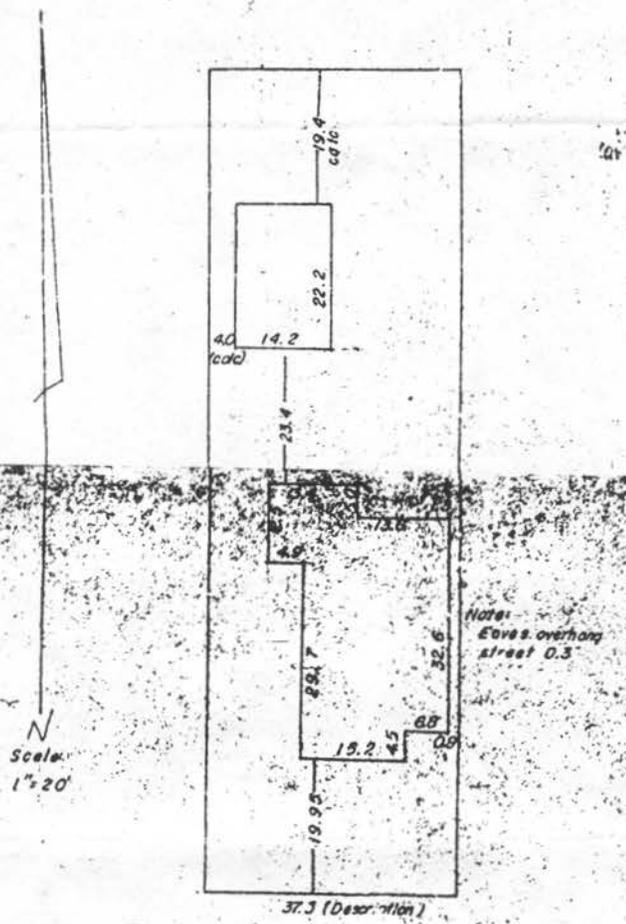


Structure Location Certificate

for \_\_\_\_\_  
Lot(s) EN22 B-23 Block D Plan K-10

SW 1/4 Sec. 16 Twp. 38 Rge. 27 W. of 4 Mer.  
4602-46 St., RED DEER, Alberta

-Note- These certificates not to be reproduced or re-issued, in part or in whole, without written permission from HORN SURVEYS Ltd., and are null and void unless individually signed by a Registered Alberta Land Surveyor.



|        |             |            |          |
|--------|-------------|------------|----------|
| OWNER: | MORTG. CO.: | SOLICITOR: | FILE:    |
|        |             |            | H.S.L.C. |

- Notes -
- Measurements shown are in feet and decimals thereof, and are to the foundation wall unless otherwise shown.
  - Unless specifically noted, fences, hedges, trees, sidewalks, retaining walls, and the like are not covered by this Certificate.

This is to certify that the structure(s) situated on the above property is/are wholly within the boundaries thereof unless otherwise shown, and that there are no visible encroachments thereon or thereto except as noted.

Dated this 31 day of January A.D. 1978

*J. C. Horn*  
Alberta Land Surveyor

This is to certify that, if the building shown on the above plan is located in accordance with the above plan, the location of the said building complies with the By-Laws of the City of Red Deer.

Building Inspector  
in and for the City of Red Deer



# RED DEER REGIONAL PLANNING COMMISSION

81.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

August 11, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Kenneth Bouteiller  
License to Occupy, 4602 -46 Street

The applicant is requesting City Council's permission to encroach 0.3 ft. onto City property.

The house is located at the north-west corner of 46 Street and 46 Avenue in the Parkvale area of the City. This is an old house and the roof eaves is the subject of encroachment onto the road right-of-way.

We have no objection if City Council made the decision to grant the applicant a 'license to occupy' for the above encroachment.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

- c.c. - Director of Engineering Services  
- Bylaws and Inspections Manager  
- City Assessor

#### MUNICIPALITIES WITHIN COMMISSION AREA

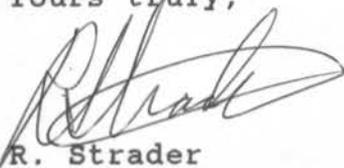
CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLIWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: August 11, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: KENNETH BOUTEILLER - LICENSE TO OCCUPY

---

In response to your memo of August 10, 1989, we wish to advise that we have no objections to the application for license to occupy as the encroachments do not affect adjacent residential property.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

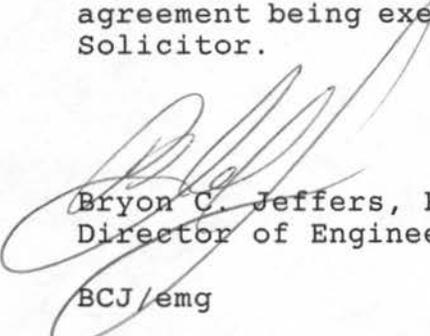
RS/vs

225-099

DATE: August 14, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: EAST ¼ OF LOT 22 AND ALL OF 23, BLOCK D, PLAN K10  
4602-46 STREET - KENNETH BOUTEILLER  
LICENSE TO OCCUPY

---

The Engineering Department has no objection, subject to an agreement being executed by the applicant, satisfactory to the City Solicitor.



Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

BCJ/emg

c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager

Commissioner's Comments

We would concur with the recommendations subject to an agreement satisfactory to the City Solicitor.

'M.C. DAY'  
City Commissioner

DATE: August 11, 1989

TO: City Clerk

FROM: E. L. & P. Manager

RE: Kenneth Bouteiller - License to Occupy  
4602 - 46 Street

---

The E. L. & P. Department has no objection to the request for a  
"license to occupy".



A. Roth,  
Manager

AR/jjd



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 10, 1989

JOHNSTON, MING, MANNING,  
LAMB, MITCHELL & MOORE  
Barristers, Solicitors, Notaries  
3rd & 4th Floor  
Royal Bank Building  
4943 - 50th Street  
RED DEER, Alberta  
T4N 1Y1

Attn: Gordon E. Deck

Dear Sir:

RE: 4602 - 46 Street, Red Deer  
Plan K10, Block D, Lots 23 and E $\frac{1}{2}$ 22  
License to Occupy; Your File 58808/GED

We acknowledge with thanks your letter of August 9, 1989, requesting a 'license to occupy' on behalf of Kenneth Bouteiller.

Your request will be placed on the Council agenda of August 21, 1989. Please contact this office on the Friday prior to said date to determine the time this item will be scheduled for discussion, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

c.c. Mr. Kenneth Bouteiller  
32 Broughton Crescent  
Red Deer, Alberta

Date: August 14, 1989

To: City Clerk

From; Fire Chief

Re; Kenneth Bouteiller - License to Occupy

We have no objections to this request.



R. Oscroft  
FIRE CHIEF

RO/cb

DATE: August 15, 1989

TO: City Clerk

FROM: City Assessor

RE: KENNETH BOUTEILLER- LICENSE TO OCCUPY

---

Land and Tax have no objection to the encroachment subject to acceptable tolerances to engineers, etc., and an agreement satisfactory to The City solicitor to be registered against the title by caveat.



Al Knight, A.M.A.A.  
City Assessor

AK/ch

cc: Director of Engineering Services  
Bylaws & Inspections manager  
E.L. & P. Manager  
Fire Chief  
Urban Planning Section Manager



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 22, 1989

Johnston, Ming, Manning & Co.  
Barristers & Solicitors  
4943 - 50 Street  
Red Deer, Alberta  
T4N 1Y1

Attention: Mr. Gordon E. Deck

Dear Sir:

RE: LICENSE TO OCCUPY AGREEMENT/ KENNETH BOUTEILLER  
4602 - 46 STREET, RED DEER, ALBERTA.

Your letter of August 9, 1989 requesting approval of a License to Occupy Agreement pertaining to the eaves on the house at 4602 - 46 Street, was presented to Council August 21, 1989 and at which meeting Council passed the following motion approving your request:

"RESOLVED that Council of The City of Red Deer having considered application from Johnston, Ming, Manning & Company on behalf of Kenneth Bouteiller for a License to Occupy pertaining to the eaves on the house at 4602 - 46 Street which overhang onto the City road right-of-way by 0.3 feet, hereby approves said request subject to an agreement satisfactory to the City Solicitor and as recommended to Council August 21, 1989, by the Administration."

The decision of Council in this instance is submitted for your information.

By way of a copy of this letter, we are requesting the Land Supervisor to prepare the License to Occupy Agreement at his earliest possible convenience, and to ensure that said documents are executed by both parties.

Page 2

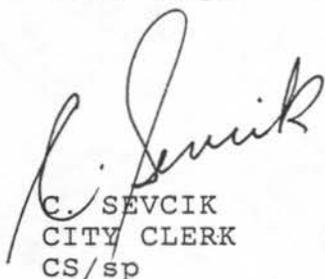
August 22, 1989

Johnston, Ming & Co.

Re: License to Occupy - Kenneth Bouteiller

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

C.C.      City Assessor  
            Land Supervisor  
            Director of Engineering Services  
            Bylaws & Inspections Manager  
            E. L. & P. Manager  
            Fire Chief  
            Urban Planning Section Manager

file / Council Aug. 21/89

COPY

August 25, 1989

Johnston, Ming, Manning & Company  
4943 - 50 Street  
RED DEER, AB  
T4N 1Y1

ATTENTION: MR. G. DECK

Dear Sir:

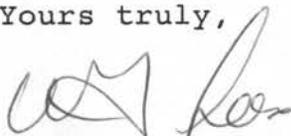
RE: LICENSE TO OCCUPY/KENNETH BOUTEILLER  
4602 - 46 STREET, RED DEER, ALBERTA

Please see enclosed, in duplicate, a License to Occupy Agreement. Please have the agreement signed and returned, in duplicate, along with the \$15.00 fee for 1989, and the insurance coverage as indicated by Clause 6 (e), page 3.

Once the agreement is signed by The City, a copy will be returned to your office for Mr. Bouteiller's records.

I trust you will find this satisfactory.

Yours truly,



William F. Lees  
Land Supervisor

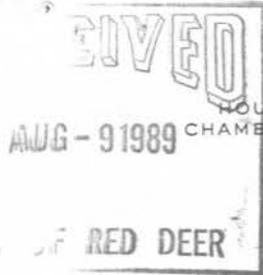
WFL\ch

Enclosures

cc: City Clerk

NO. 3

Steve Butland, M.P.  
 Room 545-S  
 House of Commons  
 Ottawa, Ontario  
 K1A 0A6  
 (613) 992-2922



HOUSE OF COMMONS  
 CHAMBRE DES COMMUNES  
 CANADA

Station Mall  
 293 Bay Street  
 Sault Ste. Marie, Ontario  
 P6A 1Z3  
 (705) 949-6402

June 30, 1989

Dear Municipal Councillors,

Many Canadians across Canada depend on and enjoy using VIA Rail, Canada's rail passenger service. Elderly people, students, parents travelling with children and those unable to use other modes of transportation rely on VIA Rail for both long and short trips.

Under the guise of reducing the deficit, the Conservative government in Ottawa is threatening the future of VIA Rail. Severe cuts to the operating subsidies of VIA Rail have forced the Crown Corporation to submit a five year plan to the government that is unacceptable to the Canadian public.

What is equally unacceptable is the way in which this government is attempting to push through its agenda without any public debate on the matter.

The New Democratic Party is calling for full public hearings on the future of VIA Rail Canada. I in my capacity as NDP critic for Municipal Affairs and my colleague, Iain Angus, MP (Thunder Bay - Atikokan) NDP Transport critic are suggesting that as many town and city councils, community groups and private groups write to Prime Minister Brian Mulroney calling for for such hearings.

We are attaching a suggested resolution for your consideration. If your council should pass this or a similar motion we would appreciate being informed of it.

We are also attaching for your information a Backgrounder on the effects of rail service cutbacks in Canada. It was prepared by Transport 2000 for the Federation of Canadian Municipalities. We were fortunate to have a briefing with the FCM, which has publicly condemned the cutbacks, on June 29, and plan to work with the FCM on this issue throughout the summer.

Thank you for your consideration of this very important matter.

Yours truly,

Steve Butland, MP  
 Sault Ste. Marie

Iain Angus, MP  
 Thunder Bay - Atikokan

SB/IA  
 Encl.

Resolution for City/Town City Council

Whereas the services of Via Rail Canada Inc are extremely important to many Canadians for their travel needs, and

---

Whereas, recent cuts to the operating budget of VIA Rail Inc forced the Crown Corporation to submit an unacceptable five-year plan based on these budget cuts and

Whereas, this unacceptable plan should not be implemented through an Order-in-Council but should be subject to full public scrutiny,

Therefore, be it resolved that this council send a letter to the Honourable Benoit Bouchard, Minister of Transport, demanding that the five year plan of VIA Rail be subject to coast-to-coast public hearings before any decisions are taken.

---

## PASSENGER RAIL SERVICE CUTBACKS IN CANADA

### BACKGROUNDER: SOME FACTS, FIGURES AND REALITIES \*

#### Intercity Travel

85% of intercity travel in Canada is by private car, the most expensive mode of travel.

Canadians in large cities are three times more likely to ride public transit than urban dwellers in large U.S. cities.

#### Rail Volume

In 1987, VIA Rail operated 12 million train miles. Ridership in the Atlantic Region was up 25% in 1988. Currently trains running through the West are filled to capacity.

#### Proposed Rail Service Reductions

In the April budget presented to Parliament by the Finance Minister Michael Wilson, a program of subsidy cuts was announced for VIA Rail. Subsequently, the Minister of Transport, Mr. Benoit Bouchard, announced that VIA Rail would be henceforth placed under the management of CN Rail, and that a new business plan would be readied which would reflect the first stage in the budget cut of close to \$100 million (the subsidy in 1987 being \$517 million). Some combination of cuts to train services, and fare raises, would be the result, it was warned.

\* Excerpted from: The Importance of Rail Service in Canada, prepared for the FCM by Transport 2000, June 1989.

- 2 -

### Decline in Passenger Service

Decline in passenger service has taken place in two drawn-out stages. The first was between 1960 and 1977, when Canadian National and Canadian Pacific Railways decided that services must be cut; mail was shifted from passenger trains to truck or planes. The railways moved their express services to publicly funded highways.

Capital expenditures to the road and air modes of travel began to grow astronomically, coinciding with the advent of jet haul in the 1960's.

The second stage of decline came under VIA. The deficit rose. Capital funding has been absolutely minimal and only of band-aid nature.

Despite all these problems Canadians ride their inter-city trains three times more often than Americans, per capita.

### Impact of Cutbacks: Tourism

The demand for tourist travel far exceeds VIA's present capacity.

The American travel industry claims that not only does the demand exist, but considerably higher prices can be charged. It points out that for every dollar spent on the actual rail ticket, three to four dollars are spent on other things in Canada.

The tourism industry in Jasper lost \$10 million annually when rail service was dropped in 1981.

Alberta expects to lose \$26 million annually in tourism when VIA's service is cut.

It is estimated that the proposed reduction of VIA Rail services would add 70 flights per day to Pearson International Airport.

### Impact on Employment

Total revenue loss is estimated at \$112 million.

### Impact of Cutbacks: Environment and Roads

There are 841,000 km. of roads in Canada, 66% of which are under municipal jurisdiction.

The environmental impact of heavy traffic on highways is overlooked. Our road systems and resulting parking lots cover huge amounts of land.

Increased use of air and highways will have grave consequences for energy consumption and the environment. In freight movement, the rail mode has a superior safety record compared to highway trucking.

It is estimated that trucks and heavy equipment are responsible for 17,000 times more damage to our roads as the average car.

The damage is exponentially worse as weights increase: a 50% increase in the load causes 406% more damage.

The average design lifespan for municipal roads is 20 years. With increased truck traffic the design lifespan could drop to five years.

The American Association of State Highway and Transportation Officials Quarterly (July 1984) published figures matching road user fees paid and cost responsibility. Heavy trucks and equipment underpaid by 31 %.

Railway companies will be tempted to develop unused railway lands commercially thus losing such right-of-ways as valuable transportation corridors forever.

### Subsidies

The railways must pay for their own right-of-ways and facilities, whereas other modes of transportation have had their infrastructure built and maintained with public monies.

While the federal government is now investing \$800 million to modernize Canada's airport radar system, a similar investment which is needed to complete the modernization of VIA Rail has been rejected.

- 4 -

A reduction in the subsidy to VIA Rail to \$250 million a year by 1993 is virtually a death sentence to the national system. Nine remote services are required to be retained and these services alone are estimated to cost \$150 million per year to operate. That would leave VIA with an effective subsidy of \$100 million for all remaining services.

#### Air and Train Subsidies Compared

Transport 2000 Québec in Montreal has recently completed a study comparing subsidies to the air and passenger train modes in Canada between the years 1979 and 1987. The air mode is subsidized in various ways by provincial governments. The subsidy to VIA is direct and includes both an operating grant and a capital grant. Subsidies to the air mode were calculated from information on grants for the operation of the airports (includes air traffic control), capital grants for airports and air facilities, meteorological services (from Environment Canada), and provincial grants (basically for improvements in road access to airports).

Over the nine-year period, VIA carried 62.6 million passengers, and received \$3.682 billion in operating grants and \$622 million for capital improvements. The air mode transported 250 million passengers, and received \$6.667 billion in operating grants, \$2.196 billion in capital improvements, \$1.189 for meteorological services, and \$622 million in provincial support. These subsidies work out to \$68.78 per VIA passenger, and \$42.70 for each air passenger. Since air travelers are often business persons charging their high air fares against expense accounts, there is a further loss in taxes forgone compared to rail travelers who largely pay their rail fares out of taxed income.

#### U.S. Success

AMTRAK in the U.S. provides an object lesson in how to run a successful passenger rail system.

It is acknowledged that one of the most cost-effective passenger train systems in the world is AMTRAK in the United States. Having been fully modernized in the early 1980's with new cars and locomotives, AMTRAK now achieves 70% cost recovery through fares;

- 5 -

AMTRAK could still further improve its cost recovery. Even a top performing passenger rail system requires some level of subsidy and capital investment from the government.

Objectives of Commuter Passenger Rail Transport:

- 1) To avoid growth in road vehicle volume and to serve growing number of worker commuter trips to urban centres;
- 2) Avoid major road expenditures, including new parking accommodation;
- 3) Prevent right-of-way encroachment on taxable land and property and permit land development at both the work trip destination and the area of domicile;
- 4) Hold down the cost of commuter travel to workers;
- 5) Deliver people in a short time frame to a concentrated centre to permit common work hours rather than the staggered hours that might otherwise result.

All this is only possible at reasonable cost because of the heritage of inter-city rail travel facilities already in existence.

Dividends

The clear leader here is energy efficiency. Moving people and goods by rail has fuel efficiency of about 5 to 1 over road transport, that is a saving in fuel costs, in oil exploration costs, in oil development costs, less foreign exchange spent on fuel imports and a reduction in pollution.

Moving from downtown to downtown, there would be little difference in time required for both air and rail between many points in Canada. The Montreal-Toronto route would be ideal for initiating improved rail service, as it would have a positive impact on congestion problems at both city's airports.

Railway lines in urban areas provide potential corridors for commuter services and right-of-way for rail-based transit.

- 6 -

Right-of-ways are usually wide enough to accommodate additional track but not for a road. Widening the railway's alignment for a road would likely displace many industries that depend on the line and in many places would remove housing. The surrounding communities generally use of railway routes for

passenger services as acceptable because passenger rail vehicles are comparatively quiet.

A rail-based transit technology has an advantage over a road-based system. High volumes of people can be moved on as narrow a right-of-way as 9.5 metres. Costs of construction are minimal and modest.

Economic development tends to concentrate in the larger urban areas. Smaller urban areas nearby can share in such development provided that there is fast and frequent public transportation.

The presence of a railway freight line is a key to future economic development.

Downtown rail lines also have potential for local freight usage, thus reducing traffic on roads. There can be smaller downtown rail terminals for piggybacked trucks and for containers; a downtown rail location may be a future RoadRailer terminal.

A railway line has the potential to attract industries that move large volumes of goods.

# Office of the Mayor



June 7, 1989

The Right Honourable Brian Mulroney  
Prime Minister of Canada  
OTTAWA, Ontario

Dear Sir:

RE: VIA RAIL PASSENGER SERVICE

The City of Red Deer is cognisant of your government's efforts to curtail the ever increasing federal debt, and that, in so doing, there are difficult decisions to be made.

We have, however, a very significant concern that as a result of these federal budget cuts, the VIA Rail passenger service in Western Canada (particularly Edmonton, Jasper, Vancouver, Banff, Calgary) has been placed in jeopardy.

Tourism is Alberta's third largest industry currently valued at \$2.5 billion annually. With its rapid growth, the Provincial Government has established a goal of building a \$10 billion industry, of international significance, by the year 2000. VIA Rail can play a significant roll in transportation access to the various tourist destinations in the province.

Red Deer, along with many other cities in the province, has reacted to the enthusiasm and support of the Provincial Government through the establishment of its own Tourism and Convention Board which has developed a tourism action plan to see us into the twentieth century.

Our economy, while fairly diversified, will rely more and more on the strength of our tourist industry in the future, and as such, City Council of The City of Red Deer would like to express its support for the value of VIA Rail in the province and underline its concern for the potential impact on the local economies if VIA should be forced to withdraw its services.

.... /2

The Right Honourable Brian Mulroney  
Page 2  
June 7, 1989

We would urge you to reassess the withdrawal of this service through the Canadian Rocky Mountains, an area that has a potential for increased rather than decreased VIA Rail passenger service, in light of the economic impact it would have on the Province of Alberta.

Sincerely,



R.J. McGHEE  
Mayor

/bd

c.c. The Honourable Benoit Bouchard, Minister of Transport  
Mr. Doug Fee, M.P., Red Deer  
The Honourable John Oldring, M.L.A., Red Deer South  
Mr. Stockwell Day, M.L.A., Red Deer North

Commissioner's Comments

The attached letter addressed to Council deals with VIA Rail. Council considered a similar request from the Mayor of the City of Edmonton and directed that a letter be sent to the Prime Minister from the Mayor's Office (copy attached). Council's direction is requested.

"M.C. DAY"  
City Commissioner

# Office of the Mayor



August 24, 1989

The Honourable Benoit Bouchard  
Minister of Transport  
House of Commons  
OTTAWA, Ontario

Dear Sir:

RE: VIA RAIL PASSENGER SERVICE

Further to our letter of June 7, 1989 to the Right Honourable Brian Mulroney pertaining to the above topic, a copy of which we sent to your office, I wish to advise as follows.

It was drawn to the attention of Council of The City of Red Deer at its meeting held on August 21, 1989, that an opposition party is calling for full public hearings on the future of VIA Rail Canada. Council of The City of Red Deer went on record as supporting this course of action by passing the following resolution:

"Whereas, the services of Via Rail Canada Inc. are extremely important to many Canadians for their travel needs, and

Whereas, recent cuts to the operating budget of VIA Rail Inc. forced the Crown Corporation to submit an unacceptable five-year plan based on these budget cuts, and

Whereas, this unacceptable plan should not be implemented through an Order-in-Council but should be subject to full public scrutiny,

Therefore, be it resolved that this Council send a letter to the Honourable Benoit Bouchard, Minister of Transport, demanding that the five-year plan of VIA Rail be subject to coast-to-coast public hearings before any decisions are taken."

The Honourable Benoit Bouchard  
Page 2  
August 24, 1989

The decision of Council in this instance is submitted for your information, and I trust that you will give this matter serious consideration. It is our firm belief that you cannot appreciate the economic impact withdrawal of VIA Rail passenger service would have on the Province of Alberta. The holding of public hearings, in our minds, is essential to avoid the implementation of decisions which may have devastating consequences.

Sincerely,



R. J. MCGHEE  
Mayor

/bd

- c.c. The Right Honourable Brian Mulroney  
Mr. Doug Fee, M.P., Red Deer  
Honourable John Oldring, M.L.A., Red Deer South  
Mr. Stockwell Day, M.L.A., Red Deer North
- b.c.c. Mr. Steve Buckland, M.P., Sault Ste. Marie  
Mayor Terry Cavanagh, Edmonton  
Alderman Dr. Ken Sauer, President, A.U.M.A.  
Red Deer Tourist & Convention Board  
Red Deer Chamber of Commerce  
City Commissioner  
City Clerk



# BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS  
5205B - 54 AVENUE  
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

August 9, 1989

File: 1981

City of Red Deer  
City Clerk's Office  
4914 - 48 Avenue  
Red Deer, Alberta

Re: Development of Lot 8, Plan XLII, Adjacent C.O.T.  
# 792085030, and Lot 8B, Block 15, Plan 792 2849

Canavest Properties Inc. wishes to proceed with development of the above captioned properties.

Eventual subdivision of these properties will be necessary to permit the extension of Halman Crescent to Howlett Avenue and the creation of a new lot to accommodate the existing Roduner residence situated on C.O.T. # 792085030. The remainder of the site is to be developed as a condominium project consisting of 55 units.

Prior to subdivision and to accommodate the proposal, Canavest Properties will require City Council's approval to re-zone the property to an R-3 and A-1 classification, as shown on the attached proposed zoning map.

We wish to mention that an R-3 zoning permits a maximum density of 126 persons whereas Canavest's proposal only yields a density of 140 persons.

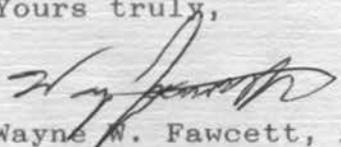
Attached for Council's consideration are 8 sets of the proposal.

Mr. Richard Hansen, president of Canavest Properties Inc., will be available to Council at their scheduled meeting to offer a more detailed presentation of the project.

Should it be found that Council agrees with the proposal, in principal, we ask that first reading be considered to amend the Land-Use By-Law.

Should any questions arise or additional information be required, please do not hesitate to call.

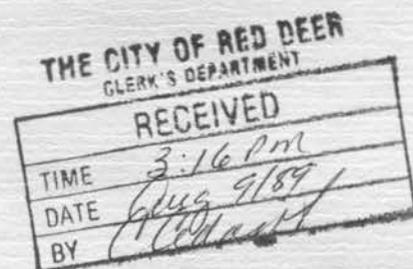
Yours truly,

  
Wayne W. Fawcett, A.L.S.

cc: R. Hansen, Canavest Properties

encl.

WWF/lf

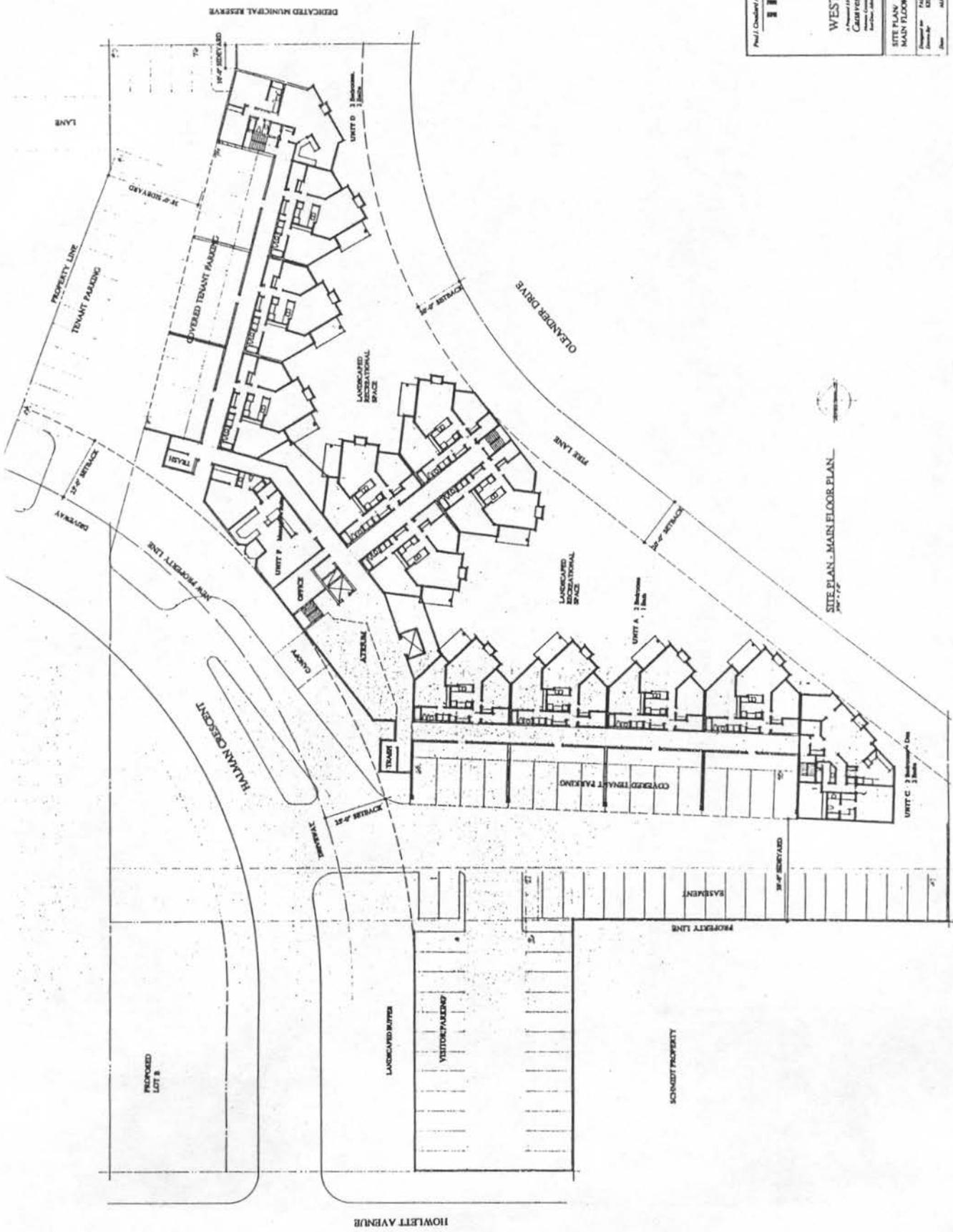



**WESTRIDGE PARK**  
 A Division of  
**Coastal Properties Inc.**  
 1000 West 10th Street  
 Vancouver, B.C. V6P 3E8  
 Phone: 604-271-1111  
 Fax: 604-271-1112

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**SITE PLAN - MAIN FLOOR PLAN**  
 Approved by: **FALLOUQUARD**  
 Designer: **BELLY BUCKLEY**  
 Date: **MARCH 6, 2008**

**A2**



SITE PLAN - MAIN FLOOR PLAN

HOWLETT AVENUE

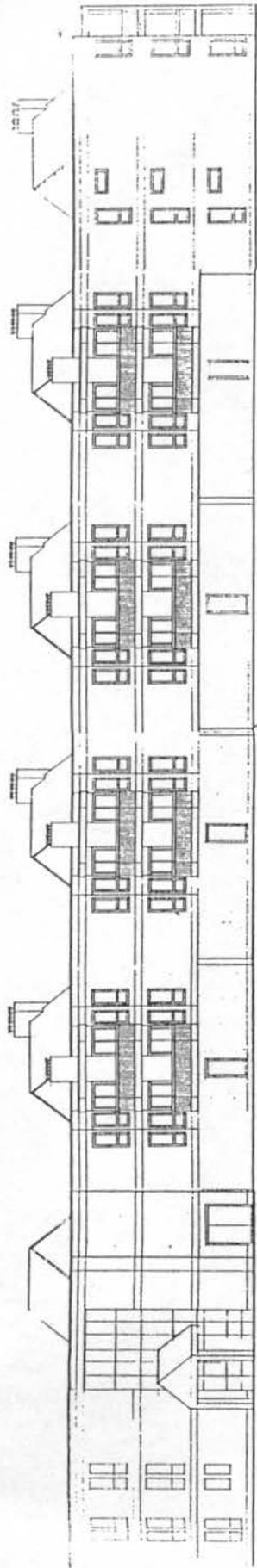
DEDICATED MUNICIPAL RESERVE

WESTRIDGE PARK  
 1001 West 10th Street, Suite 100  
 Anchorage, Alaska 99501  
 Phone: (907) 561-1111  
 Fax: (907) 561-1112

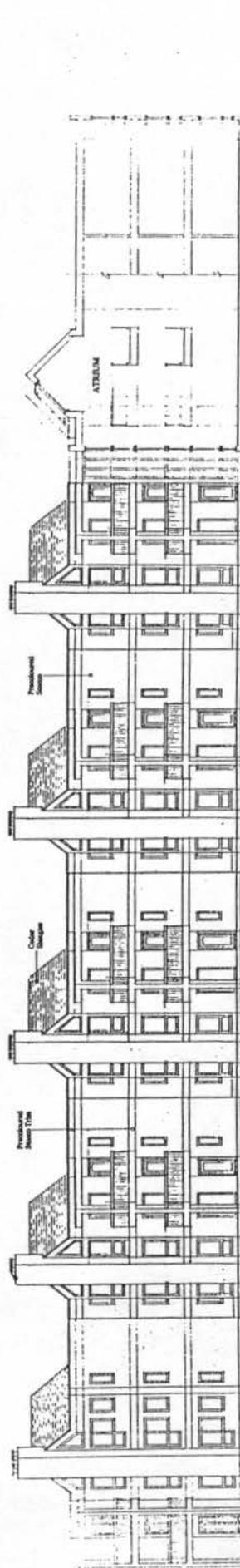
**WESTRIDGE PARK**  
 A Multi-Unit Residential Community  
 Casarett Properties Inc.  
 1001 West 10th Street, Suite 100  
 Anchorage, Alaska 99501

|                             |    |
|-----------------------------|----|
| SECOND AND THIRD FLOOR PLAN |    |
| Drawn by: PAUL O'NEILL      | A3 |
| Date: JULY 1987             |    |

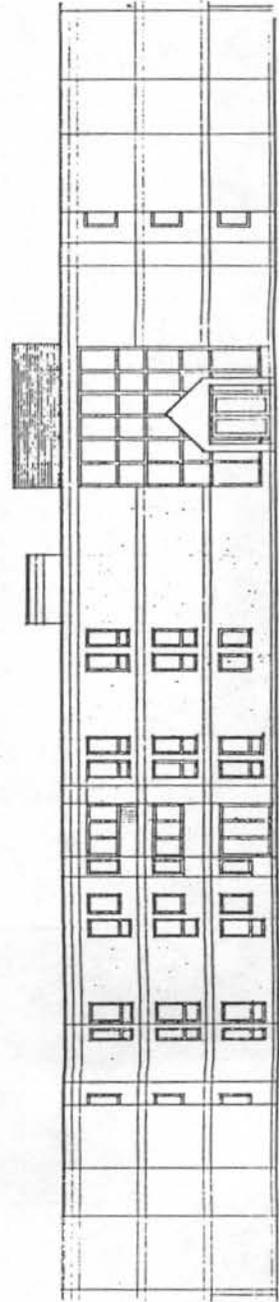




WEST ELEVATION (EAST/SIMILAR)



TYPICAL COURTYARD ELEVATION



NORTH ELEVATION (SIMILAR)

Prof. / Certified Architect LM  
 100 WEST 100th Ave., Aurora, Illinois  
 Chicago, IL 60438  
 Telephone: 630.331.2222

**WESTRIDGE PARK**  
 Prepared in accordance with the  
 Chicago Building Department  
 Building Department, Department  
 Building Division

**ELEVATIONS**  
 Drawn by: PAUL ORSILIANO  
 Checked by: BILL MANZLEY  
 Date: 11/18/11

A4





# RED DEER REGIONAL PLANNING COMMISSION

99.

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

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

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

August 13, 1989

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: Rezoning - Block 8, Plan XL11, Block 15, Plan 792 2849  
Highland Green - CANAVEST

---

## Background

The area under consideration is more or less 2.79 acres of land located north of 60th Street and south of Halman Crescent. The site is vacant except for a house located to the east of the property with access to 60th Street. The owner of the property is Mrs. Cunningham. There are also two other properties, one owned by Mr. Roduner and the other by Mr. Schmidt to the west of Mrs. Cunningham's land. The other two properties have an area of 0.37 acre each, which could be subdivided into 3-4 single family lots, provided the lane is extended and the lots are serviced.

When the area was developed by Cairn Homes in 1979, the plan was that Halman Crescent would extend to the west to join Howlett Avenue. That is the reason the road curves at the end and the name Halman Crescent was selected rather than the Close.

In 1979 the Planning Commission in consultation with the City, prepared a design for the remaining three properties. The Plan (copy attached hereto), indicates the extension of Halman Crescent to Howlett Avenue and provided a multiple family site with a maximum of 36 units, provided the escarpment area is dedicated to the City and density transfer takes place. The plan also extends to the existing dead-end lanes to provide rear access to these properties and also be used for the extension of services.

During the past 10 years we had a number of meetings with the three property owners (Mrs. Cunningham, Mr. Roduner and Mr. Schmidt), in order to come up with a plan acceptable to the owners and to the City.

/2

## MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLIWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTEARTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk

Re: Rezoning - Highland Green - CANAVEST

Pg. 2

The last proposal by Protask Managements - 1988

In 1988 a proposal was submitted by Protask Managements for the development of two 21-unit apartments on the three properties of Mrs. Cunningham, Mr. Roduner and Cairn Homes, consisting of  $\pm$  1.25 ha. The plan indicates 42 underground parking for 42 units plus 24 for visitors parking. The Land Use Bylaw required a total of 51 parking stalls. The hilly area to the east consisting of approximately  $\pm$  1.17 acre was to be dedicated to the City as reserve.

City Council accepted the proposal and the area was designated to R3-D95 under Bylaw 2672/P-88, dated September 6, 1988.

Protask Managements did not proceed with the proposal and the site was redesignated to its original land use designation of A1 under Bylaw 2672/C-89 on March 20, 1989.

The proposal under consideration by Canavest - 1989

The proposal by Canavest was to occupy the same area as the Protask proposal, that is Mrs. Cunningham's, Mr. Roduner and Cairn Homes land. The road pattern remains the same except for the lane to the east which requires a turn-around.

The proposed development by Canavest consists of 55 units plus one Manager's suite, and is a condominium project on three floors in one structure.

Parking

The applicant has provided a total of 94 parking stalls for 56 units. Assuming that all 55 units are 2-bedrooms, and the Manager's suite is 1-bedroom, the required parking for tenants and visitors would be 94.7 or 95 stalls. We estimate that 4 parking stalls will be lost because of the required turn-around for the east lane.

Density

The total development will have a population of 167.4 persons, which gives a density of 133.92 persons per hectare. The City's R2 district gives a density of 216 persons per hectare, compared with the density of 134 persons per hectare proposed by Canavest. The previous density requested by Protask was 95 persons per hectare.

Recommendation

We stated in our previous letters that this is a very complicated piece of land and its development involves road, land dedication and construction, granting easements to the adjoining property for extension of services; land dedication to the City ( $\pm$  1.17 acres), acquisition in whole or part of three properties, and extension of services to the site.

C. Sevcik, City Clerk

Re: Rezoning - Highland Green - Canavest

Pg. 3

The proposed plan, although it has a higher density than the previous proposal, is 37% lower than the R2 (medium) density.

Subject to small modifications regarding lane turn-around and re-arrangement of parking, the proposal is acceptable to the City Planning Section. If the City Council agree with this proposal, then the required land use amendment will be brought forward for City Council's consideration.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

c.c. Director of Community Services  
Director of Engineering Services  
Manager of Inspections & Bylaws



Prepared by: Regional Planning Commission  
 Aug. 28, 1979  
 Revised: Aug. 23, 1982  
 July 11, 1985

Municipal Reserve

DATE: August 11, 1989

TO: C. Sevcik  
City Clerk

FROM: Daryle Scheelar  
E. L. & P.

RE: Canavest Properties  
Lot 8, Plan XLII & Lot 8B, Block 15  
Plan 792 2849

---

E. L. & P. have no objections to this proposed development provided that an easement be registered, to cover an existing overhead power line along the west side of the above mentioned property.

Thank you.



Daryle Scheelar,  
Distribution Engineer

DP/jjd

DATE: August 14, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: CANWEST PROPERTIES

---

In response to your memo regarding the above application, we have the following comments for Council's consideration:

Council will recall that this area was the subject of an application for rezoning earlier this year. A resolution approving R3 zoning, based on 95 persons per hectare, was passed; however, the developer was unable to proceed with his proposal.

This proposal seems to be larger, in that 55 units are proposed. The previous application was for 42 units; however, there may be more land involved.

We suggest that the application be given first reading with the understanding that more detailed plans are to be submitted. These plans would include a dimensioned site plan, floor plans, and building elevations.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: August 14, 1989  
TO: City Clerk  
FROM: Fire Marshal  
RE: CANAVEST PROPERTIES - HALMAN CRESCENT

---

The principal entrance for each building shall be within fifteen (15) meters of the access route required for Fire Department use as per Section 3.2.5.2.(2) Alberta Building Code.

All private access routes shall comply with Section 3.2.5.2.(6) Alberta Building Code.

Hydrants shall be located so the distance from hydrants to building entrances is not greater than 90 meters as per Section 3.2.5.2.(3).(b) of the Alberta Building Code.

If any further information is required, please contact this office.



Cliff Robson  
Fire Marshal

CR/dd

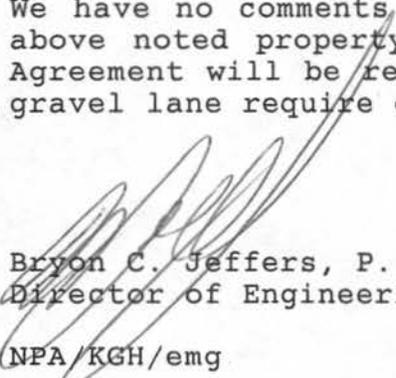
cc: Fire Chief

130-060

DATE: August 15, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: CANAVEST PROPERTIES  
LOT B, PLAN XLII AND LOT 8B, BLOCK 15, PLAN 792-2849  
REZONING REQUEST

---

We have no comments to the request by Beta Surveys to have the above noted property rezoned to R3. A Residential Development Agreement will be required. Halman Crescent and the north/south gravel lane require extension, as per the area concept plan.

  
Bryon C. Jeffers, P. Eng.  
Director of Engineering Services

(NPA/KGH/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Section Manager

DATE: August 14, 1989 CS-2.360

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: CANAVEST PROPERTIES - LOT 8, PLAN XLII,  
LOT 8B, BLOCK 15, PLAN 792-2849 and adjacent  
C.O.T. #792085030  
Your memo dated August 9, 1989 refers

---

1. Canavest Properties Inc. are proposing to develop Lot 8, Plan XLII, Lot 8B, Block 15, Plan 792-2849 and a portion of the adjacent C.O.T. #792085030. It is proposed that the majority of the site be redesignated from A1-FUTURE URBAN DEVELOPMENT to R3-RESIDENTIAL in the City's Land Use By-law, to accommodate a 55 unit condominium project. The plan makes provision for the southerly extension of Holman Crescent to link with Howlett Drive. The applicant is also prepared to dedicate approximately 1.17 acres of escarpment to the City including Mrs. Cunningham's residence. It is requested that the City lease the house back to Mrs. Cunningham for a period of up to 10 years.
2. I have discussed this proposal with the Parks and Recreation & Culture Managers. The application is similar to a earlier proposal by Protask Management Incorporated which was approved by City Council last year. The plan provides for the protection of the escarpment in this area and we consequently have no objections from a Community Services perspective.

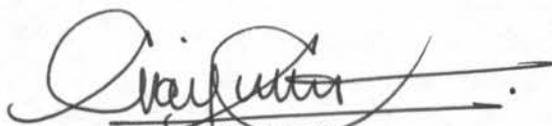
.../2

Charlie Sevcik  
Page 2  
August 14, 1989

3. RECOMMENDATION

It is recommended that the dedication of the escarpment land and house be subject to the following conditions:

- that the title of the dedicated land and the house be transferred to the City at the time of subdivision;
- that the City lease the house back to Mrs. Cunningham at a nominal fee for a period of up to 10 years;
- that Mrs. Cunningham be responsible for property taxes applicable to the house and surrounding land;
- that Mrs. Cunningham be responsible for ongoing maintenance of the house and surrounding land.



CRAIG CURTIS  
Director of Community Services

CC/ad

c.c. Lowell Hodgson, Recreation & Culture Manager  
Don Batchelor, Parks Manager

Commissioner's Comments

We would support the proposal in principle subject to the minor modifications referred to by the Regional Planning Commission and to the conditions as outlined by the Administration. As pointed out in their report this is a very complicated parcel to develop and we believe the proposed development is a reasonable use of the site.

"M.C. DAY"  
City Commissioner



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 10, 1989

BETA SURVEYS LIMITED  
5202B - 54 Avenue  
RED DEER, Alberta  
T4N 5K5

Attn: Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: Development of Lot 8, Plan XLII, Adjacent C.O.T.  
# 792085030, and Lot 8B, Block 15, Plan 792-2849

We acknowledge with thanks your correspondence of August 9, 1989 concerning the above noted property development.

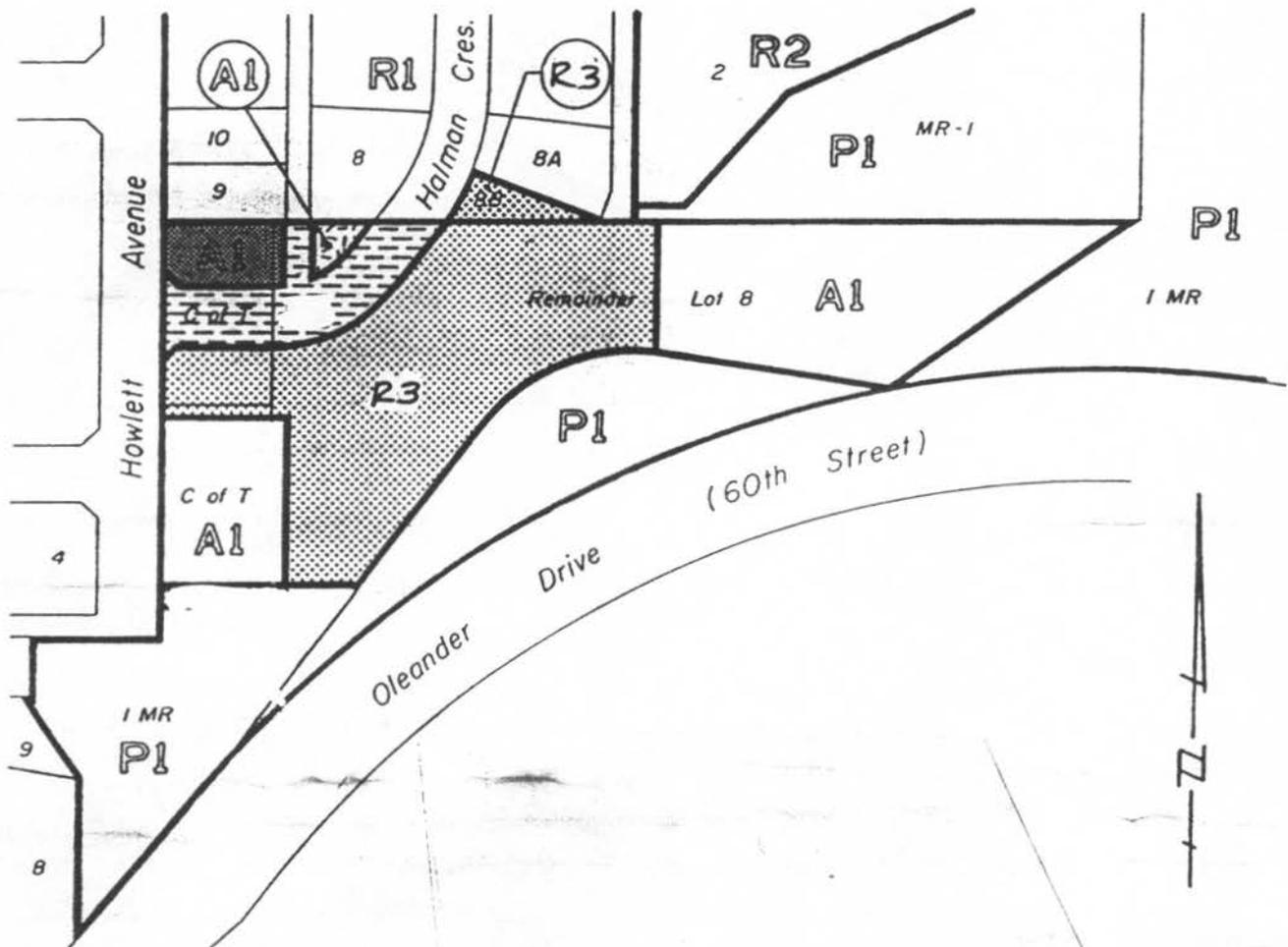
Your proposal will be presented to Red Deer City Council on their agenda of August 21, 1989. Please contact this office on the Friday (August 18) prior to said meeting to determine the time this item will be discussed.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK  
City Clerk



DATE August 9, 1989

TO:  DIRECTOR OF COMMUNITY SERVICES  
 DIRECTOR OF ENGINEERING SERVICES  
 DIRECTOR OF FINANCIAL SERVICES  
 BYLAWS & INSPECTIONS MANAGER  
 CITY ASSESSOR  
 COMPUTER SERVICES MANAGER  
 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  
 URBAN PLANNING SECTION MANAGER

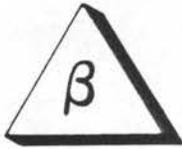
FROM: CITY CLERK

RE: CANAVEST PROPERTIES - Lot 8, Plan XLII & Lot 8B, Block 15, Plan 792-2849

Please submit comments on the attached to this office by August 14  
for the Council Agenda of August 21, 1989.



*C. Sevcik*  
C. SEVCIK  
City Clerk



# BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE  
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

August 9, 1989

File: 1981

City of Red Deer  
City Clerk's Office  
4914 - 48 Avenue  
Red Deer, Alberta

Re: Development of Lot 8, Plan XLII, Adjacent C.O.T.  
# 792085030, and Lot 8B, Block 15, Plan 792 2849

Canavest Properties Inc. wishes to proceed with development of the above captioned properties.

Eventual subdivision of these properties will be necessary to permit the extension of Halman Crescent to Howlett Avenue and the creation of a new lot to accommodate the existing Roduner residence situated on C.O.T. # 792085030. The remainder of the site is to be developed as a condominium project consisting of 55 units.

Prior to subdivision and to accommodate the proposal, Canavest Properties will require City Council's approval to re-zone the property to an R-3 and A-1 classification, as shown on the attached proposed zoning map.

We wish to mention that an R-3 zoning permits a maximum density of 126 persons whereas Canavest's proposal only yields a density of 140 persons.

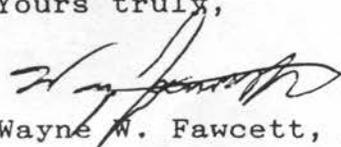
Attached for Council's consideration are 8 sets of the proposal.

Mr. Richard Hansen, president of Canavest Properties Inc., will be available to Council at their scheduled meeting to offer a more detailed presentation of the project.

Should it be found that Council agrees with the proposal, in principal, we ask that first reading be considered to amend the Land-Use By-Law.

Should any questions arise or additional information be required, please do not hesitate to call.

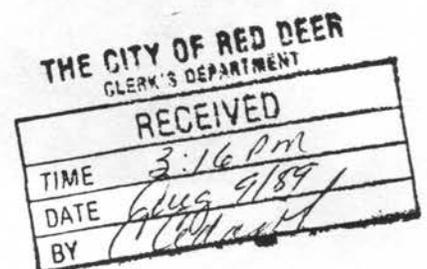
Yours truly,

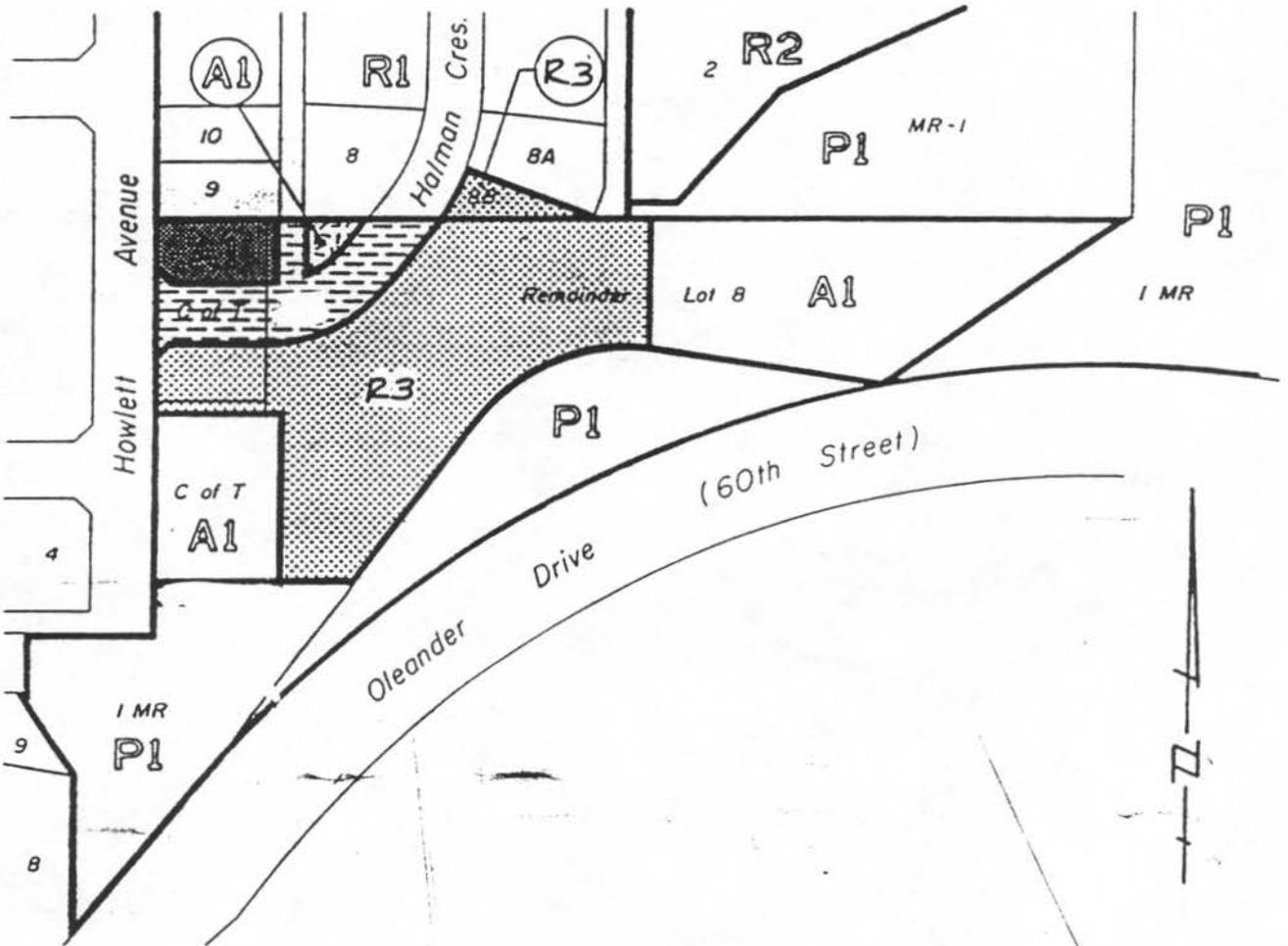
  
Wayne W. Fawcett, A.L.S.

cc: R. Hansen, Canavest Properties

encl.

WWF/lf





DATE: August 11, 1989

TO: City Clerk

FROM: City Assessor

RE: CANAVEST PROPERTIES - LOT 8, BLOCK XLII &  
LOT 8B, BLOCK 15, PLAN 792-2849

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The Land Department has no objection to the proposed development subject to comments by Engineers, Parks, Planners, E.L. & P, etc. regarding access, servicing, dedications, reserves, easement requirements, etc.

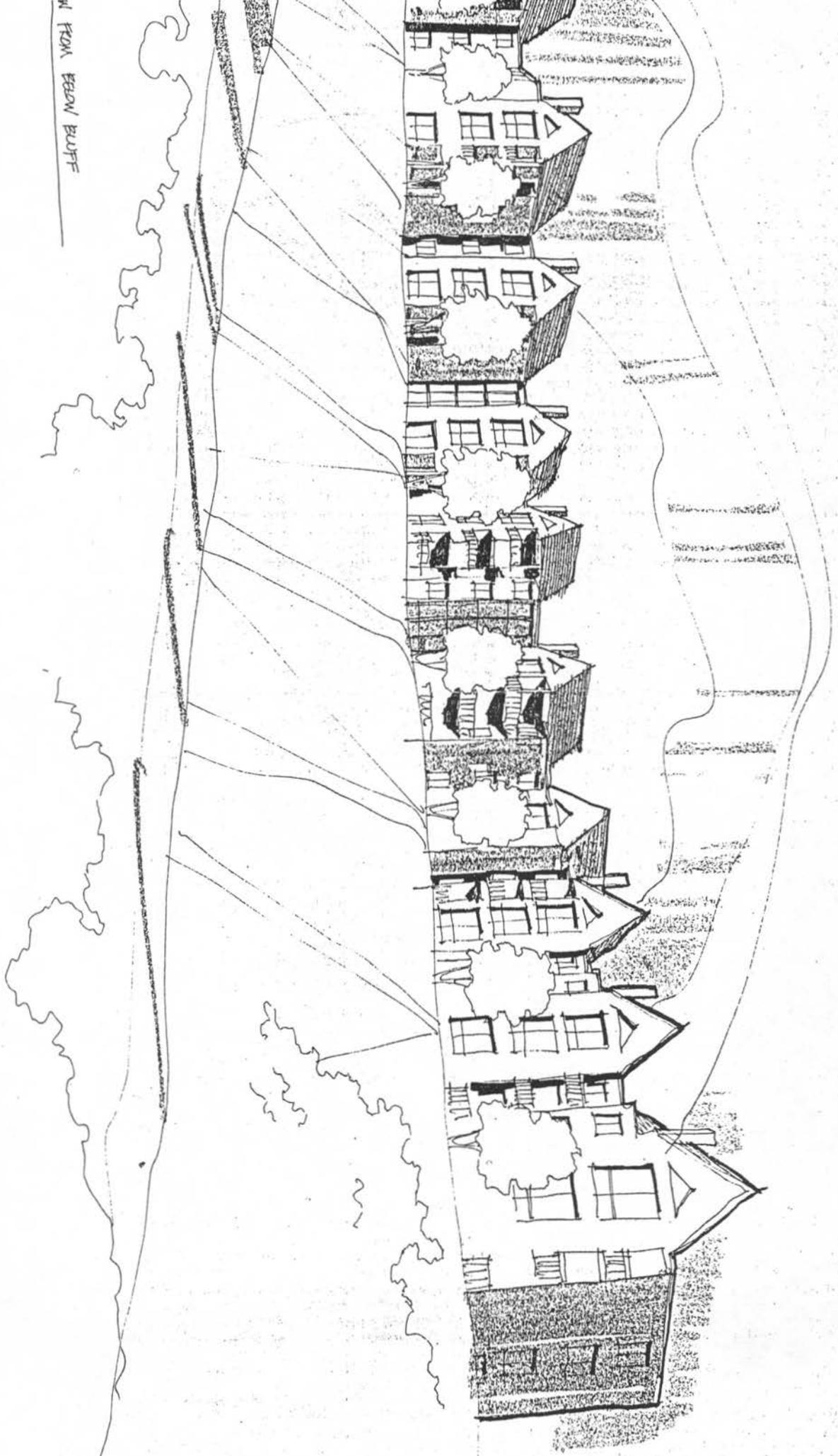


Al Knight, A.M.A.A.  
City Assessor

AK\ch

cc: Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
E.L. & P. Manager  
Fire Chief  
Urban Planning Section Manager

11' FROM EBBW BUFF



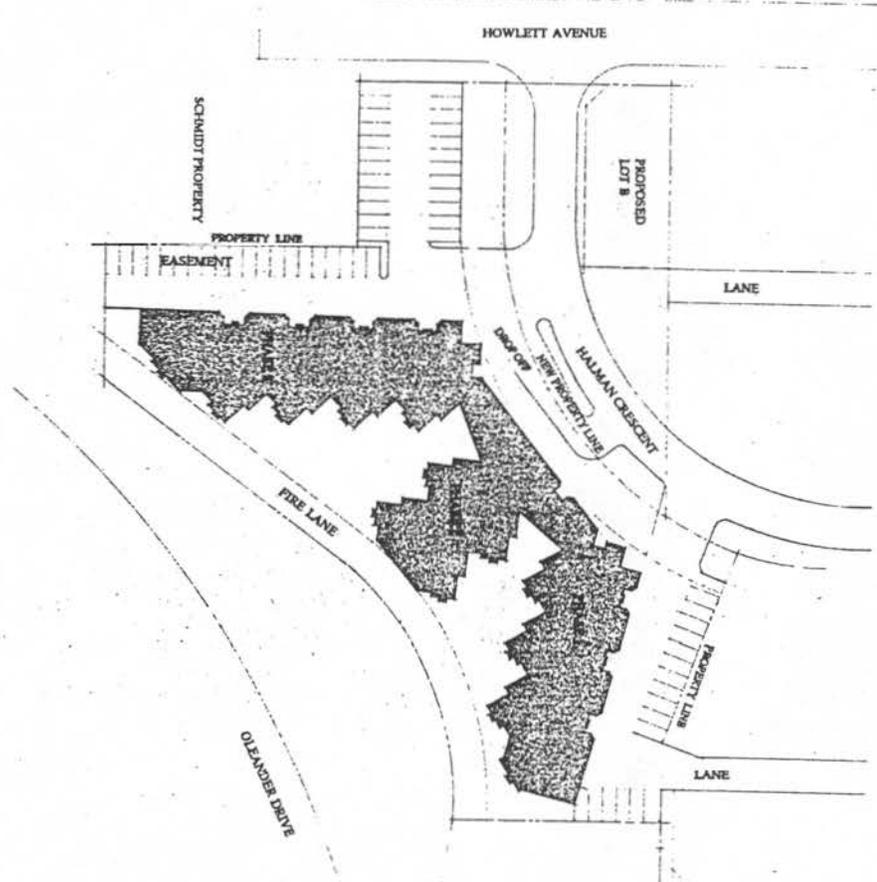
Paul J. Corder/Architect Ltd.



ALL RIGHTS RESERVED  
No part of this drawing may be reproduced without the written permission of the architect.

Proposed Architectural Development for  
**The Suites at Highlands**  
Highlands, Virginia

AREA PLAN



DEVELOPMENT DATA:

|                                      |                                                           |
|--------------------------------------|-----------------------------------------------------------|
| Legal Description:                   | Remainder Lot 8, Part 2006, and Lot 8B and all of C.O. 11 |
| Subdivided:                          | HighlandGreen                                             |
| Map/Parcel Address:                  | HighlandGreen                                             |
| Map/Parcel:                          | Not Post/Advert                                           |
| Development:                         | R3-216D                                                   |
| Permitted Use:                       | Residential                                               |
| Size Area, Building Height/Prohibit: | 11,078 sq. ft.                                            |
| Maximum Size Area per Unit/Prohibit: | 3 Storage                                                 |
| Permitting/Prohibit:                 | 1.5 sq. ft. = 10 sq. ft.                                  |
| Parking Provided:                    | 83 spaces                                                 |
| Vehicle Parking Required:            | 1 per 5 units = 11 spaces                                 |
| Trash/Storage/Prohibit:              | 94 spaces                                                 |
| Total/Prohibit:                      | 94 spaces                                                 |

- INDEX OF DRAWINGS
- A1 - AREA PLAN, DEVELOPMENT DATA
  - A2 - SITE PLAN, MAIN FLOOR PLAN
  - A3 - SECOND AND THIRD FLOOR PLANS
  - A4 - ELEVATIONS AND BUILDING SECTION

Paul G. Culligan/Architect Ltd.  
 202 363-7770  
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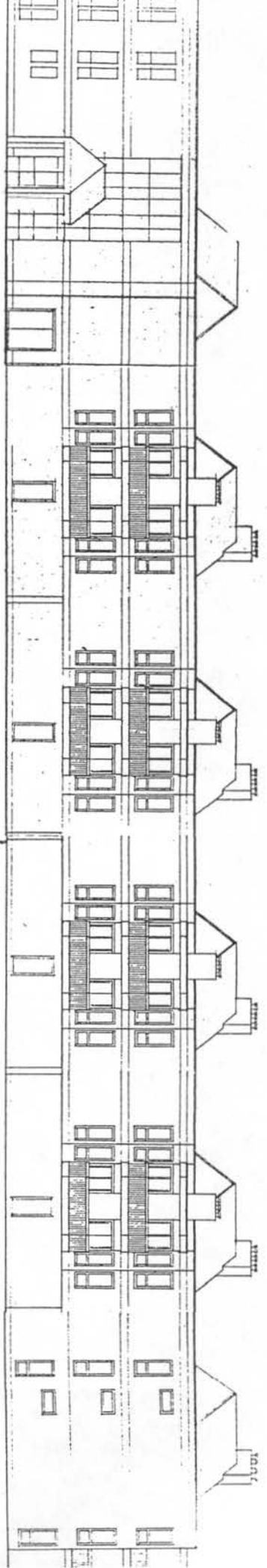
WESTRIDGE PARK  
 A Project of 1100 Apartments to be owned by  
 Caravest Properties Inc.  
 1100 Avenue Road, Suite 1000  
 Toronto, Ontario M5E 1B5

AREA PLAN DEVELOPMENT DATA  
 INDEX OF DRAWINGS  
 Designed by PAUL GULLIGAN  
 Drawn by EDITH WACKER  
 Date: AUGUST 4, 1989

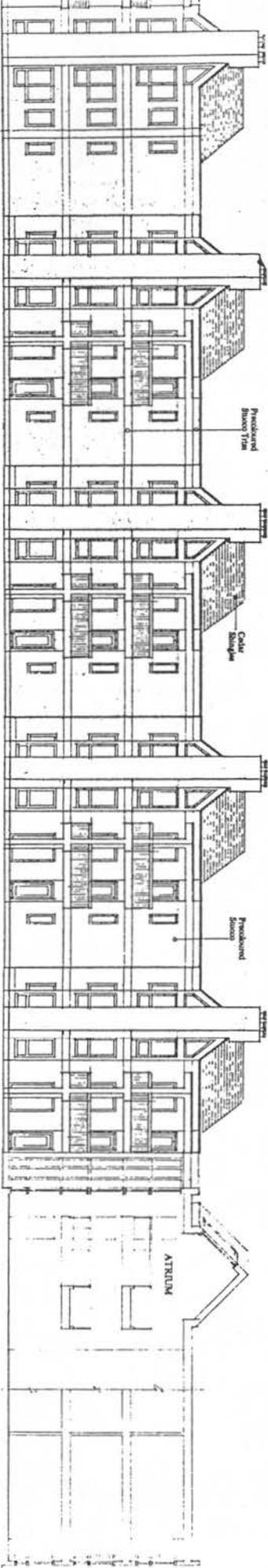
A1



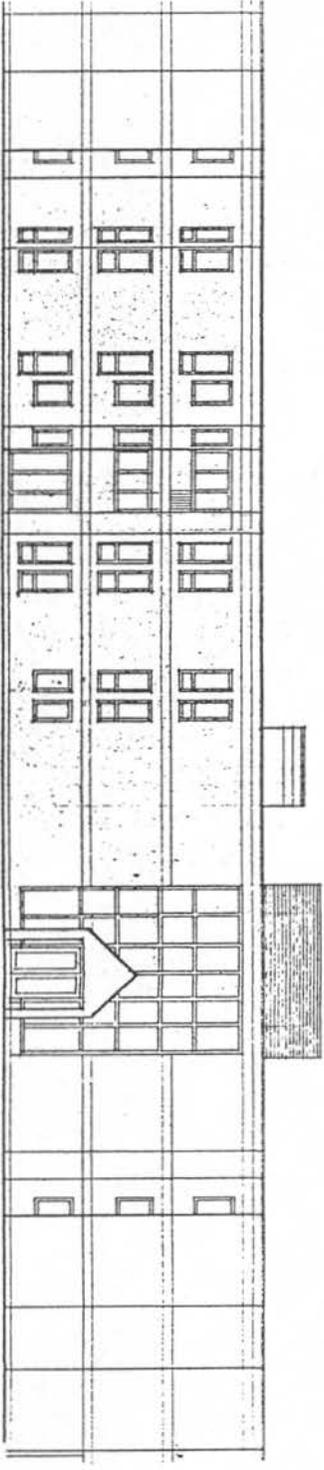




ELEVATION EAST SIMILAR



COURTYARD ELEVATION



ELEVATION BALMAIN CHURCH

Paul G. Coulter Architects Ltd.

201, 1011-1015 Ave. W.  
 Toronto, ON M5V 1A1  
 Phone: 416 461-1111  
 Fax: 416 461-1111

**WESTRIDGE P**  
 A Proposed 55 Unit Apartment Complex  
 Carleton Place  
 1000-1000  
 Architect: Paul G. Coulter Architects Ltd.

**ELEVATIONS**

Designed by: PAUL COULTER ARCHITECTS  
 Drawn by: KELLY MACKENZIE  
 ADJUST: 1/10/00

**Foster & Sisson**  
**Warren**  
BARRISTERS, SOLICITORS, NOTARIES PUBLIC

First Red Deer Place  
600, 4911 - 51 Street  
Red Deer, Alberta, Canada T4N 6V4  
Telephone (403) 343-3320  
Fax (403) 343-6069  
(Delburne: 749-3650 Thurs.)

Robert H. Scammell Q.C.  
\*James L. Foster Q.C.  
Donald J. Sinclair  
Kirk L. Sisson  
Christopher R. Warren  
John D. Holmes  
Larry K. Phillippe  
\*denotes professional corporation

Our File: 85-35/DJS

CITY OF RED DEER

~~Delivered by hand~~ MAIL

August 15, 1989

Submitted to City Council  
Date: 89/08/21

City of Red Deer  
City Hall  
Red Deer, Alberta

**Attention: City Clerk**

Dear Sirs:

**Re: Minnie Doreen Cunningham**  
**6108 - 60 Street, Red Deer, Alberta**  
**Block 8, Plan XLII consisting of 2.81 acres M/L**

We advise that we represent Mrs. Minnie Doreen Cunningham, the registered owner of the above captioned property. As the City is well aware numerous proposals for development of this property have been made over the last ten years. Presently Mrs. Cunningham is negotiating with Camry Consultants Inc. concerning this property, and Camry Consultants Inc. are concurrently in the process of having the City of Red Deer approve their development plans.

Mrs. Cunningham has contacted Mr. Rouhi of the Planning Commission, and Mr. Chapman, the solicitor for the City of Red Deer. They appear to be in agreement on the following items:

1. The title of the dedicated land and the house be transferred to the City of Red Deer at the time of subdivision (1.17 acres more or less) with the dedicated land ultimately to be incorporated into the City's recreational or park reserve.
2. The City in return would lease back the house and yard (at nominal fee) or grant her a life interest or to a member of her family for a period time. After that time period the property would revert back to the City.
3. That Mrs. Cunningham would be solely responsible for house maintenance and repairs.

The issues not yet in agreement are:

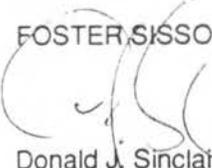
1. What period of time would Mrs. Cunningham be entitled to the said land. Mrs. Cunningham would like the City of Red Deer to grant her a life estate or to a member of her family for a period of ten years. It would be acceptable to Mrs. Cunningham if the term be set at a maximum of ten years regardless of how long Mrs. Cunningham might live.

2. Mrs. Cunningham suggests that the lease payment per year be set at the equivalent of the normal property taxes applicable to the house and yard.
3. That Mrs. Cunningham would be at liberty to cancel this agreement on thirty days notice.

We look forward to receipt of your reply at an early date.

Yours truly,

FOSTER, SISSON & WARREN



Donald J. Sinclair  
DJS/ap

August 21, 1989  
20 HALIMAN CRESCENT  
Red Deer, Alberta

Submitted to City Council  
Date: 89/08/21

Mr. C. Sercik,  
City Clerk  
City of Red Deer

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

|          |            |
|----------|------------|
| RECEIVED |            |
| TIME     | 10:45      |
| DATE     | Aug. 21/89 |
| BY       | SP.        |

Dear Sir,

Re: Rezoning - Block 8, Plan XLII, Block 15, Plan 7922849  
Highland Green - Canavest.

---

The area under consideration for development located north of 60<sup>th</sup> Street and south of Halman Crescent is situated directly across from our property at 20 Halman Crescent. Therefore, the plan to develop this property in question will greatly affect the quality of living to our family. The project which is pending by Canavest Properties will definitely have a negative impact on our family and the "quality of life" that our community values highly.

First, ~~the~~ the number of condominiums (53-55) proposed for this site will create an ENORMOUS amount of traffic for Halman Crescent. The main entrance is situated directly across from our property. We are extremely concerned about the safety of our young children and the other neighbourhood children.

Second, the view of these condominiums would greatly obstruct our skyline view of the city. All we would see

C. Savcik, City Clerk

Re: Rezoning - Highland Green - Canavest

Pa. 2

from our "view" windows would be buildings and parking lots. This is not desirable to us, nor is this a plan we wish to see developing in our community.

Then, the proposed population density (133.92 persons per hectare) we believe to be considerably too high for our community. When Protask was proposing to develop this property we knew then that the density requested (95 persons per hectare) was not right for this community. The present proposal by Canavest, with a higher density than the prior proposal by Protask, is even more unacceptable to us as taxpaying residents and as a single family home community.

Also, the fact that the proposal by Canavest Properties is for R-3 rental units; we are indignant that this factor will devalue the value of our home and property.

Please take heed to the urgency of our situation in this matter. The proposed plan by Canavest Properties is very unsuitable and undesirable to our single family dwelling community. We do not want to see such a large 3 storey complex directly across from our home. We request that this piece of land in consideration not be zoned for R3 development.

Sincerely

Jim and Alice Sainen  
20 Helman Crescent, Red Deer  
Ph. 346-1782

|          |           |
|----------|-----------|
| RECEIVED |           |
| TIME     | 2 50      |
| DATE     | Aug 21/89 |
| BY       | dy        |

Submitted to City Council  
Date: 89/08/21

August 19, 1989,  
11 Halman Crescent,  
Red Deer, Alberta,  
T4N 6J9.

City of Red Deer,  
City Clerk's Office,  
Red Deer, Alberta.

To the attention of Mayor McGhee and all City of Red Deer City Council Members.

Re: Rezoning - Block 8, Plan XLII, Block 15, Plan 792 2849  
Highland Green (Halman Crescent) - CANAVEST.

Halman Crescent and our adjacent neighborhoods are once again placed in a very serious state of concern by another high density development proposal. This one by CANAVEST.

We trust that Council recalls our pleas for support a year ago, during a similar proposal by Protask. Despite our concerns Council saw fit to approve the Re-Zoning. Protask was not able to proceed with the development, and as promised, Council redesignated the site to it's original land use designation. Council promised this as a protection to our community in that if Protask failed, no other development would be able to take advantage of the Re-Zoning without first being studied by Council and proving it's compatibility to our neighborhood. We thank Council for standing by it's word. Once again register our request to not allow a large Multi-Unit, high density development to be built on Halman Crescent. If you rule against our repeated request, at least maintain the same restrictions to Canavest, you originally designated to Protask.

The Canavest proposal requests 55 units, 3 floors in each structure and an approximate population of 168 persons. The final approval Council granted Protask was 42 units (with under ground parking), 2 floors in each structure and a density of 95 persons per hectare.

We would like to make these requests to Council:

1. At least give some thought to some possible solution that may be able to complete the development of Halman Crescent, without the construction of a huge Multi-Unit, Multi-Structure Complex. Our Highland Green neighborhoods are already congested with a very high density population.

2. If you decide to give this Canavest proposal first reading, please maintain the standards you insisted were to our advantage 1 year ago with the Protask proposal.

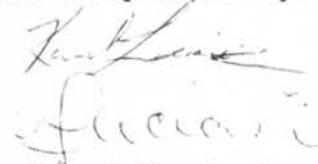
- Not more than 42 Units.
- Buildings no higher than 2 floors.
- A density no higher than 95 persons per hectare.
- Do not extend the east lane for an access to the complex. This lane presently serves as both an access to 5 homes as well as the only access to an existing, large apartment complex.

- Provide some protection that the complex will be maintained as Condominiums for sale, and not be converted to apartments, at some later date, because of difficulty in selling them. (Protask had promised the presale of 15 units before construction would begin.)

3. Please consider a separate access to such a development from 60th Street. This would solve many concerns we have in the neighborhood. The complex would not have access to Halman Crescent, and would not create increased traffic problems to our neighborhood, which is our largest concern.

In closing please accept these requests in a spirit of community concern. The simple fact is that we have a super neighborhood and it is well worth the concern of our community and city council to maintain. Please grant us your consideration.

Yours Respectfully,



Karol and Wendy Luciani.

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 22, 1989

Beta Surveys Limited  
5205B - 54 Avenue  
Red Deer, Alberta  
T4N 5K5

Attention: Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: CANAVEST PROPERTIES INC., DEVELOPMENT OF LOT 8, PLAN XLII  
ADJACENT C.O.T. 792085030 and LOT 8B, BLOCK 15, PLAN 792-2849

Your letter of August 9, 1989 concerning a proposed 55 unit condominium development pertaining to the above-noted property on behalf of Canavest Properties Inc., was presented to Council August 21, 1989 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered proposal by Canavest Properties Inc. to construct a 55 unit condominium development on Lot 8, Plan XLII adjacent C.O.T. #792085030 and Lot 8B, Block 15, Plan 792-2849 hereby approves the proposal in principle subject to the minor modifications referred to by the Planning Commission and to the conditions as outlined by the Administration as presented to Council August 21, 1989."

For your further information I am also enclosing herewith the administrative comment which appeared on the Council agenda and which is referred to in the above-noted resolution.

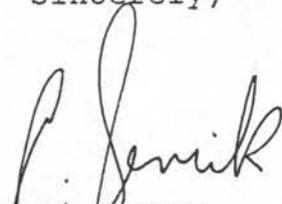
By way of a copy of this letter we are requesting the Planning Commission to prepare the Land Use Bylaw amendment for First Reading. We anticipate that the Bylaw could be prepared in time for First Reading at the September 5th Council meeting, provided that further information is supplied to the Regional Planning Commission pertinent to the Bylaw. In this regard, please contact Mr. Bill Shaw, Deputy Director, (343-3394) who will advise as to the additional information required.

Page 2  
Beta Surveys Limited  
August 22, 1989

Subsequent to First Reading, this office will prepare advertising for a Public Hearing. In accordance with the Land Use Bylaw you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of said advertising. The estimated cost in this instance is \$600.00 and we will require this deposit immediately following First Reading to proceed with the advertising. Once the actual costs are known you will be either invoiced for or refunded the balance.

The decision of Council in this instance is submitted for your information, and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Deputy Director, RDRPC  
Bylaws & Inspections Manager  
Director of Engineering Services  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Director of Community Services  
Council & Committee Secretary, Wilma

**BY-LAW 2672/S-89**

BEING a By-Law to amend the Land Use By-Law 2672/80

The Municipal Council of the City of Red Deer in the Province of Alberta duly assembled hereby enacts that By-Law 2672/80 be amended as follows:

1. That clause 1.2.2. be amended by deleting therefrom the definition of "Home Occupation" and substituting in its place instead the following:

"Home Occupation" - means and includes a use approved by the Municipal Planning Commission to be carried on;

- ( i ) by a person in a residential building or a building accessory thereto, where such person is the occupant thereof and is the sole owner or a person having not less than a 50% interest in the said building, or
- ( ii ) by a person in a residential building or a building accessory thereto, where such person is the occupant thereof and is certified by a medical doctor as a handicapped occupant.

2. That Section 1.2.2. be amended by adding thereto the following:

"Handicapped Occupant" - shall mean and included a person who because of mental or physical disability, is not capable of working in a workplace environment but is capable of working in a residential environment.

3. By deleting clause 5.2.1. in its entirety and substituting in its place and stead the following:

"5.2.1. - Home Occupations

- ( 1 ) Where Home Occupations are a discretionary use in a district they shall be subject to the following regulations:
  - ( a ) the use shall be restricted to the dwelling unit or accessory building,
  - ( b ) the approval of an office as a Home Occupation will be allowed only for normal office work therein by the occupant only,
  - ( c ) no outside storage of goods, equipment, material of any kind or stock other than that normally associated with an office will be allowed on the site of the Home Occupation,
  - ( d ) the peace, quiet, dignity and other amenities of the neighborhood shall not be disturbed by dust, noise, odor, smoke or traffic generated by the proposed Home Occupation,
  - ( e ) no mechanical equipment other than office equipment for an approved office use, or housekeeping equipment ordinarily used for housekeeping purposes shall be used in connection with the Home Occupation,
  - ( f ) not more than one business vehicle used in or for the Home Occupation shall be parked on the site or on any street adjacent thereto.
  
- ( 2 ) Except in the case of a person who is a handicapped occupant,
  - ( i ) the manufacture, construction, publication, distribution of any material, thing or item shall not be permitted, and
  - ( ii ) no articles or items manufactured, produced or published shall be offered for sale within the residence or accessory building.

(3) No signs shall be erected upon the site of the Home Occupation or any lands adjacent thereto to advertise the home occupation.

4. This By-Law shall come into full force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A THIRD TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 2672/T-89**

Being a Bylaw of the City of Red Deer, in the Province of Alberta, to amend the City of Red Deer Land Use Bylaw 2672/80.

The Municipal Council of the City of Red Deer, in the Province of Alberta, duly assembled, hereby enacts that Land Use Bylaw 2672/80 be amended as follows:

1. That clause 4.12.1 be deleted and that there be substituted in its place and stead the following:

"4.12.1 - No sign shall hereafter be erected, enlarged, changed or structurally altered except in conformity with this Bylaw and the Sign Bylaw."

2. By adding thereto the following section:

"4.12.2 - The type, structure, size and location of signs shall conform with the Sign Bylaw, the requirements of each Land Use Bylaw district and the following regulations:

TYPE OF SIGN

SIZE AND HEIGHT REGULATIONS

- |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) A-Board Signs                                  | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (2) Awning, Canopy and Marquee Signs               | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (3) Under Canopy Signs                             | Maximum vertical dimension - 1.5 m                                                                                                                                                                                                                                                                                                                                                                                                 |
| (4) Billboard Signs                                | Maximum height above grade - 5.5 m                                                                                                                                                                                                                                                                                                                                                                                                 |
| (5) Facia Signs                                    | As per the Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                              |
| (6) Free Standing Signs                            | Maximum surface area:<br>1.5 m <sup>2</sup> in A1, P1 and PS Districts<br>5.0 m <sup>2</sup> in C3 Districts<br>12.0 m <sup>2</sup> in C1, I1 and I2 Districts<br>18.5 m <sup>2</sup> in C4 and DC(2) Districts<br>C2 Districts as per Sign Bylaw<br><br>Maximum height above grade:<br>4.5 m in C3, A1, P1 and PS Districts<br>9.0 m in C1, I1, I2 and DC (2) District<br>12.0 m in C4 District<br>C2 District as per Sign By-law |
| (7) Neighbourhood and Housing identification signs | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (8) Painted Wall Signs                             | As per Sign Bylaw                                                                                                                                                                                                                                                                                                                                                                                                                  |

- |                      |                                           |
|----------------------|-------------------------------------------|
| (9) Projecting Signs | Maximum surface area - 4.5 m <sup>2</sup> |
| (10) Roof Signs      | As per Sign Bylaw                         |
| (11) Wall Signs      | Maximum horizontal dimension - 6.1 m      |

3. That clause 6.1.1.2(4) be deleted and that there be substituted in its place and stead the following:

- (4) Identification and local advertising on the following types of signs (see Section 4.12):  
Awning signs  
Canopy signs

4. That clause 6.1.1.3(6) be deleted and that there be substituted in its place and stead the following:

- (6) Identification and local advertising on the following types of signs (see Section 4.12):  
Free standing signs

5. That clause 6.2.1.2(10) be deleted and that there be substituted in its place and stead the following:

- (10) Identification and local advertising on the following types of signs (see Section 4.12):  
A-Board signs  
Awning, canopy and marquee signs  
Under canopy signs  
Facia signs  
Free standing signs  
Neighbourhood identification signs  
Painted wall signs  
Projecting signs  
Roof signs  
Wall signs

6. That clause 6.2.1.3(10) be deleted and that there be substituted in its place and stead the following:

- (10) General advertising and directional information on the following types of signs (see Section 4.12):  
Billboard signs  
Painted wall signs  
Wall signs

7. That clause 6.2.2.3(2) be deleted and that there be substituted in its place and stead the following:

- (2) Identification, local advertising, and general advertising on the following types of signs (see Section 4.12):  
A-Board signs  
Awning, canopy signs

Under canopy signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs

8. That clause 6.2.3.3(2) be deleted and that there be substituted in its place and stead the following:

- (2) Identification and local advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Projecting signs

9. That clause 6.2.4.2(4) be deleted and that there be substituted in its place and stead the following:

- (4) Identification and local advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs  
Roof signs  
Wall signs

10. That clause 6.2.4.3(11) be deleted and that there be substituted in its place and stead the following:

- (11) General advertising and directional information on the following types of signs (see Section 4.12):  
Billboard signs  
Free standing signs  
Painted wall signs  
Roof signs  
Wall signs

11. That clause 6.3.1.2(11) be deleted and that there be substituted in its place and stead the following:

- (11) Identification, local advertising and general advertising on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Billboard signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs

Wall signs

12. That clause 6.3.2.2(2) be deleted and that there be substituted in its place and stead the following:

- (2) Identification, local advertising, general advertising and directional information on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Billboard signs  
Facia signs  
Free standing signs  
Painted wall signs  
Projecting signs  
Wall signs

13. That clause 6.4.1.3(14) be deleted and that there be substituted in its place and stead the following:

- (14) Identification information on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Projecting signs

14. That clause 6.5.1.3(5) be deleted and that there be substituted in its place and stead the following:

- (5) Identification information on the following types of signs (see Section 4.12):  
Awning, canopy signs  
Under canopy signs  
Facia signs  
Projecting signs

15. That clause 6.6.1.2(3) be deleted and that there be substituted in its place and stead the following:

- (3) Neighbourhood identification signs (see Section 4.12).

16. That clause 6.6.2.2(4) be deleted and that there be substituted in its place and stead the following:

- (4) Neighbourhood and housing identification signs (see Section 4.12).

17. That clause 6.6.3.3(5) be deleted and that there be substituted in its place and stead the following:

- (5) Neighbourhood and housing identification signs (see Section 4.12).

18. That clause 6.6.4.3(4) be deleted and that there be substituted in its place and stead the following:

(5) Neighbourhood and housing identification signs (see Section 4.12).

19. That section 6.6.5 clause DC2.1.2(1) be deleted and that there be substituted in its place and stead the following:

- (1) Identification and local advertising on the following types of signs (see Section 4.12):
- Awning, canopy signs
  - Under canopy signs
  - Facia signs
  - Free standing signs
  - Painted wall signs
  - Projecting signs
  - Roof signs
  - Wall signs

20. That section DC2.2(3)(e) be deleted.

21. This Bylaw shall come into full force and effect upon third reading.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

READ A THIRD TIME AND FINALLY PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1989.

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2672/U-89

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

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

- (1) Section 6.2.4.2 is amended by deleting the following:  
2 - Eating and beverage establishments subject to Section 6.2.4.5  
5 - Commercial recreational establishments
- (2) Section 6.2.4.3 is amended by adding the following:  
Eating and beverage establishments subject to Section 6.2.4.5  
Commercial recreational establishments
- (3) Section 6.2.4.2 is amended by adding the following to Subsection (7)c  
"and bulk petroleum products"
- (4) Section 6.3.1.3 is amended by deleting the following:  
10 - Commercial recreation facilities on those sites located in the I1 district commonly known as the CP Light Industrial area located between the CP railway line on the east and the Red Deer River on the west. (2672/D-84)

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_ day of \_\_\_\_\_ A.D. 1989

\_\_\_\_\_  
MAYOR

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

