

FILE

DATE: August 3, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
HELD IN THE COUNCIL CHAMBERS, CITY HALL,
TUESDAY, AUGUST 2, 1994
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of July 18, 1994

DECISION - CONFIRMED

PAGE

(2) **UNFINISHED BUSINESS**

- (1) Deo Jaipaul - Re: Unsightly Premises 3802 and 3838-45 Avenue .. 1

DECISION - DENIED APPEAL OF COUNCIL RESOLUTION OF JULY 4, 1994

- (2) Land and Economic Development Manager - Re: Sale of Lots 30 and 31, Block 28, Plan K/Parking Lot on 51 Street Between 48 Avenue and 49 Avenue .. 5

DECISION - AGREED TO SALE OF LOTS TO BABCAR DEVELOPMENTS LTD.

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- (1) Land and Economic Development Manager - Re: Proposed Purchase of Portion of Abandoned 6" High Pressure Natural Gas Line Within 63 Street and 46 Avenue and Lots 28 and 21, Plan 892-2868 . . 10

APPROVED THE PURCHASE OF THE ABANDONED GAS LINE FROM NORTHWESTERN UTILITIES LIMITED FOR \$1.00

- (2) Fire Chief - Re: Tenders For New Pumper Ladder Unit . . 14

DECISION - AUTHORIZED PURCHASE OF PUMPER/LADDER UNIT FOR \$355,000. WITH OVEREXPENDITURE TO BE COVERED BY ANY 1994 SURPLUS IN THE DEPARTMENT BUDGET AND SECONDLY FROM THE 1995 CAPITAL BUDGET

- (3) Red Deer Regional Planning Commission - Re: Proposed Land Use Bylaw Amendment 2672/S-94/CPR Right-Of-Way Area Redevelopment Plan Area 8/Harper's Metals and Old Pioneer Electric Sites . . 16

DECISION - AGREED TO FIRST READING

- (4) Director of Engineering Services - Re: CFB Penhold/Red Deer Industrial Airport/Establish City/County Committee . . 17

DECISION - APPROVED FORMATION OF A COMMITTEE TO REVIEW SUCH ISSUES AS SEWER AND WATER SERVICES AT THE INDUSTRIAL AIRPORT

- (5) Bylaws and Inspections Manager - Re: Taxi-Business Bylaw Amendment 3076/A-94 . . 19

DECISION - AGREED TO FIRST READING

- (6) City Solicitor - Re: Land Use Bylaw Amendment 2672/R-94/
Licences to Occupy/Structural Changes to Non-conforming
Buildings Occupying Road-Widening Setbacks in C1
Areas/Technical Amendments . . 27

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- (7) Land and Economic Development Manager - Re: Sale of
Former CP Rail Right-Of-Way to Westward Parts Services
Ltd. and Golden West Investments Ltd. . . 28

**DECISION - APPROVED THE SALE OF A PORTION OF CP RAIL MAIN LINE
RIGHT-OF-WAY TO WESTWARD PARTS SERVICES LTD. WITH CONDITIONS**

- (8) Land and Economic Development Manager - Re: Street Name
Change/53 Avenue to Kentwood Drive . . 32

**DECISION - APPROVED THE NAME CHANGE FROM 53 AVENUE TO
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- (9) Land and Economic Development Manager - Re: A.G.T.
Limited Purchase of Part of Lot 12 MR, Block 2, Plan 912-
3660/Edgar Industrial Drive . . 34

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- (10) Land and Economic Development Manager - Re: Northlands
Industrial Park/Purchase of Lot G, Block 4, Plan 782-2528
from Northwestern Utilities Ltd. . . 36

**DECISION - APPROVED ACQUISITION OF SAID LANDS FROM
NORTHWESTERN UTILITIES LIMITED FOR \$1.00 WITH THE CITY ALLOWING
NORTHWESTERN UTILITIES LIMITED AN EASEMENT**

- (11) Red Deer Regional Planning Commission - Re: Proposed
Land Use Bylaw Amendment 2672/T-94/Eastview Estates -
Phases 15 and 16/Melcor Developments Ltd. . . 38

DECISION - RECEIVED AS INFORMATION AND AGREED TO FILE

- (12) City Clerk - Re: Disposal of Municipal Reserve/Lot R, Block 4,
Plan 4963 TR/Lot R, Block 2, Plan 1030 NY . . 39

DECISION - RECEIVED AS INFORMATION AND AGREED TO FILE

(5) **CORRESPONDENCE**

- (1) Province of Alberta/Premier Ralph Klein - Re: Termination of
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Funding/Unconditional Municipal Grant Program . . 41

**DECISION - DIRECTED THE MAYOR TO CORRESPOND WITH THE PREMIER
AND THE MINISTER OF COMMUNITY DEVELOPMENT REQUESTING
ANSWERS TO SPECIFIC QUESTIONS OUTLINED IN CORRESPONDENCE OF
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- (2) Snell and Oslund Surveys (1979) Ltd. - Re: Laebon
Subdivision/Kentwood Phase 5B/Road Closure/Kelly Street/
Bylaw 3114/94 . . 46

DECISION - AGREED TO FIRST READING

- (3) Therapeutic Health Exercise Centre - Re: Proposed Uses -
Medical Professionals/2811D Bremner Avenue . . 50

**DECISION - APPROVED USES - MEDICAL PROFESSIONALS AT 2811D
BREMNER AVENUE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **BYLAWS**

- (1) 2672/R-94 - Land Use Bylaw Amendment/Licences to
Occupy/Structural Changes to Non-conforming Buildings
Occupying Road-Widening Setbacks in C1 Areas/Technical
Amendments - 1st Reading . . 27
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DECISION - THREE READINGS CARRIED

- (2) 2672/S-94 - Land Use Bylaw Amendment/C.P.R. Right-Of-Way Area Redevelopment Plan/Area 8/Harper's Metals and Old Pioneer Electric Sites - 1st Reading . . 16
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DECISION - FIRST READING CARRIED

- (3) 2672/T-94 - Land Use Bylaw Amendment/Eastview Estates/Phase 15 (14 Single Family Lots)/Phase 16 (27 Single Family Lots) - 1st Reading . . 38
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DECISION - FIRST READING CARRIED

- (4) 3076/A-94 - Taxi-Business Bylaw Amendment - 1st Reading . . 19
.. 61

DECISION - FIRST READING AS AMENDED CARRIED (SECTION 10 SUB. 1 CHANGE FROM 700 TO 735; SECTION 15 SUB. 6 DELETE 10% AND REPLACE WITH 5%)

- (5) 3114/94 - Road Closure Bylaw/Kentwood Subdivision Phase 5B/Kelly Street - 1st Reading . . 46
.. 68

DECISION - FIRST READING CARRIED

AGENDA

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
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COMMENCING AT 4:30 P.M.

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- (4) REPORTS

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.. 68 |

Committee of the Whole

- | | |
|----|-----------------------|
| 1) | Administrative Matter |
| 2) | Legal Opinion |

NO. 1

1

Hand Delivery

5405-61st

Ponoka

Alberta T4f 1L2

94.07.15

Kelly Kloss

City Clerk

City of Red Deer

Dear Sir/Madam,

Re: Attached Letter

I am astonished that Council will pass the motion without my input. I reject the allegations being made and give my notice to appeal the resolution.

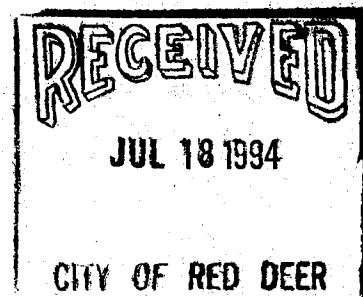
The Council should have all the facts instead of "being of the opinion".

Thank you.

Yours Sincerely

Deo Jaipaul

Df/SSF



DATE: July 20, 1994
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: Deo Jaipaul

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

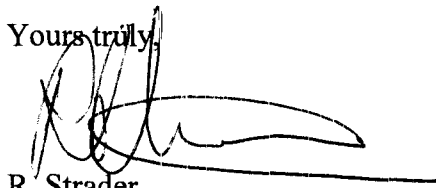
Council, during the July 4, 1994 meeting passed the attached resolution concerning Mr. Jaipaul's property. Prior to this we sent three letters to Mr. Jaipaul's address as shown on the tax roll, a fourth letter (double registered) indicating the matter was to be considered by Council was returned marked "refused". As well, on June 16, 1994, a phone message was left on the Jaipaul's answering machine.

The letter from the City Clerks Department containing the Council Resolution was also returned "refused". When we were informed of this we contacted a Red Deer process server who served the resolution personally (not without some difficulty). It might be of interest to note that a letter sent April 29, 1994, concerning another Red Deer property owned by the Jaipaul's resulted in the property being cleaned up promptly.

The property owners have been given every opportunity to clean up their property. Refusal of registered mail is obviously an attempt to postpone any action on properties that prompted complaints 2½ month ago.

Recommendation: That Council re-affirm its previous resolution and the clean up begin on these sites immediately.

Yours truly,



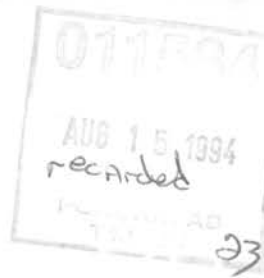
R. Strader
Bylaws & Inspections manager
BUILDING INSPECTION DEPARTMENT

RS/cp

Year	Percentage
1990	85
1995	88
2000	82



Mr. Deo Jaipaul
5405 - 61 Street
Ponoka, Alberta
T4J 1L2



41
RECEIVED
R-4 VII '94
CANADA
POST
#4.36
R100-403

AUG 24 1994

OFFICE OF RED DEER
AUG 08 1954
PC
T



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 5, 1994

DOUBLE REGISTERED

Deo and Shantie Jaipaul
5405 - 61 Street
Ponoka, Alberta
T4J 1L2

Dear Sir/Madam:

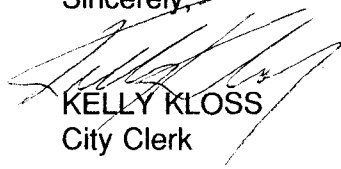
RE: UNSIGHTLY PREMISES 3802 AND 3838 - 45 AVENUE, RED DEER, ALBERTA

I hereby advise that Council of the City of Red Deer at its meeting of July 4, 1994, passed the following motion regarding the above matter:

"RESOLVED that Council of The City of Red Deer, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of accumulated garbage, lack of proper containers and screening, and general lack of maintenance, Deo and Shantie Jaipaul, being the registered owners of 3802 and 3838-45 Avenue, 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 clean up the sites, install adequate garbage containers and proper screening and to maintain the sites in a neat and clean condition, free of waste and debris, failing which the Bylaws and Inspections Manager of the City is authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Deo and Shantie Jaipaul 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 owners of these properties have the right to appeal this decision to Council. If they wish to appeal, they must submit a letter by certified mail to the City Clerk within 10 days of the notice of the Council resolution."

The decision of Council in this instance is submitted for your information and appropriate action. Your cooperation regarding the above would be greatly appreciated.

Sincerely,


KELLY KLOSS
City Clerk

KK/clr

cc: Bylaws and Inspections Manager



*a delight
to discover!*

*Recd
94 07 13.*

Commissioners' Comments

We have had no material submitted to support the appeal from Mr. Jaipaul and we have been advised that Mr. Jaipaul will not be in attendance at the Council Meeting.

We recommend that Council reject the appeal.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 29, 1994

Mr. Deo Jaipaul
5405 - 61 Street
Ponoka, Alberta
T4J 1L2

Dear Sir:

RE: APPEAL OF COUNCIL RESOLUTION OF JULY 4, 1994 -
UNSIGHTLY PREMISES/3802 & 3838 - 45 AVENUE, RED DEER, ALBERTA

The attached letter was sent to you by Double Registered Mail. As shown on the attached envelope, same was refused by the addressee.

I am now forwarding this letter by regular mail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
City Clerk

KK/ds

Encl.

c.c. Bylaws & Inspections Manager



*a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

DOUBLE REGISTERED

August 3, 1994

Mr. Deo Jaipaul
5405 - 61 Street
Ponoka, Alberta
T4J 1L2

Dear Sir:


RE: APPEAL OF COUNCIL RESOLUTION OF JULY 4, 1994 -
UNSIGHTLY PREMISES/3802 & 3838 - 45 AVENUE, RED DEER, ALBERTA

I hereby advise that Council of The City of Red Deer at its meeting of August 2, 1994, passed the following motion regarding the above matter.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. Deo Jaipaul dated July 15, 1994, hereby agrees to deny the appeal concerning the Council resolution of July 4, 1994, re: Unsightly premises 3802 and 3838 - 45 Avenue, Red Deer, Alberta, and as presented to Council August 2, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. Your cooperation in complying with the original Council resolution of July 4, 1994, would be greatly appreciated.

Sincerely,



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Bylaws & Inspections Manager

**RED DEER***a delight
to discover!*


TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☒ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
☐ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ PUBLIC WORKS MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☐ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE: Deo Jaipaul -Unightly Premises (3802 & 3838-45 Avenue)Please submit comments on the attached to this office by July 25, 1994for the Council Agenda of August 29, 1994.


KELLY KLOSS
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 18, 1994

Deo and Shantie Jaipaul
5405 - 61 Street
Ponoka, Alberta
T4J 1L2

Dear Sir/Madam:

RE: UNSIGHTLY PREMISES 3802 AND 3838 - 45 AVENUE, RED DEER, ALBERTA

Receipt of your letter dated July 15, 1994 is hereby acknowledged.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Tuesday, August 2, 1994. Council Meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at this Council Meeting, please call our office on Friday, July 29, 1994 and we will advise you of the approximate time that Council will be discussing this item.

Please enter City Hall on the park side entrance upon arrival and proceed up to the second floor Council Chambers.

This request has been circulated to City Administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 29, 1994, or if it would be more convenient for you, please let us know and we will fax same to you.

If you have any questions please do not hesitate to contact the writer.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr

**RED DEER***a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

DOUBLE REGISTERED

August 3, 1994

Mr. Deo Jaipaul
5405 - 61 Street
Ponoka, Alberta
T4J 1L2

Dear Sir:

RE: APPEAL OF COUNCIL RESOLUTION OF JULY 4, 1994 -
UNSIGHTLY PREMISES/3802 & 3838 - 45 AVENUE, RED DEER, ALBERTA

I hereby advise that Council of The City of Red Deer at its meeting of August 2, 1994, passed the following motion regarding the above matter.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. Deo Jaipaul dated July 15, 1994, hereby agrees to deny the appeal concerning the Council resolution of July 4, 1994, re: Unsightly premises 3802 and 3838 - 45 Avenue, Red Deer, Alberta, and as presented to Council August 2, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. Your cooperation in complying with the original Council resolution of July 4, 1994, would be greatly appreciated.

Sincerely,



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Bylaws & Inspections Manager

*a delight
to discover!*

DATE: July 22, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **SALE OF LOTS 30 AND 31, BLOCK 28, PLAN K
(PARKING LOT ON 51 STREET BETWEEN 48 AND 49 AVENUE)**

At the May 24, 1994 meeting of Red Deer City Council, a resolution was passed approving the advertising of the above lots for sale. At the request of the Bylaws and Inspections Manager, the Land and Economic Development Department proceeded to advertise the parcel for sale in the local press, asking for sealed offers on the property, to include details, if any, of any proposed development. Tenders closed on Friday, July 15, 1994.

Three submissions were received. All three submissions conformed with the tender call in all respects. There were no proposals for redevelopment of the site, as all three bidders contemplated continuing to use the site for parking.

The bids were as follows:


Babcar Developments Ltd.	\$ 75,500
Parsons (Red Deer) Ltd.	71,000
Standard Life Assurance Company	55,000

It is a condition of purchase in both the Babcar Developments and Standard Life Assurance offers, that the City warrants the land environmentally clean. This is standard procedure currently, and consistent with most land transactions which now occur.

An in-house appraisal of the property, completed prior to advertising, indicated a value in the \$12 per square foot range or approximately \$75,000 for the parcel.

RECOMMENDATION

The Land and Economic Development Department recommends that the City accept the offer of \$75,500 from Babcar Developments Ltd. We would further recommend that the City undertake whatever steps are necessary, at our expense, to warrant the land environmentally clean.


Alan V. Scott
AVS/mm

c: R. Strader, Bylaws and Inspections Manager
W. Lees, Land Supervisor

PARKING LOT P-12

Legal Description: Lots 30 and 31, Block 28, Plan K
 Certificate of Title Number 912-069-612
 Excepting thereout all mines and minerals

Location: 4819 - 51 Street
 (51 Street between 48 and 49 Avenue)

Zoning: C1

Dimensions: Frontage (51 Street) - 15.24 metres (50.0 feet)
 Depth - 38.10 metres (125 feet)

Improvements: Pavement from property line to property line

Access: From laneway to the south
 (access would be considered from 51 Street)

The property is presently used for parking. Submissions will be received by the City until **2:30 p.m., Friday, July 15, 1994**, for the acquisition of the property. Sealed submissions should include an Offer to Purchase, accompanied by a Certified Cheque representing 10% of the purchase price; and details of development (if any). Balance of the purchase price to be paid 30 days from approval of sale by City Council. ***The City reserves the right to reject any or all offers.*** Submissions should be delivered to:

The City of Red Deer
 City Clerk's Department
 2nd Floor, City Hall
 4914 - 48 Avenue
 P. O. Box 5008
 Red Deer, Alberta
 T4N 3T4

Phone 342-8121 or 342-8106

**For Sale
LAND FOR DEVELOPMENT**

**Lots 30-31, Block 28, Plan K
4819 - 51 Street**

THE CITY OF RED DEER will accept offers for the purchase of the above parcels, located on 4819 - 51 Street. The property is zoned C-1 and is presently used for parking. The property has a frontage of 15.24 metres (50 feet) and a depth of 38.10 metres (125 feet).

Sealed offers for the property, including details of development, if any, will be accepted by the City Clerk's Department, 2nd Floor, City Hall, Red Deer, until **2:30 p.m. Friday, July 15, 1994**. Submissions must be accompanied by a certified cheque for 10% of the offer. Balance will be due 30 days following City Council approval.

*The City reserves the right to reject any or all offers.
Details on the property may be obtained from the Land and
Economic Development Department, 2nd Floor, City Hall,
Phone 342-8121 or 342-8106.*

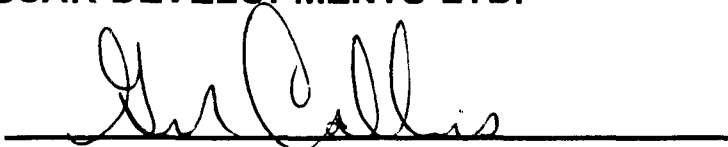
OFFER TO PURCHASE

**Lots 30 & 31, Block 28, Plan K
4819 - 51 Street**

Vendor	City of Red Deer
Purchaser	Babcar Developments Ltd.
Price	\$75,500.00
Deposit	\$7,550.00 balance 30 days following Council approval
Conditions	City warrants land environmentally clean
Property	As is

BABCAR DEVELOPMENTS LTD.

Per

A handwritten signature in black ink, appearing to read 'Garry N Collins', is written over a solid black horizontal line.

GARRY N COLLINS

Consideration was given to a report from the Bylaws and Inspections Manager dated May 12, 1994, **re: 51 Street Between 48 and 49 Avenue, Lots 30-31, Block 28, Plan K, Offer to Purchase**. The motion as set out hereunder was introduced and passed.

Moved by Alderman Guilbault, seconded by Alderman Schnell

"RESOLVED that Council of The City of Red Deer, having considered report from the Bylaws and Inspections Manager dated May 12, 1994, re: 51 Street Between 48 and 49 Avenue, Lots 30-31, Block 28, Plan K, hereby agrees that said site be advertised for sale with a request that all submissions include the intended use for said lots, following which any offers are to be evaluated by the Subdivision Committee and recommendations made back to Council."

Alderman Volk was not present during the vote.

MOTION CARRIED

Commissioners' Comments

We support the recommendations of the Land and Economic Development Manager and note that the sale was supported by the Downtown Planning Committee. All proceeds from this sale will be applied to the Parking Fund. This matter was handled by the Downtown Planning Committee rather than by the Subdivision Committee as originally contemplated in the Council Resolution.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner

DATE: August 3, 1994
TO: Land & Economic Development Manager
FROM: Assistant City Clerk
RE: SALE OF LOTS 30 & 31, BLOCK 28, PLAN K (PARKING LOT ON 51 STREET
BETWEEN 48 AND 49 AVENUES)

At the Council Meeting of August 2, 1994, consideration was given to your report dated July 22, 1994, concerning the above topic, at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated July 22, 1994, re: Sale of Lots 30 and 31, Block 28, Plan K (Parking Lot on 51 Street Between 48 and 49 Avenues), hereby approves the sale of the above noted land to Babcar Developments Ltd., subject to the following conditions:

1. Sale price to be \$75,500.00 with the funds being allocated to the Parking Fund.
2. The City undertake whatever steps are necessary, at The City's expense, to warrant the land environmentally clean.
3. Land sale agreement satisfactory to the City Solicitor,

and as presented to Council August 2, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I ask that you contact Babcar Developments Ltd. to advise them of Council's decision.



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Financial Services
Director of Engineering Services
Bylaws & Inspections Manager
Land Supervisor

July 15, 1994

The City of Red Deer
City Clerk's Department
2nd Floor, City Hall
4919 - 48 Avenue
Red Deer, Alberta
T4N 3T4

**RE: Parking Lot P-12
4819 - 51 Street
Red Deer, Alberta
Lots 30 & 31, Block 28, Plan K**

Standard Life Assurance Company wishes to purchase the subject property and submits the following offer in response to your recent advertisement:

Bid Price: Fifty Five Thousand Dollars (\$55,000.00)

Use of Property: Parking lot for approximately 18 vehicles as per attached plan prepared for us by Snell & Oslund Surveys (1979) Ltd.

The City of Red Deer will confirm that a "parking lot" is, and will continue to be, an approved use of the property.

Access from 51 Street: The City of Red Deer hereby approves access from the existing laneway (to the South) as well as an access (to be constructed by the Purchaser to meet civic standards) from 51 Street, Red Deer.

Environmental Audit: The City of Red Deer shall provide the Vendor with an assurance that the property being purchased is environmentally clean and could provide a Phase I Environmental Assessment to the Purchaser's satisfaction if requested.

Deposit: A certified cheque in the amount of \$5,500.00 made payable to the City of Red Deer is enclosed.

Real Estate Commission:

The City of Red Deer will pay our agent, Weddell Mehling Pander & Associates Realty Ltd. its standard real estate fee if this Offer is successful.

Goods & Services Tax:

The Purchaser shall be responsible for paying the agreed purchase price plus GST on the same. The Vendor agrees that he/she/it shall accept from the Purchaser, in lieu of payment of the GST, a statutory declaration sworn by the Purchaser or an officer thereof confirming the following:

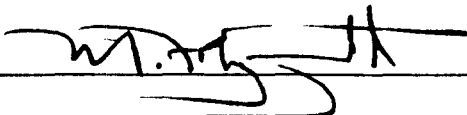
- a. that the purchaser is a GST registrant;
- b. confirming the Purchaser's GST registration number;
- c. confirming that the property being purchased does not constitute a residential complex for the purposes of paragraph 221(a) & (b) of the Excise Tax Act;
- d. in the case of the sale of land or buildings or both confirming that the Purchaser shall complete and file Form GST (91/06) with respect to the within purchase; and
- e. in the case of the sale or supply of all or substantially all of the property of a business confirming that the Purchaser shall complete and file Form GST 44 (91/10) with respect to the within purchase.

I trust you will find the above and enclosed to your satisfaction and that you will forward the results of this tender at your earliest convenience.

Yours truly,

Standard Life Assurance Company

Per:





Parsons (Red Deer) Ltd.

OFFER TO PURCHASE

Property: Parking Lot P-12
 Lots 30 and 31, Block 28, Plan K
 4819 51 Street

Offered price: Seventy one thousand dollars (\$71 000)

Proposed use: Parking

Enclosed: Certified cheque for seven thousand one hundred dollars
 (\$7 100)

Submitted by: Parsons (Red Deer) Ltd.
 4822 50 Street
 Red Deer, AB
 T4N 1X4
 343-8011

Officer: (Dr.) Michael J. Thain
 President

DATE: July 25, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **PROPOSED PURCHASE OF PORTION OF ABANDONED
6 INCH HIGH PRESSURE NATURAL GAS LINE WITHIN
63 STREET AND 46 AVENUE AND LOTS 28 AND 21, PLAN 892-2868**
(map attached)

As the inventory of serviced land in the Riverside Light Industrial Park is almost sold out, the City has now completed the installation of services within 46 Avenue and 63 Street to service Lot 28 and Lot 21, Plan 892-2868. The land is therefore now available for marketing, subject to the abandoned gas line being dealt with.

As noted on the attached map, Northwestern Utilities Limited has abandoned the gas main line through Lots 28 and 21. This gas line was abandoned by Northwestern Utilities when they re-routed this portion of the line east along the north side of 63 Street to the west side of the C.N.R. right-of-way.


The abandoned portion of the gas line through Lots 28 and 21 is covered by registered easement agreement #4767 KN and #1797 KW. These easements will have to be discharged to enable the City of Red Deer to sell portions of Lot 28 and Lot 21 unencumbered.

To discharge this easement, the City of Red Deer will have to become owner of the abandoned Northwestern Utilities gas line. Northwestern Utilities has agreed to dispose of this abandoned line to the City of Red Deer for One (\$1.00) Dollar. The Administration has reviewed the purchase of this line, with no objection being received (comments attached).

It is proposed that the pipe for the gas line will remain in place, and perspective purchasers of the property will be advised of its location. The Bylaws and Inspections Manager has no objection to this, as it is located some 2 metres underground and should not interfere with construction on the site, provided purchasers are aware of its location. In fact, disturbing the soil to remove the line has the potential for settlement, and could create more future interference with construction then leaving the line in place.

RECOMMENDATION

We recommend that City Council approve the purchase of the abandoned gas line from Northwestern Utilities Limited for One (\$1.00) Dollar, to enable the City to discharge registered easements #4767 KN and #1797 KW, and have the Land Titles for Lot 28 and Lot 21, Plan 892-2868 unencumbered as to Right-of-Way 2271 KS. With the cancellation of the easements, the City can proceed with the sale of lots in this area.


Alan V. Scott
AVS/mm
Att.

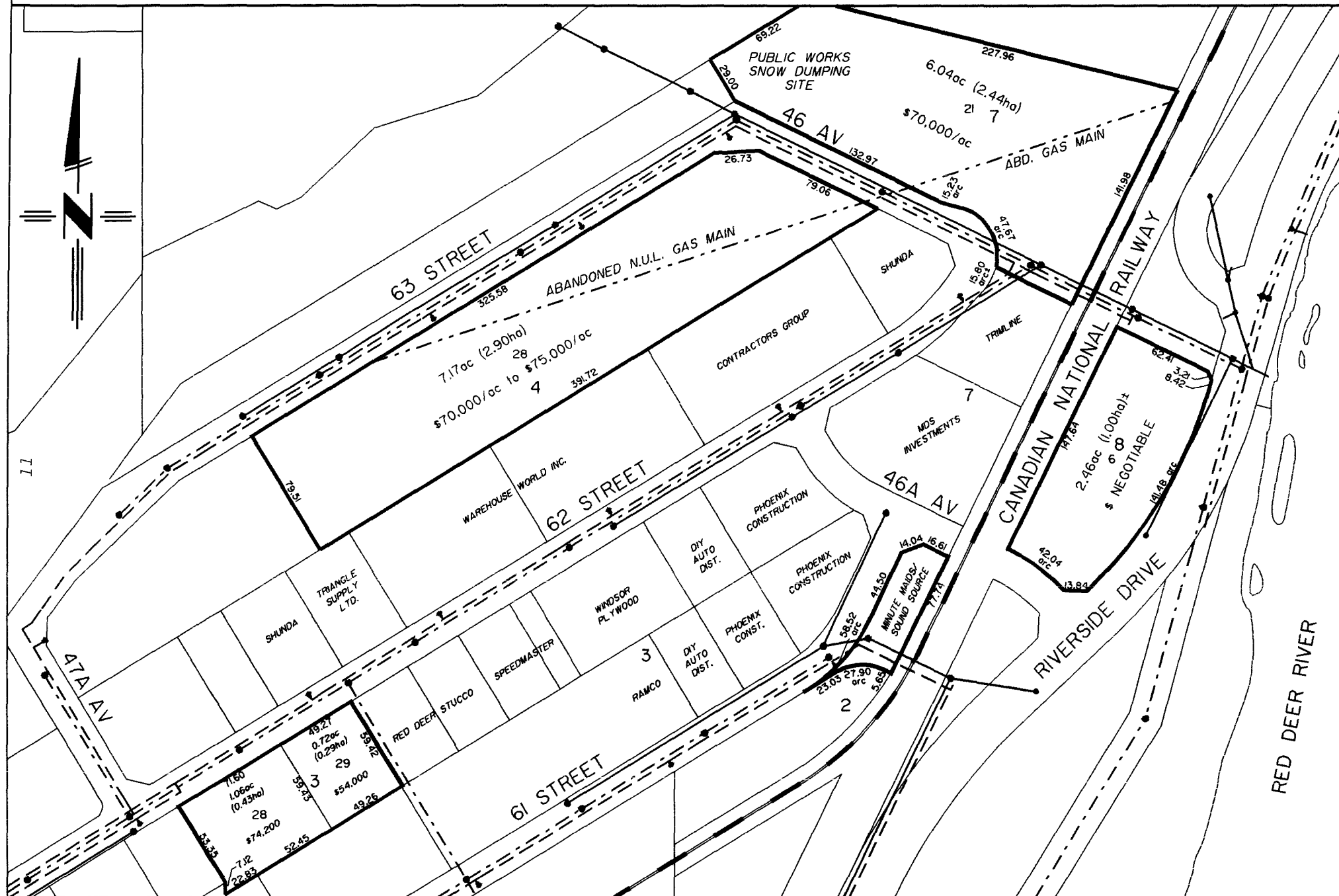
LOT DIMENSIONS and AREAS
should be VERIFIED with
REGISTERED PLANS and
CERTIFICATE of TITLE documentation.

RIVERSIDE LIGHT INDUSTRIAL PARK

SCALE 1:3000

15-JUN-1994

--- WATER
--- SANITARY
--- STORM



DATE: April 27, 1993

FILE NO. 93-1610

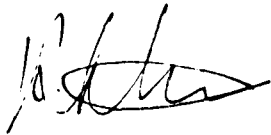
TO: W. Lees, Land Supervisor

FROM: Bylaws & Inspections Manager

RE: **RIVERSIDE LIGHT INDUSTRIAL - LOT 28, BLOCK 4, PLAN 892-2868
NORTHWESTERN UTILITIES LIMITED 6" GAS LINE**

In response to your memo of April 22, 1993, we wish to advise that we have no objections t the pipe remaining at this location, subject to a purchaser being made aware of its location.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: April 20, 1994
TO: Land Supervisor
FROM: Streets and Utilities Engineer
RE: **ABANDONED HIGH PRESSURE NATURAL GAS MAIN
LOT 28, BLOCK 4, PLAN 892-2868
LOT 21, BLOCK 7, PLAN 892-2868
LOT 2 MR, BLOCK 8, PLAN 892-2868
LOT 2 MR, BLOCK 10, PLAN 892-2868**

The Engineering Department has no objection to the purchase and abandonment of the existing gas main, as outlined in your memo of April 5, 1994.



Tom C. Warder, P. Eng.
Streets and Utilities Engineer

SS/emg

Commissioners' Comments

We concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"

Mayor

"C. CURTIS"

Acting City Commissioner

DATE: August 3, 1994
TO: Land & Economic Development Manager
FROM: Assistant City Clerk
RE: PROPOSED PURCHASE OF PORTION OF ABANDONED 6" HIGH PRESSURE
NATURAL GAS LINE WITHIN 63 STREET AND 46 AVENUE AND LOTS 28 AND
21, PLAN 892-2868

At the Council Meeting of August 2, 1994, consideration was given to your report dated July 25, 1994, concerning the above topic and at which meeting the following resolution was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated July 25, 1994, re: Proposed Purchase of Portion of Abandoned 6 Inch High Pressure Natural Gas Line Within 63 Street and 46 Avenue and Lots 28 and 21, Plan 892-2868, hereby approves the purchase of the abandoned gas line from Northwestern Utilities Limited for \$1.00, to enable The City to discharge registered easements #4767 KN and #1797 KW, and have the Land Titles for Lot 28 and Lot 21, Plan 892-2868 unencumbered as to Right-of-Way 2271 KS, and as presented to Council August 2, 1994."

The decision of Council in this instance is submitted for your information and appropriate action in order to discharge the registered easement #4767 KN and #1797 KW and have the land titles for Lots 28 and 21, Plan 892-2868 unencumbered as to Right-of-Way 2271 KS.



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Financial Services
Director of Engineering Services
Land Supervisor

DATE: July 22, 1994
TO: City Clerk
FROM: Fire Chief
RE: TENDERS FOR NEW PUMPER LADDER UNIT

We recently opened tenders on a new pumper ladder unit. This unit is to replace a 21 year old pumper, and is part of our long term equipment replacement program. Money is set aside each year in a reserve in our Capital Budget, and when sufficient reserves are available we purchase new equipment to replace old equipment.

In this case, our estimates for this unit were \$305,000.00, however, the low tender received was \$355,000.00 or \$50,00.00 higher than anticipated.

We could purchase a pumper unit with available budget funds by eliminating the 50 foot powered ladder requested on this unit, however, I am reluctant to recommend this approach. As Council is aware, we are operating with smaller on-duty crews than in previous years in order to meet budget guidelines. At times, we are unable to staff our aerial ladder with on-duty crews.

By combining a pumper and ladder on one unit, we would have the advantage of having a ladder on scene with the initial response units, rather than waiting for call-in personnel to respond with the aerial ladder.

Our original estimates for purchasing this unit were prepared about a year ago. Since that time, cost increases have occurred as follows:

Chassis -	increase of \$16,000.00
Ladder -	increase of \$14,000.00
Aluminum -	increase of 6%

The ladder portion of this unit is built in the United States as there are no ladder manufacturers producing in Canada. The exchange rate on the Canadian dollar has increased from 28% to 40% since our original estimates.

I am told by Superior that they are anticipating a 25% increase in their aluminum prices within the next 60 days which would add a further cost of \$5,000.00 to this unit. Therefore I wish to make the following recommendation.

Recommendation: That Council authorize the purchase of the pumper/ladder unit, with the short fall in funds of \$50,000.00 to be budgeted in the Fire Departments 1995 capital budget.

City Clerks
Page 2
July 22, 1994

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "R. Oscroft". The signature is stylized with a large, looped "R" and a cursive "Oscroft".

Robert Oscroft
Fire Chief

RO/ks

Commissioners' Comments

We concur with the recommendation from the Fire Chief.

"G. SURKAN"
Mayor

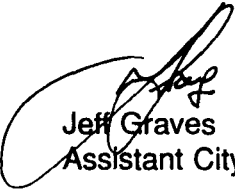
"C. CURTIS"
Acting City Commissioner

DATE: August 3, 1994
TO: Fire Chief
FROM: Assistant City Clerk
RE: TENDERS FOR NEW PUMPER LADDER UNIT

At the Council Meeting of August 2, 1994, consideration was given to your report dated July 22, 1994, concerning the above topic, at which meeting the following resolution was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Fire Chief dated July 22, 1994, re: Tenders For New Pumper/Ladder Unit, hereby authorize the purchase of the pumper/ladder unit in the amount of \$355,000.00 to be funded through the 1994 capital budget and the shortfall of \$50,000.00 to be funded firstly from any surplus in the Fire Department's 1994 budget and secondly from the Fire Department's 1995 capital budget, and as presented to Council August 2, 1994."

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



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Financial Services



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

MEMORANDUM

DATE: July 22, 1994

TO: CITY COUNCIL

FROM: FRANK WONG, PLANNING ASSISTANT

SUBJECT: Proposed Land Use Bylaw Amendment 2672/S-94
C.P.R. Right-Of-Way Area Redevelopment Plan - Area # 8
Harper Metals and Pioneer Electric Sites

The C.P.R. Right-of-Way Area Redevelopment Plan, being Bylaw No. 3073/92, was adopted on June 22, 1992 and amended by Bylaw No. 3073/A-93. Area # 8 of the above Plan which covers the portion of the abandoned right-of-way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising the Harper Metals site and the Pioneer Electric site. This area is to be redeveloped as high density residential development; a walkway is proposed on the northeast side of the development to connect to the historical C.P.R. Bridge.

During their meeting of July 18, 1994, City Council resolved that the above sites should be redesignated to Direct Control rather than R3 Residential (Multiple Family) District to allow them more flexibility in dealing with existing development on the site.

Pursuant to the Council resolution, we are submitting this Land Use Bylaw Amendment to re-designate the area from I1 to Direct Control and P1 and from R2 to P1. This rezoning would not render any existing uses as non-conforming.

Planning staff recommend that City Council proceed with the first reading of the proposed land use amendment.

Commissioners' Comments

We recommend Council proceed with First Reading.

Frank Wong

Mr. Frank Wong
PLANNING ASSISTANT

FW/sdd

"G. SURKAN"

Mayor

"C. CURTIS"

Acting City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

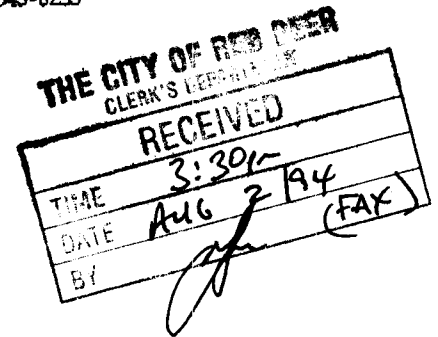
**Pillar Real Estate (1993) Corp.**

5216 - 48 Avenue
Red Deer, AB
T4N 3T9

Phone: 403-346-5566 (24 hrs.)
Fax: 343-6233

August 2, 1994

FAX 346-6195



Red Deer City Council

re: Land use By-Law Amendment # 2672/S-94

Further to my letter of July 14/94 to Kelly Kloss, please allow me to suggest the following for Councils consideration.

1. That additional Industrial Zoned Lands in this Lower Fairview area shown on the accompanying F10 Land use Districts Map, indicated by an arrow pointing to a hexagon around the current lot designation, be included in the above Amendment. Specifically, they are "N", which is bordered by 67th Street, Kerrywood Drive, and 68th Street, along with "2", at the corner of 56th Avenue and Kerrywood Drive.
2. That any new development in these areas be at least R3-D216, Owner-Occupied Residences, with the possible exception of "2", which would make an excellent Restaurant, or Convenience Store Location. Given the Park areas already in place, this part of Lower Fairview could become a Real People Place.
3. Please consider that there are no current proposals before Red Deer Regional Planning Commission for re-development to the lands specified in the above amendment. And, that we would make every effort to attract a developer who would turn this area into a "Real People Place", consistent with City Councils Plans for this area.

Back in the early 80's, when Rail Re-location, and the Centrum seemed impossible dreams, consistent, negotiation, and re-negotiation paid off. I respectfully suggest that the same type of enhancements, to the benefit of all Red Deer Citizens, can be negotiated in this instance.

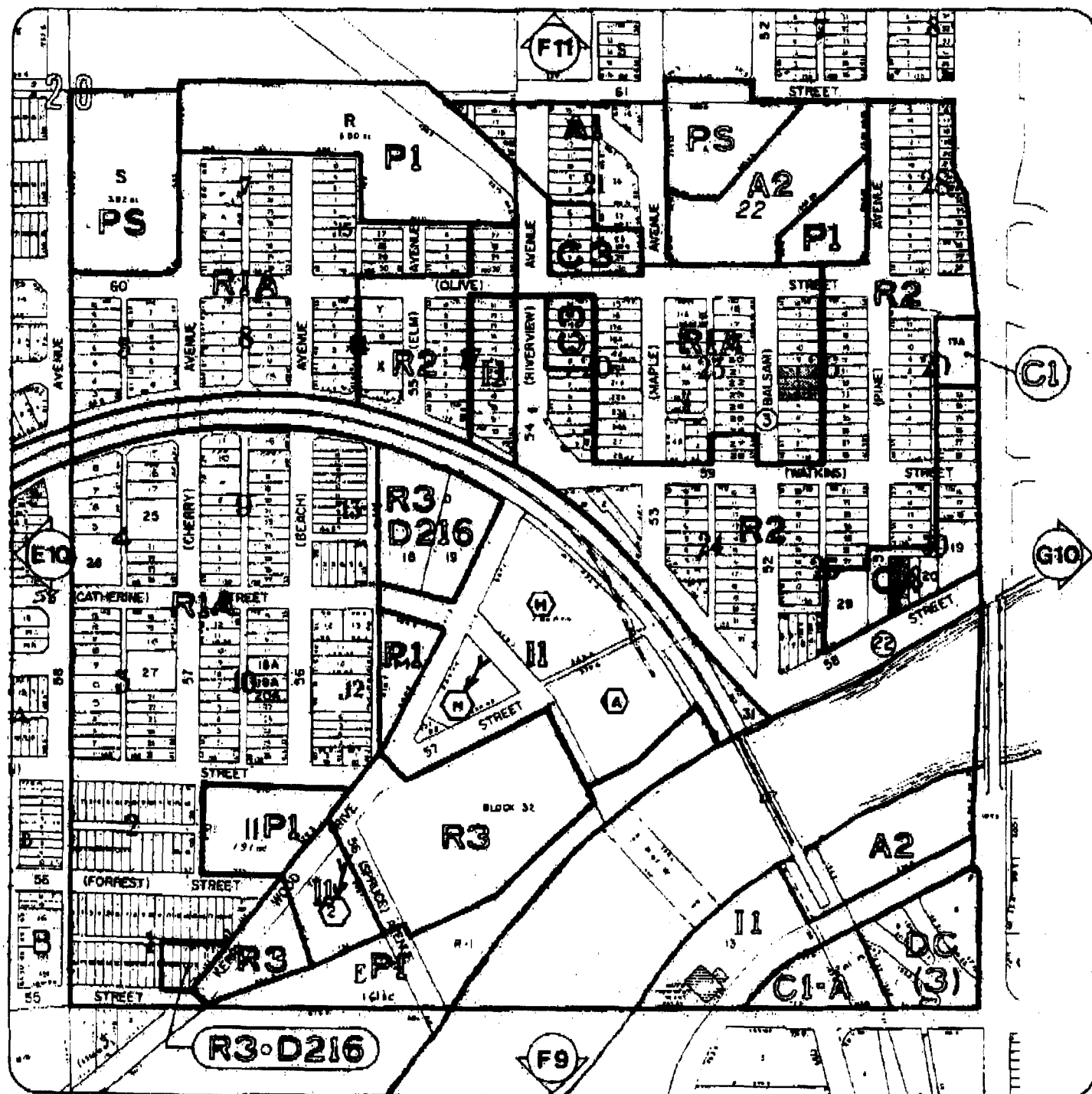
Best Regards

Neil Evans

City of Red Deer --- Land Use Bylaw

Land Use Districts

F10



scale in metres

Revisions :

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

2672 / P-80 (10/NOV/80)

2672 / J-82 (13/9/82)

2672 / O-83 (9/1/84)

2672 / I-84 (28/5/84)

2672 / K-85 (27/5/85)

2672 / N-85 (8/7/85)

2672 / B-88 (21/03/88)

2672 / T-88 (12/12/88)

2672 / C-93 (25/05/93)



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

MEMORANDUM

TO: City Clerk

FROM: Orlando Toews, PLANNER

DATE: July 26, 1994

RE: Proposed Land Use Bylaw Amendment 2672/S-94 (Direct Control District 6)

Enclosed is a revised version of the above noted bylaw amendment 2672/S-94 to be included in the Council agenda for the August 2, 1994 meeting. Please replace any previous versions with this version. Thank you for your consideration in this matter.

Orlando Toews
PLANNER

MUNICIPALITIES WITHIN COMMISSION AREA


CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

DATE: JULY 19, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/S- 94

At the Council Meeting of July 18, 1994, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that a bylaw be drafted for consideration of rezoning Area 8 of the CPR Right-of-Way Redevelopment Plan which covers the portion of the abandoned Right-of-Way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising of the old Harper's Metals site and the old Pioneer Electric site from I1 to Direct Control and P1 and from R2 to P1."

The necessary bylaw has been prepared and is placed on this agenda for Council's consideration of first reading. If first reading is obtained, a Public Hearing would be advertised and held on Monday, August 29, 1994 at 7:00 p.m., or as soon thereafter as Council may determine.



KELLY KLOSS
City Clerk

KK/clr

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 19, 1994

Central Alberta Paint and Supplies Ltd.
5825 Kerry Wood Drive
Red Deer, Alberta
T4N 4X4

Dear Sir:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/Q-94

Further to my letter of June 27, 1994, concerning the above bylaw I wish to advise as follows.

Council of The City of Red Deer at its meeting of July 18, 1994, held a Public Hearing concerning this bylaw. At this meeting Land Use Bylaw Amendment 2672/Q-94 was not passed and as such the property in question was not rezoned.

Council did however, pass the following resolution with regard to the property in question:

"RESOLVED that Council of The City of Red Deer hereby agrees that a bylaw be drafted for consideration of rezoning Area 8 of the CPR Right-of-Way Redevelopment Plan which covers the portion of the abandoned Right-of-Way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising of the old Harper's Metals site and the old Pioneer Electric site from I1 to Direct Control and P1 and from R2 to P1."

As directed in the above resolution, City Administration will be bringing back to the Tuesday, August 2, 1994 Council Meeting, a bylaw contemplating a rezoning as outlined in the above resolution. If this Bylaw receives first reading, a Public Hearing will be held on Monday, August 29, 1994 at 7:00 p.m., or as soon thereafter as Council may determine. The main difference between the proposed bylaw and previous Bylaw Amendment 2672/Q-94 is that the portion of land that would have been rezoned R3 residential multi-family, would now be rezoned direct control. This would allow Council more flexibility in dealing with developments on this land, however, the Area Redevelopment Plan for this area still contemplates the development of higher density residential.

... / 2

*a delight
to discover!*

Central Alberta Paint and Supplies Ltd.

July 19, 1994

Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
City Clerk

KK/clr

cc: Principal Planner

DATE: JULY 19, 1994
TO: PRINCIPAL PLANNER
FROM: CITY CLERK
RE: AREA 8 - CPR REDEVELOPMENT PLAN

At the Council Meeting of July 18, 1994, consideration was given to the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that a bylaw be drafted for consideration of rezoning Area 8 of the CPR Right-of-Way Redevelopment Plan which covers the portion of the abandoned Right-of-Way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising of the old Harper's Metals site and the old Pioneer Electric site from I1 to Direct Control and P1 and from R2 to P1."

I ask that you now prepare the necessary Land Use Bylaw Amendment in accordance with the resolution, for Council's consideration of first reading at its meeting of Tuesday, August 2, 1994.



KELLY KLOSS
City Clerk

KK/clr

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



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 19, 1994

Mr. Randy Harper
8149 Edgar Industrial Close
Box 8, Site 9, R.R. #1
Red Deer, Alberta
T4N 5E1

Dear Sir:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/Q-94

Further to my letter of June 27, 1994, concerning the above bylaw I wish to advise as follows.

Council of The City of Red Deer at its meeting of July 18, 1994, held a Public Hearing concerning this bylaw. At this meeting Land Use Bylaw Amendment 2672/Q-94 was not passed and as such the property in question was not rezoned.

Council did however, pass the following resolution with regard to the property in question:

"RESOLVED that Council of The City of Red Deer hereby agrees that a bylaw be drafted for consideration of rezoning Area 8 of the CPR Right-of-Way Redevelopment Plan which covers the portion of the abandoned Right-of-Way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising of the old Harper's Metals site and the old Pioneer Electric site from I1 to Direct Control and P1 and from R2 to P1."

As directed in the above resolution, City Administration will be bringing back to the Tuesday, August 2, 1994 Council Meeting, a bylaw contemplating a rezoning as outlined in the above resolution. If this Bylaw receives first reading, a Public Hearing will be held on Monday, August 29, 1994 at 7:00 p.m., or as soon thereafter as Council may determine. The main difference between the proposed bylaw and previous Bylaw Amendment 2672/Q-94 is that the portion of land that would have been rezoned R3 residential multi-family, would now be rezoned direct control. This would allow Council more flexibility in dealing with developments on this land, however, the Area Redevelopment Plan for this area still contemplates the development of higher density residential.

... / 2

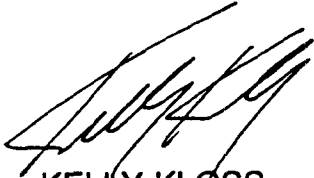


RED DEER

*a delight
to discover!*

Mr. Randy Harper
July 19, 1994
Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

KELLY KLOSS
City Clerk

KK/clr

cc: Principal Planner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 19, 1994

Marian Elizabeth Dietz
5832 - 53 Avenue
Red Deer, Alberta
T4N 4L5

Dear Madam:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/Q-94

Further to my letter of June 27, 1994, concerning the above, I wish to advise as follows.

Council of The City of Red Deer at its meeting of July 18, 1994, held a Public Hearing concerning this bylaw. At this meeting Land Use Bylaw Amendment 2672/Q-94 was not passed and as such the property in question was not rezoned.

Council did however, pass the following resolution with regard to the property in question:

"RESOLVED that Council of The City of Red Deer hereby agrees that a bylaw be drafted for consideration of rezoning Area 8 of the CPR Right-of-Way Redevelopment Plan which covers the portion of the abandoned Right-of-Way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising of the old Harper's Metals site and the old Pioneer Electric site from I1 to Direct Control and P1 and from R2 to P1."


As directed in the above resolution, City Administration will be bringing back to the Tuesday, August 2, 1994 Council Meeting, a bylaw contemplating a rezoning as outlined in the above resolution. If this Bylaw receives first reading, a Public Hearing will be held on Monday, August 29, 1994 at 7:00 p.m., or as soon thereafter as Council may determine. The main difference between the proposed bylaw and previous Bylaw Amendment 2672/Q-94 is that the portion of land that would have been rezoned R3 residential multi-family, would now be rezoned direct control. This would allow Council more flexibility in dealing with developments on this land, however, the Area Redevelopment Plan for this area still contemplates the development of higher density residential.

... / 2

**RED DEER***a delight to discover!*

Marian Elizabeth Dietz
July 19, 1994
Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned.



KELLY KLOSS
City Clerk

KK/clr

cc: Principal Planner



Pillar Real Estate (1993) Corp.

5216 - 48 Avenue
Red Deer, AB
T4N 3T9

Phone: 403-346-5566 (24 hrs.)
Fax: 343-6233

July 14, 1994

Mr. Kelly Kloss
City Clerk
City of Red Deer
Red Deer AB

Dear Mr. Kloss:

RE: Land use By-Law Amendment # 2672/Q-94

As an Ex-Member of the City of Red Deer Economic Development Board, I would Strongly Encourage the passing of this proposed By-Law.

My personal feeling is that, a Good, Well-Planned, R3 Development would greatly enhance the Fabric, and Quality of Life in Lower Fairview. Being adjacent to a Public Reserve along the Red Deer River, has to be a Big Plus for any Future Development Plans.

One observation from past experience, is that Crime Rates do not necessarily rise as a result of Higher Population Density. The main factor seems to be whether a development is geared towards permanent residences (+), or rental units (-).

This proposal deserves not just One Rose, But a Dozen!!!

Best Regards

A handwritten signature in black ink, appearing to read "Neil Evans".

Neil Evans

PUBLIC HEARINGSNO. 1

DATE: July 8, 1994
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/Q-94

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, July 18, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/Q-94 provides for the redesignation of Area 8 of the CPR Right-of-Way Redevelopment Plan which covers the portion of the abandoned Right-of-Way extending from Kerry Wood Drive to the Red Deer River and encompasses the industrial area comprising of the old Harper's Metals site and the old Pioneer Electric site from I1 to R3 and P1 and from R2 to P1. The area is to be redeveloped as high density residential development with a walkway proposed on the North East side of the development to connect with the historical CPR Bridge.

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



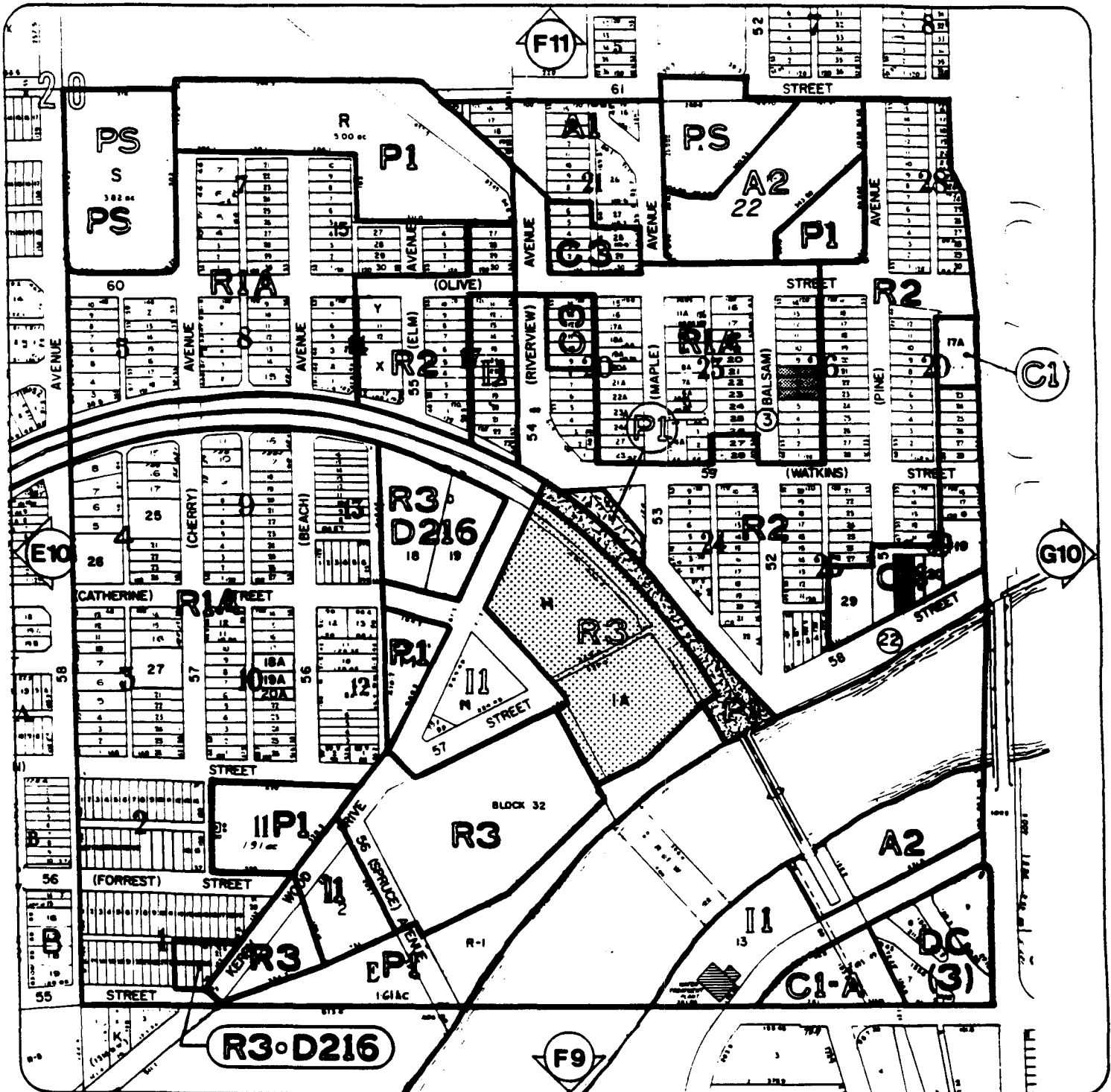
Kelly Kloss
City Clerk

KK/ds

City of Red Deer --- Land Use Bylaw

Land Use Districts

F10



Revisions :

MAP NO. 12/94
(BYLAW No. 2672/Q-94)

Change from I1 to R3  & P1 , &
from R2 to P1 .

18 Oslo Close
Red Deer, Alberta
T4N 5A5
July 11, 1994

Mayor & City Council
c/o City Clerk's Department
2nd Floor, City Hall
Red Deer, Alberta
T4N 3T4

Dear Members of Council:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/Q-94
AREA 8 IN CPR RIGHT OF WAY AREA REDEVELOPMENT PLAN
OLD HARPERS METALS SITE AND OLD PIONEER ELECTRIC SITE.

I acknowledge receipt of your letter dated June 27, 1994 regarding redesignation of the above property.

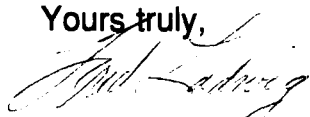
I wish to advise that I object to the redesignation of the Harpers Metals Site and Old Pioneer Electric Site from I1 Industrial Business to R3 Residential - Multiple Family due to the fact that this area is too congested now, with numerous apartments to the south. I fear that more apartments will create a slum area. We, Harpers Metals and Central Alberta Paint Supply, are already experiencing a number of thefts each year, as well as damage to vehicles parked on our site, i.e. broken windows, stolen cars, stolen tires, etc. Residential areas are better to remain away from industrial sites and not be mixed. I feel that if more apartments are constructed around my business, my property value will be greatly decreased.

My future plans are either to sell my property at a fair market value, or to construct a new warehouse on my site when the economy allows, and then at some future date, sell the new warehouse. I do not want to be forced to put bars around my new store to prevent vandalism.

I owned 4 lots in Lower Fairview and applied to the City for a Permit to construct 2 four-plexes on the lots. I was denied, and told at that time (1988) that there is a 20 year freeze on apartments and four-plexes in Lower Fairview because the district was already over populated.

I object to the redesignation for the above reasons and respectfully request it be retained as "Industrial - I1.

Yours truly,



FRED P. LADWIG
CENTRAL ALBERTA PAINT SUPPLY (CAPS)

BYLAW NO. 2672/S-94

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

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

1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 13/94 attached hereto and forming part of the Bylaw.

2 Section 7.3 is amended by adding the following:

7.3.2 Uses

(7) Direct Control No. 6-DC(6)

- (a) Legally existing buildings and uses on the parcel on which they are located at the date of adoption of the bylaw creating this district and structural alterations to such legally existing buildings which will not, in the opinion of the Council, prejudice the land use and development provisions of the Official Community Plan; Way Right of Way Area
- (b) Temporary structures in the opinion of the Council; the Cour of the C. nt provisions ment Plan;
- (c) Multi-atta
- (d) Multiple fa
- (e) Planned g
- (f) Buildings & ntial uses;
- (g) Social care facilities within a high density residential development;
- (h) Home Occupations;
- (i) Utilities.

OCD

7.3.3 Regulations

- (7) Direct Control No. 6-DC(6) Notwithstanding any other regulation in this bylaw, the Council shall determine yards, landscaping and parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

3. This Bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

MAYOR

CITY CLERK

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 4, 1994

Mr. Neil Evans
Home Life
Pillar Real Estate (1993) Corp.
5216 - 48 Avenue
Red Deer, Alberta
T4N 3T9

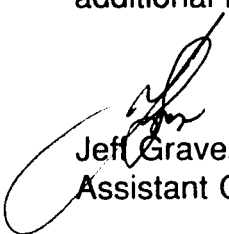
Dear Sir:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/S-94

Further to the letter from the City Clerk dated July 19, 1994, concerning Bylaw Amendment 2672/Q-94, I wish to advise the following:

Council of The City of Red Deer at its meeting of August 2, 1994, gave first reading to the proposed Land Use Bylaw Amendment 2672/S-94, a copy of which is hereto attached.

This office will now proceed with preparation of advertising for a Public Hearing to be held in Council Chambers of City Hall on Monday, August 29, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. If you have any questions or require additional information, please do not hesitate to contact the undersigned.



Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Principal Planner

*a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 4, 1994

Marian Elizabeth Dietz
5832 - 53 Avenue
Red Deer, Alberta
T4N 4L5

Dear Madam:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/S-94

Further to the letter from the City Clerk dated July 19, 1994, concerning Bylaw Amendment 2672/Q-94, I wish to advise the following:

Council of The City of Red Deer at its meeting of August 2, 1994, gave first reading to the proposed Land Use Bylaw Amendment 2672/S-94, a copy of which is hereto attached.

This office will now proceed with preparation of advertising for a Public Hearing to be held in Council Chambers of City Hall on Monday, August 29, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. If you have any questions or require additional information, please do not hesitate to contact the undersigned.



Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Principal Planner

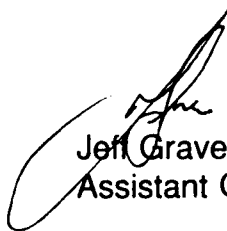
*a delight
to discover!*

DATE: August 4, 1994
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/S-94

Council at its meeting of August 2, 1994, gave first reading to the above noted bylaw.

Land Use Bylaw Amendment 2672/S-94 provides for the proposed CPR Right-Of-Way Area Redevelopment Plan - Area 8 redesignating the area from I1 to Direct Control and P1 and from R2 to P1. Attached hereto is a copy of the above noted bylaw. This office will now proceed with advertising for a Public Hearing to be held on Monday, August 29, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Director of Engineering Services
Director of Community Services
Parks Manager
Land & Economic Development Manager
City Assessor
Council & Committee Secretary, Sandra



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 4, 1994

Mr. Randy Harper
8149 Edgar Industrial Close
Box 8, Site 9, R.R. #1
Red Deer, Alberta
T4N 5E1


Dear Sir:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/S-94

Further to the letter from the City Clerk dated July 19, 1994, concerning Bylaw Amendment 2672/Q-94, I wish to advise the following:

Council of The City of Red Deer at its meeting of August 2, 1994, gave first reading to the proposed Land Use Bylaw Amendment 2672/S-94, a copy of which is hereto attached.

This office will now proceed with preparation of advertising for a Public Hearing to be held in Council Chambers of City Hall on Monday, August 29, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. If you have any questions or require additional information, please do not hesitate to contact the undersigned.



Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Principal Planner



*a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 4, 1994

Central Alberta Paint & Supply Ltd.
5825 Kerry Wood Drive
Red Deer, Alberta
T4N 4X4

Dear Sirs:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/S-94

Further to the letter from the City Clerk dated July 19, 1994, concerning Bylaw Amendment 2672/Q-94, I wish to advise the following:

Council of The City of Red Deer at its meeting of August 2, 1994, gave first reading to the proposed Land Use Bylaw Amendment 2672/S-94, a copy of which is hereto attached.

This office will now proceed with preparation of advertising for a Public Hearing to be held in Council Chambers of City Hall on Monday, August 29, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. If you have any questions or require additional information, please do not hesitate to contact the undersigned.



Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Principal Planner

*a delight
to discover!*

DATE: July 25, 1994

TO: City Clerk

FROM: Director of Engineering Services

RE: CFB PENHOLD/RED DEER INDUSTRIAL AIRPORT

On Wednesday, July 20, 1994, City staff were invited to attend a meeting at CFB Penhold to discuss the proposed closure of the base. The City Commissioner, Economic Development Manager, Public Works Manager, and the writer attended the meeting. There were some 25 other people in attendance, including representatives from the Armed Services, DND, Public Works Canada, Western Economic Diversification, The County of Red Deer, and the Chamber of Commerce.

We were all informed that the base was definitely to be closed, and that effective April 1, 1995, DND would vacate the property and would not have budget provisions to maintain the facility past that date.

The normal procedure in this sort of circumstance is that the property is declared surplus. A formal procedure is initiated whereby each federal government department is contacted to determine if they might want the property. If there is no need from any federal body, then the same procedure is followed with the provincial and then the local municipalities. In this instance that would be The County of Red Deer. It was recognized, because of our involvement with the Red Deer Industrial Airport, that we also would be contacted.

The County and the City both indicated that they were probably not interested in acquiring the base in the event of its disposal. It was further stated that this was a preliminary reaction that would have to be confirmed by the respective Councils.

Both the County and the City did, however, express a strong interest in the disposal process, and a desire to be involved throughout the exercise. The primary reason for the City's interest is that the water and sewer systems that serve the Red Deer Industrial Airport come from the base property. In the case of the water system, there are wells just east of the bunker that serve both the base and the airport. The sewerage system is a part of the regional sewer line that services Penhold, portions of the County, the base, and the airport.

As Council is aware, we are presently negotiating with Transport Canada for the possible purchase of the airport property. Presently we lease the property from the Province, who in turn lease it from the Federal Government. Whether we own or continue to lease the facility, we are dependant upon the wells on the base for our water supply. If the base is to be disposed of, we would want to be assured of a continuing supply of water at a reasonable price.

City Clerk
 July 25, 1994
 Page Two

The federal groups present at this meeting recognized and acknowledged this concern. It was decided that The City of Red Deer and The County of Red Deer form a committee to work closely with representatives of Western Economic Diversification to review a number of issues:

1. Confirm if either the City or the County had an interest in acquiring the base.
2. Determine if the City or County, jointly or separately, are interested in acquiring and operating the water and sewer system. This would require considerable investigation into the present condition of the system and a review of past operating costs.
3. Investigate the possibility of two hangars, presently on the base property being transferred to the airport property (to The City of Red Deer).
4. Work with Western Economic Diversification to determine the best potential uses for the base if it is to be sold off. Review proposals and ensure the City's and the County's interests are protected.

The Mayor has spoken briefly with the Reeve regarding formation of the committee and will elaborate further at the Council meeting.



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

BCJ/cm

c.c. Economic Development Manager
 c.c. Public Works Manager

Commissioners' Comments

We support the formation of a City/County Committee to review the issues outlined in the report from the Director of Engineering Services. We recommend The City's representatives on the Committee consist of the Mayor, the Commissioner or one senior administrative staff and one Alderman. This reflects the same number and type of representation as the County is currently contemplating.

"G. SURKAN"
 Mayor

"C. CURTIS"
 Acting City Commissioner

DATE: August 4, 1994
TO: Mayor
FROM: Assistant City Clerk
RE: CFB PENHOLD/RED DEER INDUSTRIAL AIRPORT

At the Council Meeting of August 2, 1994, consideration was given to a report from the Director of Engineering Services dated July 25, 1994, concerning the above topic, at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Engineering Services dated July 25, 1994, re: CFB Penhold/Red Deer Industrial Airport, hereby agrees to form a committee with representation from The City of Red Deer and the County of Red Deer to work closely with representatives of the Western Economic Diversification to review issues outlined in the above noted report and that The City's representatives on the above noted committee consist of:

1. The Mayor
2. The Commissioner
3. Alderman Statnyk

and as presented to Council August, 2, 1994."

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



Jeff Graves
Assistant City Clerk

JG/ds
c.c. Alderman Statnyk
Commissioner
Director of Engineering Services
Land & Economic Development Manager

NO. 5

DATE: July 22, 1994
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: **Taxi Bylaw**

Please place the following item before Council for their consideration.

The Taxi Commission has completed the yearly review of the Taxi Bylaw as set out in the Bylaw. Public meetings and written submissions from the taxi industry were invited resulting in several meetings of the Commission which produced the following resolutions:

"That the Red Deer Taxi Commission agree that there be no taxi fare increase for the 194/95 term ending September 30, 1995, and that an increase, if any, for the 1995/96 term be established at the 1995 Annual Review."

"That the Red Deer Taxi Commission hereby agree that

- in view of the fact that there are some special transportation needs in the community;
- and in view of the constraints the municipality is facing, and the impact that it will have on the transportation system in our community in providing a better service to persons in wheelchairs;

that additional taxi plates be allowed to qualified applicants of the taxi industry for the operation of wheelchair accessible vehicles, to be used for multi purpose use, on the following conditions:

1. That priority of the wheelchair accessible vehicles be given to handicapped persons in wheelchairs;
2. That the wheelchair accessible vehicles have standard equipment in accordance with Federal regulations;
3. That the wheelchair accessible vehicles be driven only by specially trained drivers;
4. That the number of additional plates for wheelchair accessible vehicles not exceed 10% of the maximum number of taxi plates allowed each year in accordance with the Taxi Business Bylaw 3076/02 and amendments thereto."

TAXI BYLAW

July 22, 1994

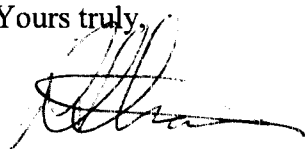
Page 2

"That the Red Deer Taxi Commission agree that there be no increase in the fees as set out in the written submission of the Building Inspections Manager dated February 15, 1994."

"That the Red Deer Taxi Commission hereby approve the amendments suggested by the Associate Solicitor in his written submissions of February 15, 1994."

In accordance with that resolution, attached are proposed amendments to the Taxi Bylaw.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', written over a horizontal line.

R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/cp

CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON

T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

* Denotes Professional Corporation

208 - 4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

5020 - 50 A Street
Sylvan Lake, Alberta T0M 1Z0
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

PLEASE REPLY TO RED DEER

Your file:
Our file: 20,157 DJS

July 21, 1994

City of Red Deer
City Hall
Red Deer, Alberta

Attn: Kelly Kloss, City Clerk

Dear Sir:

RE: AMENDMENT TO TAXI BYLAW

At its meeting of June 28, 1994 the Taxi Commission recommended changes to the Taxi Bylaw to accomplish a number of objectives, namely the following:

- a) to clarify the wording of various sections of the Bylaw so as to replace the word "operate" with the word "drive" wherever possible;
- b) to amend the definition of "Qualified Applicant" to make it clear that the 12-month period of employment in the Taxi industry which is required before a person is qualified to apply for a Taxi License makes allowance for absences due to illness, vacation or other similar causes;
- c) to make allowance for absence due to illness, vacation or other similar causes in calculating whether a vehicle has been operated for 40 weeks for the purpose of entitlement to licensing in the following year;
- d) to amend the bylaw to allow vehicles to be operated independently, i.e. without

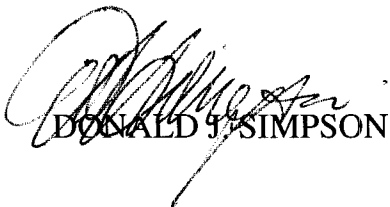
being associated with a specific broker (This change is required as a result of a recent court decision in Edmonton);

- e) to extend the validity of licenses to the end of the first month of the following year to allow for the period during which new licenses are being issued;
- f) to clarify the requirement for information to be provided about the corporate and individual shareholders of a Taxi broker;
- g) to clarify the wording dealing with the granting of fare discounts to seniors and the handicapped;
- h) to allow a new category of Taxi License Plates for Wheelchair Accessible Taxis, and identify the approved equipment standard such vehicles should meet.

The enclosed amending bylaw incorporates these changes and is presented for consideration by Council.

The provisions in respect of the Wheelchair Accessible Vehicle Taxi License Plates would increase the total number of Taxis in the City and the plates would be granted to applicants on a "first-come, first-served" basis. There would be no maximum number of Wheelchair Accessible Vehicle Taxi Plates for any particular applicant and no distinction would be made between corporate or individual applicants.

Yours truly,



DONALD J. SIMPSON

TAXI BYLAW - SUGGESTED AMENDMENTS - Feb. 15, 1994 ASSOCIATE SOLICITOR:

1. Section 2 (m) "Operate": The definition contains the word "operate" which is what is being defined. The presence of this word brings in some confusion and uncertainty and it should be eliminated. Also, a question arises as to whether "operate" means something different than "drive" and if so, what. An examination of the bylaw indicates that the word "operate" occurs throughout the bylaw and has vastly different meanings in the different sections.

We recommend that this definition be deleted in its entirety. In addition, we recommend a review of each section of the bylaw containing the word "operate", "operation" or "operating" to determine whether that word is appropriate in each section.

2. Section 2 (p) "Qualified Applicant": We have two concerns with this section. First, it does not seem to allow for the possibility that a person might take vacation during the year or might take time off work due to illness or some other legitimate cause. Also, we feel that the word "operated" should be replaced with the word "driven". I suggest that this section be replaced with the following new section:

"Qualified Applicant" means a person who has driven a Taxi in the City for twelve continuous months immediately prior to such person's application for a Taxi License Plate, either as a Taxi Driver, Taxi Licensee or Taxi Broker. For the purposes of this section the period of 12 continuous months shall be deemed not to be interrupted by reason only of periods of vacation or absences due to illness not exceeding 3 months in total.

3. Section 2 (u) "Taxi Driver": the word "operate" should be replaced by the word "drive" so that the new section reads as follows:

"Taxi Driver" means any person who is licensed to drive a taxi;"

4. Sections 3 (a) and 3 (c) are unclear because of the word "operation" and we suggest those words be deleted and that the sections be replaced by the following new sections:

"3 No Taxi Broker's License shall be issued to any person unless such person:

(a) has available to him or her at least 3 licensed Taxis for use in the Taxi Business;

(c) has supplied a list of the motor vehicles which will be used in the Taxi Business."

5. At present the Taxi Broker Licenses expire on December 31 in each year [Section 7(1)], but applications for new licenses do not need to be submitted until January 15th in the following year [Section 6]. It is not clear when the new licenses have to be issued. This means that there is a period of nearly two weeks or more when the Brokers are operating Taxis without proper licenses. I would recommend that the Taxi Broker Licenses should be valid from the date of issue until January 31 of the following year.

6. Section 15 (1) causes some concern as it does not define the meaning of the word "operate". The City has received complaints that a taxi need not be on the road and in service as a taxi in order to be "operated", that it may be kept as a spare vehicle for use to replace other taxis that are withdrawn from service temporarily for repairs. If the intent is to use this section to reduce the number of taxis in Red Deer, then we need to clarify what the critical factor is. If we mean that the vehicle must have been driven as a Taxi for 40 weeks, then we should say so. Also, we should specify how much driving it must have done to qualify and we should make sure that the Brokers keep the necessary information so that the License Inspector can determine whether the vehicle qualifies.

7. Section 15 (4) may no longer be needed. Under the Bylaw the method of reducing the number of taxis is to fix the number with reference to the maximum from the previous year. If there are more applications than license plates, then a draw is to be held. In either event, there would seem to be no practical reason to require that the license be issued before January 25th.

It should also be noted that the date in Section 15 (4) does not make sense in light of Section 17 (1). If these sections are to remain, then the applications should be in by January 25th and the licenses should be issued before January 31.

8. Section 17 (1)(b)(iv) should be deleted and be replaced with the following:

"(iv) In the case of a natural person, is a qualified applicant;"

9. In a recent case involving the City of Edmonton, the Taxi Bylaw was found to be defective because it required a driver to be associated with a Broker. This requirement was held to breach the driver's right of freedom of association and not to be necessary in the regulation of the Taxi business. In light of this case, Section 17 (e) should be deleted in its entirety and Section 17 (f) should be modified to allow for identification colours for independent taxis, e.g.

"(f) evidence the vehicle is painted in the registered identification colours of the Broker with which the vehicle will be operated, or in the case of a vehicle which is operated independently, evidence that the vehicle is painted in the identification colours approved by the License Inspector from time to time."

10. Section 17 (f) (i) and (ii) do not seem to fit in. I suggest that the provisions be deleted and replaced by a new sub-section (g) as follows:

"(g) in the case of a corporation, the full particulars of incorporation and the full names, addresses and telephone numbers of all shareholders and directors of the corporation. Where a shareholder or director of a corporation is also a corporation, then the applicant must supply the full names, addresses and telephone numbers of the shareholders and directors of such corporations. For greater certainty, the obligation shall be to supply information as to the natural persons involved in corporate applicants, regardless of the number of corporations that may be involved.

11. Section 21 should be modified to correspond with the timelines in the other sections. Here again the license should be valid until the time the replacements are due to be issued.

12. Section 25(3)(a) should be modified to provide for a method of determining ill health and the following new Section is suggested:

"(a) the Taxi Licensee proposing the transfer has been the holder of a Taxi License Plate for not less than 12 consecutive months or the Taxi Licensee is proposing the transfer due to his or her own ill health, proof of which shall be supplied to the satisfaction of the License Inspector;"

13. Section 58 needs to be modified to refer to the vehicle instead of to the person. I suggest that it should read as follows:

"No person shall operate or permit the operation of a Taxi bearing registered identification colours of a Broker unless that vehicle is owned or operated by that Broker or unless the owner of the vehicle is affiliated with that Broker."

14. The wording in Section 59 needs to be clarified and I suggest the following:

"No Broker or Taxi Licensee shall, either directly or indirectly, permit any person to drive a Taxi unless that person is the holder of a subsisting Taxi Driver's License."

15. Schedule B Paragraph 3 (c) should be reworded to read as follows:

"a discount of 10 % from the rates herein specified to all persons 65 years of age or over and to all persons who are mentally or physically handicapped. The Taxi Driver shall keep a record of each such transaction."

DATE: 15 February 1994

FILE NO. 94-1690

TO: Taxi Commission

FROM: Bylaws and Inspections Manager

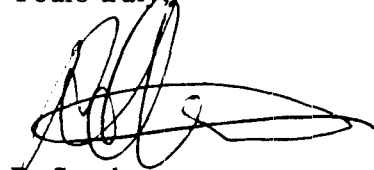
RE: TAXI BYLAW

We recommend the following changes to the above referenced Bylaw. We have included, in "A", changes to the fee schedule, which has not increased for at least five years.

- A. **Annual License Fees - Schedule "A"** - With increased City involvement, requiring more man hours, these activities should be self-financing.

	Current Fee	Suggested Fee
Taxi Broker's License	\$125	\$250
Taxi License Plate	\$ 25	\$ 40
Taxi Driver's License	\$ 20	\$ 25
Replacement/Transfer of Taxi License Plates	\$ 25	\$ 40
Reinspection of taxicab when the initial inspection did not pass	no charge	\$ 50

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We concur with the recommendations of the Taxi Commission and further recommend that Council proceed with First Reading of the amendments to the Bylaw.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner

APRIL 12, 1994

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

Dear Sir:

RE: TAXI BYLAW 3076/92 AND ACCESSIBLE TRANSPORTATION

Good day Mr. Chairman, I am Mr. David Vickerman. I represent a ministry at a church that deals with disabled people that wants and desires more accessible transportation in the City. Independence being such a controlling factor in any individuals life. There is an extreme need in the City of Red Deer. Our present choices are the Citizens Action Bus and the Associated Cab vehicle. The Action Bus is presently taxed to the max day after day, making it difficult to attend normal daily events. Spur of the moment events are out of the question. We need accessible transportation to be able to function in a normal fashion. Even your own beautiful building has a big wide ramp inviting people in to pay their taxes, but once in the building doing these functions, if he has to use the bathrooms, they are not accessible to a person in a wheelchair.

It is small insights such as these that make our lives so much easier, and allow us to be human beings. Having independence is so essential in everyones life no matter what time of the day it is, no one should be without the options to get out and about.

Keeping in mind that everyone is cutting back on services, yet we have an individual willing to put on more accessible transportation vehicles at his own cost, yet cannot because of a rigid Bylaw that does not take us into consideration. I would like start first off that two more be allowed to be operated with plates, as if one vehicle is down for repairs, or goes out of town, or is simply too busy, it greatly restricts our abilities to function as normal individuals. The Citizens Action Bus is a fine service but it is taxed to the max. We are forced to book a week in advance for even simple things such as a doctors appointment, yet we cannot even go view a movie or a hockey game. Both facilities which have spent great deals of money to make their facilities accessible, yet we are unable to get to them when they are having functions. The time is LONG OVERDUE FOR US TO HAVE TWENTY FOUR HOUR SERVICES AVAILABLE TO US.

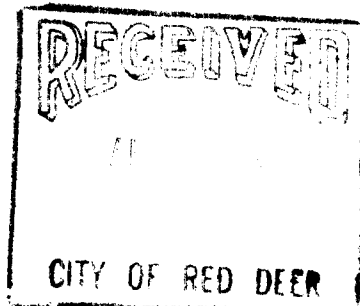
LET ASSOCIATED CAB, OR ANY OTHER TAXI COMPANY, BE PERMITTED TO PUT ON AN ACCESSIBLE UNIT WITH OUT PENALTY.

THE TIME IS LONG OVERDUE FOR US TO PRESERVE OUR DIGNITY. ONE VEHICLE IS NOT ENOUGH TO SERVICE THIS GROWING COMMUNITY. AS YOU ARE WELL AWARE, EVERYTHING STARTS WITH A THOUGHT. LETS PUT THESE WHEELS IN MOTION.

Yours truly,

David Vickerman
David Vickerman

#101 3047-49 Avenue
Red Deer, Ab.



RECEIVED
8:20 AM
AUG 2 1994



Doreen Befus
#2 5326 47 Ave., Suite B
Red Deer, AB
T4N 3R2

August 2 94

I

To Members of the city Counsel
And Mayor Gail Sorgan.
City Hall.

I have been following up on the Red Deer Cabs wishing to block off in
Allowing the Taxis to be used for handicapped wheel chairs Accessible
to be on the road? I wish to give you all my views and concerns.

I do not believe that the Red Deer Cab and Gold Cabs are not really aware
of how many handicapped people we have in our city as well as other out
line areas they are the ones who do not have transportation to get into
town and to other functionings most of them are shut ins.

I wonder if there was ever a Survey done on how many people who are disabled
done in our city and other out line areas Innisfail Penhold Blackfalds
Sylvanlake and pine lake etc? the Action bus is only Allowed to be used
within the city limits hours from 8am til 5pm and some times 9pm
because the budget cut backs. I realize that budget is tight and it does
hurt alot of businesses I do wish to see these Taxis that are Accessible
to be on the road some times other businesses do not like to share their
profits with other companys as they may lose money? where does caring come in
for others there is alot of discontent and taxis wish to have first priority?

I wish to have this letter read at the counsel meeting if possible?
I am not able to be there myself because of health problems.

I shall be listening to the meeting on cable 3

I realize the decision has to be made on a vote who gets the most votes.

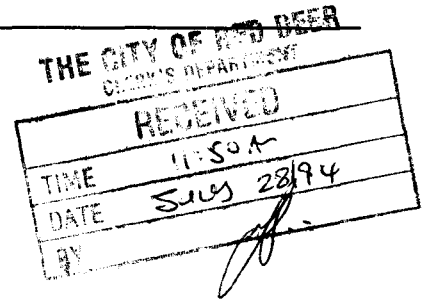
I pray that what ever is decided will be the right one for all Partys

thank you
Doreen Befus

Alberta Gold Taxi Ltd.

July 28, 1994

City of Red Deer
Red Deer, Alberta

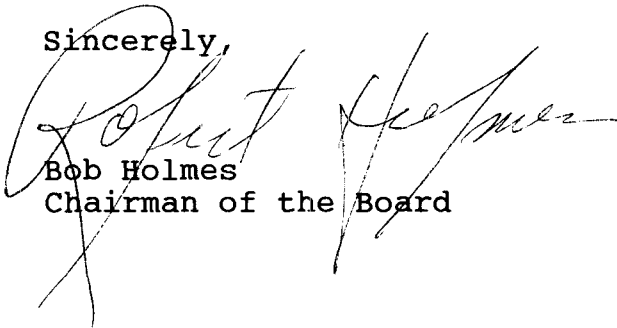


Dear Sir or Madam:

On receipt of the recommendations of the Taxi Commission concerning plates for wheelchair accessible taxis. We were very upset at this recommendation. We would appreciate the opportunity to respond to the recommendation. It would be best if the motion is tabled to give us the opportunity to respond properly in writing.

We are also concerned that section 13 of the By-Law was not addressed. We believe this section works opposite to it's intent and must be addressed this year.

Sincerely,


Bob Holmes
Chairman of the Board


DATE: August 4, 1994
TO: Bylaws & Inspections Manager
FROM: Assistant City Clerk
RE: TAXI-BUSINESS BYLAW AMENDMENT 3076/A-94

At the Council Meeting of August 2, 1994, consideration was given to your report dated July 22, 1994, concerning the above topic. After consideration of the proposed amendment to the Bylaw, and after hearing verbal submissions, Council considered first reading of the bylaw amendment 3076/A-94. Prior to voting on the first reading, the following amending motions were passed:

"RESOLVED that Council of The City of Red Deer, having considered the proposed amendment of Taxi Bylaw 3076/A-94, hereby agrees to amend Section 10 Subsection 1 to delete the number '700' and insert therein the number '735'."

"RESOLVED that Council of The City of Red Deer, having considered the proposed amendment of Taxi Bylaw 3076/A-94, hereby agrees to amend Section 10 Subsection 6 to delete the number '10%' and insert therein the number '5%'."

Council agreed that prior to second and third readings of the said bylaw amendment, the Taxi Commission should hear and coordinate comments from the Taxi Industry on the proposed amendments to the Taxi-Business Bylaw and prepare a report for Council's consideration at its September 12th Council Meeting. The decision of Council in this instance is submitted for your information. Trusting you will find this satisfactory.



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Community Services
R.C.M.P. Inspector

DATE: August 4, 1994
TO: Taxi Commission
FROM: Assistant City Clerk
RE: TAXI-BUSINESS BYLAW AMENDMENT 3076/A-94


At the Council Meeting of August 2, 1994, first reading was given to the above mentioned bylaw amendment. The following resolutions amending the bylaw as presented were considered by Council and carried.

"RESOLVED that Council of The City of Red Deer, having considered the proposed amendment of Taxi Bylaw 3076/A-94, hereby agrees to amend Section 10 Subsection 1 to delete the number '700' and insert therein the number '735'."

"RESOLVED that Council of The City of Red Deer, having considered the proposed amendment of Taxi Bylaw 3076/A-94, hereby agrees to amend Section 10 Subsection 6 to delete the number '10%' and insert therein the number '5%'."

Council agreed that the Taxi-Commission be requested to hear and coordinate comments from the Taxi Industry and individuals with concerns regarding the proposed changes to the said bylaw, and prepare a report for Council's consideration during second and third readings of the bylaw on September 12, 1994. Attached is the amended bylaw that received first reading by Council on August 2, 1994.

The decision of Council in this instance is submitted for your information and action. Should you require any further clarification regarding this matter, please contact the undersigned. Trusting you will find this satisfactory.



Jeff Graves
Assistant City Clerk

JG/ds

CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

* Denotes Professional Corporation

July 14, 1994

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

Attn: KELLY KLOSS, City Clerk

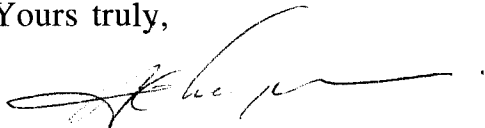
Dear Sir:

Re: LAND USE BYLAW AMENDMENTS

Enclosed for your consideration is a proposed amendment to the Land Use Bylaw. The purpose of the amendment is to clarify that structural changes to non-conforming buildings which occupy the road-widening setback in C-1 areas are permitted, provided that the owner transfers the setback to the City and enters into a License to Occupy agreement. The same is also true of setbacks in the lane.

We are of the view that this proposed amendment is technical in nature and as such will not require a public hearing.

Yours truly,



THOMAS H. CHAPMAN, Q.C.

Commissioners' Comments

This Bylaw is proposed to clarify the procedure which The City uses in respect to Licences to Occupy.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner

208 - 4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

5020 - 50 A Street
Sylvan Lake, Alberta T0M 1Z0
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

PLEASE REPLY TO RED DEER

Your file:

Our file:

DELIVERED

CHAPMAN RIEBEEK

Barristers, Solicitors & Notaries

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

* Denotes Professional Corporation

208 - 4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

5020 - 50 A Street
Sylvan Lake, Alberta T0M 1Z0
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

Your File:
Our File: Gen 07/94 THC
RED DEER OFFICE

July 13, 1994

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

ATTENTION: Mr. Kelly Kloss
City Clerk

Dear Sir:

RE: Land Use Bylaw Amendment No. 2672/R-94 - Yard Setbacks (Kresge Bld.)

I enclose Land Use Bylaw Amendment No. 2672/R-94 as requested.

Yours truly,

Per:



THOMAS H. CHAPMAN, Q.C.
THC/vjh
Enclosure

BY-LAW NO. 2672/80

BEING a By-law to amend By-law Number 2672/80, the Land Use Bylaw of the City of Red Deer.

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

That By-law No. 2672/80 is hereby amended as follows:

- 1 By adding a new section 4.4.3 as follows:

"4.4.3 Section 4.4.1 shall not apply to a lot in respect of which the owner has transferred title to the City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with the City."
- 2 By adding a new section 6.2.1.6 as follows:

"6.2.1.6 The minimum rear yard setback of 1.5 meters required under clause 6.2.1.4.(5) shall not apply to a lot in respect of which the owner has transferred title to the City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with the City."
- 3 Section 6.2.1.4.(3) be amended by deleting therefrom:
"maximum - commercial - nil (See section 4.4)" and substituting in its place and stead the following:
"minimum - commercial - nil, subject to section 4.4."
- 4 In all other respects, By-law No. 2672/80 is ratified and confirmed.
- 5 This by-law shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this DAY OF , A.D. 19

READ A SECOND TIME IN OPEN COUNCIL this DAY OF , A.D. 19

READ A THIRD TIME IN OPEN COUNCIL this DAY OF , A.D. 19

MAYOR

CITY CLERK

DATE: August 4, 1994
TO: City Solicitor
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/R-94

Council of The City of Red Deer at its meeting held on August 2, 1994, gave three readings to the above noted Land Use Bylaw Amendment, a copy of which is attached hereto. It has come to my attention that an additional section is required for this bylaw amendment. Section 6.2.1.7 as follows:

"6.2.1.7 The minimum side yard setback of 1.5 meters required under clause 6.2.1.4.(4) shall not apply to a lot in respect of which the owner has transferred title to the City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with the City."

This Section was not provided to this Department prior to Council dealing with Land Use Bylaw Amendment 2672/R-94. I would appreciate it if you would prepare an additional bylaw amendment to deal with this item in order that it can be dealt with by Council at its August 15, 1994 meeting.



Jeff Graves
Assistant City Clerk

JG/ds


Encl.

c.c. Regional Planning Commission
Director of Engineering Services
Director of Community Services
Bylaws & Inspections Manager

DATE: August 4, 1994
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/R-94

At the Council Meeting of August 2, 1994, Council gave three readings to the Land Use Bylaw Amendment 2672/R-94. This bylaw was provided by the City Solicitor and with a view that the proposed amendments were of a technical nature and as such, no Public Hearing was required. A copy of said bylaw amendment is attached hereto.

I trust you will now be updating the Land Use Bylaw and forwarding the amended pages to this office for circulation.



Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Director of Engineering Services
Director of Community Services
Bylaws & Inspections Manager
City Assessor
Land & Economic Development Manager
Fire Chief
E.L. & P. Manager

DATE: July 25, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **SALE OF FORMER CP RAIL RIGHT-OF-WAY TO
WESTWARD PARTS SERVICES LTD. AND
GOLDEN WEST INVESTMENTS LTD.**

In 1992, City Council approved the sale of a portion of the CP Rail main line right-of-way, located immediately south of 67 Street, to the two adjacent property owners. The agreement reached called for the right-of-way to be severed equally down the centre line, with one-half to be sold to Westward Parts Services Ltd. and the other half to be sold to Golden West Investments Ltd. Agreement was reached with all parties concerned; the land sale agreements were completed, and all proceeds paid to The City of Red Deer.

Following completion of the subdivision, it was determined that with the relocation of the railway, the drainage which had naturally occurred to the north along the rail line and within the right-of-way, would be disturbed as the properties were redeveloped. As a result, it was deemed necessary to obtain an easement from the new property owners to accommodate a drainage ditch.

Golden West Investments Ltd. objected to the easement, and subsequently requested the City cancel the land sale agreement. Westward Parts Services Ltd. expressed an interest in acquiring the additional land under terms similar to the original agreement.

In order to avoid any further concerns with respect to easements, it was agreed that 3/5 of the additional land would be sold at market value with no encumbrances. The remaining 2/5 (approximately 10,000 sq. ft.) would become a drainage easement and would sold at 25% of full value, in accordance with our standard practise.

Attached is a letter from Westward Parts Services Ltd. agreeing to purchase the additional 15m of land for \$25,643.

RECOMMENDATION

We recommend that City Council approve the sale to Westward Parts Services Ltd., of the additional 15m of land for \$25,643 with the following conditions to apply:

1. The most westerly 6m of the parcel will contain an easement to allow the maintenance of existing drainage of the parcel.

City Clerk
Page 2
July 25, 1994

2. The City agree to Westward Parts Services Ltd. obtaining separate title to the new 30m parcel of land.
3. Westward Parts Services Ltd. to be responsible for maintaining drainage of the site at their cost.
4. The City to be responsible for all subdivision and survey fees.
5. Both parties entering into an agreement satisfactory to the City Solicitor.



Alan V. Scott

AVS/mm

WESTWARD PARTS
SERVICES LTD

6517 - 67th Street
Red Deer, Alberta
T4P 1A3

Parts Specialists Since 1973**Red Deer Regina Winnipeg****Tel. (403) 342-5510****Fax (403) 342-5020**

1994-07-22

Facsimile Transmission**(403) 346-6195**

City of Red Deer
Land & Economic Development Department

Attention: Mr. Al Scott

Dear Sir,

This confirms we will purchase the entire 30 meter former CPR rail right of way that is adjacent to our property at 6517 - 67 Street, the purchase price being the price we have already paid for the easterly 15 meters, plus \$ 25,643.00 for the west 15 meters.

This is based on obtaining a separate title to the 30 meter area, and us granting the City of Red Deer an easement to maintain the existing drainage of water on the west 20 feet of the 30 meter area, and on property taxes being assessed on this 30 meter property based on our purchase price.

Please call me if this differs from your understanding of our recent discussions. As I mentioned, we would also be interested in obtaining any granular fill or gravel that may be available from a city project depending upon the marginal cost difference for your contractor to haul such material to the 30 meter area in question.

Thank you for your assistance.

Yours truly,



Gary W. Harris

President

gh/

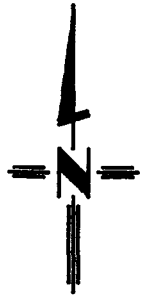
Commissioners' Comments

We concur with the recommendations of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner

67 STREET



OLD CPR R/W

Golden West
Investments Ltd.Westward Parts
Services Ltd.

LOT 6

LOT 7

LOT 8

A = 0.581 acres +/-

SCHEDULE A

July 31, 1992

DATE: August 3, 1994
TO: Land and Economic Development Manager
FROM: Assistant City Clerk
RE: SALE OF FORMER CP RAIL RIGHT-OF-WAY TO WESTWARD
PARTS SERVICES LTD. AND GOLDEN WEST INVESTMENTS LTD.

At the Council Meeting of August 2, 1994, consideration was given to your report dated July 25, 1994, concerning the above and at which meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated July 25, 1994, re: Sale of Former CP Rail Right-Of-Way to Westward Parts Services Ltd. and Golden West Investments Ltd., hereby approves the sale of a portion of the CP Rail main line right-of-way located immediately south of 67 Street, to Westward Parts Services Ltd. in the amount of \$25,643.00, subject to the following conditions:

1. The most westerly 6m of the parcel will contain an easement to allow the maintenance of existing drainage of the parcel.
2. The City agree to Westward Parts Services Ltd. obtaining separate title to the new 30m parcel of land.
3. Westward Parts Services Ltd. to be responsible for maintaining drainage of the site at their cost.
4. The City to be responsible for all subdivision and survey fees.
5. Both parties entering into an agreement satisfactory to the City Solicitor,

and as presented to Council August 2, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I ask that you contact Westward Parts Services Ltd. to advise them of Council's decision.



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Engineering Services
Director of Financial Services
City Assessor

DATE: July 22, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **STREET NAME CHANGE
53 AVENUE TO KENTWOOD DRIVE**

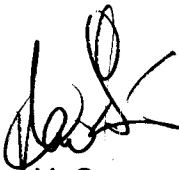
The North-West Area Structure Plan approved by City Council on June 1992 indicates a road (cross-hatched on the attached map) looping to the north from 77 Street, then westerly to Kennedy Drive.

The portion of this road commencing at 77 Street is registered as 53 Avenue by Plan 782-1439. The portion of this road which ties to Kennedy Drive is registered as Kentwood Drive by Plan 892-3301. To date there has been no civic addressing on these portions of this road.

Avalon Homes has commenced development in an area adjacent to and abutting the northerly extension of 53 Avenue, and will be requesting civic addressing for their new residential subdivision in the very near future.

RECOMMENDATION

We recommend that City Council approve the name of Kentwood Drive for the road right-of-way looping north from 77 Street, then westerly to Kennedy Drive, as shown cross-hatched on the attached map.



Alan V. Scott

WFL/mm

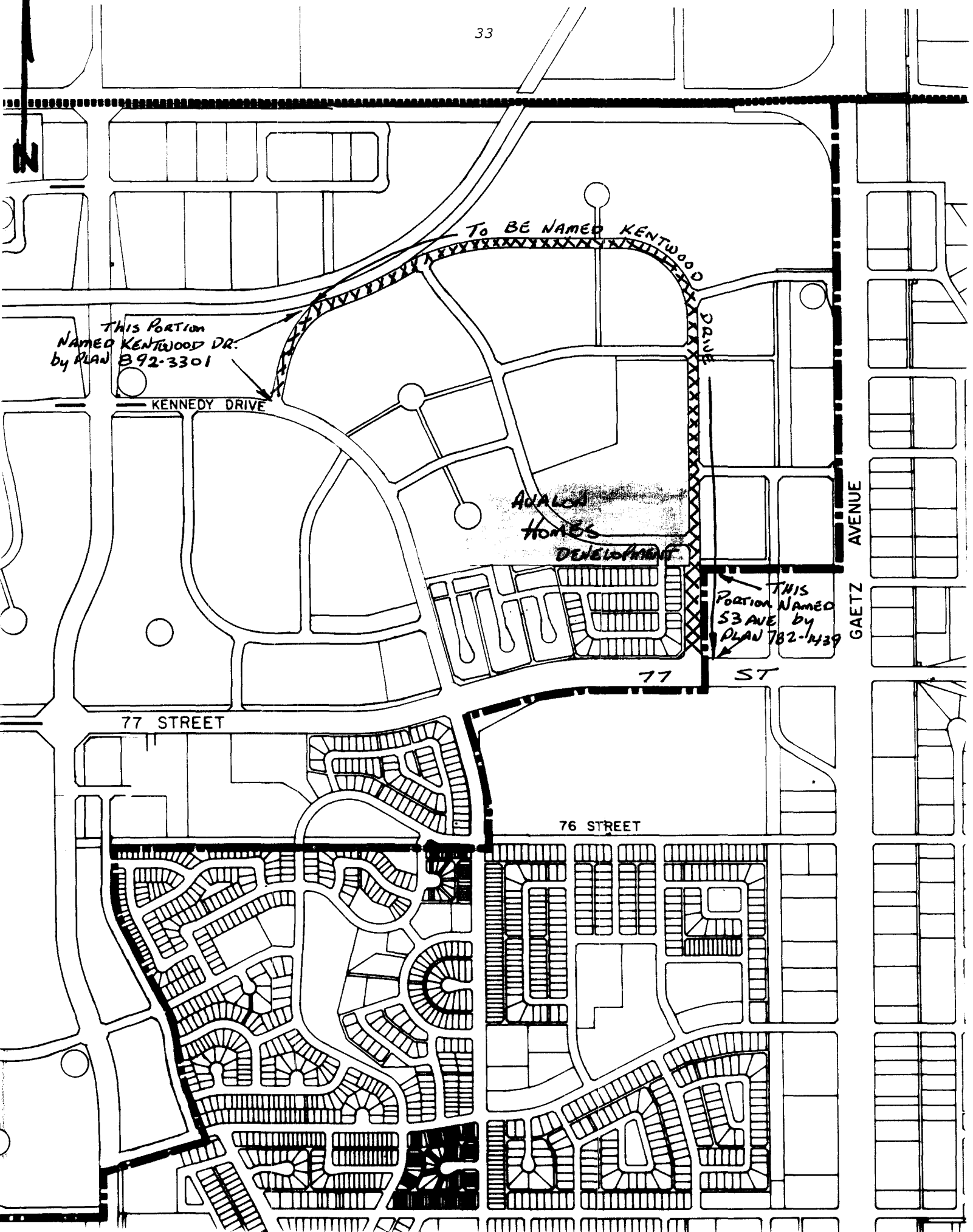
Att.

Commissioners' Comments

We concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner



DATE: August 3, 1994
TO: Land & Economic Development Manager
FROM: Assistant City Clerk
RE: STREET NAME CHANGE/53 AVENUE TO KENTWOOD DRIVE

At the Council Meeting of August 2, 1994, consideration was given to your report dated July 22, 1994, concerning the above topic, at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated July 22, 1994, re: Street Name Change, 53 Avenue to Kentwood Drive, hereby approves the name change from 53 Avenue as registered by Plan 782-1439 to the name 'Kentwood Drive' for the road-right-of-way looping north from 77 Street then westerly to Kennedy Drive, and as presented to Council August 2, 1994."

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



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager
Fire Chief
Public Works Manager
R.C.M.P. Inspector
Principle Planner
Land Supervisor

NO. 9

DATE: July 22, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **A.G.T. LIMITED PURCHASE OF
PART OF LOT 12MR, BLOCK 2, PLAN 912-3660
EDGAR INDUSTRIAL DRIVE**
(See attached sketch)

The July 4, 1994 meeting of City Council passed a resolution approve the sale of a 15m x 30m portion of City owned Lot 12MR, Block 2, Plan 912-3660 to A.G.T. Limited, as a site for a small telecommunications building.

In accordance with the Municipal Planning Act, we submit for City Council's approval, the following land description to dispose of the Municipal Reserve designation from that portion of Municipal Reserve Lot 12 being purchased by A.G.T. Limited.

RECOMMENDATION

We recommend City Council approve the following land description to facilitate the registration of the legal plan of survey for the 15m x 30m site being acquired by A.G.T. Limited.

"ALL THAT PORTION OF LOT 12MR, BLOCK 2, PLAN 912-3660 LYING
WITHIN THE LIMITS OF PLAN 942 _____ CONTAINING 0.039
HECTARES (0.10 ACRES) MORE OR LESS."



Alan V. Scott

WFL/mm

Commissioners' Comments

We concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner

CITY OF RED DEER
TENTATIVE PLAN
OF
PROPOSED SUBDIVISION
OF PART OF
LOT 12-M.R., BLOCK 2,
PLAN 912-3660

SCALE = 1:1000

- NOTES:
- Distances shown are in metres.
 - Area dealt with is bounded thus and contains 0.039 ha.

RAIROAD PLAN 892-1353

REMAINDER OF LOT 12-M.R.

INDUSTRIAL DRIVE

EDGAR DRIVE

30.00
15.00
21.13
0.039 ha
LOT 14
17.45

SUBJECT SITE

Bemoco Land Sur
21,7895-49th
Red Deer, AB
FILE S-06

DATE: JULY 5, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: AGT LIMITED - REQUEST TO PURCHASE
PART OF LOT 12 M.R., BLOCK 2, PLAN 912-3360
(EDGAR INDUSTRIAL DRIVE)**

At the Council Meeting of July 4, 1994, consideration was given to your report dated June 28, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated June 28, 1994, re: AGT Limited - Request to Purchase Part of Lot 12 M.R., Block 2, Plan 912-3360, Edgar Industrial Drive, hereby approves the sale of the above noted land for a 15 metre x 30 metre telecommunications site, subject to the following conditions:

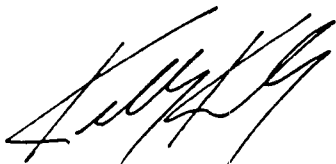
1. Sale price: \$65,000/acre x .11 acre = \$7,150. Funds to be allocated to the Public Reserve Trust Fund in accordance with the Planning Act.
2. All advertising fees pertaining to the disposal of a portion of the Municipal Reserve in accordance with the Municipal Government Act to be the responsibility of A.G.T.
3. All legal survey, planing fees and registration fees pertaining to the registration of the subdivision plan to be the responsibility of A.G.T.
4. Land transfer fees registering the site from The City of Red Deer to A.G.T. to be the responsibility of A.G.T.
5. All advertising fees pertaining to the rezoning of the site from P1 to 11 to be the responsibility of A.G.T.
6. Land to be paid for in full prior to the release of a transfer of land document.
7. Development plans (ie: building size, exterior finish, landscaping, fencing, side yard, setbacks, access, etc.) to be satisfactory to the Development Officer in accordance with The City of Red Deer Land Use Bylaw and approved by the Municipal Planning Commission.

8. All servicing costs to the site (curb cut, power, sanitary sewer and water, etc.) to be the responsibility of A.G.T.
9. Land sale agreement satisfactory to the City Solicitor.
10. A.G.T. Limited will also require an easement from its new site through a portion of the MR Lot 12, Block 2, Plan 912-3360, to join up with its existing right-of-way as noted on the attached plan. Cost of registering easement to be the responsibility of A.G.T.,

and as presented to Council July 4, 1994."

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

It is my understanding that you will be forwarding to this office an additional report concerning the required disposal of municipal reserve and Land Use Bylaw Amendment associated with this sale.



KELLY KLOSS

City Clerk

KK/clr

cc: Director of Community Services
Engineering Manager
Principal Planner

NO. 9

DATE: June 28, 1994

TO: K. Kloss, City Clerk

FROM: A. Scott, Land and Economic Development Manager

RE: **A.G.T. LIMITED - REQUEST TO PURCHASE
PART OF LOT 12 MR, BLOCK 2, PLAN 912-3360
EDGAR INDUSTRIAL DRIVE**
(Please see attached map)

This spring A.G.T. commenced negotiations with the administration to acquire a site in the Edgar Industrial Park, to place a small telecommunication building similar to the one shown on the attachment marked Schedule "A". The location of the 15 m (49.2') x 30 m (98.4) site shown on the attached Schedule "B" has been agreed to because of the close proximity to an existing A.G.T. underground conduit which the proposed telecommunication building will serve.

The location of the site, landscaping and terms of purchase, etc. have been discussed with the administration, and agreed to, subject to City Council approval.

RECOMMENDATION

We recommend that City Council approve the sale of part of City owned Lot 12 MR, Block 2, Plan 912-3360 for the 15 m x 30 m telecommunication site, subject to the following conditions:

1. Sale price: \$65,000/acre x .11 acre = \$7,150.00. Funds to be allocated to Public Reserve Trust Fund in accordance with Planning Act.
2. All advertising fees pertaining to the disposal of a portion of the Municipal Reserve in accordance with the Municipal Government Act to be the responsibility of A.G.T.
3. All legal survey, planning fees and registration fees pertaining to the registration of the subdivision plan to be the responsibility of A.G.T.
4. Land transfer fees registering the site from The City of Red Deer to A.G.T. to be the responsibility of A.G.T.
5. All advertising fees pertaining to the rezoning of the site from P1 to I1 to be the responsibility of A.G.T.
6. Land to be paid for in full prior to the release of a transfer of land document.

City Clerk
Page 2
June 28, 1994

7. Development plans (i.e. building size, exterior finish, landscaping, fencing, side yard, setbacks, access, etc.) to be satisfactory to the Development Officer in accordance with The City of Red Deer Land Use Bylaw and approved by the Municipal Planning Commission.
8. All servicing costs to the site (curb cut, power, sanitary sewer and water, etc.) to be the responsibility of A.G.T.
9. Land sale agreement satisfactory to the City Solicitor.
10. A.G.T. Limited will also require an easement from its new site through a portion of the MR Lot 12, Block 2, Plan 912-3360, to join up with its existing right-of-way as noted on the attached plan. Cost of registering easement to be the responsibility of A.G.T.



Alan V. Scott

WFL/mm

Att.

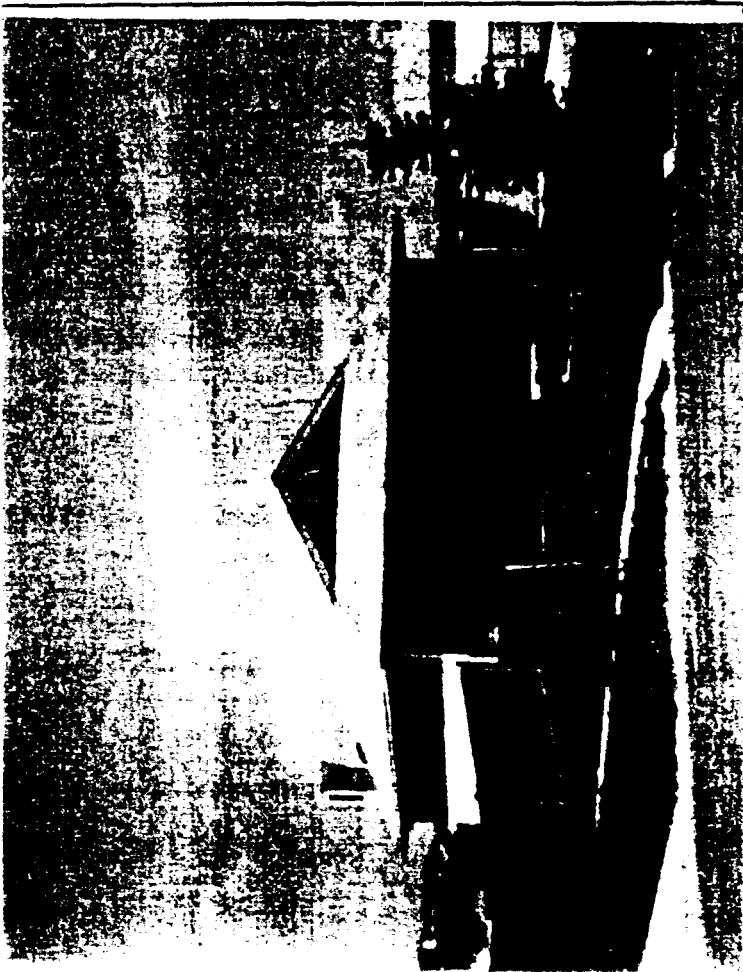
c: K. Haslop, Engineering Manager
C. Curtis, Director Community Services

Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner



BEST ATTAINABLE
IMAGE

CALGARY RIVERBEND RSC
CLGRABAV
224 RIVERWOOD CIRCLE

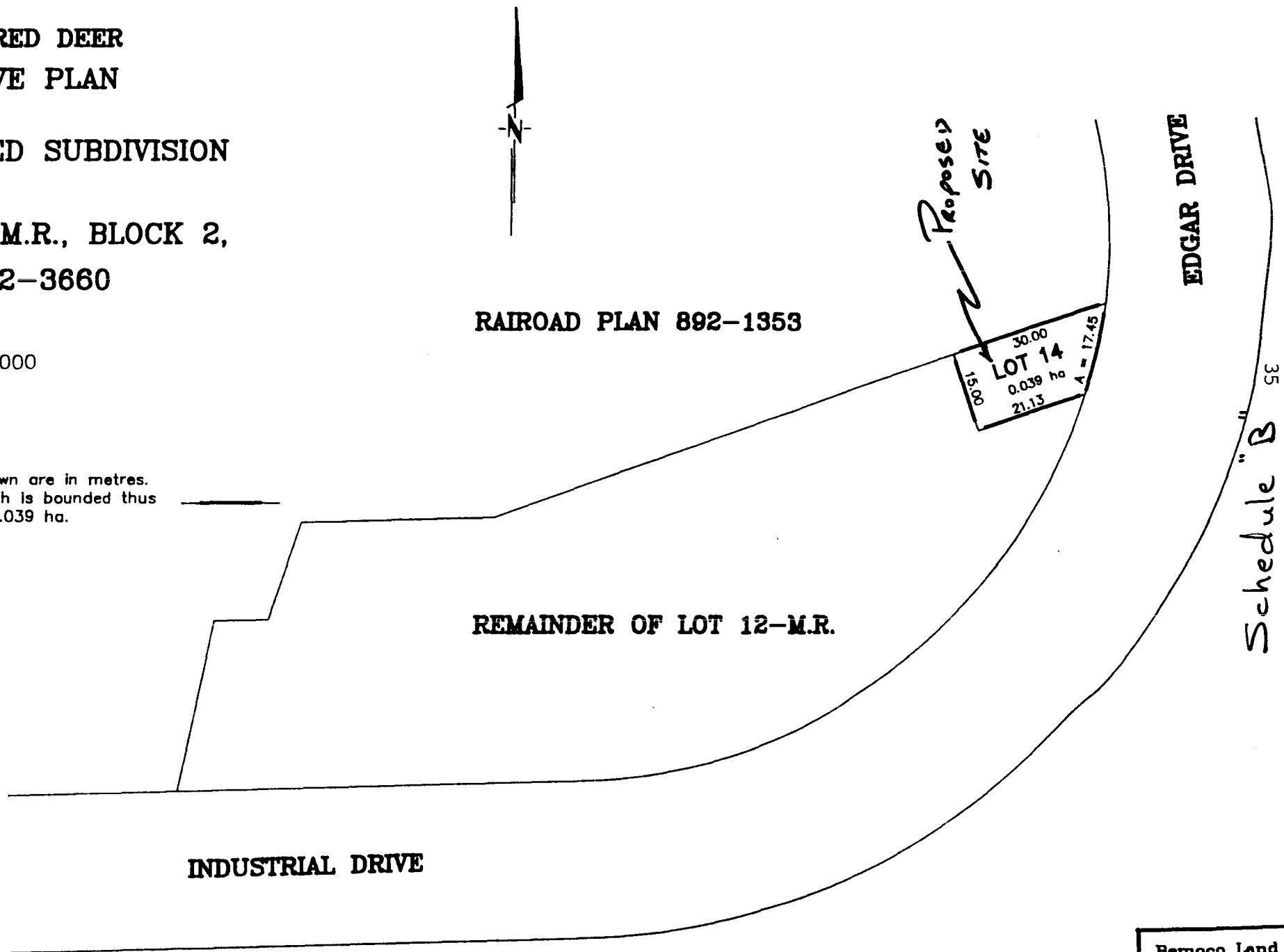
Schedule "A"

CITY OF RED DEER
TENTATIVE PLAN
OF
PROPOSED SUBDIVISION
OF PART OF
LOT 12-M.R., BLOCK 2,
PLAN 912-3660

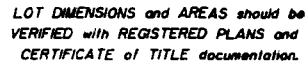
SCALE = 1:1000

NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus and contains 0.039 ha.



Bemoco Land S
21,7895-48t
Red Deer,
FILE S-01



DATE: August 3, 1994
TO: Land & Economic Development Manager
FROM: Assistant City Clerk
RE: DISPOSAL OF MUNICIPAL RESERVE/LOT 12MR, BLOCK 2, PLAN 912-3660


At the Council Meeting of August 2, 1994, consideration was given to your report dated July 22, 1994, concerning the above topic. At this meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated July 22, 1994, re: A.G.T. Limited Purchase of Part of Lot 12 MR, Block 2, Plan 912-3660, Edgar Industrial Drive, hereby agrees to the disposal of Municipal Reserve as described hereunder:

"All that portion of Lot 12 MR, Block 2, Plan 912-3660 Lying within the limits of Plan 942-_____ containing 0.039 hectares (0.10 acres) more or less, excepting thereout all mines and minerals"

and as presented to Council August 2, 1994."

The decision of Council in this instance is submitted for your information. This office will now proceed with the necessary advertising for disposal of said reserve. Trusting you will find this satisfactory.



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Council & Committee Secretary, Sandra

NO. 10

DATE: July 25, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **NORTHLANDS INDUSTRIAL PARK**
LOT G, BLOCK 4, PLAN 782-2528
(Cross-hatched on attached map)

The City of Red Deer is presently servicing the area in the Northlands Industrial Park which is situated north of 81 Street and west of Gaetz Avenue. Lot G, Block 4, Plan 782-2528 (cross-hatched on the attached map) is owned by Northwestern Utilities Limited, and contains within its boundaries a Northwestern Utilities 6 inch high press gas main which serves the City of Red Deer.

As the City growth has spread northerly (from 67 Street to Highway 11A), Northwestern Utilities has transferred the ownership to this high pressure gas main right-of-way to the City of Red Deer in favour of the City granting Northwestern Utilities an easement to cover the gas main. A portion of Lot G is also required for the future road right-of-way for Northland Drive.

Northwestern Utilities has agreed to dispose of Lot G to The City of Red Deer for One (\$1.00) Dollar.

RECOMMENDATION

City Council approve the acquisition of Lot G, Block 4, Plan 782-2528 from Northwestern Utilities Limited for the sum of One (\$1.00) Dollar, on the condition that the City of Red Deer will grant Northwestern Utilities an easement to cover their 6 inch high pressure gas main.



Alan W. Scott

WFL/mm

Att.

Commissioners' Comments

We concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner



BLIND MAN IND. PARK

CITY LIMITS

LOT 6, BLOCK 4
PLAN 782-2528

NORTHLANDS IND
PARK

C.N.R.

C.N.R.

NORTHLAND

ABANDONED C.N.R. R/W
(PLAN 2761 CL)

49 AVENUE

81 STREET

GAETZ AVENUE

HIGHWAY 2A

S.W. 1/4 SEC. 30

9

PROPOSED EASEMENT

DATE: August 3, 1994
TO: Land & Economic Development Manager
FROM: Assistant City Clerk
RE: NORTHLANDS INDUSTRIAL PARK/LOT G, BLOCK 4, PLAN 782-2528

At the Council Meeting of August 2, 1994, consideration was given to a report dated July 25, 1994, concerning the above, at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated July 25, 1994, re: Northlands Industrial Park, Lot G, Block 4, Plan 782-2528, hereby approves the acquisition of the said lands from Northwestern Utilities Limited for the sum of \$1.00, on the condition that The City of Red Deer grant Northwestern Utilities Limited an easement to cover their 6 inch high pressure gas main, and as presented to Council August 2, 1994."

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



Jeff Graves
Assistant City Clerk

JG/ds

c.c. Director of Financial Services
Land Supervisor
Director of Engineering Services



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

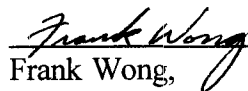
M E M O

DATE: July 22, 1994
TO: City Council
FROM: Frank Wong, Planning Assistant
RE: **Proposed Land Use Bylaw Amendment 2672/T-94
Eastview Estates - Phases 15 & 16
Melcor Developments Ltd.**

Enclosed is a proposed land use amendment pertaining to the remaining undeveloped lands in the Eastview Estates Subdivision and containing 2.838 ha (7.01 acres).

Melcor Developments Ltd. is proposing to develop Phase 15 consisting of 14 single family lots and Phase 16 consisting of 27 single family lots. These two phases will complete the Eastview Estates Subdivision. This proposal conforms to the approved outline plan for the area.

Planning staff recommend that City Council proceed with the first reading of the proposed land use amendment.



Frank Wong,
PLANNING ASSISTANT
/cc

Encl.

Commissioners' Comments

We concur with the recommendation of the Red Deer Regional Planning Commission that the proposed Land Use Bylaw Amendment be given First Reading.

"G. SURKAN"

Mayor

"C. CURTIS"

Acting

City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA


CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTNER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTNER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLANDWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

DATE: August 3, 1994
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/T-94/EASTVIEW ESTATES
PHASES 15 & 16/MELCOR DEVELOPMENTS LTD.

Council at its meeting of August 2, 1994, gave 1st reading to the above noted Land Use Bylaw Amendment 2672/T-94 which pertains to the remaining undeveloped lands in the Eastview Estates Subdivision and containing 2.838 hectares (7.01 acres) proposed development by Melcor Developments Ltd. of Phase 15 consisting of 14 single family lots and Phase 16 consisting of 27 single family lots in the Eastview Estates Subdivision.

Attached hereto is a copy of the above noted Bylaw. This office will now proceed with advertising for a Public Hearing to be held on August 29, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.


Jeff Graves
Assistant City Clerk

JG/ds

Encl.

c.c. Director of Engineering Services
Director of Community Services
Parks Manager
Land & Economic Development Manager
City Assessor
Council & Committee Secy., Sandra

NO. 12

DATE: JULY 21, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: DISPOSAL OF MUNICIPAL RESERVE

At the Council Meeting of July 4, 1994, a resolution was passed by Council indicating its intention to dispose of the municipal reserve as outlined on the attached plan and as described hereunder:

1. All that portion of Lot R, Block 4, Plan 4963 TR, lying within the limits of Plan _____, containing 0.158 of a hectare more or less. Excepting thereout all mines and minerals.
2. All that portion of Lot R, Block 2, Plan 1030 NY, lying within the limits of Plan _____, containing 0.001 of a hectare more or less. Excepting thereout all mines and minerals.

In accordance with the requirements of the Planning Act, we advertised and posted a notice on the site indicating Council's intention to dispose of the above noted municipal reserve. No objections to the proposed disposal were received within the specified deadline (Monday, July 25, 1994).

As no objections have been received, a Public Hearing is not necessary. The City will now proceed without further notice.

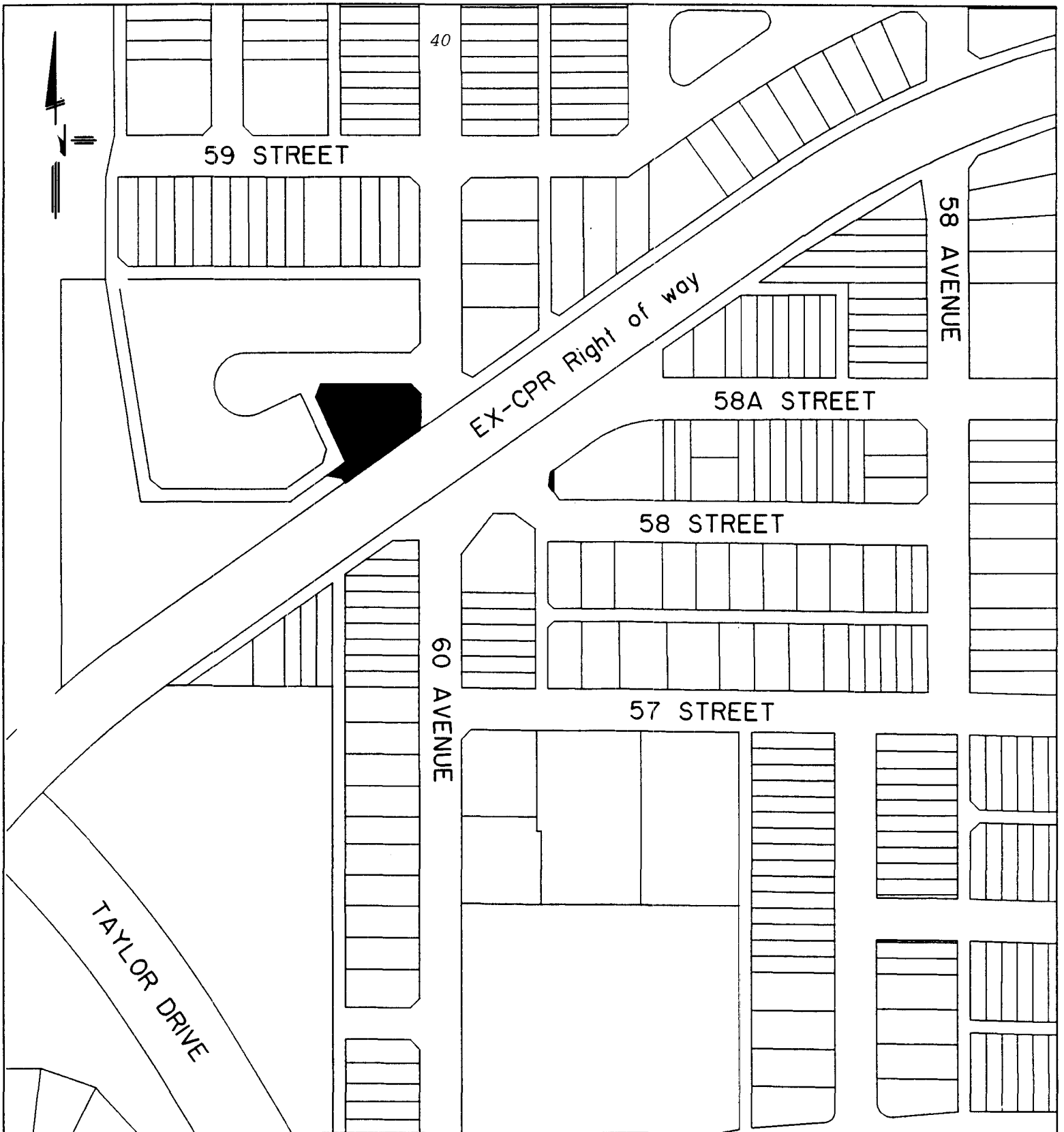
RECOMMENDATION

Submitted for Council's information only.



KELLY KLOSS
City Clerk

KK/clr
attch.



RESERVE DISPOSALS



DATE: August 3, 1994
TO: Land & Economic Development Manager
FROM: Assistant City Clerk
RE: DISPOSAL OF MUNICIPAL RESERVE

At the Council Meeting of July 4, 1994, Council passed a resolution agreeing to dispose of reserve lands as noted hereunder and as outlined on the map attached hereto.

1. All that portion of Lot R, Block 4, Plan 4963 TR lying within the limits of Plan _____, containing 0.158 of a hectare more or less. Excepting thereout all mines and minerals.
2. All that portion of Lot R, Block 2, Plan 1030 NY, lying within the limits of Plan _____, containing 0.001 of a hectare more or less. Excepting thereout all mines and minerals.

In accordance with the requirements of the Planning Act, this office advertising and posted on site Council's intention to proceed with the proposed disposal of public reserve. Any objections to the proposed disposal were to be received by Monday, July 25, 1994.

As no objections to the proposed disposal were received by the date noted above, it was in order for us to proceed without further notice and in this regard, I am enclosing herewith a declaration as required by Land Titles requesting the removal of the designations.

Trusting you will find this satisfactory.



Jeff Graves
Assistant City Clerk

JG/ds
Encl.

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager
Parks Manager
Principal Planner

C A N A D A
PROVINCE OF ALBERTA
TO WIT:

)
)
)
)
)
IN THE MATTER OF SECTION 117
OF THE PLANNING ACT 1980 R.S.

I, Jeff Graves, of The City of Red Deer, in the Province of Alberta, DO SOLEMNLY
DECLARE:

1. THAT I am the duly appointed Assistant City Clerk of The City of Red Deer and its proper officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Sections 115 and 116 of The Planning Act, 1980.
4. THAT The City of Red Deer, in accordance with Section 117(1) of The Planning Act, 1980, requests the removal of the designation of municipal reserve from the lands described as follows:

- "1. All that portion of Lot R, Block 4, Plan 4963 TR, lying within the limits of Plan _____, containing 0.158 of a hectare more or less. Excepting thereout all mines and minerals.
2. All that portion of Lot R, Block 2, Plan 1030 NY, lying within the limits of Plan _____, containing 0.001 of a hectare more or less. Excepting thereout all mines and minerals."

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at The City
of Red Deer, in the Province of
Alberta, this 4th day of
August A.D., 1997



A COMMISSIONER FOR OATHS
in and for the Province of Alberta.

May Mitchell

expires May 23, 1997

)
)
)
)
)
)
)

JEFF GRAVES
ASSISTANT CITY CLERK

COPIED TO: C. CURTIS
A. WILCOCK

41

NO. 1

K. KLOSS
REC. & CULTURE BOARD



THE PREMIER OF ALBERTA

July 5, 1994

Her Worship
Mayor Gail Surkan
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

I have reviewed your council's concerns regarding the termination of the Urban Parks Operating Grant Program and the reduction in parks funding to be provided to the city as part of the new Unconditional Municipal Grant Program.

The need to reduce the deficit does not permit the provincial government to continue to spend the amount of money that it has in the past for this purpose. Reductions are necessary in both the capital and operating components of urban parks funding.

I appreciate that this is a difficult reality to accept. It is only by difficult decisions, however, that the provincial budget can be balanced.

Let me assure you that this government is committed to the maintenance of a cooperative working partnership with you on any matter of mutual interest.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Ralph Klein".
Ralph Klein

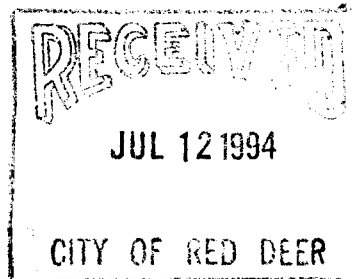
RK/yd

cc: Honourable Dr. Stephen West
Minister of Municipal Affairs

Honourable Gary Mar
Minister of Community Development

Honourable Stockwell Day, M.L.A.

Mr. Victor Doerksen, M.L.A.





ALBERTA
COMMUNITY DEVELOPMENT

Office of the Minister

July 25, 1994

Mayor Gail Surkan
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Gail
Dear Mayor Surkan:

Thank you for sending me a copy of your letter of June 1, 1994 to Premier Ralph Klein about the changes to the Urban Parks Program.

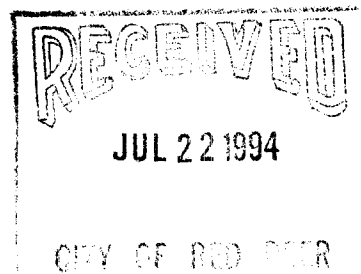
While I appreciate the concerns you have raised, economic circumstances in Alberta have changed substantially since 1986. I am confident that you can understand the need to reduce funding to parks when funding to health, education and social services is being reduced.

Alberta Community Development and Treasury Board considered this matter carefully before a decision was made. This consideration included a review of the operating subsidy commitment. It led to a decision to end the Urban Parks Operating Grant Program and provide funding through the Unconditional Municipal Grant Program.

I trust you will understand our position and support our actions to balance the budget in the interests of all Albertans. Let me assure you that as a government we are committed to maintaining a cooperative working partnership with you on any matter of mutual interest.

Sincerely,

Gary G. Mar, Q.C.
Minister of Community Development
M.L.A. Calgary Nose Creek



...cont.



June 1, 1994

The Honourable Ralph Klein, M.L.A.
Premier of the Province of Alberta
307 Legislative Building
10800 - 97 Avenue
Edmonton, Alberta
T5K 2B6

Dear Premier Klein:

RE: ALBERTA URBAN PARKS PROGRAM

I am writing to alert you to the very significant and escalating concern which members of my Council and I have regarding the handling of the Alberta Urban Parks Program.

Our concerns are twofold. Both arise directly from your Government's unilateral decision to terminate the Urban Parks Program and reduce the Provincial contributions to park operations, currently committed through legally binding contracts.

As you are aware, Red Deer City Council has been supportive of your Government's overall objective to balance the Provincial budget and has been prepared to deal constructively with the impacts of that program on municipalities, insofar as those impacts are fair and reasonable. We believe that recent decisions regarding the Urban Parks programs err on both these counts.

First, we realize that the operating grants for the original five cities under Phase I of the Urban Parks Program have been significantly reduced in order to provide operational funding for new urban parks initiated by The Honourable Dr. West. Given your Government's current objectives, we strongly disagree with the approval of new capital development at the expense of adequate operating and maintenance support to existing infrastructure.

...../2

THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 346-6195

The Honourable Ralph Klein
June 1, 1994
Page 2

Second, we cannot accept as either fair or reasonable the unilateral approach to amending agreements which we believe to be binding, without consultation or prior notification. The Urban Park Agreements are very clear that their terms can be altered only by mutual agreement. The City may have been willing to renegotiate the Agreement if it had been consulted prior to the change.


Mr. Premier, our ability to work cooperatively with your Government on several fronts will depend on mutual commitment to basic, business ethics. Our confidence in the commitment has been shaken.

Finally, we understand consideration is being given to relinquishing an anticipated surplus in the Urban Parks operating grants budget created by the decision not to extend the Capital Development Program, rather than using that surplus to prevent further reductions to existing park agreements. We are led to believe such a move is not required to meet the objectives of the Department of Municipal Affairs business plan. Consequently, we are at a loss to understand why such a move is being considered, given the very negative repercussions it would have on existing infrastructure.

Attached is a resolution, passed by my Council on May 24, 1994, highlighting their concern and asking for the information relative to this program which we require in order to plan constructively. I am, by way of this letter, asking for your intervention to ensure these concerns are addressed.

I support your Government's proactive move in reducing expenditures; however, I feel strongly that no government can afford to violate basic, ethical business practices. I strongly urge your Government to re-evaluate its decision concerning the Urban Parks Programs and re-honour its obligations as established by legal agreement.

Sincerely,



GAIL SURKAN
Mayor

GS/dh

Encls.

c.c. The Honourable Dr. Stephen West
The Honourable Gary Mar
The Honourable Stockwell Day
Victor Doerksen, M.L.A.

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated May 11, 1994, re: Waskasoo Park Report on Operating Grants, hereby agrees that The City:

- 1. Express major concern regarding the termination of the Urban Parks Program without consultation;**
- 2. Request the Province to clarify the status of the Urban Parks Operating Agreement dated October 9, 1986, in particular clause 11;**
- 3. Request the Province to immediately confirm what level of funding is presently proposed for the urban parks component of the Unconditional Municipal Grant Program in 1995 and 1996,**

and as presented to Council May 24, 1994."

Commissioners' Comments

As Council will be aware from the attached correspondence, the Provincial Government appears unmovable on the subject of their legal agreement to support the Urban Parks Program. We recommend that Council respond through the Mayor, asking the Minister and the Premier to at least answer to the specific questions itemized in the letter.

*"G. SURKAN"
Mayor*

*"C. CURTIS"
Acting City Commissioner*

B/F



OFFICE OF THE PREMIER

June 13, 1994

Her Worship
Mayor Gail Surkan
The City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

On behalf of Premier Klein, thank you for your letter of June 1, 1994.

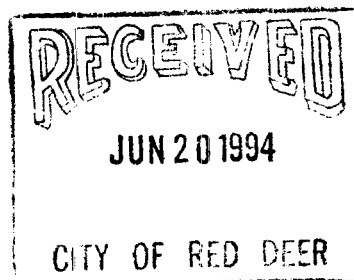
Please be assured the Premier is reviewing your concerns, and will be replying to your letter as soon as possible.

Sincerely yours,

A handwritten signature in cursive script that reads "S. Burns".

Sheryl Burns
Executive Assistant
to the Premier

SB/yd



SNELL & OSKUND SURVEYS (1979) LTD.

BRANCH OFFICE
P.O. BOX 1930
ROCKY MOUNTAIN HOUSE
ALBERTA T0M 1T0
OFFICE PHONE: (403) 845-4646
FAX: (403) 845-4535
B. HAAGSMA A.L.S. (RES.) 845-4980

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

SUBDIVISION, MUNICIPAL, OILFIELD
SURVEYS AND REPORTS
SPECIAL ATTENTION TO URBAN,
RURAL AND OILFIELD SURVEYS

HEAD OFFICE
P.O. BOX 610
4826 - 47TH STREET
RED DEER, ALBERTA T4N 5G6
OFFICE PHONE: (403) 342-1255
FAX: (403) 343-7025
G. OSKUND A.L.S. PENG. (RES.) 346-6342
D. VANDENBRINK A.L.S. PENG. (RES.) 886-2474
G. ROSS A.L.S. (RES.) 342-0046

July 11, 1994

Our file: 397-025

City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

ATTENTION: BILL LEES, LAND & ECONOMIC DEVELOPMENT

Dear Sir:

Re: Laebon Subdivision - Kentwood Phase 5B

Further to our recent telephone conversation, this letter will serve to confirm our request to close Kelly Street to accommodate the above named subdivision. A sketch is enclosed to illustrate the road closure required. The following description should be acceptable to Land Titles Office.

ALL THAT PORTION OF KELLY STREET. PLAN 932 0345
CONTAINED WITHIN SUBDIVISION PLAN 942_____ AND
CONTAINING 0.378 HECTARES (0.93 ACRES) MORE OR
LESS).

Thank you for your attention to this matter.

Yours truly,

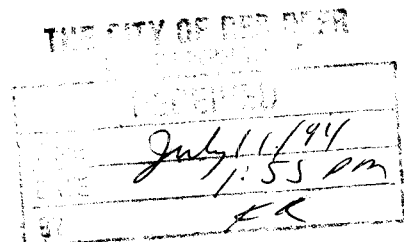
SNELL & OSKUND SURVEYS(1979) LTD.



Dick VandenBrink, A.L.S., P.Eng.

DV/lb
encs.

✓ cc - Kelly Kloss, City Clerk Dept.



REMAINDER OF THE
N.W.1/4 SEC. 32, TWP. 38, RGE. 27 W 4 M

REMAINDER OF THE
N.E.1/4 SEC. 32-38-27-4

REMAINDER OF
LOT 13
BLOCK 7
PLAN 932 0345

LOT 31
BLOCK 4
PLAN 932 0345



47

KENNEDY DRIVE

KELLY STREET

LOT 12
BLOCK 7

LANE

LANE

KEMP AVENUE

PLAN 942 0087

KEMP AVENUE

KING CLOSE

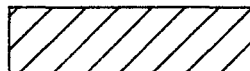
RED DEER (KENTWOOD)
PLAN SHOWING
PORTION OF KELLY STREET, PLAN 932 0345
TO BE CLOSED
IN THE
S.W.1/4 SEC. 32, TWP. 38, RGE. 27 W 4 M

SCALE = 1:1000

BY: DIRK VANDENBRINK A.L.S.

0 10 20 40 60 80 100 Metres

PORTION OF KELLY STREET TO BE CLOSED IS SHADED THUS
AND CONTAINS 0.378 ha. (0.93 Acs.)



SNELL & OSUND SURVEYS (1979) LTD.
RED DEER - ROCKY MOUNTAIN HOUSE
397-025

DATE: July 14, 1994
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **SNELL & OSLUND ROAD CLOSURE - KELLY STREET**

The Land and Economic Development Department has no objection to the request for the closure of a portion of Kelly Street, as proposed recently by Snell & Oslund Surveys Ltd.

A portion of the Kentwood subdivision was sold to Laebon Developments by The City of Red Deer in 1993. As a result of some redesigning of this subdivision, Laebon is proposing to relocate Kelly Street to the north. This results in the need to close the existing right-of-way as outline in the original subdivision plan.

RECOMMENDATION

We would recommend that Council support the request for road closure of Kelly Street.



Alan V. Scott

AVS/mm



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

Telephone: (403) 343-3394

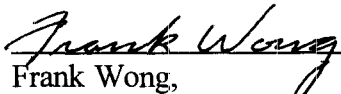
Fax: (403) 346-1570

M E M O

DATE: July 15, 1994
TO: Kelly Kloss, City Clerk
FROM: Frank Wong, Planning Assistant
RE: **ROAD CLOSURE - KELLY STREET
SNELL & OSLUND**

Please be advised that Planning Staff have no objection to the proposed closure of Kelly Street. The road closure was a condition of the proposed Laebon Subdivision for the creation of 18 single family lots.

A copy of the subdivision approval is enclosed for your information.


Frank Wong,
PLANNING ASSISTANT
/cc

Commissioners' Comments

We concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

"C. CURTIS"
Acting City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURO • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

January 31, 1994

Our File No. 31/1458

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

FILED
JAN 31 1994
RED DEER

Dear Sir:

**RE: PROPOSED SUBDIVISION - LAEBON
LOTS 9, 10, 11 & 13, BLOCK 7 PLAN 932 0345 AND THE REMAINDER OF
LOTS 8 & 12, BLOCK 7, PLAN 932 0345, KELLY STREET, PLAN 932 0345 AND
PART OF NW ¼ 32-38-27-4, ALL WITHIN SEC. 32-38-28-4, KENTWOOD
SUBDIVISION**

Your application for subdivision was considered by the Subdivision Committee of the Commission at its meeting held January 28, 1994 and was approved subject to the following conditions:

1. All current property taxes being paid in full.
2. The developer to sign a Development Agreement satisfactory to the City of Red Deer.
3. Easements must be provided by plan of survey for all utilities and should be registered simultaneously with the subdivision plan.
4. Kelly Street registered by Plan 932 0345 to be cancelled by City Council. (All costs of this road cancellation to be responsibility of the developer.)
5. The agreement pertaining to architectural guidelines, dated October 6, 1993, between the City of Red Deer and Laebon Developments Ltd. to be carried forward to Phase 2 by way of a caveat being registered on the Phase 2 lots.
6. A Deferred Reserve Caveat in the amount of 0.014 ha (0.035 ac) is to be registered against the remainder of Lot 13, Block 7, Plan 932 0345.

After the expiry of the appeal period, being a maximum of 35 days from the date of this letter, it would be in order for you to submit the registrable plan to this office for our approval together with a \$950 approval fee. As the owner/applicant you are responsible to check with the Municipality and/or agency mentioned in the above conditions to ensure that the conditions have been satisfied and that written confirmation has been forwarded to the Commission before submission of the registrable plan to this office.

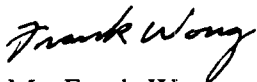
MUNICIPALITIES WITHIN COMMISSION AREA

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This decision is valid for a period of one year from this date. If the registrable plan is not submitted to our office within this time, reapplication will have to be made.

Pursuant to Section 106 of the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980, attached herewith is a copy of Appendix "A" which outlines the procedure for subdivision appeals. Pursuant to Section 93 of the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980, our decision will be advertised in the local newspaper whereby any adjacent landowner will also have the right to appeal this decision, as outlined in Appendix "A".

Yours truly,



Mr. Frank Wong
PLANNING ASSISTANT

FW/js

cc: Laebon Developments Ltd.
Jack Mens Wear
Public School Board, Red Deer
Separate School Board, Red Deer
City of Red Deer Engineering Department - Pete Anderson

LOT 1
BLOCK 1
PLAN 812 1568

Red Deer Regional Planning Commission
CONDITIONALLY APPROVED

RED DEER

Plan Showing a
Proposed Subdivision
of
LOTS 9,10,11 & 13
BLOCK 7, PLAN 932 0345
and the remainder of
LOTS 8 & 12
BLOCK 7, PLAN 932 0345
and
KELLY STREET, PLAN 932 0345
and part of the
N.W.1/4 SEC.32,TWP.38,RGE.27 W4M
all within
Sec.32,TWP.38,RGE.27 W4M

SCALE = 1:1000

BY: DIRK VANDENBRINK A.L.S.

LEGEND & NOTES

DISTANCES ALONG CURVES ARE ARC LENGTHS
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
AREA PROPOSED IS OUTLINED THUS

PHASE 2 CONTAINS 1.190 ha. (2.94 Acs.)

REMAINDER OF THE
N.W.1/4 SEC.32,TWP.38,RGE.27 W4M

UTILITY R/W PLAN 832 1212

REMAINDER OF
LOT 13
BLOCK 7
PLAN 932 0345

UTILITY R/W
PLAN 832 1212

UTILITY R/W
PLAN 832 1212

UTILITY R/W
PLAN 932 2500

KENNEDY DRIVE

KELLY STREET

KELLY STREET

LANE

BLOCK 7

KING CLOSE

LOT 1
BLOCK 7
PLAN 912 2817

UTILITY R/W PLAN 932 0346

UTILITY R/W PLAN 932 0346

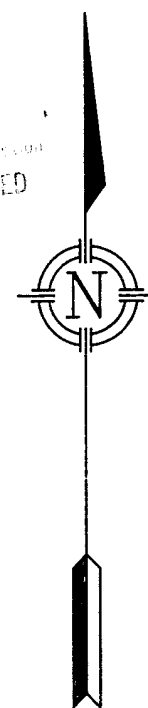
UTILITY R/W PLAN 912 2818

LANE

KEMP AVENUE

BLOCK

SNELL & OSUND SURVEYS (1979) LTD.
RED DEER - ROCKY MOUNTAIN HOUSE
397-025



DATE: July 18, 1994

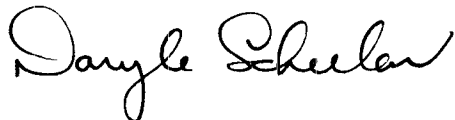
TO: K. Kloss
City Clerk

FROM: Daryle Scheelar
E. L. & P. Dept.

RE: **Snell & Oslund (Road Closure - Kelly Street)**
Plan 932 0345

E. L. & P. have no objections to the above road closure.

Should you have any questions please advise.

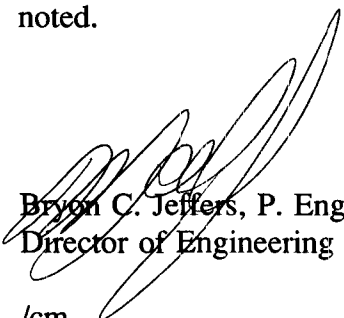
A handwritten signature in cursive script that reads "Daryle Scheelar".

Daryle Scheelar,
Distribution Engineer

/jjd

DATE: July 19, 1994
TO: City Clerk
FROM: Director of Engineering Services
RE: **SNELL AND OSUND
ROAD CLOSURE - KELLY STREET**

Please be advised that the Engineering Department has no comment with respect to the above noted.



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

/cm

TO:

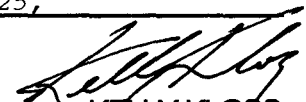
- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☒ LAND AND ECONOMIC DEVELOPMENT MANAGER
☒ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
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☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE: SNELL & OSLUND (ROAD CLOSURE - KELLY STREET)

Please submit comments on the attached to this office by 94 JUL 25,
for the Council Agenda of 94 AUG 2.


KELLY KLOSS
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 13, 1994

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

Att: Mr. Dick VandenBrink, A.L.S., P. Eng.

Dear Sir:

RE: ROAD CLOSURE - KELLY STREET

Receipt of your letter dated July 11, 1994 is hereby acknowledged.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Tuesday, August 2, 1994. Council Meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at this Council Meeting, please call our office on Friday, July 29, 1994 and we will advise you of the approximate time that Council will be discussing this item.

Please enter City Hall on the park side entrance upon arrival and proceed up to the second floor Council Chambers.

This request has been circulated to City Administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 29, 1994, or if it would be more convenient for you, please let us know and we will fax same to you.

If you have any questions please do not hesitate to contact the writer.

Sincerely,


KELLY KLOSS
City Clerk

KK/clr

*a delight
to discover!*

DATE: July 21, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: SNELL & OSLUND
(ROAD CLOSURE - KELLY STREET)

I have discussed this subdivision with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective.



CRAIG CURTIS

:ad

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



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 3, 1994

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

Attention: Dick VandenBrink, A.L.S., P. Eng.

Dear Sir:

RE: ROAD CLOSURE/KELLY STREET/BYLAW NO. 3114/94

Council of The City of Red Deer gave first reading to Road Closure Bylaw 3114/94 at its meeting of August 2, 1994. Bylaw 3114/94 provides for the closure of all that portion of Kelly Street, Plan 932-0345 contained within Subdivision Plan 942-_____ and containing 0.378 hectares (0.93 acres) more or less to accommodate the Kentwood Phase 5B Subdivision. Enclosed herewith is a copy of the aforementioned Road Closure Bylaw.

This office will now proceed with advertising for a Public Hearing to be held on September 12, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the paper on August 12 and 19. You are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising which in this instance is \$500.00. We will require this deposit no later than Tuesday, August 9, in order to proceed with the advertising schedule noted above. Once the actual cost of advertising is known, you will be either invoiced or refunded the balance. Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Jeff Graves
 Assistant City Clerk

JG/ds

Encl.

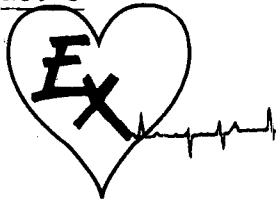


RED DEER

*a delight
 to discover!*

Page 2
Snell & Oslund
August 3, 1994

c.c. Director of Community Services
Bylaws & Inspections Manager
City Assessor
Land & Economic Development Manager
E.L. & P. Manager
Fire Chief
Public Works Manager
Council & Committee Secy., Sandra



Therapeutic Health Exercise Centre

2811D Bremner Avenue

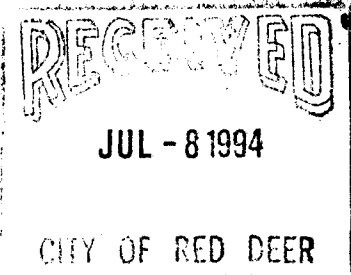
Red Deer, Alberta

T4R 1P7

8/14/92-1733

City of Red Deer
Permits-Zoning-Inspections
Attn: Ryan Strader

Re: Letter of Intent for use
Therapeutic Health Exercise Centre Ltd.
2811d Bremner Ave.
Red Deer, Alberta
T4R 1P7



Dear Mr. Strader,

It is our intent to include the following practitioners in our use of the above described space:

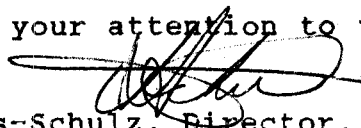
- To include a practising Physician
- To include a practising Chiropractor
- To include a practising Physiotherapist
- To include a practising Nurse

Although these professionals have always been an important part of our business on a consultive basis, it has become necessary to provide the services of these professionals in a practical way.

The Therapeutic Health Exercise Centre is a therapy centre that is dedicated to preventative health care services and further to our objective, we would add to the overall quality of our client care by including the above mentioned professionals, making this centre a more complete Multi-Disciplinary Health Care Centre.

Please advise us on an appropriate course, if any, to effect the zoning so as to include these professionals in our health centre.

Thank you for your attention to this matter,


Victoria Lines-Schulz, Director, Owner
Robert J. Diewold, M.D., Co-Owner


Robert J. Diewold, M.D.

347-8555

DATE: July 14, 1994
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **Therapeutic Health Centre
2811D Bremner Avenue**

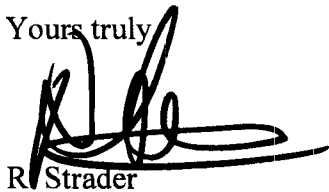
In response to your memo regarding the above, we have the following comments for Council's consideration:

The above referenced site is zoned DC in which all uses must be approved by City Council. Several years ago, Council approved a "Therapeutic Health Centre" from this location; now the applicant is proposing to add several health professionals to their team which would in the applicant's words, make this "a more complete multi-disciplinary health care centre".

The original purpose of this district was to provide for unique uses that did not fit into any of the existing land use districts. However, the types of uses now located here could be accommodated under several types of existing zoning such as C1 or C4. If the original intent for this zoning is no longer valid then the zoning should be reviewed. If the zoning is changed, then approvals for use could be handled administratively which in the majority of applications, would reduce the processing time.

Recommendation: That Council consider rezoning the site and the application be tabled until that consideration is complete.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/cp



MEMORANDUM

TO: Kelly Kloss, CITY CLERK

FROM: Orlando Toews, PLANNER

DATE: July 22, 1994

RE: Proposed Uses - Therapeutic Health Exercise Centre - 2811D Bremner Avenue

The proposed uses are related to a 4400 ft² unit located within the Sims Furniture building on Bremner Avenue. The site is designated Direct Control (1), and under the provisions of the Land Use Bylaw, all uses must be approved by Council [Section 7.3.2(1)].

The request before Council is to increase the permitted uses to include professional medical services which would include a physician, a chiropractor, a physiotherapist, and a nurse.

The Direct Control District 1 along Bremner Avenue was originally established to accommodate unique uses with special requirements which did not fit into existing land use districts. It is the staff's opinion that professional medical services are already provided for within the C-1, C-2, and C-3 districts of the City's Land Use Bylaw. Accordingly, staff do not support the proposed uses within the Direct Control District 1.

RECOMMENDATION:

1. That Council **not support** the proposed uses.

Orlando Toews
PLANNER

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLANDWOLD SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS SUMMER VILLAGE OF BURNSTICK LAKE

Mayor's Comments

Though I agree that the proposed use does not technically fit within the original intent of this Direct Control Zone, I am reluctant to recommend against it for a number of reasons arising from circumstances which were not anticipated when the zone was established. Perhaps most significantly, changes within the health care system anticipate a move toward community-based, multidisciplinary health care delivery. As noted, such clinics could be located within current C1, C2 or C3 zoning. However, it could also be argued that there is precedent for this type of "public health" activity in the Direct Control Zone in the form of the existing Public Health Unit office.

We cannot predict what activities the Public Health Unit facility will be assigned by the new Regional Health Authority; however, it is very conceivable that additional clinical activities may be delivered from the existing building. Given this potential, I am prepared to recommend that Council table this request until the Planning Commission has reviewed the future uses within this Direct Control Area. We do not anticipate this to be a complex review, but rather an expansion of the recent study of commercial zones in the City. As a result, we would anticipate the report to be available to Council by the end of September. This review will also be useful in the event there are additional requests for alternate uses arising out of other changes in the area.

"G. SURKAN"
Mayor

Acting City Commissioner's Comments

I support the recommendations of the Planning Commission and recommend that the request be denied.

The proposed additional medical professionals would establish the therapeutic health exercise facility as a complete health care centre, which is a professional office use. The City has focussed such uses in the C1 (Downtown) District with limited allowance in the C2 (Regional and District Shopping Centre) District and in the C3 (Local Convenience) District for neighbourhood service only. These provisions are in accordance with the recent 1993 review of all commercial districts and reflect a long-standing policy embodied in the Downtown Concept Plans of 1986 and 1994.

The Direct Control Area along Bremner Avenue has always been an anomaly within the Land Use Bylaw. Consequently, I would not oppose a review of uses permitted in this area. However, changes should only be made in the context of an overall review, not in an ad hoc manner, which could set an awkward precedent for the future.

"C. CURTIS"
Acting City Commissioner

I support the recommendations of the Planning Commission and recommend that the request be denied.

The proposed additional medical professionals would establish the therapeutic health exercise facility as a complete health care centre, which is a professional office use. The City has focussed such uses in the C-1 (Downtown) District with limited allowance in the C-2 (Regional and District Shopping Centre) District and in the C-3 (Local Convenience) District for neighbourhood service only. These provisions are in accordance with the recent 1993 review of all commercial districts and reflect a long-standing policy embodied in the Downtown Concept Plans of 1986 and 1994.

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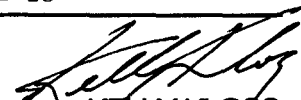
CRAIG CURTIS
Acting City Commissioner

TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☒ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
☐ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
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☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE: THERAPEUTIC HEALTH EXERCISE CENTRE
_____Please submit comments on the attached to this office by 94 JUL 25for the Council Agenda of 94 AUG 02.
KELLY KLOSS
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 13, 1994

Therapeutic Health Exercise Centre
2811D Bremner Avenue
Red Deer, Alberta
T4R 1P7

Att: Victoria Lines-Schulz, Director, Owner

Dear Madam:

RE: THERAPEUTIC HEALTH EXERCISE CENTRE

Receipt of your letter regarding the above is hereby acknowledged.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Tuesday, August 2, 1994. Council Meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at this Council Meeting, please call our office on Friday, July 29, 1994 and we will advise you of the approximate time that Council will be discussing this item.

Please enter City Hall on the park side entrance upon arrival and proceed up to the second floor Council Chambers.

This request has been circulated to City Administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 29, 1994, or if it would be more convenient for you, please let us know and we will fax same to you.

If you have any questions please do not hesitate to contact the writer.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr

*a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 4, 1994

Ms. Victoria Lines-Schulz, Director
Therapeutic Health Exercise Centre
2811D Bremner Ave.
Red Deer, Alberta
T4R 1P7

Dear Madam:

RE: THERAPEUTIC HEALTH EXERCISE CENTRE LOCATED AT 2811D BREMNER
AVE.

At the August 2, 1994, meeting, the Council of The City of Red Deer passed the following motions:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Therapeutic Health Exercise Centre, re: Letter of Intent for Use - Therapeutic Health Exercise Centre located at 2811D Bremner Avenue - Request For Additional Medical Professionals, hereby agrees that said request be approved."

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Therapeutic Health Exercise Centre, re: Letter of Intent for Use - Therapeutic Health Exercise Centre located at 2811D Bremner Avenue - Request For Additional Medical Professionals, hereby agrees that the Red Deer Regional Planning Commission review the future uses within this Direct Control Area and that said report be available to Council by September 30, 1994."

The decision of Council in this instance is submitted for your information and you may now wish to contact the Building Inspection Department to obtain any necessary permits as a result of this decision.

Trusting you will find this satisfactory.

Sincerely,



Jeff Graves
Assistant City Clerk

c.c. Bylaws & Inspections Manager Regional Planning Commission City Assessor

**RED DEER***a delight
to discover!*

BYLAW NO. 2672/R-94

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

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

That Bylaw No. 2672/80 is hereby amended as follows:

1 By adding a new section 4.4.3 as follows:

"4.4.3. Section 4.4.1 shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City."

2 By adding a new section 6.2.1.6 as follows:

"6.2.1.6 The minimum rear yard setback of 1.5 meters required under clause 6.2.1.4.(5) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City."

3 Section 6.2.1.4.(3) be amended by deleting therefrom:

"maximum - commercial - nil (See Section 4.4)" and substituting in its place and stead the following:

"minimum - commercial - nil, subject to section 4.4."

4 In all other respects, Bylaw No. 2672/80 is ratified and confirmed.

5 This bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2672/S-94

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

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

1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 13/94 attached hereto and forming part of the Bylaw.

2 Section 7.3 is amended by adding the following:

7.3.2 Uses

(7) Direct Control No. 6-DC(6)

- (a) Legally existing buildings and uses on the parcel on which they are located at the date of adoption of the bylaw creating this district and structural alterations to such legally existing buildings which will not, in the opinion of the Council, prejudice the land use and development provisions of the C.P. Railway Right of Way Area Redevelopment Plan;
- (b) Temporary buildings and uses which will not, in the opinion of the Council, prejudice the land use and development provisions of the C.P. Railway Right of Way Area Redevelopment Plan;
- (c) Multi-attached building;
- (d) Multiple family building;
- (e) Planned group of residential buildings;
- (f) Buildings and uses accessory to high density residential uses;
- (g) Social care residences and day care facilities within a high density residential development.
- (h) Home Occupations;
- (i) Utilities.

7.3.3 Regulations

- (7) (a) Direct Control No. 6-DC(6) Notwithstanding any other regulation in this bylaw, the Council shall determine yards, landscaping and parking requirements and layout, egress and ingress, building heights and architectural treatment for uses (a) and (b) of Section 7.3.2(7).
- (b) Direct Control No. 6-DC(6) Notwithstanding any other regulation in this bylaw, uses (c) through (i) of Section 7.3.2(7) shall comply with the regulations of Section 6.6.3.4 through 6.6.3.8 pertaining to the R3 Residential (Multiple Family) District. Compliance with these regulations shall be determined by the Municipal Planning Commission.

3. This Bylaw shall come into full force and effect upon the passage of third reading.

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

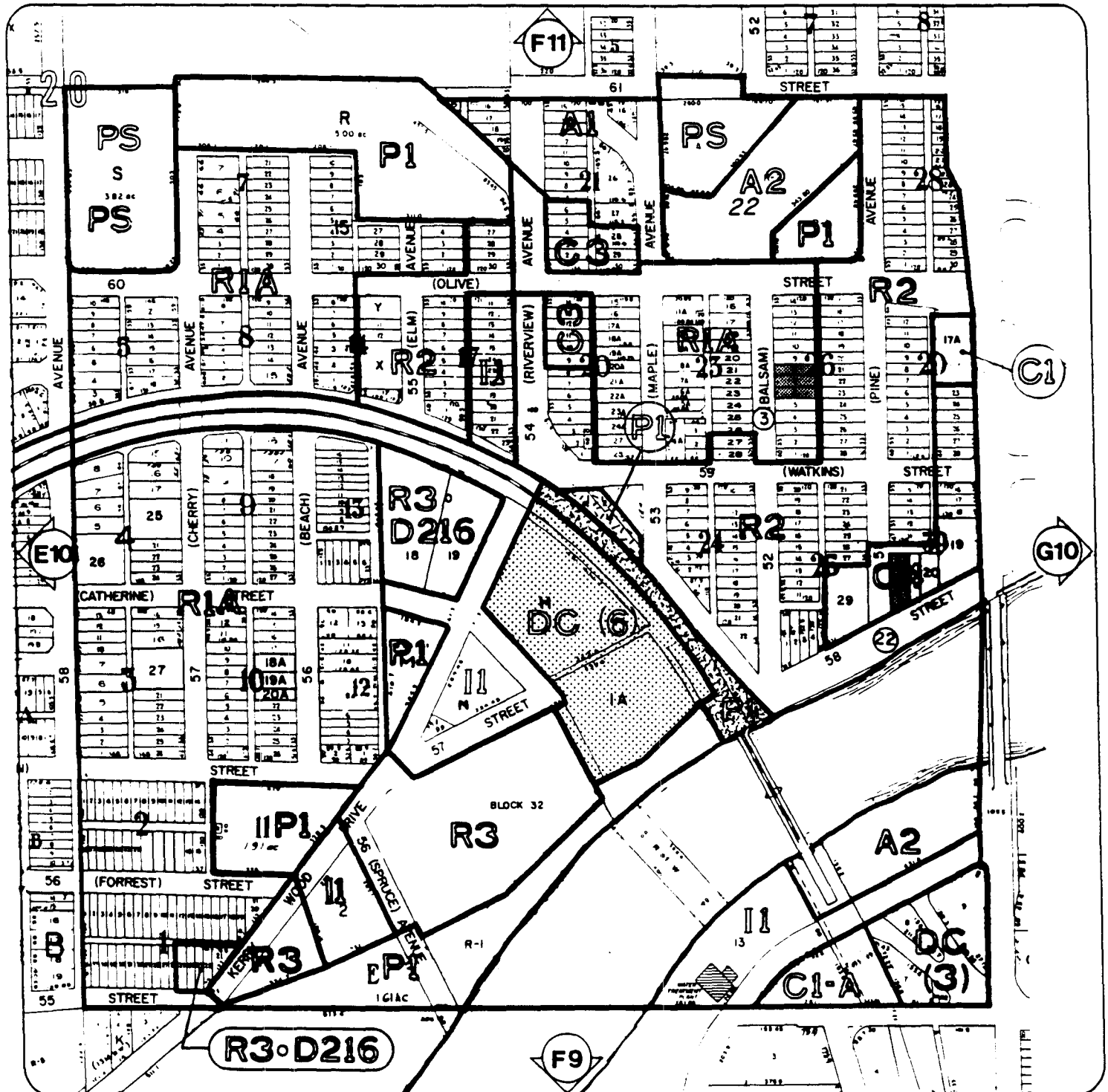
MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

F-10



Revisions :

MAP NO. 13/94
(BYLAW No. 2672/S-94)

Change from I1 to DC(6) [stippled pattern] & P1 [cross-hatched pattern], &
from R2 to P1 [cross-hatched pattern].

BYLAW NO.2672/T-94

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

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 14/94 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

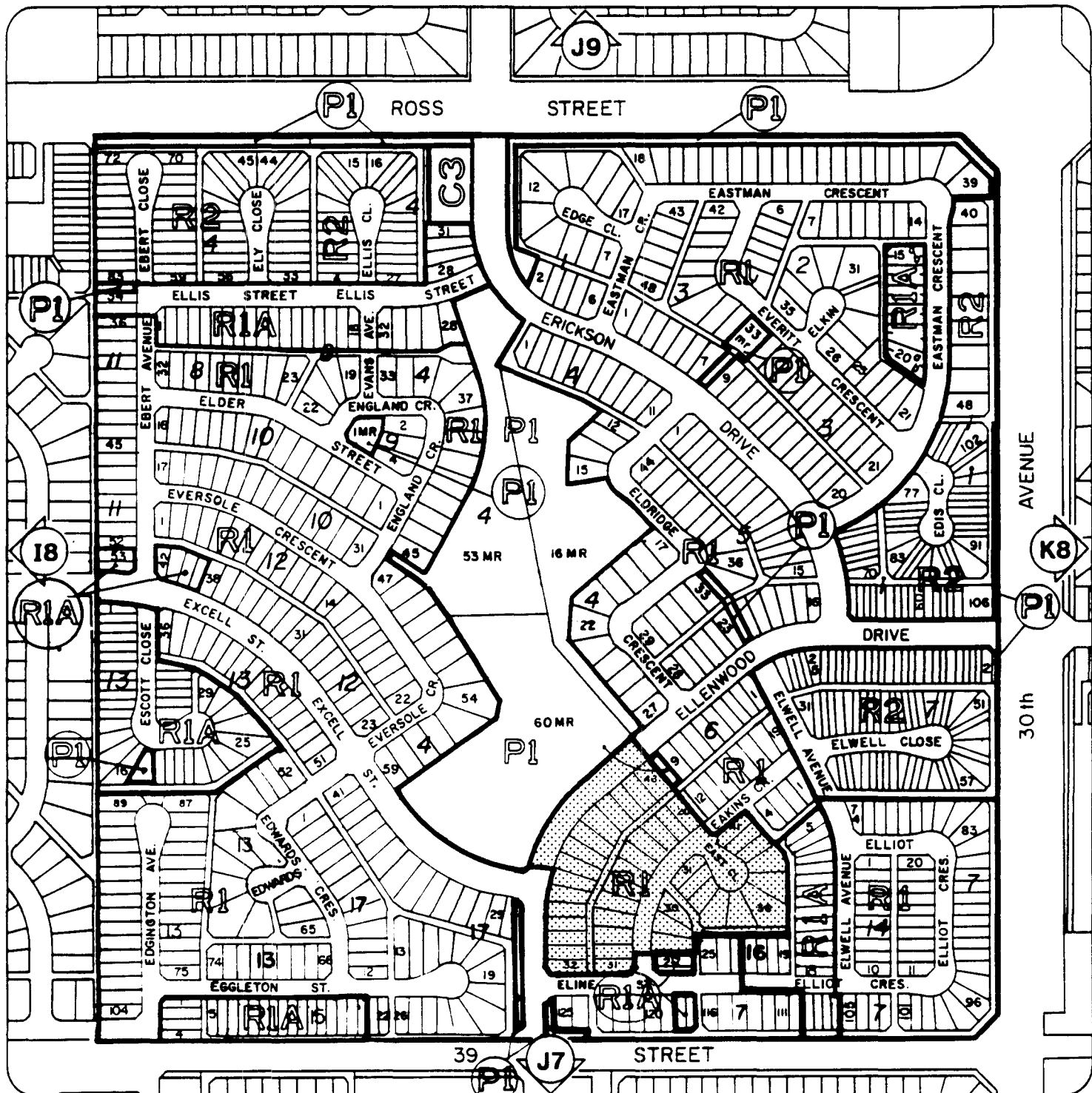
MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

J8



scale in metres

Revisions :

MAP NO. 14/94
(BYLAW No. 2672/T-94)

Change from A1 to R1

BYLAW NO. 3076/A-94

Being a Bylaw to amend Bylaw No. 3076/92, the Taxi-Business Bylaw of The City of Red Deer.

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

- 1 The Taxi-Business Bylaw is amended as set out herein.
- 2 Section 2 (m) is deleted in its entirety.
- 3 Section 2 (p) is deleted and replaced with the following new Section:

"(p) Qualified Applicant" means a person who has been involved in the Taxi industry in the City in the capacity of a Taxi Driver, Dispatcher, Supervisor or Broker for a period of 12 consecutive months immediately prior to such person's application for a Taxi License Plate. For the purposes of this Section the period of 12 consecutive months shall be deemed not to be interrupted by reason only of periods of vacation or absences due to illness not exceeding 3 months in total. Where, because of a combination of factors such as illness, vacation or other special circumstances, the period of 12 consecutive months is interrupted for more than 3 months, a person may apply to Council for a declaration that he or she is nevertheless a Qualified Applicant".

- 4 Section 2 (u) is deleted and replaced with the following new Section:

"(u) "Taxi Driver" means any person who is licensed to drive a Taxi;"

- 5 Section 2 (w) is deleted and replaced with the following new Section:

"(w) "Taxi License Plate" means the City Identification Plate issued under this Bylaw for attachment to a Motor Vehicle licensing such vehicle for use as a Taxi and includes a Wheelchair Accessible Vehicle Taxi License Plate;"

6 Section 3 (a) is deleted and replaced with the following new Section:

"(a) has available to him or her at least 3 licensed Taxis for use in the Taxi Business;"

7 Section 3 (c) is deleted and replaced with the following new Section:

"(c) has supplied a list of the motor vehicles which will be used in the Taxi Business."

8 Section 7 (1) is deleted and replaced with the following new Section:

" (1) A Taxi Broker's License shall be valid until January 31 in the year following the year in which it was issued."

9 The words "the operation of" are deleted from Section 9.

10 Sections 15 (1) to 15 (5) are deleted and replaced with new Sections 15 (1) to 15 (6) as follows:

" (1) The maximum number of Taxi License Plates which may be issued each year under this Bylaw (the "licenses available") shall be equal to the number of licenses issued as at December 31 in the immediately preceding year and under which Taxis were, in fact, operated for a minimum of 40 weeks in that calendar year, or alternately, one license per 700 persons of City population based on the population of the City determined in the most recent Annual Census, whichever is greater.

(2) For the purpose of determining compliance with the requirement set out in Section 15 (1) and Section 18 that Taxis shall have been operated under a particular Taxi License Plate for the necessary 40 weeks, the Licence Inspector will accept the statement of the applicant that this was indeed the case. If the truth of such statement is challenged then the License Inspector may require the applicant to produce copies of stand rental agreements covering the necessary 40 weeks.

(3) Notwithstanding the foregoing, where, because of a combination of factors such as illness, vacation or other special circumstances, the Taxi is not operated for a period of 40 consecutive weeks, a person may apply to Council for a

declaration that the Taxi shall nevertheless be included in the calculations for the purpose of determining the maximum number of Taxi License Plates to be issued.

(4) A Qualified Applicant who held a Taxi License in the immediately preceding year shall be entitled, on application duly made, to receive a Taxi License for the current year in priority to new applicants. Thereafter, if additional Taxi Licenses are still available, and if more applications are received from Qualified Applicants than the number of licenses available, the allocation of licenses shall be made by a draw conducted by the License Inspector.

(5) Any licenses which are surrendered or revoked at any time shall not thereafter be reissued.

(6) In addition to the foregoing, the License Inspector may issue Wheelchair Accessible Vehicle Taxi License Plates in an amount not to exceed 10% of the Taxi License Plates issued under Section 15 (1)."

11 Section 16 (2) is deleted and replaced with the following new Section:

"(2) Not more than 1 Taxi License Plate Shall be issued to a Taxi Licensee."

12 New Section 16 (3) is added as follows:

"(3) The number of Wheelchair Accessible Vehicle Taxi License Plates issued to a Broker or Licensee shall not be considered in determining whether there is compliance with Sections 16 (1) and (2)."

13 Section 17 (1) is amended by deleting the words "not later than January 31 in the year for which the Taxi License Plate is requested".

14 Section 17 (1) (b) (iv) is deleted and replaced with the following new Section:

"(iv) In the case of a natural person, is a Qualified Applicant;"

15 Section 17 (e) is deleted in its entirety.

16 Section 17 (f) is deleted and replaced with the following new Section:

"(f) evidence the vehicle is painted in the registered identification colours of the Broker with which the vehicle will be affiliated, or in the case of a vehicle which is operated independently, evidence that the vehicle is painted in the identification colours approved by the License Inspector from time to time."

- 17 New Section 17 (g) is added as follows:

"(g) in the case of a corporation, the full particulars of incorporation and the full names, addresses and telephone numbers of all shareholders and directors of the corporation. Where a shareholder or director of a corporation is also a corporation, then the applicant must supply the full names, addresses and telephone numbers of the shareholders and directors of such corporations. For greater certainty, the obligation shall be to supply information as to the natural persons involved in corporate applicants, regardless of the number of corporations that may be involved."

- 18 Existing Section 17 (2) is renumbered to 17 (3) and new Section 17 (2) is added as follows:

"(2) Any person who wishes to obtain a Wheelchair Accessible Vehicle Taxi License plate shall make application to the License Inspector in accordance with the provisions of Section 17 (1) and in addition shall provide proof to the satisfaction of the License Inspector that the vehicle in respect of which the plate is to be issued meets the requirements set forth in the document known as C.S.A. D409-92 "Motor Vehicles for the Transportation of Persons with Physical Disabilities" or any replacement for that document."

- 19 Section 18 is deleted and replaced with the following new Section:

"18 No Taxi License Plate shall be renewed in any subsequent calendar year without compliance with Sections 15 (2) and 17. Notwithstanding this, where the vehicle in respect of which the Taxi License Plate has been issued has not been operated for a minimum of 40 weeks in the calendar year prior to the application for renewal, the Taxi License Plate shall not be renewed."

- 20 Section 20 is deleted and replaced with the following new Section:

"20 If a Broker ceases to be the holder of a valid Taxi Broker's License, then the Broker and any person holding a Taxi License Plate in respect to a Taxi used in that Broker's business shall cease to operate such Taxi and shall return the Taxi License Plate to the License Inspector."

- 21 Section 21 is deleted and replaced with the following new Section:

"21 A Taxi license Plate shall be valid until January 31 in the year following the year in which it was issued."

- 22 Section 25 (3) (a) is deleted and replaced with the following new Section:

"(a) the Taxi Licensee proposing the transfer has been the holder of a Taxi License Plate for not less than 12 consecutive months or the Taxi Licensee is proposing the transfer due to his or her own ill health, proof of which shall be supplied to the satisfaction of the License Inspector;"

- 23 Section 25 (4) is amended by adding the words "or Licensee" after the word "Broker" wherever that word occurs in the Section.

- 24 Sections 26 (f) and (h) are deleted and replaced with the following new Sections:

"(f) a list of all the Provinces or Territories in Canada in which the Applicant has at any time been issued a license to drive a motor vehicle;

(h) evidence that the Applicant is properly licensed to drive a motor vehicle under the laws of the Province of Alberta;"

- 25 Section 27 is deleted and replaced with the following new Section:

"27 A Taxi Driver's License shall be valid until January 31 in the year following the year in which it was issued."

- 26 In Section 34 (a) the word "schedule" is deleted and replaced with the word "scheduled".

- 27 In Section 36 the word "operated" is deleted and replaced with the word "driven".

- 28 In Section 48 (e) (i) the word "operate" is deleted and replaced with the word "drive".

29 Section 58 is deleted and replaced with the following new Section:

"58 No Person shall operate or permit the operation of a Taxi bearing registered identification colours of a Broker unless that vehicle is owned or operated by that Broker or unless the owner of the vehicle is affiliated with that Broker."

30 Section 59 is deleted and replaced with the following new Section:

"59 No Broker or Taxi Licensee shall, either directly or indirectly, permit any person to drive a Taxi unless that person is the holder of a subsisting Taxi Driver's License."

31 In Section 64 the word "operate" is deleted and replaced with the word "drive".

32 New Sections 64.1 and 64.2 are added as follows:

"64.1 No person shall drive a Wheelchair Accessible Vehicle Taxi within the City without being the holder of a subsisting Taxi Driver's License and a current qualification in First Aid equivalent to St. John's Ambulance First Aid Level One training.

64.2 Priority for the use of Wheelchair Accessible Vehicle Taxis shall be given to persons with physical disabilities who are in wheelchairs."

33 Paragraph 3 (c) of Schedule B is deleted and replaced with the following new paragraph:

"(c) a discount of 10% from the rates herein specified to all persons 65 years of age or over and to all persons who are mentally or physically handicapped. The Taxi Driver shall keep a record of each such transaction."

34 Paragraph 6 of Schedule B is deleted and replaced with the following new paragraph:

"6 Where a person requesting Taxi services requests the use of a motor vehicle commonly known as a "station wagon", or a "van", then the fare charged for the first 102 metres shall be \$7.00. This provision shall not apply to a station wagon or a van when it is being used for the transportation of a physically handicapped passenger."

35 This Bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3114/94

Being a Bylaw to close a portion of road in The City of Red Deer as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed.

"All that portion of Kelly Street, Plan 932-0345 contained within subdivision Plan 942 - _____ and containing 0.378 hectares (0.93 acres) more or less."

2 This Bylaw shall come into full force and effect upon the passage of third reading.

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

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

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

MAYOR

CITY CLERK