

**FILE**

**DATE: March 17, 1992**  
**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  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
**MONDAY, MARCH 16, 1992,**  
**COMMENCING AT 4:30 P.M.**

\*\*\*\*\*

(1) Confirmation of the Minutes of the Meeting of March 2, 1992.

PAGE

DECISION - MINUTES CONFIRMED

Confirmation of the Special Meeting of March 4, 1992

DECISION - MINUTES CONFIRMED

(2) **UNFINISHED BUSINESS**

1) City Clerk - Re: Business Not Completed at Council Meeting of March 2, 1992:

A) Notice of Motion by Alderman Guilbault/1993 Budget Guideline/  
2% Tax Increase

DECISION - MOTION DEFEATED

- B) Notice of Motion by Alderman Surkan/Upgrade Computer Graphics Capability/Engineering Services Department

DECISION - APPROVED UPGRADE

- C) Notice of Motion by Alderman Campbell/Council Policy to Restrict the terms of Council members on Council

DECISION - MOTION NOT APPROVED

- D) Eng. Dept. Manager/Utility Bylaw Amendment 2960/B-92/Rate Changes/three readings

DECISION - 1ST & 2ND READINGS GIVEN

- E) City Assessor/Municipal Taxation Act Fees Bylaw Amendment 2961/A-92/three readings . . 1

DECISION - BYLAW PASSED

- 2) Bylaws & Inspections Manager - Re: Cross Connection Control/Deadline for Installation of Cross Connection Control Devices . . 18

DECISION - APPROVED VARIOUS DEADLINES DEPENDING ON TYPE OF BUILDING AND/OR USE

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Road Closure Bylaw 3058/92 - 46 Ave. . . 22

(4) **REPORTS**

- 1) City Assessor - Re: 1992 Court of Revision/Bylaw 3063/92 . . 24

DECISION - BYLAW APPROVED

- 2) Fire Chief - Re: Per Capita Charges for Ambulance Service to Adjoining Municipalities/Request to Increase Charge . . 26

DECISION - APPROVED INCREASE

- 3) Towne Centre Association - Re: BRZ Annual Report . . 29

DECISION - RECEIVED AS INFORMATION

- 4) Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/G-92 - Relocation of Real Estate Office in the Lion's Plaza . . 30

DECISION - 1ST READING OF BYLAW GIVEN

- 5) Engineering Department Manager - Re: Standard Development Agreement/ Administrative and Survey Control Network Costs/Increase in Levies against New Developments . . 31

DECISION - APPROVED INCREASE

- 6) Public Works Manager - Re: Handling of Freon/Sanitary Landfill Site/Alderman Pimm . . 32

DECISION - RECEIVED AS INFORMATION

- 7) Dir. of Community Services - Re: Response to "Final Report of the F.C.S.S. Ministerial Review Panel" . . 33

DECISION - APPROVED RESPONSE

- 8) Bylaws & Inspections Manager - Re: 5111 - 36 Street/Lot 6, Block 8, Plan 8324 T.R./Condition of Building/Notice to Consider Demolition of Building and Cleanup of Site at April 13 Council Meeting . . 49

DECISION - APPROVED NOTICE

- 9) City Assessor - Re: Request to Purchase Lot 25, Blk. 7, Plan 902-2679/40  
Dunham Close, City Deer Park . . 53

**DECISION - WITHDRAWN BY APPLICANT**

- 10) Dir. of Engineering Services - Re: 1992 Off-Site Levy Analysis . . 57

**DECISION - AGREED TO TABLE TO MARCH 30 COUNCIL MEETING**

- 11) Recreation, Parks & Culture Board - Re: Bower Ponds and Great Chief  
Park Concession Services . . 58

**DECISION - AWARD OF CONCESSION SERVICES TO S & R SERVICES**

**(5) WRITTEN ENQUIRIES**

- 1) City Clerk - Re: Alderman Campbell/Garden Suites . . 61

**DECISION - APPROVED REGIONAL PLANNING COMMISSION REVIEWING THIS  
MATTER AND BRINGING BACK A REPORT TO COUNCIL**

**(6) CORRESPONDENCE**

- 1) M.H. Woody - Re: Complaint . . 63

**DECISION - RECEIVED AS INFORMATION**

- 2) Red Deer Chamber of Commerce - Re: Floral Emblem Committee . . 74

**DECISION - APPROVED COLUMBINE (CRIMSON STAR) AS RED DEER'S FLORAL  
EMBLEM . . 76-81**  
No pages

- 3) City Assessor - Re: Discussion Paper: Administering Assessment in  
Alberta/Municipal Statutes Review Committee/City of Wetaskiwin requests  
support to oppose Assessment Authority . . 82

**DECISION - AGREED NOT TO SUPPORT REQUEST**



- 4) Red Deer Home Builders' Association - Re: Study/Setback and Site Coverage Requirements . . 85

DECISION - AGREED THAT REGIONAL PLANNING COORDINATE SUCH A STUDY

(7) **PETITIONS & DELEGATIONS**

(8) **NOTICES OF MOTION**

- 1) City Clerk - Re: Alderman Campbell/Cat Traps . . 93

DECISION - TABLED TO NEXT COUNCIL MEETING

- 2) City Clerk - Re: Alderman Statnyk/Vending Machine License Fees . .100

DECISION - AGREED TO DELETE FEES

- 3) City Clerk - Re: Alderman Pimm/1993 Budget Held to 2.5% Increase .102

DECISION - APPROVED 1993 BUDGET GUIDELINE OF A 0% PROPERTY TAX INCREASE FOR THE BASE BUDGET WITH CONSIDERATION TO ADDBACKS BEING PRESENTED TO COUNCIL

(9) **BYLAWS**

- 1) 2672/G-92 - Land Use Bylaw Amendment/Relocation of Real Estate Office in the Lion's Plaza - 1st reading . . 30

DECISION - 1ST READING GIVEN

- 2) 2960/B-92 - Utility Bylaw Amendment/Proposed Rate Change - 3 readings . . 11

DECISION - 1ST & 2ND READING GIVEN

- 3) 2961/A-92 - Municipal Taxation Act Fees Bylaw Amendment - 3 readings . . 16

DECISION - 3 READINGS GIVEN

- 4) 3058/92 - Road Closure Bylaw/46 Avenue - 2nd & 3rd readings . . 22

DECISION 2ND & 3RD READINGS GIVEN

- 5) 3063/92 - 1992 Court of Revision Bylaw - 3 readings . . 24

DECISION - 3 READINGS GIVEN

#### ADDITIONAL AGENDA

- 1) City Deer Park/Phase 4 & 5/Subdivision Servicing

DECISION - APPROVED SERVICING

- 2) City Deer Park/Multi Family Site/17 Dixon Crescent/Request by Abbey Homes for Phased Development

DECISION - APPROVED REQUEST

- 3) Mayor's Recognition Committee/Appointment of Citizen-at-Large

DECISION - APPOINTED DEBBIE NESS

- 4) Library Board/Appontment of Citizen-at-Large

DECISION - APPOINTED LARRY KEMSHEAD

# A G E N D A

\* \* \* \* \*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

**MONDAY, MARCH 16, 1992,**

**COMMENCING AT 4:30 P.M.**

\* \* \* \* \*

- (1) Confirmation of the Minutes of the Meeting of March 2, 1992. PAGE

Confirmation of the Special Meeting of March 4, 1992

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Business Not Completed at Council Meeting of March 2, 1992:

- A) Notice of Motion by Alderman Guilbault/1993 Budget Guideline
- B) Notice of Motion by Alderman Surkan/Upgrade Computer Graphics Capability/Engineering Services Department
- C) Notice of Motion by Alderman Campbell/Council Policy to Restrict the terms of Council members on Council
- D) Eng. Dept. Manager/Utility Bylaw Amendment 2960/B-92/Rate Changes/three readings
- E) City Assessor/Municipal Taxation Act Fees Bylaw Amendment 2961/A-92/three readings . . 1

- 2) Bylaws & Inspections Manager - Re: Cross Connection Control . . 18

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Road Closure Bylaw 3058/92 - 46 Ave. . . 22

(4) **REPORTS**

- 1) City Assessor - Re: 1992 Court of Revision/Bylaw 3063/92 . . 24
- 2) Fire Chief - Re: Per Capita Charges for Ambulance Service . . 26
- 3) Towne Centre Association - Re: BRZ Annual Report . . 29
- 4) Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/G-92 - Relocation of Real Estate Office in the Lion's Plaza . . 30
- 5) Engineering Department Manager - Re: Standard Development Agreement/Administrative and Survey Control Network Levies/Increase/New Developments . . 31
- 6) Public Works Manager - Re: Handling of Freon/Sanitary Landfill Site/Alderman Pimm . . 32
- 7) Dir. of Community Services - Re: Response to "Final Report of the F.C.S.S. Ministerial Review Panel" . . 33
- 8) Bylaws & Inspections Manager - Re: 5111 - 36 Street/Lot 6, Block 8, Plan 8324 T.R./Condition of Building . . 49
- 9) City Assessor - Re: Request to Purchase Lot 25, Blk. 7, Plan 902-2679/40 Dunham Close, City Deer Park . . 53
- 10) Dir. of Engineering Services - Re: 1992 Off-Site Levy Analysis . . 57
- 11) Recreation, Parks & Culture Board - Re: Bower Ponds and Great Chief Park Concession Services . . 58

(5) **WRITTEN ENQUIRIES**

- 1) City Clerk - Re: Alderman Campbell/Garden Suites . . 61

(6) **CORRESPONDENCE**

- 1) M.H. Woody - Re: Complaint . . 63
- 2) Red Deer Chamber of Commerce - Re: Floral Emblem Committee . . 74

- No pages 76-81
- 3) City Assessor - Re: Discussion Paper: Administering Assessment in Alberta/Municipal Statutes Review Committee . . 82
  - 4) Red Deer Home Builders' Association - Re: Study/Setback and Site Coverage Requirements . . 85

(7) **PETITIONS & DELEGATIONS**

(8) **NOTICES OF MOTION**

- 1) City Clerk - Re: Alderman Campbell/Cat Traps . . 93
- 2) City Clerk - Re: Alderman Statnyk/Vending Machine License Fees . .100
- 3) City Clerk - Re: Alderman Pimm/1993 Budget Held to 2.5% Increase .102

(9) **BYLAWS**

- 1) 2672/G-92 - Land Use Bylaw Amendment/Relocation of Real Estate Office in the Lion's Plaza - 1st reading . . 30
- 2) 2960/B-92 - Utility Bylaw Amendment/Proposed Rate Change - 3 readings . . 11
- 3) 2961/A-92 - Municipal Taxation Act Fees Bylaw Amendment - 3 readings . . 16
- 4) 3058/92 - Road Closure Bylaw/46 Avenue - 2nd & 3rd readings . . 22
- 5) 3063/92 - 1992 Court of Revision Bylaw - 3 readings . . 24

Committee of the Whole

- 1) Committee Appointments
- 2) Legal Matter
- 3) Land Matter

**DATE: March 5, 1992**  
**TO: City Council**  
**FROM: City Clerk**  
**RE: BUSINESS NOT COMPLETED -  
COUNCIL MEETING OF MARCH 2, 1992**

---

The March 2, 1992 Council meeting adjourned shortly after 10:00 p.m. as the motion to proceed past 10:00 p.m. was defeated.

Section 5 of Procedure Bylaw No. 2323 which is the bylaw that regulates the proceedings in and transacting of business by the Council, provides as follows:

- "5. Regular meetings of Council shall adjourn at 10:00 p.m. if then in session, unless otherwise determined by a two-thirds majority vote of the members present, upon motion made and passed either before or after that time and either while in session or committee of the whole. Any business not completed at the time of adjournment shall be the first order of business at the next regular meeting of Council, unless in the meantime a special meeting be called pursuant to the provisions of the Municipal Government Act."

In accordance with the Procedure Bylaw, the following items which were not completed at the March 2nd Council meeting are to be the first order of business at this meeting:

- (a) Notice of Motion by Alderman Guilbault  
re: 1993 Budget Guideline
- (b) Notice of Motion by Alderman Surkan  
re: Upgrade Computer Graphics Capability - Engineering Services Department
- (c) Notice of Motion by Alderman Campbell  
re: Council Policy to Restrict the terms of Council members on Council
- (d) Engineering Department Manager  
re: Utility Bylaw Amendment - Proposed Rate Changes  
Bylaw 2960/B-92, three readings

City Council  
March 5, 1992  
Page 2

- (e) City Assessor  
re: Municipal Taxation Act Fees Bylaw Amendment  
Bylaw 2961/A-92, three readings

Enclosed immediately hereafter are the five items presented in the above noted order and as same appeared on the Council agenda of March 2nd.

Respectfully submitted,



C. SEVCIK  
City Clerk

CS/jt

NO. 1 (a)

**DATE: March 5, 1992**  
**TO: City Council**  
**FROM: City Clerk**  
**RE: NOTICE OF MOTION BY ALDERMAN GUILBAULT**  
**1993 BUDGET GUIDELINE**

---

The following Notice of Motion was submitted by Alderman Guilbault at the Council meeting of February 18, 1992.

"RESOLVED that Council of The City of Red Deer direct that all departments, excluding the Police Department, prepare their 1993 budgets using as a guideline that department budgets do not exceed a total level of expenditure of 99% of the approved 1992 budget levels, while respecting wage contracts currently in force."

At the March 2, 1992, the above referred Notice of Motion was WITHDRAWN and the following resolution introduced in its place.

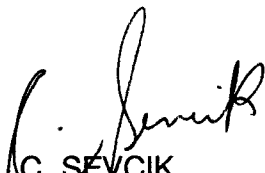
Moved by Alderman Guilbault, seconded by Alderman Moffat

"RESOLVED that Council of The City of Red Deer hereby agrees that a 1993 Municipal Property Tax Increase Guideline of 2% be approved."

There was no vote on the above resolution as the discussion regarding this matter was abruptly ended when the motion to proceed past 10:00 p.m. at the March 2nd meeting failed.

Enclosed hereafter is the report from the Director of Financial Services and recommendations of the Commissioners which appeared on the March 2nd agenda pertaining to this matter.

Respectfully submitted,

  
C. SEVCIK  
City Clerk

CS/jt



FILE: alan\memos\aldgbud.gui

DATE: February 21, 1992  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: ALDERMAN GUILBAULT NOTICE OF MOTION - 1993 BUDGET GUIDELINE

---

The notice of motion in its present form is unclear and subject to misinterpretation. For example:

- It could still result in a tax increase higher than inflation.
- Is it 99% of gross or net department expenditure?
- Are one time AMPLE grant funded items excluded?
- If departments had one time costs in 1991 (eg. Election costs for City Clerks), are they excluded?
- Is each department except for Police limited to 99% or is it all departments in total?
- Does it apply to utilities and include contract costs such as Trans Alta charges?

If Council did not consider a notice of motion at this time, then the guideline for tax increases set by Council in 1991 would apply. The guideline was that the tax increase should not exceed the expected rate of inflation.

The rate of inflation in 1993 is expected to be in the range of 2.5% to 3%. If we assume 2.5% to be the guideline for a 1993 tax increase, then it would be necessary for The City administration to:

- Project tax revenue for 1993
- Project other revenues for 1993
- Project expenditures based on current service levels.

The net of the above three items would probably be a deficit. As a result, The City administration would have to set a guideline for departments to submit their budgets for the Commissioners to review that:

CITY CLERK

February 21, 1992

PAGE 2 FILE: alan\memos\aldgbud.gui

- Provided for no force reductions in Police and Fire in line with previous indications by Council.
- Offset the projected deficit plus provide additional funds to have flexibility to fund priority projects.

In 1991 to provide a 5% increase in the 1992 property tax rate the guideline to City departments was 100% of the 1991 net department budgets. The direction for the 1993 budget preparation would certainly be no more than 100% of 1992 budget and could be less.

When reviewing the 1993 budget submissions the City Commissioners would increase or decrease department budgets depending on their priorities. The budget submitted to Council would then:

- Be based on the property tax increase guideline of 2.5%.
- Have listed as addbacks those services deleted or not funded to meet the guideline.

Council would then review the budget and make appropriate additions or deletions depending on their priorities and the funding available.

If Council is not satisfied with a 1993 property tax increase guideline of 2.5% at this time, then a resolution could be passed approving a different guideline.

The City Commissioner has indicated his concern that he would like to get better direction from Council on priorities to assist him in reviewing the budget for recommendation to Council. One method of doing this is the Council retreat.

Another way of achieving a measure of priority setting is to set the guideline for a 1993 Municipal property tax increase at 0%. This would mean the guideline to City departments by the City administration would have to be set somewhere in the 95 to 97% range of the 1992 level. The dollar budget guideline given to departments for budget preparation would take into consideration things like one time expenditures in 1992. A number of service level reductions would appear on the addback list for Council consideration and priority setting. If Council decided some service level reductions must be funded, then a property tax increase higher than 0% could be considered.

The advantage of what I have proposed is that it would provide information to the new Council for:

CITY CLERK

February 21, 1992

PAGE 3 FILE: alan\memos\aldgbud.gui

- Setting more budget priorities based on addback considerations.
- Deciding on an appropriate tax increase whether 0% or some other.

RECOMMENDATION

If a 2.5% municipal property tax increase guideline is not acceptable to Council then a guideline of 0% be approved.



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

AW/mrk

Commissioners' Comments

We would concur with the recommendations of the Dir. of Financial Services.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 1 (b)

**DATE: February**  
**TO: City Council**  
**FROM: City Clerk**  
**RE: ALDERMAN SURKAN - NOTICE OF MOTION  
UPGRADE COMPUTER GRAPHICS CAPABILITY  
ENGINEERING SERVICES DEPARTMENT**


---

The following Notice of Motion was submitted by Alderman Surkan at the Council meeting of February 18, 1992.

"WHEREAS additional information has come to light regarding the need and opportunity to upgrade the computer graphics capability in the Engineering Services Department;

AND WHEREAS such an upgrade will more than double the operating speed and capacity of the existing computer as well as allow it to utilize needed updates to the existing software and compensate for the reduction of one employee;

BE IT RESOLVED that \$5,000 be transferred from the Public Works budget to the Engineering Services budget to cover the purchase of the computer upgrade."

  
C. SEVCIK  
City Clerk

CS/jt

0994/92 660-052

DATE: February 20, 1992  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: **ADDBACK BUDGET ITEM 66 - INTERGRAPH 120 UPGRADE**

---

We appreciate the opportunity to respond to Alderman Surkan's notice of motion.

During the Engineering Department Manager's presentation to Council on January 24, 1992, with respect to 3 proposed addback items, he made the following recommendations:

1. Addback item 65, Traffic Count Program, be reduced to \$3,000 from \$16,804. Because of the effect that the Major Continuous Corridor construction would have on traffic patterns, it was suggested that only spot checks would be undertaken this year, with the full Count Program deferred to 1993. This would free up approximately \$12,800 of Commissioner recommended Ample funding; part of which could be applied to addback item 66.
2. Addback item 66, Intergraph 120 Upgrade, in the amount of \$5,000, is badly needed for reasons outlined later in this report, and is urgently requested as our 1992 budget anticipated this upgrade to offset the reduction in 1 employee.
3. Addback item 67, sewer flow meter, deleted in light of the severe budget limitations and because more recent information suggests a budget of \$10,000 would be required to purchase the meter.

During Council deliberation and approval of the addback items, item 67 (flow meter) was deleted, and item 65 (traffic counts) was approved at the reduced amount of \$3,000. However, addback item 66 (Intergraph 120 Upgrade) was not approved. During the addback presentations we felt that our proposal had some support of Council. Further, during later discussions, two Aldermen indicated that they had perhaps not fully addressed this issue, and could possibly support the \$5,000 hardware purchase.

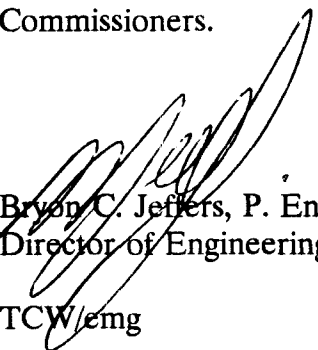
The Engineering Department is experiencing a noticeable slow down in the performance of its Intergraph 120 computer graphics workstation, which was purchased in April of 1988. This slow down is a result of the increased complexity of today's computer programs, compared to that when the computer was purchased. In order to meet the demands of today's software and workload in the Graphics Section, Intergraph is offering a workstation

City Clerk  
Page 2  
February 20, 1992

upgrade which will more than double the operating speed and memory capacity of the computer. Without this upgrade, this workstation will be limited in tasks that it can perform effectively. Updates to the computer's software, expected later this year as part of our maintenance contract with Intergraph, will not be capable of running on this workstation without the upgrade. Utilization of computer graphics in the Engineering Department has improved the level of service that we are able to provide to the City and enabled us to reduce one staff position this year.

### **RECOMMENDATION**

We respectfully request Council consideration in funding this purchase as Alderman Surkan has recommended or through the Ample Program as was originally recommended by the Commissioners.



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

TCW/emg

### **Commissioners' Comments**

As stated by the Dir. of Engineering Services, we also got the impression that Council was favorably disposed to this expenditure after discussing it with the Engineering Department Manager. However, in the final budget resolution, it was not included. We would, therefore, fully support the notice of motion by Alderman Surkan, but would recommend that as this is a one time expenditure, it be funded from AMPLE funds rather than a reduction in the Public Works Budget.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 1 (c)

DATE: FEBRUARY 26, 1992  
TO: CITY COUNCIL  
FROM: CITY CLERK  
RE: **NOTICE OF MOTION - ALDERMAN CAMPBELL  
COUNCIL POLICY TO RESTRICT TERMS OF COUNCIL MEMBERS  
ON COUNCIL.**

---

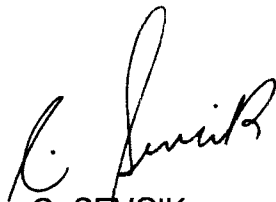
The following Notice of Motion was received from Alderman John Campbell on this date:

"WHEREAS Council believes that good government is enhanced and encouraged by a regular changeover of City Board members;

AND WHEREAS Council has established and followed a policy that generally allows members to remain on the same Board for no longer than two consecutive terms;

AND WHEREAS Council wishes to be consistent and fair in dealing with all citizens of Red Deer;

THEREFORE BE IT RESOLVED that Council support a policy that states that no member of Council remain in similar capacity on Council for more than three consecutive terms."



C. SEVCIK  
CITY CLERK  
CS/sp

NO. 1 (d)

600-002

DATE: February 26, 1992

TO: City Clerk

FROM: Engineering Department Manager

RE: **PROPOSED RATE CHANGE - UTILITY BY-LAW 2960/88**

---

Council approval is respectfully requested for a change in rates in Schedule A, Part 5 of the above noted By-law. It should be noted that some have not changed and some charges have gone down because of reductions in material costs. Other charges must be increased to cover an increase in labour and equipment costs.

The proposed changes, where applicable, are shown adjacent to existing rates on pages 1-3 and page 11 of the attached By-law, and are noted as follows:

1. There are no changes to the rates and charges on page 1 of 3.
2. On page 2 of 3, in addition to minor rate changes, the following changes should be made:

a. Item 3

"Temporary water supply for construction purposes" should now be a single charge of \$62.80, and includes a 5/8 in. (16 mm) water meter with up to 4000 cu ft consumption (consumption in excess of 4000 cu ft will be billed at current rates)".

b. Item 4

Under "Disconnection of service (water kill) add "(b) Water Service Renewal \$3,500". This is now being offered since the discontinuance of the Low Water Pressure Service Renewal Program.

c. Item 6

Rates are changed based on actual costs incurred by Public Works and the pavement and concrete rate approved in the Public Works 1992 Operating Budget.



City Clerk  
Page 2  
February 26, 1992

d. Item 7

Remove "(e) Foam (roots) regular hours only \$105". This practice has been discontinued as it is not that effective in removing roots.

e. Item 12

Use "televis" in place of "camera".

3. One page 11 under "service call", item 26 should be increased to \$28.80 for service calls.

The above changes will enable Public Works to recover their anticipated 1992 costs.



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

NPA/emg  
Att.

c.c. Public Works Manager

Commissioners' Comments

We concur with the recommendations of the Engineering Department Manager and recommend Council give the amending bylaw three readings at this meeting.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**BYLAW NO. 2960/B-92**

Being a Bylaw to amend Bylaw No. 2960/88, the Utility 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 Bylaw No. 2960/88 is hereby amended by deleting therefrom pages 2 and 3 of Schedule "A" and substituting in their place and stead the attached pages 2 and 3 of Schedule "A" to this Bylaw.
- 2 Bylaw No. 2960/88 is further amended as to Section 26, by deleting the figure \$28.00 and substituting therefor the figure \$28.80.
- 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. 1992.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1992.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1992.

\_\_\_\_\_  
MAYOR

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

## SCHEDULE "A" Continued

Extra charge for

## Larger water service:

1-1/2" (38 mm)	\$	220.00
2" (50 mm)		750.00
4" (100 mm)		2,035.00
6" (150 mm)		3,000.00
8" (200 mm)		3,640.00

## Larger sanitary or storm sewer:

8" (200 mm)	\$	110.00
10" (250 mm)		160.00
12" (300 mm)		220.00
15" (375 mm)		320.00
18" (450 mm)		590.00
21" (525 mm)		920.00

2. Additional fee for winter construction of service (November 15-May 15) \$ 645.00
3. Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cu. ft. consumption (consumption in excess of 4000 cu. ft. will be billed at current rate) \$ 62.80
4. (a) Disconnection of service (water kill)
  - up to 50 mm in size \$ 1,020.00
  - over 50 mm in size \$ 2,500.00
 (b) Water service renewal \$ 3,500.00
5. Turn water off or on for repairs or line testing
  - (a) during regular working hours \$ 28.80
  - (b) after regular working hours \$ 89.20
6. Other Charges
  - Construction of manhole \$ 2,230.00
  - Cutting and replacing pavement -
    - (a) Single or double service 3" (75 mm) and under \$ 1,720.00
    - (b) Single or double service Over 3" (75 mm) 2,200.00
    - (c) Triple Service 3" (75 mm) and under 2,295.00
    - (d) Triple Service Over 3" (75 mm) 2,770.00
    - (e) For service kill 3" (75 mm) and under 310.00
    - (f) For service kill Over 3" (75 mm) 450.00
  - Replacing and/or tunnelling sidewalks -
    - (a) Single or double service residential \$ 1,116.00
    - (b) Single or double service commercial 2,501.00
    - (c) Triple service residential 1,488.00
    - (d) Triple service commercial 2,874.00

## SCHEDULE "A" Continued

Replacing curb only -	
(a) Single or double service	\$ 807.00
(b) Triple or dual service	1,053.00
7. Clearing plugged sewer	
(a) During regular working hours	\$ 52.00
(b) After regular working hours	89.20
(c) Power auger	83.00
(d) Sewer jet (regular hours only)	95.00
8. Repairs to water meters	At cost
9. Thawing water service	At cost
10. Repair to damaged stand pipe	At cost
11. Meter Test	\$ 46.00
12. Televiser Sewer Lines	
Service (regular hours only)	\$ 105.00
Mains (regular hours only)	\$ 2.00/metre

NO. 1 (e)

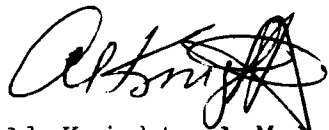
DATE: 19 February 1992  
TO: City Clerk  
FROM: City Assessor  
RE: Bylaw #2961

---

Pursuant to budgets approved by City Council for 1992 we respectfully request an amendment to the Municipal Taxation Act Fees Bylaw as follows;

1.2	(a) Tax Certificate under Section 111(a) or (b)	\$13.00
	(Present Rate \$12.50)	
	(b) Assessment Search under Section 112(3)	8.00
	(Present Rate \$7.50)	
	(c) Written Statement under Section 112(1) or (2)	5.25
	(Present Rate \$5.00)	

We request this to become effective on Council approval of 3 readings to be implemented on March 3, 1992.



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

c.c. Director of Finance

Commissioners' Comments

We would recommend Council give the bylaw 3 readings at this meeting formally approving the rates agreed to during budget deliberations.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



FILE NO

**THE CITY OF RED DEER**

P.O. BOX 5000, RED DEER, ALBERTA T4N 8T4 FAX: (403) 340-6100

City Clerk's Department 342-8132

DATE: Feb 25 / 92

OUR FAX NO (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO:

City Clerk

ATTENTION:

Sandra June

THEIR FAX NO:

FROM:

Alld Campbell

DEPARTMENT:

MESSAGE AREA (if required):

*Please prepare for Council agenda*  
*Thank*  
*C*

*delight*

92-2-26

## Notice of Motion

Whereas Council believes that good government is enhanced and encouraged by a regular changeover of City Board members

and whereas Council has established and followed a policy that allows ~~Board~~ members to remain on the same Board for no longer than three consecutive terms

and whereas Council wishes to be consistent and fair in dealing with all citizens of Red Deer.

Therefore be it resolved that Council support a policy that states that no member of Council remain in similar capacity <sup>on Council</sup> for more than three consecutive terms.

*[Signature]*



# NOTICE OF MOTION

## THE CITY OF RED DEER

DATE: 92.02.18

NO: \_\_\_\_\_

Moved by Alderman GUILBAULT Seconded by Alderman \_\_\_\_\_

RESOLVED that the Council of the City of Red Deer direct that all departments, excluding the Police Department, prepare their 1993 budgets using as a guideline that department budgets do not exceed a total level of expenditure of 99% of the approved 1992 budgeted levels, while respecting wage contracts currently in force.

Pimm	Moffat	Guilbault	Surkan	McGregor	Lawrence	Statnyk	Campbell	McGhee
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox" value="A"/>	
Carried	Defeated	Withdrawn			= For	= Against	= Absent	

DATE March 3, 1992

TO:

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

FROM:

CITY CLERK

RE: ALDERMAN PIMM - NOTICE OF MOTION - 1993 BUDGET

Please submit comments on the attached to this office by MARCH 9,  
1992 for the Council Agenda of MARCH 16, 1992.

  
C. SEVCIK  
City Clerk

THE CITY OF RED DEER

DATE: March 2, 1992

NO: 21 p.158

Moved by Alderman Pimm Seconded by Alderman \_\_\_\_\_

"RESOLVED that Council of The City of Red Deer hereby agrees that a 1993 municipal property tax increase guideline of ~~2.5~~ % be approved."

Be it resolved that the 1993 budget be developed reflecting the following principles:

1. The base budget reflect no service level changes.

2. Each department be required to identify deletions required to (subtract back)

achieve a budget that would allow the municipal mil rate to be held to a 2.5% increase (the anticipated rate of inflation)

3. Each department be required to identify further deletions of service which would the mil rate to be set at the same level as the 1992 mil rate

4. No department be exempted.

(a) honoring contracts  
(b) not sacrificing popular programs to make politicians look bad.

Pimm	Moffat	Guilbault	Surkan	McGregor	Lawrence	Statnyk	Campbell	McGhee
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carried	Defeated	Withdrawn

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox" value="A"/>
= For	= Against	= Absent

Whereas additional information has  
come to light regarding the need and  
opportunity to upgrade the computer  
graphics capability in the Engineering <sup>services</sup> dept.  
and

Whereas such an upgrade will more than  
double the operating speed and capacity  
of the existing computer as well as allow it  
to utilize needed updates to the existing  
software and compensate for the reduction of  
one employee;

Be it resolved That \$5,000 be transferred  
from the Public Works budget to the  
Engineering <sup>Services</sup> ~~Administration~~ budget to cover the  
purchase of the computer upgrade.

Durham

**DATE:** March 17, 1992

**TO:** City Commissioner  
Directors  
Department Heads

**FROM:** City Clerk

**RE:** 1993 BUDGET GUIDELINE

---

The above matter received further consideration at the Council meeting of March 16, 1992 with the following resolutions voted upon.

"RESOLVED that Council of The City of Red Deer hereby agrees that a 1993 municipal property tax increase guideline of 2% be approved."

MOTION DEFEATED

"RESOLVED that Council of The City of Red Deer, having considered report dated March 10, 1992 from the Director of Financial Services re: Notice of Motion, Alderman Pimm - 1993 Budget, hereby approves the following guidelines for submission of the 1993 budget to Council:

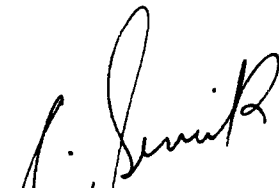
1. A 0% municipal property tax increase for the base budget;
2. A list of items (addbacks) not included in the base budget recommended by the Commissioners but requested by City departments;
3. A list of items included in the base budget that were originally submitted as addbacks by City departments to the City Commissioners;

and as recommended to Council March 16, 1992."

MOTION CARRIED

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

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the Director of Financial Services.



C. SEVCIK  
City Clerk

CS/jt

**DATE: March 17, 1992**

**TO: Director of Financial Services**

**FROM: City Clerk**

**RE: NOTICE OF MOTION - ALDERMAN SURKAN  
UPGRADE COMPUTER GRAPHICS CAPABILITY  
ENGINEERING SERVICES DEPARTMENT**

---

At the Council meeting of March 16, 1992, consideration was given to Alderman Surkan's Notice of Motion as submitted at the Council meeting of February 18, 1992, and the following motion was passed.


"WHEREAS additional information has come to light regarding the need and opportunity to upgrade the computer graphics capability in the Engineering Services Department;

AND WHEREAS such an upgrade will more than double the operating speed and capacity of the existing computer as well as allow it to utilize needed updates to the existing software and compensate for the reduction of one employee;

BE IT RESOLVED that \$5,000 to cover the purchase of the computer upgrade be funded from AMPLE funds."

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

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

/jt

c.c. Alderman Surkan  
Engineering Department Manager

Public Works Manager

**DATE:** March 20, 1992  
**TO:** Alderman Campbell  
**FROM:** City Clerk  
**RE:** NOTICE OF MOTION - COUNCIL POLICY TO RESTRICT  
TERMS OF COUNCIL MEMBERS ON COUNCIL

---

I would advise that the following motion which you submitted concerning the above matter was considered at the Council meeting of March 16, 1992, however, said motion was defeated.

"WHEREAS Council believes that good government is enhanced and encouraged by a regular changeover of City Board members;

AND WHEREAS Council has established and followed a policy that generally allows members to remain on the same Board for no longer than two consecutive terms;

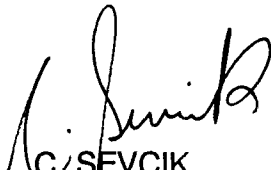
AND WHEREAS Council wishes to be consistent and fair in dealing with all citizens of Red Deer;

THEREFORE BE IT RESOLVED that Council support a policy that states that no member of Council remain in similar capacity on Council for more than three consecutive terms."

**MOTION DEFEATED**

The decision of Council in this instance is submitted for your information and I wish to thank you for your submission in this instance.

Sincerely,

  
C. SEVCIK  
City Clerk

CS/jt

**DATE: March 17, 1992**

**TO: City Council**

**FROM: City Clerk**

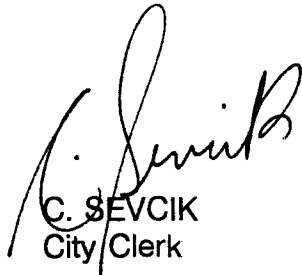
**RE: UTILITY AMENDING BYLAW 2960/B-92**

---

The above noted bylaw was given first and second reading at the Council meeting of March 16th. Third reading was withheld due to lack of unanimous consent.

Bylaw 2960/B-92 is an amendment to the Utility Bylaw to provide for rate changes in Schedule A, Part 5 of the aforesaid bylaw. Following hereafter is the report from the Engineering Department Manager which further explains the changes proposed.

The bylaw is presented at this meeting for third reading.



C. SEVCIK  
City Clerk

CS/jt



**DATE:** March 16, 1992

**TO:** City Assessor

**FROM:** City Clerk


**RE: BYLAW 2961/A-92  
TO AMEND THE MUNICIPAL TAXATION ACT FEES BYLAW**

---

At the Council meeting of March 16, 1992, consideration was given to your report dated February 19, 1992 regarding an amendment to the Municipal Taxation Act Fees Bylaw and at which meeting three readings were given to Amending Bylaw 2961/A-92, a copy of which is enclosed herewith.

You will receive an office consolidation copy of this amendment in due course.

Trusting the above is satisfactory.

  
C. SEVCIK  
City Clerk

/jt

Att.

c.c. Director of Financial Services

Moved by Alderman Statnyk, seconded by Alderman McGregor

"RESOLVED that Council of The City of Red Deer hereby agrees to a three-year agreement with S & R Services with two one-year option agreements, subject to the following:

1. Satisfactory performance for the provision of concession services at Bower Ponds and at Great Chief Park;
2. An agreement satisfactory to the City Solicitor;

and as recommended to Council March 16, 1992."

Alderman Lawrence and Alderman Moffat registered dissenting votes.

MOTION CARRIED

#### UNFINISHED BUSINESS

Consideration was given to the report from the Bylaws & Inspections Manager dated February 11, 1992, **re: Cross Connection Control**. Following discussion, the motion as set out hereunder was introduced.

Moved by Alderman Pimm, seconded by Alderman Moffat

"RESOLVED that Council of The City of Red Deer, having considered report dated February 11, 1992 from the Bylaws and Inspections Manager re: Cross Connection Control, hereby approves the attached City policy regarding said matter, and as presented to Council March 16, 1992

subject to the following changes in the schedule:

Institutional	-	July <u>1993</u>
Industrial	-	July <u>1995</u>
Commercial	-	July <u>1996</u>
High Density Residential	-	July <u>1997</u>
Residential	-	July <u>2000</u> . "

Prior to voting on the above motion, the following amending motion was introduced.

Moved by Alderman Campbell, seconded by Alderman Statnyk

"RESOLVED that the motion relative to Cross Connection Control be amended as follows:

1. by deleting the number 1996 and substituting therefor the number 1997.
2. by deleting the number 1997 and substituting therefor the number 2002.
3. by deleting the number 2000 and substituting therefor the number 2007."

Alderman Pimm, Alderman Moffat and Alderman Lawrence registered dissenting votes.

MOTION TO AMEND - CARRIED

The original motion as amended was subsequently voted on and passed.

MOTION CARRIED

Council recessed for supper at this time, 5:50 p.m. and reconvened at 7:00 p.m.

#### PUBLIC HEARINGS

A Public Hearing was held with regard to Road Closure Bylaw 3058/92 which pertains to the closure of a portion of road in the vicinity of 46 Avenue and 62 Street. As there was no one present to speak for or against said Road Closure Bylaw, Mayor McGhee declared the Public Hearing closed.

#### CORRESPONDENCE

Consideration was given to correspondence from the Red Deer Chamber of Commerce dated March 9, 1992, **re: Floral Emblem Committee**. Lori Beck McGlone was present to speak to Council on behalf of the Committee. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman Guilbault, seconded by Alderman McGregor

NO. 2

DATE: February 11, 1992  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **CROSS CONNECTION CONTROL**

---

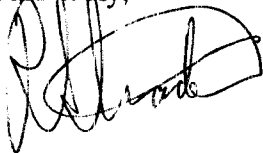
FILE NO. 92-1802

During the January 6, 1992 meeting of City Council, a notice of motion from Alderman John Campbell was considered, concerning the above subject. The notice of motion was withdrawn, subject to review of the situation by the administration and Alderman Campbell. Subsequently there have been four meetings with property owners, developers, management companies, plumbing contractors, and other interested parties. The purpose of the meetings was to discuss the procedure used to ensure all buildings would comply with the Alberta Building Code, as it applies to Cross Connection Control.

Attached is a policy statement which the above group felt was workable. Not all persons attending these meetings were in agreement with each of these statements, but consensus was finally reached on the total package.

Recommendation: That the attached be adopted as City policy.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Policy Statement for Cross Connection Control

1. All new buildings to meet Code requirements, including testing of devices, as required by the Canadian Standards Association.
2. All existing plumbing systems to meet Code requirements or a Cross Connection Control device to be placed on the water main immediately after the meter (tested as required by CSA) according to the following schedule:

Institutional	-	July 1993
Industrial	-	July 1995
Commercial	-	July 1997
High Density Residential	-	July 2002
Residential	-	July 2007
3. Existing devices that are CSA approved, to be accepted as meeting Code.
4. When existing appliances are replaced, they shall be protected as required by Code (including inspection). When new appliances are added, they are to be protected by Code, as required by the CSA.
5. When unsafe conditions are found, they shall be made to conform with Code Requirements.
6. High rise buildings are as defined in the Alberta Building Code.

**DATE: March 17, 1992**

**TO: Bylaws and Inspections Manager**

**FROM: City Clerk**

**RE: CROSS CONNECTION CONTROL**

---


Your report dated February 11, 1992 pertaining to the above matter was considered at the Council meeting of March 16, 1992 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report dated February 11, 1992 from the Bylaws and Inspections Manager re: Cross Connection Control, hereby approves the attached City policy regarding said matter, and as presented to Council March 16, 1992."

Attached hereto is the policy approved by Council which is referred to in the above noted resolution (page 19 of the agenda).

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

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Public Works Manager

**DATE:** March 4, 1992  
**TO:** City Clerk  
**FROM:** Public Works Manager  
**RE: CROSS CONNECTION CONTROL**

---

I have discussed the matter of Cross Connection Control with the Bylaws and Inspections Manager and reviewed the Policy Statement for Cross Connection Control. I have also discussed the policy with Ron Wardner, Assistant Water and Wastewater Superintendent, who has been very active with the American Water Works Association on cross connection control requirements.

The Public Works Department's involvement comes from the fact we are the department responsible for water treatment and the water distribution system. As the water purveyor, The City of Red Deer is responsible to ensure we deliver safe, potable water to our customers. Failure to do so would place the City in a liability position.

In reviewing the proposed policy we have the following comments:

1. Agree.
2. The timeline which has been established seems to me to be too long. A priority should be established as to level of risk, which may or may not agree with type of use. Other than residential, which I don't think we need to concentrate on, it should be possible to have all higher risk situations dealt with in the next year. On a reducing risk basis, the other situations could be dealt with over the next three to four years. A ten-year timetable for High Density Residential seems unrealistically long.
3. Agree.
4. Agree.
5. If these unsafe conditions are being actively and aggressively pursued, then this may relieve some of my concerns in item 2, although I still think the times are too long.
6. No comment.


March 4, 1992  
City Clerk  
Page 2 of 2

I believe that this is a serious issue and we can not compromise on the protection of our water distribution system.

**RECOMMENDATION:**

With respect to the Policy Statement on Cross Connection Control:

1. That the schedule be shortened.
2. Residential not be included.
3. Priorities be established on the basis of potential risk to the water distribution system.



Gordon Stewart, P. Eng.  
Public Works Manager

/blm

c Bylaws and Inspections Manager  
Director of Engineering Services

**Commissioner's Comments**

We are in general agreement with the recommendations put forward by the Bylaws & Inspections Manager, but as outlined by the Public Works Manager, we too are concerned that the timelines are unrealistically long. We would agree that in general single family residential property is not a high priority, but we believe the other types of properties should be dealt with in less than 10 years.

"M.C. DAY"  
City Commissioner





## THE CITY OF RED DEER

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

FILE NO.

City Clerk's Department 342-8132

DATE: 92/03/09

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 3

FAX TO: 340 - 1911

ATTENTION: Bordon Stewart

THEIR FAX NO: 340 - 1911

FROM: Charlie

DEPARTMENT: City Clerks

MESSAGE AREA (if required):

Attached is the report re: Cross Connection  
Control going on the next agenda just received.  
You requested to see a copy of same.  
Please advise if you have any concerns.  
B.



RED DEER

a delight  
to discover!

NO. 1

DATE: March 9, 1992  
TO: City Council  
FROM: City Clerk  
RE: PUBLIC HEARING ROAD CLOSURE BYLAW 3058/92

---


In accordance with the provisions of the Municipal Government Act, we have advertised Council's intention to provide for the closure of a portion of road in the City of Red Deer as shown on the attached plan and described as follows:

"All that portion of 46 Ave. lying adjacent to Lot 31, Block 4, Plan 902-1891 and Lot 28, Block 4, Plan 892-2868 lying southeast of a line drawn perpendicularly from the beginning of curve in aforesaid Lot 28 and lying east of a line drawn perpendicularly from the end of curve in aforesaid Lot 31.

EXCEPTING THEREOUT ALL MINES AND MINERALS."

Any person who claims that he or she will be affected prejudicially by the passing of the above mentioned bylaw shall be afforded an opportunity to be heard by Council either by himself/herself or by his or her agent.

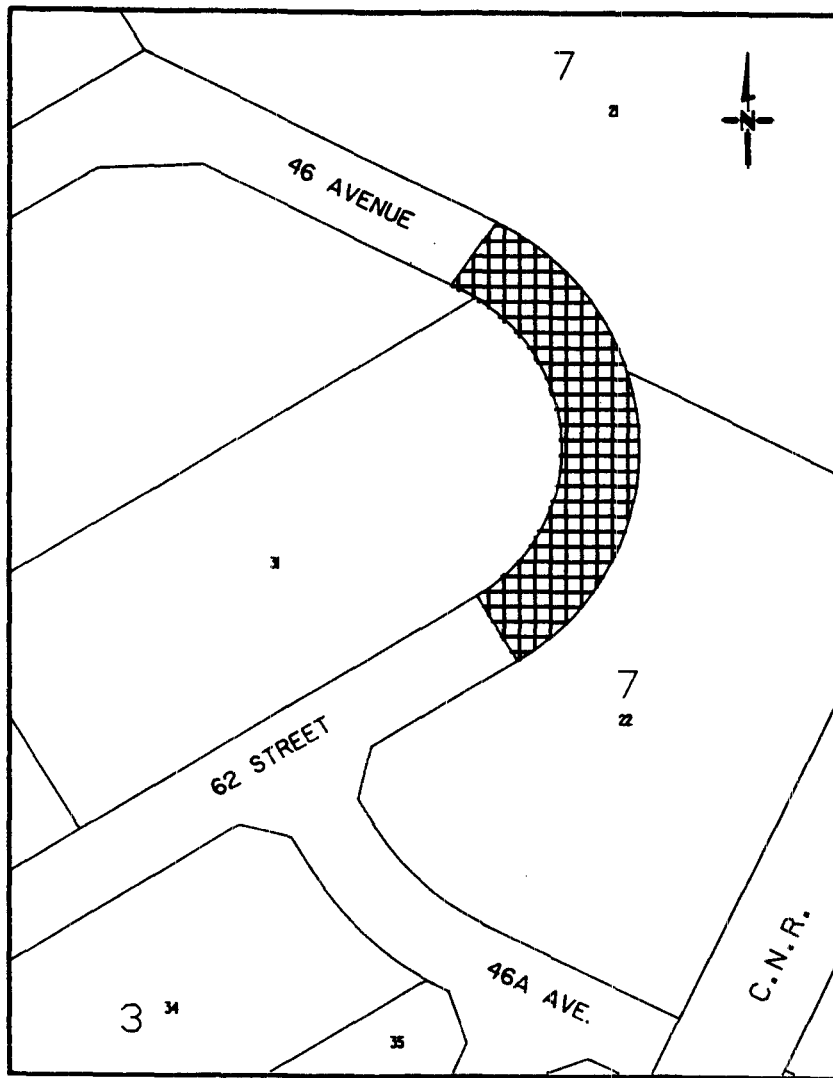
We have advertised that Council proposes to pass the aforementioned bylaw at its March 16, 1992, regular meeting commencing at 7:00 p.m. or as soon thereafter as Council may determine.



C. Sevcik  
City Clerk

CS/ds

Encl.



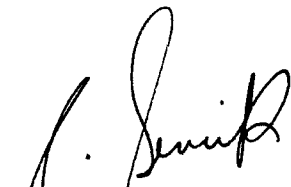
**DATE:** March 17, 1992  
**TO:** City Assessor  
**FROM:** City Clerk  
**RE:** ROAD CLOSURE BYLAW 3058/92

---

I would advise that Council of The City of Red Deer at its meeting of March 16, 1992 gave second and third reading to Road Closure Bylaw 3058/92 following the public hearing. The aforesaid Road Closure Bylaw pertains to the closure of a portion of 47 Avenue in the C.N.R. Light Industrial as shown on the attached plan.

Also attached herewith is a certified copy of Road Closure Bylaw 3058/92 which will be required for registration at Land Titles.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Director of Engineering Services  
E. L. & P. Manager  
Public Works Manager  
Urban Planner

NO. 1

DATE: 9 March 1992  
TO: City Clerk  
FROM: City Assessor  
RE: 1992 COURT OF REVISION  
LAND, IMPROVEMENTS, BUSINESS TAX & MOBILE HOME LICENSE

---

Pursuant to Section 43(2) of the Municipal Taxation Act, which reads as follows:

"The Council of a Municipality, by bylaw, may establish a Court of Revision consisting of not more than five members, and any councillors, commissioners, municipal employees or municipal residents may be appointed to it."

We respectfully request City Council pass a bylaw establishing a Court of Revision with the bylaw stipulating "for the year 1992" as the period required under Section 43(4) of the Municipal Taxation Act.

Historically, the Court of Revision has consisted of two members of Council and three citizens at large. We respectfully recommend that this practice continue. As allowed in Section 43(10) of the Municipal Taxation Act, we respectfully request that the members of the Court be reimbursed \$50.00 per half day or \$100.00 per full day, and the chairman be reimbursed \$65.00 per half day or \$125.00 per full day. These rates were included in the budget submission as approved by City Council.

We further request, pursuant to Section 43(13) of the Municipal Taxation Act, which reads:

"The Council shall provide for the appointment of a Clerk of the Court of Revision and may provide that the Clerk shall be an official or employee of the municipality other than the assessor and shall prescribe his duties and remuneration which shall include the recording of all proceedings thereof, and unless such an appointment is made, the Municipal Secretary shall act."

that Council make the necessary appointment of the Clerk of the Court of Revision.

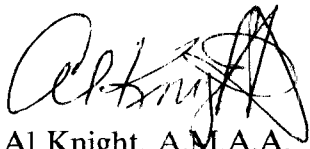
Pursuant to Section 44(1) of the Municipal Taxation Act, which reads:

"The Council, by resolution, shall provide for the calling of sittings of the Court of Revision for the purpose of hearing complaints."

City Clerk  
Page 2  
9 March 1992

Pursuant to this, we respectfully request Council provide for the sitting of the Court and would suggest the dates of April 14 and/or 15, 1992, or portions of those days, as may be required to accommodate the number of complaints.

Respectfully submitted,



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

AK/ngl

c.c. Al Wilcock, Director of Finance  
Peter Holloway, Asst. Development Officer

#### Commissioner's Comments

A bylaw has been prepared for Council's consideration with the names of the members appointed by Council to be inserted prior to passage of the bylaw. As has been the practise, members of Council are encouraged to bring forward names of any persons they feel would be valuable members to serve on the Court. The nominees' approval must be sought, however, prior to submission of their names. The City Clerk's Office will be in contact with all citizens-at-large who served on last year's Court of Revision to determine if they are prepared to let their names stand for consideration on this year's Court. The 1991 Court of Revision consisted of the following members:

Alderman McGregor  
Alderman Lawrence  
Claybyn Hood  
Murray Parker  
Don Wilson

We would also recommend Council pass a resolution establishing dates for the sittings of the Court as suggested.

"M.C. DAY"  
City Commissioner

**DATE:** March 17, 1992  
**TO:** City Assessor  
**FROM:** City Clerk  
**RE:** 1992 COURT OF REVISION

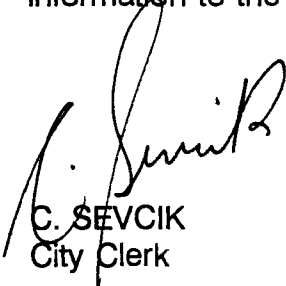
---

Your report dated March 9, 1992 pertaining to the above matter received consideration at the Council meeting of March 16, 1992 and at which meeting the following motion was passed setting the dates for the Court sittings.

"RESOLVED that Council of The City of Red Deer hereby agrees that the sittings for the 1992 Court of Revision be Tuesday, April 14 and Wednesday, April 15, 1992, and as recommended to Council March 16, 1992."

I am also enclosing herewith Bylaw 3063/92, being a bylaw to establish a Court of Revision for year 1992, and which bylaw was given three readings at the aforesaid meeting. By way of a copy of this memo, we are advising all members of their appointment to the Court of Revision and we are also including a copy of the bylaw for their information.

Trusting you will find this satisfactory and that you will send further notification and information to the members appointed in due course.



C. SEVCIK  
City Clerk

CS/jt

c.c. Alderman McGregor  
Alderman Statnyk  
Claybyn Hood  
Don Wilson  
Murray Parker  
Council and Committee Secretary - Cheryl

NO. 2

DATE: March 4, 1992

TO: City Clerk

FROM: Fire Chief

RE: PER CAPITA CHARGES FOR AMBULANCE SERVICE

During the early part of 1991, our service was approached by a couple of adjoining municipalities with requests to provide ambulance service to them. In one instance we agreed to provide ambulance service to the Town of Penhold.

One reason for these requests was that our per capita charges for entering ambulance service agreements was 3 - 4 dollars cheaper than the private sector, or \$5.00 per capita.

The lower per capita charges occurred because of our method of allocating costs to operate the ambulance service.

With a number of unknowns that could occur with the introduction of a new Ambulance Act, we issued cancellation notices of our ambulance contracts to the County of Red Deer, Village of Delburne, and the Town of Penhold.

We verbally agreed to provide service after December 31, 1991, and until the financial implications of the new Ambulance Act were known.

In preparation of our 1992 budget, we reallocated funds between the Suppression Division and the Emergency Medical Services Division to more accurately reflect the cost of operating the EMS Division. This resulted in a per capita increase from \$5.00 to \$16.00 for the local taxpayer.

Because of appeals by various interest groups against the new Ambulance Act, it appears the Provincial Government may significantly delay its passage, or drop it entirely.

It is normal practice for us to begin invoicing municipalities under ambulance contract now, therefore we request the following from Council:

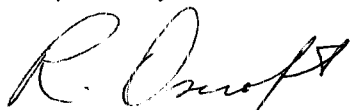


City Clerk  
Per Capita Charges for Ambulance Service  
March 4, 1992  
Page 2

**RECOMMENDATION:**

1. That Council approve increasing the contract rate for ambulance service to \$10.00 per capita. This recommended rate is lower than the per capita rate for Red Deer because of the lower level of service provided due to the time and distance.
2. That the municipalities of the County of Red Deer, Town of Penhold, and Village of Delburne be advised of the increase in per capita rate for ambulance service.
3. That the above noted municipalities be advised that the \$10.00 per capita rate is for the year 1992, and subject to a 30 day cancellation notice due to the current uncertainties.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'R. Oscroft', with a stylized flourish at the end.

Robert Oscroft  
FIRE CHIEF

FILE: alan\memos\ambserv.per

DATE: March 10, 1992  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: PER CAPITA CHARGES FOR AMBULANCE SERVICE

---

I concur with the recommendations of the Fire Chief.

The proposed rate of \$10.00 per capita is comparable to what the private sector charges. It is less than the \$16.00 per capita budget cost for Ambulance service but does reflect the lower level of service provided.



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

AW/mrk

Commissioner's Comments

We concur with the recommendations of the Fire Chief.

"M.C. DAY"  
City Commissioner

**DATE:** March 17, 1992  
**TO:** Fire Chief  
**FROM:** City Clerk  
**RE:** PER CAPITA CHARGES FOR AMBULANCE SERVICE

---

I would advise that you report dated March 4, 1992 pertaining to the above topic was considered at the Council meeting of March 16, 1992 and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report dated March 4, 1992 from the Fire Chief re: Per Capita Charges for Ambulance Service, hereby agrees as follows:

1. That Council approve increasing the contract rate for ambulance service to \$10.00 per capita. This recommended rate is lower than the per capita rate for Red Deer because of the lower level of service provided due to the time and distance.
2. That the municipalities of the County of Red Deer, Town of Penhold, and Village of Delburne be advised of the increase in per capita rate for ambulance service.
3. That the above noted municipalities be advised that the \$10.00 per capita rate is for the year 1992, and subject to a 30-day cancellation notice due to the current uncertainties."

The decision of Council in this instance is submitted for your information and I trust that you will notify the municipalities that contract ambulance service with the City of the proposed change in rate and other changes as noted in the above resolution.

Trusting you will find this satisfactory and that you will take appropriate action.

  
C. SEVCIK  
City Clerk

CS/jt  
c.c. Director of Financial Services



• RED DEER'S •

**ORIGINAL**

• BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 STREET • RED DEER, ALBERTA • T4N 1S8 • (403) 340-TOWN (8696) •

March 3, 1992

CITY COUNCIL  
CITY OF RED DEER

Re; BRZ Annual Report

Dear Council,

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	5:00 PM
DATE	MARCH 10 1992
BY	

It was clear that some disappointment was felt by Council, regarding the content of this years BRZ Report. I hope to clear up any misunderstandings, and leave a constructive perspective on whats happening downtown.

It was intended to signal something of a warning regarding the future planning and development of downtown Red Deer, but this does not negatively criticize what has been accomplished to date, in the downtown program.

As expressed by several aldermen, what has occurred was, and is, a very positive approach and benefit to the City of Red Deer. However, we must realistically view what has happened outside the core since 1984, and especially in the past few months in the City, because of its natural effect on the future of downtown. The people of Red Deer have a very large stake in what happens downtown, as does the entire business community. No one can afford to see the core area not succeed.

Some basic statistics to keep in mind include; 35% of all City employment is in the core; more than 1/3rd of all commercial taxes come from the core; and, private sector developers are not economically inclined to invest in the core.

These facts have significant impact on future planning for the City. Downtown provides significantly more financial return per square foot, than any other part of the community, as well as unparalleled efficiencies and profits in utilities. These benefits cannot be ignored, and planning issues and action must be addressed if this community is going to continue to enjoy the many benefits found here.

It is very easy to assume that everything is ticking along just fine, right up to the point when dramatic change occurs. As manager of this Association, I am very concerned when long time, successful, establish businesses, approach this office for advice on relocation, including the potential of leaving the downtown.

Up till the last 10 months this kind of request has not occurred, but the overall picture has changed, and with it some real concerns exist.

In closing, the Association is pleased with what has happened since 1984, but we cannot assume everything is fine, until clear indications come from the private sector. There are major issues facing us.

Sincerely yours,

TOWNE CENTRE ASSOCIATION

John P. Ferguson, General Manager.

Commissioner's Comments

Submitted for Council's information.

"M.C. DAY"  
City Commissioner



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

March 17, 1992

Towne Centre Association  
B3, 4901 - 48 Street  
RED DEER, Alberta  
T4N 1S8

Attention: John Ferguson,  
General Manager

Dear Sir:

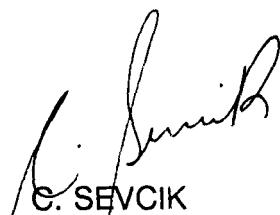
**RE: BRZ ANNUAL REPORT**

At The City of Red Deer Council meeting of March 16, 1992, consideration was given to your letter dated March 3, 1992 regarding the BRZ Annual Report and the explanation as to the content of said report.

We wish to thank you for your letter in this instance, and it was agreed that same be filed as information.

Trusting you will find the above satisfactory.

Yours truly,



C. SEVCIK  
City Clerk

/jt

c.c. City Assessor  
Director of Financial Services



NO. 4

**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

March 9, 1992

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

Dear Sir:

Re: Proposed Land Use Amendment - Bylaw 2672/G92

The City Council authorized the preparation of a Land Use Amendment (exception), to allow the relocation of a Real Estate office in the Lion's Plaza.

The required land use amendment is attached hereto for City Council's consideration.

Yours truly,

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

Commissioner's Comments

As directed by Council, a draft bylaw amendment is submitted to Council for first reading following which same will be advertised for a Public Hearing to be held in four weeks' time.

 "M.C. DAY"  
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 DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

**DATE:** March 17, 1992  
**TO:** Red Deer Regional Planning Commission  
**FROM:** City Clerk  
**RE:** LAND USE BYLAW AMENDMENT 2672/G-92

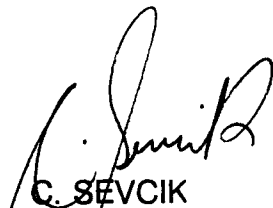
---

Council of The City of Red Deer at its meeting of March 16, 1992 gave first reading to the above noted bylaw.

Bylaw 2672/G-92 provides for a "real estate office" as a permitted use in the Lion's Plaza. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a public hearing to be held on April 13, 1992.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

Enc.

c.c. Bylaws and Inspections Manager  
Fire Chief

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

March 17, 1992

Canada Trust Realty  
Village Shopping Centre  
6320 - 50 Avenue  
RED DEER, Alberta  
T4N 4C6

Attention: Mr. Dallas McDonald, Manager

Dear Sir:

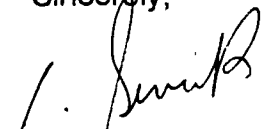
**RE: APPLICATION TO RELOCATE OFFICE IN LION'S PLAZA  
LAND USE BYLAW AMENDMENT 2672/G-92**

Further to your request that Canada Trust Realty Inc./Realtor be allowed to relocate its office in the Lion's Plaza, I would advise that Council at its meeting of March 16, 1992, gave first reading to the above noted Land Use Bylaw Amendment. Bylaw 2672/G-92 would allow a "real estate office" as a permitted use in the remainder of Lot 1, Block 1, Plan 832-1731 (Lion's Plaza) a copy of which is enclosed herewith.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, April 13, 1992 commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on March 27th and April 3rd. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising which in this instance is \$400.00. Once we receive the actual costs from the Advocate, you will be either invoiced for or refunded the balance.

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

Sincerely,

  
C. SEVCIK  
City Clerk

Enc.

c.c. Council &amp; Committee Secretary - Wilma



NO. 5

660-042

DATE: March 10, 1992

TO: City Clerk

FROM: Engineering Department Manager

RE: **STANDARD DEVELOPMENT AGREEMENT  
ADMINISTRATIVE AND SURVEY CONTROL NETWORK LEVIES**

---


The Engineering Department respectfully requests Council approval to increase the rates levied against new developments to cover administrative and survey control network costs, as follows:

	<u>CURRENT RATE</u>	<u>PROPOSED RATE</u>
1. Residential Developments		
a. On first 16 ha	\$1,485/ha	\$1,560/ha
b. On remaining area	\$1,165/ha	\$1,225/ha
2. Industrial/Commercial Developments	\$1,115/ha	\$1,170/ha
3. Minimum Administrative Fee per Development Agreement	\$2,120	\$2,225
4. Survey Control Network	\$ 265/ha	\$ 280/ha

These rate changes represent an increase of approximately 5%, which is intended to cover the cost of inflation since they were last adjusted in March 1991.

Commissioner's Comments

We concur with the revised rates as submitted by the Engineering Department Manager.

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

TCW/emg

"M.C. DAY"  
City Commissioner

**DATE:** March 17, 1992  
**TO:** Engineering Department Manager  
**FROM:** City Clerk  
**RE:** STANDARD DEVELOPMENT AGREEMENT  
ADMINISTRATIVE AND SURVEY CONTROL NETWORK LEVIES

---

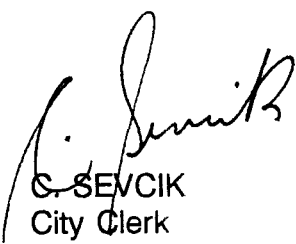
At the Council meeting of March 16, 1992, consideration was given to your report dated March 10, 1992 regarding the above noted and the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby approves the following rates to be levied against new developments to cover administrative and survey control network costs, and as recommended to Council March 16, 1992:

	<u>New Rate</u>
1. Residential Developments	
a. On first 16 ha	\$1,560/ha
b. On remaining area	\$1,225/ha
2. Industrial/Commercial Developments	\$1,170/ha
3. Minimum Administrative Fee per Development Agreement	\$2,225
4. Survey Control Network	\$ 280/ha ."

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

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk  
CS/jt

NO. 6

FILE: ...gord\memos\freon.cc

**DATE:** March 4, 1992  
**TO:** City Clerk  
**FROM:** Public Works Manager  
**RE: HANDLING OF FREON - SANITARY LANDFILL SITE  
ALDERMAN PIMM INQUIRY**

---

In the past, appliances such as refrigerators and freezers have been buried at the Landfill site. Some time ago, Harper's Metals began accepting them. We have actively encouraged persons to take them to Harper's. If, however, an appliance is taken to the Landfill, we do accept it and bury it. For the most part, white goods have been taken to Harper's by the individual.


We have had some contacts from firms regarding the possibility of having white goods set aside for recycling. So far these have just been phone calls, and we have as yet not had any concrete proposals.

I am not aware of any problems associated with appliances which have been previously buried. I have not come across any reports which have addressed this issue in other areas.

In my discussions with Patti Joyce, of the Red Deer Health Unit, she indicated freon concerns are related to the ozone layer, as opposed to landfill operations.

With the proposed environmental legislation in Alberta, it is quite likely we will not be allowed to accept appliances containing freon at the landfill. In light of this, we will be working with local industry for a solution to this problem prior to the legislation being enacted.

I trust this is the information requested and we will keep Council informed of future developments.



Gordon Stewart, P. Eng.  
Public Works Manager

Commissioner's Comments

Submitted for Council's information.

"M.C. DAY"  
City Commissioner

/blm

c Director of Engineering Services

**DATE:** March 17, 1992

**TO:** Public Works Manager

**FROM:** City Clerk

**RE: HANDLING OF FREON - SANITARY LANDFILL SITE  
ALDERMAN PIMM'S ENQUIRY**

---

At the Council meeting of March 16, 1992, consideration was given to your report dated March 4, 1992 regarding the handling of freon at the Sanitary Landfill Site.

Thank you for your report in this instance and for your assurance that you will keep Council apprised of future developments. It was agreed that your report be filed as information.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Engineering Services

NO. 7

CS-3.593

**DATE: March 10, 1992****TO: CITY COUNCIL****FROM: CRAIG CURTIS, Director  
Community Services Division****RE: RESPONSE TO:  
"FINAL REPORT OF THE F.C.S.S. MINISTERIAL REVIEW PANEL"  
A memo from the Chairman of the F.C.S.S. Board,  
dated March 5, 1992, refers.**

- 
1. In October 1990, the Minister of Family & Social Services established a Ministerial Review Panel to conduct a comprehensive review of the Family & Community Support Services (F.C.S.S.) Program.
  2. Over the next year, the F.C.S.S. Ministerial Review Panel gathered community input through a series of public forums and meetings with F.C.S.S. Boards, councils and other special interest groups. The panel visited Red Deer on May 9, 1991.
  3. The Red Deer & District F.C.S.S. Board prepared a series of recommendations on the F.C.S.S. Program in the form of a brief to the Ministerial Review Panel. This brief was endorsed by the F.C.S.S. Board at its meeting on April 3, 1991, and submitted to City Council for information.
  4. The "Final Report of the F.C.S.S. Ministerial Review Panel" was released by the Minister of Family & Social Services on November 1, 1991. The report includes 37 major recommendations divided into the following categories:
    - Mandate
    - Organization/Operation/Accountability
    - Funding/Financial
  5. In early 1992, the Red Deer & District F.C.S.S. Board formed a committee to consider the report in detail and draft a response on behalf of its member municipalities. The response is based on key recommendations in the approved Community Services Master Plan, and was endorsed by the F.C.S.S. Board at its meeting on February 21, 1992. The F.C.S.S. Board is recommending that City Council endorse the response on behalf of the City.

.../2

City Council  
Page 2  
March 10, 1992  
Response to Provincial F.C.S.S. Review

---

6. **RECOMMENDATION**

I support the comments of the Social Planning Manager and the F.C.S.S. Board, and recommend that City Council endorse the response from the Red Deer & District F.C.S.S. Board related to the "Final Report of the F.C.S.S. Ministerial Review Panel".



CRAIG CURTIS

:dmg

- c. Colleen Jensen, Social Planning Manager  
Frances Craigie, F.C.S.S. Board Chairman

SP-3.522

**DATE:** March 5, 1992

**TO:** CITY COUNCIL

**FROM:** FRANCES CRAIGIE, Chair  
Red Deer & District F.C.S.S. Board

**RE:** F.C.S.S. MINISTERIAL (Provincial) REVIEW

---

On October 26, 1990 the Honourable John Oldring, Minister of Family and Social Services, established a Ministerial Advisory Panel to conduct a comprehensive review of the Family and Community Support Services Program. Over the following year, community input was gathered through involvement of citizens of Alberta, social service organizations, and FCSS boards and administration. As you will remember, the Review Panel visited Red Deer on May 9, 1991.

The goals of the Review focused on eight issues including relevance, appropriateness, effectiveness, efficiency, monitoring/reporting, needs, equity and environmental sensitivity. The subsequent report which was released on November 1, 1991 resulted in 37 recommendations divided into three categories of mandate, organization/operation /accountability and funding/financial.

Early in 1992 the Red Deer & District FCSS Board formed a committee to consider the Review report in detail. A suggested local and provincial response was drafted for each of the 37 recommendations, along with five areas of priority identified as needing urgent response.

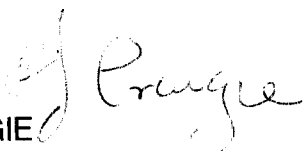
At the March 3, FCSS Board meeting the committee report was considered, along with the priorities and was approved by the following resolution:

"THAT the Red Deer & District Family and Community Support Services Board, having considered the proposed response to the Provincial FCSS Review hereby approve the response and endorse the priorities as outlined in the report from the Social Planning Manager dated February 21, 1992, and further that same be recommended to City Council for approval."

Recommendation:

- That City Council approve the attached overall response to the Provincial FCSS Review and endorse the five identified priorities as approved by the Red Deer & District FCSS Board.

FRANCES CRAIGIE



/kl

**DATE:** February 21, 1992  
**TO:** F.C.S.S. BOARD  
**FROM:** COLLEEN JENSEN  
Social Planning Manager  
**RE:** PROVINCIAL F.C.S.S. REVIEW

---

The F.C.S.S. Board committee, established to consider implications and strategies with regard to the Provincial F.C.S.S. Review, has prepared the attached report including suggestions for both the local and the provincial level. The committee felt very strongly that the reaffirmation of the Family & Community Support Services mandate including the elements of partnership, prevention, local autonomy, voluntarism, and community-based solutions was of the utmost importance. This is the principle recommendation which the committee used as a basis to focus on priorities. The following are committee recommendations on priorities in order of importance.

**1. Public Awareness of F.C.S.S. (Recommendation #14)**

General public, users of service, politicians at all levels of government, and other service providers must be made aware of what FCSS is and its importance and strengths, in order that greater benefits can be obtained.

**2. Funding (Recommendations #25 & 33b)**

The recommendations regarding the need for increased funding must be strongly endorsed. A greater public awareness in the strengths of FCSS will assist in this process. The province must also be made to realize that announcing the yearly allocation in January or earlier is essential.

**3. Coordinated Service with the Elimination of Duplication (Recommendation #37a/b)**

In times of decreasing budgets the need to coordinate, with no duplication, is of utmost importance. This relates to recommendation #13 (Premier's Council in Support of Alberta Families/Drug Foundation) and #11 (Home Care).

**4. Local Autonomy (Recommendation #4)**

The need for each individual community to determine the most appropriate and effective services, and the method by which they are delivered, remains extremely important. In setting standards, the erosion of local autonomy must be safeguarded against.



F.C.S.S. Board  
Page 2  
February 21, 1992  
Provincial F.C.S.S. Review

---

5. **Voluntarism**

There must be a strong commitment to voluntarism within FCSS programs with recognition given to appropriate management and support necessary to fulfil the needs of the volunteer.

**Recommendation**

That the Red Deer and District FCSS Board approve the attached overall response to the Provincial FCSS Review and endorse the priorities as outlined in the above overview. Following approval, it should be forwarded to City Council for March 16, after which letters should be sent to Premier Getty and Minister Oldring.



COLLEEN JENSEN

CJ/kl

Att.

# FAMILY AND COMMUNITY SUPPORT SERVICES PROVINCIAL REVIEW

CSMP = Community Services Master Plan    L = Local    P = Provincial    FCSSA = Family & Community Support Services Association

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
1. Reaffirms the mandate of FCSS with the elements of partnership, prevention, local autonomy, voluntarism, and community based solutions.	* Recommend endorsement by Councils of participating municipalities in letters to MLA's.	* The province must strive toward a working partnership of the province, the FCSSA and local municipalities.	L - April/92 FCSSA & P - Immediate & ongoing	
2. Operating principles to reaffirm above.	* Review current goals and objectives and make necessary changes to ensure appropriate principles are met.		L - June/92 & annually thereafter	
3. Definition of prevention.	* Endorse.	* Endorse.		
4. Re-affirms the principle of local autonomy.	* Continue to emphasize a decentralized service delivery system through contracting with community, non-profit groups, recognizing the autonomy of agencies and recognizing the autonomy of agencies and requiring full accountability for public funding provided for the services. (CSMP, Section 7.4.2)	* Endorse.	L - Ongoing	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
5. That voluntarism be preserved and encouraged.	<ul style="list-style-type: none"> <li>* Continue to recognize the importance of training and support to volunteers, particularly in the area of board development, with a yearly board development workshop for board members and staff of affiliated agencies. (CSMP, Section 7.4.1)</li> <li>* Support the effective management of volunteers through continued involvement of the Volunteer Managers Sub-committee of Community Services Network and promoting the benefits to other agencies. (CSMP, Section 7.4.1)</li> </ul>	<ul style="list-style-type: none"> <li>* Endorse, however, the province must provide adequate support to ensure volunteer expertise is maximized through adequate management. This may involve monetary allocation.</li> <li>* Province should review legislation as it relates to liability and voluntarism. Review as per family policy grid.</li> </ul>	<p>L - Annually P - Immediate action.</p> <p>L - Ongoing P - Immediate action.</p>	
6. All FCSS programs be encouraged to respond more pro-actively to demographic, social, and economic trends.	<ul style="list-style-type: none"> <li>* Produce a report annually on Red Deer's changing demographics and distribute the report widely to relevant community groups. (CSMP, Section 7.4.1)</li> <li>* Recognize the importance and community impact of increasing immigration and advocate for community initiatives to effect a positive integration of new Canadians into the community. (CSMP, Section 7.4.1)</li> </ul>	<ul style="list-style-type: none"> <li>* Province should provide assistance in the interpretation of statistics. The FCSS Consultants may play a role here.</li> </ul>	<p>L - Annually P - Immediate investigation.</p>	
7. FCSS programs should promote, encourage and facilitate citizen participation in the planning, delivery and governance of programs.	<ul style="list-style-type: none"> <li>* Continue to monitor community social needs and, with the assistance of others in the community, work towards solutions for the needs identified. (CSMP, Section 7.4.1)</li> </ul>	<ul style="list-style-type: none"> <li>* Should strongly support, however, must be aware not to over-regulate so as not to erode local autonomy.</li> </ul>	<p>L - Ongoing P - Immediate and on-going.</p>	<ul style="list-style-type: none"> <li>* There must be a balance between accountability and autonomy.</li> </ul>

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
8. Initiate and/or strengthen formal planning and coordination links with related organizations and agencies (i.e. health units, school boards).	* Monitor services in the community to ensure a community awareness of other initiatives and to avoid duplication of effort. (CSMP, Section 7.4.1)	* Encourage FCSSA to establish or strengthen provincial links.	L - Ongoing FCSSA - Immediate	
	* Initiate a joint meeting of the Red Deer Regional Health Unit and the Red Deer & District F.C.S.S. Board.		L - June/92	
9. The Province to determine mandate, resources and management of social/health programs in consultation with municipalities.	* Request AFSS (FCSS Branch) to begin a process of defining responsibilities in collaboration with all players.		L - Immediate	* Consultation is the <u>key</u> !
10. Alberta Community Mental Health Services and FCSS collaborate to develop service guidelines and move toward appropriate Mental Health Services in all communities.	* Endorse.			* This is particularly important in the rural communities.
11. That Alberta Health, in collaboration with AFSS, other key players and municipal authorities initiate a thorough review of Home Care and Home Support, determining the feasibility of each department offering the service in its entirety. Local autonomy must be preserved.	* Endorse. * Discuss this issue at a local level, perhaps through a joint meeting with the Red Deer Regional Health Unit.	* The province should coordinate recommendations from the Mirosh Report, the Hyndman Report, and the Brassard Report.  * FCSSA should support and encourage the above initiative.  * Work through the current committee (Home Care Program Advisory Committee) of which FCSSA has a representative.	L - Immediate endorsement with discussion in June/92 FCSSA - Immediate P - Immediate action.	* Funding must receive careful consideration and subsequent clarification.

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
12. Out of School Care  * Reconsider the Inter-Municipal Task Force report on Out of School Care with particular emphasis to:  - separate funding	* Review the implications to Red Deer FCSS.	* Province needs to clarify implications for funding.	L - Sept/92 P - Immediate	* Local autonomy eroded if funding earmarked for SACC. * Make budgets and administration more cumbersome. * Red Deer already cost shares with CAP for SACC. How would this be affected?
- explore ways which local school boards could support out of school care.	* Endorse recommendation. Good use of building, taxes, etc.  * Send letter of thank you to Red Deer school boards for support given.	* Province should explore positive aspects of good building use, taxes, etc. with organizations such as Alberta School Trustees Association and Alberta Association of School Superintendents.	L - Immediate P - Immediate	
13. "Premiers' Council in Support of Alberta Families" and the "Foundation for Family Life and Substance Abuse" be encouraged to work with and to strengthen FCSS.	* Request of the province that FCSS subsume the Premier's Council in Support of Alberta Families and that AADAC subsume the Foundation for Family Life and Substance Abuse.	* If Premier's Council continues, it should be steered in a research direction.  * Province should be very aware not to continue establishing organizations that duplicate and overlap mandate of well established government related departments.	L - Immediate	* The Red Deer FCSS Board clearly felt that FCSS and AADAC already have the mandate to do what the Premier's Council and the Foundation are doing. Wasted government funds!

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
14. Raise the profile of FCSS by: a) FCSS unit to disseminate province-wide information. b) Local FCSS programs to implement public awareness campaign.	* Develop and implement a community awareness campaign, in conjunction with the province, to promote an understanding of the services of the funded agencies and their affiliation with the FCSS Program and the department. (CSMP, Section 7.4.2) * Send communication to large businesses/employers regarding the positive benefits of FCSS to their employees.	* Province should endorse.	L - Immediate & ongoing. P - Immediate.	
c) Provincial FCSS unit pro-actively network and market FCSS within the Alberta Government.	* Local FCSS and municipal Councils need closer communication with M.L.A.'s (i.e. copy letters, respond to requests, send reports).	* Province should endorse and FCSSA should encourage all members to pursue this.	L - Immediate & ongoing. <b>FCSSA</b> - Immediate. P - Immediate	
15a Current roles and responsibilities of province and the local authorities be maintained and enhanced to reflect a collaborative planning focus. b) FCSS Unit prepare a description of roles and responsibilities for circulation at the local level.		* Province should strongly endorse.	P - Immediate	
16a FCSS Branch should include research, planning, evaluation expertise. b) Increase the number of consultants based on an established rationale. c) AFSS encourage to establish multi-person offices geographically.		* Endorse for smaller municipalities who need this.	P - Immediate	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
<p>17a FCSS Branch remain with AFSS, maintaining its current reporting relationship.</p> <p>b) Director of FCSS Unit should report directly to Deputy Minister to enhance the profile of FCSS.</p> <p>c) Higher, separate profile relationship for FCSS, in the long-term.</p>	<p>* Ask that the reporting be direct to the Deputy Minister.</p>	<p>* Province should endorse.</p> <p>* FCSSA should become more involved in advocacy for FCSS.</p>	<p>L - Immediate FCSSA - Immediate P - Immediate</p>	<p>* The province (AFSS) should review the proposed restructuring in light of this recommendation and try to move FCSS up in the line of reporting.</p>
<p>18. That the FCSSA and province representatives meet on a quarterly formalized basis to address mutual concerns.</p>	<p>* Local Boards should take more responsibility to get information to the FCSSA to ensure good use of the Association.</p>	<p>* Province should endorse.</p>	<p>L - Immediate P - Immediate</p>	
<p>19a Explore, in accordance with recommendation #3, specific outcome measures as criteria for evaluation of service.</p>	<p>* Encourage self-evaluation in affiliated agencies and their boards as a part of monitoring the effectiveness and efficiency of service. (CSMP, Section 7.4.1)</p> <p>* Conduct an in-depth review of goals and objectives of all FCSS funded agencies, including the determination of the most appropriate measures of assessing performances every 3 years with 1/3 of the FCSS services being reviewed annually. (CSMP, Section 7.4.2)</p> <p>* Continue with an external review of one service each year and increase the budget allocation for this review. (CSMP, Section 7.4.2)</p>		<p>L - Dec/92 &amp; ongoing.</p>	<p>* Increased funding for reviews is seen as important.</p>

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
b) FCSS Unit should be available upon request to local FCSS programs to provide research expertise, methodologies and tools.		* This is appropriate for those who need it.		
c) Support longitudinal studies on prevention so that cost-effectiveness of prevention can be argued.		* Strongly encourage province to support. Red Deer has interest in providing data for a study.	P - As funds available.	* It must be realized that this is a costly endeavour.
20. Encourage municipalities to appoint boards to oversee FCSS programs with varying degrees of authority. A combination of elected officials and citizens at large.	<ul style="list-style-type: none"> <li>* Strongly support as our own board is an example of this.</li> <li>* Red Deer to continue as unit authority and will be responsible for the administration of the Red Deer &amp; District FCSS Board and ensure compliance with the joint agreement between the partners in the regional program. (CSMP, Section 7.4.1)</li> </ul>		L - Ongoing	
21. Explore both formal and informal regionalization, removing the monetary disincentive.	* Give a high priority to maintaining a strong "regional" program. (CSMP, Section 7.4.2)	* Province should endorse and even provide incentives for regionalization.	L - Ongoing P - Immediate	
22. FCSS programs continue the option to operate without a director.		* Endorse in principle; suggestion to consider part-time director, when a program grows to a certain stage.		
23. Facilitate access to RITE line to connect FCSS programs.		* Endorse; suggest FCSSA advocate for this.	FSSA - Immediate P - Immediate	
24. Opportunity for Metis and Native involvement in FCSS.		* FCSSA should continue with the work underway with the Native and Metis communities.		



RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
<b>25. Funding</b>  a) Single component formula for funding, including administration and planning and program money.  b) \$26 per capita for provincial allocation in 1991/92 dollars.  c) Allocation to reflect Consumer Price Index.  d) Phase in of allocation if economics dictate.  e) Special considerations for Native, Metis, isolation or unincorporated.	* FCSS Board lobby directly with the Minister.  * Request City Council support in principle.  * Work in partnership with municipal councillors to make them aware of the importance of this issue.	* Agree.   * Assume it represents provincial share. Agree.  * Agree	L - Immediate P - Immediate action.	* Will municipalities be able to match the 20% portion of this dramatic increase? This could pose a problem for Red Deer.  * Clarification is needed as to how this increase relates to the role FCSS funds will play in Home Support.  * Will out of school care be part of this allotment?
<b>26. No decrease in current funding for FCSS over \$26 now.</b>		* Endorse.		
<b>27. 20% Funding must be contributed from municipality tax dollars.</b>		* Endorse in principal.		* Does the municipality have the 20%, particularly if it is \$26 per capita provincial share? * "Special Projects" funding could not be set up with excess funds, with agencies (projects) generating the 20%. * Local autonomy is somewhat eroded.
<b>28. Municipalities on waiting list include; waiting maximum of two years.</b>		* Endorse. If communities knew it would only be two years, then the community could get organized to be ready to operate when the money is available to bring them on stream.	P - Immediate	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
29. Salaries, benefits for FCSS employees should be competitive in the context of local conditions.	* Continue to broker benefits package for funded agencies.	* Suggest FCSSA do more in this area: study salaries/benefits, provincially.	L - Ongoing FCSSA - Immediate investigation of idea.	* Large municipalities can easily broker benefits. This has been very successful in Red Deer.
30. Apportion part of budget for innovative projects.		* Good idea; however, economics dictate supporting existing programs first. Also, innovative projects can result in need for continuation, more money.		* Concern regarding local autonomy being eroded.
31. Implement a policy that allows local programs to retain surplus funds up to a maximum of 10% of the annual provincial allocation.	* Review as a high priority the feasibility of 3-5 year funding for services sponsored by FCSS, including the possibility of retention of funds. (CSMP, Section 7.4.2)	* Province should endorse.	L - 1993 P - Immediate	
32. Use of allocated funds should continue to be restricted to operating costs.	* Endorse.	* Should endorse and encourage caution when capital expenditures are made to ensure thought is given to any subsequent operational cost as a result of capital purchase.		
33a Commence a three year financial commitment on the basis of a "rolling block".	* See #31 above.	* Province should explore and endorse when details are determined.		
b) Provincial funding announced in advance of municipal financial year.	* Send letter to Minister Oldring expressing our thanks for his efforts in this regard. (c.c. Premier Getty and Chairman of Treasury Board)	* Endorse. Suggest January as the latest date for decision.	L - Immediate P - Immediate action.	
34a Standardized financial reporting form for use in the preparation of an annual financial submission by municipalities.	* Submit Red Deer's standard chart of accounts to FCSS Branch indicating success with use.	* Encourage use of standard chart of accounts.	L - Immediate	

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
b) Regulation 18 regarding audits and financial statements be simplified in order to allow more administrative leeway in preparation of these documents.	* Endorse examination of Regulation 18.			* Implications of change must be carefully considered particularly as it relates to accountability.
c) Municipalities review financial reporting, ensuring that procedures and requirements are simplified.	* Carried out in 1989 with development of standard chart of accounts.		L - Ongoing	
35. Provincial program initiate the consolidation of forms and statistical reporting requirements in collaboration with municipalities and other major funding bodies with a view to simplification.		* Should be explored thoughtfully and carefully. Simplification is certainly desired, but not to the detriment of information required.	P - Immediate investigation.	<ul style="list-style-type: none"> <li>* May encounter difficulties as funders fund for different reasons, therefore needing different stats (i.e. FCSS need stats on prevention, others fund re: treatment).</li> <li>* Varying year ends of funders a problem.</li> <li>* Assistance (i.e. consultants) required regarding the determination of the likelihood of need.</li> <li>* Standardization is greatly needed in determining units of service client hours, etc. to ensure valid stats.</li> </ul>
36. Examine needs-based index rather than per capita funding.	* No support for this recommendation.			<ul style="list-style-type: none"> <li>* More information needed re: implications.</li> <li>* Difficult to determine need (subjective rather than objective).</li> <li>* "Squeaky wheels" get grease and disenfranchised, who may really be in need, are often not heard.</li> </ul>

RECOMMENDATION	RESPONSE		TIMELINE	CONCERNS
	LOCAL	PROVINCIAL		
37a Minister of AFSS should review preventive programs and services offered through various program areas of the Department with a view to consolidate and coordinate delivery.	* Endorse & lobby.	* Should actively pursue.	L - Immediate P - Immediate	* See comment of #13 and recommendation #11.
b) May wish to examine preventive programs offered by other Departments to enhance coordination and avoid duplication.	* Endorse & lobby.	* Should actively pursue.	L - Immediate P - Immediate	

Commissioner's Comments

We concur with the recommendations.

"M.C. DAY"  
City Commissioner

## Office of the Mayor

March 19, 1992



The Honourable John Oldring  
Minister of Family and Social Services  
104 Legislature Building  
Edmonton, Alberta  
T5K 2B6

Dear Mr. Oldring:

RE: RESPONSE TO "FINAL REPORT OF F.C.S.S. MINISTERIAL REVIEW PANEL"

At the Council meeting of March 16, 1992, recommendations from the F.C.S.S. Board pertaining to the above matter received consideration.

Following is the resolution which was unanimously passed by Council,

"RESOLVED that Council of The City of Red Deer hereby endorses the response from the Red Deer and District F.C.S.S. Board related to the 'Final Report of the F.C.S.S. Ministerial REview Panel' and as presented to Council March 16, 1992."

We are enclosing, herewith, the response referred to in the above noted resolution for your convenience and information, even though it is our understanding that you have already received a copy of same from the Board.

Trusting you will find this satisfactory and that you will give said matter serious consideration. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

R. J. McGHEE  
Mayor

CS/dh

Encl.

c.c. The Honourable Don R. Getty, Premier of Alberta  
C. Curtis, Director of Community Services  
C. Jensen, Social Planning Manager  
F.C.S.S. Board

*City Clerk*

NO. 8

DATE: March 10, 1992  
TO: City Clerk  
FROM: Bylaws & Inspections Manager  
RE: **5111 - 36 STREET  
LOT 6, BLOCK 8, PLAN 8324 T.R.**

FILE NO. 92-1727

---

Could you arrange for the following item to be placed before City Council for their consideration?

We have received complaints regarding the above building, which was partially destroyed by fire. The building is now open to entry after the hoarding placed on the building was removed. The condition of the building is dangerous to anyone who might enter it and it presents a hazard to the other buildings in the neighbourhood.

As the property is included in an estate, we have had difficulty finding anyone to take responsibility for it. We have contacted a family member of the previous owner and sent the following letters as well.

Because of the buildings condition, we are recommending that Council pass an order requiring the owner to have the building removed. The Municipal Government Act, Section 161(1)(2)(6), outlines the following procedure:

1. Council sends, by registered mail, notice that in not less than fourteen (14) days, Council will consider the making of an order to remove the building.
2. Council may, after the above time has elapsed, consider an order giving the owner 30 days in which to have the building removed. If the owner does not remove the building, the City may do the work and charge the costs as taxes.
3. Council, if it feels the situation warrants, may take action without notice or an order being issued.

Recommendation: That the property owner be given fourteen (14) days notice that the following resolution will be considered by Council:

"Resolved that Council, being of the opinion that the dwelling hereinafter described is dangerous to public health and safety by reason of the ruinous condition, Albert James of 6017-56 Avenue, Red Deer, being the executor of the estate of the owner, Mary Nobbs, of 5111-36 Street, in The City of Red Deer, Province of Alberta, hereinafter called 'the premises', be and is hereby

5111-36 STREET  
LOT 6, BLOCK 8, PLAN 8324 T.R.  
March 10, 1992  
Page 2

ordered and directed to within thirty (30) days of a copy of this resolution being mailed to him by registered mail, to demolish the dwelling and remove all debris from the premises, failing which the Bylaws and Inspections manager of The City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to the Estate of Mary Nobbs, and in default of payment, shall be charged against the property as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,

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

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

February 27, 1992

Mr. Albert ~~Nobbs~~ *James*  
c/o Alpha Milk Company  
4914 - 54 Avenue  
Red Deer, Alberta  
T4N 2G8

Dear Mr. Nobbs:

RE: 5111 - 36 STREET  
LOT 6, BLOCK 8, PLAN 8324 T.R.

---

During an inspection in the area, it was noted that the boarding securing entry to the building appears to have been removed, once again, from the front door and side window.

It was our understanding that the house would be kept secure from entry, until such time as the house was demolished and/or the site was sold for redevelopment. As our records indicate that no demolition permit has been either applied for or issued, to date, we request that you provide this department with a letter outlining your intentions with regard to the property.

Your cooperation in this matter is appreciated.

Yours truly,

P. Reyda  
Site Inspector  
BUILDING INSPECTION DEPARTMENT

COPY

/pr

*Re: request March 13/92*



Hand Delivered

March 6, 1992

Mr. Albert James  
6017-56 Avenue  
Red Deer, Alberta  
T4N 4R3

Dear Sir:

RE: 5111-36 STREET  
LOT 6, BLOCK 8, PLAN 8324 T.R.

---

An inspection of the above site, conducted by this department on March 5, 1992, revealed that the boarding placed over the entries and windows have, once again, been removed.

You are hereby ordered, under Section 161 of the Municipal Government Act, to secure the dwelling from entry of any individual, within forty-eight (48) hours of receipt of this letter. Failure to comply with this Order will result in City crews being directed to secure the building with all costs incurred being charged against the property as taxes due and owing.

This department will also be placing a recommendation before City Council to have the site declared dangerous to public health and safety, and the building demolished.

Your prompt attention to this matter is requested.

Yours truly,

Commissioner's Comments

We concur with the recommendations  
of the Bylaws & Inspections Manager.

P. Reyda  
Site Inspector  
BUILDING INSPECTION DEPARTMENT

"M.C. DAY"  
City Commissioner

PR/vs

ACKNOWLEDGEMENT OF RECEIPT  
OF A REGISTERED ITEM

AVIS DE RÉCEPTION D'UN  
ENVOI RECOMMANDÉ

To be filled in by Sender

À remplir par l'expéditeur

Name of addressee

Nom du destinataire

Street and No., Apt. No., P.O. Box or R.R. No. N° et rue, n° d'app., n° de C.P. ou de R.R.

City

Ville

Province

Country

Pays

Postal CODE postal

To be completed at destination

As a matter of priority this advice must be signed by the addressee or, if this is not possible, by another person authorized to do so under the regulations of the country of destination, or, if these regulations so provide, by the official of the office of destination and returned by the first mail direct to the sender.

À compléter à destination

Cet avis doit être signé en priorité par le destinataire et, si cela n'est pas possible, par une autre personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le prévoient, par l'agent du bureau de destination et renvoyé par le premier courrier directement à l'expéditeur.

The registered item referred to was delivered on:

L'item recommandé décrit a été livré le:

19-3-1992

Signature of Official at Office of Delivery

Signature de l'agent du bureau de destination

Signature of Addressee or Authorized Representative

Signature du destinataire ou de son représentant

Date Stamp of Office of Delivery

Timbre à date du bureau de destination

33-086-230 (90-07)

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

**DOUBLE REGISTERED**

March 17, 1992

Mr. Albert James  
6017 - 56 Avenue  
RED DEER, Alberta  
T4N 4R3

Dear Sir:

**RE: 5111 - 36 STREET**

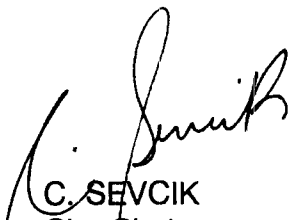
Take notice that Council of The City of Red Deer will consider making the following order at its meeting to be held in the Council Chambers of City Hall, Red Deer, Alberta, the 13th day of April 1992, commencing at 7:00 p.m. or as soon thereafter as Council may determine:

"RESOLVED that Council, being of the opinion that the dwelling hereinafter described is dangerous to public health and safety by reason of the ruinous condition, Albert James of 6017 - 56 Avenue, Red Deer, being the executor of the estate of Mary Nobbs, of 5111 - 36 Street, in the City of Red Deer, Province of Alberta, hereinafter called 'the premises', be and is hereby ordered and directed to within thirty (30) days of a copy of this resolution being mailed to him by registered mail, to demolish the dwelling and remove all debris from the premises, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to the estate of Mary Nobbs, and in default of payment, shall be charged against the property as taxes due and owing in respect thereof and shall be recovered as such."

Mr. Albert James  
March 17, 1992  
Page 2

And further, take notice that you will be given the opportunity of appearing and being heard by Council at the April 13th meeting before the making of the order. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

c.c. Bylaws and Inspections Manager

NO. 9

DATE: 10 March 1992  
TO: City Clerk  
FROM: City Assessor  
RE: LOT 25, BLK. 7, PL. 902-2679  
40 DUNHAM CLOSE  
CITY DEER PARK  
(PLEASE SEE ATTACHED MAP)

---

We respectfully submit for City Council's review the request from Mr. & Mrs. Briggs to purchase Lot 25, Blk. 7, Pl. 902-2679 from The City of Red Deer for \$40,000 plus G.S.T. This offer is \$3,700 less than the list price of \$43,709.

This lot is situated in Phase IIIB of the City Deer Park subdivision and was initially placed on sale October 18, 1990. This is the last lot in this phase of City Deer Park. The present City inventory of single-family lots stands at ten, all of which are situate in City Deer Park.

Lot 25 is immediately south of the existing social care facility situate on Dunham Close. The lot immediately east of the social care facility, being Lot 27, was sold to a contractor on March 2, 1992, for the list price.

#### RECOMMENDATION

In view of the small number of single-family lots presently for sale and the recent sale of the lot immediately east of the social care facility for the list price, we recommend no discount to the list price of \$43,709 be considered.



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

WFL/ngl

Enc.

c.c. Director of Finance

Gary Briggs  
16 Sydney Close  
Red Deer  
T4N OE1

March 6, 1992

City Council  
Red Deer

Dear Councillors:

I request your approval to purchase City Lot 25, Block 7, Plan 902 2679 known as 40 Dunham Close for a price of \$40,000 plus GST. My offer is \$3,700 less than your list price.

I feel you should consider the offer for the following reasons:

1. The City is in error in its present policy of fixed lot pricing. A "free enterprise" economy is the basis of Red Deer's prosperity, so the price should reflect what the buyer is willing to pay.
2. This lot is the last in the area, and has remained unsold for over 1 year. By allowing me to buy it, the City will recover its land and servicing costs and begin receiving revenue from taxes.
3. This lot is immediately adjacent to a residential group care facility. If the City supports group homes, it should also support people who want to be good neighbours to group homes.
4. Home builders support local businesses through the purchase of material, labor, and services. If City Council supports this request it also supports these local businesses.

A cheque for \$600 is attached in the event you approve my request. I hope you will take time to consider individuals, families, and businesses involved rather than the machinery of civic policies in your decision.

Sincerely,

"G. Briggs"

FILE: alan\memos\briggs

DATE: March 10, 1992  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: LOT 25, PLAN 902-2679 - GARY BRIGG'S

---

Mr. Briggs has requested Council reduce the asking price for the above lot by 8.5% from \$43,709 to \$40,000.

There is no justification to reduce the list price of the lot. As indicated by the City Assessor:

- A nearby lot sold March 2, 1992 for the list price.
- The City only has eleven (11) lots left in inventory and will probably be close to sold out if not sold out by the summer. Lot sales in January and February have been:

January	4
February	21

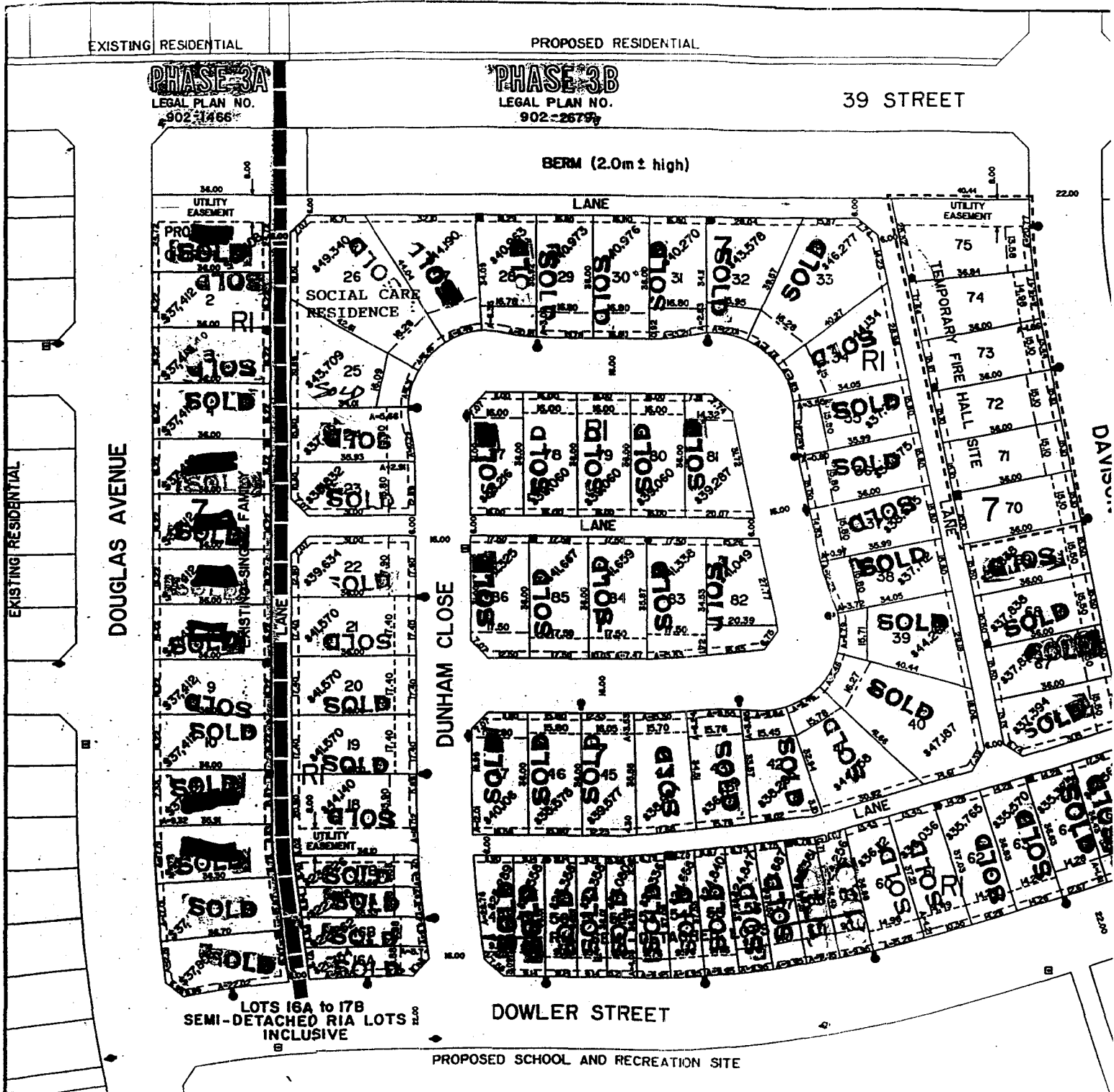
#### RECOMMENDATION

No reduction in the listed price.



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

AW/mrk





Dary Briggs  
16 Sydney Close  
Red Deer TYN0E1  
March 6, 1992

City Council,  
Red Deer

Dear Councillors,

I request your approval to purchase City Lot 35; Block 7; Plan 9028679, known as 40 Dunham Close for a price of \$40,000 plus GST. My offer is \$3,700 less than your list price. I feel you should consider the offer for the following reasons:

1. The City is in error in its present policy of fixed lot pricing. A free enterprise economy is the basis of Red Deer's prosperity, so the price should reflect what the buyer is willing to pay.

2. This lot is the last in the area, and has remained unsold for over 1 year. By allowing me to buy it, the City will recover its land and servicing costs and begin receiving revenue from taxes.

3. This lot is immediately adjacent to a residential group care facility. If the City supports group homes, it should also support people who want to live good neighbours to group homes.

4 Home builders support local businesses through the purchase of material, labor, and services. If City Council supports this request it also supports these local businesses.

A cheque for \$600 is attached in the event you approve my request. I hope you will take time to consider individuals, families, and businesses involved rather than the machinery of civic policies in your decision.

Sincerely,  
J. Briggs

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

March 12, 1992

Gary Briggs  
16 Sydney Close  
RED DEER, Alberta  
T4N 0E1

Dear Sir:

**RE: OFFER TO PURCHASE - 40 DUNHAM CLOSE**

Further to our telephone conversation of Thursday, March 12, 1992 concerning the above noted item, this is to confirm that you requested your Offer to Purchase be withdrawn from City Council's consideration.

In light of the above withdrawal, the lot located at 40 Dunham Close has been placed back onto the open market, effective 8:00 a.m. March 13, 1992. By way of a copy of this letter, I will be requesting the City's Land Department to return your deposit on the above noted lot.

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

Sincerely,

KELLY KLOSS  
Assistant City Clerk

KK/jt

c.c. City Assessor  
Director of Financial Services

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

FILE NO

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 340-6108

City Clerk's Department 342-8132

DATE: March 11/1992

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: \_\_\_\_\_

FAX TO: Clerk Dept

ATTENTION: \_\_\_\_\_

THEIR FAX NO: \_\_\_\_\_

FROM: Ala Campbell

DEPARTMENT: \_\_\_\_\_

MESSAGE AREA (if required):

Please include this written inquiry  
on our Council agenda along with  
a copy of the article.

Thank  
C



RED DEER

a delight  
to discover!

92-3-11

Whitton Inquiry

The provincial government has been involved in a number of cost effective ways of delivering needed services to senior citizens; one of which is "Senior Suites" (see attachment)

Would Red Deer Regional Planning Commission please report to Council as to the present status of this initiative and what measures the City of Red Deer should take to accommodate this concept?



### WRITTEN ENQUIRY

"The provincial government has been included in a number of cost effective ways of delivering needed services to senior citizens, one of which is "Garden Suites" (see attachment).

Would Red Deer Regional Planning Commission please report to Council as to the present status of this initiative and what measures The City of Red Deer should take to accommodate this concept."

## CITIES &amp; TOWNS

# A granny in every garden

*Alberta explores a backyard option for seniors' housing*

In the 1960s retiring people were packed off to remote high-rise old folks' homes. This may be the decade in which they are invited back to occupy a granny flat, officially known as the "garden suite." It is a 500-square foot trailer, roughly the size of a two-car garage, which can be plopped down in any fair-sized backyard. Alberta's Municipal Affairs Department and the federal Central Mortgage and Housing Corporation have combined to fund construction of 10 units this spring, to be leased to interested seniors. Some might think it inappropriate for the government to be helping dump granny in the garden patch. But at least a few seniors seem delighted with the prospect.

"It's a wonderful idea," enthuses Ila Guignon, a 65 year old grandmother from Stony Plain, west of Edmonton. She should know. The first stage of the pilot program began three years ago, when a total of five government-supplied suites were installed in Lethbridge and Stony Plain. "I get to live right next to my family but we're not in each other's hair. Compared with the other options, this is more than acceptable."

Ms. Guignon chuckles when asked about living in a granny hutch. "The suite is not big but it's comfortable. It looks more like a little cottage than a hutch." A cosy 15 by 35 feet, it contains a bedroom at one end and a living room at the other with a small bathroom and kitchenette sandwiched between.

Provincial officials predict that thousands of the units may be built over the next few years as more seniors learn of their existence. "Negotiations are going on right now with six private contractors," says municipal affairs assistant deputy minister William Mann. "We hope to see this move out of the project stage and into the private sector as soon as possible."

The demand for granny hutches could be surprisingly high. A provincial study shows that more than 3,000 senior citizens want them. Officials say policy is still being developed but the long-term plan is to have private firms build and lease the \$35,000 units on their own.

PETE TAYLOR



Enthusiastic Guignon and cottage: Together but apart.

without taxpayer help. "It's still open but I'd like to see industry ownership," says Mr. Mann. "There's enough demand to make it viable."

Granny suites have been popular in Australia for years but, until now, the idea has never spread to Canada. But with baby-boomers moving quickly through middle age, the need for seniors' housing will soon become critical. For those who find living with their children too cramped and old folks' homes too remote, the garden suite may be an ideal option.

Municipal zoning laws, however, may well prove difficult. Second dwellings on residential property are usually frowned upon in Canada. But late Alberta amended its planning act to allow local development officers to approve them. But that does not mean that they will.

Ila Guignon sees no reason at all to discourage them and she is sure that many other seniors will want them. "I don't want to live off by myself. But three generations in one house is also a problem. This is the perfect compromise."

—Gregg Shilliday

**DATE:** March 17, 1992  
**TO:** Senior Planner, D. Rouhi  
**FROM:** City Clerk  
**RE:** ALDERMAN CAMPBELL - WRITTEN ENQUIRY, GARDEN SUITES

---

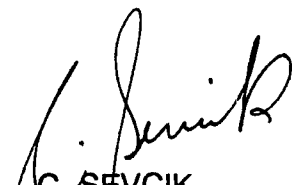
At the Council meeting of March 16, 1992, the above matter received consideration with the following resolution being passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that the Planning Commission respond to the Written Enquiry submitted by Alderman Campbell re: Garden Suites, and as presented to Council March 16, 1992."

In this regard I am enclosing herewith the Written Enquiry submitted by Alderman Campbell, along with additional information which appeared on the agenda regarding this matter (pages 61 and 62).

In accordance with the direction from City Council, we are requesting that the Planning Commission submit a report back to Council as directed and, in addition, we would request those departments to whom a copy of this memo has been sent, to send any comments which they feel might be relevant and of assistance to Council.

Trusting you will find this satisfactory and that you will respond at your earliest convenience.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Bylaws and Inspections Manager  
Fire Chief  
Director of Engineering Services  
City Assessor  
E. L. & P. Manager

*Social Planning Manager (92/03/19)*



PROPOSED RESIDENTIAL

**PHASE 3B**  
LEGAL PLAN NO.  
902-2679

39 STREET

**BERM (2.0m ± high)**

**LANE**

UTILITY  
EASEMENT

22.00

DAVISON DRIVE

[illegible]

PROPOSED RESIDENTIAL

LOTS 16A to 17B  
SEMI-DETACHED RIA LOTS 8  
INCLUSIVE

DOWLER STREET

### PROPOSED SCHOOL AND RECREATION SITE

**LEGEND:**

- LEGEND:
- |       |                                      |
|-------|--------------------------------------|
| ■     | E.L.B.P. TRANSFORMER                 |
| ●     | E.L.B.P. U.R.D. BOX                  |
| ●     | LIGHT STANDARD                       |
| ◆     | HYDRANT                              |
| ----- | 6.0m SETBACK                         |
| ----- | 7.5m SETBACK                         |
| ----- | 9.0m SETBACK                         |
| ----- | 10.0m SETBACK                        |
| ----- | 2.0m EASEMENT UNLESS NOTED OTHERWISE |
| □     | PROPOSED MAILBOX SITE                |
| ■     | EXISTING MAILBOX SITE                |

NOTES:

DIMENSIONS SHOWN ARE IN METRIC UNITS.  
(CONVERSION 1.0m = 3.281ft.)

APPLICANTS ARE TO CHECK MAP FOR  
TRANSFORMER, STREET LIGHT AND HYDRANT  
LOCATIONS. IF CONFLICT, CONFIRM WITH  
CITY E.L.D.P. & ENGINEERING DEPARTMENTS.

SEE PRICE LIST FOR BUILDING LINE  
FRONTAGE & OTHER LAND SALE INFORMATION.

ALL GAS SERVICING AT FRONT.

POWER,SEWER,WATER ARE REAR SERVICED.

VERIFY INFORMATION CONCERNING LOWEST TOP  
OF FOOTING AND LOT DIMENSIONS WITH THE  
CITY ENGINEERING DEPARTMENT-BUILDING GRADES.

LOT 18, BLOCK 7, INCLUDES AN 8.00m EASEMENT ON ITS SOUTH SIDE. THIS EASEMENT CAN ONLY BE USED FOR LANDSCAPING PURPOSES. THE SIZE OF RESIDENCE TO BE CONSTRUCTED ON THIS LOT IS TO BE CALCULATED ON THE AREA OF THE LOT EXCLUDING THE AREA OF THE 8.00m EASEMENT. CHECK WITH BUILDING INSPECTIONS.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

March 12, 1992

Gary Briggs  
16 Sydney Close  
RED DEER, Alberta  
T4N 0E1

Dear Sir:

**RE: OFFER TO PURCHASE - 40 DUNHAM CLOSE**

Further to our telephone conversation of Thursday, March 12, 1992 concerning the above noted item, this is to confirm that you requested your Offer to Purchase be withdrawn from City Council's consideration.

In light of the above withdrawal, the lot located at 40 Dunham Close has been placed back onto the open market, effective 8:00 a.m. March 13, 1992. By way of a copy of this letter, I will be requesting the City's Land Department to return your deposit on the above noted lot.

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

Sincerely,

KELLY KLOSS  
Assistant City Clerk

KK/jt

c.c. City Assessor  
Director of Financial Services

*a delight  
to discover!*

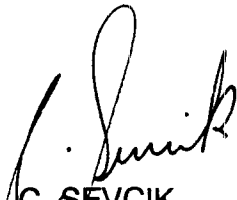
**DATE:** March 17, 1992  
**TO:** City Assessor  
**FROM:** City Clerk  
**RE:** LOT 25, BLOCK 7, PLAN 902-2679  
40 DUNHAM CLOSE

---

Your report dated March 10, 1992 in regard to a request from Mr. and Mrs. Briggs to purchase the above noted lot for \$3,700 less than the list price, was presented on the Council agenda of March 16, 1992.

Prior to the Council meeting, the matter was withdrawn at the request of Mr. and Mrs. Briggs. Accordingly, no action was necessary on the part of Council with respect to this matter.

Submitted for your information.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Financial Services

NO. 10

0715

DATE: March 10, 1992

TO: City Clerk

FROM: Director of Engineering Department

**RE: 1992 OFF-SITE LEVY ANALYSIS**

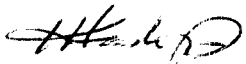
---

The above noted report was presented to the Urban Development Institute (UDI) President and several of their members at a meeting on March 4, 1992. UDI has since requested an extension of time to review the report prior to its consideration at Council. We would, therefore, recommend that this matter be tabled at the March 16, 1992 Council meeting then brought back to the March 30, 1992 meeting for review and approval. We would be concerned about delaying this matter any further, as it may begin to hold up preparation of Development Agreements and spring construction starts.

Because this matter is now open to the public, we would recommend that the 1992 Off-site Levy rates, as finally approved at Council, be applied retroactively to any new Development Agreement where negotiations had not commenced prior to March 4, 1992 (i.e. the day the report was made public). There are presently three potential developments which were under negotiation prior to that date. In these cases, we have advised the proponents that the off-site levies could be paid at 1991 rates until March 30, 1992; after which date the 1992 rates would apply.

### RECOMMENDATIONS

1. The 1992 Off-site Levy Analysis report be tabled at the March 16, 1992 Council meeting and subsequently brought back to the March 30, 1992 Council meeting for consideration and approval.
2. The 1992 Off-site Levy rates apply retroactively to any new Development Agreements unless negotiation of same had commenced prior to March 4, 1992.

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

TCW/emg  
 c.c. Streets and Utilities Engineer

### Commissioner's Comments

We concur with the recommendations  
 of the Engineering Department Manager.

"M.C. DAY"  
 City Commissioner

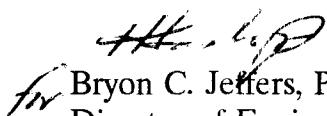
DATE: March 10, 1992  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: **1992 OFF-SITE LEVY ANALYSIS**

---

Subsequent to sending my March 2, 1992 memo with respect to the 1992 Off-site Levy Analysis, we noticed the following errors in the report:

1. Page 5 of 6 - proposed storm rate should be \$16,875, not \$16,825.
2. Appendix D, Proposed Off-site Levy By-law - storm rate should be \$16,875, not \$16,825.
3. Appendix D, Proposed Public Roadway Levy Resolution - first sentence of resolution should refer to report dated March 2, 1992 not February 28, 1992 to correspond to my report.

Attached are the three corrected pages referred to above. Please replace the previously submitted pages with these when preparing the Council agenda.

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

TCW/emg  
Att.

c.c. Director of Financial Services  
c.c. City Commissioner  
c.c. Engineering Department Manager  
c.c. Design Administrator  
c.c. Streets and Utilities Engineer

Proposed 1992 Rate

Water	\$ 6,035/ha
Sanitary	\$ 2,570/ha
Storm	\$16,825/ha
Roadways	<u>\$ 7,120/ha</u>
Total	<u>\$32,600/ha</u>

For comparison purposes, the combined current (1991) rates for the City are as follows:

	Current Rates				Proposed Change
	Central	Southeast	Northwest	Combined	
Water	2,630	3,350	2,860	3,120	93%
Sanitary	3,500	3,825	6,130	4,455	(42%)
Storm	6,130	12,760	15,915	13,395	26%
Roads	-	8,770	9,685	9,090	(22%)
Total	12,260	28,705	34,590	30,060	8%
Proposed Change	108%	14%	(6%)	8%	

The calculation for combining the current rates is proportioned, based on the area remaining to be developed in each Basin as indicated in Appendix B.

As you can see, the net change in levy for the average development is a 8% increase. However, there is a greater change if you look at each Basin or each utility/road individually. We feel that it is not reasonable to try to make these types of comparisons because of the extensive changes made in the methods of calculating the rates. These changes include, combining of the three Service Basins, extending the service area and including additional facilities to service these areas, changes in servicing designs resulting from recent studies, changes in development policies and provincial grants, etc.

In view of the levy calculations, it becomes apparent that interest costs make up a substantial portion of the levies. In order to keep the rates as low as possible for developers in the City, it is therefore essential to defer the construction of trunk facilities and public roadways as long as possible. This can be done by encouraging the development of areas which are readily serviceable without trunk extensions. Once these areas are developed, the trunks should be extended in the most cost effective area (i.e. lowest trunk cost and highest recovery). This may not always be possible because of other factors affecting development, but it should be held as an ideal objective.

PROPOSED OFF-SITE LEVY BY-LAW NO. \_\_\_\_/92

Being a By-law of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS The City of Red Deer must expand its water supply treatment and storage facilities, its sanitary sewage treatment and disposal facilities, and its storm drainage facilities, and provide land for such facilities in respect to land not previously developed.

NOW THEREFORE pursuant to the provisions of Section 76 of the Planning Act 1980, Council of The City of Red Deer duly assembled enacts as follows:

*in the Province of Alberta*  
1. This by-law may be cited as "the Off-site Levy By-law".

2. Definitions:

For the purpose of this by-law:

.1 "Development" shall mean:

- a. a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
- b. a change in the intensity of the use of land or an act done in relation to land that results in or is likely to result in, a change of the intensity of the use of the said land.

.2 "Development Area" shall mean and include the total gross area of all lands within the boundaries of the area proposed to be developed, without deduction of any kind for lands required to be dedicated for highway or for municipal, school, or environmental reserves.

3. An off-site levy is hereby established and shall be paid on all undeveloped land to be developed within a development area within the boundaries of The City of Red Deer, as follows:

.1 In all the area outlined in Schedule A hereunto annexed, the sum of \$2,570 per hectare for each hectare within the development area for Sanitary Trunk service.

.2 In all that area outlined in Schedule B hereunto annexed, the sum of ~~\$16,825~~ <sup>16,875</sup> per hectare for each hectare within the development area for Storm Trunk service.

.3 For all that area outlined in Schedule C hereunto annexed, the sum of \$6,035 per hectare for each hectare within the development area for Water Trunk service.

4. All levies imposed under this by-law shall be in addition to the fee payable for development permits or building permits, and shall be paid to the City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

PROPOSED 1992 PUBLIC ROADWAY LEVY RESOLUTION

RESOLVED that Council of The City of Red Deer having considered report dated ~~February 28, 1992~~ <sup>March 2</sup> from the Director of Engineering Services, hereby agree as follows:

1. to rescind the Public Roadway Levy Resolution passed by Council ~~February 8, 1989, and as amended February 22, 1988 and February 20, 1989, and April 2, 1991;~~ <sup>1988 ✓</sup> X
2. to approve the following: <sup>✓ 22, 1990</sup>

WHEREAS pursuant to Section 77 of the Planning Act, 1980, Section 2.2.5.4. subparagraph (a) of the Land Use By-law authorizes the Development Officer to require as a condition of the issuance of a Development Permit that the applicant enter into an agreement to pay for or construct a public roadway to give access to a development, and

WHEREAS pursuant to Section 92 of the Planning Act, 1980, a subdivision authority may, at the request of City Council, impose a condition that the applicant for a subdivision enter into an agreement with the Council of the City respecting all or any of the following, namely:

1. to construct or pay for the construction of a public roadway to give access to the subdivision,
2. to install or pay for the installation of utilities that are necessary to serve the subdivision, and
3. to pay an off-site levy or redevelopment levy imposed by by-law, and

WHEREAS Council of The City of Red Deer desires the subdivision approving authority to impose the conditions hereinbefore recited.

NOW THEREFORE BE IT RESOLVED that the Subdivision Committee of the Red Deer Regional Planning Commission be and here is requested by the Council of The City of Red Deer to require that the applicant for any subdivision of land within The City of Red Deer enter into an agreement with the Council of The City of Red Deer

1. to construct a public roadway required to give access to the subdivision or to pay to the City such sum as may be established from time to time as a contribution towards the cost of providing major thoroughfares to give access to the subdivision,
2. to install utilities that are necessary to serve the subdivision, or to pay the City for the installation of such utilities in such amounts that may be determined and established from time to time by The City of Red Deer, and
3. to pay such off-site levy or redevelopment levy as may be imposed from time to time by by-law of The City of Red Deer, and

WHEREAS The City of Red Deer must construct, or pay for the cost of constructing major thoroughfares to give access to the development having regard to traffic generated thereby and the necessity to provide emergency and service vehicles adequate access thereto, and





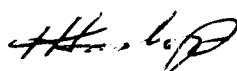
DATE: March 10, 1992  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: **1992 OFF-SITE LEVY ANALYSIS**

---

Subsequent to sending my March 2, 1992 memo with respect to the 1992 Off-site Levy Analysis, we noticed the following errors in the report:

1. Page 5 of 6 - proposed storm rate should be \$16,875, not \$16,825.
2. Appendix D, Proposed Off-site Levy By-law - storm rate should be \$16,875, not \$16,825.
3. Appendix D, Proposed Public Roadway Levy Resolution - first sentence of resolution should refer to report dated March 2, 1992 not February 28, 1992 to correspond to my report.

Attached are the three corrected pages referred to above. Please replace the previously submitted pages with these when preparing the Council agenda.

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

TCW/emg  
Att.

c.c. Director of Financial Services  
c.c. City Commissioner  
c.c. Engineering Department Manager  
c.c. Design Administrator  
c.c. Streets and Utilities Engineer

Proposed 1992 Rate

Water	\$ 6,035/ha
Sanitary	\$ 2,570/ha
Storm	\$16,875/ha
Roadways	\$ 7,120/ha
Total	<u>\$32,600/ha</u>

For comparison purposes, the combined current (1991) rates for the City are as follows:

	Current Rates				Proposed Change
	Central	Southeast	Northwest	Combined	
Water	2,630	3,350	2,860	3,120	93%
Sanitary	3,500	3,825	6,130	4,455	(42%)
Storm	6,130	12,760	15,915	13,395	26%
Roads	-	8,770	9,685	9,090	(22%)
Total	12,260	28,705	34,590	30,060	8%
Proposed Change	108%	14%	(6%)	8%	

The calculation for combining the current rates is proportioned, based on the area remaining to be developed in each Basin as indicated in Appendix B.

As you can see, the net change in levy for the average development is a 8% increase. However, there is a greater change if you look at each Basin or each utility/road individually. We feel that it is not reasonable to try to make these types of comparisons because of the extensive changes made in the methods of calculating the rates. These changes include, combining of the three Service Basins, extending the service area and including additional facilities to service these areas, changes in servicing designs resulting from recent studies, changes in development policies and provincial grants, etc.

In view of the levy calculations, it becomes apparent that interest costs make up a substantial portion of the levies. In order to keep the rates as low as possible for developers in the City, it is therefore essential to defer the construction of trunk facilities and public roadways as long as possible. This can be done by encouraging the development of areas which are readily serviceable without trunk extensions. Once these areas are developed, the trunks should be extended in the most cost effective area (i.e. lowest trunk cost and highest recovery). This may not always be possible because of other factors affecting development, but it should be held as an ideal objective.

PROPOSED OFF-SITE LEVY BY-LAW NO. \_\_\_\_/92

Being a By-law of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS The City of Red Deer must expand its water supply treatment and storage facilities, its sanitary sewage treatment and disposal facilities, and its storm drainage facilities, and provide land for such facilities in respect to land not previously developed.

NOW THEREFORE pursuant to the provisions of Section 76 of the Planning Act 1980, Council of The City of Red deer duly assembled enacts as follows:

1. This by-law may be cited as "the Off-site Levy By-law".

2. Definitions:

For the purpose of this by-law:

.1 "Development" shall mean:

- a. a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
- b. a change in the intensity of the use of land or an act done in relation to land that results in or is likely to result in, a change of the intensity of the use of the said land.

.2 "Development Area" shall mean and include the total gross area of all lands within the boundaries of the area proposed to be developed, without deduction of any kind for lands required to be dedicated for highway or for municipal, school, or environmental reserves.

3. An off-site levy is hereby established and shall be paid on all undeveloped land to be developed within a development area within the boundaries of The City of Red Deer, as follows:

.1 In all the area outlined in Schedule A hereunto annexed, the sum of \$2,570 per hectare for each hectare within the development area for Sanitary Trunk service.

.2 In all that area outlined in Schedule B hereunto annexed, the sum of \$16,875 per hectare for each hectare within the development area for Storm Trunk service.

.3 For all that area outlined in Schedule C hereunto annexed, the sum of \$6,035 per hectare for each hectare within the development area for Water Trunk service.

4. All levies imposed under this by-law shall be in addition to the fee payable for development permits or building permits, and shall be paid to the City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

## PROPOSED 1992 PUBLIC ROADWAY LEVY RESOLUTION

RESOLVED that Council of The City of Red Deer having considered report dated March 2, 1992 from the Director of Engineering Services, hereby agree as follows:

1. to rescind the Public Roadway Levy Resolution passed by Council April 2, 1991;
2. to approve the following:

WHEREAS pursuant to Section 77 of the Planning Act, 1980, Section 2.2.5.4. subparagraph (a) of the Land Use By-law authorizes the Development Officer to require as a condition of the issuance of a Development Permit that the applicant enter into an agreement to pay for or construct a public roadway to give access to a development, and

WHEREAS pursuant to Section 92 of the Planning Act, 1980, a subdivision authority may, at the request of City Council, impose a condition that the applicant for a subdivision enter into an agreement with the Council of the City respecting all or any of the following, namely:

1. to construct or pay for the construction of a public roadway to give access to the subdivision,
2. to install or pay for the installation of utilities that are necessary to serve the subdivision, and
3. to pay an off-site levy or redevelopment levy imposed by by-law, and

WHEREAS Council of The City of Red Deer desires the subdivision approving authority to impose the conditions hereinbefore recited.

NOW THEREFORE BE IT RESOLVED that the Subdivision Committee of the Red Deer Regional Planning Commission be and here is requested by the Council of The City of Red Deer to require that the applicant for any subdivision of land within The City of Red Deer enter into an agreement with the Council of The City of Red Deer

1. to construct a public roadway required to give access to the subdivision or to pay to the City such sum as may be established from time to time as a contribution towards the cost of providing major thoroughfares to give access to the subdivision,
2. to install utilities that are necessary to serve the subdivision, or to pay the City for the installation of such utilities in such amounts that may be determined and established from time to time by The City of Red Deer, and
3. to pay such off-site levy or redevelopment levy as may be imposed from time to time by by-law of The City of Red Deer, and

WHEREAS The City of Red Deer must construct, or pay for the cost of constructing major thoroughfares to give access to the development having regard to traffic generated thereby and the necessity to provide emergency and service vehicles adequate access thereto, and

Submitted to City Council

0715

Date: March 16/92

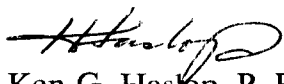
DATE: March 3, 1992  
TO: City Commissioner  
FROM: Engineering Department Manager  
RE: **1992 OFF-SITE LEVY ANALYSIS**

---

As you requested, we have made a comparison of Off-site Levy rate increases with the Consumer Price Index (CPI), as illustrated on the three attached spreadsheets (one for each basin). We have used 1979 as the base line for this comparison because this is when the last major review of the rates was done.

Depending on the basin, the rates have increased between 4% above and 12% below inflation. On average (rates pro-rated based on the area of each basin) the rates have been increased roughly 6% below inflation during the period 1979 to 1990 (CPI not yet available for 1991). This equates to approximately 0.5% compounded annually.

I trust this is the information you required. Please give Tom Warder or myself a call if you have any questions.



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

TCW/cy  
Att.

# HISTORY OF OFFSITE LEVY RATES (1970 - 1991)

## CENTRAL BASIN OFFSITE LEVY RATES

YEAR	ROADS	WATER	SANITARY	STORM	TOTALS	INCREASE	EDM/CAL CPI (%)	RATE BASED ON CPI	DIFFERENCE CPI/ACTUAL
1970	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha				
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1971	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%	n/a	--	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1972	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%	n/a	--	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1973	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%	n/a	--	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1974	\$2,745	\$0	\$1,142	\$1,984	\$5,871 /ha	12%	n/a	--	
	\$20.75	\$0.00	\$8.68	\$15.28	\$44.71 /m				
1975	\$3,113	\$0	\$1,285	\$2,273	\$6,671 /ha	14%	n/a	--	
	\$23.62	\$0.00	\$9.84	\$17.39	\$50.85 /m				
1976	\$3,904	\$0	\$1,606	\$2,842	\$8,352 /ha	25%	n/a	--	
	\$36.75	\$0.00	\$15.75	\$27.56	\$80.06 /m				
1977	\$4,295	\$0	\$1,767	\$3,126	\$9,188 /ha	10%	n/a	--	
	\$40.35	\$0.00	\$17.39	\$30.18	\$87.92 /m				
1978	\$4,295	\$988	\$1,767	\$3,126	\$10,176 /ha	11%	n/a	--	
	\$40.35	\$9.72	\$17.39	\$30.18	\$97.64 /m				
1979	\$5,456	\$1,236	\$1,767	\$3,126	\$11,585 /ha	14%	n/a	\$11,585	0%
	\$51.26	\$12.15	\$17.39	\$30.18	\$110.98 /m				
1980	\$5,456	\$1,236	\$1,767	\$3,126	\$11,585 /ha	0%	10.30%	\$12,778	-9%
1981	\$7,882	\$1,483	\$1,977	\$3,459	\$14,801 /ha	28%	12.95%	\$14,433	3%
1982	\$8,327	\$1,631	\$2,174	\$3,805	\$15,937 /ha	8%	11.40%	\$16,078	-1%
1983	\$8,327	\$1,631	\$2,174	\$3,805	\$15,937 /ha	0%	5.10%	\$16,898	-6%
1984	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	-52%	2.60%	\$9,011	-16%
1985	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	0%	3.00%	\$9,281	-18%
1986	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	0%	3.40%	\$9,597	-21%
1987	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	0%	4.00%	\$9,981	-24%
1988	\$0	\$1,957	\$2,609	\$4,566	\$9,132 /ha	20%	2.75%	\$10,255	-11%
1989	\$0	\$2,155	\$2,870	\$5,025	\$10,050 /ha	10%	4.10%	\$10,675	-6%
1990	\$0	\$2,380	\$3,170	\$5,550	\$11,100 /ha	10%	5.80%	\$11,295	-2%
1991	\$0	\$2,630	\$3,500	\$6,130	\$12,260 /ha	10%	n/a	--	

Rate increase during the period 1979 to 1990 is 2% below inflation.

# HISTORY OF OFFSITE LEVY RATES (1970 - 1991)

## SOUTHEAST BASIN OFFSITE LEVY RATES

YEAR	ROADS	WATER	SANITARY	STORM	TOTALS	INCREASE	EDM/CAL CPI (%)	RATE BASED ON CPI	DIFFERENCE CPI/ACTUAL
1970	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha				
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1971	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%	n/a	--	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1972	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%	n/a	--	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1973	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%	n/a	--	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m				
1974	\$2,745	\$0	\$1,142	\$1,984	\$5,871 /ha	12%	n/a	--	
	\$20.75	\$0.00	\$8.68	\$15.28	\$44.71 /m				
1975	\$3,113	\$0	\$1,285	\$2,273	\$6,671 /ha	14%	n/a	--	
	\$23.62	\$0.00	\$9.84	\$17.39	\$50.85 /m				
1976	\$3,904	\$0	\$1,606	\$2,842	\$8,352 /ha	25%	n/a	--	
	\$36.75	\$0.00	\$15.75	\$27.56	\$80.06 /m				
1977	\$4,295	\$0	\$1,767	\$3,126	\$9,188 /ha	10%	n/a	--	
	\$40.35	\$0.00	\$17.39	\$30.18	\$87.92 /m				
1978	\$4,245	\$1,236	\$1,767	\$3,126	\$10,374 /ha	13%	n/a	--	
1979	\$6,239	\$2,399	\$1,772	\$5,347	\$15,757 /ha	52%	n/a	\$15,757	0%
1980	\$6,239	\$2,399	\$1,772	\$5,347	\$15,757 /ha	0%	10.30%	\$17,380	-9%
1981	\$8,352	\$2,399	\$2,100	\$6,054	\$18,905 /ha	20%	12.95%	\$19,631	-4%
1982	\$9,019	\$2,399	\$2,125	\$6,573	\$20,116 /ha	6%	11.40%	\$21,869	-8%
1983	\$9,019	\$2,399	\$2,125	\$6,573	\$20,116 /ha	0%	5.10%	\$22,984	-12%
1984	\$7,747	\$1,779	\$2,125	\$7,734	\$19,385 /ha	-4%	2.60%	\$23,581	-18%
1985	\$7,747	\$1,779	\$2,125	\$7,734	\$19,385 /ha	0%	3.00%	\$24,289	-20%
1986	\$7,808	\$2,076	\$2,372	\$9,167	\$21,423 /ha	11%	3.40%	\$25,115	-15%
1987	\$7,808	\$2,076	\$2,372	\$9,167	\$21,423 /ha	0%	4.00%	\$26,119	-18%
1988	\$6,541	\$2,491	\$2,847	\$9,508	\$21,387 /ha	-0%	2.75%	\$26,838	-20%
1989	\$7,195	\$2,740	\$3,130	\$10,460	\$23,525 /ha	10%	4.10%	\$27,938	-16%
1990	\$7,940	\$3,030	\$3,460	\$11,550	\$25,980 /ha	10%	5.80%	\$29,558	-12%
1991	\$8,770	\$3,350	\$3,825	\$12,760	\$28,705 /ha	10%	n/a	--	

Rate increase during the period 1979 to 1990 is 12% below inflation.

# HISTORY OF OFFSITE LEVY RATES (1970 - 1991)

## NORTHWEST BASIN OFFSITE LEVY RATES

YEAR	ROADS	WATER	SANITARY	STORM	TOTALS	INCREASE	EDM/CAL CPI (%)	RATE BASED ON CPI	DIFFERENCE CPI/ACTUAL
1970	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m				
1971	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	0%	n/a	--	
1972	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	0%	n/a	--	
1973	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	0%	n/a	--	
1974	\$2,745 \$20.75	\$0 \$0.00	\$1,142 \$8.68	\$1,984 \$15.28	\$5,871 /ha \$44.71 /m	12%	n/a	--	
1975	\$3,113 \$23.62	\$0 \$0.00	\$1,285 \$9.84	\$2,273 \$17.39	\$6,671 /ha \$50.85 /m	14%	n/a	--	
1976	\$3,904 \$36.75	\$0 \$0.00	\$1,606 \$15.75	\$2,842 \$27.56	\$8,352 /ha \$80.06 /m	25%	n/a	--	
1977	\$4,295 \$40.35	\$0 \$0.00	\$1,767 \$17.39	\$3,126 \$30.18	\$9,188 /ha \$87.92 /m	10%	n/a	--	
1978	\$4,295	\$1,236	\$1,767	\$3,126	\$10,424 /ha	13%	n/a	--	
1979	\$5,528	\$1,236	\$2,681	\$6,573	\$16,018 /ha	54%	n/a	\$16,018	0%
1980	\$5,528	\$1,236	\$2,681	\$6,573	\$16,018 /ha	0%	10.30%	\$17,668	-9%
1981	\$8,525	\$1,483	\$2,965	\$7,413	\$20,386 /ha	27%	12.95%	\$19,956	2%
1982	\$8,525	\$1,631	\$3,113	\$7,858	\$21,127 /ha	4%	11.40%	\$22,231	-5%
1983	\$8,525	\$1,631	\$3,113	\$7,858	\$21,127 /ha	0%	5.10%	\$23,365	-10%
1984	\$8,265	\$1,631	\$3,237	\$8,377	\$21,510 /ha	2%	2.60%	\$23,972	-10%
1985	\$8,265	\$1,631	\$3,237	\$8,377	\$21,510 /ha	0%	3.00%	\$24,691	-13%
1986	\$8,438	\$1,779	\$3,805	\$9,884	\$23,906 /ha	11%	3.40%	\$25,531	-6%
1987	\$8,438	\$1,779	\$3,805	\$9,884	\$23,906 /ha	0%	4.00%	\$26,552	-10%
1988	\$7,220	\$2,135	\$4,566	\$11,861	\$25,782 /ha	8%	2.75%	\$27,282	-5%
1989	\$7,945	\$2,350	\$5,025	\$13,050	\$28,370 /ha	10%	4.10%	\$28,401	-0%
1990	\$8,770	\$2,590	\$5,550	\$14,410	\$31,320 /ha	10%	5.80%	\$30,048	4%
1991	\$9,685	\$2,860	\$6,130	\$15,915	\$34,590 /ha	10%	n/a	--	

Rate increase during the period 1979 to 1990 is 4% above inflation.

Central rate diff. =	-2%	195 ha/2037 ha =	-0%
Southeast rate diff. =	-12%	1226 ha/2037 ha =	-7%
Northwest rate diff. =	4%	616 ha/2037 ha =	1%

Average: -6%

Average rate increase during the period 1979 to 1990 for all three Basins (prorated based on area of Basin) is 6% below inflation.



OFFICE CONSOLIDATION

OFFSITE LEVIES BYLAW

BYLAW 2630/79

## BYLAW 2630/79

Being a Bylaw of The City of Red Deer to provide a uniform levy of offsite costs in respect of land proposed for development.

WHEREAS The City of Red Deer must expand its water supply treatment and storage facilities, its sanitary sewage treatment and disposal facilities and its storm drainage facilities and provide land for such facilities in respect to land proposed for development;

NOW THEREFORE pursuant to the provisions of Section 76 of The Planning Act 1980, Council of The City of Red Deer in the Province of Alberta duly assembled enacts as follows:

- 1) This bylaw may be cited as "the Offsite Levies Bylaw".
- 2) Definitions.

For the purpose of this bylaw:

2.1 "Development" shall mean:

- (a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
- (b) a change in the intensity of the use of land or an act done in relation to land that results in or is likely to result in a change of the intensity of the use of the said land.

2.2 "Development Area" shall mean and include the total gross area of all lands within the boundaries of the area proposed to be developed, without deduction of any kind for lands required to be dedicated for highway or for municipal, school or environmental reserves.

3) An offsite levy is hereby established and shall be paid on all land proposed to be developed within a development area within the boundaries of The City of Red Deer, as follows:

3.1 In all the area known as "East Hill" as outlined in 2630/A-90 Schedule "A" hereunto annexed, the sum of \$3,825.00 per 2630/A-91 hectare for each hectare within the development area for sanitary trunk service.

3.2 In all that area known as "East Hill" as outlined in 2630/A-90 Schedule "B" hereunto annexed, the sum of \$12,760.00 per 2630/A-91 hectare for each hectare within the development area for storm trunk service.

3.3 For all that area known as "East Hill" as outlined in 2630/A-90 Schedule "C" hereunto annexed, the sum of \$3,350.00 per 2630/A-91 hectare for each hectare within the development area for water trunk service.

3.4 In all that area known as "Northwest Red Deer" as outlined in Schedule "D" hereunto annexed, the sum of 2630/A-90 \$6,130.00 per hectare for each hectare within the 2630/A-91 development area for sanitary trunk service.

3.5 In all that area known as "Northwest Red Deer" as outlined in Schedule "E" hereunto annexed, the sum of 2630/A-90 \$15,915.00 per hectare for each hectare within the 2630/A-91 development area for storm trunk service.

3.6 In all that area known as "Northwest Red Deer" as outlined in Schedule "C" hereunto annexed, the sum of 2630/A-90 \$2,860.00 per hectare for each hectare within the 2630/A-91 development area for water trunk line.

3.7 In all areas of the City not included in Schedules "A" 2630/A-90 and "D" hereunto annexed, the sum of \$3,500.00 per 2630/A-91 hectare for each hectare within the development area for sanitary trunk service.

3.8 In all areas of the City not included in Schedules "B" 2630/A-90 and "E" hereunto annexed, the sum of \$6,130.00 per 2630/A-91 hectare for each hectare within the development area for storm trunk service.

3.9 In all areas of the City not included in "Northwest Red 2630/A-90 Deer" or "East Hill" areas, the sum of \$2,630.00 per 2630/A-91 hectare for each hectare within the development area for water trunk line, as outlined in Schedule "C".

4) All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to the City prior to the approval of a subdivision plan, a development permit or a building permit as the case may be.

5) Notwithstanding the provisions of this bylaw, where lands are required to be dedicated to the City in excess of the required 10% municipal and school reserves and where the Engineer considers that such lands are undevelopable, or where lands are required to be dedicated to the City for major thoroughfares through the development area in excess of land required for highway to serve the development area, the City Engineer may at his discretion relax the requirement of this bylaw and reduce the amount of the development area by the amount of such excess lands so dedicated for the purpose of calculating the offsite cost levies payable to the City.

READ A FIRST TIME IN OPEN COUNCIL this 2 day of April 1979.

READ A SECOND TIME IN OPEN COUNCIL this 2 day of April 1979.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 2 day  
of April 1979.

"Ken Curle"

---

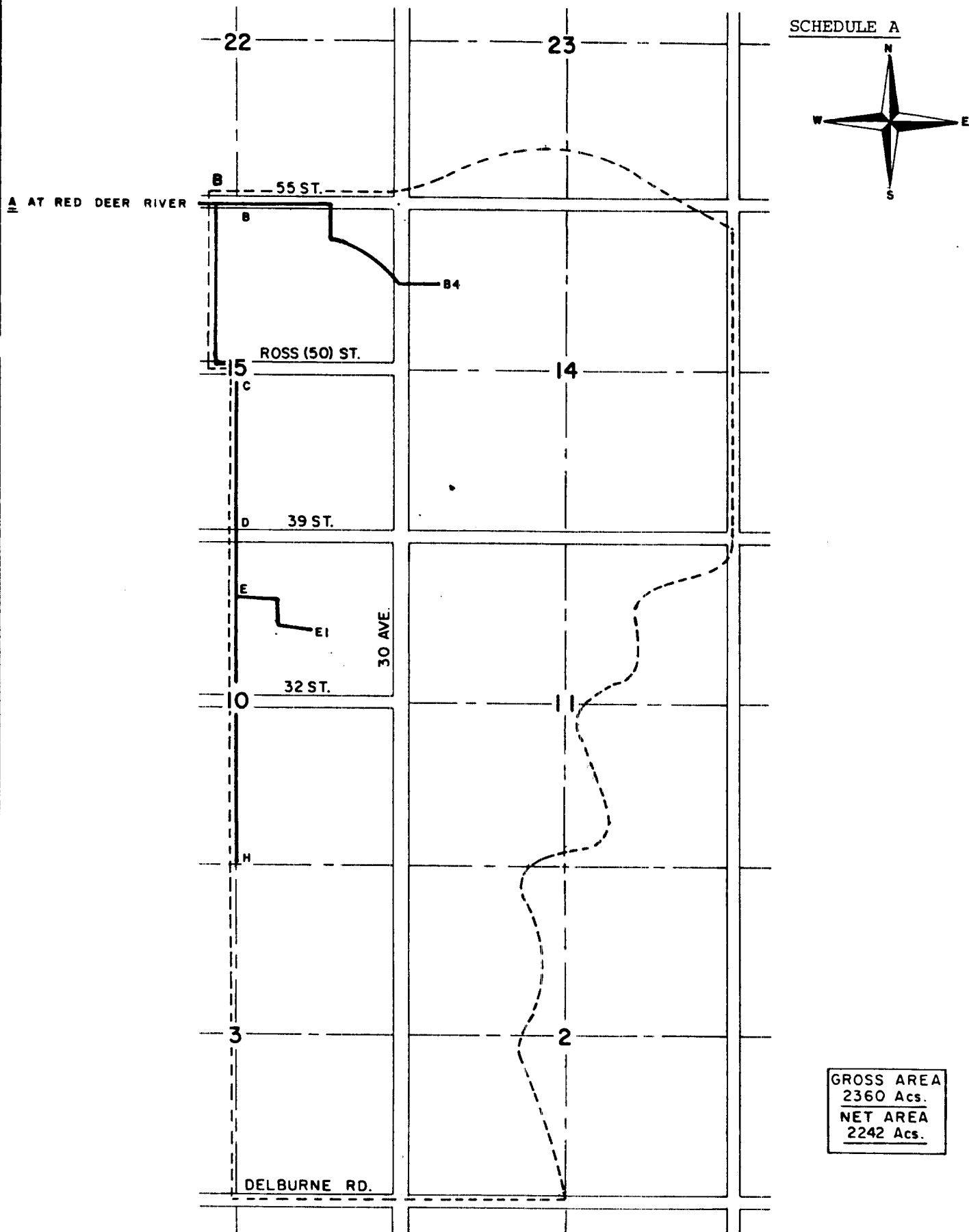
MAYOR

"R. Stollings"

---

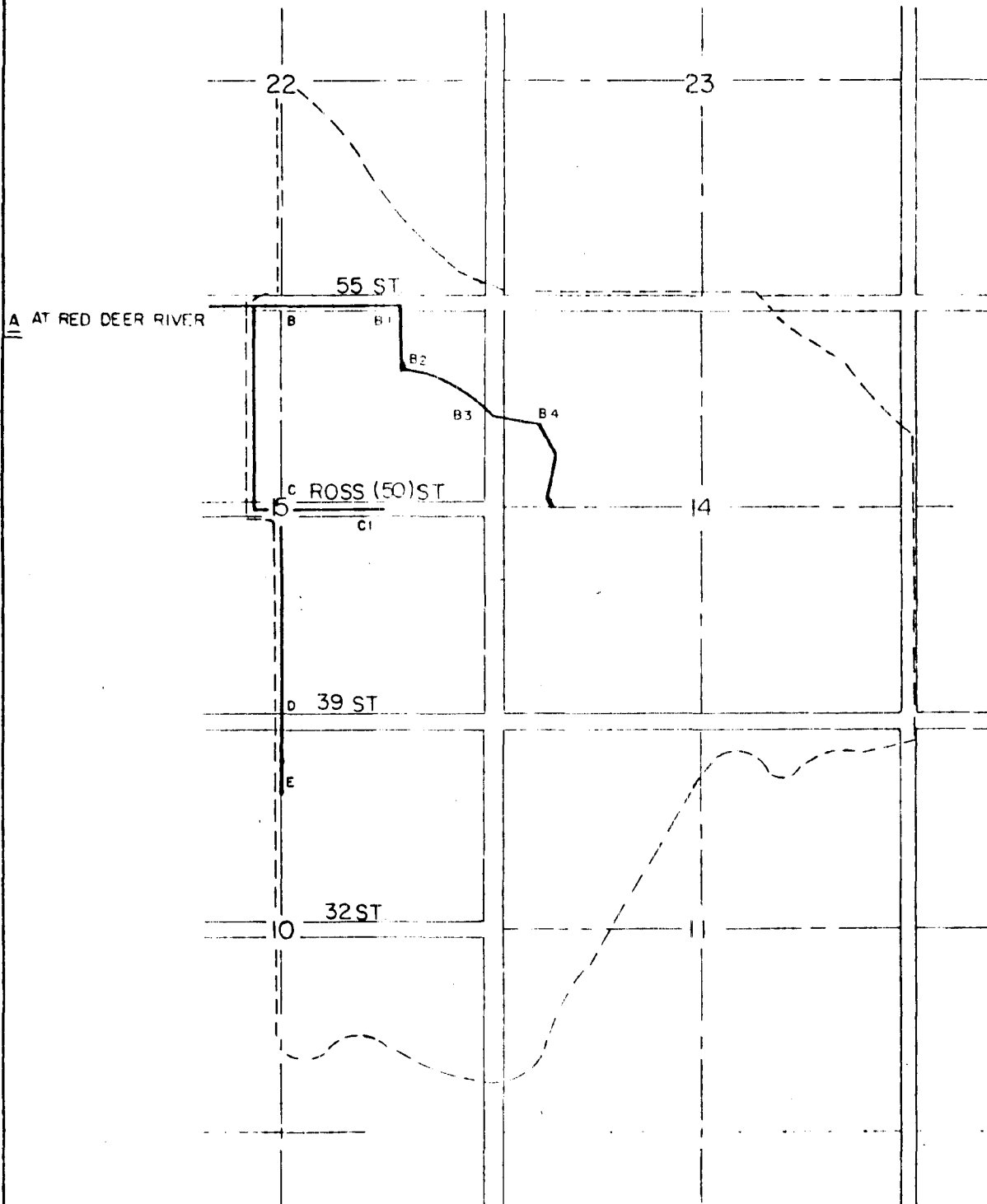
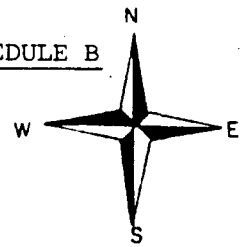
CITY CLERK

# EAST RED DEER SANITARY SEWER OFFSITE ACREAGE ASSESSMENT



# EAST RED DEER STORM SEWER ACREAGE ASSESSMENT

SCHEDULE B



STORM TRUNK MAINS ACREAGE ASSESSMENT

GROSS AREA	
1530 Acs.	1
NET AREA	
1480 Acs.	

CITY OF RED DEER  
WATER SYSTEM  
ACREAGE ASSESSMENT  
BOUNDARIES

SCALE 1"=3200'

2630/A-81

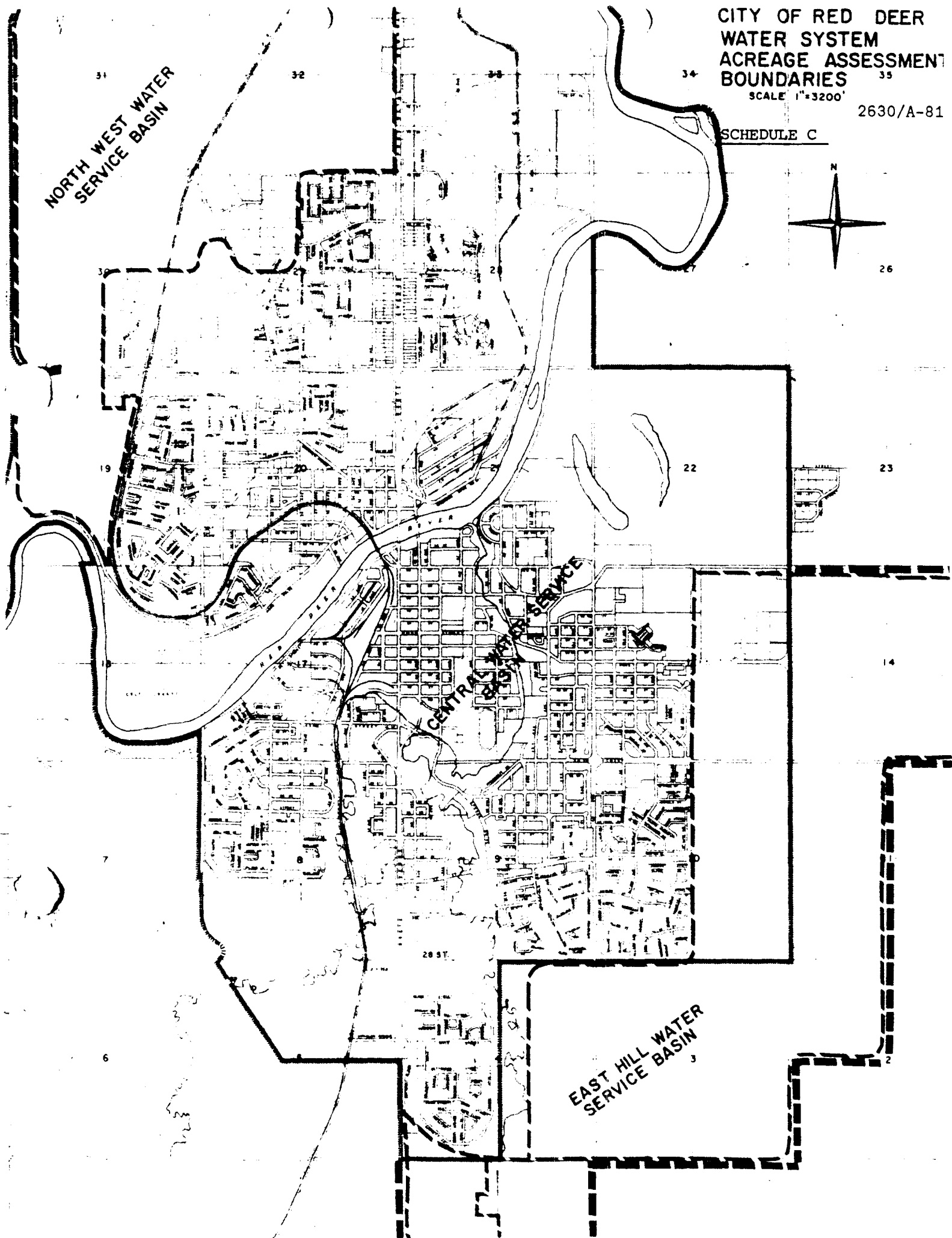
SCHEDULE C



NORTH WEST WATER  
SERVICE BASIN

CENTRAL WATER SERVICE  
BASIN

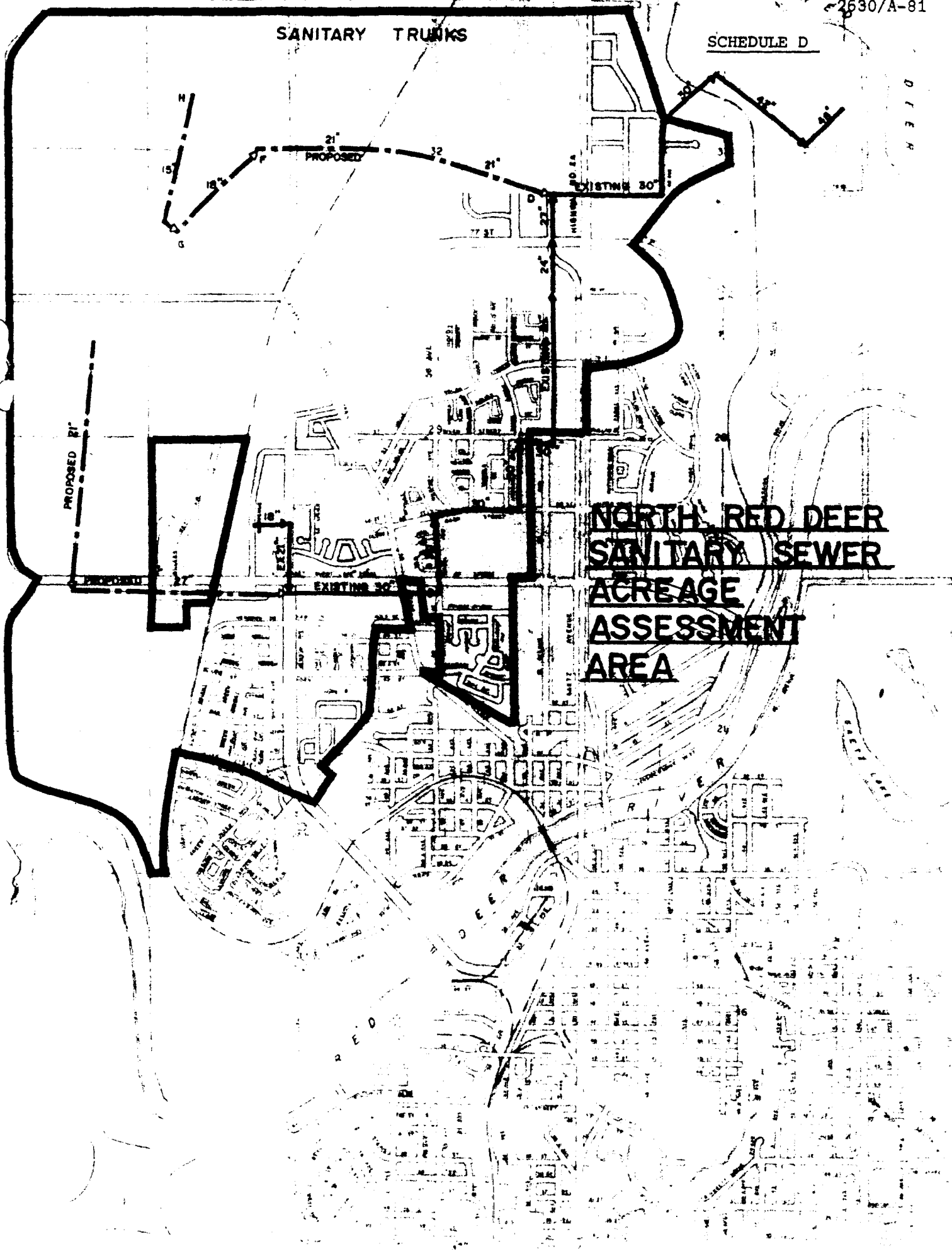
EAST HILL WATER  
SERVICE BASIN



SANITARY TRUNKS

SCHEDULE D

D I E R





# CITY OF RED DEER

SCHEDULE E

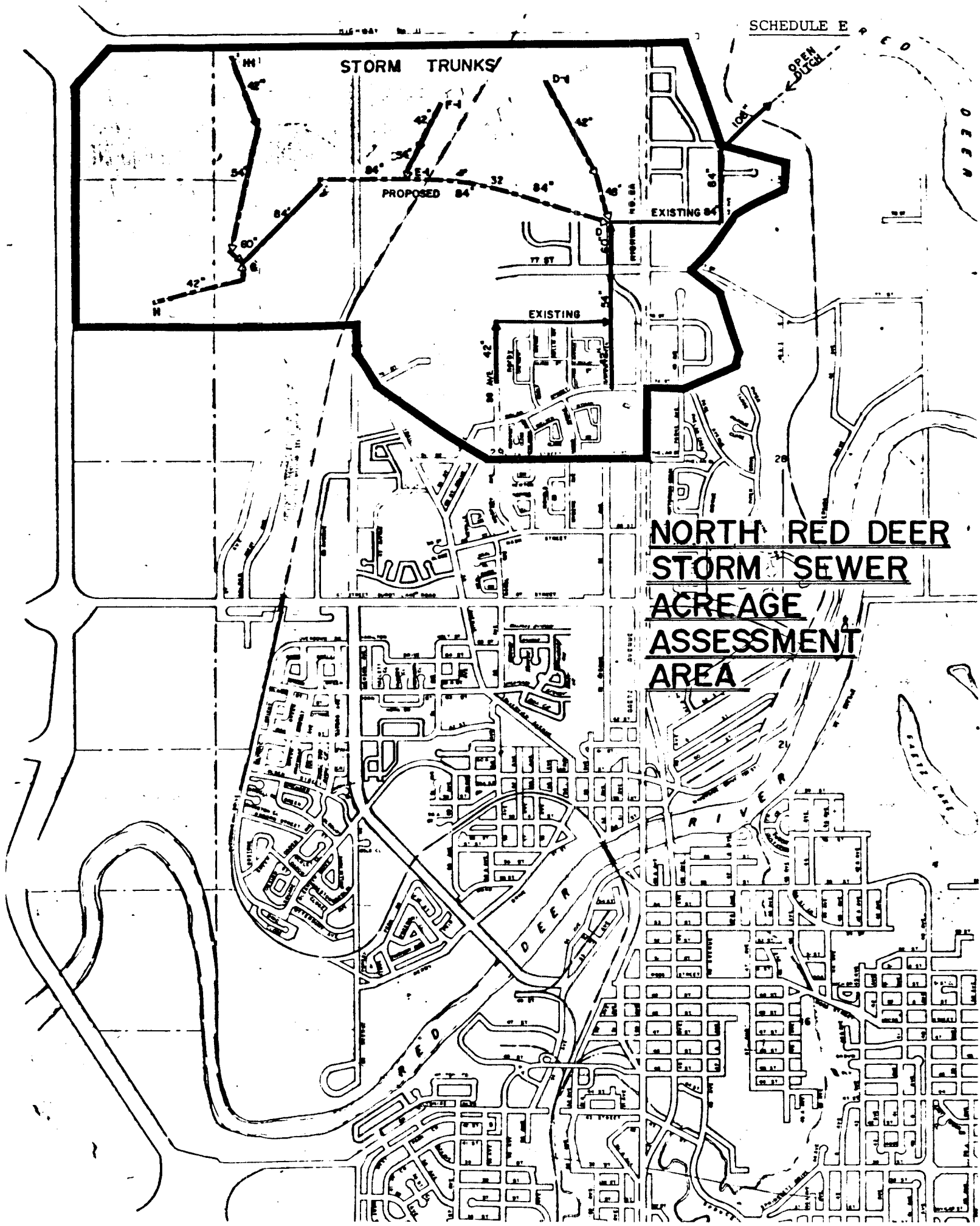
STORM TRUNKS

PROPOSED

EXISTING 84"

EXISTING

**NORTH RED DEER**  
**STORM SEWER**  
**ACREAGE**  
**ASSESSMENT**  
**AREA**



**THE CITY OF RED DEER**  
**1992 OFF-SITE LEVY ANALYSIS**

February, 1992

1. Introduction

Each year, the City or their agents extend arterial roadways, and trunk sanitary, storm, and water mains to serve new development within the City (and adjacent County lands in some cases). These facilities do not directly benefit the general taxpayer, thus their cost is rightly assessed to the new development areas. The mechanism provided in the Alberta Planning Act for this assessment is the Off-site Levy.

The objective of this report is to outline the costs and recoveries related to Trunk Utilities and Public Roadways, incurred to date and projected in the future for the various Service Basins in the City of Red Deer, and to provide recommendations for the 1992 Off-site Levy rates. It will also provide a basis for calculating future (annual) updates of the Off-site Levy rates.

A detailed review has been completed for the Utility Main and Public Roadway Off-site charges to ensure that the proposed rates are fair to the development industry, but are sufficient to recover the outstanding and future construction costs from the remaining development areas in the Service Basins.

2. Definitions

The following definitions are provided to add clarity to some of the terms used in this report.

- .1 "Off-site Levies" are those charges payable to the City by the developer for the use and benefits received for existing or proposed Public Roadways, Trunk Water Mains, Trunk Sanitary Mains, and Trunk Storm Mains.
- .2 "Service Basin" is an area which is serviced by a common system of major arterial roadways (Public Roadways), Trunk Water Mains, Trunk Sanitary Mains, or Trunk Storm Mains; the boundaries of which are determined by the Engineer.
- .3 "Public Roadway" is a major arterial roadway, existing or proposed, that has been designated an arterial roadway by the City; the cost of same having been included in the calculation of the Off-site Levies.
- .4 "Trunk Sanitary Sewer" is an existing or proposed sanitary sewer (generally having an internal diameter of 375 mm or greater) together with related pumping facilities, that has been designated by the City as a trunk facility; the cost of same having been included in the calculation of the Off-site Levies.
- .5 "Trunk Storm Sewer" is an existing or proposed storm sewer (generally defined as having an internal diameter of 1200 mm or greater) together with related storage facilities, and outlet piping, that has been designated by the City as a trunk facility; the cost of same having been included in the calculation of the Off-site Levies.

- .6 "Trunk Water Main" is an existing or proposed water main (generally having an internal diameter of 350 mm or greater) together with related pumping and storage facilities, that has been designated by the City as a trunk facility; the cost of same having been included in the calculation of the Off-site Levies.

3. History of Off-site Levies

Prior to 1979, the City charged developments a Major Thoroughfare, Trunk Sanitary, and Trunk Storm Off-site Levy based on either the parcel frontage or the parcel area. One set of rates was used for the entire City. A Water Off-site Levy did not exist.

In 1979, a report was submitted to City Council, establishing Off-site Levy rates for three Service Basins in the City. A different set of rates was established for each Service Basin based on the estimated servicing cost and the area of the Service Basin. A Water Trunk Levy was also established at that time. It should be noted that the boundary for the Central Basin was not precisely established at that time. Off-site rates were established for the Roadway in the Central Basin until 1983, when changes in the Alberta Planning Act eliminated the charge for established Basins.

A summary of the Off-site rates for each of the Basins from 1970 to 1990, along with four maps which illustrate the 1979 Off-site Levy Basin boundaries, are included in Appendix A. As you can see, the rates were not updated consistently from 1978 to 1987 and have likely fallen behind normal inflation as a result.

4. Rate Structure

As outlined above, the City currently applies different Off-site Levy rates to different parts of the City. In theory, this has the advantage of more closely attributing the cost of servicing in a specific area to the developments in that area (i.e. user pay philosophy). In practice however, this system is difficult to manage and is not totally equitable anyway.

One reason for this is that the Service Basins are generally large and take several (10 to 20) years to develop. During that time many changes can take place that affect the levy rates, such as:

- .1 Rate of development
- .2 Construction costs
- .3 Service Basin boundary
- .4 Servicing design
- .5 Interest rates
- .6 Provincial grant rates

Within a Service Basin, particularly when nearing the end of the Basin, these changes can cause extensive swings in the levy rates and shift a greater burden on one developer than another within the same Basin.

Furthermore, as the City grows, we are opening more and more Service Basins and the boundaries for the Water, Sanitary, Storm, and Roadway Basins do not coincide. At present we have 11 different rates for four systems in three different Service Basins. In the future, we could end up with as many as 20 different rates.

If one rate were established for each utility or road system for new development within the City, only four rates would be required and the effect of the changes affecting levy rates as outlined above would be dampened by the large area that the cost/recoveries are based on.

For the reasons noted above, the calculations discussed in the following section have been based on establishing one set of Off-site Levy rates for new development within the entire City. Appendix B outlines the areas within our current Service Basins which are remaining to be developed.

5. Method of Calculating Off-site Rates

The calculations, contained in Appendix C, summarize the construction costs, Off-site Levy revenues, annual interest costs, and the anticipated future construction costs for each Utility or Road System. The Off-site Levy rates have been calculated based on the outstanding balance of these costs divided by the remaining developable area.

Base information for our calculations has come from various sources. Past construction costs have been derived from old progress certificates, Treasurer's reports, and engineering accounting reports. Private development Off-site Levy revenue was taken from existing development agreements where applicable. However, in some cases, the split between Off-site and On-site charges could not be determined in the development agreement. For these cases, and where a development agreement was not available, theoretical recoveries were calculated based on the area shown on the legal plan and the Off-site rate applicable for the year the plan was registered; or in the case of commercial/industrial lots, at the time of lot sale.

Future City growth projections have been taken from the "Major Municipal Servicing Requirements for City Growth Areas" report prepared by the Red Deer Regional Planning Commission in 1991. Basin boundaries and trunk service/public roadway requirements have been determined based on the most recent servicing and traffic studies available. Future construction cost estimates are in 1992 dollars and were taken from servicing studies where available and otherwise estimated based on recent construction costs.

The cost of facilities constructed prior to about 1970 have not been included in our analysis, nor have the Off-site Levy revenues prior to that time. This was the time that construction started on most of the major roads and trunks which serve the current Service Basins. It was also the time that general development in Red Deer accelerated because of the oil boom (the population in 1970 {26,907} was less than

half of what it is today). Furthermore, it would be very difficult to determine the off-site costs and revenues paid prior to about 1970 with any level of accuracy because of the different accounting and assessment methods used at that time.

It has, therefore, been assumed that the cost of trunk facilities constructed prior to about 1970 have been paid for by development and/or general taxation at that time. These facilities are generally within the Central Basin. Notwithstanding this, we have assumed that any new development within the Central Basin which connects to an existing trunk will pay an Off-site Levy at the same rate as a development in the Northwest or Southeast Basins. In this way, all developments in the City will benefit from the existing (paid for) trunks rather than just the Central Basin developments. This does not apply to the Public Roadway Levies because, as noted in Section 3, the Alberta Planning Act has prohibited the City from assessing a Public Roadway Levy in the Central Basin.

Major facilities such as the Water and Wastewater Treatment Plants, or related expansions, and the river bridges, have never been included in the Off-site Levy costs and have been excluded herein. The Major Continuous Corridor was also excluded from these calculations.

In 1987, City Council authorized a write-down of the Off-site Levy account by \$5,881,719 to avoid a dramatic increase in rates at that time. This write-down has been included in our calculations.

The cost of Public Roadways is subsidized by the Province under the Transportation Partnership/Basic Capital Program. This grant covers 75% of the cost of arterial roadways, but has an annual funding limit based on the City's population. In 1990, the funding limit was \$70/capita. In 1991 and 1992, the limit was reduced to \$50/capita and \$40/capita respectively. We now understand that the funding limit may drop to \$25/capita in 1993. If the funding limit is maintained at \$40/capita and is indexed upward annually to cover inflation, we have estimated that there will be sufficient funding to cover all of the road construction anticipated over the next 20 years. If, however, the limit drops to \$25/capita, the grant shortfall over 20 years is estimated to be in the order of \$21.5 million, and would increase the Off-site Levy rate by approximately \$7,200/ha. This equates to a 24% overall increase in the Off-site Levy rate. Because this would be an unrealistic increase, but recognizing that the Provincial funding level is likely to drop from its present level, we have elected to increase the rate by \$1,000/ha above the rate calculated, assuming full Provincial funding. This rate can be reviewed annually and adjusted, depending on the funding policies in place at the time.

## 6. Results

As a result of this review, and based on updated servicing boundaries and costs, the proposed Utility and Roadway Off-site rates for new development in the entire City are as follows:

Proposed 1992 Rate

Water	\$ 6,035/ha
Sanitary	\$ 2,570/ha
Storm	\$16,875/ha
Roadways	\$ 7,120/ha
Total	<u>\$32,600/ha</u>

For comparison purposes, the combined current (1991) rates for the City are as follows:

	Current Rates				Proposed Change
	Central	Southeast	Northwest	Combined	
Water	2,630	3,350	2,860	3,120	93%
Sanitary	3,500	3,825	6,130	4,455	(42%)
Storm	6,130	12,760	15,915	13,395	26%
Roads	-	8,770	9,685	9,090	(22%)
Total	12,260	28,705	34,590	30,060	8%
Proposed Change	108%	14%	(6%)	8%	

The calculation for combining the current rates is proportioned, based on the area remaining to be developed in each Basin as indicated in Appendix B.

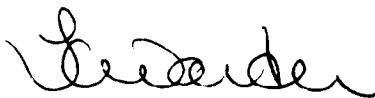
As you can see, the net change in levy for the average development is a 8% increase. However, there is a greater change if you look at each Basin or each utility/road individually. We feel that it is not reasonable to try to make these types of comparisons because of the extensive changes made in the methods of calculating the rates. These changes include, combining of the three Service Basins, extending the service area and including additional facilities to service these areas, changes in servicing designs resulting from recent studies, changes in development policies and provincial grants, etc.

In view of the levy calculations, it becomes apparent that interest costs make up a substantial portion of the levies. In order to keep the rates as low as possible for developers in the City, it is therefore essential to defer the construction of trunk facilities and public roadways as long as possible. This can be done by encouraging the development of areas which are readily serviceable without trunk extensions. Once these areas are developed, the trunks should be extended in the most cost effective area (i.e. lowest trunk cost and highest recovery). This may not always be possible because of other factors affecting development, but it should be held as an ideal objective.

7. Recommendations

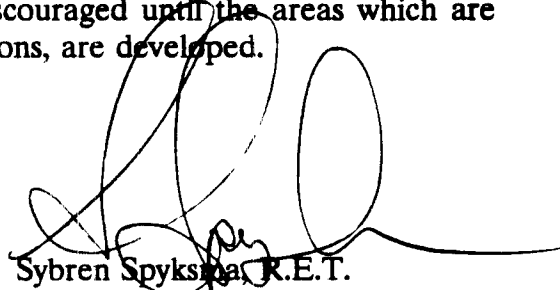
Based on the results outlined above, we make the following recommendations:

- .1 One set of Off-site Levy rates be established for all new development within the City which benefits from an existing or future public roadway or trunk water, sanitary, or storm facility. The only exception to this is that a Public Roadway Levy cannot be assessed in the Central Basin.
- .2 The current Off-site Levy By-law 2630/79 and the amending By-Law 2630/91 be rescinded.
- .3 The proposed 1992 Off-site Levy By-law contained in Appendix D be adopted.
- .4 The 1991 Public Roadway Levy Resolution of Council be rescinded.
- .5 The proposed 1992 Public Roadway Levy Resolution contained in Appendix D be adopted.
- .6 Advancing of new trunk facilities be discouraged until the areas which are readily serviceable without trunk extensions, are developed.



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

TCW/cy  
Att.



Sybren Spyksma R.E.T.  
Design Administrator



# APPENDIX A

## History of Off-site Levy Rates

# HISTORY OF OFFSITE LEVY RATES (1970 - 1991)

## CENTRAL BASIN OFFSITE LEVY RATES

YEAR	ROADS	WATER	SANITARY	STORM	TOTALS	INCREASE
1970	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1971	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1972	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1973	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1974	\$2,745	\$0	\$1,142	\$1,984	\$5,871 /ha	12%
	\$20.75	\$0.00	\$8.68	\$15.28	\$44.71 /m	
1975	\$3,113	\$0	\$1,285	\$2,273	\$6,671 /ha	14%
	\$23.62	\$0.00	\$9.84	\$17.39	\$50.85 /m	
1976	\$3,904	\$0	\$1,606	\$2,842	\$8,352 /ha	25%
	\$36.75	\$0.00	\$15.75	\$27.56	\$80.06 /m	
1977	\$4,295	\$0	\$1,767	\$3,126	\$9,188 /ha	10%
	\$40.35	\$0.00	\$17.39	\$30.18	\$87.92 /m	
1978	\$4,295	\$988	\$1,767	\$3,126	\$10,176 /ha	11%
	\$40.35	\$9.72	\$17.39	\$30.18	\$97.64 /m	
1979	\$5,456	\$1,236	\$1,767	\$3,126	\$11,585 /ha	14%
	\$51.26	\$12.15	\$17.39	\$30.18	\$110.98 /m	
1980	\$5,456	\$1,236	\$1,767	\$3,126	\$11,585 /ha	0%
1981	\$7,882	\$1,483	\$1,977	\$3,459	\$14,801 /ha	28%
1982	\$8,327	\$1,631	\$2,174	\$3,805	\$15,937 /ha	8%
1983	\$8,327	\$1,631	\$2,174	\$3,805	\$15,937 /ha	0%
1984	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	-52%
1985	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	0%
1986	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	0%
1987	\$0	\$1,631	\$2,174	\$3,805	\$7,610 /ha	0%
1988	\$0	\$1,957	\$2,609	\$4,566	\$9,132 /ha	20%
1989	\$0	\$2,155	\$2,870	\$5,025	\$10,050 /ha	10%
1990	\$0	\$2,380	\$3,170	\$5,550	\$11,100 /ha	10%
1991	\$0	\$2,630	\$3,500	\$6,130	\$12,260 /ha	10%

# HISTORY OF OFFSITE LEVY RATES (1970 - 1991)

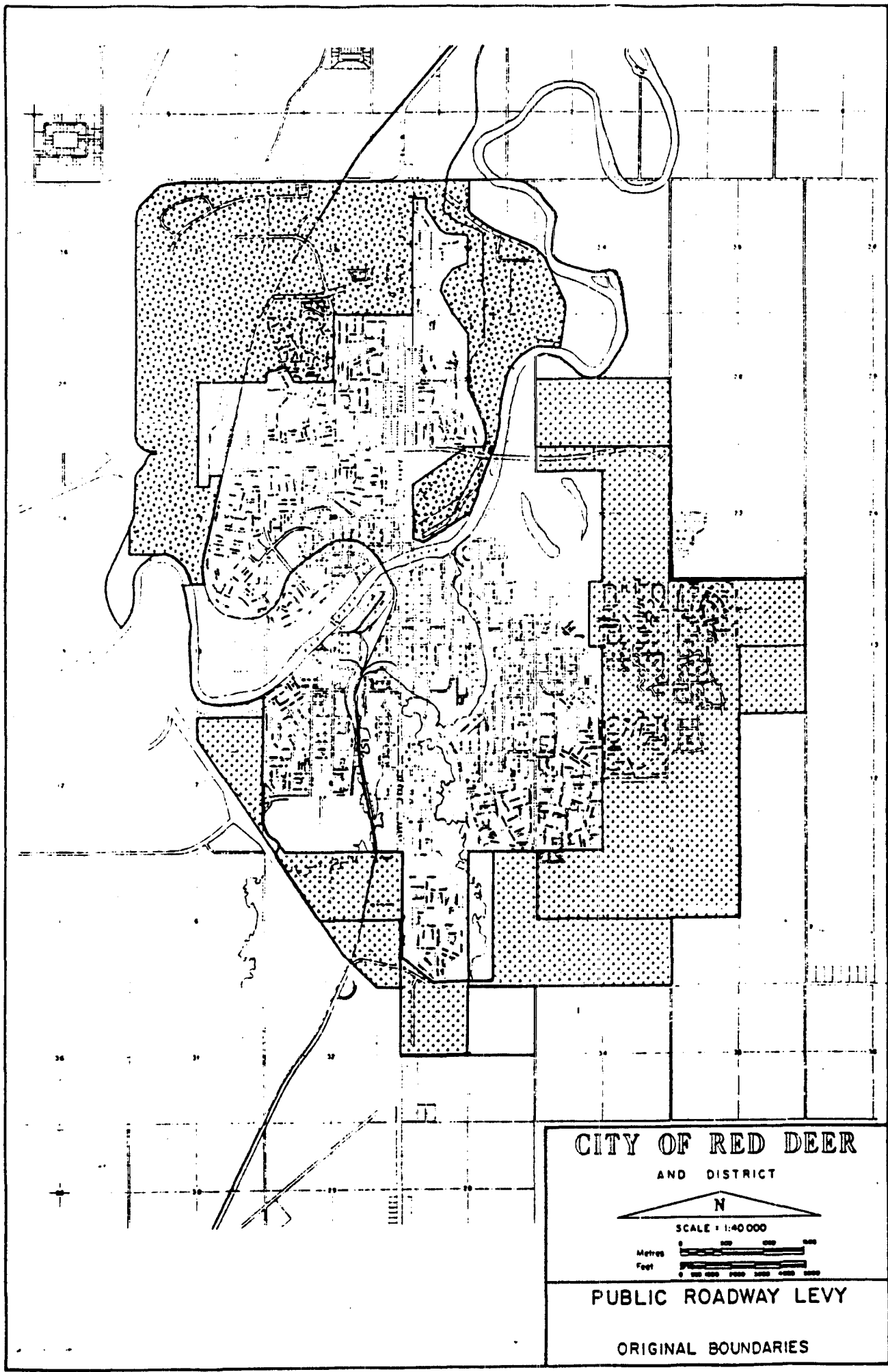
## SOUTHEAST BASIN OFFSITE LEVY RATES

YEAR	ROADS	WATER	SANITARY	STORM	TOTALS	INCREASE
1970	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	
1971	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	0%
1972	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	0%
1973	\$2,411 \$18.80	\$0 \$0.00	\$1,030 \$7.87	\$1,790 \$13.78	\$5,231 /ha \$40.45 /m	0%
1974	\$2,745 \$20.75	\$0 \$0.00	\$1,142 \$8.68	\$1,984 \$15.28	\$5,871 /ha \$44.71 /m	12%
1975	\$3,113 \$23.62	\$0 \$0.00	\$1,285 \$9.84	\$2,273 \$17.39	\$6,671 /ha \$50.85 /m	14%
1976	\$3,904 \$36.75	\$0 \$0.00	\$1,606 \$15.75	\$2,842 \$27.56	\$8,352 /ha \$80.06 /m	25%
1977	\$4,295 \$40.35	\$0 \$0.00	\$1,767 \$17.39	\$3,126 \$30.18	\$9,188 /ha \$87.92 /m	10%
1978	\$4,245	\$1,236	\$1,767	\$3,126	\$10,374 /ha	13%
1979	\$6,239	\$2,399	\$1,772	\$5,347	\$15,757 /ha	52%
1980	\$6,239	\$2,399	\$1,772	\$5,347	\$15,757 /ha	0%
1981	\$8,352	\$2,399	\$2,100	\$6,054	\$18,905 /ha	20%
1982	\$9,019	\$2,399	\$2,125	\$6,573	\$20,116 /ha	6%
1983	\$9,019	\$2,399	\$2,125	\$6,573	\$20,116 /ha	0%
1984	\$7,747	\$1,779	\$2,125	\$7,734	\$19,385 /ha	-4%
1985	\$7,747	\$1,779	\$2,125	\$7,734	\$19,385 /ha	0%
1986	\$7,808	\$2,076	\$2,372	\$9,167	\$21,423 /ha	11%
1987	\$7,808	\$2,076	\$2,372	\$9,167	\$21,423 /ha	0%
1988	\$6,541	\$2,491	\$2,847	\$9,508	\$21,387 /ha	-0%
1989	\$7,195	\$2,740	\$3,130	\$10,460	\$23,525 /ha	10%
1990	\$7,940	\$3,030	\$3,460	\$11,550	\$25,980 /ha	10%
1991	\$8,770	\$3,350	\$3,825	\$12,760	\$28,705 /ha	10%

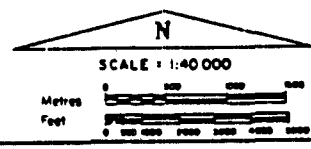
# HISTORY OF OFFSITE LEVY RATES (1970 - 1991)

## NORTHWEST BASIN OFFSITE LEVY RATES

YEAR	ROADS	WATER	SANITARY	STORM	TOTALS	INCREASE
1970	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1971	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1972	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1973	\$2,411	\$0	\$1,030	\$1,790	\$5,231 /ha	0%
	\$18.80	\$0.00	\$7.87	\$13.78	\$40.45 /m	
1974	\$2,745	\$0	\$1,142	\$1,984	\$5,871 /ha	12%
	\$20.75	\$0.00	\$8.68	\$15.28	\$44.71 /m	
1975	\$3,113	\$0	\$1,285	\$2,273	\$6,671 /ha	14%
	\$23.62	\$0.00	\$9.84	\$17.39	\$50.85 /m	
1976	\$3,904	\$0	\$1,606	\$2,842	\$8,352 /ha	25%
	\$36.75	\$0.00	\$15.75	\$27.56	\$80.06 /m	
1977	\$4,295	\$0	\$1,767	\$3,126	\$9,188 /ha	10%
	\$40.35	\$0.00	\$17.39	\$30.18	\$87.92 /m	
1978	\$4,295	\$1,236	\$1,767	\$3,126	\$10,424 /ha	13%
1979	\$5,528	\$1,236	\$2,681	\$6,573	\$16,018 /ha	54%
1980	\$5,528	\$1,236	\$2,681	\$6,573	\$16,018 /ha	0%
1981	\$8,525	\$1,483	\$2,965	\$7,413	\$20,386 /ha	27%
1982	\$8,525	\$1,631	\$3,113	\$7,858	\$21,127 /ha	4%
1983	\$8,525	\$1,631	\$3,113	\$7,858	\$21,127 /ha	0%
1984	\$8,265	\$1,631	\$3,237	\$8,377	\$21,510 /ha	2%
1985	\$8,265	\$1,631	\$3,237	\$8,377	\$21,510 /ha	0%
1986	\$8,438	\$1,779	\$3,805	\$9,884	\$23,906 /ha	11%
1987	\$8,438	\$1,779	\$3,805	\$9,884	\$23,906 /ha	0%
1988	\$7,220	\$2,135	\$4,566	\$11,861	\$25,782 /ha	8%
1989	\$7,945	\$2,350	\$5,025	\$13,050	\$28,370 /ha	10%
1990	\$8,770	\$2,590	\$5,550	\$14,410	\$31,320 /ha	10%
1991	\$9,685	\$2,860	\$6,130	\$15,915	\$34,590 /ha	10%

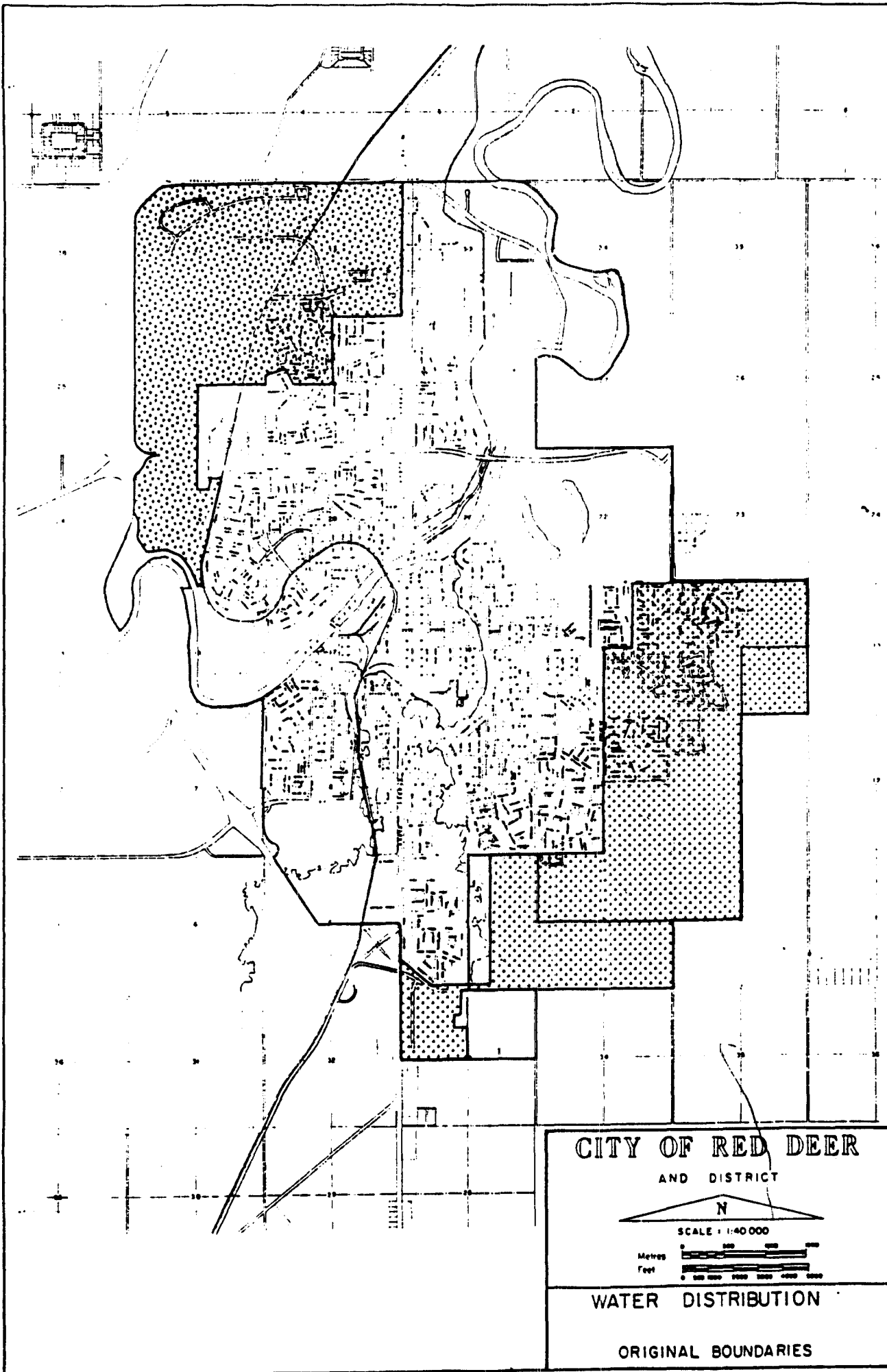


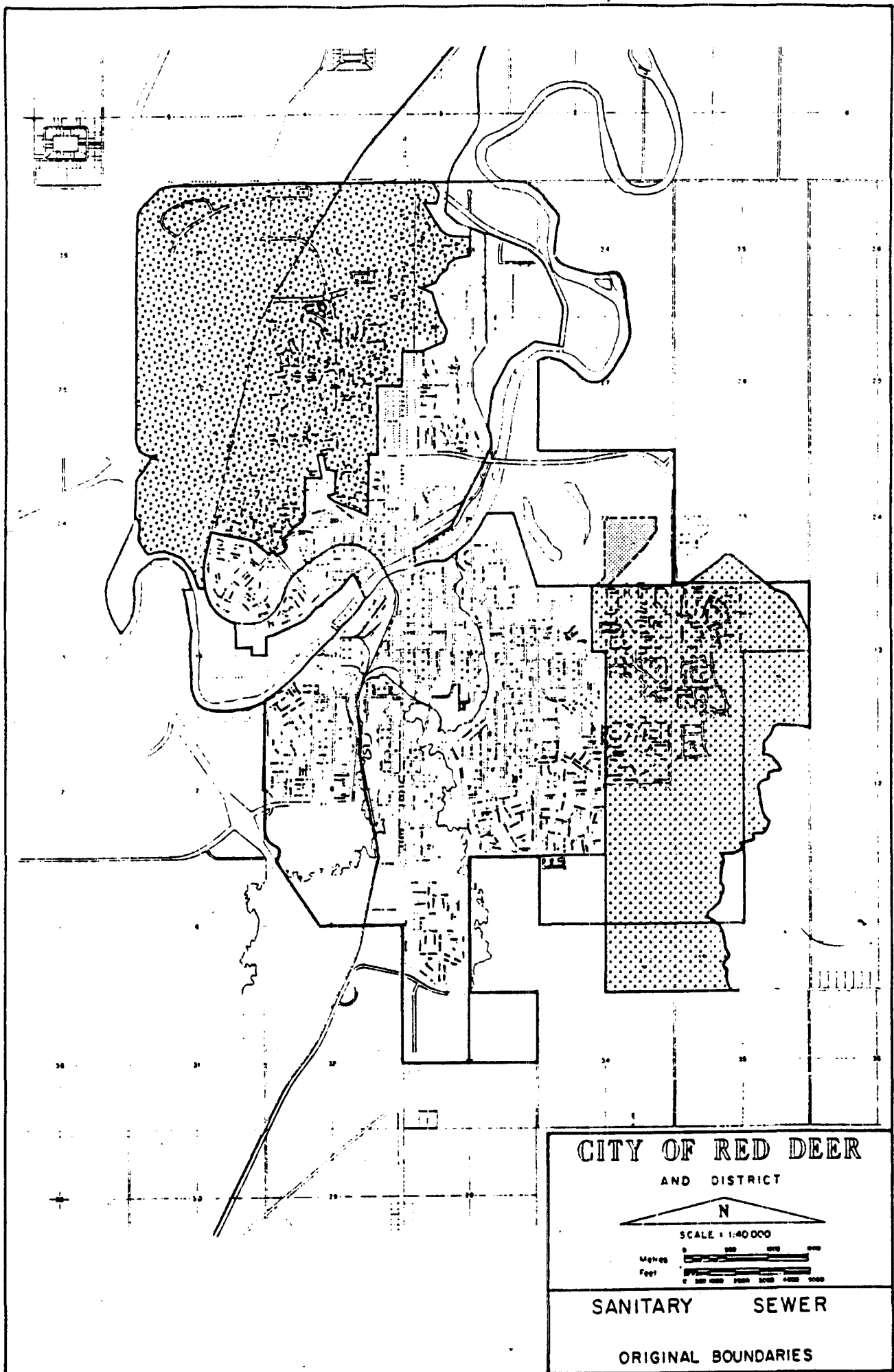
CITY OF RED DEER  
AND DISTRICT

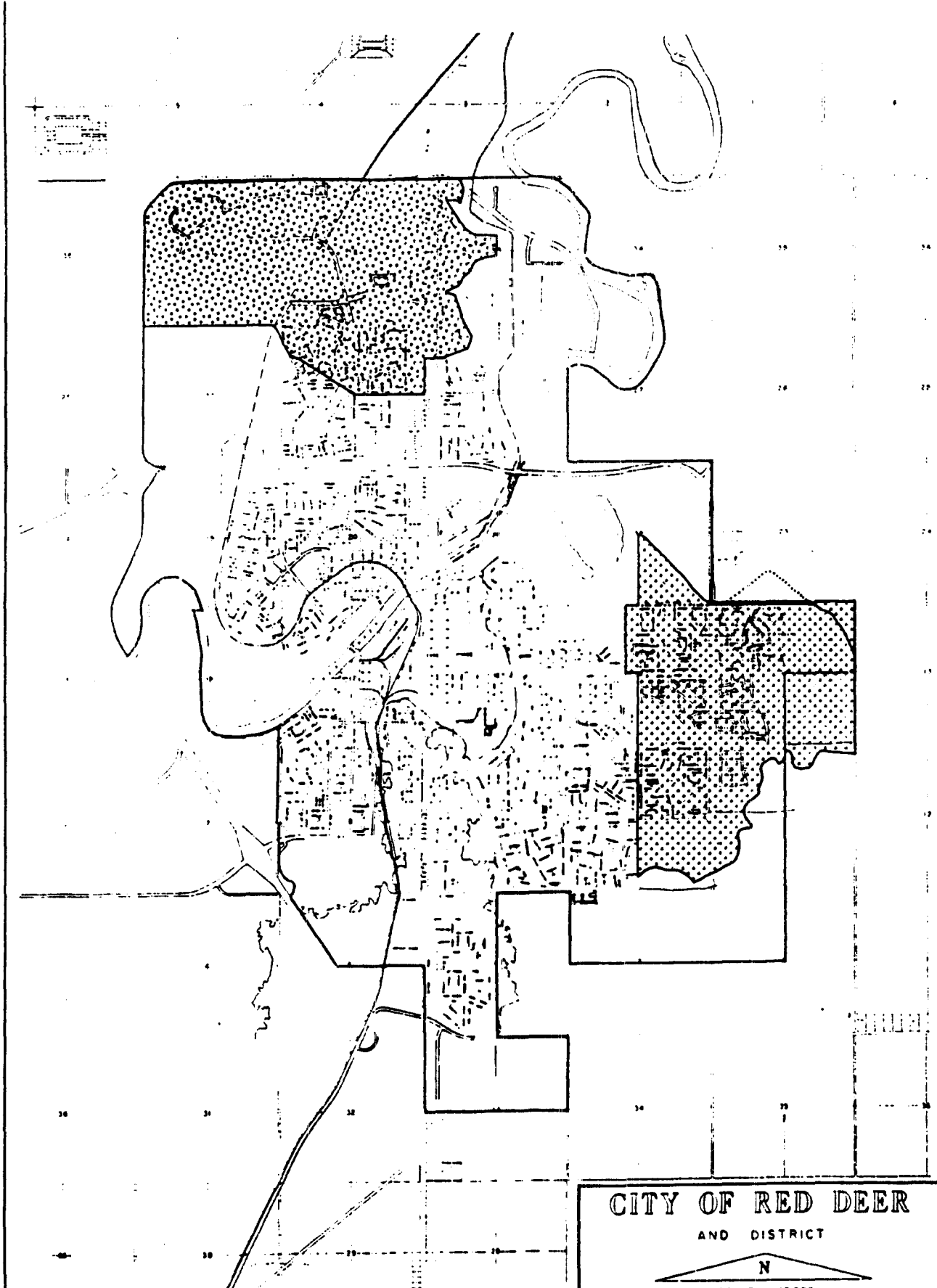


PUBLIC ROADWAY LEVY

ORIGINAL BOUNDARIES

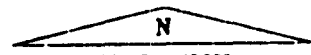




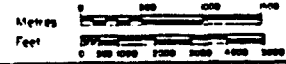


# CITY OF RED DEER

AND DISTRICT



SCALE : 1:40 000



STORM SEWER

ORIGINAL BOUNDARIES



## **APPENDIX B**

1. **Areas Remaining to be Developed in Proposed Service Basin**
2. **Combined Rate Calculation for 1991 Service Basins**

AREAS REMAINING TO BE DEVELOPED WITHIN CURRENT SERVICE BASIN (ha)

	Roads	Water	Sanitary	Storm
NW2-38-27-4	58.2	58.2	58.2	58.2
NE3	58.3	58.3	58.3	58.3
NW3	52.3	52.3	52.3	52.3
SW3	2.1	2.1	2.1	2.1
NE5	35.9	35.9	35.9	35.9
NW5	12.0	12.0	12.0	0.0
SE10	53.0	53.0	53.0	53.0
SW11	47.2	47.2	47.2	47.2
NW11	12.4	12.4	12.4	12.4
SW14	18.8	18.8	18.8	18.8
NE14	57.9	57.9	57.9	57.9
SE15	7.6	7.6	7.6	7.6
NE15	4.8	4.8	4.8	4.8
SE22	37.4	37.4	37.4	37.4
NE22	58.3	58.3	58.3	58.3
NW22	16.3	16.3	16.3	16.3
SW2	56.7	56.7	56.7	56.7
SE3	57.0	57.0	57.0	57.0
SW3	57.8	57.8	57.8	57.8
SE4	45.2	45.2	45.2	45.2
NE4	42.0	42.0	42.0	42.0
SE5	27.5	27.5	27.5	27.5
SE7	6.6	6.6	6.6	0.0
NE7	52.7	52.7	52.7	0.0
NW7	1.8	1.8	1.8	0.0
SE11	60.7	60.7	60.7	60.7
NE11	59.2	59.2	59.2	59.2
SE14	60.9	60.9	60.9	60.9
SE18	9.8	9.8	9.8	0.0
SW18	8.2	8.2	8.2	0.0
SE23	62.5	62.5	62.5	62.5
SW23	62.7	62.7	62.7	62.7
NE23	61.7	61.7	61.7	61.7
NW23	61.7	61.7	61.7	61.7
SE27	6.5	6.5	6.5	6.5
SW27	15.2	15.2	15.2	15.2
NE18	2.2	2.2	2.2	2.2
SW19	45.7	0.0	0.0	0.0
SE19	9.6	9.6	9.6	9.6
NE19	16.6	16.6	16.6	16.6
NW19	39.2	39.2	39.2	39.2
SW20	0.0	1.1	1.1	1.1
NE20	0.0	2.7	2.7	2.7
NW21	8.6	8.6	8.6	8.6
NE21	2.4	2.4	2.4	2.4
NW27	11.5	11.5	11.5	0.0
SE28	9.2	9.2	9.2	0.0
NE28	29.8	29.8	29.8	0.0
NW29	2.2	2.2	2.2	2.2

AREAS REMAINING TO BE DEVELOPED WITHIN CURRENT SERVICE BASIN (ha)

	Roads	Water	Sanitary	Storm
SE30	33.2	33.2	33.2	33.2
SW30	38.7	38.7	38.7	38.7
NE30	61.0	61.0	61.0	61.0
NW30	50.9	50.9	50.9	50.9
SE31	51.9	51.9	51.9	51.9
SW31	44.4	44.4	44.4	44.4
NE31	44.0	44.0	44.0	44.0
NW31	35.6	35.6	35.6	35.6
SE32	11.7	11.7	11.7	11.7
SW32	36.5	36.5	36.5	36.5
NE32	59.5	59.5	59.5	59.5
NW32	43.4	43.4	43.4	43.4
SE33	8.4	8.4	8.4	0.0
NE33	2.0	2.0	2.0	0.0
NW33	7.4	7.4	7.4	7.4
SW34	12.1	12.1	12.1	0.0
Totals:	2066.6	2024.7	2024.7	1860.6

## COMBINED RATE CALCULATION FOR UNDEVELOPED AREAS WITHIN 1991 SERVICE BASINS

Date: 28-Feb-92

Undeveloped Areas in Southeast Basin (ha)					Undeveloped Areas in Central Basin			
	Roads	Water	Sanitary	Storm		Water	Sanitary	Storm
NW2-38-27-4	58.2	58.2	58.2	58.2				
NE3	58.3	58.3	58.3	58.3				
NW3	52.3	52.3	52.3	52.3				
SW3	2.1					2.1	2.1	2.1
NE5	35.9					35.9	35.9	35.9
NW5	12.0					12.0	12.0	0.0
SE10	53.0	53.0	53.0	53.0				
SW11	47.2	47.2	47.2	47.2				
NW11	12.4	12.4	12.4	12.4				
SW14	18.8	18.8	18.8	18.8				
NE14	57.9	57.9	57.9	57.9				
SE15	7.6	7.6	7.6	7.6				
NE15	4.8	4.8	4.8	4.8				
SE22	37.4	37.4	37.4	37.4				
NE22	58.3	58.3	58.3	58.3				
NW22	16.3	16.3	16.3	16.3				
SW2	56.7	56.7	56.7	56.7				
SE3	57.0	57.0	57.0	57.0				
SW3	57.8	57.8	57.8	57.8				
SE4	45.2	45.2	45.2	45.2				
NE4	42.0	42.0	42.0	42.0				
SE5	27.5					27.5	27.5	27.5
SE7	6.6					6.6	6.6	0.0
NE7	52.7					52.7	52.7	0.0
NW7	1.8					1.8	1.8	0.0
SE11	60.7	60.7	60.7	60.7				
NE11	59.2	59.2	59.2	59.2				
SE14	60.9	60.9	60.9	60.9				
SE18	9.8					9.8	9.8	0.0
SW18	8.2					8.2	8.2	0.0
SE23	62.5	62.5	62.5	62.5				
SW23	62.7	62.7	62.7	62.7				
NE23	61.7	61.7	61.7	61.7				
NW23	61.7	61.7	61.7	61.7				
SE27	6.5	6.5	6.5	6.5				
SW27	15.2	15.2	15.2	15.2				
Totals:	1348.9	1192.3	1192.3	1192.3				

## COMBINED RATE CALCULATION FOR UNDEVELOPED AREAS WITHIN 1991 SERVICE BASINS

Date: 28-Feb-92

Undeveloped Areas in Northwest Basin (ha)					Central Basin Areas (continued)			
	Roads	Water	Sanitary	Storm		Water	Sanitary	Storm
NE18-38-27-4	2.2					2.2	2.2	2.2
SW19	45.7							
SE19	9.6	9.6	9.6					9.6
NE19	16.6	16.6	16.6	16.6				
NW19	39.2	39.2	39.2	39.2				
SW20	0.0		1.1			1.1		1.1
NE20	0.0					2.7	2.7	2.7
NW21	8.6					8.6	8.6	8.6
NE21	2.4					2.4	2.4	2.4
NW27	11.5					11.5	11.5	0.0
SE28	9.2					9.2	9.2	0.0
NE28	29.8					29.8	29.8	0.0
NW29	2.2	2.2	2.2					2.2
SE30	33.2	33.2	33.2	33.2				
SW30	38.7	38.7	38.7	38.7				
NE30	61.0	61.0	61.0	61.0				
NW30	50.9	50.9	50.9	50.9				
SE31	51.9	51.9	51.9	51.9				
SW31	44.4	44.4	44.4	44.4				
NE31	44.0	44.0	44.0	44.0				
NW31	35.6	35.6	35.6	35.6				
SE32	11.7	11.7	11.7	11.7				
SW32	36.5	36.5	36.5	36.5				
NE32	59.5	59.5	59.5	59.5				
NW32	43.4	43.4	43.4	43.4				
SE33	8.4					8.4	8.4	0.0
NE33	2.0					2.0	2.0	0.0
NW33	7.4	7.4	7.4	7.4				
SW34	12.1					12.1	12.1	0.0
Totals:	717.7	585.8	586.9	574.0		246.6	245.5	94.3

## Combined Rate Calculation:

	Central Area		Southeast Area		Northwest Area		Combined Area	
	Area	Rate	Area	Rate	Area	Rate	Area	Rate
Roads	0.0	\$0	1348.9	\$8,770	717.7	\$9,685	2066.6	\$9,090
Water	246.6	\$2,630	1192.3	\$3,350	585.8	\$2,860	2024.7	\$3,120
Sanitary	245.5	\$3,500	1192.3	\$3,825	586.9	\$6,130	2024.7	\$4,455
Storm	94.3	\$6,130	1192.3	\$12,760	574.0	\$15,915	1860.6	\$13,395
Totals		\$12,260		\$28,705		\$34,590		\$30,060

# APPENDIX C

## DETAILED OFF-SITE LEVY CALCULATIONS

1. Public Roadway
2. Water
3. Sanitary
4. Storm

**PUBLIC ROADWAY  
OFF-SITE LEVY  
CALCULATIONS**

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1970	1	Glendale - Mustang Acres Ph 1		\$10,000		\$10,000
	2	Golden West - Lot T, Plan 3265 RS		\$1,814		\$11,814
	3	- Lot Q, Plan 2991 RS		\$2,979		\$14,793
	4	Pines - Parkland Mall, Ph. 1		\$3,602		\$18,395
1971	1	Golden West - Lot V, Plan 24 TR		\$1,841		\$20,236
	2	Interest on 1970 balance at 8.0%			\$1,472	\$21,708
1972	1	Golden West - Lot 7, Plan 1028 TR		\$1,146		\$22,854
	2	Highland Green - Blk 16, Plan 737 TR		\$3,661		\$26,515
	3	- Blks 16 & 17, Plan 1479 TR		\$20,081		\$46,596
	4	West Park Extension - Ph 1		\$24,483		\$71,079
	5	Interest on 1971 balance at 8.0%			\$1,737	\$72,815
1973	1	Glendale - Mustang Acres Ph 2 & 3		\$10,389		\$83,204
	2	Golden West - Lot 8, Plan 3483 MC		\$570		\$83,774
	3	- Lot 13, Plan 4166 TR		\$1,996		\$85,770
	4	- Lot 8, Plan 3483 TR		\$1,013		\$86,783
	5	West Park Extension - Ph 2		\$90,809		\$177,592
	6	Intersect on 1972 balance at 8.0%			\$5,825	\$183,417
1974	1	Anders Park - Ph 1 & 2		\$99,107		\$282,524
	2	Glendale - Plan 4805 TR		\$1,506		\$284,030
	3	Golden West - Lot 12, Plan 4166TR		\$3,210		\$287,240
	4	Highland Green - Blks 1 & 4, Plan 4332 TR		\$12,060		\$299,300
	5	- Plan 4848 TR		\$2,315		\$301,615
	6	Michener Hill - Plan 5024 TR		\$44,369		\$345,984
	7	Normandeau - Parkside Mobile Home Park		\$22,641		\$368,625
	8	Interest on 1973 balance at 8.0%			\$14,673	\$383,299
1975	1	32 St - 40 Ave to 1/4 line	\$11,926			\$371,373
	2	Prov. Con.		\$0		\$371,373
	3	40 Ave - 32 St to Selkirk Blvd	\$8,453			\$362,920
	4	Prov. Con.		\$0		\$362,920
	5	Anders Park - Ph 3		\$42,953		\$405,873
	6	Cronquist Industrial Park		\$27,587		\$433,460
	7	Normandeau - Ph 1		\$27,516		\$460,976
	8	Pines - Ph 1		\$70,812		\$531,788
	9	West Park - Cronquist Res. Ph 1		\$38,646		\$570,434
	10	Interest on 1974 balance at 8.0%			\$30,664	\$601,098
1976	1	32 St - 40 Ave to 1/4 line	\$305,672			\$295,426
	2	Prov. Con.		\$211,727		\$507,153
	3	40 Ave - 32 St to Selkirk Blvd	\$304,376			\$202,777
	4	Prov. Con.		\$208,548		\$411,325
	5	32 St - College Ent. to 57 Ave	\$85,057			\$326,268
	6	Prov. Con.		\$56,705		\$382,973
	7	Anders Park - Ph 4		\$86,211		\$469,184
	8	Bower Place - Ph 1		\$113,100		\$582,284
	9	- Ph 3 (Winpey Western)		\$86,900		\$669,184



YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1976	10	Glendale - Mustang Acres Ph 4		\$10,569		\$679,753
	11	Golden West - Plan 762-1605		\$3,346		\$683,099
	12	- Plan 762-0159		\$26,067		\$709,166
	13	Highland Green - Magilb (Hernary)		\$104,290		\$813,456
	14	Normandeau - Ph 2a		\$11,618		\$825,074
	15	- Ph 2b		\$115,835		\$940,909
	16	- Ph 2c (Cairns)		\$17,187		\$958,096
	17	- Ph 3		\$31,913		\$990,009
	18	- Hwy. Conn.		\$28,123		\$1,018,132
	19	Northlands - Plan 762-0870		\$47,840		\$1,065,972
	20	- Plan 762-1172		\$9,416		\$1,075,388
	21	- Plan 762-1505		\$5,372		\$1,080,760
	22	- Plan 762-1679		\$7,695		\$1,088,455
	23	Oriole Park Extension		\$193,076		\$1,281,531
	24	Pines - Ph 2		\$49,522		\$1,331,053
	25	- Ph 3		\$9,722		\$1,340,775
	26	- Ph 4		\$54,975		\$1,395,750
	27	Riverside Heavy - Lot H, Plan 762-1724		\$4,442		\$1,400,192
	28	Riverside Light - Lots 10 & 11, Plan 762-1422		\$5,809		\$1,406,001
	29	Interest on 1975 balance at 8.0%			\$48,088	\$1,454,089
1977	1	32 St - 40 Ave to 1/4 line	\$106,283			\$1,347,806
	2	Prov. Con.		\$70,661		\$1,418,467
	3	32 St - College Ent. to 57 Ave	\$6,016			\$1,412,451
	4	Prov. Con.		\$2,570		\$1,415,021
	5	40 Ave - 32 St to Selkirk Blvd	\$149,330			\$1,265,691
	6	Prov. Con.		\$99,341		\$1,365,032
	7	Bower Place - Ph 2		\$145,734		\$1,510,766
	8	Glendale - Plan 772-2927		\$2,232		\$1,512,998
	9	- Mustang Acres Ph 5 & 6		\$15,334		\$1,528,332
	10	Normandeau Ext. - Ph 1, 2, & 3		\$282,359		\$1,810,691
	11	- Allarco Mobile Home Park & Hwy. Conn.		\$32,431		\$1,843,122
	12	Northlands - Plan 772-0065		\$19,362		\$1,862,484
	13	- Plan 772-1644		\$3,475		\$1,865,959
	14	- Plan 772-1728		\$4,067		\$1,870,026
	15	- Plan 772-2107		\$13,211		\$1,883,237
	16	- Plan 772-2205		\$9,002		\$1,892,239
	17	- Plan 772-2321		\$5,197		\$1,897,436
	18	Pines - Parkland Mall Extension		\$23,898		\$1,921,334
	19	Interest on 1976 balance at 8.0%			\$116,327	\$2,037,661
1978	1	32 St - 40 Ave to 1/4 line	\$13,670			\$2,023,991
	2	Prov. Con.		\$10,893		\$2,034,884
	3	32 St - College Entrance to 57 Ave	\$713			\$2,034,171
	4	Prov. Con.		(\$2,695)		\$2,031,476
	5	40 Ave - 32 St to Selkirk Blvd	\$18,005			\$2,013,471
	6	Prov. Con.		\$13,955		\$2,027,426
	7	40 Ave - Selkirk Blvd to Delburne Rd	\$239,558			\$1,787,868
	8	Prov. Con.		\$0		\$1,787,868
	9	Gaetz Ave - 30 St to S. City Limits	\$1,330			\$1,786,538
	10	Prov. Con.		\$0		\$1,786,538

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1978	11	64 Ave - 60 St to 67 St	\$6,012			\$1,780,526
	12	Prov. Con.		\$0		\$1,780,526
	13	67 St - Gaetz Ave to E. of Pamelly Ave	\$256,826			\$1,523,700
	14	Prov. Con.		\$80,000		\$1,603,700
	15	Glendale - Plan 792-0300		\$2,363		\$1,606,063
	16	- Ph 1 (Land Logistics)		\$15,642		\$1,621,705
	17	Highland Green - Cairns		\$35,351		\$1,657,056
	18	- Plan 782-0329		\$6,927		\$1,663,983
	19	Kentwood - Plan 782-1439		\$30,211		\$1,694,194
	20	Northlands - Plan 782-0107		\$4,553		\$1,698,747
	21	- Plan 782-2317		\$13,942		\$1,712,689
	22	- Plan 782-2528 (R/W's)		\$68,978		\$1,781,667
	23	- Plan 782-2764		\$9,960		\$1,791,627
	24	- Plan 782-3042		\$3,685		\$1,795,312
	25	Pines - Ph 5 (Parsons Close)		\$18,214		\$1,813,526
	26	- Ph 6		\$11,052		\$1,824,578
	27	Riverside Heavy - Plan 762-0870		\$14,165		\$1,838,743
	28	- Plan 792-2628		\$11,055		\$1,849,798
	29	Interest on 1977 balance at 8.0%			\$163,013	\$2,012,810
1979	1	40 Ave - Selkirk Blvd to Delburne Rd	\$251,513			\$1,761,297
	2	Prov. Con.		\$256,753		\$2,018,050
	3	Gaetz Ave - 71 St to 78 St	\$1,105,904			\$912,146
	4	Prov. Con.		\$435,782		\$1,347,928
	5	Gaetz Ave - 30 St to S. City Limits	\$678,963			\$668,965
	6	Prov. Con.		\$181,840		\$850,805
	7	28 St - Gaetz Ave to Barrett Dr	\$292,700			\$558,105
	8	Prov. Con.		\$196,110		\$754,215
	9	64 Ave - 60 St to 67 St	\$1,259,020			(\$504,805)
	10	Prov. Con.		\$543,655		\$38,850
	11	67 St - Gaetz Ave to E. of Pamelly Ave	\$1,188			\$37,662
	12	Prov. Con.		\$66,177		\$103,839
	13	Bower Place - Canadian Tire		\$7,486		\$111,325
	14	- Bower Place Shopping Centre		\$76,132		\$187,457
	15	Clearview - Ph 1 (Cairns)		\$106,001		\$293,458
	16	- Ph 2a (Stolz)		\$45,138		\$338,596
	17	Glendale - Plan 792-2099		\$5,639		\$344,235
	18	- Ph 2 (Winpey Western)		\$272,110		\$616,345
	19	Highland Green - Plan 792-1365		\$2,178		\$618,523
	20	Northlands - Plan 792-1541 (R/W's)		\$8,679		\$627,202
	21	- Plan 792-1541		\$3,018		\$630,220
	22	- Plan 792-1574		\$1,780		\$632,000
	23	- Plan 792-1794		\$12,421		\$644,421
	24	- Plan 792-3149		\$24,030		\$668,451
	25	Riverside Heavy - Plan 792-0941		\$4,472		\$672,923
	26	West Park - Cronquist Res. Ph 2		\$26,666		\$699,589
	27	Interest on 1977 balance at 8.0%			\$161,025	\$860,614
1980	1	Gaetz Ave - 71 St to 78 St	(\$310,972)			\$1,171,586
	2	Prov. Con.		\$111,316		\$1,282,902
	3	Gaetz Ave - 30 St to S. City Limits	\$10,596			\$1,272,306
	4	Prov. Con.		\$195,966		\$1,468,272

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1980	5	64 Ave - 60 St to 67 St	\$81,120			\$1,387,152
	6	Prov. Con.		\$0		\$1,387,152
	7	67 St - Gaetz Ave to E. of Pamelly Ave	\$25,905			\$1,361,247
	8	Prov. Con.		\$456		\$1,361,703
	9	32 St - 1/4 line E. to 30 Ave	\$807,968			\$553,735
	10	Prov. Con.		\$25,733		\$579,468
	11	Ross St - 1/4 line E. to 30 Ave	\$987,296			(\$407,828)
	12	Prov. Con.		\$30,039		(\$377,789)
	13	Bower Place - Plan 802-0504		\$13,885		(\$363,904)
	14	- Plan 802-2017		\$6,056		(\$357,848)
	15	- Plan 802-2947		\$8,457		(\$349,391)
	16	Clearview - Ph 2b (Cairns)		\$165,945		(\$183,446)
	17	Deer Park (SW 14) - Ph 1 (Eng. Homes)		\$69,288		(\$114,158)
	18	Glendale - Heritage Business Park		\$60,372		(\$53,786)
	19	Highland Green - McKee		\$55,119		\$1,333
	20	- Meteor Dev.		\$9,837		\$11,170
	21	- Village Mall		\$19,154		\$30,324
	22	Morrisroe Ext. - Ph 1 & 2		\$427,831		\$458,155
	23	Northlands - Plan 802-1923		\$7,568		\$465,723
	24	- Plan 802-2104		\$11,322		\$477,045
	25	- Plan 792-1541		\$10,763		\$487,808
	26	- Plan 802-2688		\$12,549		\$500,357
	27	- Plan 792-1541		\$7,739		\$508,096
	28	- Plan 802-3131		\$11,935		\$520,031
	29	Riverside Heavy - Atco Ind. Park		\$46,933		\$566,964
	30	Interest on 1979 balance at 8.0%			\$68,849	\$635,813
1981	1	Gaetz Ave - 71 St to 78 St	\$0			\$635,813
	2	Prov. Con.		\$68,864		\$704,677
	3	Gaetz Ave - 30 St to S. City Limits	\$4,390			\$700,287
	4	Prov. Con.		\$16,734		\$717,021
	5	64 Ave - 60 St to 67 St	\$0			\$717,021
	6	Prov. Con.		\$360,836		\$1,077,857
	7	32 St - 1/4 line E. to 30 Ave	\$62,422			\$1,015,435
	8	Prov. Con.		\$413,421		\$1,428,856
	9	Ross St - 1/4 line E. to 30 Ave	\$63,548			\$1,365,308
	10	Prov. Con.		\$458,258		\$1,823,566
	11	Delburne Rd at Piper Creek	\$187,517			\$1,636,049
	12	Prov. Con.		\$125,636		\$1,761,685
	13	30 Ave - 55th (Hwy 11A) to 32 St	\$128,987			\$1,632,698
	14	Prov. Con.		\$0		\$1,632,698
	15	Gaetz Ave - 78 St to Hwy 11A (Design)	\$167,875			\$1,464,823
	16	Prov. Con.		\$0		\$1,464,823
	17	64 Ave - 67 St to Grant St & Grant St to Hwy 11A Design	\$1,021,512			\$443,311
	18	Prov. Con.		\$628,572		\$1,071,883
	19	77 St - Utility lot E. of Gaetz Ave to CPR R/W	\$854,036			\$217,847
	20	Prov. Con.		\$466,533		\$684,380
	21	Eastview Estates - Ph 1 (Cairns)		\$120,653		\$805,033
	22	Edgar Ind. Park - Plan 812-1569		\$272,374		\$1,077,407
	23	- Plan 812-1569 (National Supply)		\$84,227		\$1,161,634
	24	- Plan 812-2730		\$30,451		\$1,192,085

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1981	25	Glendale - Gehrke Close		\$10,520		\$1,202,605
	26	Highland Green - Plan 812-1020		\$4,774		\$1,207,379
	27	Kentwood - Plan 812-1094		\$28,260		\$1,235,639
	28	- Plan 812-1748		\$2,931		\$1,238,570
	29	Normandeau Ext. - Plan 812-1094		\$6,104		\$1,244,674
	30	Northlands - Plan 812-0345		\$1,773		\$1,246,447
	31	- Plan 812-1160		\$6,445		\$1,252,892
	32	- Plan 812-2206		\$3,453		\$1,256,345
	33	- Plan 812-2323		\$24,816		\$1,281,161
	34	Riverside Heavy - Plan 812-2691		\$6,897		\$1,288,058
	35	Rosedale - Ph 1, 2, 3, & 4		\$478,403		\$1,766,461
	36	Interest on 1980 balance at 8.0%			\$50,865	\$1,817,327
1982	1	Gaetz Ave - 71 St to 78 St	\$0			\$1,817,327
	2	Prov. Con.		\$6,334		\$1,823,661
	3	32 St - 1/4 line E. to 30 Ave	\$0			\$1,823,661
	4	Prov. Con.		(\$5,997)		\$1,817,664
	5	Ross St - 1/4 line E. to 30 Ave	(\$267,122)			\$2,084,786
	6	Prov. Con.		(\$56,790)		\$2,027,996
	7	Delburne Rd at Piper Creek	\$2,671			\$2,025,325
	8	Prov. Con.		\$1,790		\$2,027,115
	9	30 Ave - 55 St (Hwy 11A) to 32 St	\$1,021,798			\$1,005,317
	10	Prov. Con.		\$566,414		\$1,571,731
	11	Gaetz Ave 78 St to Hwy 11A (Design)	(\$89,500)			\$1,661,231
	12	Prov. Con.		\$0		\$1,661,231
	13	Ross St - 30 Ave to Rutherford Drive	\$323,438			\$1,337,793
	14	Prov. Con.		\$0		\$1,337,793
	15	64 Ave - 67 St to Grant St	\$281,791			\$1,056,002
	16	Prov. Con.		\$49,630		\$1,105,632
	17	77 St - Utility Lot E. Gaetz Ave to CPR R/W	\$1,462,910			(\$357,278)
	18	Prov. Con.		\$889,362		\$532,084
	19	30 Ave - 32 St to Delburne Rd (Design)	\$3,477			\$528,607
	20	Prov. Con.		\$0		\$528,607
	21	Glendale - School/Recreation Site		\$107,159		\$635,766
	22	- Springer Dev		\$23,562		\$659,328
	23	Kentwood - Plan 822-0501		\$16,283		\$675,611
	24	Westerner Site and Hwy Conn		\$429,151		\$1,104,762
	25	Interest on 1981 balance at 9.9%			\$179,915	\$1,284,677
1983	1	32 St - 1/4 line E. to 30 Ave	(\$101,133)			\$1,385,810
	2	Prov. Con.		\$0		\$1,385,810
	3	Ross St - 1/4 line E. to 30 Ave	(\$28,620)			\$1,414,430
	4	Prov. Con.		\$0		\$1,414,430
	5	Delburne Rd at Piper Creek	\$2,897			\$1,411,533
	6	Prov. Con.		\$1,941		\$1,413,474
	7	30 Ave - 55 St (Hwy 11) to 32 St	\$73,071			\$1,340,403
	8	Prov. Con.		\$116,275		\$1,456,678
	9	Gaetz Ave - 78 St to Hwy 11A (Design)	\$0			\$1,456,678
	10	Prov. Con.		\$0		\$1,456,678

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1983	11	Ross St - 30 Ave to Rutherford Dr	\$17,952			\$1,438,726
	12	Prov. Con.		\$221,764		\$1,660,490
	13	64 Ave - 67 St to Grant St	(\$12,004)			\$1,672,494
	14	Prov. Con.		\$25,427		\$1,697,921
	15	77 St - Utility Lot E. Gaetz Ave to CPR R/W	(\$97,577)			\$1,795,498
	16	Prov. Con.		\$87,668		\$1,883,166
	17	30 Ave - 32 St to Delburne Rd (Design)	\$8,095			\$1,875,071
	18	Prov. Con.		\$4,367		\$1,879,438
	19	67 St/30 Ave - Pamel Ave to 55 St (Hwy 11)	\$88,916			\$1,790,522
	20	Prov. Con.		\$17,354		\$1,807,876
	21	Bower Place - Plan 832-2478		\$10,134		\$1,818,010
	22	Kentwood - Plans 832-2008 & 822-0646		\$13,657		\$1,831,667
	23	Riverside Light - Plan 822-3080		\$3,964		\$1,835,631
	24	Northland - Plan 842-1533		\$7,979		\$1,843,610
	25	Interest on 1982 balance at 9.8%			\$125,898	\$1,969,508
1984	1	Delburne Rd at Piper Creek	\$1,115			\$1,968,393
	2	Prov. Con.		\$747		\$1,969,140
	3	30 Ave - 55 St (Hwy 11) to 32 St	\$96,005			\$1,873,135
	4	Prov. Con.		\$315		\$1,873,450
	5	Gaetz Ave - 78 St to Hwy 11A	(\$13,890)			\$1,887,340
	6	Prov. Con.		\$202		\$1,887,542
	7	Ross St - 30 Ave to Rutherford Dr	\$15,575			\$1,871,967
	8	Prov. Con.		(\$117)		\$1,871,850
	9	64 Ave - 67 St to Grant St	(\$2,889)			\$1,874,739
	10	Prov. Con.		\$0		\$1,874,739
	11	77 St - Utility Lot E. Gaetz Ave to CPR R/W	(\$49,632)			\$1,924,371
	12	Prov. Con.		\$812		\$1,925,183
	13	30 Ave - 32 St to Delburne Rd (Design)	\$20,847			\$1,904,336
	14	Prov. Con.		\$3,081		\$1,907,417
	15	67 St/30 Ave - Pamel Ave to 55 St (Hwy 11)	\$137,095			\$1,770,322
	16	Prov. Con.		\$391		\$1,770,713
	17	Eastview Estates - Ph 2, Part 1 (Cairns)		\$15,644		\$1,786,357
	18	- Commercial Site		\$2,107		\$1,788,464
	19	Edgar Ind. Park - Plan 832-2008		\$17,191		\$1,805,655
	20	Interest on 1983 balance at 10.2%			\$200,890	\$2,006,545
1985	1	30 Ave - 55 St (Hwy 11) to 32 St	(\$20,414)			\$2,026,959
	2	Prov. Con.		\$1,398		\$2,028,357
	3	Gaetz Ave - 78 St to Hwy 11A	\$120			\$2,028,237
	4	Prov. Con.		\$939		\$2,029,176
	5	Ross St - 30 Ave to Rutherford Dr	\$30			\$2,029,146
	6	Prov. Con.		\$229		\$2,029,375
	7	30 Ave - 32 St to Delburne Rd (Design)	\$2,526			\$2,026,849
	8	Prov. Con.		\$2,205		\$2,029,054
	9	67 St/30 Ave - Pamel Ave to 55 St (Hwy 11)	\$14,357			\$2,014,697
	10	Prov. Con.		\$87,556		\$2,102,253
	11	Delburne Rd & 49 Ave	\$576,029			\$1,526,224
	12	Prov. Con.		\$646,521		\$2,172,745

## CITY PUBLIC ROADWAYS OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1985	13	Edgar Ind. Park - Plan 832-2008		\$16,042		\$2,188,787
	14	- Plan 812-2730		\$13,150		\$2,201,937
	15	- Plan 812-2730		\$6,770		\$2,208,707
	16	Highland Green - Plan 852-0446 (66 St Close)		\$9,158		\$2,217,865
	17	Riverside Heavy - Plan 852-1817		\$16,538		\$2,234,403
	18	Interest on 1984 balance at 10.0%			\$200,655	\$2,435,058
1986	1	67St/30 Ave - Pamelly Ave to 55 St (Hwy 11)	\$5,125,768			(\$2,690,710)
	2	Prov. Con.		\$2,666,911		(\$23,799)
	3	Delburne Rd and 49 Ave	\$230,876			(\$254,675)
	4	Prov. Con.		\$212,670		(\$42,005)
	5	Deer Park (SW 14) - Ph 2 (Melcor)		\$44,831		\$2,826
	6	- Ph 3 (Melcor)		\$40,701		\$43,527
	7	Edgar Ind Park - Plan 862-2801		\$6,438		\$49,965
	8	Glendale - Plan 862-0308		\$50,155		\$100,120
	9	Northland - Plan 862-0176		\$3,232		\$103,352
	10	Riverside Light - Plan 862-2728		\$3,417		\$106,769
	11	Interest on 1985 balance at 9.9%			\$241,071	\$347,839
1987	1	67 St/30 Ave - Pamelly Ave to 55 St (Hwy 11)	\$5,160,242			(\$4,812,403)
	2	Prov. Con.		\$1,526,241		(\$3,286,162)
	3	Delburne Rd and 49 Ave	(\$132,389)			(\$3,153,773)
	4	Prov. Con.		\$267,985		(\$2,885,788)
	5	Gaetz Ave - 78 St to Hwy 11A	\$1,834,007			(\$4,719,795)
	6	Prov. Con.		\$520,322		(\$4,199,473)
	7	30 Ave Twinning - 55 St (Hwy 11) to 32 St	\$104,500			(\$4,303,973)
	8	Prov. Con.		\$9,837		(\$4,294,136)
	9	Riverside Dr Ph 1 - 48 Ave to 67 St	\$1,272,415			(\$5,566,551)
	10	Prov. Con.		\$807,098		(\$4,759,453)
	11	Riverside Dr Ph 2 - 67 St to 77 St	\$85,000			(\$4,844,453)
	12	Prov. Con.		\$11,841		(\$4,832,612)
	13	Anders Park (NE 3) - Ph 1 (Avalon)		\$33,264		(\$4,799,348)
	14	Clearview - Ph 5 (Laebon)		\$10,968		(\$4,788,380)
	15	Deer Park (SW 14) - Ph 4, Stage 1 (Melcor)		\$14,136		(\$4,774,244)
	16	- Ph 4, Stage 2 (Melcor)		\$44,712		(\$4,729,532)
	17	- Red Deer Alliance Church		\$11,256		(\$4,718,276)
	18	Deer Park (NW 11) - Ph 1 (City)		\$99,786		(\$4,618,490)
	19	Eastview Estates - Ph 4 (Avalon)		\$4,872		(\$4,613,618)
	20	- Ph 5 (Melcor)		\$2,808		(\$4,610,810)
	21	- Empress Courts Ph 1 (Avalon)		\$10,464		(\$4,600,346)
	22	- Ph 2, Pt 2 (Cairns)		\$25,059		(\$4,575,287)
	23	- Ph 7 (Avalon)		\$9,552		(\$4,565,735)
	24	Edgar Ind Park - Plan 872-2260		\$13,695		(\$4,552,040)
	25	Kentwood - Ph 1 (Avalon)		\$34,068		(\$4,517,972)
	26	Interest on 1986 balance at 9.5%			\$33,045	(\$4,484,927)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1988	1	67 St/30 Ave - Pamelly Ave to 55 St (Hwy 11)	(\$1,929,847)			(\$2,555,080)
	2	Prov. Con.		\$2,357,391		(\$197,689)
	3	Delburne Rd and 49 Ave	\$0			(\$197,689)
	4	Prov. Con.		\$0		(\$197,689)
	5	Gaetz Ave - 78 St to Hwy 11A	\$224,022			(\$421,711)
	6	Prov. Con.		\$1,114,905		\$693,194
	7	30 Ave Twinning - 55 St (Hwy 11) to 32 St	\$1,496,953			(\$803,759)
	8	Prov. Con.		\$1,087,793		\$284,034
	9	Riverside Dr Ph 1 - 48 Ave to 67 St	\$695,822			(\$411,788)
	10	Prov. Con.		\$692,181		\$280,393
	11	Riverside Dr Ph 2 - 67 St to 77 St	\$822,402			(\$542,009)
	12	Prov. Con.		\$619,327		\$77,318
	13	32 St - 30 Ave to Douglas Ave	\$459,884			(\$382,566)
	14	Prov. Con.		\$5,542		(\$377,024)
	15	Clearview - Ph 6 (Laebon)		\$1,157		(\$375,867)
	16	- Ph 9 (Laebon)		\$14,135		(\$361,732)
	17	Deer Park (NW 11) - Ph 2A (City)		\$55,206		(\$306,526)
	18	- Commercial Site		\$16,353		(\$290,173)
	19	Eastview Estates - Empress Courts Ph 2 (Avalon)		\$8,372		(\$281,801)
	20	- Empress Courts Ph 3 (Avalon)		\$7,130		(\$274,671)
	21	- Ph 6 (Melcor)		\$44,217		(\$230,454)
	22	Edgar Ind Park - Plan 882-1423		\$8,946		(\$221,508)
	23	- Plan 882-3008		\$8,606		(\$212,902)
	24	Kentwood - Plan 882-1710		\$2,982		(\$209,920)
	25	Riverside Heavy - Plan 882-2223		\$5,235		(\$204,685)
	26	Riverside Light - Plan 882-2192		\$8,527		(\$196,158)
	27	Interest on 1987 balance at 8.5%			(\$381,219)	(\$577,377)
1989	1	67 St/30 Ave - Pamelly Ave to 55 St (Hwy 11)	(\$8,376)			(\$569,001)
	2	Prov. Con.		\$5,717		(\$563,284)
	3	Gaetz Ave - 78 St to Hwy 11A	(\$98,694)			(\$464,590)
	4	Prov. Con.		\$8,206		(\$456,384)
	5	30 Ave Twinning - 55 St (Hwy 11) to 32 St	(\$28,149)			(\$428,235)
	6	Prov. Con.		\$88,354		(\$339,881)
	7	Riverside Dr Ph 1 - 48 Ave to 67 St	\$14,469			(\$354,350)
	8	Prov. Con.		(\$267,420)		(\$621,770)
	9	Riverside Dr Ph 2 - 67 St to 77 St	\$18,492			(\$640,262)
	10	Prov. Con.		\$42,440		(\$597,822)
	11	32 St - 30 Ave to Douglas Ave	\$36,130			(\$633,952)
	12	Prov. Con.		\$430,982		(\$202,970)
	13	64 Ave - Hwy 11A to CPR R/W	\$899,041			(\$1,102,011)
	14	Prov. Con.		\$12,013		(\$1,089,998)
	15	Deer Park (NW 11) - Ph 2B (City)		\$39,256		(\$1,050,742)
	16	Deer Park (SW 14) - Ph 4, Stage 3 (Melcor)		\$71,878		(\$978,864)
	17	Eastview Estates - Ph 8A (Melcor)		\$21,196		(\$957,668)
	18	Edgar Ind Park - Plan 892-1353		\$134,343		(\$823,325)
	19	- Plan 892-1354		\$57,847		(\$765,478)
	20	- Plan 892-1352		\$10,613		(\$754,865)
	21	- Plan 892-0111		\$7,155		(\$747,710)
	22	- Plan 892-2866		\$1,112		(\$746,598)
	23	- Plan 892-2866		\$9,534		(\$737,064)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1989	24	Fairview - The Fairways (Canry)		\$16,152		(\$720,912)
	25	Glendale - Ph 7 (Winpey)		\$4,592		(\$716,320)
	26	- Ph 8 (Winpey)		\$15,803		(\$700,517)
	27	Golden West - Plan 892-0475		\$32,273		(\$668,244)
	28	- Plan 892-0476		\$20,975		(\$647,269)
	29	Riverside Heavy - Plan 892-2940		\$3,536		(\$643,733)
	30	- Plan 892-2982		\$13,538		(\$630,195)
	31	Riverside Light - Plan 892-2868		\$11,202		(\$618,993)
	32	Interest on 1988 balance at 10.5%			(\$60,625)	(\$679,617)
1990	1	67 St/30 Ave - Pamey Ave to 55 St (Hwy 11)	(\$15,359)			(\$664,258)
	2	Prov. Con.		(\$2,362)		(\$666,620)
	3	Gaetz Ave 78 St to Hwy 11A	(\$5,047)			(\$661,573)
	4	Prov. Con.		\$1,465		(\$660,108)
	5	30 Ave Twinning - 55 St (Hwy 11) to 32 St	\$1,650			(\$661,758)
	6	Prov. Con.		\$1,644		(\$660,114)
	7	Riverside Dr Ph 1 - 48 Ave to 67 St	\$71,938			(\$732,052)
	8	Prov. Con.		\$281,795		(\$450,257)
	9	Riverside Dr Ph 2 - 67 St to 77 St	(\$34,763)			(\$415,494)
	10	Prov. Con.		\$1,238		(\$414,256)
	11	32 St - 30 Ave to Douglas Ave	\$773			(\$415,029)
	12	Prov. Con.		\$6,298		(\$408,731)
	13	64 Ave - Hwy 11A to CPR R/W	\$56,651			(\$465,382)
	14	Prov. Con.		\$832,145		\$366,763
	15	49 Ave - Westerner Entrance to 17 (Spruce) St	\$274,960			\$91,803
	16	Prov. Con.		\$206,388		\$298,191
	17	28 St - Gaetz Ave to Taylor Dr (MCC)	\$436,829			(\$138,638)
	18	Prov. Con.		\$321,959		\$183,321
	19	Clearview - Ph 10A (Laebon)		\$17,222		\$200,543
	20	Deer Park (NW 11) - Ph 3A, 3B, & School/Reserve Site		\$98,623		\$299,166
	21	Eastview Estates - Ph 9 (Avalon)		\$25,329		\$324,495
	22	- Ph 10 (Melcor) (25%)		\$11,509		\$336,004
	23	Edgar Ind Park - Plan 902-0499		\$51,252		\$387,256
	24	- Plan 902-3588		\$10,647		\$397,903
	25	- Plan 912-0109		\$67,165		\$465,068
	26	Kentwood - Ph 2 & Church Site (City)		\$59,732		\$524,800
	27	- Ph 3A (Avalon)		\$5,157		\$529,957
	28	Lancaster Meadows - Plan 902-1272 R/W's only		\$17,976		\$547,933
	29	- Public High School Site		\$48,858		\$596,791
	30	- Public High School Subsidy		\$4,578		\$601,369
	31	Riverside Light - Plan 902-3044		\$1,868		\$603,237
	32	Interest on 1989 balance at 10.4%			(\$70,680)	\$532,556
1991	1	Anders East - Ph 1 (Melcor) (25%)		\$17,492		\$550,048
	2	Clearview Estates - Ph 10B (Laebon)		\$19,680		\$569,728
	3	Deer Park (NW 11) - Ph 3C (City)		\$38,686		\$608,414
	4	- Ph 4A (City)		\$32,361		\$640,775
	5	Deer Park (SW 14) - Ph 5A (Melcor)		\$13,530		\$654,305
	6	Eastview Estates - Ph 10 (Melcor) (75% + Interest)		\$38,118		\$692,423
	7	- Ph 11A (Melcor) (25%)		\$8,353		\$700,776
	8	- Ph 12 (Melcor)		\$12,909		\$713,685



YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1991	9	Edgar Ind Park - Plan 912-2595		\$12,978		\$726,663
	10	Kentwood - Ph 3B (Avalon)		\$15,690		\$742,353
	11	- Plan 912-2817 (Church Site)		\$3,922		\$746,275
	12	Lancaster Meadows - Separate High School		\$24,450		\$770,725
	13	- Separate High School Subsidy		\$16,857		\$787,582
	14	Interest on 1990 balance at 10.45%			\$55,652	\$843,235
FUTURE CONSTRUCTION						
1992 to 1995						
	1	68 Ave - 67 St to Edgar Ind Dr				
		- 350m upgrade to 4 lane	\$600,000			\$243,235
		- Edgar Ind Dr to Collector St Int 900m W;				
		- 200m 4 lane to 2 lane transition	\$215,000			\$28,235
		- 700m 4 Lane Undivided Arterial	\$840,000			(\$811,765)
		- Prov. Grant (75%)		\$1,241,250		\$429,485
	2	64 Ave - 70A St to Grant St				
		- 250m upgrade to 4 lane	\$250,000			\$179,485
		- Grant St to CPR R/W				
		- 2100m 4 lane construction	\$3,591,000			(\$3,411,515)
		- CPR R/W to Edgar Ind Drive				
		- 100m upgrade to 4 lane	\$100,000			(\$3,511,515)
		- Traffic Lights @ Hwy 11A, Kennedy Dr, & 77 St	\$330,000			(\$3,841,515)
		- Prov. Grant (75%)		\$3,128,250		(\$713,265)
	3	77 St - 64 Ave E to Existing 77 St (2 lane);				
		- 200m 4 lane to 2 lane transition	\$215,000			(\$928,265)
		- Prov. Grant (75%)		\$161,250		(\$767,015)
	4	Ross St - 30 Ave to Rutherford Dr				
		- 400m upgrade to 4 lane	\$300,000			(\$1,067,015)
		- Rutherford Dr to Collector St Int E;				
		- Land Purchase; 1/4 Line to 20 Ave				
		Area = 780m * 20m	\$57,900			(\$1,124,915)
		- 200m 4 lane to 2 lane transition	\$215,000			(\$1,339,915)
		- 450m 2lane construction	\$565,000			(\$1,904,915)
		- Prov. Grant (75%)		\$853,400		(\$1,051,515)
	5	32 St - 30 Ave to Douglas Ave				
		- 400m upgrade to 4 lane	\$268,000			(\$1,319,515)
		- Traffic Lights @ 32 St	\$110,000			(\$1,429,515)
		- Prov. Grant (75%)		\$283,500		(\$1,146,015)
	6	28 St - Barrett Dr to 40 Ave;				
		- Land Purchase; 1/4 Line to 40 Ave				
		Area = 915m * 60m	\$204,000			(\$1,350,015)
		- 2 @ 200m 4 lane to 2 lane transition	\$430,000			(\$1,780,015)
		- Piper Creek Culvert crossing	\$300,000			(\$2,080,015)
		- 1000m 2lane construction	\$1,570,000			(\$3,650,015)
		- Traffic Lights @ Barrett Dr & 40 Ave	\$220,000			(\$3,870,015)
		- Prov. Grant (75%)		\$2,043,000		(\$1,827,015)
	7	40 Ave - Selkirk Blvd to S of 28 St;				
		- 400m 4 lane construction	\$684,000			(\$2,511,015)
		- 200m 4 lane to 2 lane transition	\$215,000			(\$2,726,015)
		- Prov. Grant (75%)		\$674,250		(\$2,051,765)

YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----					
1992 to 1995					
	8 Delburne Rd - 49 Ave to E of Piper Creek				
	- 750m upgrade to 4 lane	\$900,000			(\$2,951,765)
	- Traffic Lights @ 49 Ave & E Entrance to Westerner Grounds	\$220,000			(\$3,171,765)
	- Prov. Grant (75%)		\$840,000		(\$2,331,765)
	9 30 Ave - 32 St to S of Lees St;				
	- 600m 4 lane construction	\$1,026,000			(\$3,357,765)
	- 200m 4 lane to 2 lane transition	\$215,000			(\$3,572,765)
	- Traffic Lights @ Lees St	\$110,000			(\$3,682,765)
	- Prov. Grant (75%)		\$1,013,250		(\$2,669,515)
	10 30 Ave - Traffic Lights @ 39 St & 32 St	\$220,000			(\$2,889,515)
	- Prov. Grant		\$165,000		(\$2,724,515)
1996 to 2000					
	1 68 Ave/77 St - Collector St 900m N Edgar Ind Dr to 64 Ave				
	- 610m 4 lane Undivided Arterial	\$732,000			(\$3,456,515)
	- 200m 4 lane undivided to 4 lane divided transition	\$350,000			(\$3,806,515)
	- 200m 4 lane construction	\$342,000			(\$4,148,515)
	- Prov. Grant (75%)		\$1,068,000		(\$3,080,515)
	2 77 St - Kentwood Dr (53 Ave) to 64 Ave				
	- 1350m upgrade to 4 lane	\$1,620,000			(\$4,700,515)
	- Traffic Lights @ Kentwood Dr & Kennedy Dr	\$220,000			(\$4,920,515)
	- Prov. Grant (75%)		\$1,380,000		(\$3,540,515)
	3 32 St - Douglas Ave E to Collector St Intersection				
	- Land Purchase; 1/4 Line to 20 Ave Area = 780m * 20m	\$57,900			(\$3,598,415)
	- 200m 4 lane to 2 lane transition	\$215,000			(\$3,813,415)
	- 600m 2 lane construction	\$720,000			(\$4,533,415)
	- Prov. Grant (75%)		\$744,700		(\$3,788,715)
	4 30 Ave - Lees St S to Collector St Intersection				
	- 500m 2 lane construction	\$600,000			(\$4,388,715)
	- Prov. Grant (75%)		\$450,000		(\$3,938,715)
	5 Gaetz Ave - Traffic Lights @ 80 St & Hwy 11A	\$220,000			(\$4,158,715)
	- Prov. Grant		\$165,000		(\$3,993,715)
2001 to 2005					
	1 67 St/30 Ave (Excluding Bridge) - Pamelly Ave to 55 St				
	- 4900m upgrade to 4 lane	\$3,283,000			(\$7,276,715)
	- Traffic Lights @ 67 St/30 Ave, 61 St, & 55 St	\$330,000			(\$7,606,715)
	- Prov. Grant (75%)		\$2,709,750		(\$4,896,965)
	2 28 St - 40 Ave to 30 Ave				
	- Land Purchase; Area = 1720m * 40m	\$255,000			(\$5,151,965)
	- 2 @ 200m 4 lane to 2 lane transition	\$430,000			(\$5,581,965)
	- 1350m 2 lane construction	\$1,620,000			(\$7,201,965)
	- Prov. Grant (75%)		\$1,728,750		(\$5,473,215)
	3 30 Ave - Delburne Rd to 300m N 28 St				
	- 1200m 2 lane construction	\$1,440,000			(\$6,913,215)
	- Traffic Lights @ 28 St	\$110,000			(\$7,023,215)
	- Prov. Grant (75%)		\$1,162,500		(\$5,860,715)

YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----					
2006 to 2012					
1	40 Ave - 28 St to Delburne Rd				
	- 1200m 4 lane construction	\$2,052,000			(\$7,912,715)
	- Prov. Grant (75%)		\$1,539,000		(\$6,373,715)
2	30 Ave - Lees St to Delburne Rd				
	- 1800m upgrade to 4 lanes	\$1,215,000			(\$7,588,715)
	- Prov. Grant (75%)		\$911,250		(\$6,677,465)
3	Delburne Rd - Piper Creek to 30 Ave				
	- 2400m 4 lane construction	\$4,104,000			(\$10,781,465)
	- 2 lane to 4 lane transition	\$215,000			(\$10,996,465)
	- Traffic Lights	\$220,000			(\$11,216,465)
	- Prov. Grant (75%)		\$3,404,250		(\$7,812,215)
	- General Benefit Taxation (12.5%)		\$567,375		(\$7,244,840)
4	28 St - Barrett Dr to 30 Ave				
	- 3150m upgrade to 4 lanes	\$2,126,000			(\$9,370,840)
	- Prov. Grant (75%)		\$1,594,500		(\$7,776,340)
5	32 St - Douglas Ave to 20 Ave				
	- 700m upgrade to 4 lanes	\$469,000			(\$8,245,340)
	- 500m 4 lane construction	\$855,000			(\$9,100,340)
	- Traffic Lights @ 20 Ave	\$110,000			(\$9,210,340)
	- Prov. Grant (75%)		\$1,075,500		(\$8,134,840)
6	Ross St - Rutherford Dr to 20 Ave				
	- 650m upgrade to 4 lane	\$435,500			(\$8,570,340)
	- 550m 4 lane construction	\$940,500			(\$9,510,840)
	- Traffic Lights @ 20 Ave	\$110,000			(\$9,620,840)
	- Prov. Grant (75%)		\$1,114,500		(\$8,506,340)
7	20 Ave - Delburne Rd to 800m S of 32 St				
	- 1600m 2 lane construction	\$1,920,000			(\$10,426,340)
	- Prov. Grant (75%)		\$1,440,000		(\$8,986,340)
8	20 Ave - 800m S of 32 St to 67 St				
	- 4800m 2 lane construction	\$5,760,000			(\$14,746,340)
	- Prov. Grant (75%)		\$4,320,000		(\$10,426,340)
9	67 St - 30 Ave to 20 Ave				
	- 1800m 2 lane construction	\$2,160,000			(\$12,586,340)
	- Prov. Grant (75%)		\$1,620,000		(\$10,966,340)
10	Northland Dr. - Gaetz Ave to 40 Ave				
	- 850m 2 lane construction, including CNR				
	reinforced earth retaining wall and bridge	\$5,540,000			(\$16,506,340)
	- 983m 2 lane construction	\$1,179,600			(\$17,685,940)
	- Prov. Grant		\$5,039,700		(\$12,646,240)

## 1992 PUBLIC ROADWAY OFFSITE RATE

=====

Total projected cost =	\$12,646,240
Remaining Development Area:	2067 ha
1992 Rate based on full Provincial funding =	\$6,120 /ha
Allowance for potential drop in Provincial funding =	\$1,000 /ha
-----	
1992 Rate =	\$7,120 /ha
=====	

YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----------	-------------	------	---------	----------	---------

### ESTIMATING GUIDELINES FOR PUBLIC ROADWAYS

1. Typical street width:
  - a. 4 lane divided - 60m right of way  
- 21.8m carriageway
  - b. 4 lane undivided - 30m right of way  
- 15.8m carriageway
2. Typical pavement sections:
  - 125mm asphalt
  - 200mm granular base
  - 350mm granular subbase
3. Estimate includes the following items:
  - a. storm sewer & catch basins
  - b. common & waste excavation
  - c. unsuitable subgrade excavation & replacement
  - d. 0.5m curb & gutter and 2.5m sidewalk on one side
  - e. pavement construction as note above
  - f. street lighting
  - g. boulevard & median landscaping (level 1)
  - h. topsoil removed from right of way used to  
construct berms adjacent to roadway
4. Divided arterial roadway construction is usually staged.
 

Stage 1 construction consists of:

  - a. Remove topsoil from right of way and build berms along both  
sides of road.
  - b. Excavate all 4 lanes to subgrade elevation.
  - c. Construct storm sewer.
  - d. Construct curbing & pavement for one half of roadway.
  - e. Construct sidewalk.
  - f. Install street lights
  - g. Landscape boulevards and stage 2 roadway area

Stage 2 construction provides for the remaining two lanes.

Only the initial two lanes of construction have been included  
in this calculation for:

  - a. 20 Ave (20 St to 67 St)
  - b. 67 St. (20 Ave to 30 Ave)
  - c. Northlands Drive

Second stage construction is assumed to be paid for by development  
areas outside the current basin.
5. Unit rates used to calculate the estimated costs are as follows:
 

a. Initial 4 lane divided roadway	\$1710/m
b. Initial 2 lanes of a 4 lane roadway	\$1200/m
c. Final 2 lanes of a 4 lane roadway	\$670/m
d. Four lane undivided roadway	\$1200/m

1. Total funding requirement from 1992 to 2012 = \$41,870,550  
=====

2. Total funding available based on \$40/capita/year:

YEAR	PROJECTED POPULATION	AVAILABLE GRANT (\$40/capita)
1992	59500	\$2,380,000
1993	60800	\$2,432,000
1994	62200	\$2,488,000
1995	63600	\$2,544,000
1996	65000	\$2,600,000
1997	66500	\$2,660,000
1998	68000	\$2,720,000
1999	69500	\$2,780,000
2000	71100	\$2,844,000
2001	72700	\$2,908,000
2002	74300	\$2,972,000
2003	76000	\$3,040,000
2004	77700	\$3,108,000
2005	79400	\$3,176,000
2006	81200	\$3,248,000
2007	83000	\$3,320,000
2008	84900	\$3,396,000
2009	86800	\$3,472,000
2010	88800	\$3,552,000
2011	90800	\$3,632,000
2012	92800	\$3,712,000
		-----
		\$62,984,000
		=====

3. Funding required for other projects (see INC report - Table 6.6):

	Cost	Grant
a. 32 St (40 Av to 47 Av)	\$1,010,000	\$757,500
b. Spruce Dr Hill	\$270,000	\$202,500
c. 43 St (48 Av to 52 Av)	\$1,100,000	\$825,000
d. 40 Av / 32 St	\$80,000	\$60,000
e. 67 St bridge	\$10,410,000	\$7,807,500
f. Gaetz Av (68 St to 77 St)	\$2,260,000	\$1,695,000
g. 60 Av / 32 St	\$270,000	\$202,500
h. Road rehab. (20 years)	\$10,000,000	\$7,500,000
		-----
		\$25,400,000    \$19,050,000
		=====

4. Grant available for Offsite Levy funding: \$43,934,000  
=====

5. Shortfall in grant: NIL  
=====

1. Total funding requirement from 1992 to 2012 = \$41,870,550  
=====

2. Total funding available based on \$25/capita/year:

YEAR	PROJECTED POPULATION	AVAILABLE GRANT (\$25/capita)
1992	59500	\$1,487,500
1993	60800	\$1,520,000
1994	62200	\$1,555,000
1995	63600	\$1,590,000
1996	65000	\$1,625,000
1997	66500	\$1,662,500
1998	68000	\$1,700,000
1999	69500	\$1,737,500
2000	71100	\$1,777,500
2001	72700	\$1,817,500
2002	74300	\$1,857,500
2003	76000	\$1,900,000
2004	77700	\$1,942,500
2005	79400	\$1,985,000
2006	81200	\$2,030,000
2007	83000	\$2,075,000
2008	84900	\$2,122,500
2009	86800	\$2,170,000
2010	88800	\$2,220,000
2011	90800	\$2,270,000
2012	92800	\$2,320,000
		-----
		\$39,365,000
		=====

3. Funding required for other projects (see INC report - Table 6.6):

	Cost	Grant
a. 32 St (40 Av to 47 Av)	\$1,010,000	\$757,500
b. Spruce Dr Hill	\$270,000	\$202,500
c. 43 St (48 Av to 52 Av)	\$1,100,000	\$825,000
d. 40 Av / 32 St	\$80,000	\$60,000
e. 67 St bridge	\$10,410,000	\$7,807,500
f. Gaetz Av (68 St to 77 St)	\$2,260,000	\$1,695,000
g. 60 Av / 32 St	\$270,000	\$202,500
h. Road rehab. (20 years)	\$10,000,000	\$7,500,000
		-----
		\$25,400,000 \$19,050,000
		=====

4. Grant available for Offsite Levy funding: \$20,315,000  
=====

5. Shortfall in grant: \$21,555,550  
=====

6. PROPOSED 1992 PUBLIC ROADWAY OFFSITE RATE:

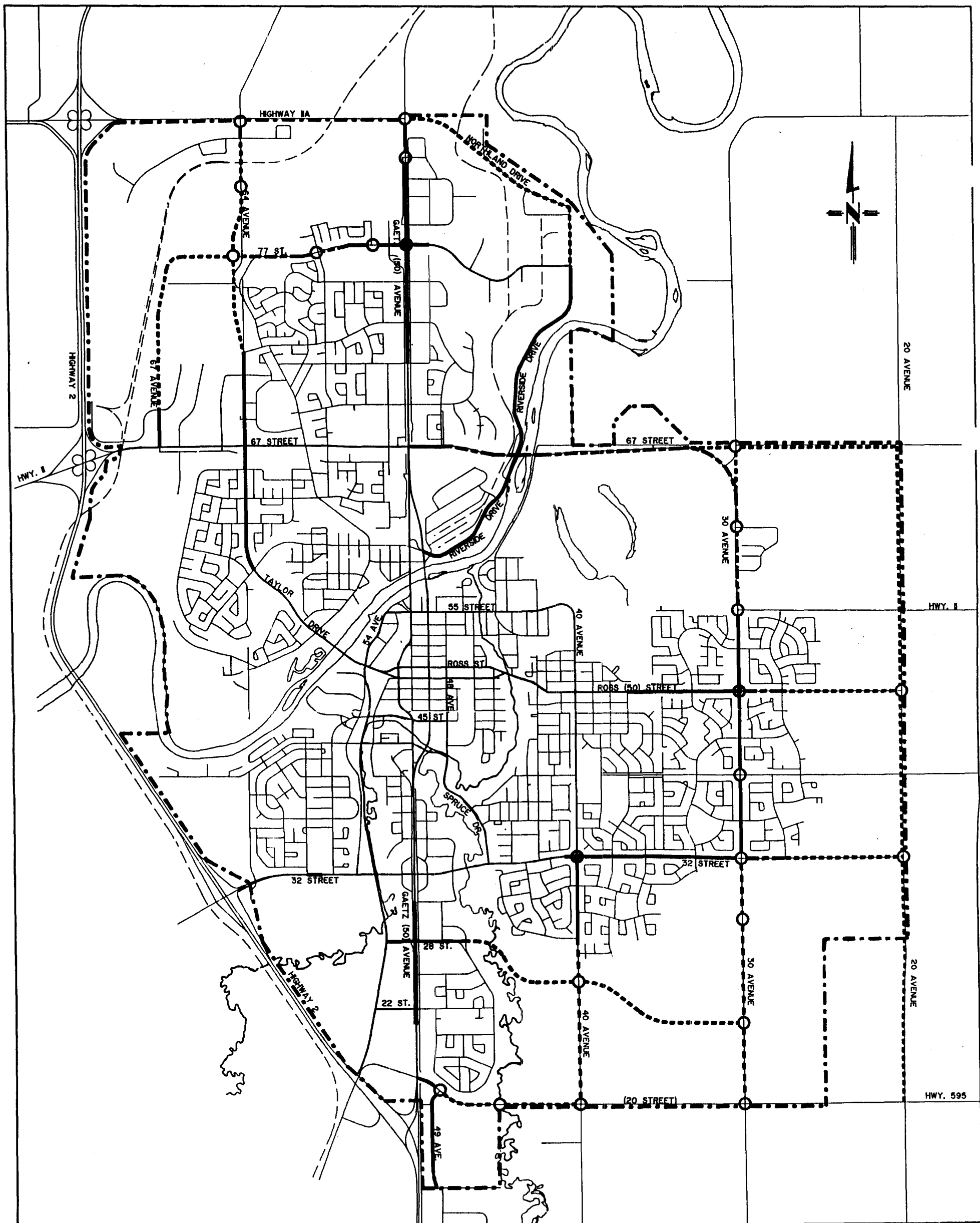
Projected cost: (\$12,646,240)

Shortfall in grant: (\$21,555,550)

Total Cost: (\$34,201,790)

Remaining Development Area: 2067 ha

1992 Rate = (\$16,550)/ha  
=====



## PUBLIC ROADWAY LEVY

EXISTING ARTERIALS  
(NOT INCLUDED IN LEVY RATE)

EXISTING 4 LANE ROAD  
(INCLUDED IN LEVY RATE)

PROPOSED 4 LANE ROAD

PROP. 4 LANE w/2 LANES EX.

BASIN BOUNDARY

● EXISTING TRAFFIC LIGHTS INCLUDED  
IN OFFSITE LEVY RATE.

○ PROPOSED TRAFFIC LIGHTS INCLUDED  
IN OFFSITE LEVY RATE.

NOTE:

ONLY INITIAL 2 LANE CONSTRUCTION  
INCLUDED ON 20 AVE. (20 ST. to 67 ST.),  
67 ST. (20 AVE. to 30 AVE.), & NORTHLANDS DR.

JANUARY 1992



**TRUNK WATER  
OFF-SITE LEVY  
CALCULATIONS**

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----						
		Several Trunk Water Mains were constructed during the early 1970's prior to the establishment of the Trunk Water Offsite Levy. Construction costs were charged to Suidivision accounts and are not considered herein.				
1976	1	Section 1-2-3 (NRD); 900mm & 750mm (RCPL Design)				
		1976 cost = \$52,316				
		Cost to basin as follows:				
		Service area north of river = 1710 ha				
		Basin area north of river = 800 ha				
		Cost = \$52,316*800/1710	\$24,475			(\$24,475)
1977	1	Section 1-2-3 (NRD); 900mm & 750mm (RCPL & Sureway Constr)				
		1977 cost = \$610,202				
		Cost to basin as follows:				
		Service area north of river = 1710 ha				
		Basin area north of river = 800 ha				
		Cost = \$610,202*800/1710	\$285,475			(\$309,950)
	2	Section 3-4-5 (NRD); 500mm & 350mm (City Forces)				
		78 St Easement & 52 Ave - Gaetz Ave to 76 St	\$244			(\$310,194)
	3	Section WTP-7 (ERD); (RCPL Design & Misc Charges)				
		S side Red Deer River, 58 St, 42A Ave, N side				
		55 St, & 55 St - WTP to 30 Ave	\$224,108			(\$534,302)
	4	Section WTP-1-6 (ERD); 900mm & 750mm (Craig Constr)				
		S side Red Deer River, 58 St, 42A Ave, N side				
		55 St - WTP to 40 Ave	\$637,143			(\$1,171,445)
	5	Section WTP-1 (NRD); 900mm (Craig Constr)				
		Water Treatment Plant to 49 Ave				
		Credit to basin north of river as follows:				
		Service area north of river = 1710 ha				
		Basin area north of river = 800 ha				
		Credit = \$85,000 - (\$85,000*800/1710)		\$45,234		(\$1,126,211)
	6	Location 7 (ERD); Booster Station (Jenco Constr)				
		55 St & 30 Ave	\$249,048			(\$1,375,259)
	7	Interest on 1976 balance at 8.0%			(\$1,958)	(\$1,377,217)
1978	1	Section 1-2 (NRD); 900mm (RCPL & Sureway Constr.)				
		49 Ave & 52 Ave - S side Red Deer River to 67 St				
		1978 cost = \$46,416				
		Cost to basin as follows:				
		Service area north of river = 1710 ha				
		Basin area north of river = 800 ha				
		Cost = \$46,416*800/1710	\$21,713			(\$1,398,930)
	2	Section 3-4-5 (NRD); 500mm & 350mm (City Forces)				
		78 St Easement & 52 Ave - Gaetz Ave to 76 St	\$118,689			(\$1,517,619)
	3	Section 8-9 (NRD); 350mm (City Forces)				
		PUL W of 49 Ave & 79 St - S of 78 A St to				
		Gaetz Ave	\$19,542			(\$1,537,161)
	4	Section 9-10-11 (NRD); 500mm & 400mm (City Forces)				
		Gaetz Ave Ser Rd & 81 St - 79 St to 49 Ave	\$49,393			(\$1,586,554)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1978	5	Section 12-13 (NRD); 350mm (City Forces) 64 Ave - 1/4 Line N Galbraith St to Grant St Total cost as per Dev. Agree. Payment by Land Logistics	\$8,216	\$4,108		(\$1,594,770) (\$1,590,662)
	6	Section WTP-7 (ERD); (RCPL Design and Misc Charges) S side of Red Deer River, 58 A St, 42A Ave, & 55 St - WTP to 30 Ave	\$121,427			(\$1,712,089)
	7	Section WTP-6 (ERD); 900mm & 750mm (Craig Constr) S side of Red Deer River, 58 A St, 42A Ave, & 55 St - WTP to 40 Ave	\$18,003			(\$1,730,092)
	8	Section 6-7 (ERD); 750mm (Terrain Constr) 55 St- 40 Ave to 30 Ave	\$580,051			(\$2,310,143)
	9	Section WTP-7 (ERD) - Debenture Interest Recovery		\$3,124		(\$2,307,019)
	10	Glendale - Land Logistics		\$3,600		(\$2,303,419)
	11	Kentwood - Plan 782-1439		\$8,694		(\$2,294,725)
	12	Northlands - Plan 782-2528 (R/W's)		\$19,850		(\$2,274,875)
	13	Interest on 1977 balance at 8.0%			(\$110,177)	(\$2,385,052)
1979	1	Section 2-3 (NRD); 750mm (Campbell Constr) PUL W of 52 Ave - 67 St to Niven (71) St & PUL W of Gaetz Ave - Niven (71) St to 76 St 1979 cost = \$572,911 Cost to basin as follows: Service area north of river = 1710 ha Basin area north of river = 800 ha Cost = \$572,911*800/1710	\$268,008			(\$2,653,060)
	2	Section 8-9 (NRD); 350mm (City Forces) PUL W of 49 Ave & 79 St - 1/4 Line S of 78A St to Gaetz Ave	\$7,757			(\$2,660,817)
	3	Section 9-10-11 (NRD); 500mm & 400mm (City Forces) Gaetz Ave Ser Rd & 81 St - 79 St to 49 Ave	\$51,879			(\$2,712,696)
	4	Section 14-15 (NRD); 400mm (Wimpey Constr) 76 St PUL -Northey Ave to 59 Ave Total cost as per Dev. Agree. Payment made by Wimpey Western	\$87,917	\$52,609		(\$2,800,613) (\$2,748,004)
	5	Section 4-16 (NRD); 350mm (City Forces) 78 St Basement - 52 Ave to Kentwood Dr	\$16,296			(\$2,764,300)
	6	NRD - CMHC Grant		\$40,178		(\$2,724,122)
	7	Section WTP-7 (ERD); (RCPL & Misc Charges) S side of Red Deer River, 58A St, 42A Ave, & 55 St - WTP to 30 Ave	\$46,346	\$52,610		(\$2,671,512) (\$2,717,858)
	8	Location 7 (ERD); Booster Station (Jenco Constr) 55 St & 30 Ave	\$2,769			(\$2,720,627)
	9	Section 6-7 (ERD); 750mm (Terrain Constr) 55 St - 40 Ave to 30 Ave	(\$140,291)			(\$2,580,336)
	11	Section 7-17 (ERD); 400mm (City Forces) 30 Ave - 55 St to 39 St	\$203,620			(\$2,783,956)
	12	ERD - CMHC Grant (Water mains)		\$140,559		(\$2,643,397)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1979	13	ERD - CMHC Grant (Booster station)		\$61,815		(\$2,581,582)
	14	Clearview - Ph 1 (Cairns)		\$24,396		(\$2,557,186)
	15	- Ph 2a (Stolz)		\$15,245		(\$2,541,941)
	16	Glendale - Ph 2 (Wimpey Western)		\$55,150		(\$2,486,791)
	17	Northlands - Plan 792-1541 (R/W's)		\$1,941		(\$2,484,850)
	18	- Plan 792-1541		\$675		(\$2,484,175)
	19	- Plan 752-1574		\$398		(\$2,483,777)
	20	- Plan 792-3149		\$5,373		(\$2,478,404)
	21	Interest on 1977 balance at 8.0%			(\$190,804)	(\$2,669,209)
1980	1	Location 15 (NRD); Glendale Reservoir 76 St PUL & 59 Ave Close 1980 cost = \$1,682,390 Cost to basin as follows: Service area north of river = 1710 ha Basin area north of river = 800 ha Cost = \$1,682,390*800/1710	\$787,022			(\$3,456,231)
	2	NRD - CMHC Grant		\$40,000		(\$3,416,231)
	3	Section WTP-7 (ERD); (RCPL & Misc Charges) S side of Red Deer River, 58A St, 42A Ave, & 55 St - WTP to 30 Ave	\$60,072			(\$3,476,303)
	4	Location 7 (ERD); Booster Station (Jenco Constr) 55 St & 30 Ave	\$13,726			(\$3,490,029)
	5	Section 17-18 (ERD); 350mm (Sureway Constr) 30 Ave - 39 St to 32 St	\$82,847			(\$3,572,876)
	6	ERD - CMHC Grant		\$136,478		(\$3,436,398)
	7	ERD - CSP Recovery		\$61,815		(\$3,374,583)
	8	Clearview - Ph 2b (Cairns)		\$56,046		(\$3,318,537)
	9	Deer Park (SW 14) - Ph 1 (Eng. Homes)		\$23,401		(\$3,295,136)
	10	Morrisroe Ext. - Ph 1 & 2		\$144,477		(\$3,150,659)
	11	Northlands - Plan 802-1923		\$1,692		(\$3,148,967)
	12	- Plan 802-2104		\$2,534		(\$3,146,433)
	13	- Plan 792-1541		\$2,406		(\$3,144,027)
	14	- Plan 802-2688		\$2,806		(\$3,141,221)
	15	- Plan 792-1541		\$1,730		(\$3,139,491)
	16	- Plan 802-3131		\$2,669		(\$3,136,822)
	17	Interest on 1979 balance at 8.0%			(\$213,537)	(\$3,350,358)
1981	1	Location 15 (NRD); Glendale Reservoir 76 St PUL & 59 Ave Close 1981 cost = \$135,954 Cost to basin as follows: Service area north of river = 1710 ha Basin area north of river = 800 ha Cost = \$135,954*800/1710 1981 Prov. Grant = \$314,726 Credit to basin = \$314,864*800/1710	\$60,541			(\$3,410,899)
				\$147,293		(\$3,263,606)
	2	Section 15-19 (NRD); 350mm & 400mm (City Forces) 64 Ave - 76 St PUL to Edgar Ind Dr	\$101,688			(\$3,365,294)
	3	Section 14-20 (NRD); 350mm (Flint Eng. & Constr.) Northey Ave - 76 St to 77 St	\$75,333			(\$3,440,627)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1981	4	Eastview Estates - Ph 1 (Cairns)		\$34,662		(\$3,405,965)
	5	Edgar Ind. Park - Plan 812-1569		\$47,382		(\$3,358,583)
	6	- Plan 812-1569 (National Supply)		\$14,652		(\$3,343,931)
	7	- Plan 812-2730		\$5,297		(\$3,338,634)
	8	Glendale - Gehrke Close		\$1,830		(\$3,336,804)
	9	Kentwood - Plan 812-1094		\$4,916		(\$3,331,888)
	10	- Plan 812-1748		\$510		(\$3,331,378)
	11	Northlands - Plan 812-0345		\$308		(\$3,331,070)
	12	- Plan 812-1160		\$1,121		(\$3,329,949)
	13	- Plan 812-2206		\$601		(\$3,329,348)
	14	- Plan 812-2323		\$4,317		(\$3,325,031)
	15	Rosedale - Ph 1, 2, 3, & 4		\$137,415		(\$3,187,616)
	16	Interest on 1980 balance at 8.0%			(\$268,029)	(\$3,455,645)
1982	1	Location 15 (NRD); Glendale Reservior 76 St PUL & 59 Ave Close 1982 cost = \$129,416 Cost to basin as follows: Service north of river = 1710 ha Basin area north of river = 800 ha Cost = \$129,416*800/1710 1982 Prov. Grant = \$209,909 Credit = \$209,909*800/1710	\$60,541	\$98,195		(\$3,516,186) (\$3,417,991)
	2	Section 15-19 (NRD); 350mm & 400mm (City Forces) 64 Ave - 76 St PUL to Edgar Ind Dr	\$330,676			(\$3,748,667)
	3	Section 14-20 (NRD); 350mm (Flint Eng & Constr) Northey Ave - 76 St to 77 St	\$13,874			(\$3,762,541)
	4	Glendale - School/Recreation Site		\$20,502		(\$3,742,039)
	5	- Springer Dev		\$4,508		(\$3,737,531)
	6	Kentwood - Plan 822-0501		\$3,115		(\$3,734,416)
	7	Interest on 1981 balance at 9.9%			(\$342,109)	(\$4,076,525)
1983	1	Location 15 (NRD); Glendale Reservior 76 St PUL & 59 Ave Close 1983 cost = (\$94,810) Service area north of river = 1710 ha Basin area north of river = 800 ha Cost = (\$94,810*800/1710 1983 Prov. Grant = \$147,857 Credit = \$147,857*800/1710	\$44,352	\$69,168		(\$4,120,877) (\$4,051,709)
	2	Section 15-19 (NRD); 350mm & 400mm (City Forces) 64 Ave - 76 St PUL to Edgar Ind Dr	\$3,609			(\$4,055,318)
	3	Kentwood - Plans 832-2008 & 822-0646		\$2,613		(\$4,052,705)
	4	Interest on 1982 balance at 9.8%			(\$399,499)	(\$4,452,204)
1984	1	Location 15 (NRD); Glendale Reservior 1984 Prov. Grant = \$255,461 Service area north of river = 1710 ha Basin area north of river = 800 ha Credit = \$255,461*800/1710		\$119,505		(\$4,332,699)

## CITY TRUNK WATER OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1984	2	Section 15-19 (NRD); 350mm & 400mm (City Forces) 64 Ave - 76 St PUL to Edgar Ind Dr	\$2,333			(\$4,335,032)
	3	Eastview Estates - Ph 2, Part 1 (Cairns)		\$3,593		(\$4,331,439)
	4	- Commercial Site		\$484		(\$4,330,955)
	5	Edgar Ind. Park - Plan 832-2008		\$3,392		(\$4,327,563)
	6	Northlands - Plan 842-1533		\$1,527		(\$4,326,036)
	7	Interest on 1983 balance at 10.2%			(\$454,125)	(\$4,780,161)
1985	1	Location 15 (NRD); Glendale Reservoir 1985 Prov. Grant = \$174,640 Service area north of river = 1710 ha Basin area north of river = 800 ha Credit = \$174,640*800/1710		\$81,697		(\$4,698,464)
	2	Edgar Ind. Park - Plan 832-2008		\$3,166		(\$4,695,298)
	3	- Plan 812-2730		\$2,595		(\$4,692,703)
	4	- Plan 812-2730		\$1,337		(\$4,691,366)
	5	Interest on 1984 balance at 10.0%			(\$478,016)	(\$5,169,382)
1986	1	Deer Park (SW 14) - Ph 2 (Melcor)		\$10,296		(\$5,159,086)
	2	- Ph 3 (Melcor)		\$10,819		(\$5,148,267)
	3	Edgar Ind Park - Plan 862-2801		\$1,357		(\$5,146,910)
	4	Glendale - Plan 862-0308		\$10,574		(\$5,136,336)
	5	Northlands - Plan 862-0176		\$681		(\$5,135,655)
	6	Interest on 1985 balance at 9.9%			(\$511,769)	(\$5,647,424)
1987	1	Section 9-21 (NRD); 500mm (Northside Constr) Gaetz Ave @ 79 St	\$46,286			(\$5,693,710)
	2	Anders Park (NE 3) - Ph 1 (Avalon)		\$11,642		(\$5,682,068)
	3	Clearview - Ph 5 (Laebon)		\$3,016		(\$5,679,052)
	4	Deer Park (SW 14) - Ph 4, Stage 1 (Melcor)		\$4,948		(\$5,674,104)
	5	- Ph 4, Stage 2 (Melcor)		\$15,649		(\$5,658,455)
	6	- Red Deer Alliance Church		\$3,940		(\$5,654,515)
	7	Deer Park (NW 11) - Ph 1 (City)		\$26,527		(\$5,627,988)
	8	Eastview Estates - Ph 4 (Avalon)		\$1,075		(\$5,626,913)
	9	- Ph 5 (Melcor)		\$983		(\$5,625,930)
	10	- Empress Courts Ph 1 (Avalon)		\$3,662		(\$5,622,268)
	11	- Ph 2, Pt 2 (Cairns)		\$6,661		(\$5,615,607)
	12	- Ph 7 (Avalon)		\$3,343		(\$5,612,264)
	13	Edgar Ind Park - Plan 872-2260		\$2,887		(\$5,609,377)
	14	Kentwood - Ph 1 (Avalon)		\$9,273		(\$5,600,104)
	15	CITY COUNCIL OFFSITE ADJUSTMENT CREDIT		\$2,014,547		(\$3,585,557)
	16	Interest on 1986 balance at 9.5%			(\$536,505)	(\$4,122,062)
1988	1	Clearview - Ph 6 (Laebon)		\$346		(\$4,121,716)
	2	- Ph 9 (Laebon)		\$4,229		(\$4,117,487)
	3	Deer Park (NW 11) - Ph 2A (City)		\$21,024		(\$4,096,463)
	4	- Commercial Site		\$6,228		(\$4,090,235)

## CITY TRUNK WATER OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1988	5	Eastview Estates - Empress Courts Ph 2 (Avalon)		\$3,188		(\$4,087,047)
	6	- Empress Courts Ph 3 (Avalon)		\$2,715		(\$4,084,332)
	7	- Ph 6 (Melcor)		\$16,839		(\$4,067,493)
	8	Edgar Ind Park - Plan 882-1423		\$2,645		(\$4,064,848)
	9	- Plan 882-3008		\$2,545		(\$4,062,303)
	10	Kentwood - Plan 882-1710		\$882		(\$4,061,421)
	11	Interest on 1987 balance at 8.5%			(\$350,375)	(\$4,411,796)
1989	1	Section 22-23-24 (NRD); 500mm, 400mm, & 350mm (City Forc 67 St Ser Rd - Golden West Ave to 68 Ave Credit from MCC Project	\$249,210	\$87,223		(\$4,661,006)
	2	Deer Park (NW 11) - Ph 2B (City)		\$14,949		(\$4,558,834)
	3	Deer Park (SW 14) - Ph 4, Stage 3 (Melcor)		\$27,373		(\$4,531,461)
	4	Eastview Estates - Ph 8A (Melcor)		\$8,072		(\$4,523,389)
	5	Edgar Ind Park - Plan 892-1353		\$39,726		(\$4,483,663)
	6	- Plan 892-1354		\$17,106		(\$4,466,557)
	7	- Plan 892-1352		\$3,138		(\$4,463,419)
	8	- Plan 892-0111		\$2,116		(\$4,461,303)
	9	- Plan 892-2866		\$329		(\$4,460,974)
	10	- Plan 892-2866		\$2,820		(\$4,458,154)
	11	Glendale - Ph 7 (Wimpey)		\$1,358		(\$4,456,796)
	12	- Ph 8 (Wimpey)		\$4,674		(\$4,452,122)
	13	Golden West - Plan 892-0475		\$9,543		(\$4,442,579)
	14	- Plan 892-0476		\$6,204		(\$4,436,375)
	15	Interest on 1988 balance at 10.5%			(\$463,239)	(\$4,899,614)
1990	1	Clearview - Ph 10A (Laebon)		\$6,572		(\$4,893,042)
	2	Deer Park (NW 11) - Ph 3A, 3B, & School/Reserve Site		\$37,636		(\$4,855,406)
	3	Eastview Estates - Ph 9 (Avalon)		\$9,666		(\$4,845,740)
	4	- Ph 10 (Melcor) (25%)		\$4,392		(\$4,841,348)
	5	Edgar Ind Park - Plan 902-0499		\$15,136		(\$4,826,212)
	6	- Plan 902-3588		\$3,144		(\$4,823,068)
	7	- Plan 912-0109		\$19,835		(\$4,803,233)
	8	Kentwood - Ph 2 & Church Site (City)		\$17,640		(\$4,785,593)
	9	- Ph 3A (Avalon)		\$1,523		(\$4,784,070)
	10	Lancaster Meadows - Plan 902-1272 R/W's only		\$6,860		(\$4,777,210)
	11	- Public High School Site		\$18,608		(\$4,758,602)
	12	- Public High School Subsidy		\$1,784		(\$4,756,818)
	13	Interest on 1989 balance at 10.4%			(\$509,560)	(\$5,266,378)
1991	1	Anders East - Ph 1 (Melcor) (25%)		\$6,682		(\$5,259,696)
	2	Clearview Estates - Ph 10B (Laebon)		\$7,517		(\$5,252,179)
	3	Deer Park (NW 11) - Ph 3C (City)		\$12,867		(\$5,239,312)
	4	- Ph 4A (City)		\$12,362		(\$5,226,950)
	5	Deer Park (SW 14) - Ph 5A (Melcor)		\$5,168		(\$5,221,782)
	6	Eastview Estates - Ph 10 (Melcor) (75 % + Interest)		\$14,546		(\$5,207,236)
	7	- Ph 11A (Melcor) (25%)		\$3,191		(\$5,204,045)
	8	- Ph 12 (Melcor)		\$4,931		(\$5,199,114)
	9	Edgar Ind Park - Plan 912-2595		\$3,832		(\$5,195,282)

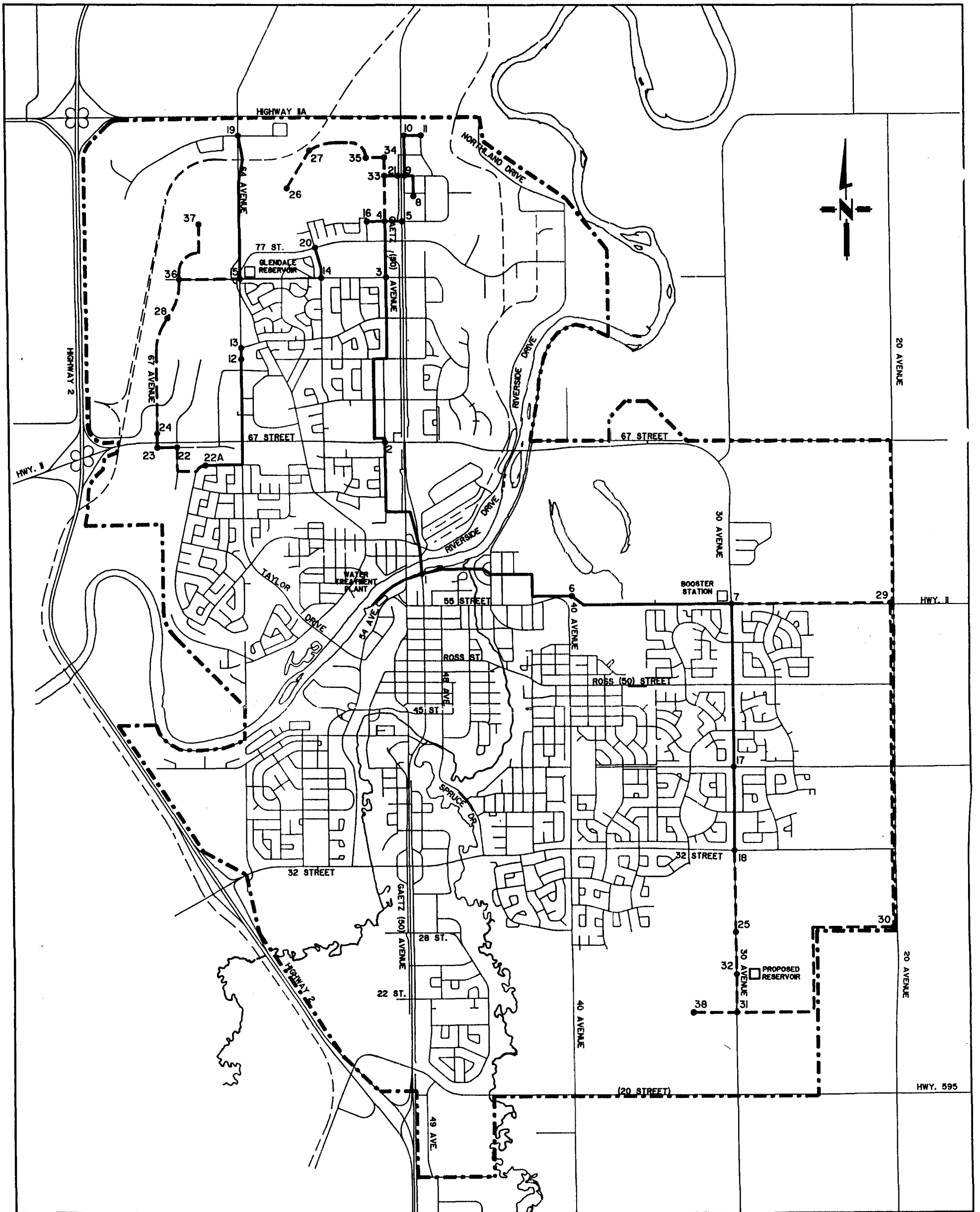
YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1991	10	Golden West - Plan 6604 MC		\$3,982		(\$5,191,300)
	11	Kentwood - Ph 3B (Avalon)		\$4,633		(\$5,186,667)
	12	- Plan 912-2817 (Church)		\$1,158		(\$5,185,509)
	13	Lancaster Meadows - Catholic High School		\$9,330		(\$5,176,179)
	14	- Catholic High School Subsidy		\$6,449		(\$5,169,730)
	15	Interest on 1990 balance at 10.45%			(\$550,336)	(\$5,720,066)
FUTURE CONSTRUCTION						
1992 to 1995						
	1	Section 18-25 (ERD); 800m 350mm 30 Ave - 32 St to 1/4 Line S of Lees St	\$200,000			(\$5,920,066)
	2	Section 26-27 (NRD); 400m 350mm Kentwood Dr - Kennedy Dr N	\$100,000			(\$6,020,066)
	3	Section 24-28 (NRD); 1250m 400mm 68 Ave - 67 St N to Collector St Intersection	\$343,800			(\$6,363,866)
	4	Section 22-22A (NRD); 450m 500mm Golden West Ave & Basement - 67 St Ser Rd to Overdown Dr	\$146,250			(\$6,510,116)
1996 to 2000						
	1	Section 7-29 (ERD); 1600m 500mm 55 St - 30 Ave to 20 Ave	\$520,000			(\$7,030,116)
	2	Section 29-30 (ERD); 3200m 500mm 20 Ave - 55 St to TransAlta Utilities R/W	\$1,040,000			(\$8,070,116)
	3	Section 30-31 (ERD); 2400m 500mm Along N & W 1/4 Line of NE 2-38-27-W4 & Adjacent to TransAlta R/W - 20 Ave to 30 Ave	\$780,000			(\$8,850,116)
	4	Section 31-32-25 (ERD); 400m - 500mm & 400m - 350mm 30 Ave - 28 St to 1/4 Line S of Lees St	\$230,000			(\$9,080,116)
	5	Location 32 (ERD); Reservoir & Booster Station 30 Ave - 400m N of 28 St	\$2,305,000			(\$11,385,116)
	6	Section 4-33-21 (NRD); 580m 500mm 52 Ave & 79 St - 78 St Basement to Gaetz Ave	\$189,000			(\$11,574,116)
	7	Section 33-34-35-27 (NRD); 1180m 350mm 52 Ave, 80 St, & Kentwood Dr	\$296,000			(\$11,870,116)
	8	Section 28-36 (NRD); 350m 400mm 68 Ave - Proposed Collector St to 1/4 Line N	\$97,000			(\$11,967,116)
	9	Section 36-15 (NRD); 620m 400mm 76 St PUL Ext. - 68 Ave to 59 Ave	\$171,000			(\$12,138,116)
	10	Section 36-37 (NRD); 300m 350mm Kentwood Ext. - 68 Ave & 1/4 Line N into Sub'n	\$83,000			(\$12,221,116)
2001 to 2005						
	1	Section 31-38 (ERD); 400m 400mm 28 St - 30 Ave W	\$220,000			(\$12,441,116)
2006 to 2011		Basin construction complete				



YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----					
1992 TRUNK WATER OFFSITE RATE					
=====					
	Total projected cost =	\$12,221,116			
	Remaining Development Area:	2025 ha			
	1992 Rate =	\$6,035 / ha			
		=====			

#### ESTIMATING GUIDELINES FOR WATER MAINS

1. Water main costs are based on the following unit rates:
  - a. 350mm pipe           \$250/m
  - b. 400mm pipe           \$275/m
  - c. 500mm pipe           \$325/m
2. Proposed water reservoir cost obtained from South Area Servicing Study (AlTerra, 1989) plus 5% inflation to 1992.



## WATER TRUNKS

- EXISTING TRUNKS
- - - PROPOSED TRUNKS
- . - . - BASIN BOUNDARY

JANUARY 1992

**TRUNK SANITARY  
OFF-SITE LEVY  
CALCULATIONS**

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1970	1	Glendale - Mustang Acres Ph 1		\$4,276		\$4,276
1971	1	Interest on 1970 balance at 8.0%			\$342	\$4,618
1972	1	Highland Green - Blk 16, Plan 737 TR		\$1,532		\$6,150
	2	- Blks 16 & 17, Plan 1479 TR		\$8,406		\$14,556
	3	Interest on 1971 balance at 8.0%			\$369	\$14,926
1973	1	Glendale - Mustang Acres Ph 2 & 3		\$4,443		\$19,369
	2	Interest on 1972 balance at 8.0%			\$1,194	\$20,563
1974	1	Section 1-2-3 (NRD); 1050mm & 750mm (City Forces) Northland Dr, PUL, 48 Ave, & 78 St - STP to Gaetz Ave	\$1,664			\$18,899
	2	Section 4-5 (NRD); 750mm (City Forces) Nash (68) St, Nagel (58) Ave, & Easement S of 67 St - PUL W of 52 Ave to 64 Ave	\$1,932			\$16,967
	3	Glendale - Plan 4805 TR		\$696		\$17,663
	4	Highland Green - Blks 1 & 4, Plan 4332 TR		\$5,049		\$22,712
	5	- Plan 4848 TR		\$969		\$23,681
	6	Normandeau - Parkside Mobile Home Park		\$9,419		\$33,100
	7	Interest on 1973 balance at 8.0%			\$1,645	\$34,745
1975	1	Section 1-2-3 (NRD); 1050mm & 750mm (City Forces) Northland Dr, PUL, 48 Ave, & 78 St - STP to Gaetz Ave	\$263,400			(\$228,655)
	2	Section 4-5 (NRD); 750mm (City Forces) Nash St, Nagel Ave, & Easement S of 67 St - PUL W. of 52 Ave to 64 Ave	\$560,888			(\$789,543)
	3	Section 5-6-7 (NRD); 525mm & 450mm (City Forces) 64 Ave & Easement - S. of 67 St to 65 Ave	\$85,649			(\$875,192)
	4	Normandeau - Ph 1		\$11,858		(\$863,334)
	5	Interest on 1974 balance at 8.0%			\$2,780	(\$860,555)
1976	1	Section 1-2-3 (NRD); 1050mm & 750mm (City Forces) Northland Dr, PUL, 48 Ave, & 78 St - STP to Gaetz Ave	\$22,762			(\$883,317)
	2	Section 4-5 (NRD); 750mm (City Forces) Nash St, Nagel Ave, & Easement S 67 St - PUL W of 52 Ave to 64 Ave	\$158,643			(\$1,041,960)
	3	Section 5-6-7 (NRD); 525mm & 450mm (City Forces) 64 Ave and Easement - S of 67 St to 65 Ave	\$6,583			(\$1,048,543)
	4	Section 3-8-9-4 (NRD); 750mm, 675mm, 600mm, & 525mm (City Forces) PUL W of Gaetz Ave - 76 St to Niven (71) St & PUL W of 52 Ave - Niven St to Nash St	\$364,015			(\$1,412,558)
	5	Glendale - Mustang Acres Ph 4		\$4,363		(\$1,408,195)
	6	Golden West - Plan 762-1605		\$1,394		(\$1,406,801)
	7	- Plan 762-0159		\$2,509		(\$1,404,292)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1976	8	Highland Green - Magilb (Hermery)		\$42,906		(\$1,361,386)
	9	Normandeau - Ph 2a		\$5,007		(\$1,356,379)
	10	- Ph 2b		\$49,923		(\$1,306,456)
	11	- Ph 2c (Cairns)		\$7,366		(\$1,299,090)
	12	- Ph 3		\$13,754		(\$1,285,336)
	13	- Hwy. Comm.		\$12,120		(\$1,273,216)
	14	Northlands - Plan 762-0870		\$19,680		(\$1,253,536)
	15	- Plan 762-1172		\$3,874		(\$1,249,662)
	16	- Plan 762-1505		\$2,210		(\$1,247,452)
	17	- Plan 762-1679		\$3,165		(\$1,244,287)
	18	Oriole Park Extension		\$83,212		(\$1,161,075)
	19	Interest on 1975 balance at 8.0%			(\$68,844)	(\$1,229,919)
1977	1	Section 1-2-3 (NRD); 1050mm & 750mm (City Forces) Northland Dr, PUL, 48 Ave, & 78 St - STP to Gaetz Ave	\$3,721			(\$1,233,640)
	2	NRD - CMHC Grant		\$15,735		(\$1,217,905)
	3	Section 4-5 (NRD); 750mm (City Forces) Nash St, Nagle Ave, & Basement S of 67 St - PUL W of 52 Ave to 64 Ave	\$2,738			(\$1,220,643)
	4	Section 3-8-9-4 (NRD); 750mm, 675mm, 600mm, & 525mm (City Forces) PUL W of Gaetz Ave - 76 St to Niven St & PUL W of 52 Ave - Niven St to Nash St	(\$977)			(\$1,219,666)
	5	Section 10-11 (NRD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre (North) Access Rd	\$70,983			(\$1,290,649)
	6	Glendale - Plan 772-2927		\$1,643		(\$1,289,006)
	7	- Mustang Acres Ph 5 & 6		\$6,350		(\$1,282,656)
	8	Golden West - Plan 4166 TR		\$1,681		(\$1,280,975)
	9	- Plans 762-0159 & 762- 0161		\$3,179		(\$1,277,796)
	10	- Plan 762-0161		\$929		(\$1,276,867)
	11	Normandeau Ext. - Ph 1, 2, & 3		\$121,365		(\$1,155,502)
	12	- Allarco Mobile Home Park & Hwy. Comm.		\$13,827		(\$1,141,675)
	13	Northlands - Plan 772-0065		\$7,966		(\$1,133,709)
	14	- Plan 772-1644		\$1,430		(\$1,132,279)
	15	- Plan 772-1728		\$1,673		(\$1,130,606)
	16	- Plan 772-2107		\$5,435		(\$1,125,171)
	17	- Plan 772-2205		\$3,704		(\$1,121,467)
	18	- Plan 772-2321		\$2,138		(\$1,119,329)
	19	Interest on 1976 balance at 8.0%			(\$98,394)	(\$1,217,723)
1978	1	Section 1-2-3 (NRD); 1050mm & 750mm (City Forces) Northland Dr, PUL, 48 Ave, & 78 St - STP to Gaetz Ave	\$2,919			(\$1,220,642)
	2	Section 3-8-9-4 (NRD); 750mm, 675mm, 600mm, & 525mm (City Forces) PUL W of Gaetz Ave - 76 St to Niven St & PUL W of 52 Ave - Niven St to Nash St	\$2,191			(\$1,222,833)



YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1978	3	Section 10-11 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre (North) Access Rd	\$35,557			(\$1,258,390)
	4	Section 11-12-13 (ERD); (Eng. Dept. Design & Misc. Charges) West side of Clearview and Eastview Estates 55 St to 39 St	\$3,381			(\$1,261,771)
	5	ERD - Denbenture Interest Recovery		\$1,896		(\$1,259,875)
	6	Glendale - Plan 792-0300		\$1,019		(\$1,258,856)
	7	- Ph 1 (Land Logistics)		\$11,385		(\$1,247,471)
	8	Golden West - Plan 762-0161		\$887		(\$1,246,584)
	9	- Plan 762-0159		\$1,964		(\$1,244,620)
	10	Highland Green - Cairns		\$14,543		(\$1,230,077)
	11	- Plan 782-0329		\$2,886		(\$1,227,191)
	12	Kentwood - Plan 782-1439		\$12,430		(\$1,214,761)
	13	Northlands - Plan 782-0107		\$1,873		(\$1,212,888)
	14	- Plan 782-2317		\$5,736		(\$1,207,152)
	15	- Plan 782-2528 (R/W's)		\$28,378		(\$1,178,774)
	16	- Plan 782-2764		\$4,098		(\$1,174,676)
	17	- Plan 782-3042		\$1,516		(\$1,173,160)
	18	Interest on 1977 balance at 8.0%			(\$97,418)	(\$1,270,578)
1979	1	Section 8-14 (NRD); 525mm (City Forces) 78 St Basement - 52 Ave to Kentwood Dr (53 Ave)	\$32,950			(\$1,303,528)
	2	Section 10-11 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre Access Rd	\$21,606			(\$1,325,134)
	3	Section 10-11 (ERD); 525mm, 750mm, & 600mm (Terrain Constr)	\$272,155			(\$1,597,289)
	4	Section 11-12-13 (ERD); (Eng. Dept. Design & Misc. Charges) West side of Clearview & Eastview Estates - 55 St to 39 St	\$15,759			(\$1,613,048)
	5	Section 11-12-13 (ERD); 750mm & 675mm (McNichol Constr)	\$354,919			(\$1,967,967)
	6	Section 11-15 (ERD); 450mm (Beaver/McNichol Constr) 55 St, Cardinal Ave, & Cornett Dr - Michener Centre Access Rd to 30 Ave	\$128,210			(\$2,096,177)
	7	ERD - CMHC Grant		\$85,340		(\$2,010,837)
	8	Clearview - Ph 1 (Cairns)		\$38,424		(\$1,972,413)
	9	- Ph 2a (Stolz)		\$11,257		(\$1,961,156)
	10	Glendale - Plan 792-2099		\$2,767		(\$1,958,389)
	11	- Ph 2 (Wimpey Western)		\$119,676		(\$1,838,713)
	12	Golden West - Plan 3212 NY		\$771		(\$1,837,942)
	13	- Plans 2991 RS & 3266 RS		\$2,509		(\$1,835,433)
	14	- Plan 24 TR		\$963		(\$1,834,470)
	15	- Plan 752-1161		\$750		(\$1,833,720)
	16	- Plan 832- 0369		\$870		(\$1,832,850)
	17	Highland Green - Plan 792-1365		\$1,057		(\$1,831,793)
	18	Northlands - Plan 792-1541 (R/W's)		\$4,209		(\$1,827,584)
	19	- Plan 792-1541		\$1,464		(\$1,826,120)
	20	- Plan 792-1574		\$863		(\$1,825,257)
	21	- Plan 792-1794		\$6,024		(\$1,819,233)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1979	22	Northlands - Plan 792-3149		\$11,654		(\$1,807,579)
	23	Interest on 1977 balance at 8.0%			(\$101,646)	(\$1,909,225)
1980	1	Section 5A-16 (NRD); 675mm (City Forces) 67 St Ser Rd - 64 Ave to 65 Ave	\$29,053			(\$1,938,278)
	2	Section 10-11 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre Access Rd	\$30,471			(\$1,968,749)
	3	Section 11-14 (ERD); 450mm (Beaver/McNichol Constr.) 55 St, Cardinal Ave, & Cornett Dr - Michener Access Rd to 30 Ave	\$14,488			(\$1,983,237)
	4	Section 14-17 (ERD); 450mm (City Forces) Rollis St, Rupert Cresc, & PUL S. of Rollis St - 30 Ave to Rogers Cresc	\$54,430			(\$2,037,667)
	5	Section 13-18 (ERD); 600mm (Babichuk Constr) Maxwell Ave - 39 St to 32 St	\$146,640			(\$2,184,307)
	6	ERD - CMHC Grant		\$82,862		(\$2,101,445)
	7	ERD - CSP Recovery		\$114,107		(\$1,987,338)
	8	Clearview - Ph 2b (Cairns)		\$41,385		(\$1,945,953)
	9	Deer Park (SW 14) - Ph 1 (Eng. Homes)		\$17,280		(\$1,928,673)
	10	Glendale - Heritage Business Park		\$34,879		(\$1,893,794)
	11	Morrisroe Ext. - Ph 1 & 2		\$106,717		(\$1,787,077)
	12	Northlands - Plan 802-1923		\$3,670		(\$1,783,407)
	13	- Plan 802-2104		\$5,496		(\$1,777,911)
	14	- Plan 792-1541		\$5,220		(\$1,772,691)
	15	- Plan 802-2688		\$6,086		(\$1,766,605)
	16	- Plan 792-1541		\$3,753		(\$1,762,852)
	17	- Plan 802-3131		\$5,788		(\$1,757,064)
	18	Interest on 1979 balance at 8.0%			(\$152,738)	(\$1,909,802)
1981	1	Section 14-19 (NRD); 525mm (Flint Eng & Constr) Kentwood Dr (53 Ave) & 77 St - 78 St Basement to Kennedy Dr	\$104,733			(\$2,014,535)
	2	Section 19-20 (NRD); 450mm (Northside Constr) Kennedy Dr - 77 St to 64 Ave	\$446,494			(\$2,461,029)
	3	Section 14-17 (ERD); 450 mm (City Forces) Rollis St, Rupert Cresc, & PUL S of Rollis St - 30 Ave to Lane W Rutherford Drive	\$14,773			(\$2,475,802)
	4	Eastview Estates - Ph 1 (Cairns)		\$30,342		(\$2,445,460)
	5	Edgar Ind. Park - Plan 812-1569		\$86,105		(\$2,359,355)
	6	- Plan 812-1569 (National Supply)		\$29,294		(\$2,330,061)
	7	- Plan 812-2730		\$10,591		(\$2,319,470)
	8	Glendale - Gehrke Close		\$3,659		(\$2,315,811)
	9	Highland Green - Plan 812-1020		\$1,660		(\$2,314,151)
	10	Kentwood - Plan 812-1094		\$9,829		(\$2,304,322)
	11	- Plan 812-1748		\$1,019		(\$2,303,303)
	12	Normandeau Ext. - Plan 812-1094		\$2,123		(\$2,301,180)
	13	Northlands - Plan 812-0345		\$617		(\$2,300,563)
	14	- Plan 812-1160		\$2,242		(\$2,298,321)
	15	- Plan 812-2206		\$1,201		(\$2,297,120)
	16	- Plan 812-2323		\$8,631		(\$2,288,489)



## CITY TRUNK SANITARY OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1981	17	Rosedale - Ph 1, 2, 3, & 4		\$120,288		(\$2,168,201)
	18	Interest on 1980 balance at 8.0%			(\$152,784)	(\$2,320,985)
1982	1	Section 20-21 (NRD); 450mm (Flint Eng & Constr) Kennedy Dr Ext & PUL - 64 Ave to Edgar Ind Dr	\$137,692			(\$2,458,677)
	2	Clearview - Michener Centre (North)		\$132,500		(\$2,326,177)
	3	Glendale - School/Recreation Site		\$39,130		(\$2,287,047)
	4	- Springer Dev		\$8,605		(\$2,278,442)
	5	Golden West - Plan 832-0369		\$883		(\$2,277,559)
	6	Kentwood - Plan 822-0501		\$5,946		(\$2,271,613)
	7	Interest on 1981 balance at 9.9%			(\$229,778)	(\$2,501,390)
1983	1	Section 20-21 (NRD); 450mm (Flint Eng & Constr) Kennedy Dr Ext & PUL - 64 Ave to Edgar Ind Dr	\$673			(\$2,502,063)
	2	Kentwood - Plans 832-2008 & 822-0646		\$4,987		(\$2,497,076)
	3	Northland - Plan 842-1538		\$2,914		(\$2,494,162)
	4	Interest on 1982 balance at 9.8%			(\$245,136)	(\$2,739,299)
1984	1	Section 20-21 (NRD); 450mm (Flint Eng & Constr) Kennedy Dr Ext & PUL - 64 Ave to Edgar Ind Dr	(\$11,033)			(\$2,728,266)
	2	Eastview Estates - Ph 2, Part 1 (Cairns)		\$4,291		(\$2,723,975)
	3	- Commercial Site		\$578		(\$2,723,397)
	4	Edgar Ind. Park - Plan 832-2008		\$6,733		(\$2,716,664)
	5	Interest on 1983 balance at 10.2%			(\$279,408)	(\$2,996,072)
1985	1	Edgar Ind. Park - Plan 832-2008		\$6,283		(\$2,989,789)
	2	- Plan 812-2730		\$5,150		(\$2,984,639)
	3	- Plan 812-2730		\$2,654		(\$2,981,985)
	4	Highland Green - 66 St Close (City)		\$3,587		(\$2,978,398)
	5	Interest on 1984 balance at 10.0%			(\$299,607)	(\$3,278,005)
1986	1	Section 22-23 (SE RD); 1050mm (Border Paving Ltd) Riverside Dr & 67 St Provincial Grant	\$187,945			(\$3,465,950)
				\$95,536		(\$3,370,414)
	2	Deer Park (SW 14) - Ph 2 (Melcor)		\$12,298		(\$3,358,116)
	3	- Ph 3 (Melcor)		\$12,365		(\$3,345,751)
	4	Edgar Ind Park - Plan 862-2801		\$2,903		(\$3,342,848)
	5	Glendale - Plan 862-0308		\$22,617		(\$3,320,231)
	6	Northlands - Plan 862-0176		\$3,561		(\$3,316,670)
	7	Interest on 1985 balance at 9.9%			(\$324,523)	(\$3,641,193)
1987	1	Section 23-24 (SE RD); 1050mm (Border Paving Ltd) Riverside Dr & 67 St Provincial Grant	\$38,213			(\$3,679,406)
				\$19,106		(\$3,660,300)
	2	Anders Park (NE 3) - Ph 1 (Avalon)		\$13,306		(\$3,646,994)
	3	Clearview - Ph 5 (Laebon)		\$4,387		(\$3,642,607)
	4	Deer Park (SW 14) - Ph 4, Stage 1 (Melcor)		\$5,654		(\$3,636,953)
	5	- Ph 4, Stage 2 (Melcor)		\$17,885		(\$3,619,068)
	6	- Red Deer Alliance Church		\$4,502		(\$3,614,566)

## CITY TRUNK SANITARY OFFSITE LEVY CALCULATION

Date: 28-Feb-92

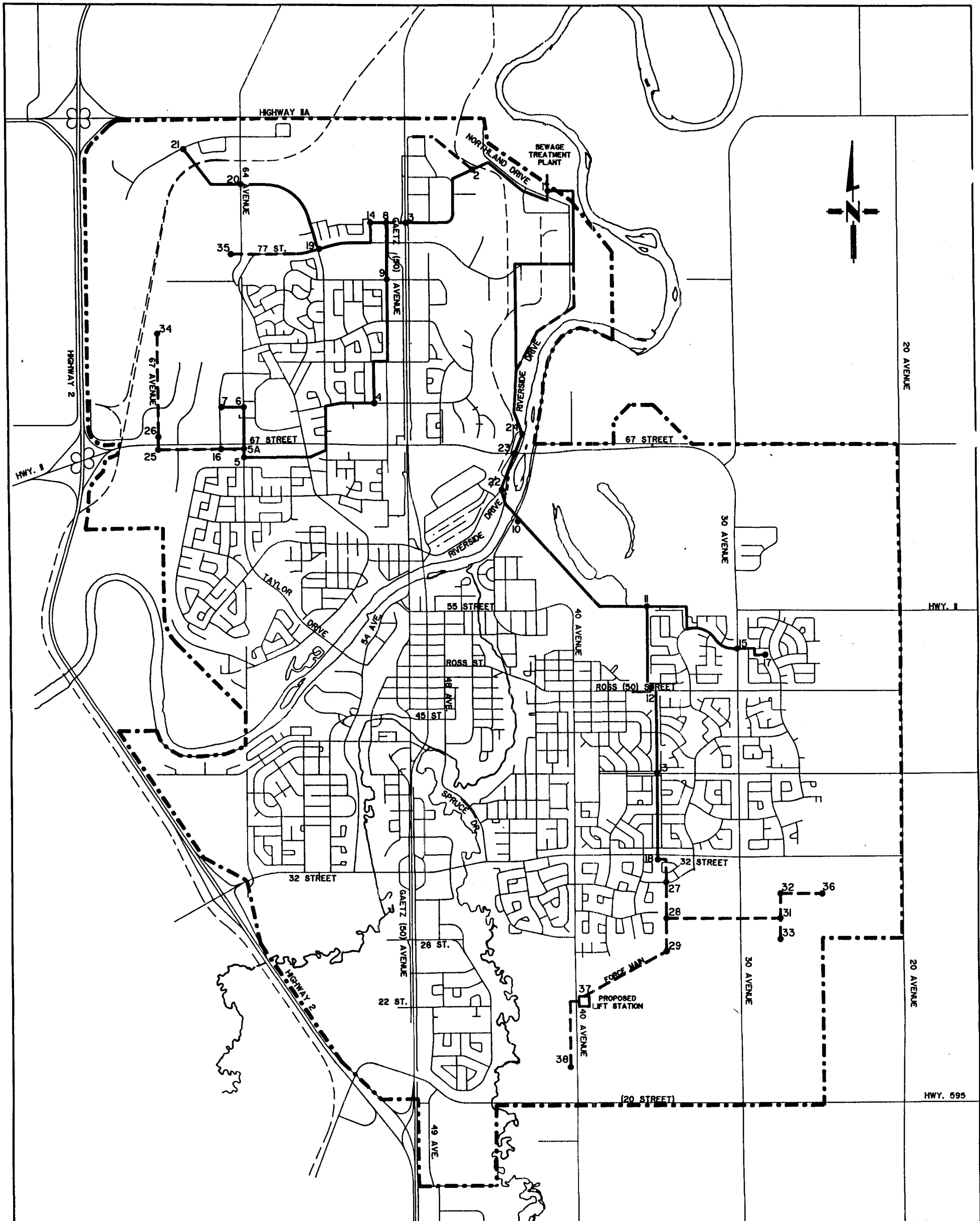
YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1987	7	Deer Park (NW 11) - Ph 1 (City)		\$30,162		(\$3,584,404)
	8	Eastview Estates - Ph 4 (Avalon)		\$1,949		(\$3,582,455)
	9	- Ph 5 (Melcor)		\$1,123		(\$3,581,332)
	10	- Empress Courts Ph 1 (Avalon)		\$4,186		(\$3,577,146)
	11	- Ph 2, Pt 2 (Cairns)		\$7,613		(\$3,569,533)
	12	- Ph 7 (Avalon)		\$3,821		(\$3,565,712)
	13	Edgar Ind Park - Plan 872-2260		\$6,176		(\$3,559,536)
	14	Kentwood - Ph 1 (Avalon)		\$19,835		(\$3,539,701)
	15	CITY COUNCIL OFFSITE ADJUSTMENT CREDIT		\$2,772,047		(\$767,654)
	16	Interest on 1986 balance at 9.5%			(\$345,913)	(\$1,113,567)
1988	1	Clearview - Ph 6 (Laebon)		\$503		(\$1,113,064)
	2	- Ph 9 (Laebon)		\$6,152		(\$1,106,912)
	3	Deer Park (NW 11) - Ph 2A (City)		\$24,029		(\$1,082,883)
	4	- Commercial Site		\$7,118		(\$1,075,765)
	5	Eastview Estates - Empress Courts Ph 2 (Avalon)		\$3,644		(\$1,072,121)
	6	- Empress Courts Ph 3 (Avalon)		\$3,103		(\$1,069,018)
	7	- Ph 6 (Melcor)		\$19,246		(\$1,049,772)
	8	Edgar Ind Park - Plan 882-1423		\$5,657		(\$1,044,115)
	9	- Plan 882-3008		\$5,443		(\$1,038,672)
	10	Kentwood - Plan 882-1710		\$1,886		(\$1,036,786)
	11	Interest on 1987 balance at 8.5%			(\$94,653)	(\$1,131,440)
1989	1	Section 16-25-26 (NRD); 450mm & 525mm (City Forces)				
		67 St Ser Rd - 65 Ave to 68 Ave	\$808,800			(\$1,940,240)
		Credit MCC/CPR Share		\$528,300		(\$1,411,940)
	2	Deer Park (NW 11) - Ph 2B (City)		\$17,077		(\$1,394,863)
	3	Deer Park (SW 14) - Ph 4, Stage 3 (Melcor)		\$31,269		(\$1,363,594)
	4	Eastview Estates - Ph 8A (Melcor)		\$9,221		(\$1,354,373)
	5	Edgar Ind Park - Plan 892-1353		\$84,960		(\$1,269,413)
	6	- Plan 892-1354		\$36,583		(\$1,232,830)
	7	- Plan 892-1352		\$6,712		(\$1,226,118)
	8	- Plan 892-0111		\$4,525		(\$1,221,593)
	9	- Plan 892-2866		\$704		(\$1,220,889)
	10	- Plan 892-2866		\$6,030		(\$1,214,859)
	11	Glendale - Ph 7 (Wimpey)		\$2,904		(\$1,211,955)
	12	- Ph 8 (Wimpey)		\$9,995		(\$1,201,960)
	13	Golden West - Plan 892-0475		\$20,410		(\$1,181,550)
	14	- Plan 892-0476		\$13,266		(\$1,168,284)
	15	- Plan 782-3347		\$2,030		(\$1,166,254)
	16	Interest on 1988 balance at 10.5%			(\$118,801)	(\$1,285,055)
1990	1	Clearview - Ph 10A (Laebon)		\$7,505		(\$1,277,550)
	2	Deer Park (NW 11) - Ph 3A, 3B, & School/Reserve Site		\$42,977		(\$1,234,573)
	3	Eastview Estates - Ph 9 (Avalon)		\$11,037		(\$1,223,536)
	4	- Ph 10 (Melcor) (25%)		\$5,015		(\$1,218,521)
	5	Edgar Ind Park - Plan 902-0499		\$32,434		(\$1,186,087)
	6	- Plan 902-3588		\$6,738		(\$1,179,349)
	7	- Plan 912-0109		\$42,505		(\$1,136,844)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1990	8	Kentwood - Ph 2 & Church Site (City)		\$37,801		(\$1,099,043)
	9	- Ph 3A (Avalon)		\$3,263		(\$1,095,780)
	10	Lancaster Meadows - Plan 902-1272 R/W's only		\$7,833		(\$1,087,947)
	11	- Public High School Site		\$21,267		(\$1,066,680)
	12	- Public High School Subsidy		\$2,019		(\$1,064,661)
	13	Interest on 1989 balance at 10.4%			(\$133,646)	(\$1,198,306)
1991	1	Section 18-27 (ERD); 600mm (Northside Constr)				
		Through Armitage Close - 32 St to Anquetel St	\$157,592			(\$1,355,898)
	2	Anders East - Ph 1 (Melcor) (25%)		\$7,629		(\$1,348,269)
	3	Clearview Estates - Ph 10B (Laebon)		\$8,583		(\$1,339,686)
	4	Deer Park (NW 11) - Ph 3C (City)		\$14,692		(\$1,324,994)
	5	- Ph 4A (City)		\$14,114		(\$1,310,880)
	6	Deer Park (SW 14) - Ph 5A (Melcor)		\$5,901		(\$1,304,979)
	7	Eastview Estates - Ph 10 (Melcor) (75% + Interest)		\$16,611		(\$1,288,368)
	8	- Ph 11A (Melcor) (25%)		\$3,643		(\$1,284,725)
	9	- Ph 12 (Melcor)		\$5,630		(\$1,279,095)
	10	Edgar Ind Park - Plan 912-2595		\$8,214		(\$1,270,881)
	11	Golden West - Plan 6604 MC		\$9,281		(\$1,261,600)
	12	Kentwood - Ph 3B (Avalon)		\$9,931		(\$1,251,669)
	13	- Plan 912-2817 (Church)		\$2,483		(\$1,249,186)
	14	Lancaster Meadows - Catholic High School Site		\$10,654		(\$1,238,532)
	15	- Catholic High School Subsidy		\$7,362		(\$1,231,170)
	16	Interest on 1990 balance at 10.45%			(\$125,223)	(\$1,356,393)
FUTURE CONSTRUCTION						
1992 to 1995	1	Sections 27-29 & 28-30 (ERD) - Anders Park				
		Section 27-28; 600mm Pipe	\$154,700			(\$1,511,093)
		Section 28-29; 525mm Pipe	\$149,100			(\$1,660,193)
		Section 28-30; 450mm Pipe	\$206,000			(\$1,866,193)
	2	Sections 30-31 & 32-33 (ERD); Lancaster Meadows				
		Section 30-31; 450mm Pipe	\$261,300			(\$2,127,493)
		Section 31-32; 375mm Pipe	\$151,200			(\$2,278,693)
		Section 31-33; 375mm Pipe	\$122,700			(\$2,401,393)
	3	Section 26-34 (WRD); 450mm Pipe				
		68 Ave - 67 St to 720m W of Edgar Ind Dr	\$229,000			(\$2,630,393)
	4	Section 19-35 (WRD); 375mm				
		W side of 77 St - Kennedy Dr to 64 Ave	\$229,000			(\$2,859,393)
1996 to 2000	1	Sections 32-36 (ERD); 375mm				
		Lancaster Meadows	\$136,400			(\$2,995,793)
	2	Section 10-22 & 24-1; Red Deer River Syphon				
		Crossing & Riverside Dr Twinning				
		Riverside Dr/40 Ave - 45 Ave to STP	\$1,182,000			(\$4,177,793)

YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----					
2001 to 2005					
	1 Section 29-37 (ERD); Anders Park				
	Section 29-37; 350mm Force main	\$263,400			(\$4,441,193)
	Location 37; Sanitary Lift Station	\$599,000			(\$5,040,193)
2006 to 2010					
	1 Section 37-38 (ERD); 375mm Pipe	\$166,900			(\$5,207,093)
	Sunnybrook				
2011-2012					
	Basin construction complete				
	1992 TRUNK SANITARY OFFSITE RATE				
	=====				
	Total projected cost =	\$5,207,093			
	Remaining Development Area =	2025 ha			
	1992 Rate =	\$2,570 / ha			
		=====			

#### ESTIMATING GUIDELINES FOR SANITARY SEWERS

1. Costs for Southeast Service Basin are based on South Area Servicing Study (AlTerra, 1989) plus 5% per annum inflation to 1992.
2. Costs for Northwest area are based on Red Deer Corridor Utilities Serviceability Study (Ried Crowther, 1988) plus 5% per annum inflation to 1992.



# SANITARY TRUNKS

- EXISTING TRUNKS
- - - PROPOSED TRUNKS
- . - . - BASIN BOUNDARY

JANUARY 1992

TRUNK STORM  
OFF-SITE LEVY  
CALCULATIONS

## CITY TRUNK STORM OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1972	1	Golden West - Lot 7, Plan 1028 TR		\$1,750		\$1,750
1973	1	Golden West - Lot 8, Plan 3483 TR		\$1,546		\$3,296
	2	Interest on 1972 balance at 8.0%			\$140	\$3,436
1974	1	Interest on 1973 balance at 8.0%			\$275	\$3,711
1975	1	Section 1-2 (NRD); 2700mm, 1350mm, & 2100mm (City Forces) PUL, 48 Ave, & 78 St - 300m E. CNR R/W to Gaetz Ave	\$585,624			(\$581,913)
	2	Section 3-4 (NRD); 1350mm (City Forces) 64 Ave & Basement - 67 St to 65 Ave	\$31,150			(\$613,063)
	3	Interest on 1974 balance at 8.0%			\$297	(\$612,766)
1976	1	Section 1-2 (NRD); 2700mm, 1350mm, & 2100mm (City Forces) PUL, 48 Ave, & 78 St - 300m E CNR R/W to Gaetz Ave	\$7,545			(\$620,311)
	2	Section 2-5-6 (NRD); 2100mm, 1500mm, & 1350mm (City Forces) 78 St Basement & 52 Ave - Gaetz Ave to 76 St	\$350,283			(\$970,594)
	3	Normandeau Ext. - Hwy Comm		\$21,035		(\$949,559)
	4	Northlands - Plan 762-0870		\$34,826		(\$914,733)
	5	- Plan 762-1172		\$6,855		(\$907,878)
	6	- Plan 762-1505		\$3,911		(\$903,967)
	7	- Plan 762-1679		\$5,602		(\$898,365)
	8	Interest on 1975 balance at 8.0%			(\$49,045)	(\$947,410)
1977	1	Section 1-2 (NRD); 2700mm, 1350mm, & 2100mm (City Forces) PUL, 48 Ave, & 78 St - 300m E of CNR R/W to Gaetz Ave	\$4,675			(\$952,085)
	2	Section 2-5-6 (NRD); 2100mm, 1500mm, & 1350mm (City Forces) 78 St Basement & 52 Ave - Gaetz Ave to 76 St	\$5,445			(\$957,530)
	3	Section 7-8 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre (North) Access Rd	\$178,205			(\$1,135,735)
	4	Normandeau Ext. - Ph 1, 2, & 3		\$210,857		(\$924,878)
	5	- Allarco Mobile Home Park & Hwy Comm		\$24,103		(\$900,775)
	6	Northlands - Plan 772-0065		\$14,092		(\$886,683)
	7	- Plan 772-1644		\$2,529		(\$884,154)
	8	- Plan 772-1728		\$2,960		(\$881,194)
	9	- Plan 772-2107		\$9,616		(\$871,578)
	10	- Plan 772-2205		\$6,552		(\$865,026)
	11	- Plan 772-2321		\$3,782		(\$861,244)
	12	Interest on 1976 balance at 8.0%			(\$75,793)	(\$937,037)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1978	1	Section 1-2 (NRD); 2700mm, 1350mm, & 2100mm (City Forces) PUL, 48 Ave, & 78 St - 300m E of CNR R/W to Gaetz Ave	\$3,340			(\$940,377)
	2	Section 2-5-6 (NRD); 2100mm, 1500mm, & 1350mm (City Forces) 78 St Easement & 52 Ave - 7Gaetz Ave to 76 St	\$2,385			(\$942,762)
	3	Section 7-8 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre Access Rd	\$96,527			(\$1,039,289)
	4	Section 8-9-10 (ERD); (Eng. Dept. Design & Misc. Charges) West side of Clearview & Eastview Estates - 55 St to 39 St	\$6,278			(\$1,045,567)
	5	ERD - Debenture Interest Recovery		\$6,136		(\$1,039,431)
	6	Kentwood - Plan 782-1439		\$21,989		(\$1,017,442)
	7	Northlands - Plan 782-0107		\$3,314		(\$1,014,128)
	8	- Plan 782-2317		\$10,147		(\$1,003,981)
	9	- Plan 782-2528 (R/W's)		\$50,204		(\$953,777)
	10	- Plan 782-2764		\$7,249		(\$946,528)
	11	- Plan 782-3042		\$2,682		(\$943,846)
	12	Interest on 1977 balance at 8.0%			(\$74,963)	(\$1,018,809)
1979	1	Section 5-11 (NRD); 2100mm (City Forces) 78 St Easement - 52 Ave to Kentwood Dr	\$114,224			(\$1,133,033)
	2	Section 7-8 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre Access Rd	\$103,530			(\$1,236,563)
	3	Section 7-8 (ERD); 2100mm & 1500mm (Terrain Constr)	\$1,274,176			(\$2,510,739)
	4	Section 8-9-10 (ERD); (Eng. Dept. Design & Misc. Charges) West side of Clearview & Eastview Estates - 55 St to 39 St	\$29,268			(\$2,540,007)
	5	Section 8-9-10 (ERD); 1800mm & 1650mm (McNichol Constr)	\$653,683			(\$3,193,690)
	6	Section 8-12 (ERD); 1800mm & 1500mm (Beaver/McNichol Constr) 55 St, Cardinal Ave, & Cornett Dr - Michener Centre Access Rd to 30 Ave	\$546,573			(\$3,740,268)
	7	Section 9-13 (ERD); 1200mm (Plint Eng & Constr) N side of Ross St - Michener Centre Access Rd to Cornett Dr	\$66,360			(\$3,806,628)
	8	ERD - CHMC Grant		\$276,099		(\$3,530,529)
	9	Clearview - Ph 1 (Cairns)		\$131,982		(\$3,398,547)
	10	- Ph 2a (Stolz)		\$33,975		(\$3,364,572)
	11	Glendale - Ph 2 (Wimpey Western)		\$244,082		(\$3,120,490)
	12	Northlands - Plan 792-1541 (R/W's)		\$10,320		(\$3,110,170)
	13	- Plan 792-1541		\$3,589		(\$3,106,581)
	14	- Plan 792-1574		\$2,117		(\$3,104,464)
	15	- Plan 792-1794		\$14,770		(\$3,089,694)
	16	- Plan 792-3149		\$28,573		(\$3,061,121)
	17	Interest on 1977 balance at 8.0%			(\$81,505)	(\$3,142,626)



YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1980	1	Section 5-11 (NRD); 2100mm (City Forces) 78 St Easement - 52 Ave to Kentwood Dr	\$2,548			(\$3,145,174)
	2	Section 7-8 (ERD); (RCPL Design & Misc. Charges) PUL & 55 St - Red Deer River to Michener Centre Access Rd	\$97,221			(\$3,242,395)
	3	Section 8-12 (ERD); 1800mm & 1500mm (Beaver/McNichol Constr) 55 St, Cardinal Ave, & Cornett Dr - Michener 55 St to 39 StCentre Access Rd to 30 Ave	\$61,768			(\$3,304,163)
	4	Section 10-14 (ERD); 1200mm (Babichuk Constr) Maxwell Ave - 39 St to Lane W. MacKenzie Cresc	\$74,767			(\$3,378,930)
	5	Section 12-15 (ERD); 1500mm & 1350 mm (City Forces) Rollis St, Rupert Cresc, & PUL S. Rollis St - 30 Ave to Rogers Cresc	\$183,828			(\$3,562,758)
	6	ERD - CMHC Grant		\$268,113		(\$3,294,645)
	7	ERD - CSP Recovery		\$89,233		(\$3,205,412)
	8	Clearview - Ph 2b (Cairns)		\$124,906		(\$3,080,506)
	9	Deer Park (SW 14) - Ph 1 (Eng. Homes)		\$52,152		(\$3,028,354)
	10	Morrisroe Ext. - Ph 1 & 2		\$322,018		(\$2,706,336)
	11	Northlands - Plan 802-1923		\$8,998		(\$2,697,338)
	12	- Plan 802-2104		\$13,475		(\$2,683,863)
	13	- Plan 792-1541		\$12,798		(\$2,671,065)
	14	- Plan 802-2688		\$14,921		(\$2,656,144)
	15	- Plan 792-1541		\$9,202		(\$2,646,942)
	16	- Plan 802-3131		\$14,191		(\$2,632,751)
	17	Interest on 1979 balance at 8.0%			(\$251,410)	(\$2,884,161)
1981	1	Section 11-16-17 (NRD); 1800mm (Plint Eng & Constr) Kentwood Dr & 77 St - 78 St Easement to Kennedy Dr	\$995,391			(\$3,879,552)
	2	Section 16-18 (NRD); 1500mm (Northside Constr) Kennedy Dr - 77 St to 64 Ave	\$1,007,408			(\$4,886,960)
	3	Section 12-15-19 (ERD); 1500mm, 1350mm, & 1200mm (City Forces) Rollis St, Rupert Cresc, & PUL S of Rollis St - 30 Ave to Ramsey Ave	\$76,755			(\$4,963,715)
	4	Eastview Estates - Ph 1 (Cairns)		\$87,455		(\$4,876,260)
	5	Edgar Ind. Park - Plan 812-1569		\$236,845		(\$4,639,415)
	6	- Plan 812-1569 (National Supply)		\$73,240		(\$4,566,175)
	7	- Plan 812-2730		\$26,479		(\$4,539,696)
	8	Kentwood - Plan 812-1094		\$24,574		(\$4,515,122)
	9	- Plan 812-1748		\$2,549		(\$4,512,573)
	10	Normandeau Ext. - Plan 812-1094		\$5,308		(\$4,507,265)
	11	Northlands - Plan 812-0345		\$1,542		(\$4,505,723)
	12	- Plan 812-1160		\$5,604		(\$4,500,119)
	13	- Plan 812-2206		\$3,002		(\$4,497,117)
	14	- Plan 812-2323		\$21,579		(\$4,475,538)
	15	Rosedale - Ph 1, 2, 3, & 4		\$346,773		(\$4,128,765)
	16	Interest on 1980 balance at 8.0%			(\$230,733)	(\$4,359,498)

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1982	1	Section 18-20 (NRD); 1050mm, 675mm, 450mm, & Detention Pond (Flint Eng & Constr)				
		Kennedy Dr Ext & PUL - 64 Ave to Edgar Ind Dr	\$531,032			(\$4,890,530)
	2	Section 12-15-19 (ERD); 1500mm, 1350mm, & 1200mm (City Forces)				
		Rollis St, Rupert Cresc, & PUL S of Rollis St - 30 Ave to Ramsey Ave	\$66,552			(\$4,957,082)
	3	Glendale - School/Recreation Site		\$98,775		(\$4,858,307)
	4	- Springer Dev		\$21,718		(\$4,836,589)
	5	Kentwood - Plan 822-0501		\$15,009		(\$4,821,580)
	6	Interest on 1981 balance at 9.9%			(\$431,590)	(\$5,253,170)
1983	1	Section 18-20 (NRD); 1050mm, 675mm, 450mm, & Detention Pond (Flint Eng & Constr)				
		Kennedy Dr Ext & PUL - 64 Ave to Edgar Ind Dr	(\$11,926)			(\$5,241,244)
	2	Section 21-1 (NRD); 2700mm (Northside Constr)				
		North of STP - Red Deer River to 300m E of CNR R/W (Replaces existing drainage ditch)	\$486,196			(\$5,727,440)
	3	Kentwood - Plans 832-2008 & 822-0646		\$12,589		(\$5,714,851)
	4	Northland - Plan 842-1538		\$7,355		(\$5,707,496)
	5	Interest on 1982 balance at 9.8%			(\$514,811)	(\$6,222,307)
1984	1	Section 18-20 (NRD); 1050mm, 675mm, 450mm, & Detention Pond (Flint Eng & Constr)				
		Kennedy Dr Ext & PUL - 64 Ave to Edgar Ind Dr	(\$47,594)			(\$6,174,713)
	2	Eastview Estates - Ph 2, Part 1 (Cairns)		\$15,619		(\$6,159,094)
	3	- Commercial Site		\$2,104		(\$6,156,990)
	4	Edgar Ind. Park - Plan 832-2008		\$17,424		(\$6,139,566)
	5	Interest on 1983 balance at 10.2%			(\$634,675)	(\$6,774,241)
1985	1	Section 22-23 (ERD); 1350 Oversize (Flint Eng & Constr)				
		67 St - 40 Ave to top of Escarpment	\$68,000			(\$6,842,241)
	2	Edgar Ind. Park - Plan 832-2008		\$16,260		(\$6,825,981)
	3	- Plan 812-2730		\$13,328		(\$6,812,653)
	4	- Plan 812-2730		\$6,869		(\$6,805,784)
	5	Interest on 1984 balance at 10.0%			(\$677,424)	(\$7,483,208)
1986	1	Deer Park (SW 14) - Ph 2 (Melcor)		\$44,759		(\$7,438,449)
	2	- Ph 3 (Melcor)		\$47,785		(\$7,390,664)
	3	Edgar Ind Park - Plan 862-2801		\$7,541		(\$7,383,123)
	4	Glendale - Plan 862-0308		\$58,751		(\$7,324,372)
	5	Northlands - Plan 862-0176		\$9,251		(\$7,315,121)
	6	Interest on 1985 balance at 9.9%			(\$740,838)	(\$8,055,959)
1987	1	Anders Park (NE 3) - Ph 1 (Avalon)		\$51,421		(\$8,004,538)
	2	Clearview - Ph 5 (Laebon)		\$16,955		(\$7,987,583)
	3	Deer Park (SW 14) - Ph 4, Stage 1 (Melcor)		\$21,852		(\$7,965,731)
	4	- Ph 4, Stage 2 (Melcor)		\$69,117		(\$7,896,614)
	5	- Red Deer Alliance Church		\$17,400		(\$7,879,214)

## CITY TRUNK STORM OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1987	6	Deer Park (NW 11) - Ph 1 (City)		\$117,162		(\$7,762,052)
	7	Eastview Estates - Ph 4 (Avalon)		\$7,531		(\$7,754,521)
	8	- Ph 5 (Melcor)		\$4,341		(\$7,750,180)
	9	- Empress Courts Ph 1 (Avalon)		\$16,176		(\$7,734,004)
	10	- Ph 2, Pt 2 (Cairns)		\$29,420		(\$7,704,584)
	11	- Ph 7 (Avalon)		\$14,766		(\$7,689,818)
	12	Edgar Ind Park - Plan 872-2260		\$16,402		(\$7,673,416)
	13	Kentwood - Ph 1 (Avalon)		\$51,520		(\$7,621,896)
	14	CITY COUNCIL OFFSITE CREDIT ADJUSTMENT		\$1,095,125		(\$6,526,771)
	15	Interest on 1986 balance at 9.5%			(\$765,316)	(\$7,292,087)
1988	1	Clearview - Ph 6 (Laebon)		\$1,682		(\$7,290,405)
	2	- Ph 9 (Laebon)		\$20,548		(\$7,269,857)
	3	Deer Park (NW 11) - Ph 2A and Comm Site (City)		\$80,248		(\$7,189,609)
	4	- Commercial Site		\$23,770		(\$7,165,839)
	5	Eastview Estates - Empress Courts Ph 2 (Avalon)		\$12,170		(\$7,153,669)
	6	- Empress Courts Ph 3 (Avalon)		\$10,364		(\$7,143,305)
	7	- Ph 6 (Melcor)		\$64,274		(\$7,079,031)
	8	Edgar Ind Park - Plan 882-1423		\$14,696		(\$7,064,335)
	9	- Plan 882-3008		\$14,138		(\$7,050,197)
	10	Kentwood - Plan 882-1710		\$4,899		(\$7,045,298)
	11	Interest on 1987 balance at 8.5%			(\$619,827)	(\$7,665,125)
1989	1	Section 24-25 (NRD); 1350mm & 1050mm (Northside Constr) Adjacent to CPR R/W in NW 19-38-27-W4 Total cost	\$380,175			(\$8,045,300)
		MCC/CPR Credit		\$267,225		(\$7,778,075)
	2	Deer Park (NW 11) - Ph 2B (City)		\$57,070		(\$7,721,005)
	3	Deer Park (SW 14) - Ph 4, Stage 3 (Melcor)		\$104,495		(\$7,616,510)
	4	Eastview Estates - Ph 8A (Melcor)		\$30,815		(\$7,585,695)
	5	Edgar Ind Park - Plan 892-1353		N/A		(\$7,585,695)
	6	- Plan 892-1354		\$95,030		(\$7,490,665)
	7	- Plan 892-1352		\$17,436		(\$7,473,229)
	8	- Plan 892-0111		\$11,754		(\$7,461,475)
	9	- Plan 892-2866		\$1,827		(\$7,459,648)
	10	- Plan 892-2866		\$15,660		(\$7,443,988)
	11	Golden West - Plan 892-0475		N/A		(\$7,443,988)
	12	- Plan 892-0476		\$34,452		(\$7,409,536)
	13	Interest on 1988 balance at 10.5%			(\$804,838)	(\$8,214,374)
1990	1	Clearview - Ph 10A (Laebon)		\$25,052		(\$8,189,322)
	2	Deer Park (NW 11) - Ph 3A, 3B, & School/Reserve Site		\$143,462		(\$8,045,860)
	3	Eastview Estates - Ph 9 (Avalon)		\$36,845		(\$8,009,015)
	4	- Ph 10 (Melcor) (25%)		\$16,742		(\$7,992,273)
	5	Edgar Ind Park - Plan 902-0499		\$84,212		(\$7,908,061)
	6	- Plan 902-3588		\$17,494		(\$7,890,567)
	7	- Plan 912-0109		\$110,357		(\$7,780,210)
	8	Kentwood - Ph 2 & Church Site (City)		\$98,147		(\$7,682,063)
	9	- Ph 3A (Avalon)		\$8,474		(\$7,673,589)

## CITY TRUNK STORM OFFSITE LEVY CALCULATION

Date: 28-Feb-92

YEAR	ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
1990	10	Lancaster Meadows - Plan 902-1272 R/W's only		\$26,149		(\$7,647,440)
	11	- Public High School Site		\$70,950		(\$7,576,490)
	12	- Public High School Subsidy		\$6,782		(\$7,569,708)
	13	Interest on 1989 balance at 10.4%			(\$854,295)	(\$8,424,003)
1991	1	Section 26-27 (ERD); 900mm (Northside Constr) Through Armitage Close - 32 St to Anquetel St	\$103,398			(\$8,527,401)
	2	Anders East - Ph 1 (Melcor) (25%)		\$25,450		(\$8,501,951)
	3	Clearview Estates - Ph 10B (Laebon)		\$28,633		(\$8,473,318)
	4	Deer Park (NW 11) - Ph 3C (City)		\$49,011		(\$8,424,307)
	5	- Ph 4A (City)		\$47,084		(\$8,377,223)
	6	Deer Park (SW 14) - Ph 5A (Melcor)		\$19,685		(\$8,357,538)
	7	Eastview Estates - Ph 10 (Melcor) (75% + Interest)		\$55,449		(\$8,302,089)
	8	- Ph 11A (Melcor) (25%)		\$12,154		(\$8,289,935)
	9	- Ph 12 (Melcor)		\$18,783		(\$8,271,152)
	10	Edgar Ind Park - Plan 912-2595		\$21,326		(\$8,249,826)
	11	Golden West - Plan 6604 MC		\$24,095		(\$8,225,731)
	12	Kentwood - Ph 3B (Avalon)		\$25,782		(\$8,199,949)
	13	- Plan 912-2817 (Church)		\$6,446		(\$8,193,503)
	14	Lancaster Meadows - Catholic High School Site		\$35,566		(\$8,157,937)
	15	- Catholic High School Subsidy		\$24,534		(\$8,133,403)
	16	Interest on 1990 balance at 10.45%			(\$880,308)	(\$9,013,712)

## FUTURE CONSTRUCTION

1992 to 1995

1	Section 27-28 (ERD); Anders Park Location 27; Detention Pond No. 1	\$871,600				(\$9,885,312)
	Section 27-28; 750mm Pipe	\$366,900				(\$10,252,212)
2	Sections 28-29 & 28-30 (ERD); Lancaster Meadows Location 28; Detention Pond No. 2	\$253,200				(\$10,505,412)
	Section 28-29; 750mm Pipe	\$402,100				(\$10,907,512)
	Section 28-30; 450mm Pipe	\$58,600				(\$10,966,112)
3	Sections 31-22 & 23-32 (ERD) 67 St - Red Deer River to 40 Ave & N 1/2 of Section 22-38-27-4					
	Section 31-22; 1350mm Pipe	\$350,000				(\$11,316,112)
	Section 23-32; 1350mm Pipe	\$500,000				(\$11,816,112)
	Location 23A; Detention Pond No. 22	\$800,000				(\$12,616,112)
4	Section 33-35 (ERD); 28 St - Piper Creek to 40 Ave Section 33-34; 675mm Pipe	\$255,500				(\$12,871,612)
	Section 34-35; 525mm Pipe	\$83,000				(\$12,954,612)
5	Section 17-36 (NRD); 1350mm Pipe 77 St - W of Kennedy Dr to 64 Ave	\$667,000				(\$13,641,612)
6	Section 24-39 (NRD); Golden West & Edgar Ind Parks Section 24-37; 750mm Pipe	\$151,800				(\$13,793,412)
	Location 37; Detention Pond No. 18	\$725,000				(\$14,518,412)
	Section 37-38; 600mm Pipe	\$224,500				(\$14,742,912)
	Location 38; Detention Pond No. 19	\$652,500				(\$15,395,412)
	Section 38-39; 525mm Pipe	\$273,300				(\$15,668,712)

YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----					
1996-2000					
1	Sections 29-40 & 30-41 (ERD); Lancaster Meadows				
	Section 29-40; 750mm Pipe	\$307,500			(\$15,976,212)
	Location 40; Detention Pond No. 3	\$1,069,400			(\$17,045,612)
	Section 30-41; 450mm Pipe	\$272,700			(\$17,318,312)
	Location 41; Detention Pond No. 4	\$643,500			(\$17,961,812)
2	Sections 32-42 & 32-56 (ERD); NE 22-38-27-4				
	Section 32-42; 1350mm Pipe	\$450,000			(\$18,411,812)
	Location 42; Detention Pond No. 15	\$800,000			(\$19,211,812)
	Section 32-56; 1350mm & 900mm Pipe	\$450,000			(\$19,661,812)
3	Section 36-43 (NRD); Kentwood Ext & Edgar Ind Park				
	Section 36-43; 1050mm & 600mm Pipe	\$1,081,700			(\$20,743,512)
	Location 43; Detention Pond No. 21	\$665,300			(\$21,408,812)
4	Section 39-44 (NRD); Edgar Ind Park				
	Section 39-44; 525mm Pipe	\$98,600			(\$21,507,412)
	Location 44; Detention Pond No. 20	\$698,900			(\$22,206,312)
2001 to 2005					
1	Sections 33-46 (ERD); Sunnybrook & Anders Park				
	Location 33; Detention Pond No. 6	\$345,200			(\$22,551,512)
	Location 34; Detention Pond No. 7	\$428,800			(\$22,980,312)
	Section 35-45; 525mm Pipe	\$27,000			(\$23,007,312)
	Location 45; Detention Pond No. 8	\$1,196,800			(\$24,204,112)
	Section 45-46; 300mm Pipe	\$253,900			(\$24,458,012)
	Location 46; Detention Pond No. 9	\$363,700			(\$24,821,712)
2	Section 40-47 (ERD); Deer Park (NE 11)				
	Section 40-47; 450mm Pipe	\$49,600			(\$24,871,312)
	Location 47; Detention Pond No. 5	\$616,800			(\$25,488,112)
3	Sections 42-58 & 56-57 (ERD); NW 23-38-27-4				
	Section 42-58; 1350mm Pipe	\$400,000			(\$25,888,112)
	Section 56-57; 900mm Pipe	\$200,000			(\$26,088,112)
	Location 57; Detention Pond No. 16	\$600,000			(\$26,688,112)
2006 to 2010					
1	Sections 48-54 & 53-55 (ERD); SE 4, S 1/2 3, & SW 2				
	Section 48-49; 525mm Pipe	\$203,400			(\$26,891,512)
	Location 49; Detention Pond No. 10	\$1,066,000			(\$27,957,512)
	Section 49-50; 525mm Pipe	\$154,300			(\$28,111,812)
	Location 50; Detention Pond No. 11	\$604,500			(\$28,716,312)
	Section 50-51; 450mm Pipe	\$70,900			(\$28,787,212)
	Section 51-52; 375mm Pipe	\$140,900			(\$28,928,112)
	Location 52; Detention Pond No. 12	\$593,000			(\$29,521,112)
	Section 52-53; 375mm Pipe	\$253,000			(\$29,774,112)
	Section 53-54; 375mm Pipe	\$185,700			(\$29,959,812)
	Section 53-55; 375mm Pipe	\$77,000			(\$30,036,812)
	Location 54; Detention Pond No. 14	\$443,600			(\$30,480,412)
	Location 55; Detention Pond No. 13	\$476,500			(\$30,956,912)
2	Location 58 (ERD); Detention Pond No. 17				
	SW 23-38-27-4	\$440,000			(\$31,396,912)

YEAR ITEM	DESCRIPTION	COST	REVENUE	INTEREST	BALANCE
-----------	-------------	------	---------	----------	---------

2011 to 2012

Basin Construction Complete

1992 TRUNK STORM OFFSITE RATE

=====

Total projected cost = \$31,396,912  
 Remaining Development Area = 1861 ha

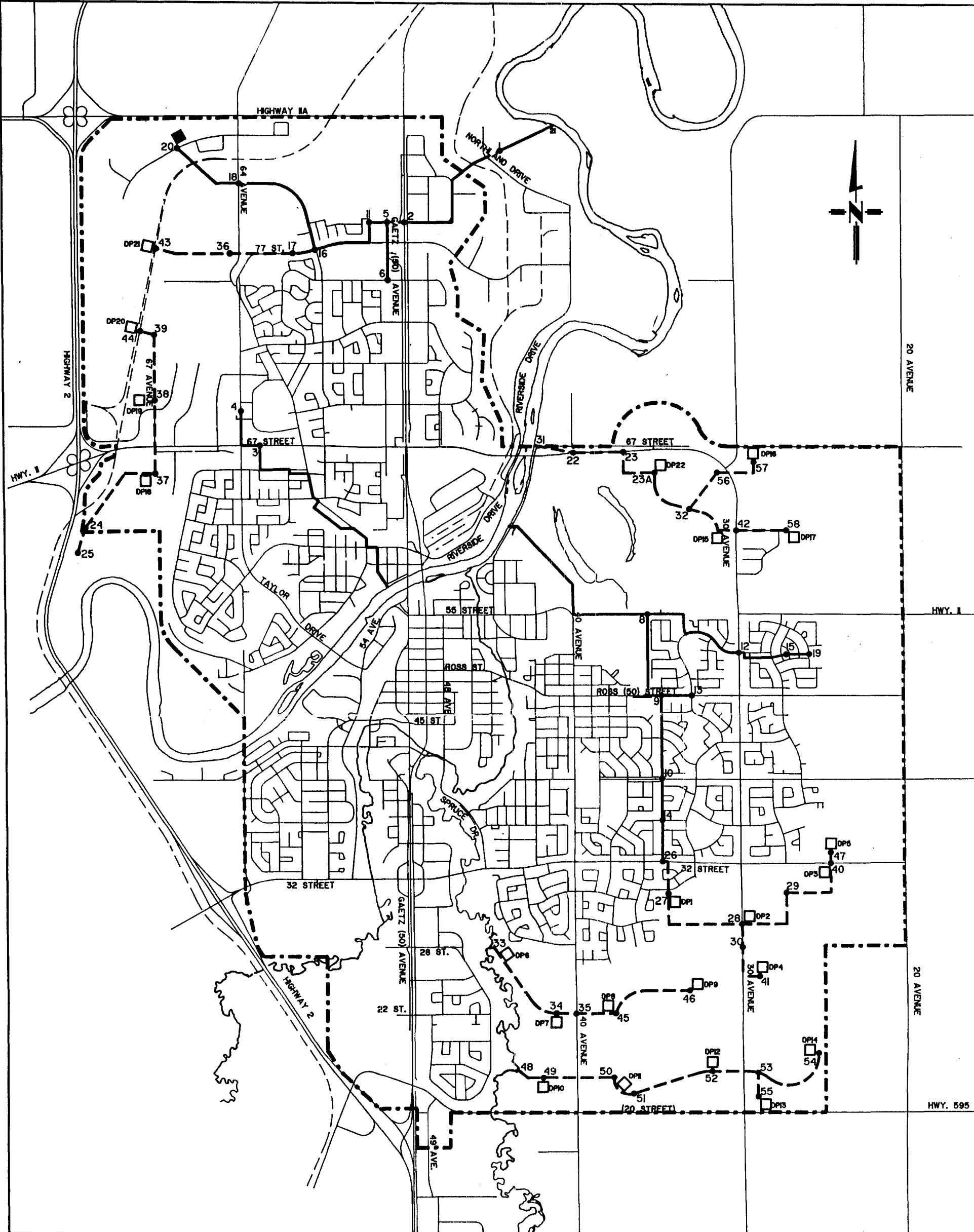
1992 Rate = \$16,875 / ha

=====

## ESTIMATING GUIDELINES FOR STORM SEWERS

-----

1. Costs for Southeast Service area are based on the South Area Servicing Study (AlTerra, 1989) plus 5% per annum inflation to 1992.
2. Costs for Northwest Service Area are based on the Red Deer Corridor Utilities Serviceability Study (Ried Crowther, 1988) plus 5% per annum inflation to 1992.
3. Costs for ponds in Section 22 & 23 based on unit costs used in the South Area Servicing Study. Unit costs for pipe installation taken from Red Deer Corridor Utilities Study.



STORM TRUNKS

- EXISTING DETENTION POND
- PROPOSED DETENTION POND
- EXISTING TRUNKS
- - - PROPOSED TRUNKS
- . - . - BASIN BOUNDARY

JANUARY 1992

## APPENDIX D

1. Proposed Off-site Levy
2. Proposed 1992 Public Roadway Levies Resolution



PROPOSED OFF-SITE LEVY BY-LAW NO. 3068/92

Being a By-law of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS The City of Red Deer must expand its water supply treatment and storage facilities, its sanitary sewage treatment and disposal facilities, and its storm drainage facilities, and provide land for such facilities in respect to land not previously developed.

NOW THEREFORE pursuant to the provisions of Section 76 of the Planning Act 1980, Council of The City of Red Deer duly assembled enacts as follows:

*in the Province of Alberta*

1/ This by-law may be cited as "the Off-site Levy By-law".

2/ Definitions:

For the purpose of this by-law:

(1) "Development" shall mean:

- a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
- b) a change in the intensity of the use of land or an act done in relation to land that results in or is likely to result in, a change of the intensity of the use of the said land.

(2) "Development Area" shall mean and include the total gross area of all lands within the boundaries of the area proposed to be developed, without deduction of any kind for lands required to be dedicated for highway or for municipal, school, or environmental reserves.

3/ An off-site levy is hereby established and shall be paid on all undeveloped land to be developed within a development area within the boundaries of The City of Red Deer, as follows:

- .1 In all the area outlined in Schedule A hereunto annexed, the sum of \$2,570 per hectare for each hectare within the development area for Sanitary Trunk service.
- .2 In all that area outlined in Schedule B hereunto annexed, the sum of \$<sup>16,875</sup>~~16,825~~ per hectare for each hectare within the development area for Storm Trunk service.
- .3 For all that area outlined in Schedule C hereunto annexed, the sum of \$6,035 per hectare for each hectare within the development area for Water Trunk service.

4. All levies imposed under this by-law shall be in addition to the fee payable for development permits or building permits, and shall be paid to the City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

5. Notwithstanding the provisions of this by-law, where lands are required to be dedicated to the City in excess of the required 10% municipal and school reserves and where the Engineer considers that such lands are undevelopable, or where lands are required to be dedicated to the City for major thoroughfares through the development area in excess of land required for highway to serve the development area, the City Engineer may at his discretion relax the requirement of this by-law and reduce the hectarage of the development area by the hectarage of such excess lands to dedicated for the purpose of calculating the off-site cost levies payable to the City.

Read a First Time in Open Council this \_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_.

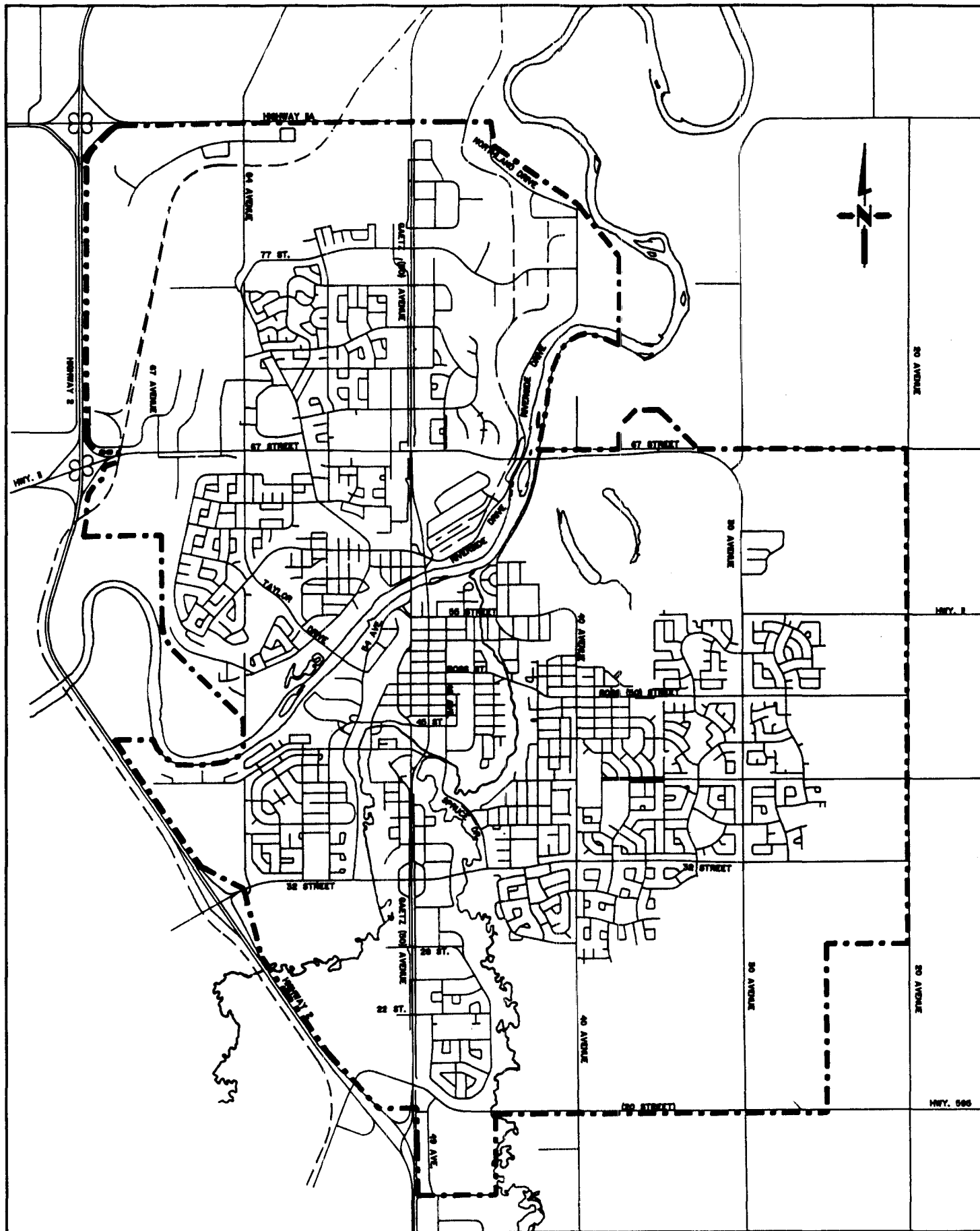
Read a Second Time in Open Council this \_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_.

Read a Third Time in Open Council and Finally Passed This \_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_.

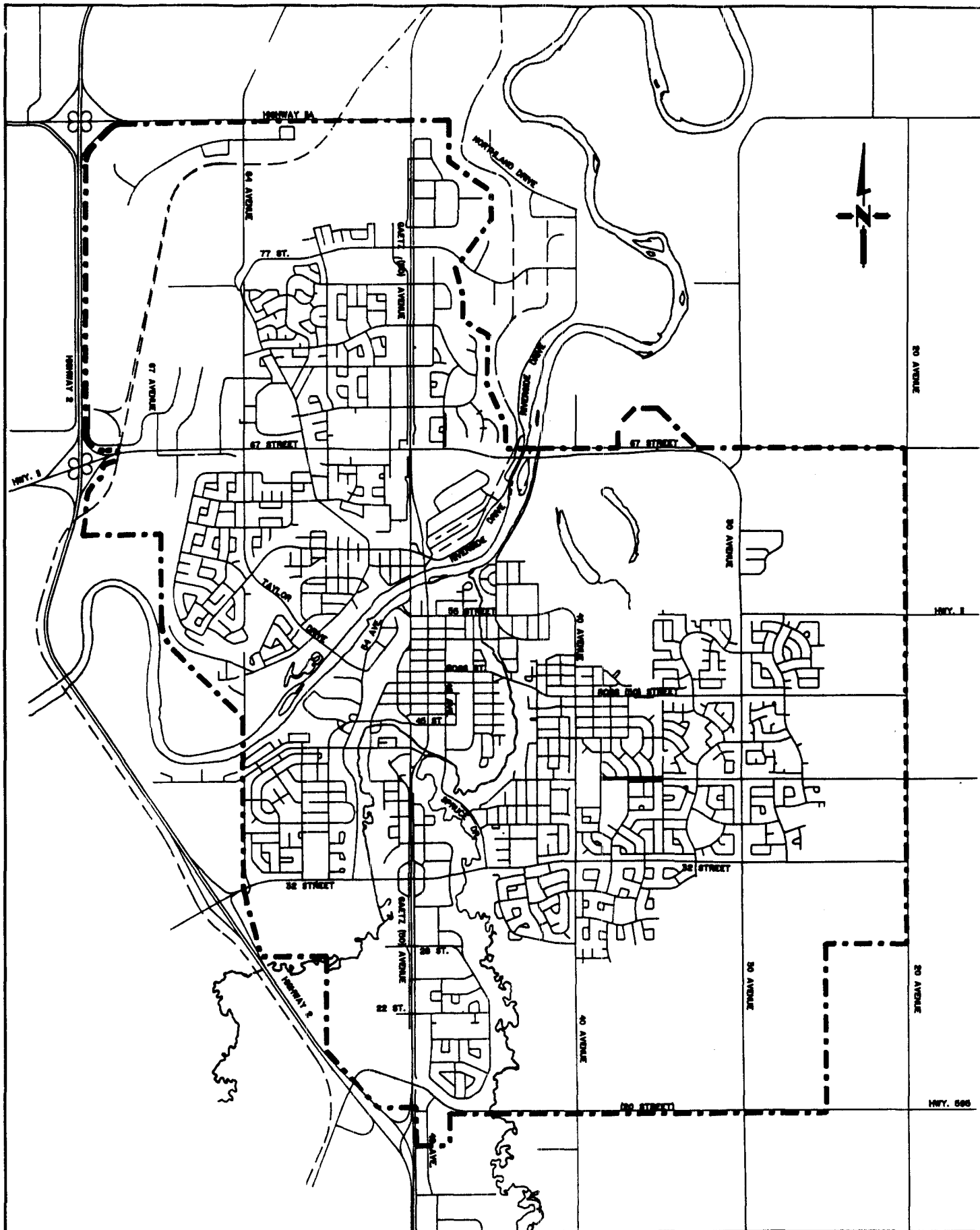
\_\_\_\_\_  
MAYOR

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

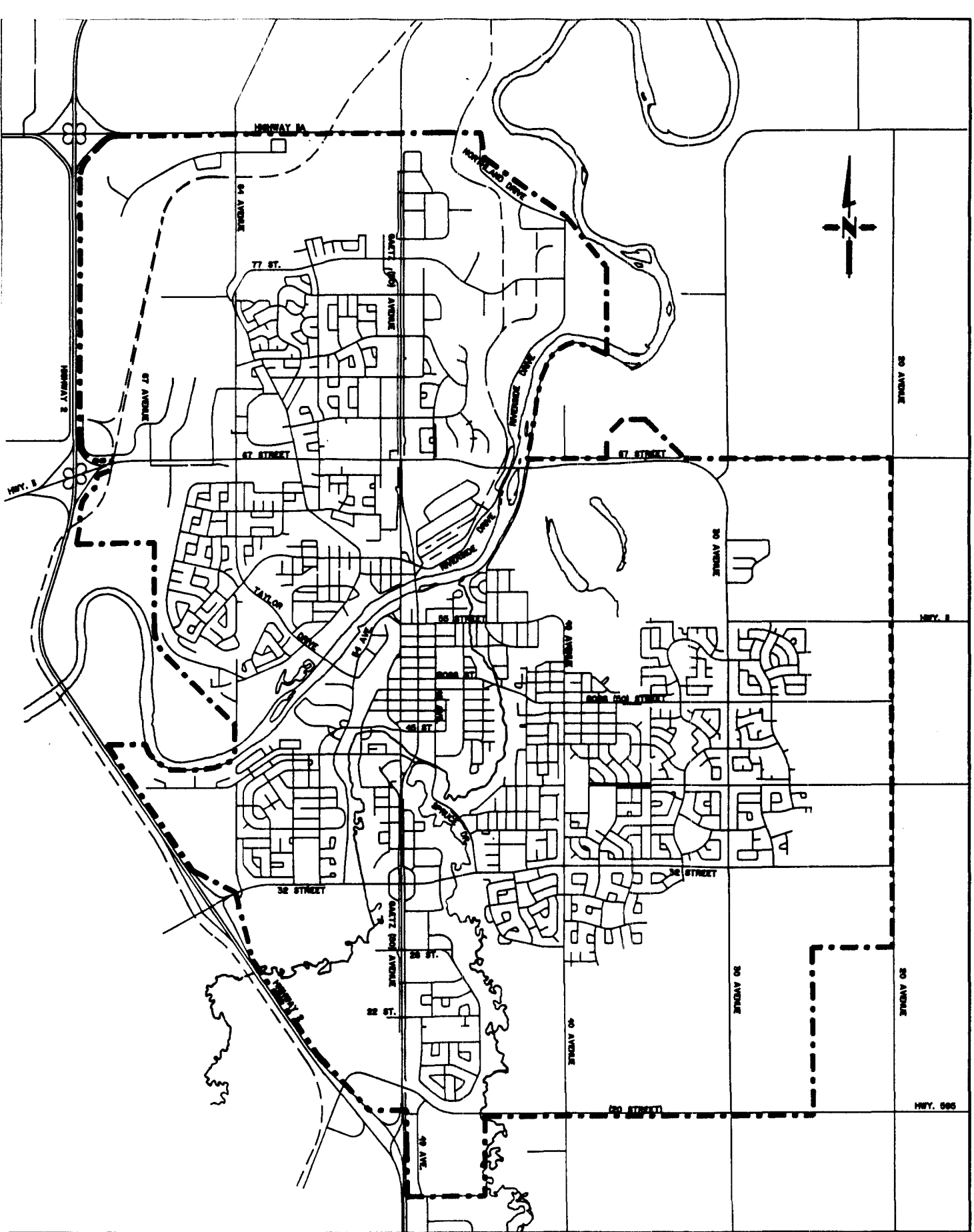
6. Bylaw 2630/79 as amended is hereby repealed
7. This Bylaw shall come into full force and effect March 4, 1992.



# SANITARY TRUNKS



# STORM TRUNKS



WATER TRUNKS

**DATE:** March 18, 1992  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** 1992 OFF-SITE LEVY ANALYSIS

---

The 1992 Off-Site Levy Analysis Report was given to members of Council at the Council meeting of **March 2, 1992** and at which time members of Council were advised the item would be placed on the March 16th agenda for Council's consideration.

Under cover of a memo dated **March 10th** from the Director of Engineering Services, members of Council were provided with the following revised pages to the said report:

1. Page 5 of 6
2. Appendix D - Proposed Off-Site Levy Bylaw (first page of the bylaw)
3. Appendix D - Proposed Public Roadway Levy Resolution (first page of resolution)

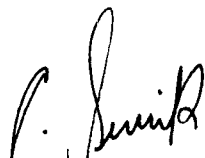
At the **March 16th** Council meeting, the following resolution was passed as a result of a request from UDI for an extension of time to review the report prior to its consideration by Council.

"RESOLVED that Council of The City of Red Deer, having considered report dated March 10, 1992 from the Director of Engineering Services re: 1992 Off-Site Levy Analysis, hereby agrees as follows:

1. The 1992 Off-Site Levy Analysis report be tabled at the March 16, 1992 Council meeting and subsequently brought back to the March 30, 1992 Council meeting for consideration and approval.
2. The 1992 Off-Site Levy rates apply retroactively to any new Development Agreements unless negotiation of same had commenced prior to March 4, 1992."

Enclosed hereafter is the covering report from the Director of Engineering Services pertaining to this matter. Members of Council are reminded to bring with them to the Council meeting their copy of the 1992 Off-Site Levy Analysis Report which was given to members of Council on March 2nd.

Respectfully submitted,



C. SEVCIK  
City Clerk

CS/jt

Att.

NO. 11

FILE NO. R-38069

**DATE:** March 11, 1992**TO:** Mayor and Council**FROM:** William Hull, Chairman  
Recreation, Parks & Culture Board**SUBJECT: BOWER PONDS AND GREAT CHIEF PARK CONCESSION SERVICES**

---

The Recreation, Parks & Culture Board met March 10 and considered the attached reports from the Recreation & Culture Manager and the Facilities Superintendent. After a review of these bids, the Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board recommend to City Council that we enter into a three-year agreement with S & R Services with two one-year option agreements subject to satisfactory performance for the provision of concession services at Bower Ponds and at Great Chief Park. Said agreement to be satisfactory to our City Solicitor.

WM. A. HULL

/mm

Attachments

FILE NO. R-38022

**DATE:** February 26, 1992  
**TO:** Recreation, Parks & Culture Board  
**FROM:** Lowell R. Hodgson  
Recreation & Culture Manager  
**RE: BOWER PONDS AND GREAT CHIEF PARK CONCESSION SERVICES**

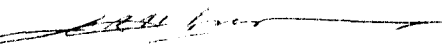
---

It is time again to consider the delivery of these services through a contract, and we have thus proceeded to a tender call for the right to provide these services. Five bids were received, and the attached report from the Facilities Superintendent is self-explanatory.

I am supportive of Mr. Jeske's recommendation.

THAT the Recreation, Parks & Culture Board recommend to City Council that we enter into a three-year agreement with S & R Services with a two-year option agreement subject to satisfactory performance for the provision of concession services at Bower Ponds and at Great Chief Park. Said agreement to be satisfactory to our City Solicitor.

We will have the full set of tenders at our March 10 meeting for your review, and we can discuss the details of reference checks, etc., with you in Committee of the Whole.



LOWELL R. HODGSON  
Recreation & Culture Manager

/mm

Attachment

c Craig Curtis



**FILE NO.** R-37582

**DATE:** March 2, 1992

**TO:** Lowell Hodgson

**FROM:** Harold Jeske

**SUBJECT: PROPOSALS - BOWER PONDS PAVILION/GREAT CHIEF PARK CONCESSION SERVICES**

---

A proposal call was issued on January 14, 1992. Proposal documents were sent to the current concessionaires and all other parties expressing an interest. As a supplement to the direct mail out, this business opportunity was advertised in the Red Deer Advocate (City Section).

Proposals were received up to 2:00 p.m. February 13, 1992. Five proposals were received, of which two stipulate providing concession services at Great Chief Park only, and three stipulate providing concession services at both Great Chief Park and Bower Ponds.

The proposals received are as follows:

Darwin Ross	Great Chief Park	5% of Gross Sales
Shantie Culver	Great Chief Park	8% of Gross Sales
Four-B-Enterprizes	G.C. Park & B. Ponds	12% of Gross Sales
117605 Holding Ltd.	Great Chief Park	12.25% of Gross Sales
"	Bower Ponds	16.25% of Gross Sales
S & R Services	G.C. Park & B. Ponds	17.55% of Gross Sales

Only the latter three proposals are considered serious contenders and the individuals involved with these firms were interviewed. The other two proposals are not being considered because of the low rate of return to the City and because the Great Chief Park concession operation is not viable as a separate entity.

### **Recommendation**

Based on a positive interview, good reference checks, and the fact that S & R Services is the high bidder, thus offering the greatest return to the City, we recommend that we enter into an agreement with them for a three year term and a two year optional renewal. We will bring to the meeting all bids to answer any questions Board members may have.

  
Harold Jeske

HJ/jt

### **Commissioner's Comments**

We concur with the recommendations of the Recreation, Parks & Culture Board.

"M.C. DAY"  
City Commissioner

**DATE: March 17, 1992**

**TO: Recreation, Parks & Culture Board**

**FROM: City Clerk**

**RE: BOWER PONDS AND GREAT CHIEF PARK  
CONCESSION SERVICES CONTRACT**

---

Your report dated March 11, 1992 pertaining to the above topic was considered at the Council meeting of March 16, 1992 and at which meeting Council passed the following resolution in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby agrees to a three-year agreement with S & R Services with two one-year option agreements, subject to the following:

1. Satisfactory performance for the provision of concession services at Bower Ponds and at Great Chief Park;
2. An agreement satisfactory to the City Solicitor;

and as recommended to Council March 16, 1992."

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

By way of a copy of this memo, we are requesting the Recreation & Culture Manager to ensure appropriate legal documents are prepared and fully executed.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. Recreation & Culture Manager  
Director of Community Services  
Director of Financial Services  
Purchasing Agent

WRITTEN ENQUIRIESNO. 1

DATE: March 11, 1992  
TO: City Council  
FROM: City Clerk  
RE: WRITTEN ENQUIRY/ALDERMAN CAMPBELL/GARDEN SUITES

---

The following written enquiry was submitted by Alderman Campbell this date:

"The provincial government has been included in a number of cost effective ways of delivering needed services to senior citizens, one of which is "Garden Suites" (see attachment)

Would Red Deer Regional Planning Commission please report to Council as to the present status of this initiative and what measures The City of Red Deer should take to accommodate this concept."



C. Sevcik  
City Clerk

CS/ds

## CITIES &amp; TOWNS

# A granny in every garden

*Alberta explores a backyard option for seniors' housing*

In the 1960s retiring people were packed off to remote high-rise old folks' homes. This may be the decade in which they are invited back to occupy a granny flat, officially known as the "garden suite." It is a 500-square foot trailer, roughly the size of a two-car garage, which can be plopped down in any fair-sized backyard. Alberta's Municipal Affairs Department and the federal Central Mortgage and Housing Corporation have combined to fund construction of 10 units this spring, to be leased to interested seniors. Some might think it inappropriate for the government to be helping dump granny in the garden patch. But at least a few seniors seem delighted with the prospect.

"It's a wonderful idea," enthuses Ila Guignon, a 65 year old grandmother from Stony Plain, west of Edmonton. She should know. The first stage of the pilot program began three years ago, when a total of five government-supplied suites were installed in Lethbridge and Stony Plain. "I get to live right next to my family but we're not in each other's hair. Compared with the other options, this is more than acceptable."

Mrs. Guignon chuckles when asked about living in a granny hutch. "The suite is not big but it's comfortable. It looks more like a little cottage than a hutch." A cosy 15 by 35 feet, it contains a bedroom at one end and a living room at the other with a small bathroom and kitchenette sandwiched between.

Provincial officials predict that thousands of the units may be built over the next few years as more seniors learn of their existence. "Negotiations are going on right now with six private contractors," says municipal affairs assistant deputy minister William Mann. "We hope to see this move out of the project stage and into the private sector as soon as possible."

The demand for granny hutches could be surprisingly high. A provincial study shows that more than 3,000 senior citizens want them. Officials say policy is still being developed but the long-term plan is to have private firms build and lease the \$35,000 units on their own.

PETER TAYLOR



Enthusiastic Guignon and cottage: Together but apart.

without taxpayer help. "It's still open but I'd like to see industry ownership," says Mr. Mann. "There's enough demand to make it viable."

Granny suites have been popular in Australia for years but, until now, the idea has never spread to Canada. But with baby-boomers moving quickly through middle age, the need for seniors' housing will soon become critical. For those who find living with their children too cramped and old folks' homes too remote, the garden suite may be an ideal option.

Municipal zoning laws, however, may well prove difficult. Second dwellings on residential property are usually frowned upon in Canada. In June Alberta amended its planning act to allow local development officers to approve them. But that does not mean that they will.

Ila Guignon sees no reason at all to discourage them and she is sure that many other seniors will want them. "I don't want to live off by myself. But three generations in one house is also a problem. This is the perfect compromise."

—Gregg Shilliday

CORRESPONDENCE

NO. 1

3618 - 50 Avenue  
Red Deer, Alberta  
T4N 3Y6

February 4, 1992

City Clerk Office  
City of Red Deer

Dear Sir:

I would like to get on the Agenda in near future as I have a complaint to bring up directly to City Council.

Thank you.

"M.H. Woody"

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

February 10, 1992

Mr. M. H. Woody  
3618 - 50 Avenue  
Red Deer, Alberta  
T4N 3Y6

Dear Mr. Woody:

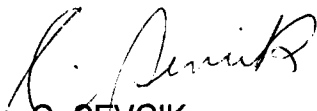
I acknowledge receipt of your letter of February 4, 1992, wherein you state that you have a complaint to address to City Council.

I would advise that in order for your letter to be considered by City Council, additional information is required. If you wish to re-submit your letter, please provide us with the details of your complaint, and if applicable, the location, date and time of the incident or incidents, as well as the names of other persons involved.

At such time that we receive an appropriate letter from you, we will submit same to City Council and advise you of the date and time that Council will be discussing this item.

If you have any questions, please do not hesitate to contact the writer at 342-8134.

Sincerely,



G. SEVCIK  
CITY CLERK  
CS/sp

c.c. City Council

*a delight  
to discover!*

3618 - 50 Avenue  
Red Deer, Alberta  
T4N 3Y6

March 5, 1992

City Clerk  
City of Red Deer

Dear Sir:

This is the second letter to this department to get on agenda to bring a complaint directly to City Council as I don't believe they are aware of the type of ruthless harassing destructive lack of any sense of some of their employees.

More details will be brought directly to City Council.

Yours truly,

"M.H. Woody"



Royal  
Canadian  
Mounted  
Police

Gendarmerie  
royale  
du  
Canada

66

Security Classification / Designation  
Classification / Désignation Sécuritaire

March 6, 1992

Your file      Votre référence

Mr. Charles SEVCIK  
City Clerk  
4914-48th Avenue,  
Red Deer, Alberta

Our file      Notre référence

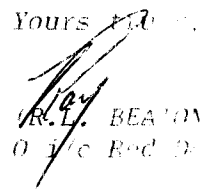
Dear Sir:

RE: Mr. M.H. WOODY - 3618-50th Avenue

Your memo of March 4th refers.

We have received a number of complaints from Mr. WOODY starting in 1988, however all appear to have been concluded to his satisfaction. We have one paperless file from 01/10/10 wherein Bylaw Officer MCCULLEY was having problems with Mr. WOODY when they retrieved some junk from his yard. This may be why he wants to attend Council.

Yours truly,

  
(R.L. BEADON) Insp.  
O/C Red Deer City Detachment

Red Deer City Detachment  
Bag 5031  
Red Deer, Alberta  
T4N 6A1

RLB/v1

Canada



DATE: March 6, 1992  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **COMPLAINT - MR. M.H. WOODY**  
**3618-50 AVENUE**  
**LOT 5, BLOCK 2, PLAN 6159 E.T.**

---

FILE NO. 92-1727

In response to your memo of March 4, 1992, regarding the above referenced matter, we have the following comments for Council's consideration.

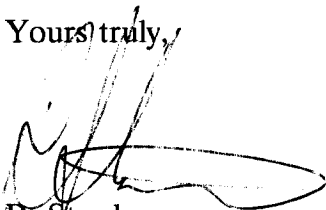
We assume that Mr. Woody's complaint is directed towards an incident that occurred last year (1991), after this department received a complaint regarding his property.

When the complaint was received, a letter was sent to Mr. Woody, outlining our concern. In total, Mr. Woody was sent four (4) letters between June 27, 1991 and September 25, 1991, requesting his cooperation. Mr. Woody refused to claim the letter sent to him on September 4, 1991; therefore, a letter was hand delivered to him at his home on September 25, 1991. We have attached copies of these letters and a summary of the action taken by our department after the complaint was received.

Mr. Woody had from June 27 until October 10 to contact Council, contact someone in this department, clean up his site, or even begin to clean up his site. He chose to do nothing and subsequently, was invoiced for the clean up costs of \$1185.24, which if not paid would have been added to his property tax.

It is our opinion that Mr. Woody was given every chance to respond to our requests, that the Nuisance Bylaw and the Municipal Government Act were followed to the letter by our staff. Under the circumstances, we feel that Mr. Woody has no legitimate complaint.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: February 20, 1992

TO: Bylaws & Inspections Manager

FROM: Site Inspector

RE: **CLEAN-UP OF SITE AT 3618 - 50 AVENUE**  
**INVOICE #BI-26951/ M.H. WOODY**

---

The following is an overview of events leading up to the clean-up of the above referenced site, and the subsequent charges invoiced to Mr. M.H. Woody:

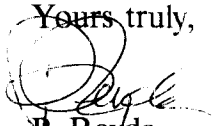
- June 27/91 - Complaint forwarded from Parks Dept. Site inspected; found to be extremely unsightly.
- Letter sent to registered owner, Mr. M.H. Woody.
- June 28/91 - Memo sent to E.L.&P. Dept. regarding trees encroaching overhead wires.
- July 16/91 - Double Registered letter sent to owner, as reinspection revealed no improvement on site.
- Acknowledgement of Receipt card from Post Office reveals owner received letter July 23/91.
- August 21/91 - Reinspected site; still no improvement despite previous letters.
- September 4/91 - Sent second Double Registered letter, advising owner that, if site not cleaned up within fourteen (14) days of receipt of same, City crews would be directed to complete work, with all costs incurred being charged against the property.
- Letter returned by Post office as unclaimed.
- September 25/91 - T. Morris hand-delivered a letter which, once again, advised the owner of the City's position, as outlined in the letter of September 4/91 (site to be cleaned up by October 9/91).
- October 8/91 - No improvement to site; contacted Ed Svederus and arranged to send in City crews on October 10/91. Arranged to have Bylaw Officers and tow trucks on site.
- October 10/91 - Five (5) vehicles towed from site; one returned to site as requested by A. McAuley. Three (3) vehicles towed to Key Towing's lot.
- Public works proceeded to remove debris, lumber, etc., from site to landfill site, to be stored for (60) days.

M.H. Woody  
February 20, 1992  
Page 2

- Owner restrained in patrol car by R.C.M.P. constable for duration of time crews were on site.
- November 1/91 - Sent letter to Mr. Woody, advising that vehicles impounded by City would be held for sixty (60) days; and that he would be charged for storage of same for any time vehicles were held up to sixty (60) days, after which time, the vehicles would become the property of the Municipality.
- November 22/91 - Letter received from Mr. Woody, stating that he was no longer the owner of the vehicles. Confirmed with Key Towing that one of their drivers did, in fact, purchase three (3) of the vehicles on October 10/91, upon arrival at Key Towing's compound, and that only one (1) vehicle was being stored.
- Received letter from Key Towing, dated December 5/91, confirming the above.
- December 11/91 - Vehicle stored at Key Towing's lot now deemed to be the property of the Municipality.
- Vehicle towed to Cherry Hill Auction for disposal.
- Advised Brian Watson to proceed with disposal of items stored at landfill site.
- January 24/92 - Mr. Woody invoiced for all charges incurred for removal of items from site. Charges include:
  - towing of four (4) vehicles from site to compound
  - storage of one (1) vehicle for sixty (60) days
  - crews & equipment to clean up site
  - burial of unclaimed items at landfill
  - 10% Administrative Fee imposed by City
- February 6/92 - Received confirmation of sale of vehicle by public auction from Key Towing.

I trust the above is of information to you.

Yours truly,



P. Reyda

Site Inspector

BUILDING INSPECTION DEPARTMENT

/pr

June 27, 1991

M. H. Woody  
3618 - 50 Avenue  
Red Deer, AB  
T4N 6Y3

Dear Sir:

RE: 3618 - 50 AVENUE  
LOT 5, BLOCK 2, PLAN 6159 E.T.

---

As a result of a complaint received, the above site was inspected by this department. During the inspection, it was noted that both the front and the rear yards of the property have deteriorated to an unsightly state by means of discarded furniture, appliances, several dilapidated vehicles and numerous other discarded items. It was also noted that the yards have been permitted to become overgrown with grass and weeds, and that the hedges have overgrown into the City boulevard and sidewalks.

Under the provisions of City Bylaws, no person shall permit any derelict vehicles, discarded furniture, automotive parts or unsightly material to be stored within any residential district. Furthermore, no person shall permit their property to remain in an unsightly condition.

Your co-operation in having the said items removed and the yards upgraded to the satisfaction of this department is appreciated.

Yours truly,

P. Reyda  
Site Inspector  
BUILDING INSPECTION DEPARTMENT

PR/njh

COPY

July 11/91

## DOUBLE REGISTERED

July 16, 1991

M.H. Woody  
3618 - 50 Avenue  
Red Deer, AB  
T4N 6Y3

Dear Sir/Madam:

RE: 3618 - 50 Avenue  
Lot 5, Block 2, Plan 6159 ET

A reinspection of the above site was conducted to ensure that our request to you of June 27, 1991 has been complied with. During the inspection it was noted that both the front and rear yards still remain in an unsightly state by means of discarded furniture, appliances, several dilapidated vehicles and other discarded items, in addition to being overgrown with weeds and grass.

As no attempt has been made to have the site upgraded to a level more acceptable in a residential district, you are hereby notified that a further inspection will be conducted in fourteen (14) days of the date of this letter. Failure to comply with this request will result in strong action being initiated by the City to have the site cleaned up.

Your prompt co-operation in this matter is requested.

Yours truly,

P. Reyda  
Site Inspector  
BUILDING INSPECTION DEPARTMENT

COPY

PR/jww  
Rec'd July 23/91  
Reinspect August 7/91  
Aug 21 - no improvement on site

DOUBLE REGISTERED

September 4, 1991

M.H. Woody  
3618 - 50 Avenue  
Red Deer, Alberta  
T4N 6Y3

Dear Sir:

**RE: 3618 - 50 AVENUE  
LOT 5, BLOCK 2, PLAN 6159 ET**

---

A reinspection of the above site was conducted on August 21, 1991 to ensure compliance with our previous requests to you. It was noted that the site still remains in an extremely unsightly state by means of discarded furniture and other items, dilapidated vehicles, and an overgrowth of grass and weeds.

As our previous requests have met with no response, and no attempt has been made to upgrade the site to a more acceptable level, this letter will serve as an Order under Section 81 of the Planning Act that, if the site has not been cleaned up within fourteen (14) days of receipt of same, City crews will be directed to complete said work. All costs incurred will be charged against the property as taxes due and owing. If you have an objection, you may appeal this Order to City Council within ten (10) days of receipt of same.

We trust this is of information to you.

Yours truly,

P. Reyda  
Site Inspector  
BUILDING INSPECTION DEPARTMENT

PR/vjy

Work order - Parks & Pub Works  
Bylaws.

COPY

**HAND DELIVERED**

September 25, 1991

M.H. Woody  
3618-50 Avenue  
Red Deer, Alberta  
T4N 6Y3

Dear Sir:

RE: 3618-50 AVENUE  
LOT 5, BLOCK 2, PLAN 6159 E.T.

A reinspection of the above referenced site was conducted by this department on September 19, 1991, to ensure compliance with our previous requests. The inspection revealed that the property still remains in an extremely unsightly state by means of dilapidated vehicles, discarded furniture and other miscellaneous matter and debris.

As no attempt has been made to rectify the situation, despite our three (3) previous letters, you are hereby notified that City crews will be arriving on the site on or about October 9, 1991, to commence work to upgrade the site to a more acceptable level. All costs incurred for any work deemed necessary will be charged against the property as taxes due and owing.

We trust this is of information to you.

Yours truly,

P. Reyda  
Site Inspector  
BUILDING INSPECTION DEPARTMENT

PR/vs

COPY

*Site cleaned up by City crews Oct 10/91*

Commissioner's Comments

As Mr. Woody's letter is not specific with respect to the nature of his complaint, we can only assume that it relates to the circumstances outlined by the Bylaws & Inspections Manager. If it is the case, it would appear that the City acted in a proper manner.

Mr. Woody will be advised of the time that Council will hear his complaint so that he might address Council directly.

"M.C. DAY", City Commissioner

yellow copy

**DATE:** March 4, 1992  
**TO:** All Directors and Department Heads  
**FROM:** City Clerk  
**RE:** COMPLAINT - MR. M.H. WOODY  
3618 - 50 AVENUE

---

This office received a complaint from M.H. Woody February 6, 1992 indicating that he wished to be put on the Council agenda as he had a complaint to bring directly to City Council. We responded, indicating that we required further information with respect to the nature of his complaint and the second letter, which was received March 4th, is in response to same.

We would request that if any department has any knowledge as to what this gentleman may be complaining about, or has had any dealings with said gentleman, that you provide us with written comments for submission to Council on the March 16th agenda. Your comments would be appreciated by no later than March 9th.

  
C. SEVCIK  
City Clerk

CS/jt



**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

March 4, 1992

Mr. M.H. Woody  
3618 - 50 Avenue  
RED DEER, Alberta  
T4N 3Y6

Dear Sir:

**RE: COMPLAINT**

I acknowledge receipt of your letters of February 4 and March 5, 1992, regarding the above noted.

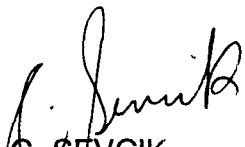
Your letter will be placed on the Council agenda of Monday, March 16, 1992. Council meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

Would you please telephone our office on Friday, March 13, 1992 and we will advise you of the approximate time that Council will consider hearing your complaint.

Would you please enter City Hall on the west (parkside) entrance when arriving, and proceed up to the second floor Council Chambers.

Trusting you will find this satisfactory.

Yours truly,

  
C. SEVCIK  
City Clerk

/jt

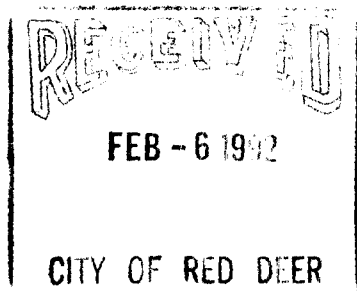
*a delight  
to discover!*

City Clerk Office  
City of Red Deer.

Dear Sir

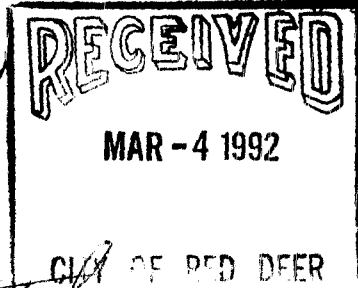
3618--50 Ave.  
Red Deer T4N 3Y6  
Feb 4 92

I would like to get on the  
agenda in near future  
as I have a complaint to  
bring up Directly to City  
Council



Thank you  
M H W. oody.

City Clerk  
City of Red Deer  
Dear Sir



3618-50 Ave  
Red Deer Alta  
T4N 3Y6  
May 5, 92.

This is the second letter  
to this department to get on  
agenda to bring a complaint directly  
to City Council as I don't believe  
they are aware of the type of ruthless  
harassing destructive lack of any  
sense some of their employees  
are.

more details will be brought  
directly to City Council.

Yours Truly  
M. H. Woody.

**DATE:** March 4, 1992

**TO:** All Directors and Department Heads

**FROM:** City Clerk

**RE:** COMPLAINT - MR. M.H. WOODY  
3618 - 50 AVENUE

---

This office received a complaint from M.H. Woody February 6, 1992 indicating that he wished to be put on the Council agenda as he had a complaint to bring directly to City Council. We responded, indicating that we required further information with respect to the nature of his complaint and the second letter, which was received March 4th, is in response to same.

We would request that if any department has any knowledge as to what this gentleman may be complaining about, or has had any dealings with said gentleman, that you provide us with written comments for submission to Council on the March 16th agenda. Your comments would be appreciated by no later than March 9th.

  
C. SEVCIK  
City Clerk

CS/jt

*of OCA Dept. has no idea  
what Mr. Woody may be  
complaining about.  
JH  
March 6/92*

**March 6, 1992**

**To: City Clerk**

**From: Fire Chief**

**Re: Complaint - Mr. M. H. Woody, 3618 - 50 Avenue**

**I have checked with my Inspection people and they have had no dealings with this individual.**

A handwritten signature in cursive script, appearing to read "R. Oscroft".

**R. Oscroft  
FIRE CHIEF**

DATE: March 6, 1992  
TO: City Clerk  
FROM: Transit Manager  
**RE: COMPLAINT - MR. M.H. WOODY**

---

Upon researching our complaint records, the Transit Department has no complaints generated by Mr. Woody on file.

I trust this is the information you require.



Grant Beattie  
Transit Manager

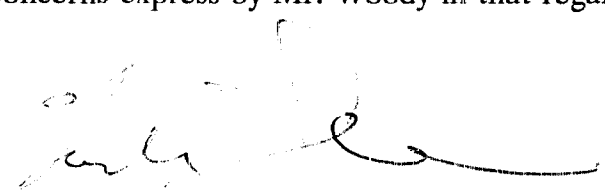
GB/slp

**DATE:** March 5, 1992  
**TO:** City Clerk  
**FROM:** Public Works Manager  
**RE: COMPLAINT - MR. M.H. WOODY**  
**3618 - 50 AVENUE**

---

We have examined our records, and have found no record of any calls or concerns from Mr. Woody.

This address is on an unconstructed lane which received some Council attention because of the concerns of Mrs. Lenore Thompsen, in 1991. However, we have no record of any concerns expressed by Mr. Woody in that regard.



Gordon Stewart, P. Eng.  
Public Works Manager

SH/blm

DATE: FEBRUARY 25, 1992  
TO: ALDERMAN JOHN CAMPBELL  
FROM: ASSISTANT CITY CLERK  
RE: 1. W-5 FEB. 2, 1992 TRANSCRIPT & VIDEO TAPE  
2. MEL WOODY - 3618-50 AVE

*Charlie*  
*For your info*  
*FK*

**W-5**

We have just received confirmation of the cost of receiving a transcript and video tape of the above noted program.

Transcript - \$ 6.50  
Video - \$ 130 to \$140

Do you still wish us to order both the transcript and video?

**MEL WOODY**

In speaking with Charlie and Ryan, the City has received no written letter from Mr. Woody, regarding his concern, which would be acceptable to place on the Council agenda. As such it is our intention not to place this matter on the agenda until such time as a further letter is received from Mr. Woody.

If you have any questions please call.

  
Kelly Kloss





## RED DEER CHAMBER OF COMMERCE

---

March 9, 1992

Mayor and Council,  
City of Red Deer,  
Box 5008,  
Red Deer, Alberta  
T4N 3T4

Your Worship & Members of Council:

RE: FLORAL EMBLEM COMMITTEE

The Floral Emblem Committee met today for the purpose of counting the public's votes for a Floral Emblem for our city.

The choices and results were:

- Columbine (Crimson Star)	1,241
- Sweet Pea (Spenser Mix)	364
- Petunia (Single Ultra Red Star)	276
- Geranium (Yours Truly)	217

In review, the criteria for selection is:

- brightness of colour
- native or hardy to Red Deer
- easy to grow
- season and length of bloom
- historical significance
- ease of obtaining seed
- adaptation for a logo
- annual or perennial

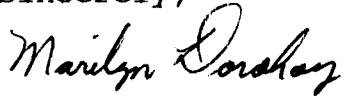
... 2

- 2 -

It is the committee's recommendation that we accept the people's choice, since it meets the criteria and that the Columbine (Crimson Star) be endorsed as Red Deer's Floral Emblem.

We thank you for your support and participation in this project and anticipate an early reply advising of your decision.

Sincerely,

A handwritten signature in cursive script, reading "Marilyn Dorohoy".

Marilyn Dorohoy  
Executive Assistant

MD:jdf

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

March 17, 1992

Floral Emblem Committee  
c/o Red Deer Chamber of Commerce  
3017 - 50 Avenue  
RED DEER, Alberta  
T4N 5Y6

Attention: Ms. Marilyn Dorohoy  
Executive Assistant

Dear Ms. Dorohoy

**RE: FLORAL EMBLEM FOR CITY OF RED DEER**

I would advise that the recommendations from the Floral Emblem Committee that the City accept the people's choice, that is the Columbine (Crimson Star) as Red Deer's floral emblem, received consideration at the Council meeting of March 16, 1992.

At the above noted meeting, Council concurred with the recommendations of the aforesaid Committee by passing the following resolution.

"RESOLVED that Council of The City of Red Deer hereby approves the Columbine (Crimson Star) as Red Deer's floral emblem, and as recommended to Council March 16, 1992 by the Floral Emblem Committee."


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

On behalf of Council, I wish to take this opportunity of thanking the Floral Emblem Committee for its initiative in this regard, for the establishment of the criteria for selection and for allowing the citizens of Red Deer to participate in the selection process.

Ms. Marilyn Dorohoy  
Floral Emblem Committee  
March 17, 1992  
Page 2

Trusting you will find this satisfactory and by way of a copy of this letter to the Parks Manager, we are requesting that further appropriate action be taken with respect to publicity, promotion of the floral emblem, registration of the emblem if appropriate and necessary, etc.

Sincerely,



G. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Community Services  
Parks Manager



# CITY OF WETASKIWIN

P.O. BOX 6266  
WETASKIWIN  
ALBERTA, CANADA  
T9A 2E9

Office of the  
MAYOR

February 26, 1992

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

Dear Mayor: *Bob*

RE: The Alberta Municipal Statutes Review Committee January 1992,  
Recommendation for The Municipal Assessment Corporation Act

The Council of the City of Wetaskiwin are of the opinion that the Municipal Statutes Review Committee's move to present draft legislation to the Minister requires vigorous opposition by all municipalities.

The responses to the Municipal Statutes Review Committee discussion papers have clearly shown significant opposition to an Assessment Corporation. The City of Wetaskiwin opposes the formation of the Assessment Corporation, as it will only reduce municipal autonomy and there will be a significant "down loading" of the current Alberta Municipal Affairs Assessment Branch "costs" to all municipalities. In these tough economic times the last thing we need is another charge for our rate payers!

As a member of Alberta Urban Municipalities Association we are asking for your support by writing to our president Councillor Gary E. Browning, requesting that a special meeting be held prior to the spring sitting of the legislature to deal with this issue. The only way we as elected municipal officials can avoid being forced into having to financially support this proposed Assessment Corporation, is to continue to show our opposition.

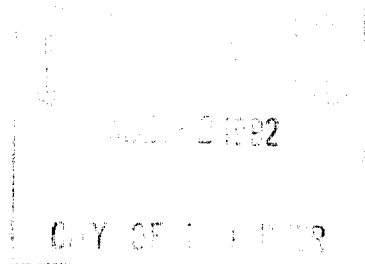
Secondly, we would ask that you also write your M.L.A. stating your concerns, with a copy to me.

I would like to thank you for your concerns in this matter. I eagerly await your response.

Yours truly,

*Dorothy*

Dorothy French (Mrs)  
Mayor



## Office of the Mayor



15 November 1991

Municipal Statutes Review Committee  
1780 CityCentre  
10155 - 102 Street  
EDMONTON, Alberta  
T5J 4L4

Attention: Mr. Norm Milke

Dear Sir:

RE: DISCUSSION PAPER - ADMINISTERING ASSESSMENT IN ALBERTA

City Council reviewed the Discussion Paper at the November 12, 1991, Council meeting and discussed comments and observations that were made by administration and the City Assessor. The City will go on record as supporting Option 3 as outlined in the Discussion Paper for the Provincial Corporation. The City of Red Deer itself would opt into the program. We would utilize the services of the corporation for our assessment, subject to reserving final decision until all details of the corporation/authority are known pertaining to structure, cost, composition, or Board of Directors, etc.

We trust that a decision will be made soon, and the municipalities will be kept advised as to the progress of this endeavour, so that we may plan our City's activities accordingly.

Sincerely,

R. J. McGhee  
Mayor

c.c. Minister of Municipal Affairs  
Stockwell Day, M.L.A. (North)  
Hon. John Oldring, M.L.A. (South)  
Deputy Minister, A. Grover  
City Clerk

Commissioner's Comments

Attached for Council's information is the letter from the Mayor to the Municipal Statutes Review Committee indicating Council's support of Option No. 3 which states:

"Establish a corporation that Municipalities would have the option of having it do their assessment, or could form a group of Municipalities to retain the services of a private contractor to do their assessment, or could employ their own assessment personnel to do assessments."

In view of this, we cannot recommend Council support the City of Wetaskiwin.

"M.C. DAY"  
City Commissioner

DATE March 3, 1992

TO:

<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input checked="" type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

FROM:

CITY CLERK

The Alberta Municipal Statutes Review Committee -  
RE: Recommendation for the Municipal Assessment Corporation Act

Please submit comments on the attached to this office by March

9 for the Council Agenda of March 16, 1992.

  
C. SEVCIK  
City Clerk



DATE: 10 March 1992

TO: City Clerk

FROM: City Assessor

RE: THE ALBERTA MUNICIPAL STATUTES REVIEW COMMITTEE -  
RECOMMENDATION FOR THE MUNICIPAL ASSESSMENT  
CORPORATION ACT

---

Council of The City of Red Deer have taken the position as outlined on the attached reports dated November 15, 1991, and January 6, 1992.

We have no indications of excessive costs or other areas that would not meet with the City's approval; therefore, we recommend that the decision is still valid pending further information.

A handwritten signature in black ink, appearing to read 'Al Knight', with a stylized flourish at the end.

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

AK/ngl

Enc.

c.c. Director of Financial Services

6 January 1992

Municipal Statutes Review Committee  
1780 CityCentre, 10155 - 102 Street  
EDMONTON, Alberta  
T5J 4L4

Attention: Mr. Tom Forgrave

Dear Sir:

RE: PROPOSED CORPORATION/AUTHORITY

The City of Red Deer is aware, by way of Discussion Papers, etc., of the possibility of the Province creating a corporation/authority to do property tax assessments throughout the Province of Alberta. In correspondence dated November 15, 1991, The City of Red Deer has indicated support for the corporation, specifically Option 3, and has also indicated that the City would opt into the corporation program, subject to reserving final decision until all details of the corporation/authority are known pertaining to structure, cost, composition of Board members, etc.

In the Discussion Paper, a reference was made to the location of the corporation office, should such corporation come to realization. The City of Red Deer respectfully submit that Red Deer would be an ideal location for the corporate office and would recommend that the corporation consider locating said offices in our city. The City of Red Deer is in an excellent geographic location with amenities for all family lifestyles and vocations and within a reasonable distance of centres that contain all necessary supplies and services that are not available here. The City has excellent office locations and vacancies at very competitive rental rates that would be conducive to the overall administration of a corporation, should it be formed.

Should the corporation and/or any authorities require information pertaining to the City of Red Deer, amenities, space availabilities, rental rates, etc., please contact the Economic Development Manager, Mr. Alan Scott or the City Assessor, Mr. Al Knight, at your convenience.

Municipal Statutes Review Committee

Page 2

6 January 1992

Thank you for your attention and consideration of this proposal.

Sincerely,

R. J. McGhee

Mayor

AK/ngl

c.c. Minister of Municipal Affairs  
Stockwell Day, M.L.A., North  
Hon. John Oldring, M.L.A., South  
Deputy Minister A. Grover  
City Clerk

# Office of the Mayor



March 20, 1992

Her Worship Mayor Dorothy French  
City of Wetaskiwin  
P.O. Box 6266  
Wetaskiwin, Alberta  
T9A 2E9

Dear Mayor French:

RE: THE ALBERTA MUNICIPAL STATUTES REVIEW COMMITTEE  
RECOMMENDATION FOR THE MUNICIPAL ASSESSMENT  
CORPORATION ACT

---

Your letter of February 26, 1992 pertaining to the above matter is hereby acknowledged with thanks.

At the Council meeting of March 16, 1992 your letter received consideration, however, Council reaffirmed its decision of November 12, 1991 and agreed not to support the City of Wetaskiwin in this matter.

Following is the resolution which was passed in this regard:

**"RESOLVED** that Council of The City of Red Deer, having considered correspondence from the City of Wetaskiwin re: The Alberta Municipal Statutes Review Committee Recommendation for the Municipal Assessment Corporation Act, hereby concurs with the comments of the City Commissioner as presented to Council March 16, 1991 that the City not support the City of Wetaskiwin in this matter."


...../2

Her Worship Mayor Dorothy French  
Page 2  
March 20, 1992

I am enclosing a copy of our letter to the Municipal Statutes Review Committee dated November 15, 1991 which briefly outlines the City's position and also enclosed are the Commissioner's comments which appeared on the March 16th agenda.

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

Sincerely,



R. J. McGHEE  
Mayor

CS/dh

Encls.

c.c. Municipal Statutes Review Committee, Edmonton  
The Honourable Ray Speaker, Minister for Municipal Affairs  
The Honourable John Oldring, M.L.A., Red Deer South  
Mr. Stockwell Day, M.L.A., Red Deer North  
City Assessor  
Director of Financial Services  
~~City Clerk~~

10 1,1 March 30

## Office of the Mayor



15 November 1991

Municipal Statutes Review Committee  
1780 CityCentre  
10155 - 102 Street  
EDMONTON, Alberta  
T5J 4L4

Attention: Mr. Norm Milke

Dear Sir:

RE: DISCUSSION PAPER - ADMINISTERING ASSESSMENT IN ALBERTA

City Council reviewed the Discussion Paper at the November 12, 1991, Council meeting and discussed comments and observations that were made by administration and the City Assessor. The City will go on record as supporting Option 3 as outlined in the Discussion Paper for the Provincial Corporation. The City of Red Deer itself would opt into the program. We would utilize the services of the corporation for our assessment, subject to reserving final decision until all details of the corporation/authority are known pertaining to structure, cost, composition, or Board of Directors, etc.

We trust that a decision will be made soon, and the municipalities will be kept advised as to the progress of this endeavour, so that we may plan our City's activities accordingly.

Sincerely,

R. J. McGhee  
Mayor

c.c. Minister of Municipal Affairs  
Stockwell Day, M.L.A. (North)  
Hon. John Oldring, M.L.A. (South)  
Deputy Minister, A. Grover  
City Clerk

---

# SPECIAL MEMORANDUM

---

DATE: March 20, 1992

TO: Mayor and Council

FROM: Councillor Gary E. Browning  
President

SUBJECT: **MUNICIPAL STATUTES REVIEW COMMITTEE:  
MUNICIPAL ASSESSMENT CORPORATION ACT**

You have received a letter from one of our member municipalities indicating their opposition to the Municipal Statutes Review Committee's recommendation regarding the establishment of a Municipal Assessment Corporation.

The Municipal Assessment Corporation Act, Property Assessment Act, and Municipal Government Act, are only recommendations at this time and there is no indication whether or not the government will proceed with legislation in these areas. Therefore, we believe that it is premature to take any direct action at this time. The AUMA Board has adopted the position that it will not respond to any of the recommendations from the Municipal Statutes Review Committee until they are acted upon by the Government. This position was restated at the 1992 AUMA Convention. Once the Government responds with proposed legislation, the AUMA will then be in a position to deal with it in accordance with the membership's wishes.

It had been suggested that a special meeting be held to deal with this issue prior to the spring sitting of the Legislature, which commenced March 19, 1992. While we appreciate the level of concern, due to time restraints it was impossible to hold a special meeting by the requested deadline. The AUMA bylaws provide for 5% of the members to call a special meeting, with a two week notice period.

At this time, we recommend that member municipalities contact their MLAs and the Honourable R.S. Fowler, Minister of Municipal Affairs, to state their concerns about the proposed Municipal Assessment Corporation. Please provide us with a copy of any correspondence that you forward to your MLA and the Minister in this regard.

... 2



**Alberta Urban Municipalities Association**

8712 - 105 Street, P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4  
Tel: (403) 433-4431 • Toll Free 1-800-661-2862 • Fax 433-4454

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

March 30, 1992

Councillor Gary E. Browning  
President  
Alberta Urban Municipalities Association  
8712 - 105 Street  
P.O. Box 4607, Station S.E.  
EDMONTON, Alberta  
T6E 5G4

Dear Councillor Browning:

**RE: THE ALBERTA MUNICIPAL STATUTES REVIEW COMMITTEE**  
**MUNICIPAL ASSESSMENT CORPORATION ACT**

Please find attached copies of a letter sent to Mayor Dorothy French of the City of Wetaskiwin dated March 20, 1992 and a copy of a letter to the Municipal Statutes Review Committee dated November 15, 1991 regarding The City of Red Deer's position on the above noted for your information, and as per your memorandum dated March 20, 1992.

Trusting you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

CS/jt

Att.

*a delight  
to discover!*



---

# SPECIAL MEMORANDUM

---

DATE: March 20, 1992

TO: Mayor and Council

FROM: Councillor Gary E. Browning  
President

SUBJECT: **MUNICIPAL STATUTES REVIEW COMMITTEE:  
MUNICIPAL ASSESSMENT CORPORATION ACT**

You have received a letter from one of our member municipalities indicating their opposition to the Municipal Statutes Review Committee's recommendation regarding the establishment of a Municipal Assessment Corporation.

The Municipal Assessment Corporation Act, Property Assessment Act, and Municipal Government Act, are only recommendations at this time and there is no indication whether or not the government will proceed with legislation in these areas. Therefore, we believe that it is premature to take any direct action at this time. The AUMA Board has adopted the position that it will not respond to any of the recommendations from the Municipal Statutes Review Committee until they are acted upon by the Government. This position was restated at the 1992 AUMA Convention. Once the Government responds with proposed legislation, the AUMA will then be in a position to deal with it in accordance with the membership's wishes.

It had been suggested that a special meeting be held to deal with this issue prior to the spring sitting of the Legislature, which commenced March 19, 1992. While we appreciate the level of concern, due to time restraints it was impossible to hold a special meeting by the requested deadline. The AUMA bylaws provide for 5% of the members to call a special meeting, with a two week notice period.

At this time, we recommend that member municipalities contact their MLAs and the Honourable R.S. Fowler, Minister of Municipal Affairs, to state their concerns about the proposed Municipal Assessment Corporation. Please provide us with a copy of any correspondence that you forward to your MLA and the Minister in this regard.

... 2



**Alberta Urban Municipalities Association**

8712 - 105 Street, P.O. Box 4607, Station S.E., Edmonton, Alberta T6E 5G4  
Tel: (403) 433-4431 • Toll Free 1-800-661-2862 • Fax 433-4454

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

March 30, 1992

Councillor Gary E. Browning  
President  
Alberta Urban Municipalities Association  
8712 - 105 Street  
P.O. Box 4607, Station S.E.  
EDMONTON, Alberta  
T6E 5G4

Dear Councillor Browning:

**RE: THE ALBERTA MUNICIPAL STATUTES REVIEW COMMITTEE**  
**MUNICIPAL ASSESSMENT CORPORATION ACT**

Please find attached copies of a letter sent to Mayor Dorothy French of the City of Wetaskiwin dated March 20, 1992 and a copy of a letter to the Municipal Statutes Review Committee dated November 15, 1991 regarding The City of Red Deer's position on the above noted for your information, and as per your memorandum dated March 20, 1992.

Trusting you will find this satisfactory.

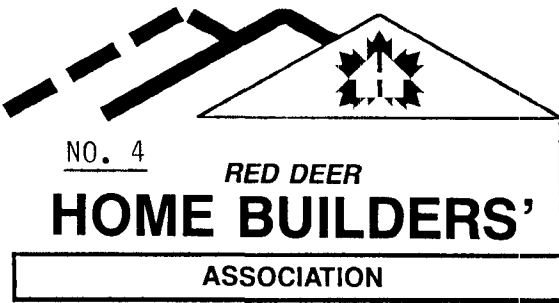
Sincerely,

C. SEVCIK  
City Clerk

CS/jt

Att.

*a delight  
to discover!*



6798B Gaetz Avenue, Red Deer, Alberta T4N 4E1  
 (403) 346-5321 Fax (403) 342-1301

THE CITY OF RED DEER  
 CLERK'S DEPARTMENT

RECEIVED	
TIME	10:30
DATE	10/45
BY	ds

February 25, 1992

Dear Members of City Council

The Red Deer Home Builders' Association has recently noted that the land use bylaw of the City of Red Deer is too restrictive in some areas; namely those relating to the setbacks from property lines required for various types of buildings. Building lots are increasingly expensive, so it is important to obtain the most effective use possible of all the land.

Our observations indicate that some of the setbacks in Red Deer do not allow the fullest use of property. Areas of concern are:

1. Side yard setbacks,
2. Front yard setbacks, and
3. Permissible site coverages.

We would much appreciate the City instructing the Red Deer Regional Planning Commission to undertake a study of the present setback requirements. This study could review requirements of the Alberta Building code; setbacks in other centres; and review as to how the needs of the citizens of Red Deer have changed since the present regulations were designed.

The Red Deer Home Builders' Association would be pleased to participate, and would extend all possible assistance to the RDRPC if they undertake such a study. We have discussed this concern with the Urban Development Institute, and have found that they too share this concern.

Sincerely yours,

RED DEER HOME BUILDERS' ASSOCIATION

Mel Watmough  
 President

DATE: February 28, 1992

TO: City Clerk

FROM: Director of Engineering Services

RE: **RED DEER HOME BUILDERS' ASSOCIATION  
STUDY - SETBACK AND SITE COVERAGE REQUIREMENTS**

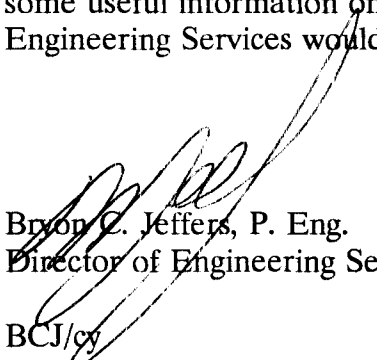
---

Engineering Services has reviewed the correspondence submitted by the Red Deer Home Builders' Association.

It is our understanding that the Land Use By-law, as it relates to side yard setbacks, front yard setbacks, and site coverage, have been the same for many years. There has, however, been a tendency to develop smaller lots in more recent subdivisions. While the lots are now generally smaller, house sizes are not decreasing.

RECOMMENDATION

The review proposed by the Red Deer Home Builders' Association would perhaps provide some useful information on similar standards in other communities. If desired by Council, Engineering Services would be pleased to assist or participate in the review.



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

BCJ/cy

February 27, 1992

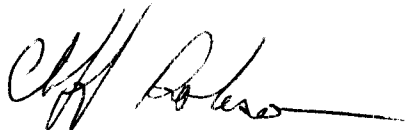
TO: City Clerk

FROM: Fire Marshal

RE: SETBACK AND SITE COVERAGE

Set back and site coverage shall comply with the Spatial Separation requirements as per Part 9 Alberta Building Code.

If any further information is required, please contact this office.

A handwritten signature in black ink, appearing to read "Cliff Robson", with a long horizontal flourish extending to the right.

Cliff Robson  
FIRE MARSHAL



**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

**TO: C. Sevcik**

**DATE: March 5, 1992**

**FROM: Paul Meyette**

**RE: Red Deer Home Builders' Association  
Study Setback and Site Coverage Requirements**

The Red Deer Home Builders Association is requesting that the Red Deer Regional Planning Commission undertake a study of some of the standards in the land use bylaw, related to setbacks and site coverages.

The study would consist of reviews of

- standards in other municipalities
- regulatory requirements
- discussion with the Home Builders regarding development practices and planning objectives in Red Deer

This study would provide a thorough understanding of the issues related to the Home Builders concern. The Red Deer Regional Planning Commission is willing to co-ordinate this study.

Council should be aware that the City Planning Division has a reduced staff complement; as a consequence there will be increasingly lengthier delays in responding to planning issues. Each additional project will push back the completion of ongoing and approved projects. A schedule of these projects is attached.

**RECOMMENDATION**

That Council direct the Planning Commission to co-ordinate a study of residential setbacks and site coverages with the involvement of appropriate City departments and the Red Deer Home Builders' Association.

  
Paul Meyette, ACP, MCIP

**CC: Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E.L. & P. Manager  
Fire Chief**

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 PAINTERS 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 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 NORGLANDWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS



**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

**CITY PLANNING DIVISION**

**1992/93 WORK PROGRAM  
REVISED**

**Assumption That there will be total of three staff assigned to City Planning Services consisting of:**

- Paul Meyette, Principal Planner
- Djamshid Rouhi, Senior Planner
- Frank Wong, Planning Assistant

**Planning Projects**

- \*East Hill Structure Plan
- \*Northwest Area Structure Plan
- \*Annexation
- \*Joint General Municipal Plan
- \*Vision 2020 Implementation Program
- \*Re-use of the Railway Right-of-way (Oriole Park/Fairview)
- \*Downtown Concept Plan
- \*Lancaster Meadows Design
- Cronquist and Area Redevelopment Plan
- Review of Commercial Zoning
- Land Use Bylaw Review and Update - Annexed Areas
- \*Laneless Report for Council
- MCC Related Projects
  - review of entranceway standards
  - revision of zoning
  - revision of billboard policy
- Downtown Concept Plan
  - various implementation strategies related to heritage resources, development, landscaping
- \*Comprehensive Land Bank Management Strategy
- \*currently ongoing

**Current Planning Responsibilities**

Subdivision Design and Processing	Intermunicipal Liaison
Public Information Meetings	Statutory Planning
Public Information	Ad Hoc Committees
Council Liaison/Reports	Land Use Bylaw Amendments
Public Enquiries (over 200 telephone calls per month)	Annexation
Interdepartmental Communication/Planning Advice	Commission Studies/Reports
City/Commission Budget	Regional Planning Issues

**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 INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALD • 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 NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

**Committee Responsibilities**

City Council	Environmental Advisory Board (Regional)
Joint General Municipal Planning Committee	City Land Related Information Systems
Municipal Planning Commission	Subdivision Committee
Development Appeal Board	City Census
Downtown Planning Process Steering Committee	Joint/City School Liaison
Gaetz Lakes Committee	Towne Plaza
Vision 2020	Social Housing Needs
Towards 2000	
Land Bank Strategy Committee	

**NOTE: The current level of responsibilities and planning projects far exceeds the available manpower to undertake this work. As a consequence, the Planning Commission will be reviewing this annual work program to bring it to a more manageable level; emphasis will be placed on completing projects which have already been commenced.**



**OUTSTANDING PROJECTS**  
**(not in order of priority)**

---

45 Street Area Development Plan  
Land Use Bylaw Review - compliance between GMP and LUB  
College Park Area Structure Plan  
Analysis of City Census  
Railway Reuse  
- north of City Centre development  
- south of City Centre development  
Environmental Master Plan  
Michener Hill Area Structure Plan  
Michener Centre - Future Use  
Area Redevelopment Plans    - Fairview  
   - North Red Deer  
   - South Hill  
Vision 2020    - Balanced North/South Growth  
                         - Comprehensive Public Participation Process  
General Municipal Plan

DATE: March 5, 1992

FILE NO. 92-1727

TO: City Clerk

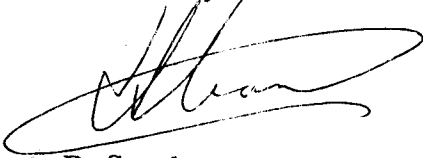
FROM: Bylaws and Inspections Manager

RE: **RED DEER HOUSEBUILDERS**

---

In response to your memo, regarding the above subject, we would support a study of the residential site requirements and request that this department be included in the study group.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioner's Comments

We concur with the recommendations of the Urban Planner. However, as they point out Council should recognize that something else will inevitably be delayed.

"M.C. DAY"  
City Commissioner

DATE February 26, 1992

TO:

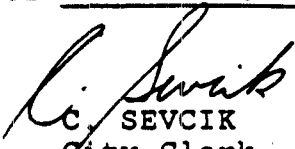
<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input checked="" type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input checked="" type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input checked="" type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

FROM: CITY CLERK

RE: RED DEER, HOME BUILDERS' ASSOCIATION - STUDY  
SETBACK AND SITE COVERAGE REQUIREMENTS

Please submit comments on the attached to this office by March

9 for the Council Agenda of March 16, 1992

  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

February 26, 1992

Red Deer Home Builders' Association  
6798B Gaetz Avenue  
Red Deer, Alberta  
T4N 4E1

Attention: Mel Watmough, President

Dear Sir:

**RE: STUDY SETBACK AND SITE COVERAGE REQUIREMENTS**

I acknowledge receipt of your letter of February 25, 1992, regarding the above noted.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Monday, March 16, 1992. Council meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, March 13, 1992 and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the west (parkside) entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, March 13th.

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

Yours truly,

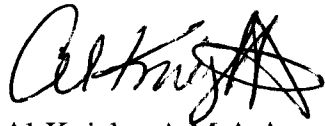
*CS*  
C. SEVCIK  
City Clerk  
/jt

*a delight  
to discover!*

DATE: 28 February 1992  
TO: City Clerk  
FROM: City Assessor  
RE: RED DEER HOME BUILDERS' ASSOCIATION STUDY  
SETBACK AND SITE COVERAGE REQUIREMENTS

---

The Assessment, Tax and Land Department has no comment regarding the above proposal.

A handwritten signature in black ink, appearing to read 'Al Knight', with a stylized flourish at the end.

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

AK/ngl

**DATE:** February 28, 1992

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS, Director  
Community Services Division

**RE:** RED DEER HOME BUILDERS' ASSOCIATION  
STUDY: SETBACK AND SITE COVERAGE REQUIREMENTS  
Your memo dated February 26, 1992 refers.

---

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



CRAIG CURTIS

:dmg

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

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132  
March 18, 1992

Red Deer Homebuilders' Association  
6798B - Gaetz Avenue  
RED DEER, Alberta  
T4N 4E1

Attention: Mr. Mel Watmough, President

Dear Sir:

**RE: SETBACK AND SITE COVERAGE REQUIREMENTS STUDY**

Your letter of February 25, 1992 pertaining to the above matter was presented to Council March 16, 1992 and at which meeting Council passed the following motion concurring with your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated February 25, 1992 from the Red Deer Home Builders' Association, hereby agrees that the Red Deer Regional Planning Commission co-ordinate a study of residential setbacks and site coverages with the involvement of appropriate City departments and the Red Deer Home Builders' Association, and as recommended to Council March 16, 1992."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. The Regional Planning Commission will be contacting you in due course with regard to the first meeting of this group.

In the meantime, if you have any questions or concerns regarding this matter, please do not hesitate to contact the undersigned or the Principal Planner, Mr. Paul Meyette, at the Red Deer Regional Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Sevcik'.

C. SEVCIK

City Clerk

CS/jt

c.c. Principal Planner

**DATE: March 18, 1992**  
**TO: Principal Planner**  
**FROM: City Clerk**  
**RE: SETBACK AND SITE COVERAGE REQUIREMENTS STUDY**

---

At the Council meeting of March 16, 1992, the following resolution was passed as a result of a request from the Red Deer Homebuilders' Association that a study be undertaken pertaining to the above.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated February 25, 1992 from the Red Deer Home Builders' Association, hereby agrees that the Red Deer Regional Planning Commission co-ordinate a study of residential setbacks and site coverages with the involvement of appropriate City departments and the Red Deer Home Builders' Association, and as recommended to Council March 16, 1992."

The decision of Council in this instance is submitted for your information and I trust that you will contact all relevant departments and the Red Deer Homebuilders' Association with regard to the first meeting of this group. We look forward to a report to come back to Council in due course concerning this matter.

Trusting you will find this satisfactory and that you will take appropriate action.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Engineering Services  
Director of Community Services  
Bylaws and Inspections Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Parks Manager  
Public Works Manager



NOTICES OF MOTIONNO. 1

DATE: MARCH 3, 1992  
TO: CITY COUNCIL  
FROM: CITY CLERK  
RE: **NOTICE OF MOTION - ALDERMAN CAMPBELL**  
**RE: CAT TRAPS**

---

The following Notice of Motion was submitted by Alderman Campbell at the Council meeting of March 2, 1992:

"WHEREAS Council has deleted funds for cat control from the current budget;

AND WHEREAS many citizens are still having significant difficulty with cats;

AND WHEREAS Council has endorsed a greater level of service on a user-pay basis;

THEREFORE BE IT RESOLVED that Council supports the use of existing cat traps by:

- (1) renting traps to citizens for \$20.00
- (2) renter places a \$60.00 deposit on traps and will have \$40.00 refunded upon return of the trap."

  
C. SEVCIK  
CITY CLERK  
CS/sp

DATE: March 4, 1992

FILE NO. 92-1727

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **NOTICE OF MOTION - CAT TRAPS**

---

In response to the above motion, we have the following comments for Council's consideration.

The procedure we recommend would be as follows:

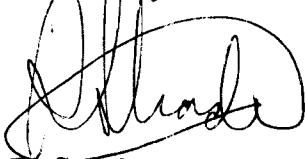
1. Complainant picks up trap, pays deposit and is advised of guidelines (attached) for trap's use.
2. When trap is returned, \$40 is returned to complainant if a ticket has been issued for a cat running at large. If a cat has been caught that does not have an owner, then no refund will be issued.

The reason for retaining part of the deposit when the cat is not claimed is to cover the contractor's expenses for administration and boarding the cat.

It is our opinion that this is the minimum fee that should be charged, in order to cover the administrator's cost. If Council's concurs with the proposal, we are recommending that the fine for cats running at large be increased, so that it will cover the expenses incurred by the City and the contractor. The Bylaw sets fines at \$25 for running at large or damaging property for a first offense and \$60 for a second offense. We propose that these penalties be raised to \$50 and \$75 respectively.

Recommendation: That Alderman Campbell's proposal be accepted along with the changes outlined in our memo.

Yours truly,



R. Strader

Bylaws and Inspections Manager

BUILDING INSPECTION DEPARTMENT

RS/vs

PENALTIES

11. Every owner of a cat who:
- 3009/A-91 a) permits his cat to run at large is guilty of an offence and upon conviction shall be liable for a fine of fifty (\$50.00) dollars;
- 3009/A-91 b) permits his cat to damage public or private property is guilty of an offence and liable upon conviction to a fine of fifty (\$50.00) dollars;
- c) contravenes any provision of Section 7 of this Bylaw is guilty of an offence and upon conviction shall be liable to a fine of seventy-five (\$75.00) dollars;
- d) commits for a second time any of the offence listed in paragraphs (a), (b) and (c) herein within six (6) months of committing such offence the first time, shall be liable upon conviction for such second offence to a penalty of seventy-five (\$75.00) dollars;

## PROCEDURE AND GUIDELINES FOR TRAPPING OF STRAY CATS

### IDENTIFICATION SERVICE:

Animal Services will offer to residents of the City of Red Deer, at a nominal fee, a "Cat Identification Tag Service" for a period of thirty (30) working days prior to any cat traps being released to a Complainant of the City of Red Deer.

### PROCEDURE AND GUIDELINES:

1. A citizen of the City of Red Deer who is annoyed with damages done to his property as a result of a stray cat, may telephone Animal Services and voice a complaint, requesting that a cat trap be placed on his premises.
2. An Animal Control Officer will fill out a portion of the Complaint Form, and as soon as conveniently possible, will attend at the Complainant's home for the purpose of completing the Complaint Form, and if the complaint is found to be valid, the Complainant will be requested to sign the form, after which the Animal Control Officer will set a cat trap on the Complainant's property.
3. The Complainant, upon signing the Complaint form, will be required to make a \$30.00 deposit to Animal Services, which deposit will be returned to the Complainant at such time as the trap is removed from the Complainant's property and is found to be in the same condition it was at the time it was set by the Animal Control Officer.
4. The Animal Control Officer will set a cat trap shaded from the hot sun, on the premises of the Complainant for a period of not more than 72 hours, after which time the Animal Control Officer will remove the trap from the Complainant's property.
5. It will be the responsibility of the Complainant to check the trap hourly, and if an animal is caught, the Complainant must immediately telephone Animal Services requesting that an Officer attend at his residence to take possession of the cat and the trap. If a Complainant continues to be annoyed by more than the one cat which was trapped, he must reapply for a trap to again be set on his property.

-2 -

6. An Officer of Animal Services will return to the premises of the Complainant at the end of his working day, and ascertain if a cat has been trapped. If a cat is not trapped, the Officer will give the Complainant instructions on how to trip and re-set the trap. Under no circumstances is the Complainant to leave a trap set on his property unattended for any period of time whatsoever.
7. It shall be the responsibility of the Complainant to check the trap prior to 11:00 p.m. on each night that the trap is on his property, and if no animal is caught, he is directed to trip the trap and render it harmless until the next morning, when the Complainant may again set the trap. The Animal Control Officer will, as time permits, oversee the re-setting of traps in the morning.
8. At such time as Animal Services becomes in possession of a trapped cat, the Animal Control Officer will try to locate an identifying tag or tatoo on the cat, and if found, will make every effort to contact the owner of the cat in order to report that it has been impounded by Animal Services.
9. If an identification tag or tatoo cannot be found on the impounded cat, Animal Services will retain the cat for a period of at least 72 hours, and after that time, as space permits. After said 72 hour period, it shall be at the discretion of Animal Services as to whether or not the trapped cat shall be retained, sold to a new owner or be euthanized. However, notwithstanding the care taken to ensure return of an owner's cat, if a trapped cat shall be found by an Animal Control Officer to be wild and dangerous, it may be euthanized immediately upon being impounded by Animal Services.
10. At such time as a cat owner attends at Animal Services for the purpose of picking up his or her cat, a fine shall be levied in accordance with Bylaw 3009/90 against the owner of the cat in the form of a Ticket handed or mailed to the owner, which fine is to be paid to the Cashier, City Hall, The City of Red Deer. At the time of returning a cat to its owner, which cat had been unidentified, the Animal Control Officer will make the owner aware of the Identification Tag Service offered by Animal Services.
11. It shall be the responsibility of the Complainant to ensure that once a cat is trapped on his property, that said cat shall not be abused by anyone on his property or anyone coming onto his property.

12. Any person seeing a cat in a trap being abused is encouraged to telephone and report the abuse to Animal Services, at which time an Animal Control Officer will immediately attend at the premises where the abuse has taken place, and will remove the cat and the trap forthwith.
13. In accordance with Bylaw 3009/90, any person caught teasing, enticing, poking an object or throwing any item into a cat trap, shall be guilty of an offence and liable to a fine of not less than \$500.00, together with any costs involved in enforcing payment of said fine.
14. In accordance with Bylaw 3009/90, any Complainant caught teasing, enticing, poking an object or throwing any item into a cat trap shall be guilty of an offence and liable to a fine of not less than \$1,000.00, together with any costs involved in enforcing payment of said fine, and said Complainant or any person residing on his property will be banned from receiving a cat trap in future.
15. Animal Services will provide a Telephone Answering Service after hours, on weekends and statutory holidays, in order that a Complainant who has trapped a cat after business hours, may contact the Animal Control Officer on call, giving him full particulars, at which time the Animal Control Officer will forthwith attend at the Complainant's home in order to pick up the cat and the trap.
16. No cat traps will be released by Animal Services to any Complainant when weather conditions are or are forecast to be colder than minus 5 degrees celsius within the 72 hour period from the time of issue.

ANIMAL SERVICES  
4640 - 61 Street  
Red Deer, Alberta  
347-2388

99

EMERGENCY:

CAT COMPLAINT

DATE COMPLAINT RECEIVED: \_\_\_\_\_ TIME: \_\_\_\_\_

NAME OF COMPLAINANT: \_\_\_\_\_

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

TELEPHONE: (RES.) \_\_\_\_\_ (BUS.) \_\_\_\_\_

NATURE OF COMPLAINT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPOSIT OF \$30.00 RECEIVED: ( ) CHEQUE ( ) CASH ( )

ANIMAL CONTROL OFFICER: \_\_\_\_\_

SIGNATURE OF COMPLAINANT: \_\_\_\_\_

DATE CAT TRAP SET: \_\_\_\_\_ TIME: \_\_\_\_\_

DATE CAT TRAP REMOVED: \_\_\_\_\_ TIME: \_\_\_\_\_

RETURNED IN GOOD REPAIR: YES ( ) NO ( )  
\_\_\_\_\_  
\_\_\_\_\_

DEPOSIT RETURNED: AMOUNT \$ \_\_\_\_\_ DATE: \_\_\_\_\_

WAS A CAT TRAPPED? YES \_\_\_\_\_ NO \_\_\_\_\_

DESCRIPTION OF CAT TRAPPED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IDENTIFICATION TAG: \_\_\_\_\_

OWNER TELEPHONED: NAME \_\_\_\_\_

DATE: \_\_\_\_\_ PHONE NO. \_\_\_\_\_

FINE - \$40.00 TICKET NO. \_\_\_\_\_

Commissioner's Comments

If Council wishes to reintroduce this service, we would concur with the procedure outlined by the Bylaws & Inspections Manager.

"M.C. DAY"  
City Commissioner

DATE March 3, 1992

TO:

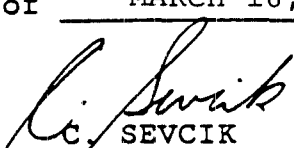
☐ DIRECTOR OF COMMUNITY SERVICES  
☐ DIRECTOR OF ENGINEERING SERVICES  
☐ DIRECTOR OF FINANCIAL SERVICES  
☒ BYLAWS & INSPECTIONS MANAGER  
☐ CITY ASSESSOR  
☐ COMPUTER SERVICES MANAGER  
☐ ECONOMIC DEVELOPMENT MANAGER  
☐ E.L. & P. MANAGER  
☐ ENGINEERING DEPARTMENT MANAGER  
☐ FIRE CHIEF  
☐ PARKS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

FROM:

CITY CLERK

RE: ALDERMAN CAMPBELL - NOTICE OF MOTION - CAT TRAPS

Please submit comments on the attached to this office by MARCH 9,  
1992 for the Council Agenda of MARCH 16, 1992.

  
C. SEVCIK  
City Clerk



92-3-2

## Notice of Motion

whereas Council has deleted funds for cat control from the current budget

whereas many citizens are still having significant difficulties with cats

& whereas Council has endorsed a greater level of service on a user pay (system) basis

therefore be it resolved that Council supports the use of existing cat traps by

① Renting traps to citizens for \$20.00

② Renter places a \$60 deposit on trap and will have \$40 returned upon return of the trap



**DATE:** March 17, 1992  
**TO:** Bylaws and Inspections Manager  
**FROM:** City Clerk  
**RE:** NOTICE OF MOTION - ALDERMAN CAMPBELL  
CAT TRAPS

---

The above matter received consideration at the Council meeting of March 16, 1992 and at which meeting the following motion was introduced.

Moved by Alderman Campbell, seconded by Alderman Statnyk

"WHEREAS Council has deleted funds for cat control from the current budget;

AND WHEREAS many citizens are still having significant difficulty with cats;

AND WHEREAS Council has endorsed a greater level of service on a user-pay basis;

THEREFORE BE IT RESOLVED that Council supports the use of existing cat traps by:

- (1) renting traps to citizens for \$20.00
- (2) renter places a \$60.00 deposit on traps and will have \$40.00 refunded upon return of the trap."

Prior to voting on said resolution, however, the matter was tabled for two weeks in order to allow you an opportunity to meet with the Animal Control contractor and to determine whether the said contractor would be prepared to undertake the program on his own initiative, and for you to submit a report back to Council in regard to this matter.

Trusting you will take appropriate action and we await receipt of your report on how this might be accomplished for inclusion on the March 30th Council agenda.

  
C. SEVCIK  
City Clerk

CS/jt

**DATE: March 20, 1992**  
**TO: City Council**  
**FROM: City Clerk**  
**RE: ALDERMAN CAMPBELL - NOTICE OF MOTION - CAT TRAPS**

---

At the Council meeting of March 16, 1992, the following motion was introduced concerning the above matter.

Moved by Alderman Campbell, seconded by Alderman Statnyk

"WHEREAS Council has deleted funds for cat control from the current budget;

AND WHEREAS many citizens are still having significant difficulty with cats;

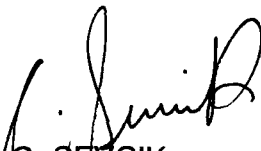
AND WHEREAS Council has endorsed a greater level of service on a user-pay basis;

THEREFORE BE IT RESOLVED that Council supports the use of existing cat traps by:

- (1) renting traps to citizens for \$20.00
- (2) renter places a \$60.00 deposit on traps and will have \$40.00 refunded upon return of the trap."

Prior to voting on the above resolution, however, the matter was tabled for two weeks in order to allow the Bylaws and Inspections Manager to meet with the Animal Control contractor to determine whether the said contractor would be prepared to undertake the program excluding any city involvement and to report back to Council as to how this might be accomplished.

Enclosed hereafter is a further report, as requested by Council.

  
C. SEVCIK  
City Clerk

CS/jt

NO. 2

DATE: March 10, 1992  
TO: City Council  
FROM: City Clerk  
RE: NOTICE OF MOTION/VENDING MACHINE/LICENSE FEES

---

The following Notice of Motion was submitted by Alderman Statnyk, March 6.

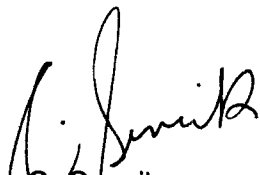
"WHEREAS the License Bylaw of The City of Red Deer No. 2846/84 provides that no person shall carry on any business without first being the holder of a valid and subsisting license to do so and having paid to the City the fee therefore computed in accordance with Schedule "A" of the aforesaid bylaw;

AND WHEREAS said License Bylaw requires the payment of a \$7.00 vending machine license fee, per machine;

AND WHEREAS the ownership of vending machines is frequently assigned from one owner to another, thereby making it extremely difficult, if not impossible, to keep track of the records thereof;

THEREFORE BE IT RESOLVED that License Bylaw 2846/84 be amended by deleting from Schedule "A" thereof the following line:

'29. vending machine, per machine, \$7.00"



C. Sevcik  
City Clerk

CS/ds

DATE: March 10, 1992

FILE NO. 92-1721

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **NOTICE OF MOTION - LICENSE BYLAW VENDING MACHINES**

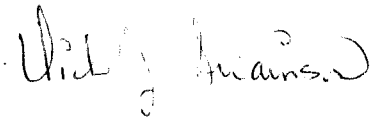
---

We have reviewed the above referenced subject and have the following comments for Council's consideration.

The Licensing Bylaw requires that each vending machine pay a license fee of \$7.00 per year. Currently, about 400 machines are licensed; however, we do not attempt to enforce this part of the Bylaw. We do inspect business premises to determine whether or not the machines located there are licensed. The mobility of these units makes it difficult to ensure all machines are licensed. The only units licensed, at present, are those whose owners apply for the required licenses.

Recommendation: That if Council approves this motion, it applies to 1993.

Yours truly,



R. Strader

for Bylaws and Inspections Manager

BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioner's Comments

We concur with the recommendations of the Bylaws & Inspections Manager and if Council agrees, an amendment will be brought forward with the change to be effective December 31, 1992.

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

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

FILE NO.

City Clerk's Department 342-8132

DATE: March 6, 1992

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: Two (2)

FAX TO: London Drugs

ATTENTION: Alderman Bill Statnyk

THEIR FAX NO: 340-8640

FROM: Charlie Sercik

DEPARTMENT: City Clerks

MESSAGE AREA (if required):

*Draft notice of motion attached.  
Please advise if you wish any changes.*

*ps.*



*a delight  
to discover!*

"WHEREAS the License Bylaw of The City of Red Deer No. 2846/84 provides that no person shall carry on any business without first being the holder of a valid and subsisting license to do so and having paid to the City the fee therefore computed in accordance with Schedule "A" of the aforesaid bylaw;

AND WHEREAS said License Bylaw requires the payment of a \$7.00 vending machine license fee, per machine;

AND WHEREAS the ownership of vending machines is frequently assigned from one owner to another, thereby making it extremely difficult, if not impossible, to keep track of the records thereof;

THEREFORE BE IT RESOLVED that License Bylaw 2846/84 be amended by deleting from Schedule "A" thereof the following line:

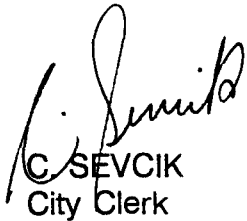
'29. vending machine, per machine, \$7.00' "

**DATE:** March 18, 1992  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** LICENSING BYLAW AMENDMENT  
DELETING VENDING MACHINE LICENSING FEE

---

At the Council meeting of March 16, 1992, Council passed a motion agreeing that the Licensing Bylaw 2846/84 be amended by deleting from Schedule "A", the vending machine licensing fee, in view of the difficulties enforcing and keeping track of the records of this matter.

In accordance with Council's direction, an amending bylaw has been prepared for Council's consideration and which bylaw appears in the Bylaw Section of the agenda.

  
C. SEVCIK  
City Clerk

CS/jt



NO. 3


DATE: MARCH 3, 1992  
TO: CITY COUNCIL  
FROM: CITY CLERK  
RE: **NOTICE OF MOTION - ALDERMAN L. PIMM  
1993 BUDGET HELD TO 2.5% INCREASE**

---

The following Notice of Motion was submitted by Alderman Pimm at the Council meeting of March 2, 1992:

"BE IT RESOLVED that the 1993 budget be developed reflecting the following principles:

1. The base budget reflect no service level changes.
2. Each department be required to identify deletions (subtract backs) required to achieve a budget that would allow the municipal mill rate to be held to a 2.5% increase, (the anticipated rate of inflation).
3. Each department be required to identify further deletions of service which would permit the mill rate to be set at the same level as the 1992 mill rate.
4. No department be exempted."

  
C. SEVCIK  
CITY CLERK  
CS/sp

FILE: alan\memos\budgtinc.pim

DATE: March 10, 1992  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: NOTICE OF MOTION - ALDERMAN L. PIMM  
1993 BUDGET HELD TO 2.5% INCREASE

---

There have been a number of notices of motion attempting to set a guideline for the 1993 budget.

- Alderman Campbell proposed a 0% budget increase for 1993. It was not clear if this meant net expenditure or municipal tax increase.
- Alderman Guilbault proposed 1993 budgets based on 99% of the 1992 budgets excluding the Police Department.

Both of the above proposals were not clear on what was intended for a municipal property tax increase. Clear direction from Council is required on an appropriate tax increase. The Commissioners can then take this and translate it into a guideline for departments in their budget preparation.

The notice of motion from Alderman Pimm proposes:

- Departments prepare their 1993 budgets based on no change in service levels.
- Departments prepare deletions to achieve:
  - a) a 2.5% tax increase and
  - b) a 0% tax increase.

The notice of motion by Alderman Pimm will not achieve what Council is wanting. For example, how will the list of deletions be prepared? If all departments are told to provide a list of deletions equal to an 8% cut, and the Police and Fire departments just show deletions in the Fire and RCMP forces what has been achieved? These two departments represent 37% of the net department expenditures. If Council decides the Fire and Police forces cannot be reduced, then the deletions left achieve a 2.7% tax increase. If further deletions are unacceptable, then the tax increase would be even higher.

City Clerk  
 March 10, 1992  
 Page 2 File: alan\memos\budgtinc.pim

My recommendation was that Council consider a 0% tax increase guideline. This would:

- Provide guidance to the Commissioners on what the bottom line of the 1993 base budget presented to Council should achieve.
- Provide a list of addbacks for Council consideration so that Council could determine if they agree with all the service level reductions.

A list could also be provided of deletions originally submitted by departments to comply with the guidelines set by the Commissioners that the Commissioners added back in the base budget recommended to Council. This list would include items like proposed reductions in existing Fire and Police staffing.

### RECOMMENDATION

That Council approve the following guidelines for submission of the 1993 budget to Council:

- A 0% municipal property tax increase for the base budget.
- A list of items (addbacks) not included in the base budget recommended by the Commissioners but requested by City Departments.
- A list of items included in the base budget that were originally submitted as addbacks by City Departments to the Commissioners.



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

AW/mrk

### Commissioner's Comments

We appreciate the attached Notice of Motion addressing itself to the "Mill Rate" as this can be clearly interpreted by the Commissioners and the staff in preparing the 1993 Budget for Council's consideration. From an Administrative perspective the recommendations of the Dir. of Financial Services are somewhat easier to deal with, and we believe achieve the same objectives as those outlined by Alderman Pimm and we would therefore support these recommendations.

"M.C. DAY"  
 City Commissioner

**DATE:** March 17, 1992

**TO:** City Commissioner  
Directors  
Department Heads

**FROM:** City Clerk

**RE:** 1993 BUDGET GUIDELINE

---

The above matter received further consideration at the Council meeting of March 16, 1992 with the following resolutions voted upon.

"RESOLVED that Council of The City of Red Deer hereby agrees that a 1993 municipal property tax increase guideline of 2% be approved."

MOTION DEFEATED

"RESOLVED that Council of The City of Red Deer, having considered report dated March 10, 1992 from the Director of Financial Services re: Notice of Motion, Alderman Pimm - 1993 Budget, hereby approves the following guidelines for submission of the 1993 budget to Council:

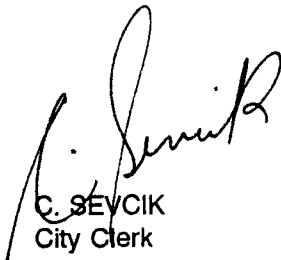
1. A 0% municipal property tax increase for the base budget;
2. A list of items (addbacks) not included in the base budget recommended by the Commissioners but requested by City departments;
3. A list of items included in the base budget that were originally submitted as addbacks by City departments to the City Commissioners;

and as recommended to Council March 16, 1992."

MOTION CARRIED

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

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the Director of Financial Services.



C. SEVCIK  
City Clerk

CS/jt

**BYLAW NO. 2672/G-92**

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 Section 4.13.1 is amended by adding the following:
- (40) On those sites, or portions thereof, hereinafter listed, "Real Estate office" is a permitted use.
- (a) Remainder of Lot 1, Block 1, Plan 832-1731  
(Lion's Plaza)
- 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. 1992.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1992.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1992.

**MAYOR**

CITY CLERK

## BYLAW 3063/92

Being a Bylaw to establish a Court of Revision for the year 1992.

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

- 1           There is hereby established a Court of Revision consisting of five (5) members, namely:-

---

---

---

---

---

- 2           The members hereby appointed to The Court of Revision shall hold office until the 31st day of December, 1992.

- 3           The said members shall be remunerated for their services on The Court of Revision as follows:

\$100.00 per member per day for each day attending The Court of Revision.

\$125.00 for the Chairman per day for each day attending The Court of Revision.

- 4       (1)   The City Clerk of The City of Red Deer, or his designate, is hereby appointed Clerk of The Court of Revision.

(a)   The said Clerk shall, when required to do so, issue a summons to any person to attend as a witness at The Court of Revision.

(b)   The said Clerk shall keep in summary form a record of the proceedings of The Court of Revision, and shall perform such other duties as The Court of Revision may direct.

(c)   The said Clerk shall be remunerated for his services to The Court of Revision as follows: NIL.

- 5 In the event of any vacancy arising in the membership of The Court of Revision, the Council shall as soon as is practicable make an appointment to fill such vacancy.
- 6 No person who is interested, directly, or indirectly in any property or business, in connection with the assessment of which an appeal has been filed, shall act as a member of The Court of Revision on such appeal.
- 7 The majority of the members of The Court of Revision shall constitute a quorum.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1992.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1992.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1992.

---

MAYOR

---

CITY CLERK

*Anna we require  
this on Bylaw paper  
for next council  
meeting*

**BYLAW NO. 2672/G92**

**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. Section 4.13.1 is amended by adding the following:
  - (40) On those sites, or portions thereof, hereinafter listed, "Real Estate office" is a permitted use.
    - (a) Remainder of Lot 1, Block 1, Plan 832 1731 (Lion's Plaza)
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	1992.
READ A SECOND TIME IN OPEN COUNCIL this	day of	1992.
READ A THIRD TIME IN OPEN COUNCIL this	day of	1992.

\_\_\_\_\_  
MAYOR

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



## ADDITIONAL AGENDA

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER  
CITY COUNCIL TO BE HELD ON **MONDAY, MARCH 16, 1992,**  
IN THE COUNCIL CHAMBERS OF CITY HALL,  
RED DEER, COMMENCING AT 4:30 P.M.

\*\*\*\*\*

- 1) Engineering Department Manager - Re: City Deer Park/Phases 4 and 5/Subdivision Servicing .. 1
- 2) City Assessor - Re: City Deer Park/Multi-Family Site/Lot 58, Blk. 4, Plan 892-1779/17 Dixon Crescent/Abbey Homes Ltd. .. 3

055-060 055-061

055-062 055-063

NO. 1

DATE: March 11, 1992

TO: City Clerk

FROM: Engineering Department Manager

RE: **CITY DEER PARK - PHASES 4 AND 5  
SUBDIVISION SERVICING**

The City currently has 10 lots available for sale in Deer Park. In 1991, over 80 lots were sold in this area. The Subdivision Committee has, therefore, recommended that we proceed with servicing of the remainder of the following subdivision areas:

Phase 4B	(20 single family lots)	\$ 430,000
Phase 4C	(37 single family lots)	\$ 690,000
Phase 5A	(7 single family lots, 9 duplex, and 1 townhouse parcel)	<u>\$ 480,000</u>

TOTAL		\$1,600,000
-------	--	-------------

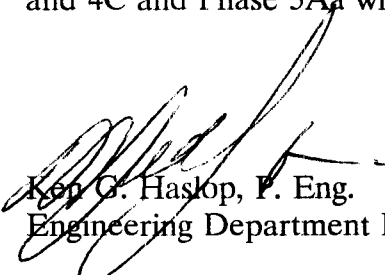
The costs noted above include water, sanitary, storm, roads, sidewalks, lanes, power, and engineering.

The engineering design is nearly complete for Phase 4, but not yet started for Phase 5. We expect to commence construction in April, subject to Council approval, so that a lot sale date in July or August can be achieved. Engineering is proposed to be done by City Forces and construction by private contractor selected through the public tender process.

Financing for this project would come from working capital and be recovered through lot sale revenue.

### **RECOMMENDATION**

We respectfully request Council approval to proceed with servicing of Deer Park Phases 4B and 4C and Phase 5Aa with a budget of \$1,600,000.

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

TCW/emg  
Att.

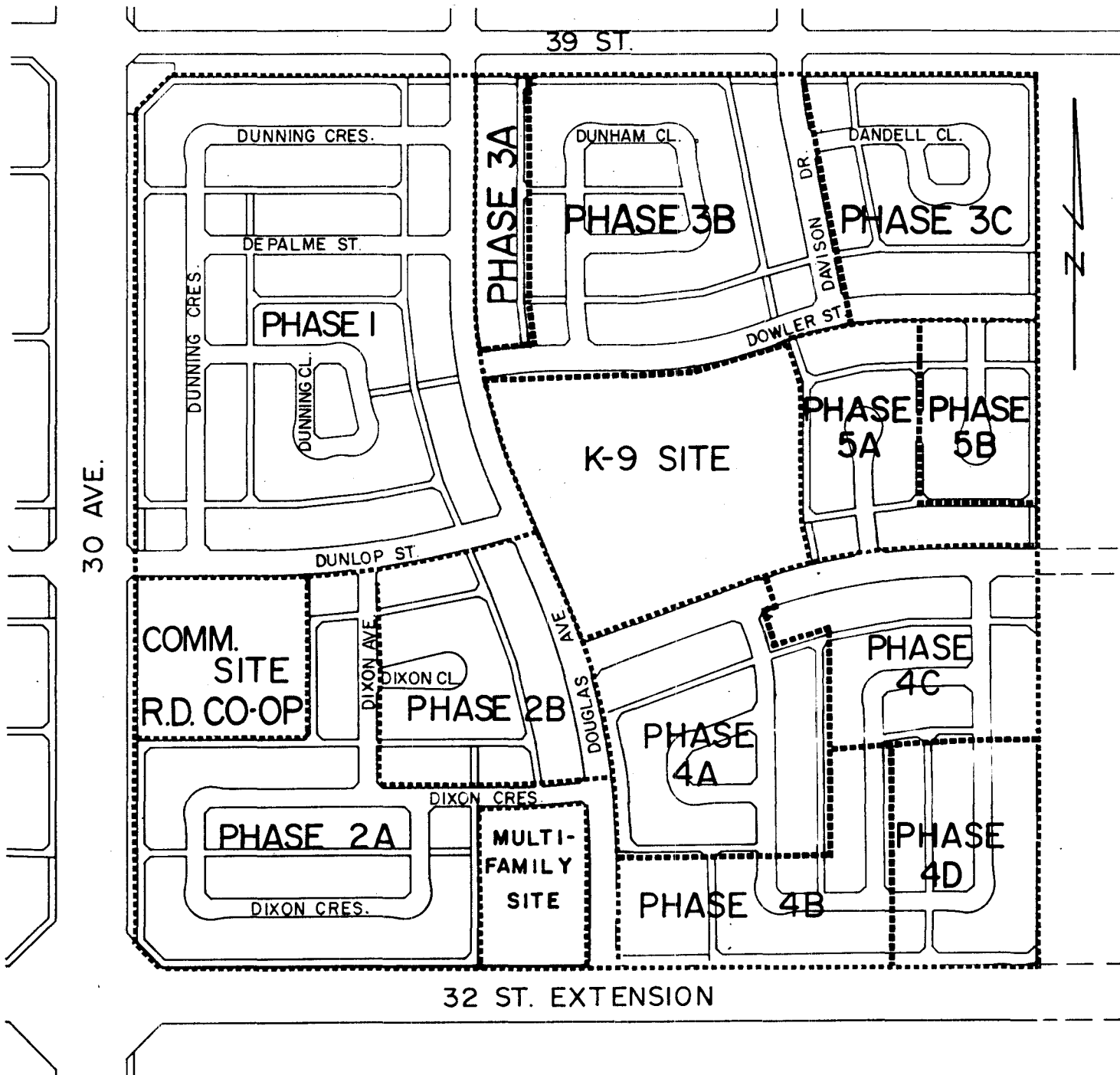
### **Commissioner Comments**

We concur with the recommendations of the Engineering Department Manager.

"M.C. DAY"  
City Commissioner

## DEER PARK - CITY

N.W. 1/4 SEC. 11-38-27 W. 4th



**DATE:** March 18, 1992  
**TO:** Engineering Department Manager  
**FROM:** City Clerk  
**RE:** CITY DEER PARK PHASES 4 AND 5  
SUBDIVISION SERVICING

---

Your report dated March 11, 1992 pertaining to the above matter was considered at the Council meeting of March 16th and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Department Manager dated March 11, 1992 re: City Deer Park - Phases 4 and 5 Subdivision Servicing, hereby approves proceeding with servicing of Deer Park - Phases 4B and 4C and Phase 5A at a budget of \$1,600,000 and as recommended to Council March 16, 1992."

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

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Financial Services  
City Assessor  
E. L. & P. Manager  
Public Works Manager  
Principal Planner

NO. 2

DATE: 11 March 1992  
TO: City Clerk  
FROM: City Assessor  
RE: CITY DEER PARK - MULTI-FAMILY SITE  
LOT 58, BLK. 4, PL. 892-1779  
17 DIXON CRES. (PLEASE SEE ATTACHED MAP)

---

At the November 25, 1991, meeting of City Council, a resolution was passed approving the sale of this site to Abbey Homes Ltd. for the development of a townhousing project consisting of 45, two-storey houses.

Abbey Homes Ltd. complied with the Option Agreement signed on December 6, 1991, by signing and sealing an Offer to Purchase Agreement on February 25, 1992, and making a payment of \$128,600 (1/3 of total purchase price less \$1,000 deposit paid December 6, 1991).

The proposed development plans submitted by Abbey Homes Ltd. have been reviewed by the administration with discussions proceeding to overcome minor servicing problems and building layouts.

For City Council's perusal, we submit a proposed subdivision layout, proposed elevation views and floor layout for the proposed development. We also submit for Council's approval a request by Abbey Homes Ltd. for development of this site in two phases. As indicated in the request, the reason for phasing is that CMHC has developed a policy for townhouse projects called a "Sales Test", in which they require 50% to 75% of the project be sold to "owner-occupied" and not to "rental" property. CMHC will hold back up to 20% of the funds from the builder until this mark is achieved.

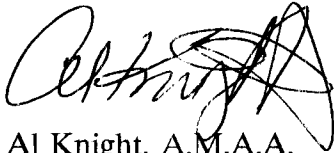
### RECOMMENDATION

We recommend that the request for phasing be approved subject to the following:

1. Amending Land Sale Agreement satisfactory to the City Solicitor;
2. The subdivision plan as approved by M.P.C. be registered with all titles being returned to the City, registered in the name of The City of Red Deer;
3. Land Titles for the applicable phases not to be released until that particular phase is paid for in full and titles are required for mortgage purposes.

City Clerk  
Page 2  
11 March 1992

4. Non-refundable \$20,000 deposit to be paid on the area designated as "Phase 2".
5. All other terms and conditions as stated in the February 25, 1992, Offer to Purchase Agreement to remain in effect (i.e. commencement and completion of project dates, release of land transfers, etc.);
6. Development Agreements to be entered into by Abbey Homes Ltd. with City Engineering Department.

A handwritten signature in black ink, appearing to read 'Al Knight', with a large, stylized flourish at the end.

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

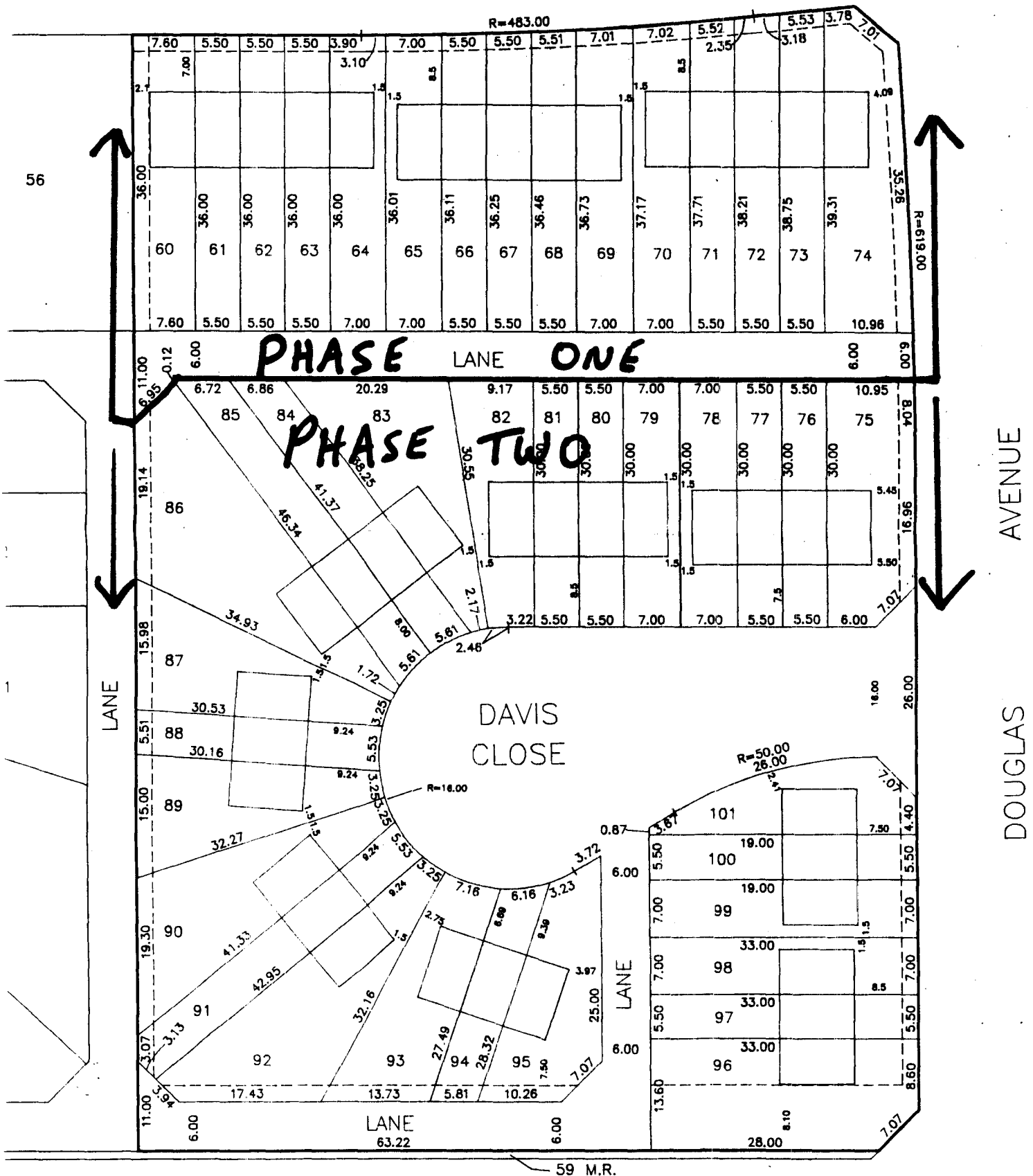
AK/ngl

Enc.

c.c. Director of Finance

DIXON

CRESCENT



32nd

STREET

March 6, 1992



**WE CARE & IT SHOWS**

#1 - 4940 54 AVE., RED DEER, AB T4N 5K8  
PH: 343-6480

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

ATTENTION: AL KNIGHT & BILL LEES

Dear Al & Bill:

As per our discussion, I would like to formally apply to City Council for approval to develop the Deer Park, Lot 58, Block 4, Plan 892-1779 in two phases.

The reason surrounding this request is that CMHC has developed a policy for townhouse projects called a "Sales Test", in which they require 50% to 75% of the project be sold to "owner occupied" and not to rental property. CMHC will hold back up to 20% of the funds from the builder until this mark is achieved. Although it is our intention to sell the whole project to owner occupied, as can be seen by the quality that we are putting into the project, these funds will be withheld until this mark is achieved.

Abbey Homes is proposing to develop lots 60 - 74 first, which is 1.02 acres at the agreed \$120,000.00 per acre. We will pay for all the area required including lane area. At the same time subdivided lot tittles for lots 75 - 102 to be in the name of the City of Red Deer and held by the city until all monies are paid for the balance of the site. Abbey Homes will pay a deposit of \$20,000.00 on the area inclusive of lots 75 - 102. This deposit is non-refundable if the tittles are not purchased by Abbey Homes.

Thank you for the consideration.

Yours truly,

Art Anastasi  
President

THE CITY of RED DEER  
LAND & TAX DEPARTMENT

RECEIVED	
TIME	
DATE	MAR 6/92
BY	W. L. Lees





# THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

**ABBEY HOMES  
#1, 4940 - 54 AVENUE  
RED DEER, ALBERTA  
T4N 5K8**

**Dear Sirs:**

**Re:** An application requesting approval of various items in connection with a proposed 43 unit townhouse complex on Dixon Crescent and Douglas Avenue (Lot 58, Block 4, Plan 892-1779) zoned R3D216.

The decision of the Municipal Planning Commission at their meeting of March 9, 1992, in regard to the above application was as follows:

"THAT the Municipal Planning Commission approve the following items in connection with a proposed 43 unit townhouse complex on Dixon Crescent and Douglas Avenue (Lot 58, Block 4, Plan 892-1779) zoned R3D216:

- |    |                                     |   |                                      |
|----|-------------------------------------|---|--------------------------------------|
| 1) | Relaxation of the frontyard setback | - | Lot 75 only.                         |
|    | Bylaw Requirement                   | - | 6 metres                             |
|    | Proposed                            | - | 7.5 metres left and 4.5 metres right |
|    | Relaxation                          | - | 1.5 metres                           |
| 2) | Relaxation of the minimum sideyard  |   |                                      |
|    | Bylaw Requirement                   | - | 2.4 metres                           |
|    | Proposed (various lots)             | - | 1.5 metres                           |
|    | Relaxation                          | - | 0.9 metres                           |

**SAID APPROVAL BEING SUBJECT TO:**

- 1) That Lot 95 be deleted and the area to be added particularly to Lot 75, as Lot 95 does not comply with the Land Use Bylaw requirements of 150 square metres of site area.
- 2) The decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."



**RED DEER**

*a delight  
to discover!*

Page 2  
Abbey Homes

NOTE: Any person affected by this decision may appeal same within fourteen (14) days of the date the decision is issued by paying the required appeal fee, and by filing an appeal in writing against the decision with the Red Deer Development Appeal Board, City Hall, Red Deer, Alberta. Appeal Forms are available at City Hall. An appeal may be lodged by one person or by a group of persons.

If you have any questions pertaining to this decision, please do not hesitate to contact this office.

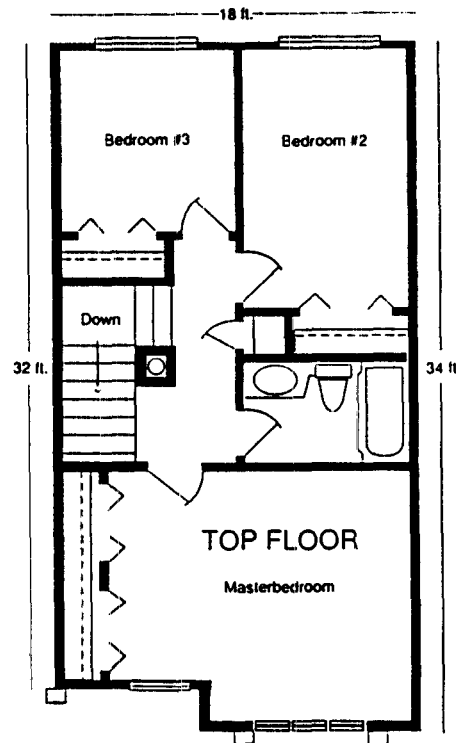
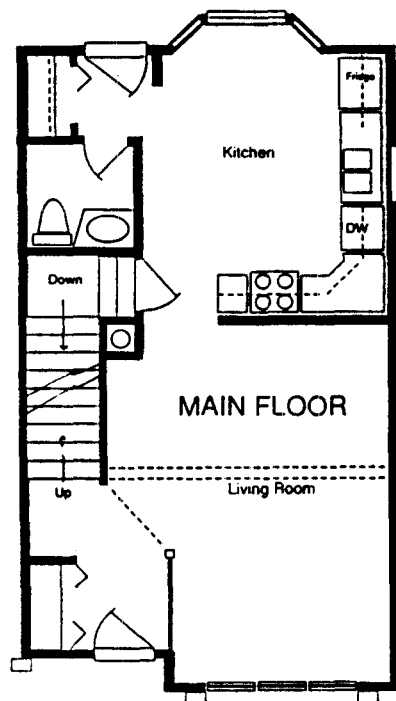
ISSUED this 13th day of March, 1992.

Yours sincerely,

CITY CLERK

## Douglas Estates In Deer Park

WE CARE & IT SHOWS  
#2 - 4940 54 AVE., RED DEER, AB T4N 5K8  
PH: 343-6480



**The Dorian - 1169 Square Feet**


































**343-6480**

RED DEER, ALBERTA

## Douglas Estates

### ***THE VALUES ARE THERE***

### ***"We invite you to Compare"***

- |  |   |
|--|---|
|  Gravel base under concrete floors vs. sand (reduces cracks)                |  Bay window in kitchen   |
|  Beautiful curb appeal  |  Entry locks and dead bolts (keyed alike, brass finish)  |
|  1/2 bath (off rear entry)  |  Return air in all bedrooms and hall for better air flow   |
|  5/8" T & G fir plywood subfloor, glued, nailed vs. O.S.B.                  |  Steel tub/tile  |
|  3/8" plywood on roof versus O.S.B. (prevents sagging etc.)                 |  2 exterior weather proof plugs  |
|  2 x 6 exterior walls @ 16" O/C R-20 batt insulation                      |  2 frost free lawn services  |
|  15 year asphalt shingles   |  New Home Warranty program (5 yr. structural warranty)   |
|  Full height basement frost walls insulated to floor                      |  Abbey Homes one year service program (ask for details)  |
|  Wood dual pane windows/steel insulated doors - 1/2 moon windows etc.     |  Excellent flooring/light package  |
|  Stucco/cw build outs/prefinished aluminium fascia and soffit             |  Phone jacks included  |
|  R-40 blown-in insulation in attic  |  New home completion insurance   |
|  Oak finish package, doors, bifolds, railings and trim, choice of colours |  Custom ceiling designs, borders, feature walls available  |
|  Oak cabinets complete with oak edge trim, choice of colours              |  Appliance package available   |
|  3 hinges per interior door (reduces warpage)                             |  Trade in program available  |
|  3 coats paint (colour choice)  |  Sweat Equity Program available  |
|  |  Legal fees, mortgage interest payments during construction and appraisal fees included in purchase price (Abbey's lawyer) |
|  |  Interior decorating service is available  |



printed on recycled paper

Commissioner's Comments

We concur with the recommendations of the City Assessor.

"M.C. DAY"  
City Commissioner

*See Revised report*

055-060 055-061

055-062 055-063

DATE: March 10, 1992  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **CITY DEER PARK - PHASES 4 AND 5  
SUBDIVISION SERVICING**

---

The City currently has 10 lots available for sale in Deer Park. In 1991, over 80 lots were sold in this area. The Subdivision Committee has, therefore, recommended that we proceed with servicing of the remainder of the following subdivision areas:

Phase 4B	(20 single family lots)	\$ 430,000
Phase 4C	(37 single family lots)	\$ 690,000
Phase 5	(27 single family lots, 9 duplex, and 1 townhouse parcel)	<u>\$ 900,000</u>

TOTAL \$2,020,000

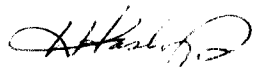
The costs noted above include water, sanitary, storm, roads, sidewalks, lanes, power, and engineering.

The engineering design is nearly complete for Phase 4, but not yet started for Phase 5. We expect to commence construction in April, subject to Council approval, so that a lot sale date in July or August can be achieved. Engineering is proposed to be done by City Forces and construction by private contractor selected through the public tender process.

Financing for this project would come from working capital and be recovered through lot sale revenue.

### **RECOMMENDATION**

We respectfully request Council approval to proceed with servicing of Deer Park Phases 4B and 4C and Phase 5 with a budget of \$2,020,000.

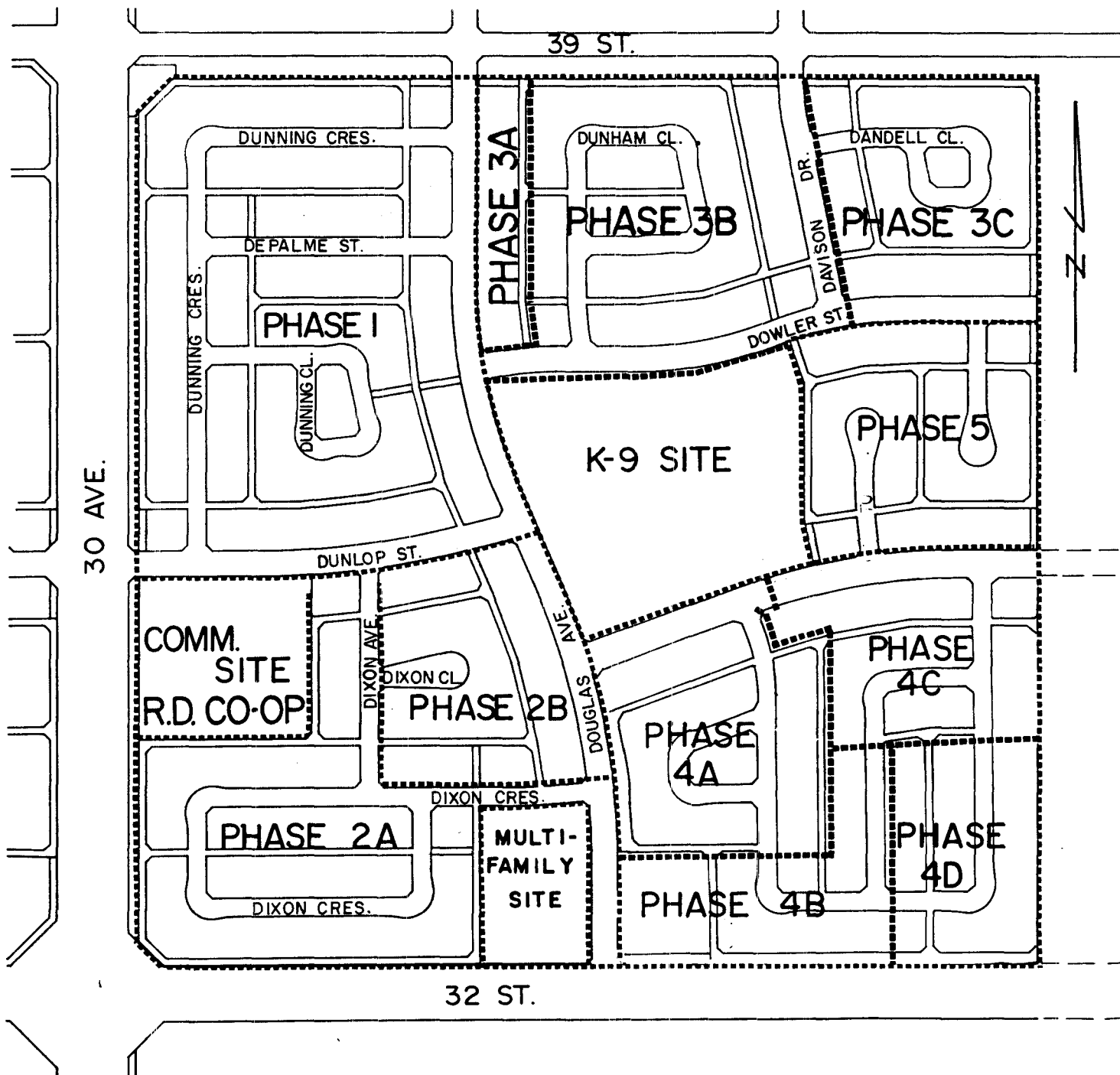


Ken G. Haslop, P. Eng.  
Engineering Department Manager

TCW/emg  
Att.

# DEER PARK - CITY

N.W. 1/4 SEC. 11-38-27 W. 4th



*See Revised report*

055-060 055-061

055-062 055-063

DATE: March 9, 1992  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **CITY DEER PARK - PHASES 4 AND 5  
SUBDIVISION SERVICING**

---

The City currently has 10 lots available for sale in Deer Park. In 1991, over 80 lots were sold in this area. The Subdivision Committee has, therefore, recommended that we proceed with servicing of the remainder of the following subdivision areas:

Phase 4B	(20 single family lots)	\$ 430,000
Phase 4C	(37 single family lots)	\$ 690,000
Phase 5A	(7 single family lots, 4 duplex, and 1 townhouse parcel)	<u>\$ 400,000</u>

TOTAL \$1,520,000

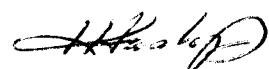
The costs noted above include water, sanitary, storm, roads, sidewalks, lanes, power, and engineering.

The engineering design is nearly complete for Phase 4, but not yet started for Phase 5. We expect to commence construction in April, subject to Council approval, so that a lot sale date in July or August can be achieved. Engineering is proposed to be done by City Forces and construction by private contractor selected through the public tender process.

Financing for this project would come from working capital and be recovered through lot sale revenue.

### **RECOMMENDATION**

We respectfully request Council approval to proceed with servicing of Deer Park Phases 4B and 4C and Phase 5A with a budget of \$1,520,000.



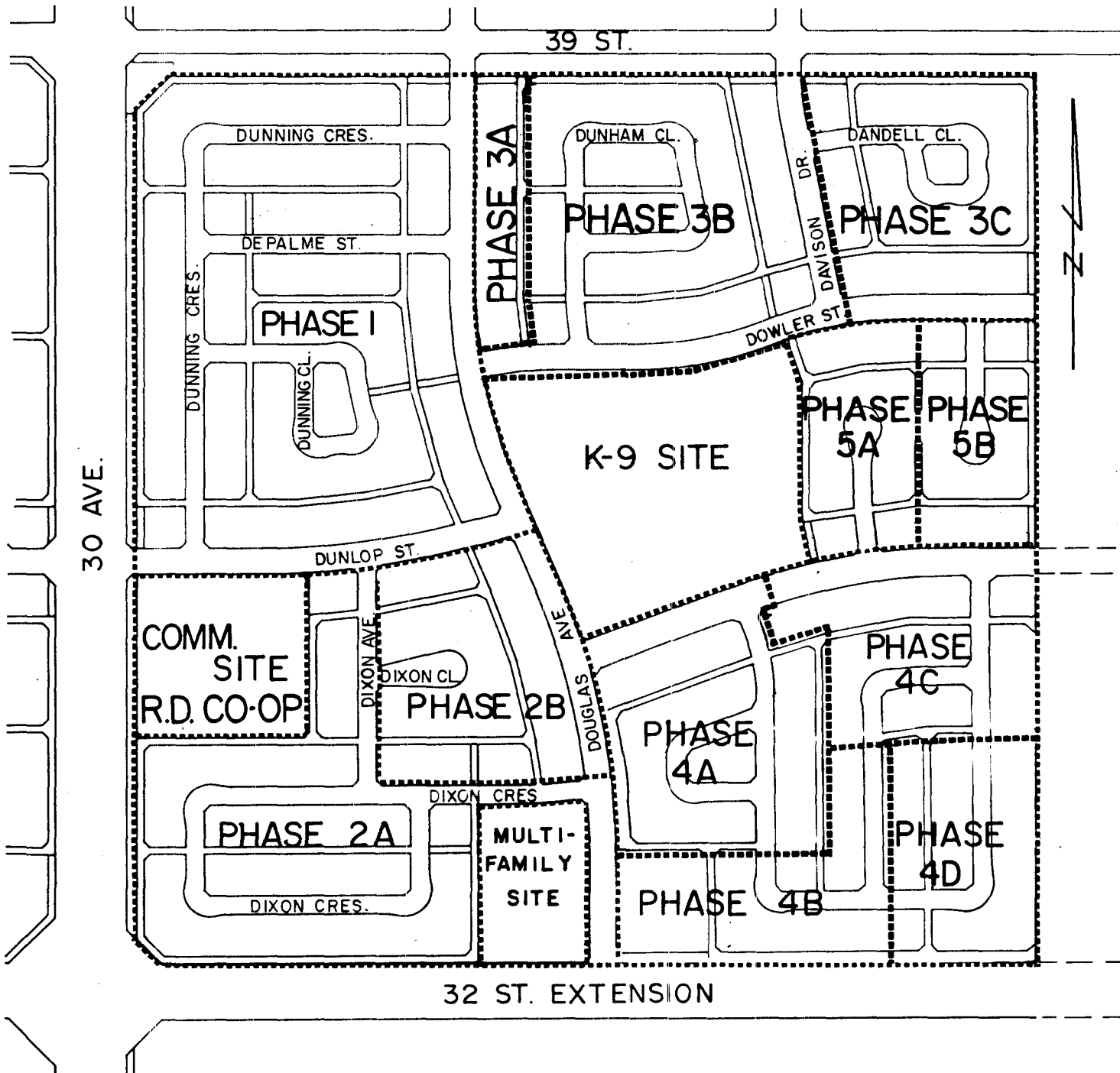
Ken G. Haslop, P. Eng.  
Engineering Department Manager

TCW/emg  
Att.



# DEER PARK - CITY

N.W. 1/4 SEC. 11-38-27 W. 4th



DATE: February 13, 1992  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **CITY DEER PARK - PHASES 4 AND 5  
SUBDIVISION SERVICING**

---

The City currently has 16 lots available for sale in Deer Park. In 1991, over 80 lots were sold in this area. The Subdivision Committee has, therefore, recommended that we proceed with servicing of the remainder of Phase 4 and Phase 5 (map attached). The cost to service these subdivisions is estimated to be as follows:

Phase 4B	(20 single family lots)	\$ 430,000
Phase 4C	(37 single family lots)	\$ 690,000
Phase 4D	(34 single family lots)	\$ 500,000
Phase 5	(27 single family lots, 9 duplex, and 1 townhouse parcel)	<u>\$ 900,000</u>
Total		\$2,520,000

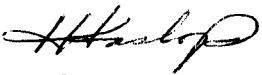
These costs include water, sanitary, storm, roads, sidewalks, lanes, power, and engineering.

The engineering design is nearly complete for Phase 4, but not yet started for Phase 5. We expect to commence construction in March or April, subject to Council approval, so that a lot sale date in July or August can be achieved.

Financing for this project would come from working capital and be recovered through lot sale revenue.

### **RECOMMENDATION**

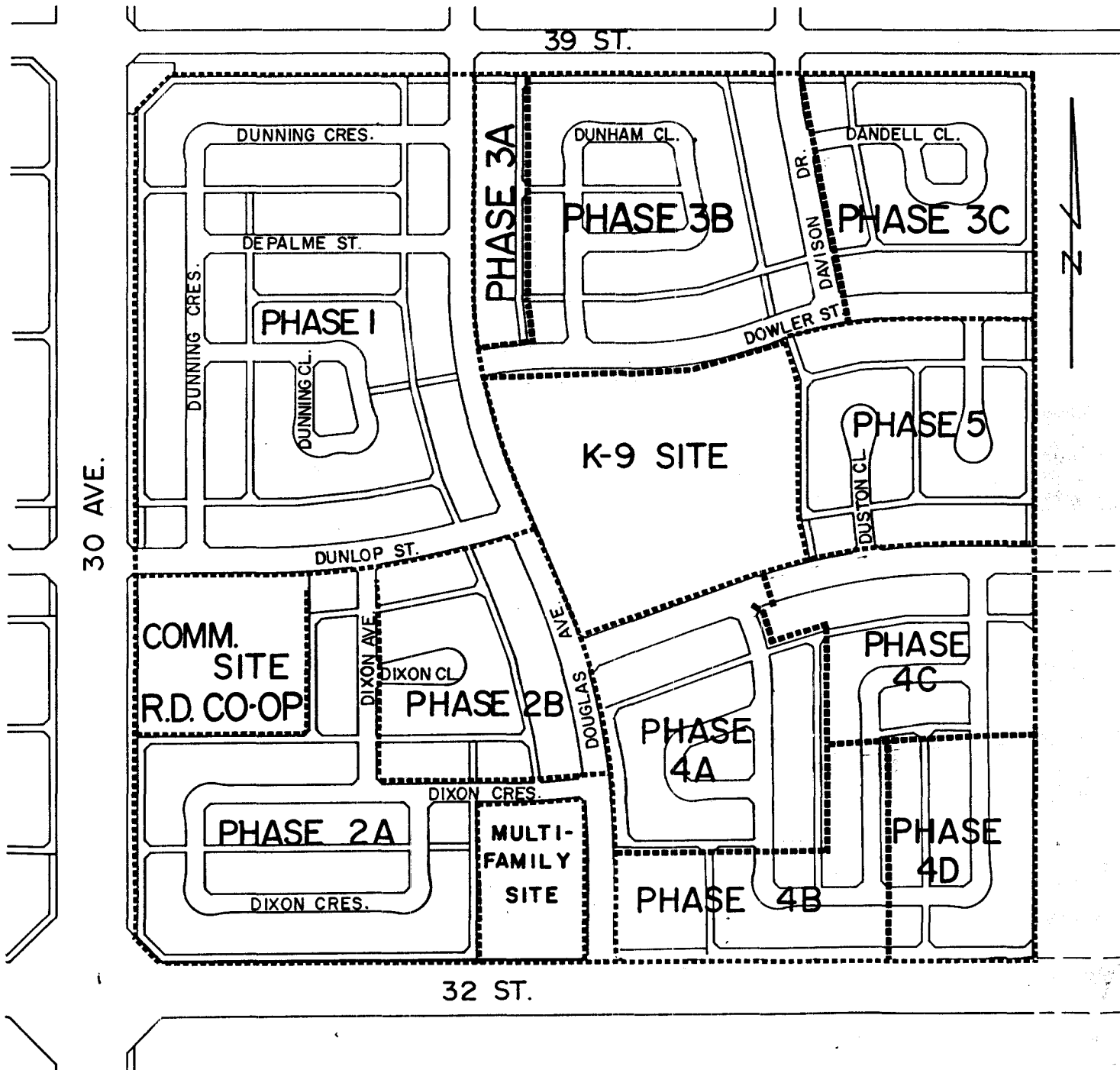
We respectfully request Council approval to proceed with servicing of the remainder of Deer Park Phase 4 and Phase 5 with a budget of \$2,520,000.

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

TCW/emg  
Att.

# DEER PARK - CITY

N.W. 1/4 SEC. 11-38-27 W. 4th



**DATE: March 18, 1992**

**TO: City Assessor**

**FROM: City Clerk**

**RE: CITY DEER PARK MULTIPLE FAMILY SITE  
LOT 58, BLOCK 4, PLAN 892-1779  
17 DIXON CRESCENT**

---

Your memo dated March 11, 1992 regarding the above matter received consideration at the March 16, 1992 Council meeting and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated March 11, 1992 re: City Deer Park - Multi Family Site, Lot 58, Block 4, Plan 892-1779, 17 Dixon Crescent/Abbey Homes Ltd., hereby approves the request of Abbey Homes Ltd. to develop the above noted property in two phases subject to the following conditions:

1. Amending land sale agreement satisfactory to the City Solicitor;
2. The subdivision plan as approved by M.P.C. be registered with all titles being returned to the City, registered in the name of The City of Red Deer;
3. Land titles for the applicable phases not to be released until that particular phase is paid for in full and titles are required for mortgage purposes;
4. Non-refundable \$20,000 deposit to be paid on the area designated as 'Phase 2';
5. All other terms and conditions as stated in the February 25, 1992 Offer to Purchase agreement to remain in effect (i.e. commencement and completion of project dates, release of land transfers, etc.);
6. Development agreements to be entered into by Abbey Homes Ltd. with the City Engineering Department;

and as recommended to Council March 16, 1992."

City Assessor  
March 18, 1992  
Page 2

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

Trusting you will find this satisfactory.



G. SEVCIK  
City Clerk

CS/jt

c.c.    Director of Engineering Services  
         Director of Financial Services  
         Bylaws and Inspections Manager  
         E. L. & P. Manager  
         Fire Chief  
         Public Works Manager  
         Principal Planner