

FILE

DATE: August 18, 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, AUGUST 17, 1992,

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Meeting of July 20, 1992, and the Special Meeting of July 29, 1992

DECISION - CONFIRMED

PAGE

(2) **UNFINISHED BUSINESS**

- 1) Engineering Department Manager - Re: 28 Street/Botterill Crescent Six Month Review/3-Way Stop .. 1

DECISION - AGREED TO FILE

- 2) R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/X-92/Highland Park Plaza .. 3

DECISION - 1ST READING GIVEN

- 3) Assistant City Clerk - Re: Proposed Fourplex at 3828 - 45 Street/Rita Schuetz .. 4

DECISION - DENIED REQUEST

- 4) City Clerk - Re: Major Entry Arteries/Building and Landscape Design Standards/Land Use Bylaw Amendment 2672/W-92 . . 10

DECISION - 1ST READING GIVEN

- 5) City Clerk - Re: Garden Suites - Re: Garden Suites/Land Use Bylaw Amendment 2672/Z-92 . . 12

DECISION - 1ST READING OF LAND USE BYLAW AMENDMENT 2672/Z-92 GIVEN

- 6) City Clerk - Re: Solid Waste Master Plan . . 26

DECISION - APPROVED MASTER PLAN AS A WORKING DOCUMENT

(3) **PUBLIC HEARINGS**

- 1) Assistant City Clerk - Re: Land Use Bylaw Amendment 2672/V-92/Adding of "real estate office" as discretionary use in C4 District . . 31

DECISION - 2ND & 3RD READINGS GIVEN

- 2) City Clerk - Re: Land Use Bylaw Amendment 2672/T-92/Redesignation of Lot A, Plan 3155 H.W. (Southwest corner of 67 Street and Gaetz Avenue) from C4 to C2/Proposed Shopping Centre Development . . 32

DECISION - 2ND & 3RD READINGS GIVEN

(4) **REPORTS**

- 1) Fire Chief - Re: Repairs to Pumper/Tower - Engine 2 . . 36

DECISION - APPROVED OVEREXPENDITURE FOR REPAIRS TO BE FUNDED BY AMPLE

- 2) Dir. of Community Services - Re: Waskasoo Park: Miscellaneous Maintenance/Repairs . . 38

DECISION - APPROVED MAINTENANCE/REPAIRS

- 3) Office Advisory Committee - Re: City of Red Deer Open House . . 45

DECISION - AGREED TO FILE

- 4) City Solicitor - Re: Traffic Bylaw Amendment 2800/C-92/and Utility Bylaw Amendment 2960/H-92/Transport of Dangerous Goods Act . . 46

DECISION - WITHDRAWN

- 5) City Clerk - Re: Development Appeal Board Bylaw Amendment 2589/A-92 and Municipal Planning Commission Bylaw Amendment 3044/B-92/Construction/Development Permit . . 48

DECISION - 3 READINGS GIVEN TO BYLAW 2589/A-92 AND 3 READINGS GIVEN TO BYLAW 3044/B-92

- 6) Dir. of Community Services - Re: Servicing of Site for the Alberta Sports Hall of Fame . . 53

DECISION - AGREED TO GO AHEAD WITH HIRING A CONSULTANT FOR DESIGN OF SERVICING WITH FUNDING FROM THE AMPLE GRANT

- 7) Acting Recreation & Culture Manager - Re: Community Services Reserve Maintenance Fund Authorization Request: Community Arts Centre . . 66

DECISION - APPROVED EXPENDITURE FOR MAINTENANCE AND REPAIRS

- 8) R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/Y-92/Frank Kuhnen/Redesignation Part of Lot A, Plan 6158 M.E. from C4 to A1/Kentwood . . 68

DECISION - 1ST READING GIVEN

- 9) Alberta Municipal Affairs - Re: Information Bulletin/Amendment to Local Authorities Election Act/Number of Electors Required to Sign Nomination Papers . . 69

DECISION - AGREED TO FILE

- 10) R.D.R.P.C. - Re: Easthill Area Structure Plan Bylaw 3075/92 . . 71

DECISION - 1ST READING GIVEN

- 11) Public Works Manager - Re: Public Works Department Semi-Annual Report/January 1, 1992 to June 30, 1992 . . 84

DECISION - AGREED TO FILE

- 12) City Assessor - Re: Request to Acquire City Lane Right-of-Way West of Port-O-Call Office Centre/4406 - 50 Avenue/Parkland Industries . . 94

DECISION - APPROVED DISPOSAL OF A PORTION OF THE LANE RIGHT-OF-WAY

- 13) City Assessor - Re: Request for License to Occupy/Road Plan 922-1844/Lee-Roy Enterprises Ltd./7998 - 50 Avenue . . 97

DECISION - APPROVED LICENSE TO OCCUPY

(5) **CORRESPONDENCE**

- 1) Red Deer & District Allied Arts Council - Re: Manuel Estabrooks Tenancy/Old Court House/1992 Taxes Refund . . 101

DECISION - APPROVED TAXES REFUND AS IT PERTAINS TO M. ESTABROOKS

- 2) Red Deer Visitor and Convention Bureau - Re: Introductory Signs . . 109

DECISION - APPROVED LOCATION OF SIGNS

- 3) The Golden Circle Seniors Centre - Re: Request for Information on Salary Ranges . . 113

DECISION - APPROVED REQUEST

- 4) Red Deer Public Library - Re: 1991 Annual Report . . 117

DECISION - AGREED TO FILE

- 5) Alberta Environment - Re: Use of Recycled Paper . . 118

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- 6) Group 2 Architects - Re: Request to allow Chiropractor Office in Bower Plaza . . 121

DECISION - DENIED REQUEST

- 7) Canada/Alberta Crop Insurance - Re: Red Deer - Request to locate
Regional Office in Cronquist Business Park .. 128

DECISION - APPROVED LOCATION

- 8) Alberta Environment - Re: Alberta Round Table/Sustainable Future. . 137

DECISION - ENDORSED THE CONCEPT OF SUSTAINABLE DEVELOPMENT

- 9) Ray & Marlene Lane - Re: Request to Cancel Tax Penalty/70 Dunning
Crescent .. 138

**DECISION - MUNICIPAL PORTION OF IMPROVEMENT PROPERTY TAX TO BE
REFUNDED FOR THE PERIOD INDICATED**

- 10) Joe and Diane Metzger - Re: Request to Cancel Tax Penalty/Victoria Park
.. 142

DECISION - DENIED REQUEST

- 11) Val Wiltsa - Re: Request to Cancel Tax Penalty/160 Glendale Blvd... 146

DECISION - DENIED REQUEST

- 12) Wanda Johnson - Re: Request to Cancel Tax Penalty/Roll 91-1-9275 and
91-1-9277 .. 149

DECISION - DENIED REQUEST

- 13) Dave & Olga Kolasa - Re: Request to Cancel Tax Penalty/20 Macleod Close
.. 161

DECISION - APPROVED REQUEST

- 14) Stettler Economic Development Board - Re: Stettler
Cogeneration/Greenhouse Project/Support .. 164

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN ENQUIRIES

- 1) City Clerk - Re: Alderman Guilbault/City Landfill/Use of \$5.00 Coupons by City Residents . . 174

DECISION - AGREED TO FILE

- 2) City Clerk - Re: Alderman Campbell/No Cost Residential Composting Site . . 176

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DECISION - 2ND & 3RD READINGS

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- 6) 2672/Z-92 - Land Use Bylaw Amendment/Garden Suites - 1st reading 12

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- 7) 2589/A-92 - Development Appeal Board Bylaw
Amendment/Construction/Development Permits - 3 readings .. 48

DECISION - 3 READINGS

- 8) 2800/C-92 - Traffic Bylaw Amendment/Transport of Dangerous Goods Act -
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- 9) 2960/H-92 - Utility Bylaw Amendment/Transport of Dangerous Goods Act -
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- 10) 3044/B-92 - Municipal Planning Commission Bylaw
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Committee of the Whole

- 1) Personnel Matters

Review of Land Use Bylaw - at back

NO. 1

040-029

DATE: July 29, 1992
TO: City Clerk
FROM: Engineering Department Manager
RE: **28 STREET/BOTTERILL CRESCENT SIX-MONTH REVIEW**

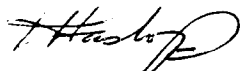
The January 6, 1992 Council Meeting resolved that, "a 3-Way Stop be installed at the 28 Street, Barrett Drive, Botterill Crescent intersection, subject to the existing crosswalk being relocated to said intersection, and the matter being reviewed in six months time".

Subsequent to the implementation of the Resolution as per the attached plan, five complaints on the delay caused by the stop sign were received. Four of the complainants were Bower Place residents.

Mr. Frank McCamus and Mr. Lowell Home of Horizon Village Bower Estate indicated their residents were pleased with the changes. The RCMP have no concerns. No motor vehicle accidents have been reported at this location since the multi-way stops were installed.

RECOMMENDATION

The intersection appears to operate satisfactorily at this time. Therefore, no changes are recommended.


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

AMC/ch
Att.

c.c. Mr. Frank McCamus, - #17, 2821 Botterill
c.c. Mr. Lowell Home - #16, 2821 Botterill Crescent

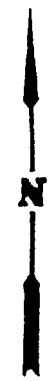
Commissioner's Comments

Submitted for Council's information only.

"M.C. DAY"
City Commissioner

14

14



HORIZON VILLAGE CORP.
BOWER ESTATES

NOTE:

INFORMATION CONTAINED WITHIN THIS
PRIVATE PROPERTY HAS BEEN RECORDED
FROM AS-BUILT INFORMATION FOR
REFERENCE ONLY.

13

REMOVE ADVANCE
PEDESTRIAN
CROSSWALK SIGN,
INSTALL ADVANCE
STOP AHEAD SIGN

REMOVE PEDESTRIAN
CROSSWALK SIGN

MOLLY BANISTER
DRIVE

RELOCATE EXISTING
CROSSWALK.

NEW 3-WAY STOP
INTERSECTION AS
PER COUNCIL
RESOLUTION OF
JANUARY 6, 1992.

REMOVE PEDESTRIAN
CROSSWALK SIGN

REMOVE ADVANCE
PEDESTRIAN
CROSSWALK SIGN

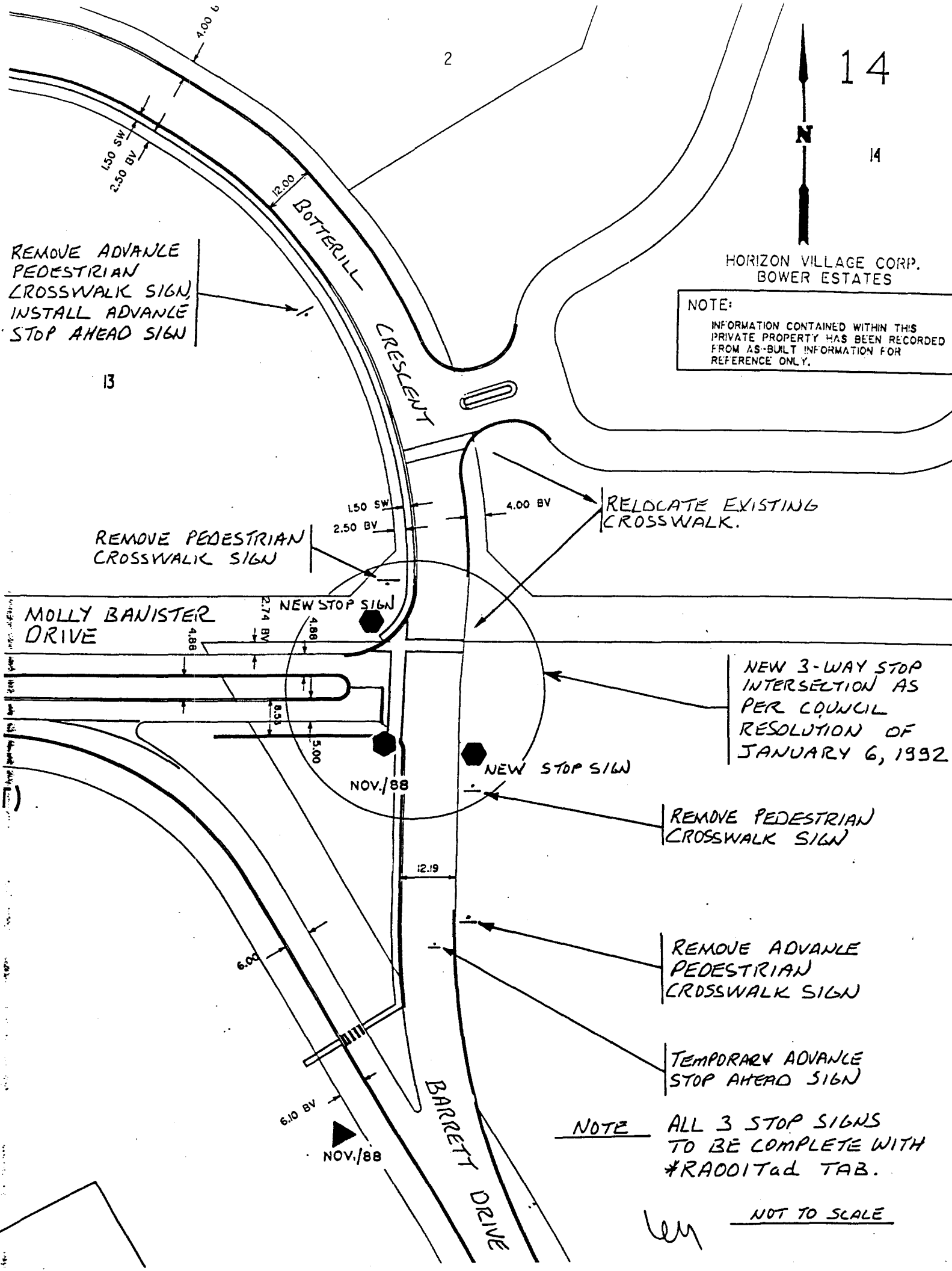
TEMPORARY ADVANCE
STOP AHEAD SIGN

NOTE

ALL 3 STOP SIGNS
TO BE COMPLETE WITH
#RA001Tad TAB.

NOT TO SCALE

Wm



DATE: January 7, 1992
TO: Director of Engineering Services
FROM: Assistant City Clerk
RE: TRAFFIC PROBLEMS - BOTTERILL CRESCENT

At the Council meeting of January 6, 1992, consideration was given to correspondence from Howard Rombough dated December 9, 1991 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Howard Rombough dated December 9, 1992 re: Traffic problems - Botterill Crescent, hereby agrees that a 3-way stop be installed at the 28 Street, Barrett Drive, Botterill Crescent intersection, subject to the existing crosswalk being relocated to said intersection and the matter being reviewed in six months' time."

The decision of Council in this instance is submitted for your information and appropriate action. I would ask that you now proceed to convert the intersection in question to a 3-way stop intersection. Please note that it was suggested at the above noted Council meeting that a sign be placed temporarily preceding each new stop sign, indicating "New Stop Sign Ahead".

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Fire Chief
Inspector Beaton
Public Works Manager
Senior Planner

Reminder sent July 30 / 92 Co.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

January 7, 1992

Howard Rombough
78, 2816 Botterill Crescent
RED DEER, Alberta
T4R 2H1

Dear Sir:

RE: TRAFFIC CONCERNS - BOTTERILL CRESCENT

At The City of Red Deer Council meeting held on Monday, January 6, 1992, consideration was given to your correspondence dated December 9, 1991 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Howard Rombough dated December 9, 1992 re: Traffic problems - Botterill Crescent, hereby agrees that a 3-way stop be installed at the 28 Street, Barrett Drive, Botterill Crescent intersection, subject to the existing crosswalk being relocated to said intersection and the matter being reviewed in six months' time."

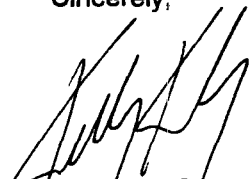
The decision of Council in this instance is submitted for your information.

I would ask that on behalf of City Council, you thank the citizens who attended the Council meeting, as well as Frank McCamus, for speaking to Council on this matter.

This office will be advising our Engineering Department of Council's decision, following which this intersection will be signed in due course.

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

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Fire Chief
Inspector Beaton
Senior Planner
Director of Engineering Services
Public Works Manager



RED DEER

*a delight
to discover!*

file

040-029

March 11, 1992

Mrs. Bev Amundson
331 Barrett Drive
RED DEER, ALBERTA
T4R 1J1

Dear Mrs. Amundson:

RE: CROSSWALK BARRETT DRIVE AT 29 STREET

Further to your February 25, 1992 letter and the February 28, 1992 response from the City Clerk's Department, we understand stop signs are generally perceived as an inconvenience by motorists in light traffic conditions.

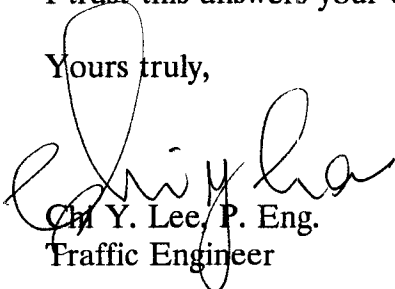
Since 1990, pedestrian crosswalks were painted; and pedestrian crossing signs and "pedestrian crossing ahead" warning signs were installed at the above location for northbound and southbound traffic. Apparently, these measures did not affect driver behaviour nor resolve the safety concerns of Horizon Village.

Crosswalk signs are not required at stop sign controlled intersections, because vehicles are required to stop anyway. Therefore, the existing crosswalk signs at the Barrett Drive and 28 Street intersection were removed when the stop signs were installed as per Council resolution.

The crosswalk lines are faded at this time of the year, because we cannot paint the road during winter. All City crosswalk and pavement markings are repainted every spring.

I trust this answers your concerns. If we can be of further help, please contact this office.

Yours truly,


Ch Y. Lee, P. Eng.
Traffic Engineer

GB/ch
c.c. City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

file
FILE No.

City Clerk's Department 342-8132

February 28, 1992

Mrs. Bev Amundson
331 Barrett Drive
Red Deer, Alberta
T4R 1J1

Dear Mrs. Amundson:

RE: STOP SIGN AT BARRETT DRIVE & 28 STREET (HORIZON VILLAGE)

I acknowledge receipt of your letter of February 25, 1992 regarding the above stop sign.

In November of 1989, Council denied a petition by Horizon Village residents for the noted stop sign. In early November of 1991, a member of the Horizon Village Committee requested that a three way stop sign be installed at the intersection of 28 Street, Barrett Drive and Botterill Crescent to slow down traffic. It was suggested that Council reconsider the stop sign due to safety, previous precedent in other areas of the City, and the preference of local residents.

Another member of the Horizon Village Committee advised in November that even though there had been some upgrading of the pedestrian crossing in that area, the situation was still inadequate. He noted that 36 individuals found it frightening to cross over to the Bower Mall, and the Committee was fearful that one day there would be a serious accident or fatality as a result of not having stop signs at that location.

On January 6, 1992, after a complete study of the area in question, Council passed a resolution agreeing that a 3-way stop sign be installed at the 28 Street, Barrett Drive and Botterill Crescent Intersection subject to the existing crosswalk being relocated to said intersection, and the matter being reviewed in six months' time. I enclose herewith copies of the pages from the January 6, 1992 Council agenda relative to this matter.

As you can see, the matter has been fully discussed on two separate occasions, however, if you feel that the above information is not satisfactory to you, and you wish to come before Council to further discuss the existence of this stop sign, please advise. Your comments regarding the incomplete appearance of the crosswalk has been noted and referred to the Engineering Department.



*a delight
to discover!*

Page 2
Mrs. Bev Amundson
February 28, 1992

Thank you for submitting your concerns to us.

Yours truly,



C. SEVCIK
CITY CLERK
CS/sp

c.c. Council
 City Commissioner
 Director of Engineering Services

B. Amundson
331 Barrett Drive
Red Deer, Alberta
T4R 1J1

February 25, 1992

Mayor Bob McGhee & Members of City Council
City of Red Deer
Box 5008
RED DEER, Alberta

Dear Sirs;

Re: Stop Sign at Barrett Drive & 28 Street
(Horizon Village)


I travel this area of the City at least four times a day on weekdays, going to and from my place of work in the Eastview area. Since the extension of Barrett Drive was completed, through Horizon Village and I have been using this roadway, I have encountered at the most six people crossing the street in the area of Horizon Village.

For the life of me I cannot see the sense of a STOP SIGN at this intersection with the lack of traffic coming through on 28th Street to Barrett Drive at this intersection. All it does is congest the traffic. For the small amount of people using this cross-walk why would you not simply put in a PEDESTRIAN CROSSWALK sign to make people aware of the situation. I for one was not even aware there was a crosswalk at this location since it was so poorly marked - only two horizontal white lines - no sign no oblique lines between the horizontal lines.

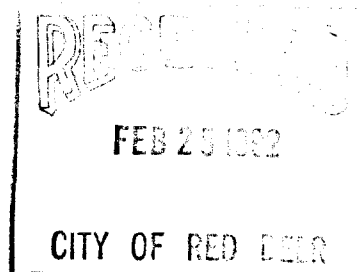
I feel there has not been sufficient feedback from all persons concerned in this matter and not sufficient investigation of this situation. I think it is totally unfair to cause this kind of inconvenience to so many people for a few.

I would be interested in your comments, and your further assessment of the situation.

A concerned taxpayer


(Mrs.) Bev Amundson

/ba



P.S. I feel this was a case of the "squeaking wheel getting the grease" so perhaps the rest of us concerned need to SQUEAK louder.

THIRD READING: That Bylaw 2672/V-91 be read a third time.

CARRIED

CORRESPONDENCE

Consideration was given to correspondence from the Red Deer Airshow Association dated December 3, 1991 **re: 1991 Red Deer International Airshow**. At this time Mr. Doug Waines, Past President of the Association, briefly highlighted the 1991 Airshow for the information of Council.

Consideration was given to correspondence from Howard Rombough dated December 9, 1991 **re: Traffic Problems - Botterill Crescent**. Mr. Frank McCamus was present to speak to Council on behalf of Mr. Rombough relative to the concerns. Following discussion, the motion as set out hereunder was introduced and passed.

Moved by Alderman Pimm, seconded by Alderman Moffat

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Howard Rombough dated December 9, 1992 **re: Traffic problems - Botterill Crescent**, hereby agrees that a 3-way stop be installed at the 28 Street, Barrett Drive, Botterill Crescent intersection, subject to the existing crosswalk being relocated to said intersection and the matter being reviewed in six months' time."

Alderman Campbell registered a dissenting vote.

MOTION CARRIED

NOTICES OF MOTION

Consideration was given to the Notice of Motion submitted by Alderman Campbell at the Council meeting of December 9, 1991 concerning **Backflow Prevention Valves**. At this time the following motion was introduced.

Moved by Alderman Campbell, seconded by Alderman Lawrence

"WHEREAS: City Council, on the 22 day of July 1991, passed Bylaw 2439/B-91 calling for backflow prevention valves to be installed by every property owner in the City of Red Deer for the purpose of keeping our water supply safe;

CORRESPONDENCENO. 1

December 9th, 1991.
78, 2816 Botterill Cres.,
Red Deer, Alberta.
T4R 2Z5 2H1.

346-7310

City Clerk,
Box 5008
Red Deer, Alberta.
T4N 3T4

Dear Sir:

Re: Traffic Problems - Botterill Crescent

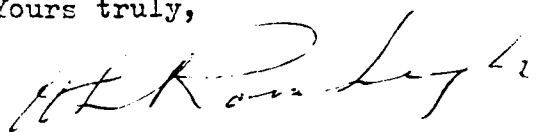
Please find enclosed the information as requested by your office.

It would appear that there is support from the Engineering Department, at this time, for 3-Way Stop Signs at the intersection of 28th Street, Barrett Drive and Botterill Crescent to slow down traffic.

We look forward to a reply regarding this matter, at your earliest convenience.

Howard Rombough -346-7310 - Committee Chairman
Dick German -342-2805 - Board Secretary

Yours truly,



Howard Rombough

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:00 pm
DATE	December 17/91
BY	C. Purick

November 14, 1991
26 2821 Botterill Cr
Red Deer, AB
T4R 2E5

City of Red Deer
4914 - 48 Ave.
Box 5008
Red Deer, AB
T4N 3T4

Attention Ken Haslop:

Dear Sir:

In September of 1989 a committee from Horizon Village Bower Estates was formed to approach the City of Red Deer to determine an improved method of traffic control making pedestrian crossing on Botterill Crescent safe. The methods established by the City at that time were very helpful and although there has been modest upgrading since that date, the situation still remains inadequate.

It should be pointed out that when the crosswalks on Botterill Crescent were planned, construction of Phase II of Horizon Village Bower Estates was still ongoing. Since that time, thirty six members from that area have been added to our village family.

As our Amenities Building is located in Phase I and community activities are centered there, these thirty six individuals are finding it scary, to say the least, attempting to cross Botterill Crescent and the same can be said for those in Phase I crossing to shop at the Mall or walking to the bus.

As to who requested Botterill Crescent be a through street or who was responsible for its design is no longer relevant. The point is that there is a critical problem for both local pedestrian and vehicle traffic and we are asking the City to help us correct the situation before there is a serious accident or fatality in this area.

- 2 -

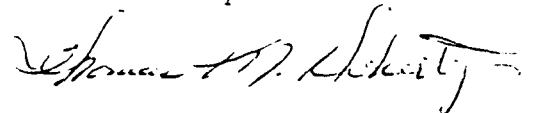
Suggestions we have been asked to submit in solving this problem are as follows:

- (1) Block off Botterill Crescent at the alleys to Sims Furniture and the Liquor Store, terminating the through street.
- (2) 4 Way Stop at the entrances to Phase I and Phase II on Botterill Crescent.
- (3) 3 Way Stop at the intersection of 28th Street, Barrett Drive and Botterill Crescent.
- (4) Yellow flashing light at the VILLAGE crosswalk on Botterill Crescent.
- (5) Reduced Speed Limit on Botterill Crescent to 30 Km. per Hr.

Please feel free to contact one of the Committee Members at your earliest convenience.

Howard Rombough	346-7310	-	Committee Chairman
Dick German	342-2805	-	Board Secretary
TomDoherty	343-3306	-	Board Chairman

Yours truly



Thomas M. Doherty

**THE CITY OF RED DEER**

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

040-067 I

Engineering Department
(403) 342-8158 FAX (403) 346-6195

November 20, 1991

Mr. Thomas M. Doherty
26-2821 Botterill Crescent
Red Deer, Alberta
T4R 2E5

Dear Sir:

RE: TRAFFIC PROBLEMS - BOTTERILL CRESCENT

In reply to your November 14, 1991 letter regarding possible improvement to pedestrian safety crossing the above noted roadway, we have the following comments:

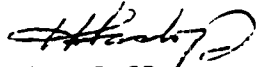
1. We do not support closure of Botterill Crescent, as the roadway was made to provide both normal and emergency vehicle access to the area.
2. Any request for 3-way for 4-four stop signs, at either the 28 Street or Phase I/Phase II entrances, should be made to City Council via the City Clerk. We would not support the 4-way stop at a private entrance with a public roadway, but the City has previously installed 3-way stop signs at public roadway intersections to slow down traffic. As this latter course of action will generate public complaint to Council from the through motorist, we are suggesting that Council decide the matter.
3. A set of pedestrian activated red/amber/green lights at the Phase I/Phase 2 entrance would cost in the order of \$20,000 to \$30,000. This expenditure is not part of the proposed 1992 Operating Budget; therefore, this request would have to be put directly to City Council.
4. Reduced speed limits in this area may not be effective as continued enforcement is often required. Unless there is playground equipment in the area, this section of roadway would not qualify for either playground or school zone signs.



Mr. Thomas M. Doherty
Page 2
November 20, 1991

I trust this further information will help in directing which course of action you wish to pursue.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Ken G. Haslop', with a stylized flourish at the end.

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

KGH/emg

DATE: December 20, 1991
TO: City Clerk
FROM: Fire Chief
RE: Traffic Problems - Botterill Crescent

We do not support any of the initiatives put forth by the Committee from Horizon Village.

There is presently in place a well identified pedestrian crossing in this area.

It is our opinion that pedestrian traffic in this area is not sufficient to require the stopping of through traffic on Botterill Crescent, nor the expense of installing yellow flashing or pedestrian activated lights.



R. Oscroft
FIRE CHIEF



Royal Canadian Mounted Police
Gendarmerie royale du Canada

89

Security Classification / Designation
Classification / Désignation Sécuritaire

December 19, 1991

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

Your file Votre référence

Our file Notre référence

ATTENTION: C. SEVCIK,
City Clerk

Dear Sir:

RE: TRAFFIC PROBLEMS - BOTTERILL CRESCENT

A check of the Botterill Crescent area was made. The following recommendations, it is felt, may alleviate the situation.

1. Botterill Crescent be made a one-way street, eastbound from Bremner Avenue east to 28th Street.
2. Western most entrance to Horizon Village Complex on south west side of Botterill Crescent be made an exit only, and that eastern most entrance be made an entrance only.

It was noted that due to the curvature of the road visibility is limited.

Yours truly,

(R.L. BEATON) Insp.
O i/c Red Deer City Detachment

Red Deer City Detachment
Bag 5033
Red Deer, Alberta
T4N 6A1

DJH/v1

Canada



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

December 23, 1991

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

Dear Sir:

Re: Traffic Problem - Botterill Crescent

The senior citizens residing in Horizon Village on both sides of Botterill Crescent are requesting the City to erect 3-Way Stop signs at the intersection of 28th Street, Barrett Drive and Botterill Crescent, to slow down the traffic through that area.

The future road planning for the area indicates the extension of 28th Street to join to 40th and 30th Avenue. In that case, there will be a four-way traffic intersection. The intersection will likely have traffic lights, or 28th Street may have the right-of-way and Stop signs for Barrett Drive and Botterill Crescent.

We are not in favour of using 3-Way traffic signs to slow down the traffic, but as an interim measure the City Council may wish to consider it as part of the 1992 budget.

Yours truly,

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

c.c. Director of Engineering Services
Fire Chief

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: December 20, 1991
TO: City Clerk
FROM: Director of Engineering Services
RE: **TRAFFIC PROBLEMS - BOTTERILL CRESCENT**

Howard Rombough of Horizon Village has requested that a three-way stop to be installed at the intersection of 28 Street, Barrett Drive, and Botterill Crescent to slow down traffic.

The November 1989 Council meeting denied a petition by Horizon Village residents for this three-way stop installation.

In 1981, four-way stops were installed at the Northey Avenue and Nolan Street intersection to slow down traffic, as per the petition of the Normandeau residents. A subsequent survey showed no change in the overall traffic speed or volumes. This is detailed in the attached excerpt from our April 6, 1981 Report.

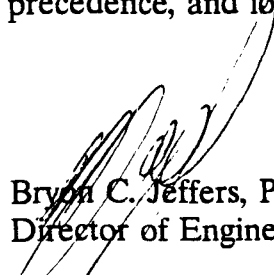
Numerous studies conducted in other North American cities have substantiated three and four-way stops installed under similar conditions:

1. Do not slow down traffic.
2. Increases rear-end accidents.
3. Reduces right angle accidents.
4. Reduces pedestrian safety due to more vehicle acceleration/deceleration.
5. Increases rolling stops and total violation of the stop sign.

RECOMMENDATION

From the safety point of view, three-way stops should not be installed at the 28 Street, Barrett Drive, Botterill Crescent intersection. Previous Council, however, has approved some all-way stops due to local resident insistence.

In deciding on the present request, Council should consider the relative importance of safety, precedence, and local residents' preference.



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

CYL/emg
Att.

TABLE OF SPEED COUNTERMEASURE STRATEGIES

REMEDIAL STRATEGY	SOURCE, AGENCY OR DOCUMENT	RESULTS
A. Traffic Control Devices		
2. Signs - STOP Signs		
a. STOP signs for speed control	<ul style="list-style-type: none"> o Walnut Creek, California (1972) - Troy, Michigan (1976) Δ San Francisco, Calif. (1977) 	<ul style="list-style-type: none"> No measurable effect. Slowing at signs, increased mid-block speeds. Significant reduction of speed at sign; influence zone: slowing from about 200' before sign to about 100' after sign.
b. Four-way STOPs	- Manhattan Beach, Calif. (1968)	Inconclusive study due to very limited scope (but speeds actually increased)
c. Four-way STOPs on Arterials & Collectors	- Helena, Montana (1977)	No significant change in speed (actual slight increase); 62% violation rate of STOP signs on main road.
d. "Excessive" use of STOP signs	o Palo Alto, California (1976)	No measurable beneficial or adverse effects
e. Combination of STOP sign, 25 MPH sign, and selective enforcement	- La Mirada, California (1967)	No statistically significant change in speed (although speeds actually increased slightly).
f. STOP sign placement on major roadway rather than minor	o El Monte, California (1950's)	Mixed results in speed control, increase in accidents and delay.
g. Removal of STOP signs long in place	- Troy, Michigan (1976)	No significant change in speeds (but speeds actually decreased slightly).

9 CITIES COMPLETED SPEED WITH STOP SIGNS
SPEED ACTUALLY INCREASED IN 5, DECREASED IN 1, NO CHANGE IN 3.

In 1977, the City of Calgary investigated the effect of four (4) way stops at eight (8) experimental intersections for a six (6) month period. The result of the investigation was that at these specific intersections traffic accidents decreased, however, traffic accidents increased at the intersections adjacent to the four (4) way stop sign. Total accidents in the area was fifty-one (51) before and forty-nine (49) after the installation of the four (4) way stops.

control devices. Some typical responses on the subject of four-way stop signs are as follows:

Edmonton - "Four-way stops have also been installed (with resultant high violation rates and no apparent volume reduction) primarily due to public pressure".

Toronto - "... the introduction of four-way stops in the City of Toronto for the purpose of either deterring traffic or reducing vehicular speeds had had minimal success. In addition, the use of 'Stop' signs for purposes other than to establish a right-of-way at an intersection has resulted in a deterioration in the effectiveness of this type of traffic control".

Vancouver - "... we have found them to be totally ineffective in reducing either short-cut volumes or speeds".

April 6, 1981

TO: City Clerk
FROM: City Engineer

RE: Petition for Traffic Improvements
Intersection Nolan Street & Northey Avenue
Normandeau Subdivision

Council at their regular meeting of February 2, 1981 passed the following resolution:-

"RESOLVED that Council of the City of Red Deer having considered correspondence dated January 21st, 1981 from Irene Mosher and Irene Lang re: Problems pertaining to traffic on Nolan Street and having considered reports from the administration concerning said matter, hereby agree that the stop signs be erected at the intersection of Northey Avenue and Nolan Street as quickly as possible".

The Engineering Department, in accordance with the above, installed a 4 way stop at Northey Avenue and Nolan Street and undertook vehicle speed and count data before and after the installation. The results are summarized below:-

- (1) Subsequent to the installation of stop signs at Nolan Street, total traffic volume during the survey period of 7:00 A.M. to 9:00 A.M., 11:00 A.M. to 2:00 P.M. and 3:30 P.M. to 6:00 P.M. decreased by 16 vehicles (from 1801 to 1785) at Nolan Street, east of Northey Avenue and increased by 46 vehicles (from 633 to 679) at Northey Avenue, south of Nolan Street. Truck traffic using the intersection of Northey Avenue and Nolan Street increased from 38 to 49.
- (2) Subsequent to the installation of stop signs at Nolan Street, average speed decreased by 3 to 4 miles per hour on Nolan Street and increased by 2 to 3 miles per hour on Northey Avenue. The decrease in average speed on Nolan Street could be due to vehicles decelerating to zero miles per hour at the stop sign and acceleration afterwards. The increase in average speed on Northey Avenue could be due to vehicles not required to stop for as long a period as before.

..... 2

TO: City Clerk
FROM: Director of Engineering Services
RE: Traffic Problems - Botterill Crescent

Howard Rombough of Horizon Village requested 3 way stops to be installed at the intersection of 28 Street, Barrett Drive and Botterill Crescent to slow down traffic.

The November 1989 Council meeting has denied a petition by Horizon Village residents for this 3 way stop installation.

In 1981, 4-way stops were installed at the Northey Avenue / Nolan Street Intersection to slow down traffic, as per the petition of the Normandeau residents. Subsequent survey showed no change in the overall traffic speed or volumes. This is detailed in the attached excerpt from our April 6, 1981 report.

Numerous studies conducted in other North American cities have substantiated 3 and 4 - way stops installed under similar conditions:

- do not slow down traffic,
- increases rear-end accidents
- reduces right angle accidents,
- reduces pedestrian safety due to more vehicle acceleration /deceleration.
- increases "rolling stops" and total violation of the stop sign.

RECOMMENDATION

From the safety point of view, 3-way stops should not be installed at the 28 Street, Barrett Drive, Botterill Crescent. Previous Council however has approved some all-way stops due to local resident insistence.

In deciding on the present request, Council should consider the relative importance of safety, precedence, and local residents' preference.

Commissioners' Comments

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

cf/

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: August 18, 1992
TO: Engineering Department Manager
FROM: Assistant City Clerk
RE: 28 STREET/BOTTERILL CRESCENT/SIX-MONTH REVIEW/3-WAY STOP

Your report of July 29, 1992, regarding the above matter, was presented to Red Deer City Council at their meeting on August 17, 1992. Council agreed with the information contained therein, thus the subject intersection will remain as is with the 3-way stop in place.

Thank you for your summary and recommendation in this instance.



Kelly Kloss
Assistant City Clerk

/ds



RED DEER
REGIONAL PLANNING COMMISSION

3

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

NO. 2

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

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

July 24, 1992

1952 - 1992

**CELEBRATING
40 YEARS
PLANNING SERVICE**

Mr. C. Sevcik, City Clerk
City Hall
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: PROPOSED LAND USE AMENDMENT
2672/X-92, HIGHLAND PARK PLAZA

On July 20, 1992, the City Council passed a resolution authorizing the preparation of a land use amendment to permit limited office use in the Highland Park Plaza.

If the land use amendment is passed, it provides for a maximum of 372 square metres (4,000 sq. ft.) of combined offices in Highland Green Mall and Highland Park Plaza, as exception to the land use bylaw.

Sincerely,

Djamshid Rouhi, ACP, MCIP
SENIOR PLANNER

Commissioner's Comments

DR/eam

att.

The attached bylaw amendment has been prepared in accordance with the direction of Council to allow 4,000 sq. ft. of office space in Highland Park Plaza. We would again bring to Council's attention that such a relaxation does not conform to Council policy as outlined in the Downtown Concept Plan and could set a dangerous precedent.

"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 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 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 NORGLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

NORTH AMERICAN
PROPERTY GROUP

*file
Council Aug 17/92*

August 18, 1992

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

Attention: Mr. Kelly Kloss
City Clerk, City of Red Deer

Dear Mr. Kloss:

Re: OPUS Developments Rezoning Proposal - 67 Street & Gaetz Avenue
Red Deer, Alberta

Further to our telephone conversation this morning please be advised that we have had very preliminary discussions with OPUS Developments regarding the access and transportation issues regarding our joint property access at the above noted location. As I had mentioned in my presentation last night before council, no resolution to the technical issues regarding the OPUS proposal have been made at this time. We would like to advise your office that our differences have not been resolved and ask that you confirm our mutual resolution to the issues prior to granting OPUS their final development permit.

We look forward to your cooperation in this regard.

Sincerely,



Henry Bereznicki
Vice President
Western Canada

/ca

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 21, 1992

Van Alta Management Ltd.
301 - 4702 - 49 Avenue
RED DEER, Alberta
T4N 6L5

ATTENTION: GARY BRAUN, GENERAL MANAGER

Dear Sir:

At The City of Red Deer Council meeting held on Monday, August 17, 1992, first reading was given to land use bylaw amendment 2672/X-92, a copy of which is attached.

Bylaw 2672/X-92 provides that on Lot 58 Block 14 Plan 792-0555 and Lot 30 Block 14 Plan 4332 TR (Highland Green Mall and Highland Park Plaza) "office uses" is a permitted use provided the combined floor areas of the offices on both sites listed do not exceed 372 square meters.

This office will now be proceeding with the necessary advertising for the above noted land use bylaw amendment with a public hearing to be held on Monday, August 31, 1992, at 7:00 p.m. or as soon thereafter may determine.

The advertising for said public hearing will appear in the Red Deer Advocate on Friday, August 21 and August 28, 1992. Following the public hearing, Council may give said bylaw second and third readings.

I would also confirm that we have received your deposit for the advertising of said bylaws.

As outlined above, the public hearing will be at 7:00 p.m. on August 31, 1992, and should you wish to attend said public hearing, same will be held in the Council chambers, second floor City Hall.

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

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Council Committee Secretary - S. Ladwig
Senior Planner

*a delight
to discover!*

DATE: August 18, 1992
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/X-92

Council of The City of Red Deer at its meeting held on Monday, August 17, 1992, gave first reading to the above noted bylaw, a copy of which is attached.

Bylaw 2672/X-92 provides that on Lot 58, Block 14, Plan 792-0555 and Lot 30, Block 14, Plan 4332 T.R. (Highland Green Mall and Highland Park Plaza) "office uses" is a permitted use provided the combined floor areas of the offices on both sides listed do not exceed 372 sq. metres.

This office will now proceed with advertising for a Public Hearing to be held on Monday, August 31, 1992, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

Encl.

c.c. Dir. of Community Services
Dir. of Engineering Services
Bylaws & Inspections Manager
City Assessor
Council & Committee Secy., S. Ladwig

NO. 3

DATE: July 21, 1992
TO: City Council
FROM: Assistant City Clerk
RE: PROPOSED FOURPLEX AT 3828 - 45 STREET
RITA SCHUETZ

At the Council meeting of July 20, 1992, consideration was given to the above topic, following which the motion as set out hereunder was introduced.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Adolf and Rita Schuetz dated July 7, 1991 re: Development Proposal / Fourplex, 3828 - 45 Street / Request to Rezone Property from R1A to R2, hereby agrees that said request be denied, and as recommended to Council July 20, 1992."

Prior to voting on the above motion, however, Council agreed that same be tabled to allow the applicant to obtain any comments or concerns from the area residents. In this regard, the Planning Commission co-ordinated a public meeting to determine the neighbourhood response.

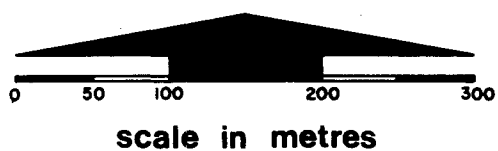
Attached is the required information presented for Council's consideration. In addition, we have placed on the agenda correspondence and reports which appeared on the July 20, 1992 Council agenda.



KELLY KLOSS
Assistant City Clerk

KK/jt

18



2672 / S-80 (22/DEC/80)



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

August 7, 1992

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

1952 - 1992
**CELEBRATING
40 YEARS**
PLANNING SERVICE

Dear Sir:

Re: Proposed Fourplex at 3828 - 45 Street, Lots 13-15, Blk. 27, Plan 5555 A.F.

On July 20, 1992, the City Council considered a request by Mrs. Rita Scheutz to redesignate the above lots from R1A to R2 to permit the development of a fourplex.

In response to the request, City Council passed the following resolution:
"THAT the request for rezoning of 3828 - 45 Street, Development Proposal for a fourplex by Mrs. Rita Scheutz be tabled pending a complete neighbourhood survey by the applicant, to the satisfaction of City Administration."

In order to obtain the opinion of the residents of Eastview, the City Clerk forwarded the attached letter to all residents or property owners requesting their views and inviting them to a public meeting on August 6, 1992. The public meeting was held at the office of the Red Deer Regional Planning Commission and was attended by eighteen persons, including Mrs. Rita Scheutz and her Real Estate agent Mr. Jim Wilson.

All the residents who attended the meeting were strongly opposed to any land use amendment to permit the construction of a fourplex on this site and any further multiple family development in this general area. The exception were Mrs. Schuetz and her real estate agent.

For the information of City Council, we are enclosing all the individual responses and the petition received regarding this matter.

We are recommending that City Council deny the request by Mrs. Schuetz to rezone the above property from R1A to R2 and confirm this resolution dated February 20, 1978, by not allowing further multiple family development in this area.

Yours truly,

D. Rouhi, ACP, MCIP

SENIOR PLANNER, CITY PLANNING SECTION

MUNICIPALITIES WITHIN COMMISSION AREA

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

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3828 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER
FOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT 343-3394	

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

(over....)

*a delight
to discover!*

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street?
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)?

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Commissioner's Comments

We would concur with the recommendation of the Planning Commission that in light of the negative community responses, this application be denied.

"M.C. DAY"
City Commissioner

**DEVELOPMENT PROPOSAL - FOURPLEX
EASTVIEW SUBDIVISION**

**PUBLIC MEETING
RED DEER REGIONAL PLANNING COMMISSION OFFICES
AUGUST 6, 1992**

REGISTRATION

(Please Print)

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
KEN STUART	3901-45 ST	347-1394
RAY STUART	3907-45 ST	347-8831
Teresa Chase	3901-47st	340-2875
Fred Mulford	3829 45st	347-6447
Bolna Mulford	3829 45st	347-6867
Lillian Larocque	347-1331	3833
Raymond	3829-46st	340-8987
R. Duffin	4106-37 Ave	347-4390
a Hallont	3805-47ST	347-4362
D. Hallont	3805-45st	347-4362
Celred St Louis	3801-45ST-	346-3730
Brene Waito	3511-44st	347-6165
Ellen Wood	3511-44st	347-6165
Jim Wilcox	4 Mark Cres.	340-1206
Kita Schmitz	4519-46 Ave	347-0450
Mike McEay	3726 44st Ave	347-9886
Mrs. J. May	3915-45st	347-2535
Mrs Schultz	4401 Embury Cres	340-2612

RECEIVED

AUG -6 1992

REGIONAL
PLANNING COMMISSION

ADM	EX	REG
MUN	CITY	TECH

Date: August 4, 1992.

We the undersigned Eastview Resident and/or Property Owner

OPPOSE

A) the proposed fourplex at 3828-45th Street

and

B) any future high density redevelopment in Eastview

NAME:	ADDRESS:	PHONE NUMBER:	SIGNATURE:
Jessie Sanderson	3801 47 St	341-3139	Jessie Sanderson
Don Bellamy	3716-47 St	346-6436	Don Bellamy
Walter D. ...	3701-47 St	340-1427	Walter D. ...
Dorothy ...	3709-47 St	340-2049	Dorothy ...
Vicki Kokol	3713-47 St	340-2021	Vicki Kokol
Hilda Mackay	3717-47 St	342-1857	Hilda Mackay
Ronnie Sanderson	3721-47 St	343-0544	Ronnie Sanderson
Carl Potner	3725 47 St	341-6378	Carl Potner
Jim Weinberger	3729 47 St	340-3624	Jim Weinberger
Thomas Cameron	3908-46 St	347-6149	Tom Cameron
Harvey Giles	3916-46 St	343-1979	Harvey Giles
Robert Mechue	3920 46 St	343-9548	Robert Mechue
Bert Badger	3937 46 St	341-1827	Bert Badger
Tony ...	3937 46 St	343-3297	Tony ...
John Coffey	3925-46 St	342-0336	John Coffey
Alvin ...	3921 46 St	341-...	Alvin ...
Brenda ...	3917-46 St	347-6434	Brenda ...
Sharon ...	3901-46 St	347-7494	Sharon ...

Date: August 4, 1992.

We the undersigned Eastview Resident and/or Property Owner

OPPOSE

A) the proposed fourplex at 3828-45th Street

and

B) any future high density redevelopment in Eastview

NAME:	ADDRESS:	PHONE NUMBER:	SIGNATURE:
JAMES CHASE	3901-47 ST	340-2875	James Chase
VICTOR JENSEN	3906-47 ST	340-3221	Victor Jensen
ED HYDOMAKO	3910-47 ST	343-0480	Ed Hydomako
Liz Hydomako	3910-47 ST	343-0480	Liz Hydomako
JOE HART	3914-47 ST	340-3594	Joe Hart
ELEANOR LONG	3925-47 ST	342-1901	E. Long
ROD BUTLER			Rod Butler
Kaye Jozal	3915-47 ST	347-5627	Kaye Jozal
Pauline Klassen	3809-47 ST	342-7563	P. Klassen
John Kidd	3911-47 ST	342-5470	John Kidd
DIANE SAUER	3831-47 ST	340-3271	Diane Sauer
Ken Howell	3831-47 ST	340-3271	Ken Howell
GRAVIN ADAMS	3824-47 ST	340-2991	G. Adams
MARGARET HAMBROOK	3813-47 ST	346-5127	M. Hambrook
Raymond Hambrook	3813-47 ST	346-5127	R. Hambrook
SACY KHECKNER	3810-47 ST RD.	343-3793	S. Kheckner
WILLIAM JOHNSON	3801-47 ST	342-3127	W. Johnson
BRUCE FINNEY	3802-47 ST	342-4852	B. Finney

[illegible]

[illegible]

TO: City Council

We the undersigned partitioners hereby appose the proposed four plex at 3828 - 45 Street, or any further high density developments in Eastview.

SIGNATURE

ADDRESS

PRINT NAME

K.E. Stuart	3901 - 45 St.	KENNETH E. STUART
William	3902 - 44 St.	WILLIAM J. HANSEN
M. G. R. M.	3910 - 44 St.	GARTH MILLER
	3912 - 45 St.	CHARLES MILLER
	3933 - 45 St.	HAROLD GILMAN
	3915 - 45 St.	ELMER MAY
R.C. Gillespie	3911 - 45 St.	R.C. GILLESPIE
G. Stuart	3907 - 45 St.	R.G. STUART
Harry Tronnes	3902 - 45 St.	HARRY TRONNES
S. Straza	3905 - 46 St.	S. STRAZA
Brian Beingsher	3909 - 46 St.	B. BEINGSHER
Murray S. Cox	3913 - 46 St.	MURRAY S. COX
Gay Crosby	3921 - 46 St.	CROSBY
Larry Johnston	3925 - 46 St.	GARY JOHNSTONE
	3929 - 47 St.	Wendy Currier
Calvin & Bonita Fitch	3937 - 47 St.	Bonita K. Fitch
Doug Bauer	3930 - 47 St.	DOUG BAUER
Darcy Hydromako	3910 - 47 St.	Darcy Hydromako
Ilona & Perla Jensen	3906 - 47 St.	PERLA JENSEN
L. Wagner	3917 - 50 St.	Wagner
L. Kinginga	3909 - Ross St.	L. Kinginga
L. Waldbauer	3908 - 44 St.	L. WALDBAUER
G. Storms	3918 - 44 St.	GARTH STORMS
Ernie Blades	3930 - 44 Street	ERNEST BLADES
Dora Johnson	3934 - 44 St.	DORA JOHNSON
Charles Land	3934 - 45 St.	C. LAND
R. Naldor	3926 - 45 St.	Ron Naldor
G. Toovey	3910 - 45 St.	JOEY TOOVEY

TO: City Council

We the undersigned partitioners hereby appose the proposed four plex
at 3828 - 45 Street, or any further high density developments in Eastview.

SIGNATUAARE

J Nedeljak

ADDRESS

3906 45st.

PRINT NAME

TOWN NEDELJAK

To CITY COUNCIL:

We the undersigned wish to oppose the rezoning of 45th Street,
from 40th Avenue to 37th Avenue for the purposes of multi-purpose
dwellings, or any further high-density re-development in Eastview.

PRINT	SIGNATURE	ADDRESS	PHONE
Annette Gallant	<i>A. Gallant</i>	3805-45 ST	3474362
Don. Gallant	<i>Don. Gallant</i>	3805-45 ST	347-4362
Alfred St Louis	<i>Alfred St Louis</i>	3801-45 ST.	3463730
CLARA ST. LOUIS	<i>Clara St. Louis</i>	3801-45 ST.	346-3730
Jim Hallman	<i>J. Hall</i>	3810-44 ST	342-7627
Jan Hallman	<i>Jan Hallman</i>	3810-44 Street	342-7627
EMMA MEINERS	<i>Emme Meiners</i>	3814-44 street	347-1291
Wanda M. Ritten	<i>Wanda Ritten</i>	3818-44 street	342-7164
Janet R. Lundquist	<i>Janet R. Lundquist</i>	3832 44 ST	340 8734
DORISE OLSON	<i>Dorise Olson</i>	3838 44 ST.	347-5183
ARVID STRAND	<i>Arvid Strand</i>	3838-44 st.	347-5183
LEE	<i>Lee</i>	3833-45 st	342-1331
FRED	<i>Fred</i>	3829 45 st	347-6867
EDNA	<i>Edna</i>	3829 45 st.	347 6867
Ronda Koening	<i>R. Koening</i>	3825 45 st	342-7454
Kory Koening	<i>Kory Koening</i>	3825 45 st	342-7454
Dr. Gould.	<i>Dorothy Gould</i>	3809 45 ST.	346 2484
H. GOULD.	<i>H. Gould</i>	3809 45 ST.	346 2484
C. Moore	<i>Carol Moore</i>	3706 47 ST	343-1537
D. MOORE	<i>D. Moore</i>	3706-47 ST	343-1537
HELEN LINDSAY	<i>Helen Lindsay</i>	3801 - 46 ST	347-3576
R.W. Lindsay	<i>R.W. Lindsay</i>	3801 - 46 ST	347-3576
Rene Buchholz	<i>Rene Buchholz</i>	3803 - 46 st	343-0920
Rita Hoehne	<i>Rita Hoehne</i>	3813-46 St.	346-9606
M. D. D. H.	<i>M. D. D. H.</i>	3821 46 st	
D. Morris	<i>D. Morris</i>		347-9205
J. Kendorfe	<i>J. Kendorfe</i>	3825-46 st	347-9205

TO CITY COUNCIL:

We the undersigned wish to oppose the rezoning of 45th Street,
from 40th Avenue to 37th Avenue for the purposes of multi-purpose
dwellings, or any further high-density re-development in Eastview.

NAME

ADDRESS

PHONE

PRINT

SIGNATURE

Nancy MacAdam	<i>Nancy MacAdam</i>	3833-46 Street	342-0182
Michael MacAdam	MICHAEL MACADAM	3833-46 STREET	342-0182
FRED WALKER	<i>Fred Walker</i>	3838-46 ST	346 5007
Lily Walker	<i>Lily Walker</i>	3838-46 ST	346-5007
Adolf Rawn	ADOLF C RAWN	3839-46 ST	347-29803
BERTHA RAWN	<i>Bertha Rawn</i>	3839-46 ST.	347-2983
Benny Seave	<i>Benny Seave</i>	3829-46 ST	340-8987
Wm Duduman	WAK DUDUMAN	3826-46 ST	342-1571
Anne Duduman	ANNE DUDUMAN	3826-46 ST	342-1571
Lowrie Streatch	LOWRIE STREATCH	3814-46 ST	3465264
Jim Pigeon	<i>Jim Pigeon</i>	3810-46 ST	3407969

TO CITY COUNCIL:

We the undersign wish to oppose the rezoning of 45th Street, from 40th Avenue to 37th Avenue for the purposes of multi-purpose dwellings, or any further high-density re-development in Eastview.

PRINT	NAME	SIGNATURE	ADDRESS	PHONE
JACK LYCKLAMA	JACK LYCKLAMA	<i>Jack Lycklama</i>	3738 - 45 ST	347-8546
TAMMIE LYCKLAMA	TAMMIE LYCKLAMA	<i>Tammie Lycklama</i>	3738 45 ST	347-8546
ALSON LYCKLAMA	ALSON LYCKLAMA	<i>Alson Lycklama</i>	3738 45 ST	347-8546
R. Gerdung	R. Gerdung	<i>R. Gerdung</i>	3734-45 ST	343-6032
B. BIRVILLE	B. BIRVILLE	<i>B. Birville</i>	3734-45 ST	342-4021
Tommy Brewer	Tommy Brewer	<i>Tommy Brewer</i>	3734-45 ST	343-6032
Tommy Proett	Tommy Proett	<i>Tommy Proett</i>	3736 45th ST	347-7247
FAY JOHNSON	FAY JOHNSON	<i>Fay Johnson</i>	3706 45 ST	343-2585
C. JOHNSON	C. JOHNSON	<i>C. Johnson</i>	3706 - 45 ST	" "
DARRYL HOLLAND	DARRYL HOLLAND	<i>Darryl Holland</i>	3701-45 ST	346-4476
Debra Holland	Debra Holland	<i>Debra Holland</i>	3701-45 ST	346-4476
Pat Wasson	Pat Wasson	<i>Pat Wasson</i>	3717 - 45 ST	346-1632
L. Montgomery	L. Montgomery	<i>L. Montgomery</i>	3729 - 45 ST	—
Colleen Reaman	Colleen Reaman	<i>Colleen Reaman</i>	3738 44 ST	347-4844
GREG PANDIGOULIAS	GREG PANDIGOULIAS	<i>Greg Pandigoulas</i>	3730 44 ST	347-8051
Annie Brunner	Annie Brunner	<i>Annie Brunner</i>	3730 - 44 ST	346-6840
TERRI MCCOY	TERRI MCCOY	<i>Terri McCoy</i>	3726 - 44th ST.	347-9886
Mila McCoy	Mila McCoy	<i>Mila McCoy</i>	3726 44th ST.	347-9886
DORRIS ROBERTSON	DORRIS ROBERTSON	<i>Dorris Robertson</i>	3714 - 44 ST.	346-7526
R. HAWLEY	R. HAWLEY	<i>R. Hawley</i>	" "	" "
GILLIE	GILLIE	<i>Gillie</i>	3702-44 ST	340-1466
HENWOOD	HENWOOD	<i>Henwood</i>	3705-45 ST.	342-2174
MARK HENWOOD	MARK HENWOOD	<i>M. Henwood</i>	3705-45 ST.	342-2174
JULIE DOBLER	JULIE DOBLER	<i>Julie Dobler</i>	3701-46 ST	346-3013
PATRICK WIGHT	PATRICK WIGHT	<i>Patrick Wight</i>	" " "	" "
EVELYN BORGES	EVELYN BORGES	<i>Evelyn Borges</i>	3705-46 ST.	346-5852
DON ANDERSON	DON ANDERSON	<i>Don Anderson</i>	3706 46 ST	346-9727

TO CITY COUNCIL:

We the undersigned wish to oppose the rezoning of 45 th Street,
from 40th Avenue to 37th Avenue for the purposes of multi-purpose
dwellings, or any further high-density re-development in Eastview.

NAME	ADDRESS	PHONE
PRINT Darryl Arnold		
SIGNITURE Darryl Arnold	3710-46 th ST	342-0598
Tanya Kearney	3714B-46 ST	346-3327
ANNONCO VILKATA	7709 46 ST	390 3615
ITVN TONNER	3713 46 ST	346.6958.
MICHAEL FOX	3717 46 ST	342-0578
FREDA ANDERSEN	3737- 46 ST	346-4511
LAUREN CUNNING	3733 46 ST	340-0512
HOUSEMAN MARG.	3730 46	346-4341
HOUSEMAN GEORGE	3730- 46 St.	346-4341
DEBORA ARIE	3733- 47 St.	347-1460

3533 - 46TH STREET.
RED DEER.

ALTA. T4N 1L3.

JULY 28TH 1992.

TO THE CITY OF RED DEER
AND COUNCIL MEMBERS,

RE YOUR LETTER OF 23RD JULY 1992 REGARDING
CONSTRUCTION OF PROPOSED FOURPLEX AT 3828 - 45TH STREET.

Sirs,

We are unable to attend Public Meeting
on August 6TH concerning above proposal.

We the undersigned do NOT SUPPORT any
further high density redevelopment in EASTVIEW.

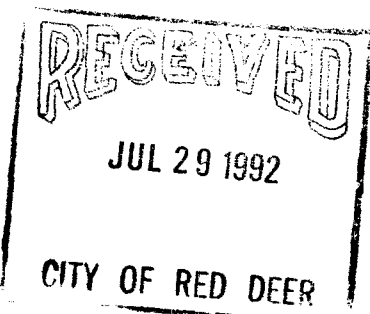
We are concerned that such a development
would take place. We value this as a residential
area very much. It would without doubt lose
value in the resale of private property in future
years in this neighbourhood.

We are

Respectfully yours.

Robert McCallum

Agnes E. McCallum.



Copied to: Principal Planner 92/07/29
No.

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? Yes
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? WE must first see the proposal!

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Don or Marlene McIntosh



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

See Page 2 / over

Dear Eastview Resident and/or Property Owner:

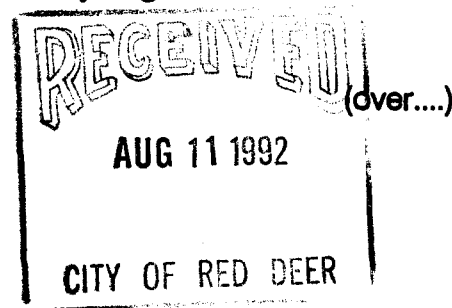
**RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET**

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3825 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER
FOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT 343-3394	

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

*a delight to discover!*

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *Definitely not. We already have too many!!*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *If this is the policy WHY is this even being considered as a question?*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

*As we will be on holidays we
are responding by letter. I hope
it will be taken into consideration.
Thank you.*

*Sincerely
Richard & Dea Joshang
3930 - 45 St.*

*Copied to: Principal Planner 9/2/07/29
to.*

**THE CITY OF RED DEER**

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

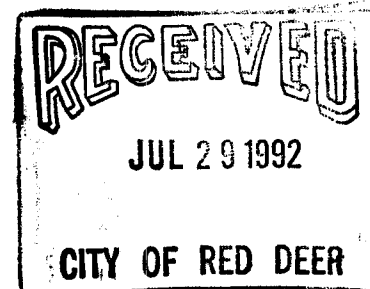
FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

**RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET**



City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3825 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER
FOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT 343-3394	

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

(over....)

*a delight
to discover!*

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

Roger Villeneuve
3950-38A Ave.
Red Deer, Alta
T4N 2V7

To City Council (27 July, 1992)

Re: Proposed Fourplex at 3828-45th Street.

This letter is to advise you that I am totally opposed ^{to} the above noted proposed construction of a fourplex or any further high density redevelopment in Eastview.

Council's current policy of not allowing any further high density development in Eastview must remain in place.

Background: I have been a resident in Eastview since 1958 at the time of first development. My wife & I have raised three children and we are now in our retirement years as are most of our neighbors. It is our ~~real~~ opinion that Eastview remain a single dwelling life style area.

yours truly:

Roger Villeneuve

27 July, 1992

Copied to: Principal Planner 92/07/29

Joan Henderson
201 - Terrace Park
Red Deer, Alberta
T4N 1V8

July 28, 1992

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

**RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45th. Street**

=====

As I will be unable to attend your meeting regarding the **Proposed Fourplex at 3828 - 45th Street, Red Deer, Alberta.** I would like to submit this letter to voice my opinion.

As a homeowner in the area, I would **NOT** like to see any further high density redevelopment in this area. Reasons:

- 1) **Over parking and conjection already exist in most areas**
- 2) **High density population results devalue property within the area**
- 3) **Schools are already in the overload state, and cannot accommodate existing population**
- 4) **Higher crime results in high density areas**

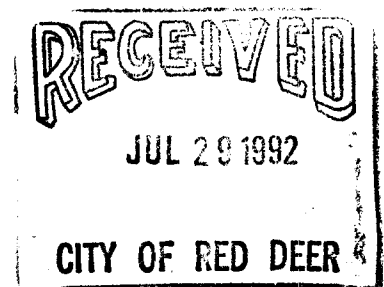
Again, I **DO NOT WISH TO SEE THIS REDEVELOPMENT** in the Eastview area.

Should you require further information, please do not hesitate to give me a call at either: **346-8091** (residence) or **885-4511** (workplace).

I wish to thank you in advance for allowing everyone the opportunity to voice their opinion in regards to this matter.

Sincerely,


J. (Joan) Henderson
Landowner/Eastview Area.



Copied to: Principal Planner 92/07/29
10.

Sharon McMurray
3901 - 46 Street
Red Deer, Alberta
T4N 1L9

July 29, 1992

Dear City Council Member:

RE: ³⁸²⁵⁻ Proposed Fourplex at 3828 - 45 Street (Eastview)

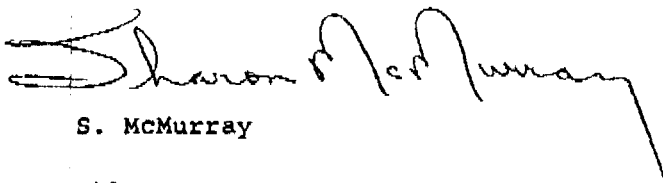
I am strongly against any multi-family dwellings being built in my immediate vicinity.

I am sure you have all heard the various reasons against these multi-family units but perhaps I can list a few of them again for you:

- (1) Increased traffic in surrounding neighborhood.
- (2) Transient type of lodger - no respect for property.
- (3) Existing property values decrease.
- (4) Parking facilities are insufficient.
- (5) Crime rate is statistically higher in transient areas than that of single family dwelling sub-division.

There must be other areas in Red Deer where a fourplex can be constructed. I do not want one built at 3828 - 45 Street. If the advertisements in the paper are any indication, Red Deer has no need for more rental accommodations, but if this project is built, the owner will rent to anyone just to have tenants.

Yours truly,


S. McMurray

;tla

Copied to: Principal Planner 92/07/30/6.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3825 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING

DATE: AUGUST 6, 1992

TIME: 7:30 PM

PLACE: RED DEER REGIONAL PLANNING COMMISSION
2830 BREMNER AVENUE, RED DEERFOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT
343-3394

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

(over....)

*a delight
to discover!*

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:05 AM
DATE	July 30/92
BY	ST

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *No*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *No*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

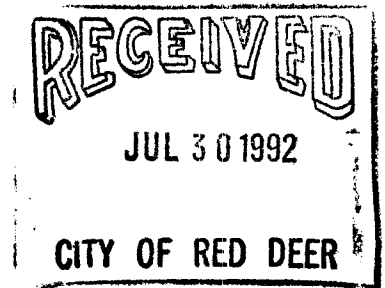
Our
~~My~~ reasons for not wanting more than single dwelling in this area are:

1. It makes for congested park.
2. Draws transient people into neighborhood, who are often persons who party and disturb neighbors with their noisy.
3. Deters young families, who are looking to buy houses in an established older area.

E. S. Bellamy
Dolores Bellamy
3716 47 St.

Copy to: Principal Planner 92/01/30

July 30.1992



TO: CITY COUNCIL

RE: DEVELOPMENT PROPOSAL/FOURPLEX 3828-45 Street
REQUEST FOR REZONING

We request that the above rezoning be not approved. The triplexes, fourplexes and sixplexes in the area now are not kept up and are in a very rundown condition and the owners do not look after them. People build and then resell.

We do NOT support the proposed fourplex.

We do NOT support any further high density redevelopment in Eastview.

We bought in this area because it was Zoned for no further high density redevelopment.

COUNCIL SHOULD STAND BY THE POLICY OF NOT ALLOWING ANY FURTHER HIGH DENSITY REDEVELOPMENT IN EASTVIEW.

Allan + June Woelt

3511-44ST

RED DEER

T4N 1G4

*Copy to: Principal Planner 92/07/30
Lo.*

Brenda & Doug Stephens
3821 45 St

Red Deer

Dear Council,

As I don't speak well in public I thought I would send you a letter concerning our opinion regarding the proposal to construct a fourplex at 3825 45 Street.

When we purchased our property we were informed of the current council policy and felt that the only option we would have for increasing possible resale value would be to build a larger house or add on to the existing house. We were fine with that idea and planned to spend at least the next few years in this community.

We feel that if council allows only one more fourplex to be constructed in Eastview on 45 Street we would be against it. Our block already has 3 high density buildings on that side of the street and a 4th could lead to parking problems which might spill over to our side.

(I get very angry now when a vehicle from one of the fourplexs already built parks in front of the

walk to our front door.)

On the other hand if council were to reverse their current policy of not allowing any further high density development in Eastview, we would also possibly want to build a fourplex on our property. Therefore we would be in favor of the proposed fourplex at 3828-45 Street.

I realize we sound undecided on this issue, but what it comes down to is if we were also allowed to build a fourplex we would probably move out of the neighborhood at some future date and then wouldn't be as concerned. If only one extra fourplex is allowed on our block it directly could affect us (eg if new tenants are loud or messy etc)

I hope we have not offended any one with our opinion as that was not our intention.

Thank you for
your time.

Copy - Principal Planner.
92/07/30

Brenda Stephens
Brenda Stephens



4009 - 37 Avenue
Red Deer, Alberta
T4N 2T3

July 27, 1992

City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

Members of City Council:

I regret that I will be unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission. However, I wish to inform you that it is my opinion Eastview already has sufficient multi-family dwellings, and therefore I wish to support Council's current policy of not allowing any further high density development in Eastview.

Yours truly,

E. M. Stickel

Copy - Principal Planner 92/07/30
10

Sharon McMurray
3901 - 46 Street
Red Deer, Alberta
T4N 1L9

July 29, 1992

Dear City Council Member:

RE: ³⁸²⁵⁻Proposed Fourplex at 3828 - 45 Street (Eastview)

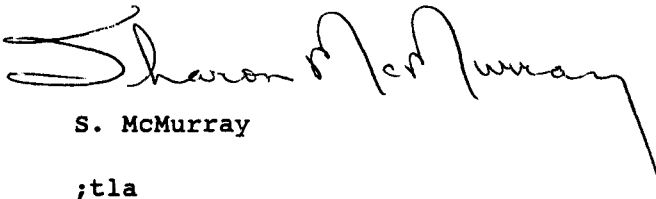
I am strongly against any multi-family dwellings being built in my immediate vicinity.

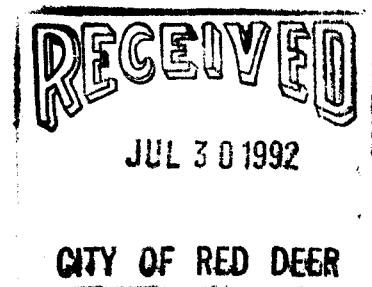
I am sure you have all heard the various reasons against these multi-family units but perhaps I can list a few of them again for you:

- (1) Increased traffic in surrounding neighborhood.
- (2) Transient type of lodger - no respect for property.
- (3) Existing property values decrease.
- (4) Parking facilities are insufficient.
- (5) Crime rate is statistically higher in transient areas than that of single family dwelling sub-division.

There must be other areas in Red Deer where a fourplex can be constructed. I do not want one built at 3828 - 45 Street. If the advertisements in the paper are any indication, Red Deer has no need for more rental accommodations, but if this project is built, the owner will rent to anyone just to have tenants.

Yours truly,


S. McMurray
;tla



Copy - Principal Planner 9/20/30



4009 - 37 Avenue
Red Deer, Alberta
T4N 2T3

July 27, 1992

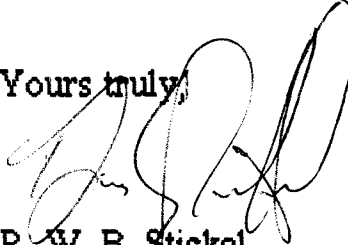
City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

Members of City Council:

In the event that I will be unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, I wish to inform you that it is my opinion Eastview already has sufficient multi-family dwellings. Therefore, I wish to support Council's current policy of not allowing any further high density development in Eastview.

Yours truly,



R. W. B. Stickel

es

Copy - Principal Planner 92/07/30
10

4105 - 37 Avenue
Red Deer, Alberta
T4N 2T3

July 27, 1992

City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

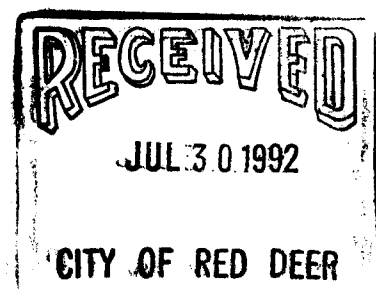
Members of City Council:

In the event that we are unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, we wish to inform you that it is our opinion Eastview already has sufficient multi-family dwellings. Therefore, we wish to support Council's current policy of not allowing any further high density development in Eastview.

Yours truly,

Henry Vander Meulen

Edith Vander Meulen



*Copy - Principal Planner
92/07/30*

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *THERE'S OTHERS IN THIS AREA ANYWAY.*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview?)? *STICK TO YOUR POLICY*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,

John Long
3722 - 39 Street

Kelly Kloss

Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission



Copy - Principal Planner 92/07/30/16

Tom Burdan/
Joanne Ostler
3721 - 46 Street
RED DEER, Alberta
T4N 1L5

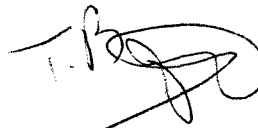
July 27, 1992

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

RE: PROPOSED FOURPLEX AT 3828 - 45 Street

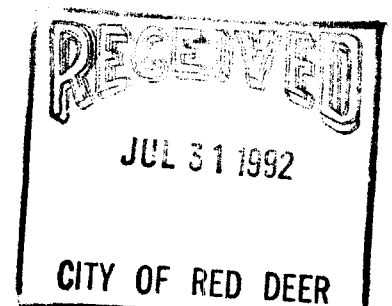
1. No, we do not support the proposed fourplex at 3828 - 45 Street.
2. No, we do not support any further high density redevelopment in Eastview.

Sincerely,



TOM BURDAN/
JOANNE OSTLER

*Copy to: Principal Planner
92/07/31 co.*



1

2 Malcolm Crescent
Red Deer, AB
T4N 0J8
July 27, 1992

The City Clerk
The City of Red Deer
P.O. Box 5008, Red Deer, AB
T4N 3TA

Dear Sir:

Re: Fourplex at 3828-45th Street

This letter is to register my opposition to the proposed fourplex at the above address.

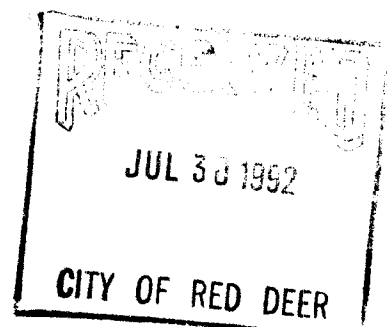
Furthermore, I oppose further high density development in Eastview.

Thank you.

Yours sincerely,

Shameema K. Sologar
Shameema K. Sologar

*Copy to: Principal Planner
92/07/27*



Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *Yes, No problem as it will take care of the vacant area & the older home to be demolished!*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *Open - if land becomes available here in Eastview why not use it rather than go develop more on outskirts.*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

e City of Red Deer
O. Box 5008
RED DEER, Alberta
N 3T4



STEWART S. & LILLIAN M. HITMAN
4100-38 AVENUE
RED DEER, ALBERTA

T4N 2T7

for City Clerk's Dept

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street?
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)?

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,

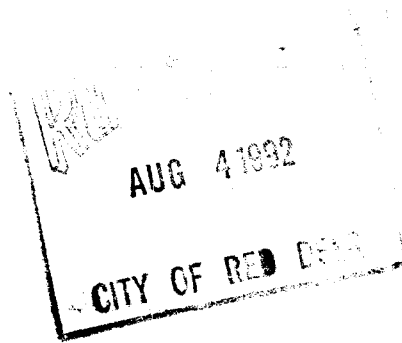


Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

July 30, 1992



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

Dear City Council

Re: Proposed Fourplex
at 3828-45th

I am writing to inform you that I am against this proposal. There are already enough fourplexes in the area. I live directly across from 1 fourplex and kitty corner to another.

In the one there is high renter turnover (transients). There have been a fair number of disturbances and disturbing individuals renting this facility. As well the yards can be kept and this does not add to the beauty of the neighborhood. All home owners take pride in their yards and homes in this neighborhood and is very disturbing when fourplex owners neglect their property.

Yours truly,

Larry Frommes, 3902-45 St T4N 1J8

Copy to: Principal Planner 92/08/04/12

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *Yes*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *Yes*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam



92.07.28

Box 287
Donoka
TOC 2H0

cc. Red Deer Regional Planning Commission

92/08/04 cc.

4 replies received (all the same)

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

I/we the undersigned are opposed to the building of the afore-
mentioned fourplex.

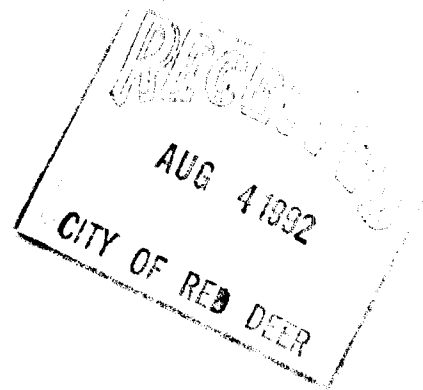
In addition, I/we are also opposed to further high density development
in Eastview.

Yours truly,



EASTVIEW RESIDENT/PROPERTY OWNER

3978 35 AVE —



Copy to: Principal Planner
92/08/04a

4045 EMBURY CRESC
RED DEER ALBERTA
CANADA T4N 2S8
8.3.92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

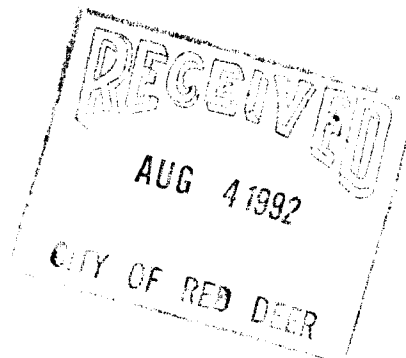
Carolyn Shields

Carolyn Shields
EASTVIEW RESIDENT/PROPERTY OWNER

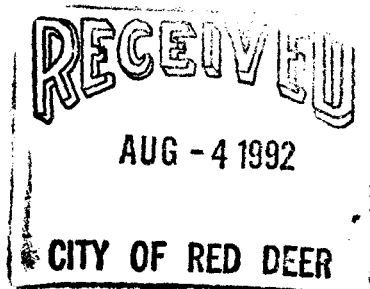
Ed Shields

Ed Shields
EASTVIEW RESIDENT

Copy to: Principal Planner 92/04/04 no.



Council
City of Red Deer.



3838 44th St.
Red Deer, Alta.
July 30, 1992

Dear Sirs:

I am definitely and completely opposed to the fourplex at 3825-45th Street, Eastview. We, and several other residents in this area bought our homes because they were single family dwellings. These fourplexes do not give children enough room to play. There is not enough room for parking. They also lower the value of our homes. The closer quarters seems to bring in a lot of wild, loud people which definitely spoils our quiet lifestyle.

My late husband fought against this some thing a few years ago. He received a court document from the Supreme Court of Calgary that ruled against multiple family complexes in this area. I think this should be taken into consideration.

As for No. 2, I definitely am against any further high density redevelopments as we have enough in our area already.

I am writing this letter as I will not be in town for the meeting, Aug. 6

Copy to: Principal Planner 92/08/04.

Yours sincerely
Donise J. Olson

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

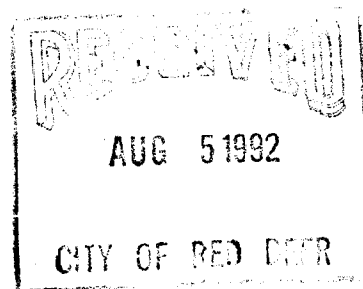
In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

*Shirley Buckland
A. J. B. McDonald*

EASTVIEW RESIDENT/PROPERTY OWNER ✓

Copy- Principal Planner 92/08/05
60



3934-45 St.

Red Deer, AB. T4N 1S8

July 27, 1992

"City Council,"
The City of Red Deer,
P.O. Box 15008
Red Deer, AB. T4N 3T4.

Dear City Council,

My husband and I do not support the
proposed fourplex at 3828-45 Street.

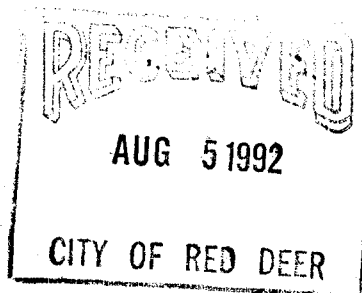
Now, do we support any further high density
redevelopment of any kind in Eastview, we
wish to keep the policy we agreed to some years
ago.

(We live not that far from a four plex,
between kids and "what ever" is close enough
for problems.)

Yours truly,

Mr & Mrs Chas. Land

Copy. Principal Planner
92/08/05



4025 Embury Crest
Red Deer, Alta
T4N-2S8

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

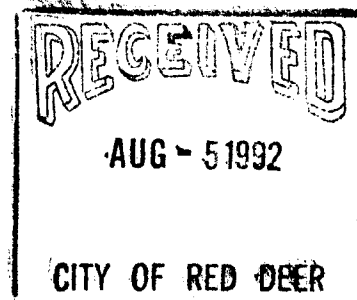
In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

Mrs Violet Elkin

EASTVIEW RESIDENT/PROPERTY OWNER

Copy to: Principal Planner 92/08/05/6



Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street?
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)?

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

City of Red Deer

I do not support the proposed fourplex at 3828 - 45th Street, nor do I support any high density redevelopment in Eastview.

Sincerely, *Few Kaulana*

July 29/92.

Kelly Klass.
Assistant City Clerk
The City of Red Deer.
P.O. Box 5008,
Red Deer Alta., T4N 3T4.

Re: Public Meeting
Proposed Fourplex at 3828-45 st
Meeting August 6 1992.

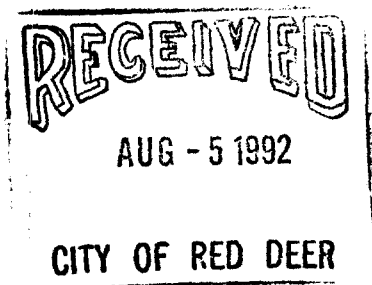
Dear Sir:

I do not support the proposed fourplex at 3828-45 st. or any further multiple dwellings in this area. The area is already getting over populated.

With more densely development it depreciates the value of property plus the quality of the surrounding area, also it attracts too many transient tenants.

When we purchased our property it was developed solely for family dwellings.

I certainly do not support further High Density development in our area.



Sincerely
SMCanton
4137-38 Ave
Red Deer, Alta.
T4N 2T8

Copy-Principal Planner 92/08/05
cc.

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *No*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *No*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,

*Eastview is very nice
as is*

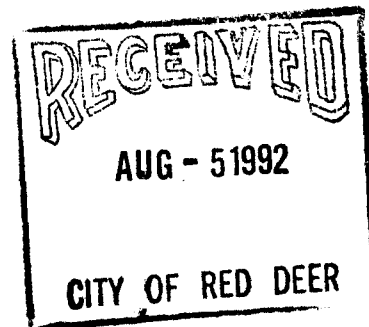


Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Copy - Principal Planner 92/08/05 cc



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

Attention: Kelly Klass:

This letter is in response to your correspondence dated July 23, 1992, regarding the proposal of a fourplex at 3828-45 Street, Red Deer.

We have made previous arrangements and will be unable to attend the public meeting August 6, 1992. However, we would like it known we highly oppose the above noted proposal. As the situation currently is we currently pay just under \$1800.00 per year

in laws. For this from my back yard I get to look at two six plexes, the currently unoccupied house at 3828-45 street and the house behind me that has three vehicles which have never operated in the two years of owning our home. Not to mention the old truck topped, metal garage door and other piles of junk laying around. Upon bringing this matter to your by laws department they put a tarp over one pile of junk and apparently this has satisfied the city. By adding the four plex it will only add to the already messy unkempt look of that block of 45 street as well as add to the extremely

heavy flow of traffic that
uses the back alley. The
alley has a heavier flow
of traffic than 46 Street.
We bought our property based
on the fact that Council
currently has a policy of not
allowing any further high
density housing in Eastview and
we are depending on our
elected Council representatives to
back us up and stick to
their original decision. We
find it hard to believe
that with all the new housing
developments in Red Hill currently
under way there is not a
more suited area for
multifamily dwellings.

Trusting you to take our
views to Council and into

-4-
consideration. we remain

yours truly,
Nancy Moadam
Michael M^{rs} Moadam

Nancy & Michael Moadam
3833-46 Street
Red Deer AB
T4N 1L7
342-0180

Copy - Principal Planner 92/08/05 is.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:32 AM
DATE	Aug. 5/92
BY	[Signature]

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

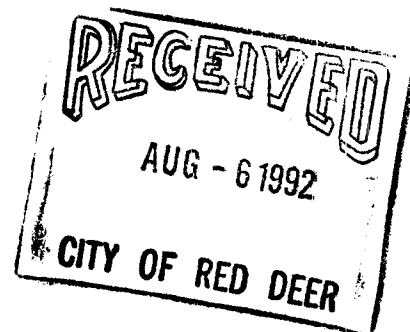
We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

Ella J. Reighley
404 - Embury Cres
Red Deer, Alta T4N 2S8

EASTVIEW RESIDENT/PROPERTY OWNER



Copy - Principal Planner 92/08/06

AUG - 5 1992

Mr. & Mrs. Jim Hallman
3810 - 44 Street
RED DEER, AB
T4N 1G6

July 31, 1992

The City of Red Deer
City Council
P.O. Box 5008
RED DEER, AB
T4N 3T4

To whom it may concern,

RE: PUBLIC MEETING PROPOSED FOURPLEX AT 3828 - 45TH STREET

First, thank you for sending out the survey and giving Eastview residents a chance to reply. As property owners, we are absolutely opposed to the proposed fourplex at 3828 - 45 street. We are equally opposed to any more "high density" re-development in Eastview. There is already too many high density complexes in this area.

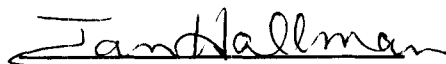
Adding more developments of this nature will only turn an old area into a slum. Although an overstatement, high density complexes do tend to be an eyesore, often with noisy occupants and generally unkempt backyards with garbage strewn everywhere.

We would appreciate no further high density developments in our neighborhood.

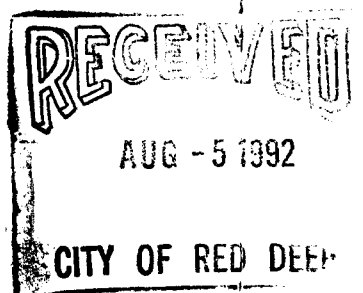
Sincerely,



Jim Hallman



Jan Hallman



Copy - Principal Planner 92/08/06 ls.

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:32 AM
DATE	Aug 10 / 92
BY	GT

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

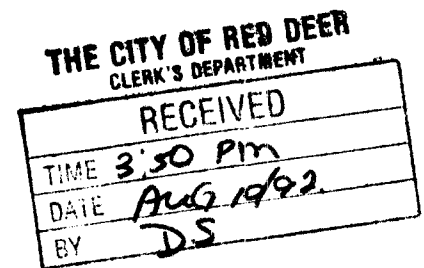
In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

Barbara J. Young - 4445 - Embury Cresc.
Barbara J. Young
EASTVIEW RESIDENT/PROPERTY OWNER

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB



DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

EASTVIEW RESIDENT/PROPERTY OWNER

Donna E. French
4141-38 AVE.

Anne B. Koresky
4133-38 AVE

LAURIE MCCHES
4121-38 AVE

E. L. Bell
4117-38 ave

Grace V. Ellsworth
4113-38 ave.

HARRY CROSSIE
4118-38 AVE.

Helen Hutchinson C/O *Donna*
4134 38 Ave. 3939 EXTERORS

Patricia Huelsner *Rayna Reid*
4105-38 ave. 4125-38 Ave
Red Deer, AB.

Murray Cross
4114-38 AVE.
Red Deer, ALFA.
S.M. Mining
3801 East Wind Creek.

Mildred Kasmussen
3933-38 AVE

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:45 PM
DATE	Aug 12/92
BY	SS

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

Brenda L. Oslund
S. B. Oslund

S. B. OSLUND
EASTVIEW RESIDENT/PROPERTY OWNER

4429 EMERY CRE
R.D.

August 7, 1992

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

Dear Council;

Re: Proposed Fourplex at 3825 - 45 Street

I was unable to attend the Public Meeting on August 6, 1992, so wish to express my concerns in this letter.

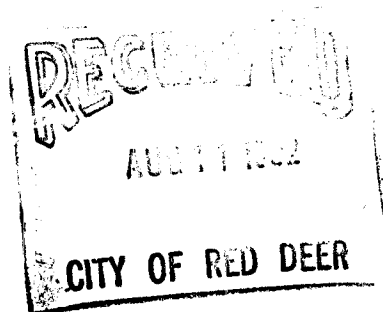
I do not want City Council to approve the construction of a four-plex at the above Eastview residence.

I do not support any high density redevelopment in Eastview (triplexes, fourplexes, and apartments).

Sincerely,

Susan Badgley
NAME

Susan Badgley
SIGNATURE



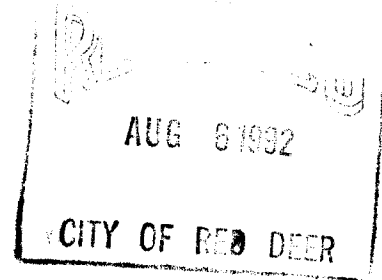
3937-4651

Red Deer, 341-4227
ADDRESS

Copy - Principal Planner 92/08/06 is

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB



DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

EASTVIEW RESIDENT/PROPERTY OWNER

Mary E. Lalle
4405 Embury Cres

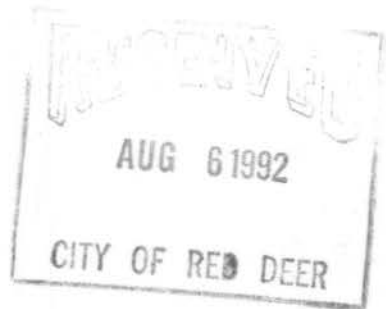
+
4449 Embury Cres

+
4422-35 Ave

Proxies to be used
of the above

August 5, 1992

Kelly Klass
Assistant City Clerk
City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4



Dear Sir or Madam:

With reference to your letter of July 23/92 concerning the proposed Fourplex at 3828-45 Street, we wish to advise that we are opposed to the Fourplex & any other high density developments!

We hope that our reasonably quiet neighbourhood, where we have lived for thirty years will not become a subsidized rental area, which realistically brings problems.

Yours truly,

Tom & Eleanor Anderson
4102-37 Avenue T4N 2T4

Copy - Principal Planner

92/08/06



THOMSON G & M L
4110-37 AVE
RED DEER ALBERTA
T4N 2T4

The Council
City of Red Deer,
Dear Members,

We are writing to you regarding the proposal of building a fourplex at 3828-45 St.

We were part of the first group of Eastview citizens who went to city hall in 1977 to protest the building of any more fourplexes in that area. We won our plea then.

We had been residents of 3846-45 St. for 25 years prior to Sept 6 1977.

Because of the change in the area caused by the residents in the 3 fourplexes on our side of the street we were forced to move.

These folks partied all night & slept all day. The noise from their studios was so loud that we couldn't hear each others voice inside our own house.

Formerly our neighborhood had been quiet & peaceful but suddenly it was wild & noisy.

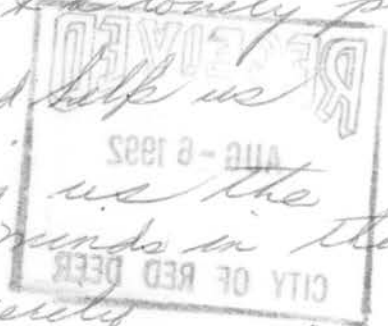
We are still against any more fourplexes being built in Eastview area anywhere. It should soon be a run down slum area and not good for Red Deer & especially not good for the area we now live in. It is peaceful and quiet here & a lovely place to live.

Please listen to us again and help us preserve this tranquillity.

Thank you for giving us the opportunity to speak our minds in this regard.

Yours Sincerely,

Gerald & Marion Thomson



Copy- Principal Planner
92/08/06 LG

3916 - 35-A Ave.
Red Deer, Ab. T4N 2S5-
Aug 4, 1992

City Clerk's Dept.
City of Red Deer, Ab.

Dear Sirs;

Re: Proposed fourplex at 3828
- 45th Street and other matters.

I have just returned home
after making a special trip
to study the proposed fourplex site
at 3828 - 45 St.

1. I am adamantly opposed
to a fourplex at 3828 - 45 St.

2. I am opposed to any
further high density redevelopment
in Eastview!

When I moved my family
to Red Deer in 1963, I was proud
to take up residence at my
present address.

Since that time however
(and especially in the last four

years) due to a number of factors, the Eastview sub division has slipped to a third rate status and property values have fallen accordingly.

In part, I blame the City of Red Deer for this by not enforcing existing policies (such as the high density development policy in Eastview), and by not enforcing its city by-laws (an auto-body "cottage industry" has existed in our back alley for five years now).

To make matters worse, in the past year traffic in front of our residence has more than tripled due to poor city planning. (Why does traffic from the new Eastview Estates pour on to the 39th Street corridor via 35-A Ave? Would it not have been more logical to have Ebert Avenue move the "Estates" traffic south to 39th Street rather than to set up an artificial barrier that now exists? (It makes one wonder if someone has not acceded to political pressure.)

As our taxes continue to spiral upwards to pay for Red Deer's recent spurt in growth, our sidewalks here in Eastview are allowed to deteriorate and our basements even to flood this summer due to city employee incompetence.

Thank you for this opportunity to vent my concerns.

Sincerely,
Gerald Beauchamp

P.S. Due to the rerouting of heavy traffic into Eastview from Eastview Estates, I predict that a serious accident could take place at the corner of 44 St. and 35 Ave. There are just too many trees on that corner that obscures one's vision.

3912-35th Ave.
Red Deer, Alta
Aug. 4, 1992.

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

Sirs:
Re Proposed Four-
plex at 3828-45th St.

1. No I do not support the
proposed fourplex at
3828-45th St.
2. I support the City's Policy
re no more high density
redevelopment in Eastview.

East of my area in your
new development at Eber Ave
there is a barrier so
traffic flow has to come
through 35th Ave. to get

out to 39th St. We
notice much more traffic
recently, hard to under-
stand the reasoning for
this arrangement.

Yours truly,
Bernice M. Pollock.



Copy - Principal Planner 92/08/06 ₁₀

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *Yes*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *No*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

*Copy - Principal Planner
92/08/06 ps*

*Margaret A. Mideley
Berndt P. Mideley
3973 - 35 Avenue
T4N 2R8*

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

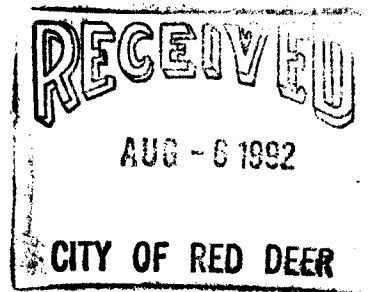
We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

Mr. & Mrs. Joel 4441 Embury Lane

EASTVIEW RESIDENT/PROPERTY OWNER



*Copy - Principal Planner
92/08/06 10*

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

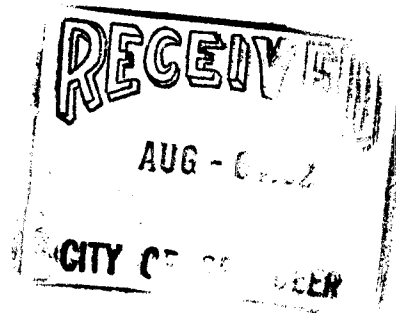
We the undersigned are opposed to the building of the afore-
mentioned fourplex.

In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

Burrington 3856 Eastwood Cr. T4N 2W1

EASTVIEW RESIDENT/PROPERTY OWNER



Copy - Principal Planner 92/08/06
10

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3828 - 45 ST.

We the undersigned are opposed to the building of the afore-
mentioned fourplex.

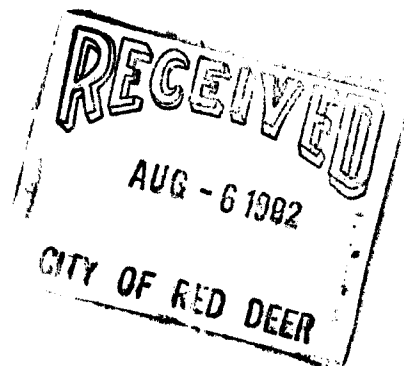
In addition, we are also opposed to further high density development
in Eastview.

Yours truly,

EASTVIEW RESIDENT/PROPERTY OWNER

Elisabeth Francis - 3958-38 Ave T4N 2V7 Red Deer

Copy - Principal Planner 92/08/06 to



Copy - Principal Planner 92/08/07 cs

4101 - 37 Avenue
Red Deer, Alberta
T4N 2T3

July 27, 1992

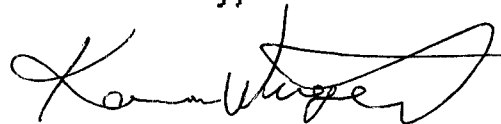
City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

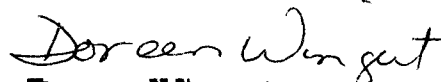
Members of City Council:

In the event that we are unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, we wish to inform you that it is our opinion Eastview already has sufficient multi-family dwellings. Therefore, we wish to support Council's current policy of not allowing any further high density development in Eastview.

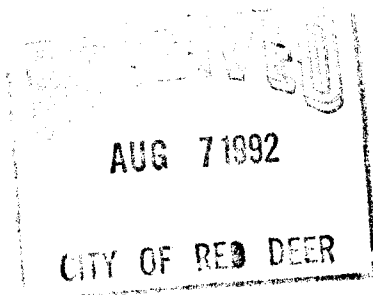
Yours truly,



Kevin Wingert



Doreen Wingert



Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

RECEIVED		
AUG - 6 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
ADM	CITY	TECH

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *No*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *No*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Ken Voss
12 Casulell Close
Red Deer
346-0775

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

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Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

RECEIVED		
AUG - 6 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	CITY	TECH

3829-46 st Ph-340-8987
[Handwritten signature]

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *No*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *No*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

*Joyce M. Vines
4133 Gray St.
Red Deer, Alta
342-2184*

RECEIVED		
AUG - 6 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	CITY	TECH



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

RECEIVED		
FAX: (403) 346-6195		
AUG 11 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MAIL	CITY	TECH

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET

Lil Larocque
3833-45th

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at ~~3825~~ 3828 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER
FOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT 343-3394	

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

(over....)



RED DEER

a delight to discover!

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *NO way*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *NO way*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

Fred & Edna Mulford
3829 - 45th

RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3825 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

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(over....)



*a delight
to discover!*

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *no way*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *no way*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

RE: **PUBLIC MEETING**
PROPOSED FOURPLEX AT 3828 - 45TH STREET

William + Anne
~~*Dudman*~~
Dudman
3826 - 46th
Red Deer

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3825 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER
FOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT 343-3394	

RECEIVED

AUG - 6 1992

RED DEER REGIONAL
PLANNING COMMISSION

ADM	EX	REG
MUN	CITY	TECH*

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

(over....)



a delight to discover!

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

- i. Do you support the proposed fourplex at 3828 - 45th Street? No
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? No

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

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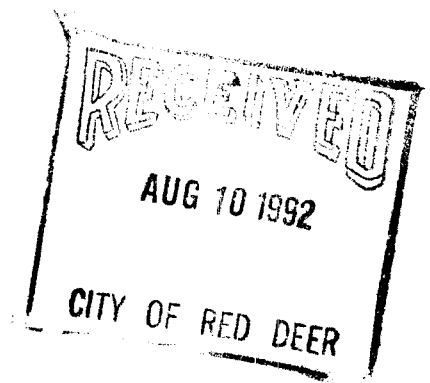
Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission



*Our answers to above questions
is "NO"*

P. Klassen





THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

RE: **PUBLIC MEETING**
PROPOSED FOURPLEX AT 3828 - 45TH STREET

Mr & Mrs D Gallant
3805-45 St
Red Deer

Alt
TA4/55

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at 3825 - 45th Street, in Eastview.

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER
FOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT 343-3394	

RECEIVED
AUG - 6 1992
RED DEER REGIONAL
PLANNING COMMISSION
ADMINISTRATIVE SERVICES

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

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Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,

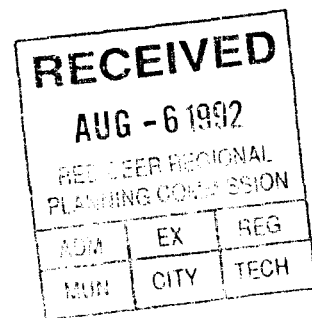


Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2



At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *No*
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Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,

Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

4106-37 Ave.

FILED

AUGUST 3/92

CITY COUNCIL
CITY OF RED DEER
P O BOX 5008
RED DEER AB

DEAR MEMBERS OF CITY COUNCIL:

RE: PUBLIC MEETING IN REGARD TO THE PROPOSED FOURPLEX
AT 3825 - 45 ST.

~~We~~ the undersigned ~~am~~ opposed to the building of the afore-
mentioned fourplex.

In addition, ~~we~~ ~~am~~ also opposed to further high density development
in Eastview.

Yours truly,

Berniece H Neis

EASTVIEW RESIDENT/PROPERTY OWNER

BERNIECE H. NEIS
4425- EMBURY CR.
RED DEER T4N 2S9

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? *NO*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *NO*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,

*4401 Embury Cres
Mno Schultz*



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

Phil + Clara 57 Louis. 3801-45 St.

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street? NO
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)?

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th. NO

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

We do not support any further high
density. ~~Redevelopmen~~ Redevelopment
In Eastview

KK/eam

cc. Red Deer Regional Planning Commission



4106 - 37 Avenue
Red Deer, Alberta
T4N 2T4

July 28, 1992

City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

Members of City Council:

In the event that we are unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, we wish to inform you that it is our opinion Eastview already has sufficient multi-family dwellings. Therefore, we wish to support Council's current policy of not allowing any further high density development in Eastview.

Yours truly,

Richard Duffin

E. M. Duffin

E. M. Duffin

RECEIVED		
AUG - 5 1992		
RED DEER REGIONAL PLANNING COMMISSION		
TO	BY	FILE
	CITY	

4117 - 37 Avenue
Red Deer, Alberta
T4N 2T3

August 5, 1992

City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

Members of City Council:

In the event that I am unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, I wish to inform you that it is my opinion Eastview already has sufficient multi-family dwellings. Therefore, I wish to support Council's current policy of not allowing any further high density development in Eastview.

Yours truly,

Jean Reeves

Jean Reeves

RECEIVED		
AUG - 6 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	CITY	TECH

4013 - 37 Avenue
Red Deer, Alberta
T4N 2T3

July 28, 1992

City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

Members of City Council:

In the event that we are unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, we wish to inform you that it is our opinion Eastview already has sufficient multi-family dwellings. Therefore, we wish to support Council's current policy of not allowing any further high density development in Eastview.

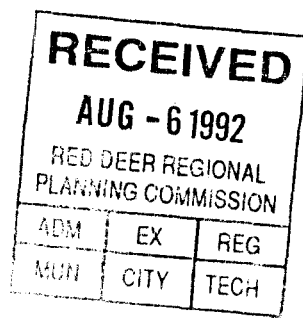
Yours truly,



Donald Winter



Wendy Winter



3726 - 44 Street
Red Deer, Alberta
T4N 1G5

July 30, 1992

City Council
The City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Re: Proposed Fourplex at
3828 - 45 Street, Red Deer

Members of City Council:

In the event that we are unable to attend the public meeting at 7:30 P.M., August 6, 1992, at the Red Deer Regional Planning Commission, we wish to inform you that it is our opinion Eastview already has sufficient multi-family dwellings. Therefore, we wish to support Council's current policy of not allowing any further high density development in Eastview.

Yours truly,

R. Micheal McCoy


Terri McCoy



THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:32 AM
DATE	Aug 6/92
BY	JT

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

- i. Do you support the proposed fourplex at 3828 - 45th Street? *NO*
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)? *NO*

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission

Copy - Principal Planner 92/08/07 10

*ARLE DEBEN
3733-47 Street
RED DEER
Clare Brown*

Copy - Principal Planner 92/08/07 as
4129-38 Avenue.
Red Deer.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:25 AM
DATE	Aug 7/92
BY	gt

THN-218.
Aug 6th '92.

City of Red Deer.

P.O. Box 5008

Red Deer-Alta T4N 3T4.

Dear Sirs.

Re proposed Fourplex - 3828-48 Street.

Further to your letter of July 23rd 1992 with regard to the above property, we submit this letter ~~outlining~~ ^{reaffirming} our concerns.

We long ~~time~~ residents of the Lakewood area (33 years) are concerned that multi-family dwellings will encroach south of 44th Street.

This we feel will have a negative impact on the neighbourhood, in that a higher density population will result in the following negative trends.

- (A) Transient rental population.
- (B) Higher traffic flow.
- (C) Increased loading on the existing water systems - (ii) - poor water pressure (It is bad enough now)

We are against any such proposal.

Thank you for your anticipated consideration of this correspondence. We look forward to your response.

Concerned home owners & Tax payers. Alex & Dawn Young.

3802-44 Street
Red Deer, Alberta
T4W 1G6
Aug 7, 1992.

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

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	3:48 PM
DATE	Aug 7 / 92
BY	ST

Dear Council Members:

Re: Proposed Fourplex at 3828-45 Street.

As Eastview Property owners:

1. We DONOT support a proposed fourplex at 3828-45 Street.
Currently, on that particular block, there are already four fourplex units.
2. Any further high density re-development in Eastview should be assessed individually on the specific site location.

Sincerely,

L. McKay.
O McKay

3933 - 46 Street
Red Deer, Alberta
T4N 1L9
August 7, 1992

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

Dear Council;

Re: Proposed Fourplex at 3825 - 45 Street

I was unable to attend the Public Meeting on August 6, 1992, so wish to express my concerns in this letter.

I do not want City Council to approve the construction of a four-plex at the above Eastview residence.

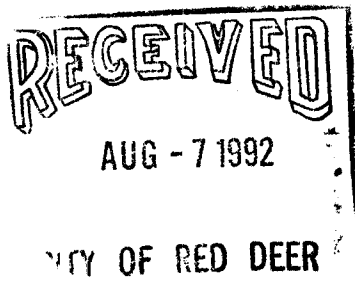
I do not support any high density redevelopment^p in Eastview (triplexes, fourplexes, and apartments).

Sincerely,

Michael Erickson
NAME

Michael Erickson
SIGNATURE

3933 - 46 Street
T4N1L9
ADDRESS



3933 - 46 Street
Red Deer, Alberta
T4N 1L9
August 7, 1992

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

Dear Council;

Re: Proposed Fourplex at 3825 - 45 Street

I was unable to attend the Public Meeting on August 6, 1992, so wish to express my concerns in this letter.

I do not want City Council to approve the construction of a four-plex at the above Eastview residence.

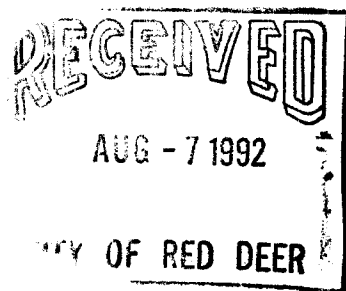
I do not support any high density redevelopment in Eastview (triplexes, fourplexes, and apartments).

Sincerely,

Garry Wayne Erickson
NAME

Garry W. Erickson
SIGNATURE

3933 - 46 Street
T4N 1L9
ADDRESS



3933 - 46 Street
Red Deer, Alberta
T4N 1L9
August 7, 1992

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

Dear Council;

Re: Proposed Fourplex at 3825 - 45 Street

I was unable to attend the Public Meeting on August 6, 1992, so wish to express my concerns in this letter.

I do not want City Council to approve the construction of a four-plex at the above Eastview residence.

I do not support any high density redevelopment^o in Eastview (triplexes, fourplexes, and apartments).

Sincerely,

Cindy Erickson

NAME

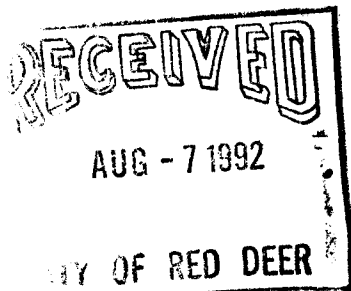
Cindy Erickson

SIGNATURE

3933 - 46 Street

Red Deer T4N1L9

ADDRESS



3933 - 46 Street
Red Deer, Alberta
T4N 1L9
August 7, 1992

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

Dear Council;

Re: Proposed Fourplex at 3825 - 45 Street

I was unable to attend the Public Meeting on August 6, 1992, so wish to express my concerns in this letter.

I do not want City Council to approve the construction of a four-plex at the above Eastview residence.

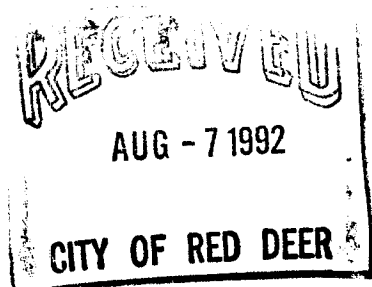
I do not support any high density redevelopment in Eastview (triplexes, fourplexes, and apartments).

Sincerely,

Constance Gail Erickson
NAME

C. Gail Erickson
SIGNATURE

3933-46 Street
T4N 1L9
ADDRESS



**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 21, 1992

Mrs. Rita Schuetz
4519 - 46 Avenue
RED DEER, Alberta
T4N 3N1

Dear Mrs. Schuetz:

RE: DEVELOPMENT PROPOSAL - FOURPLEX - 3828 - 45 STREET

At The City of Red Deer Council meeting held on July 20, 1992, consideration was given to your letter received July 8, 1992 concerning the above topic.

At the above noted meeting, Council tabled consideration of your request to allow for a response from the neighbourhood relative to this matter.

In speaking with Paul Meyette, Principal Planner of the Red Deer Regional Planning Commission, he informed me that his office will be co-ordinating a public meeting for residents of the area to express their views. As a result of this, you will not be required to do a survey of the area. This public meeting is tentatively scheduled for Thursday, August 6, 1992, however, you may wish to contact Mr. Meyette at 343-3394 to confirm the time and location. Following this public hearing, a report will again be brought back to Council for consideration.

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

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Principal Planner
Bylaws and Inspections Manager
City Assessor

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

DATE: July 22, 1992
TO: Paul Meyette, Principal Planner
FROM: Assistant City Clerk
RE: DEVELOPMENT PROPOSAL - FOURPLEX - 3828 - 45 STREET

At the Council meeting held on July 20, 1992, consideration was given to the above topic and at which meeting Council agreed to table this item pending a response from the neighbourhood.

This is to confirm our conversation in which you advised that you will be co-ordinating a public meeting of the area residents in order to obtain any comments or concerns relative to this proposal. Also, as we discussed, each area resident should be notified by mail of this public meeting.

I would ask that once you have drafted this letter, you would forward same to this office so as we may mail it as soon as possible.

I would also note that within the letter, residents should be advised that if they are unable to attend the public meeting, they may still submit any comments or concerns to our office by August 10th, if it is your intent for this matter to go back to the August 17th Council meeting.

Once this public meeting has been completed, I trust that you will be presenting a report back to Council.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

CORRESPONDENCE

NO. 1

DEVELOPMENT PROPOSAL

FOUR PLEX

3828 - 45 STREET

BY

ADOLF AND RITA SCHUETZ

4519 - 46 Avenue
 Red Deer, Alberta
 July 7, 1991

Mr. Charles Sevcik,
 City Clerk
 The City of Red Deer
 RED DEER, Alberta

THE CITY OF RED DEER
 CLERK'S DEPARTMENT

RECEIVED	
TIME	8:30 AM
DATE	July 8/92
BY	GT

Dear Sir:

Enclosed please find a proposal for the development of a fourplex at 3828 - 45 Street in the Eastview area. We realize this area is presently zoned R1A and would request this be rezoned to R2 at the next Council meeting of July 20, 1992.

The existing building on this lot is a very old home that would require a considerable number of dollars to get it into an acceptable living condition. My husband with his vast construction experience feels this does not merit the dollars nor the time it would involve.

There appears to be a definite need for this type of accomodation in the south east area of Red Deer. We have in the past five years built other rental buildings namely in Lower Fairview and Parkvale and needless to say they have done much to enhance the area they are in.

We feel the plan we have proposed gives spacious living accomodation and the building would sit very well within that block. The building would also meet all front, side and back yard regulations.

Thanking you for your time, I remain

Yours truly,



Mrs. Rita Schuetz

3525- 45 Street 98

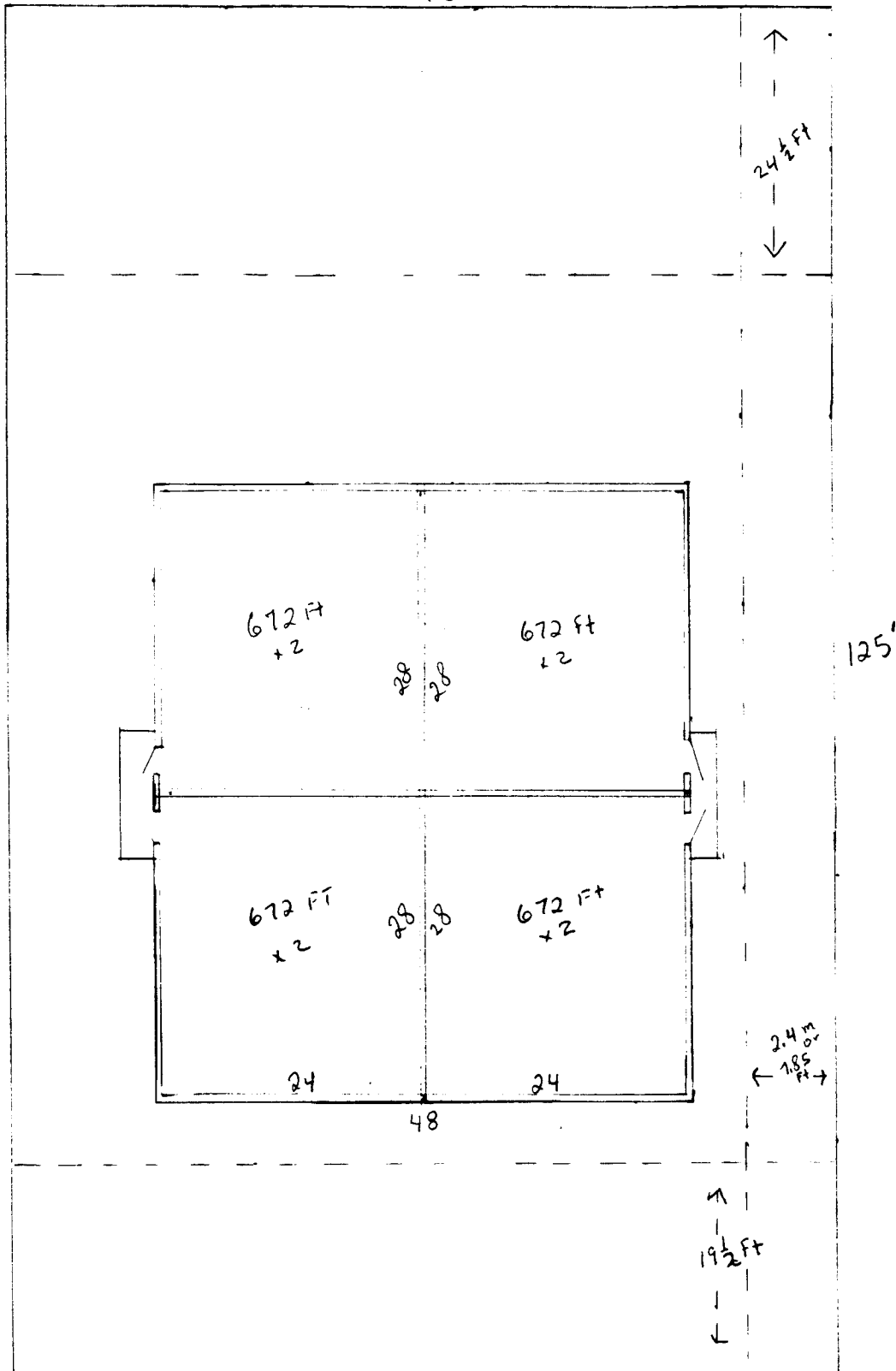
232-45 St to Center

$$\text{Site Area} = 75' \times 125' = 9375 \text{ FT}^2$$

Parking Available 75 ft stall size $8\frac{1}{2} \times 18 \text{ FT} = 8.8 \text{ stalls}$

75'

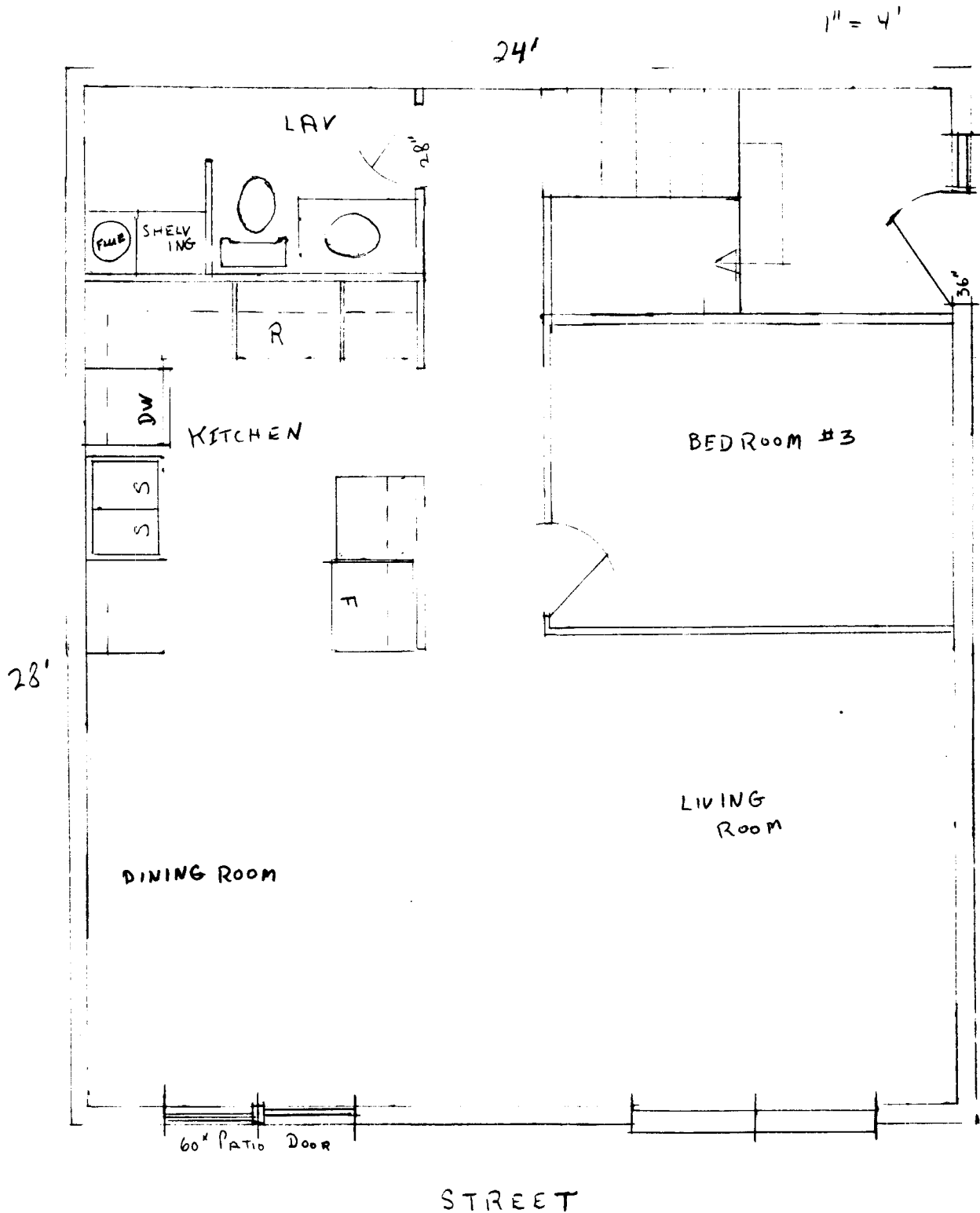
1" = 15 Ft.



STREET

3828-45 Street

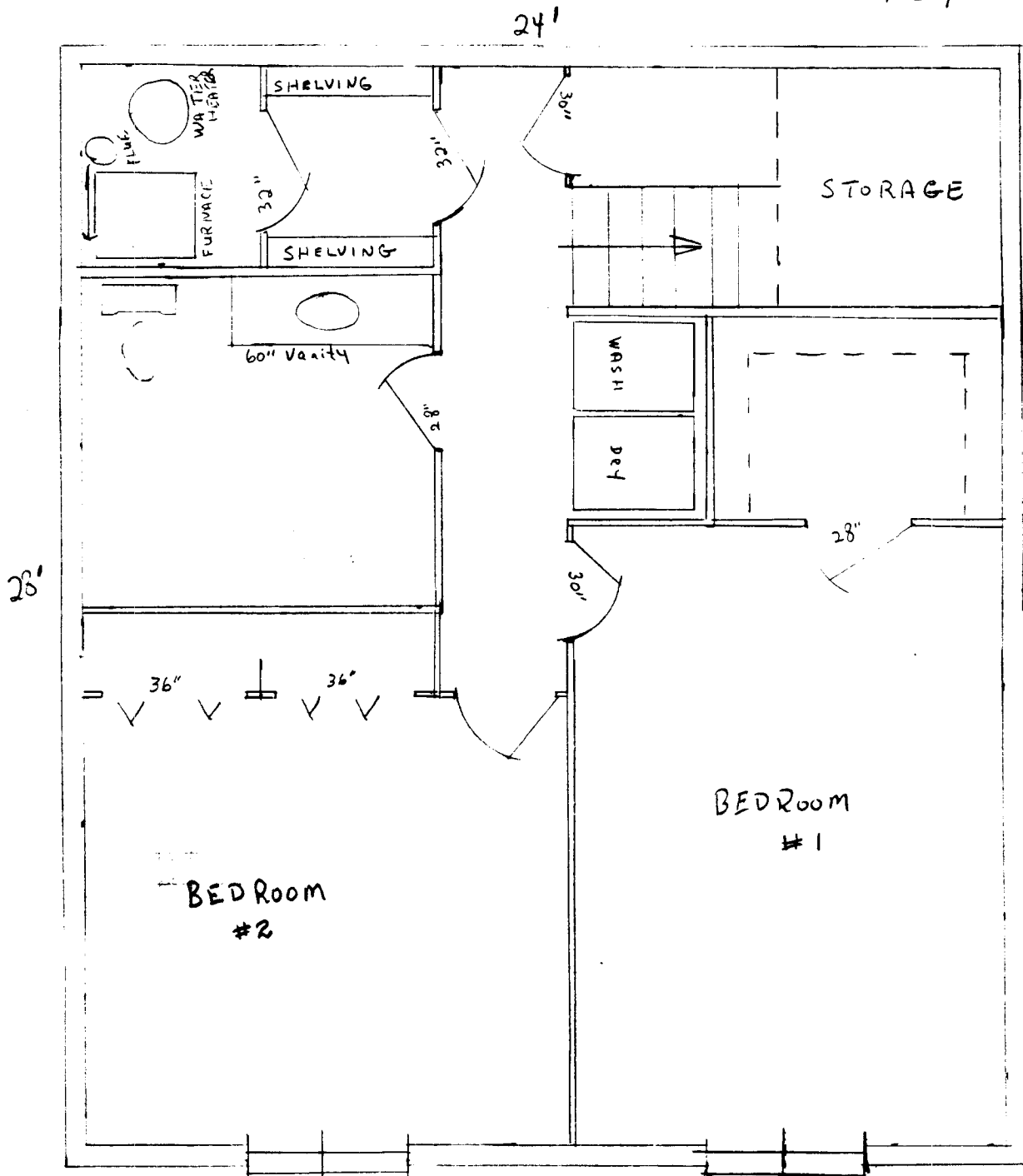
Upper level - one unit



3828-45 Street

Lower Level - one unit

1" = 4'



STREET



MEMORANDUM

1952 - 1992
**CELEBRATING
40 YEARS**
PLANNING SERVICE

TO: Kelly Kloss
Assistant City Clerk

DATE: July 9, 1992

FROM: Paul Meyette
Principal Planner

RE: PROPOSED FOURPLEX AT 3828 - 45TH STREET - REZONING

Mrs. Rita Scheutz is proposing the redesignation of 3828 - 45th Street from R1A to R2 in order to permit the construction of a fourplex.

The subject site is in the Eastview neighbourhood; there is an existing fourplex on the adjacent property to the east and a single family residence to the west.

This area was the subject of significant pressure for higher density development until 1978 when the residents of the Eastview neighbourhood petitioned Council to prohibit further high density redevelopment. On February 20, 1978, Council passed the following resolution:

"RESOLVED that Council of the City of Red Deer having considered a petition from residents in the Eastview area requesting that triplexes or apartments be not allowed in the area between 38th and 39th Avenues and between 44th Street and 46th Street, hereby agree to the foresaid request in principle and authorize preparation of an amendment to the zoning bylaw to provide accordingly for Council's future consideration."

Following that motion by Council, a portion of the Eastview neighbourhood was redesignated to R1A to prevent higher density redevelopment.

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 PAINTEARTH 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 STETTLER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

Page 2

RECOMMENDATION

Planning staff are opposed to the proposal to redesignate the site at 3828 - 45th Street to R2. The proposal is contrary to the intent of the Council's motion in 1978; redesignation of the site to R2 would introduce a level of uncertainty in terms of land use and density in the Eastview neighbourhood.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

DATE: June 8, 1992

FILE NO. 92-1727

TO: City Clerk

FROM: Bylaws and Inspections Manager

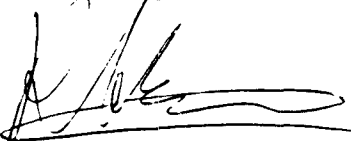
RE: **3828-45 STREET - REZONING**

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

The area in which this site is located was zoned R1A at the request of property owners in this district. Their request for rezoning was prompted by their concern over the number of multiple family dwellings being built in the area; therefore, comments from area residents should be solicited prior to any approvals being granted.

A preliminary check of the site plan indicates that it appears to meet the Land Use Bylaw criteria.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioner's Comments

We would concur with the recommendation of the Planning Commission that this application be denied. As this property is zoned R1A, the applicant does have the option to either redevelop this property as single family or, if approved by the Municipal Planning Commission, as a duplex.

"R.J. MCGHEE"
Mayor

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 23, 1992

Dear Eastview Resident and/or Property Owner:

RE: PUBLIC MEETING
PROPOSED FOURPLEX AT 3828 - 45TH STREET

City Council would like to obtain your opinion regarding a proposal to construct a fourplex at
3825 - 45th Street, in Eastview.

3828 -

In order to receive your opinion, Council has requested that the Red Deer Regional Planning Commission host a meeting with the residents of Eastview on August 6 at the Planning Commission office.

PUBLIC MEETING

DATE: AUGUST 6, 1992

TIME: 7:30 PM

PLACE: RED DEER REGIONAL PLANNING COMMISSION
2830 BREMNER AVENUE, RED DEERFOR MORE INFORMATION, PLEASE PHONE THE PLANNING COMMISSION AT
343-3394

If you are unable to attend that meeting you could write to Council directly at the address shown on the letterhead. All correspondence must be received by August 10th in order to be placed on the August 17th Council Agenda.

(over....)

*a delight
to discover!*

Eastview Resident and/or Property Owner
Public Meeting re: Proposed Fourplex at 3828 - 45 Street
July 23, 1992
Page 2

At the public meeting, Council would like your opinion on two issues:

1. Do you support the proposed fourplex at 3828 - 45th Street?
2. Do you support any further high density redevelopment (triplexes, fourplexes, and apartments) in Eastview (Council currently has a policy of not allowing any further high density development in Eastview)?

Council will look forward to receiving your advice either at the August 6th Public Meeting or in writing by August 10th.

Sincerely,



Kelly Kloss
ASSISTANT CITY CLERK

KK/eam

cc. Red Deer Regional Planning Commission



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

July 27, 1992

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

Mrs. Rita Schuetz
4519 - 46th Avenue
Red Deer, Alberta
T4N 3N1

COPY

Dear Mrs. Schuetz:

Re: DEVELOPMENT PROPOSAL - FOURPLEX
3828 - 45TH STREET

Further to our discussion last Tuesday, I have arranged a meeting for August 6, 1992 at our office:

PUBLIC MEETING	
DATE:	AUGUST 6, 1992
TIME:	7:30 PM
PLACE:	RED DEER REGIONAL PLANNING COMMISSION 2830 BREMNER AVENUE, RED DEER

.../2

MUNICIPALITIES WITHIN COMMISSION AREA

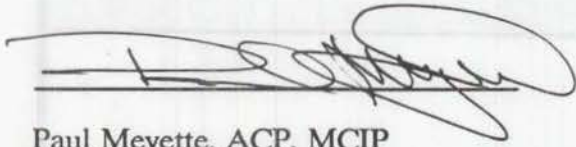
CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • 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 DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE
OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

Mrs. Rita Schuetz
July 24, 1992
Page 2

The purpose of the meeting will be twofold. The residents of Eastview will be asked whether there is any objection to the development of the fourplex which you have proposed on 45th Street. Please have your design available for viewing and be prepared to answer any questions related to your proposal. In addition to commenting on your proposal residents will be asked whether they would object to any additional triplexes, fourplexes or apartments in the Eastview neighbourhood.

I will look forward to your attendance at this public meeting.

Sincerely,



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc. Kelly Kloss, Assistant City Clerk
Ryan Strader, Bylaws and Inspections Manager
Al Knight, City Assessor
Colette Coe, Red Deer Regional Planning Commission

.DATE
.JIM TESTER

15:06:41 RID 59B 22 JUL 92 HAM

B1522

FREEFORM TYPE B 132CHAR

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*=====
*11520010 2 .008808190910315 HAL GILLRIE & RHONDA GILLRIE 3702 44 STREET T4N1
*11520015 2 .0083072500000000 DELL PRICE ENTERPRIZES LTD. 508 TERRACE PARK RED DEER, ALBERTA T4N1
*11520020 2H .0000000000890620 RHEA D. IBBOTSON 3714-44 ST. RED DEER ALTA. T4N1
*11520025 2H .008611100841001 ROCKLAND E. & SUSAN JONES 3722 44 STREET RED DEER, ALBERTA T4N1
*11520030 2H .0090030500000000 ROBERT MICHEAL & TERRI LYNNE MCCOY 3726 44 STREET T4N1
*11520035 2H100 .0000000000910411 ANTON BRUNNER C/D ELLA LENIUK 71 HILLGROVE DRIVE S.W. T2V3L5
*11520040 2H .0086112600000000 LEA PANAGOU LIAS 3734 44 ST. RED DEER, ALBERTA T4N1
*11520045 2H .008307280790723 ELMER & SHIRLEY REAMAN 3738 44 STREET RED DEER, ALBERTA T4N1
*11520050 2H .0086072100000000 DLGA & LINDA M. MCKAY 3802-44 STREET RED DEER, ALBERTA T4N1
*11520055 2H .0088111800000000 RUEBEN W. & DONNA HAYWORTH 3806-44 ST. RED DEER, ALBERTA T4N1
*11520060 2H 50 .0091040400000000 JAMES WESLEY & JANET YVONNE HALLMAN 3810 44 STREET T4N1
*11520065 2H .0000000000000000 OTTO & EMMA M MEINERS 3814 44 ST. RED DEER, ALBERTA T4N1
*11520070 2H .0087021700000000 ANGELINE RITTEN 3818 44 ST. RED DEER, ALBERTA T4N1
*11520075 2H .008602170910628 EDNA MAE HULGAARD 3961 38A AVE RED DEER ALTA T4N2V6
*11520080 2H .0000000000000000 KENNETH R. & DORISE I. OLSON 3838 44 ST. RED DEER, ALBERTA T4N1
*11520085 2H .0084042500000000 MAH ENTERPRISES LTD. 4814-51 STREET RED DEER, ALBERTA T4N2A6
*11520090 2H100 .0091060700000000 LILLIAN A. LAROCQUE 3833-45 ST. RED DEER, ALBERTA T4N1
*11520095 2H .0082011300000000 FREDERICK C. & EDNA M. MULFORD 3829-45 ST. RED DEER, ALBERTA T4N1
*11520100 2H .008711250910320 ARNOLD ROY & PATRICIA LYNN HOLMES R R 2 T4N5F
*11520105 2H .008810120891011 DOUGLAS HARRY STEPHENS & BRENDA MARION FRASER 3821 45 STREET T4N1
*11520110 2H .008412270880210 V. LINDA SPOONER C/D KEN ZERBE GENERAL DELIVERY TOCER
*11520115 2H 50 .0080111000000000 WILLIAM LAWRENCE & DOROTHY MAE GOULD 3809 45 STREET T4N1
*11520120 2H .0000000000000000 ANNETTE PATTON 3805 45 ST. RED DEER, ALBERTA T4N1
*11520125 2H 100 .0000000000000000 ALFRED JOSEPH & CLARA JOSEPHINE ST. LOUIS 3801 45 STREET T4N1
*11520130 2H .0089071300000000 MARGARET R JOHNSON 3902 44 STREET RED DEER ALTA T4N1
*11520135 2H .007811280810211 WER TUNG & KIN WAN ENG 62 WILTSHIRE BLVD. RED DEER, ALBERTA T4N6L3
*11520140 2H .009111070910123 ELDON VERNON MILLER BOX 1004 RED DEER, ALBERTA T4N6S5
*11520145 2H .0000000000891123 ABRAHAM & BERENDINA G. VAN DORP 52 PAYNE CLOSE T4P1T7
*11520150 2H .0000000000000000 ERNEST B & LUCILLE I BLADES 3930-44 ST. RED DEER, ALBERTA T4N1
*11520155 2H .0087112500000000 DORA M JOHNSON 3934 44 ST. RED DEER AB T4N1
*11520160 2H .0000000000850128 MR. W. TETLOLOWSKI 3914 14 STREET VERNON B.C. V1T3V
*11520165 2H .0000000000870225 ROGER D DYE C/D R MCGONIGAL 3939-45 ST. T4N1
*11520170 2H .0000000000000000 HAROLD M. GUDIM 3933-45TH STREET RED DEER, ALBERTA T4N1
*11520175 2H .0083072800000000 BRUCE A WHITE 3929-45 ST. RED DEER T4N1
*11520180 2H .0087060500000000 HARRY L. BLOOMFIELD 3925-45 ST. RED DEER, ALBERTA T4N1
*11520185 2H .008407260890821 KEITH E. ROBINSON 4566 WOODGREEN COURT WEST VANCOUVER B.C. V7S2V7
*11520190 2H .0000000000000000 GEORGE W.F. & JUNE M. MAY 3915 45 ST. RED DEER, ALBERTA T4N1
*11520195 2H .0000000000000000 ROBERT C. & IDA D. GILLESPIE 3911 45 ST. RED DEER, ALBERTA T4N1
*11520200 2H .0091100700000000 RAYMOND G & DONNA L STUART 3907-45 ST. RED DEER, ALBERTA T4N1
*11520205 2H .0000000000000000 K E & M I STUART 3901 45 ST. RED DEER, ALBERTA T4N1
*11520210 2H .0090052200000000 LARRY DUANE TRONNES 3902 45 STREET RED DEER, ALBERTA T4N1
*11520215 2H .0000000000000000 HELENA BEDNARD 4743-56 STREET RED DEER, ALBERTA T4N2K2
*11520220 2H .009204290890413 GAIL PEARN & DENNIS A GAVEL 115 SHAWCLIFFE CIRCLE S.W. CALGARY ALTA T2Y1J3
*11520225 2H .008803080900131 ALLAN J. LANDSIEDEL EX. OF THE WILL OF MURIEL LANDSIEDEL T2W0G7
*11520230 2H .007902210920310 WATSON BROS. PLUMBING LTD. 4324 54 AVENUE RED DEER, ALBERTA T4N4M2
*11520235 2H .008907180890220 SUSAN ALICE & PHILLIP NEUFELD 3926 45 STREET RED DEER ALTA T4N1
*11520240 2H .0081071400000000 RICHARD D. & BEATRICE FOSHAUG 3930-45 ST. RED DEER, ALBERTA T4N1
*11520245 2H .0000000000000000 CHARLES F. LAND 3934-45 STREET RED DEER, ALBERTA T4N1
*11520250 2H .0086120500000000 ROBERT MILLER & TRUDY MORELLI 3938 45 STREET RED DEER ALTA T4N1
*11520255 2H100 .0000000000000000 ANTHONY BOJDA 3937 46 ST. RED DEER, ALBERTA T4N1
*11520260 2H .0000000000000000 GARRY W & CONNIE G ERICKSON 3933-46 ST. RED DEER, ALBERTA T4N1
*11520265 2H .0089071300000000 HAROLD ROBERT & DIANA J PETERS R.R.2 DELBURNE, ALBERTA T4N1
*11520270 2H .008402200870728 ALVIN G. & LUCILLE D. STENSON 10312 154 AVENUE EDMONTON ALBERTA T5X5H
*11520275 2H
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11520565	100	.008809260780713	DEO & SHANTIE JAIPAUL	P.O. BOX 287 5401 61 STREET	PONOKA ALTA	TOC2H
11520570		.008503080840724	THELMA TURNER CAMERON	3908 46 STREET	RED DEER ALTA	T4N1
11520575	100	.009108260000000	DOUG MUNN & KAREN SPAS	3912 46 STREET	RED DEER ALTA	T4N1
11520580		.000000000000000	CORRINA C & HARVEY D GILES	3916-46 ST.	RED DEER, ALBERTA	T4N1
11520585	100	.008806060000000	THE UKRAINIAN CATHOLIC	EPISCOPAL CORPORATION	OF WESTERN CANADA	T5H1
11520591		.008912060891024	UKRAINIAN CATHOLIC EPISCOPAL	CORPORATION OF WESTERN CANADA	9645 108 AVE	T5H1
11520610		.007802120890220	LAURIER E & JANET M BOURASSA	6322 131A STREET	SURREY B C	V3X1N
11520615		.008104070000000	MAUD COOPER	3933-47 ST.	RED DEER, ALBERTA	T4N1N
11520620		.009005230860224	DEO & SHANTIE JAIPAUL	BOX 287	PONOKA ALTA	TOC2H
11520625	H	.008701260000000	ALBERT BUTLER & ELEANOR LONG	3925 47 STREET	RED DEER ALBERTA	T4N1
11520630		.008109020830808	FREDERICK ALLAN WILL	BOX 1461	LACOMBE, ALBERTA	TOC1
11520635	H	.009106100000000	KATHLEEN GOGAL	3915 47 ST	RED DEER, ALBERTA	T4N1
11520640	H	.007801120000000	LEWIS IAN YOUNGER	R R 2 SITE 2	COLLEGE PARK	T4N1
11520645	H	.000000000000000	ELIZABETH KAPLER	3907-47 ST.	RED DEER, ALBERTA	T4N1
11520650		.008907180840426	JAMES A CHASE & TERESA A	GORDIN	3901 47 STREET	T4N1
11520655	100	.008907210780802	MARCEL JOSEPH HENRIE &	MARILYN E POULIOT	39 NORDEGG CRECENT	T4P2B
11520660		.008709080780802	ROSS & LINDA WINGROVE	78 MAXWELL AVE	RED DEER ALBERTA	T4R1N
11520665		.007707250000000	EDWARD & ELIZABETH HYDOMAKO	3910-47 ST.	RED DEER, ALBERTA	T4N1N9
11520670		.008809070860217	BUD MCEWAN & ROSE SCHMIDT	3914 47 STREET	RED DEER ALTA	T4N1N9
11520675		.009007230000000	CLARENCE LEBLANC & BERNADETTE	KELLY	3918 47 STREET	T4N1N
11520680		.008612050850829	KIM R. MARSH	P.O. BOX 72	RED DEER ALBERTA	T4N3E
11520685	H	.000000000000000	C J & M DEJONGE	3926 47 ST	RED DEER, ALBERTA	T4N1
11520690		.009009100000000	DOUGLAS G BAUER	3930-47 ST.	RED DEER, ALBERTA	T4N1
11520695	H	.000000000000000	ELIZABETH ADRIAN	3934-47 ST.	RED DEER, ALBERTA	T4N1
11520700		.008705010810303	DAVID D. & SHARON A. GUY	17 ORCHARD GREEN	RED DEER ALTA	T4N1
11520710		.008511080840724	GARY & ELAINE SAUNDERS	3926 37 AVE.	RED DEER ALTA.	T4N2T
11520715	H	.000000000000000	JACOB WAGNER	3917 50 ST	RED DEER, ALBERTA	T4N1W
11520720		.009004060000000	DEBBIE ANN GLASGOW & WARREN	BRETT MURRAY	3913 50 STREET	T4N1W
11520725	H	.000000000000000	PIETER & GRETA F A HUIZINGA	3909 50 ST	RED DEER, ALBERTA	T4N1W
11520730	H100	.000000000000000	ALBERT J. & CATHERINE M.	LAMBERIGTS	3905-50 ST.	T4N1W
11520735		.007712300000000	OMER J & MARY R SANCHE	3901-50 ST.	RED DEER, ALBERTA	T4N1
11520745		.0000000000860224	L.V.M. HOLDINGS LTD.	C/O ALPINE DRYWALL	BOX 914	T4N1
11520750		.0000000000840724	D.I. & A.B. PROUDLER	BOX 604	CAROLINE ALTA.	TOMO
11520755		.008502190920703	MARILYN ANN NELSON	410 30 MCHUGH COURT N E	CALGARY ALTA	T2E7
11520760		.009107230000000	MARION & WALLACE LARKHAM	5353 43 AVE	RED DEER AB	T4N3E
11520765		.009004060880608	ROBERT HIROSHI NABATA & DELLA	KAY WONG	51 BARRETT DRIVE	T4R1H7
11520770		.008004180000000	MARGARET FREDIA CHOWN	3838 47 ST	RED DEER, ALBERTA	T4N1N7
11520775		.008805310000000	HARRY & FOKKELINA VEENSTRA	15 WARWICK DRIVE	RED DEER ALBERTA	T4N6L4
11520780		.0000000000800728	RAND T & CHRISTINE SISSON	R.R. #2	RED DEER, ALTA.	T4N5E2
11520785		.000000000000000	DAVID D. DOERKSEN	8 SUNNYSIDE CRESCENT	RED DEER ALBERTA	T4N0E6
11520791	100	.008911030870611	DENNIS JAMES DEAGLE	BOX 8	CONSORT, AB	TOC1B
11520801		.008611260871202	A.ROY PORKKA PROFESSIONAL CORP	5 SAVDY CRESC.	RED DEER ALTA	T4N0C
11520810		.008507190000000	JOSEPH DANIEL & MARGARET ROSE	WATSON	BOX 1045	TOC0F
11520815		.008912060000000	DALE R MOORE	3706 47 STREET	RED DEER ALTA	T4N1
11520820	H	.008402170800728	RAYMOND SCHULTZ	3710 - 47 ST.	RED DEER, ALBERTA	T4N1
11520825		.0000000				

3937 - 38A AVE.
3933 38A AVE
5034 45 ST
3925 - 38A AVENUE
3939 EXETER CRES
3935 EXETER CRESSC.
3931 EXETER CRESCENT
3927 EXETER CRESSC
3923 EXETER CRESSC
3919 EXETER CRESCENT
5130 43 AVE
3911 EXETER CRESSC
3907 EXETER CRESSC
3822 39 ST
3818 - 39 STREET
3709 43A AVE
3810 - 39 ST.
3806 - 39 STREET
3802 - 39 STREET
3912 38 AVE
3916 - 38 AVENUE
3920 - 38 AVE.
4026 52 STREET
3928 38 AVE
LYNN EVANS

[illegible]

T4N2V
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T4N2V4
T4N2V8
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T4N2V7
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11521175		100.	008907130810327	WILLIAM A PODGURSKI	3936-38 AVE.	RED DEER, ALBERTA
11521180			.0000000000000000	STEWART S. & LILLIAN M. HITMAN	4100-38 AVENUE	RED DEER, ALBERTA
11521185			.008603200780710	DAMIAN ANDREJ & PATRICIA ANN	KAJNC	4102 38 AVE
11521190		100.	.009103070770908	JEAN-GUY & ALDEA NAULT	4106-38 AVE.	RED DEER AB
11521195		H100.	.0000000000000000	ROBERT E & ANNA C PELLETIER	4110 38 AVE.	RED DEER, ALBERTA
11521200			.0081092100000000	WILLIAM M. & FAYE E. CAVERS &	IRENE M. BAYFORD	4114 - 38 AVENUE
11521205			.0088102700000000	JAMES PAUL & KARRIE LEONA	CROSSIE	4118 38 AVE
11521210		H	.008407190780316	SONG MAH MING	3801 EASTWOOD CRESCENT	RED DEER ALBERTA
11521215			.008107140900823	DENNIS GORDON BROWN	R R 4	INNISFAIL ALTA
11521220			.008709080860408	DAVID D. & SHARON A. GUY	17 ORCHARD GREEN	RED DEER ALTA
11521225			.009203110910320	SIDNEY G & PATRICIA A BROUWER	4013 46 STREET	RED DEER ALTA
11521230			.008706050870424	JENS & ANNA KAASTRUP	R.R. 4	RED DEER ALTA
11521235			.008810120810211	ULRICH & ILSE EISENHAWER	19 ALLSDP CLOSE	RED DEER, ALBERTA
11521240			.0091110230871202	CALMAC SUPERVISOR LTD.	109 MCDUGALL CRESC.	RED DEER, AB
11521250			.0092020500000000	DAVID CECIL & SOPHIE MCDOWELL	50 DIAMOND STREET CLOSE	RED DEER, ALBERTA
11521255			.0086080700000000	ARLENE V. PEDERSON	3916 EXETER CRES.	RED DEER, ALBERTA
11521260		100.	.0000000000000000	MICHAEL & JEAN R. HUCAL	3920 EXETER CRES.	RED DEER, ALBERTA
11521265			.0085021800000000	DONALD K. & DONNA M. HOGENSEN	3924 EXETER CRESC.	RED DEER, ALBERTA
11521270			.0085100900000000	BARTON & VALERIE JENSEN	3928 EXETER CR.	RED DEER, ALBERTA
11521275		H	.0085092500000000	MARION YVONNE SNOW	3891 EASTWOOD CRESC	RED DEER, ALBERTA
11521280			.0084091400000000	MALCOLM A. & LESLIE C. ROWE	3887 EASTWOOD CRESC	RED DEER, ALBERTA
11521285		H	.0000000000000000	MARGARITA DOROTHY ANDERSON	3883 EASTWOOD CRESC.	RED DEER, ALTA.
11521290			.0088040700000000	HOWARD & HELEN MAKI	3879 EASTWOOD CRESCENT	RED DEER, ALTA
11521295			.008910240880413	PERCY COTA	3875 EASTWOOD CRESCENT	RED DEER, ALBERTA
11521300		100.	.0000000000000000	JOSEPH A.B. P AMELIA RICARD	3871 EASTWOOD CRESCENT	RED DEER, ALBERTA
11521305			.008309190850430	BILL & SHEREE SNYDER	3867 EASTWOOD CLOSE	RED DEER, ALTA
11521310			.0000000000000000	KNUD M H & LILY Y LAURITSEN	3863 EASTWOOD CLOSE	RED DEER, ALBERTA
11521315			.0092060500000000	ROSS & MARGUERITE HAY	3859 EASTWOOD CLOSE	RED DEER, ALBERTA
11521320			.0088062400000000	DALE STUART & HOLLIE R VOLD	3855 EASTWOOD CLOSE	RED DEER, ALBERTA
11521325			.0087072300000000	KENNETH G & COLLEEN PHILLIPS	3851 EASTWOOD CLOSE	RED DEER, ALBERTA
11521330			.008908240840724	DOROTHY MARIE & HARVEY MERLIN	HENDRICKSON	3847 EASTWOOD CR
11521335		H	.0000000000000000	H E WEBER	3843 EASTWOOD CRESC	RED DEER, ALBERTA
11521340			.0087072300000000	JOHN & DOROTHY MELLON	3839 EASTWOOD CRESCENT	RED DEER, ALBERTA
11521345		H	.0000000000000000	OMER A & LENORA A JODOIN	3835 EASTWOOD CRESCENT	RED DEER, ALTA.
11521350			.0086003200000000	GREGORY J. ROTH & MERRILYN J.	HOLM-ROTH	28 GREGSON CRESCENT
11521355		100.	.0091012200000000	TRENT WILLIAM HARRIS & CAROL	MARIE ANTONY	3827 EASTWOOD CRESCENT
11521360			.0077110060000000	ROGER & ROXANE PATTON	3938 38A AVE	RED DEER, ALBERTA
11521365		H	.0000000000000000	WILLIAM & JOHANNA SIMITUK	3934-38A AVE.	RED DEER, ALTA.
11521370		H	.0000000000000000	G G & D I BURRINGTON	3856 EASTWOOD CRESC	RED DEER, ALBERTA
11521375			.0086020700000000	KELVIN & SHELLEY MEDINSKY	3852 EASTWOOD CRESC	RED DEER, ALBERTA
11521380			.0087055010000000	LORNE L. & BARBARA A. SMITH	3848 EASTWOOD CRESC.	RED DEER AB
11521385			.0000000000000000	F.R & F LEES	3844 EASTWOOD CRESC	RED DEER, ALBERTA
11521390		H	.0000000000000000	E W & G E SAUNDERS	3840 EASTWOOD CRESC	RED DEER, ALBERTA
11521395		100.	.0000000000000000	OSWALD R & MONA S FORBES	3836 EASTWOOD CRESCENT	RED DEER, ALBERTA
11521400			.0000000000000000	LILLIAN MAH	3832 EASTWOOD CRESCENT	RED DEER, ALBERTA
11521405			.0000000000000000	LYLE & MARILYN KELLINGTON	3828 EASTWOOD CRESCENT	RED DEER, ALBERTA
11						

RED DEER, ALBERTA
RED DEER, ALBERTA
RED DEER, ALBERTA
RED DEER, ALTA.
CLARESHOLM ALBERTA
4130 38 AVE
RED DEER, ALBERTA
RED DEER, ALBERTA
RED DEER, ALBERTA
RED DEER AB
RED DEER ALBERTA
RED DEER, ALBERTA
RED DEER ALTA
RED DEER ALBERTA
RED DEER ALBERTA
RED DEER, ALBERTA
RED DEER, ALBERTA
3921-37 AVE.
RED DEER ALBERTA
RED DEER ALBERTA
RED DEER, ALBERTA
RED DEER, ALBERTA
3518 39 STREET
RED DEER ALTA
RED DEER ALBERTA
RED DEER ALBERTA
RED DEER ALBERTA
RED DEER ALBERTA
3939 38 AVENUE
RED DEER ALBERTA
RED DEER ALBERTA
RED DEER ALBERTA
3923 38 AVE
RED DEER ALTA.
RED DEER AB
RED DEER AB
RED DEER ALBERTA
SASKATOON SASKATCHEWAN
RED DEER, ALBERTA
RED DEER ALBERTA
RED DEER ALBERTA
RED DEER, ALBERTA
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RED DEER ALBERTA
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RED DEER ALBERTA
RED DEER ALBERTA
RED DEER, ALBERTA
3934 37 AVE
RED DEER, ALBERTA
RED DEER, ALBERTA
4537 35 ST. CRESCENT
RED DEER, ALBERTA
RED DEER AB
RED DEER ALBERTA
RED DEER, ALBERTA
RED DEER ALBERTA
RED DEER, ALBERTA

T4N2
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1	115021760	NH100.	.000000000000000000	WILLIAM & ANNA KONESKY	4133-38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021765	NH	.000000000000840213	ALEXANDER & DOREEN YOUNG	4129 - 38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021770	NH	.000000000000000000	RAYMA REID	4125-38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021775	NH	.0081011160801229	JOHN D & LAURIE J MCCAIG	4121-38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021780	NH	.008303032800000000	EUGENE L BOLL	4117-38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021785	NH	.0083051100000000	GRACE V ELLSWORTH	4113-38 AVE.	RED DEER,	AB.	T4N2T8
1	115021790	NH	.000000000000000000	H & A R MCLEVIN	4109-38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021795	NH	.0088071500000000	PETER & PATRICIA HUEBNER	4105-38TH AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021800	NH	.0087122100000000	DONALD & LISA SALMON	4101-38 AVE.	RED DEER,	ALBERTA	T4N2T8
1	115021805	NH100.	.000000000000000000	T.J. & E.M. ANDERSON	4102-37 AVE.	RED DEER,	ALBERTA	T4N2T4
1	115021810	NH	.0077123000000000	RICHARD A. & ELLEN M. DUFFIN	4106-37 AVE.	RED DEER,	ALBERTA	T4N2T4
1	115021815	NH	.0077082200000000	GERALD M & MARION L. THOMSON	4110-37 AVE	RED DEER,	ALBERTA	T4N2T4
1	115021820	NH	.0090030500000000	GORDON A & GERALDINE C	KLOOTWYK	4114-37 AVE	RED DEER,	ALBERTA
1	115021825	NH	.0079072300000000	DERYL E. & LEONA M. LONGACRE	4118-37 AVENUE	RED DEER,	ALBERTA	T4N2T4
1	115021830	NH	.0089102600000000	GEORGE LEWELLEN RICHMAN	4122 - 37 AVE.	RED DEER,	ALBERTA	T4N2T4
1	115021835	NH	.000000000000000000	G H J & A G J DEGROOT	4126-37 AVE	RED DEER,	ALBERTA	T4N2T4
1	115021840	NH	.0088071900000000	RODNEY & PATRICIA KNAPP	4130-37 AVE.	RED DEER,	ALBERTA	T4N2T4
1	115021845	NH100.	.000000000000000000	JULIEN & LIVINE DEREDE	4134-37 AVE	RED DEER,	ALBERTA	T4N2T4
1	115021850	NH	.008610200890330	HAROLD & VIKI HEDLUND	4125-37 AVE.	RED DEER,	ALBERTA	T4N2T3
1	115021855	NH	.0078060900000000	MERLE JESSIE RODGERS	4121-37 AVE	RED DEER,	ALBERTA	T4N2T3
1	115021860	NH	.000000000000000000	JEAN REEVES	4117-37 AVE.	RED DEER,	ALTA.	T4N2T3
1	115021865	NH	.009201020870728	WALTER MILBURN OGILVIE	4113-37 AVENUE	RED DEER,	ALTA	T4N2T3
1	115021870	NH	.0089071800000000	GLEN C CRAWFORD	4109-37 AVE.	RED DEER,	ALBERTA	T4N2T3
1	115021875	NH	.0079082900000000	HENRY & EDITH E. VANDER MEULEN	4105-37 AVENUE	RED DEER,	ALBERTA	T4N2T3
1	115021880	NH	.008912200820817	KEVIN & DOREEN WINGERT	4101-37 AVE.	RED DEER,	AB	T4N2T3
1	115021885	NH	.0091012200000000	KENNETH & GWEN POZZOLA	28 MITCHELL AVE	RED DEER,	ALBERTA	T4NOL6
1	115021890	NH	.0087112500000000	DONALD G & WENDY J WINTER	4013-37 AVE.	RED DEER,	ALBERTA	T4N2T3
1	115021895	NH	.000000000000000000	EDNA M STICKEL	4009-37 AVE.	RED DEER,	ALBERTA	T4N2T3
1	115021900	NH	.000000000000000000	F J & I A WOOD	4005-37 AVE.	RED DEER,	ALBERTA	T4N2T3
1	115021905	NH	.0088081700000000	WARREN KOTANKO	4001 - 37 AVE.	RED DEER,	ALBERTA	T4N2T3
1	115021910	NH	.000000000000000000	THE CITY OF RED DEER				
1	115021915	NH	.000000000000000000	RED DEER SCHOOL DISTRICT #104	4747-53 ST	RED DEER	ALBERTA	T4N2E6
1	115021920	NH	.000000000000000000	THE CITY OF RED DEER				
1	115021925	NH	.000000000000000000	THE CITY OF RED DEER				
1	115021930	NH	.0088040700000000	RALPH & MARY DIETZ	3907 35A AVE	RED DEER,	ALTA	T4N2S4
1	115021935	NH	.000000000000000000	E K & I H SODERBERG	3911 35 A AVE	RED DEER,	ALBERTA	T4N2S4
1	115021940	NH	.000000000000000000	WALTER G. & HELEN M. LAZZER	3915 35A AVE	RED DEER,	ALBERTA	T4N2S4
1	115021945	NH	.0088111800000000	AUGUSTA LYNN BILUK	3919 - 35A AVE.	RED DEER,	ALBERTA	T4N2S4
1	115021950	NH	.0080080700000000	MERDITH H & AURORA M MCGRANDLE				

1111	00530		.0082122000000000	JOSEPH F & MARILYN E HENDRYCKS	3932-35A AVE	RED DEER	ALBERTA	T4N2B6E5
1111	00553	H	.0000000000790619	LEWIS & CLED LONGACRE	3936 - 35A AVE.	RED DEER	ALTA.	T4N2B6E5
1111	00600	H	.0082112500000000	PAUL & LUCY ARNFINSON	3940-35A AVE.	RED DEER,	ALBERTA	T4N2B6E5
1111	00645	H	.0000000000000000	MRS G MANNING	3944 35A AVE.	RED DEER,	ALBERTA	T4N2B6E5
1111	00700		.009000713000000000	CHERYL L MCROBBIE	3948-35A AVENUE	RED DEER,	ALBERTA	T4N2B6E5
1111	00750		.0000000000000000	PERRY M & EMILY M ABRAHAM	4013 EMBURY CRESCENT	RED DEER,	ALBERTA	T4N2B6E7
1111	00800		.0000000000781010	O.A. & I. WITT	3511 44 ST	RED DEER,	ALBERTA	T4N1G4
1111	00850	100.	.00000000000811120	CAROLYN A. SHIELDS	4045 EMBURY CRES	RED DEER,	ALBERTA	T4N2B6E8
1111	00900	H	.008809070840529	ELLA JONA REIGHLEY	4041 EMBURY CRESC	RED DEER,	ALBERTA	T4N2B6E8
1111	00950		.0000000000000000	PETER & CINDY MAH	4029 EMBURY CRESC.	RED DEER,	ALBERTA	T4N1G7
1111	01000	H	.0000000000000000	DORIS A HANDFORD	3947 35 A AVE	RED DEER,	ALBERTA	2S60B6
1111	01050	100.	.009000713000000000	AUDREY KLEIN	3943 - 35A AVENUE	RED DEER,	ALBERTA	T4N2B6E6
1111	01100		.009000130000000000	LARRY ALLAN & DEBORAH MAUREEN	ANDERSON	3939 35A AVE.		T4N2B6E6
1111	01150		.007909130000000000	LENNARD J. & LOWLEEN PATERSON	3935-35A AVE.	RED DEER,	ALBERTA	T4N2B6E6
1111	01200		.009000130000000000	PETER A & DEBBIE METCALF	3950 35 AVE	RED DEER,	ALTA	T4N2B6E9
1111	01250		.008707230820922	BRUCE JAMES & ELAINE KATHERINE	RITCHOT	3954 35 AVE		T4N2R9
1111	01300		.009101180890220	TRUDY BOSER & MARK SEYKORA	3958 35 AVE	RED DEER,	ALTA	T4N2R9
1111	01350	H	.000000000000000000	MRS MARY GRAHAM	3962 35 AVE	RED DEER,	ALBERTA	T4N2R9
1111	01400		.008810270800924	RHEINHOLD THOMAS & SHARON	MARIE POSEIN	3966 35 AVE		T4N2R9
1111	01450		.008807170000000000	GERALD & BARBARA SLY	3970 35 AVE	RED DEER,	ALTA	T4N2R9
1111	01500	100.	.0089001060880321	J. TERRY JENNER	3974 35 AVENUE	RED DEER,	ALTA	T4N2R9
1111	01550	H	.000000000000000000	D W & D M LUKE	3978 35 AVE	RED DEER,	ALBERTA	T4N2R9
1111	01600	H	.007902120000000000	DONNA DAISY ZIMMERMAN	3982 35 AVE	RED DEER,	ALBERTA	T4N2R9
1111	01650	H	.008906230000000000	EDWARD & VIOLET ELKIN	4025 EMBURY CRESC	RED DEER,	ALBERTA	T4N2B6E8
1111	01700		.008707230000000000	RAYMOND & MARY LOU SENIO	4021 EMBURY CRESCENT	RED DEER,	ALBERTA	T4N2B6E8
1111	01750		.009108300000000000	VERN & LINDA POTTENROTH	3537 46 STREET	RED DEER,	ALTA	T4N1L3
1111	01800	H	.000000000000000000	ROBERT & AGNES F.MCCALLUM	3533 46 ST	RED DEER,	ALBERTA	T4N1L3
1111	01850		.009111007000000000	GERRY & AILEEN MARY KOSTER	3529-46 STREET	RED DEER,	ALBERTA	T4N1L3
1111	01900	100.	.000000000000000000	A F & J A POLUTNIK	3525 46 ST	RED DEER,	ALBERTA	T4N1L3
1111	01950	100.	.000000000000000000	J & J FERNER	3521 46 ST	RED DEER,	ALBERTA	T4N1L3
1111	02000		.000000000000000000	DELMAR E HUNT	3517-46 ST.	RED DEER,	ALBERTA	T4N1L3
1111	02050		.009000116000000000	ROY F & MARLIN E STYNER	C/D 92 DOBLER AVE.	RED DEER,	ALBERTA	T4R1X3
1111	02100	100.	.000000000000000000	BERNARD P & FAYE E MACISAAC	3509-46 STREET	RED DEER,	ALBERTA	T4N1L3
1111	02150		.008809260000000000	TEUVO & GURLI M KOVIA	3505 46 ST	RED DEER,	ALBERTA	T4N1L3
1111	02200	H	.008308160000000000	DOUGLAS H & RUTH E RUSSELL	3501 - 46 STREET	RED DEER,	ALBERTA	T4N1L3
1111	02250	100.	.008502190000000000	REINHOLD SOEHN	4434-35 AVE.	RED DEER,	ALBERTA	T4N2B6E2
1111	02300		.009207210000000000	GLENN ALLANN & RUBY ALVINA	CLARK	4430 35 AVE		T4N2B6E2
1111	02350		.000000000000000000	LAWRENCE N. & CHERRYL TOEPFER	4426-35 AVE.	RED DEER,	ALBERTA	T4N2B6E2
1111	02400	100.						

1115223340	NH	.0089071300000000	JACOB & ALVINA LITZ
1115223345	NH	.0000000000000000	WALLACE & PATRICIA E RUSSELL
1115223350	NH	.009206300810716	FRANK DECLERK
1115223355	NH	.0082090800000000	AHTI P. & FRIEDA R. HALONEN
1115223360	100	.0083031000000000	VERONICA L COUMONT
1115223365	NH	.0081081900000000	DOREEN & KENNETH PARKER
1115223370	NH	.0087042400000000	TIM & NANCY E VRUWINK
1115223375	NH	.0082021900000000	FRANK & JUDITH B JONES
1115223380	H100	.0091011800000000	FRANCES LAURA DANSEREAU
1115223385	H100	.0000000000770602	EARL & JEANNINE MOSTEN
1115223390	NH	.009007130900402	SYLVIO A & MARILYN M RICHARD
1115223395	NH	.0000000000000000	ALBERT & ALICE DEWIT
1115223400	NH	.0079030600000000	URBAN J. & DORIS V. LEVASSEUR
1115223405	NH	.0092033290000000	BIRCH LAKE MANAGEMENT LTD &
1115223410	NH	.008512100770829	RHONDA M. HILL & OSCAR G.
1115223415	NH	.0082081300000000	DIRK W & ELAINE DE FRENNE
1115223420	NH	.0000000000000000	KENNETH J. & EMMA C. CAMERON
1115223425	NH	.0000000000000000	JAMES R. & JESSIE BRACKNEY
1115223430	100	.0000000000000000	G.J.J. & J.A.M. RUFIANGE
1115223435	NH	.0092031100000000	CORINNE MCINENLY & CHARLOTTE
1115223440	H100	.0000000000000000	A W & B J RITCHIE
1115223445	NH	.0000000000000000	THE CITY OF RED DEER
1115223450	NH	.0000000000000000	THE CITY OF RED DEER
1115223455	NH	.0000000000000000	THE CITY OF RED DEER
1115223460	NH	.0000000000000000	CITY OF RED DEER
1115223465	NH	.0000000000000000	CITY OF RED DEER
1115223470	NH	.0000000000901123	DONALD & THEKLA ANNA
1115223475	NH	.0083033280000000	WILFRED R & LILLIAN WILKIE
1115223480	NH	.008206210810716	DAVID & PAMELA SHERWIN
1115223485	NH	.008809070890206	NAND K. & USHA R. BAKSHI
1115223490	NH	.0077103100000000	EDNA WASYK
1115223495	NH	.0089062300000000	DAWN MARIE SPENCE
1115223500	NH	.008712210790619	NANCY HOPE MATTHEWS
1115223505	NH	.008805310870824	DEBRA ANN GAUTHIER
1115223510	NH	.0000000000000000	G.H. & E.A. ARTHUR
1115223515	NH	.0080112080801203	RONALD G & CHERYL M DEETJEN
1115223520	NH	.009204290900214	BLAIR R & RENITA W MACCALLUM
1115223525	100	.0000000000910613	JONAS NASTAJUS
1115223530	NH	.008806240801203	ROBERT & BRENDA PIERCE
1115223535	NH	.0079101600000000	PATRICIA MARY MAYNE
1115223540	NH	.0083111250000000	SHIRLEY R WYSE
1115223545	NH	.008907210911007	JOHN & JULIA C STIRLING
1115223550	NH	.009101220840724	FREDRICK JOHN & MICHELLE
1115223555	NH	.0089012000000000	MARK S. & MELANIE J. SADLER
1115223560	NH	.0000000000000000	A M & I M CARLILE
1115223565	NH	.0000000000000000	H COATHAM
1115223570	H100	.0000000000000000	FLOYD CUMMINGS
1115223575	H100	.0000000000000000	D R & D I MCNAUGHTON
1115223580	H100	.009107310800728	LENA HELEN WALLATOR
1115223585	H100	.0000000000000000	A E & H L LEDIEU
1115223590	H100	.0000000000000000	EDITH L SILK
1115223595	H100	.009109060860904	KERRY E POFFENROTH
1115223600	NH	.0081112080790619	FRANK A. & ROSENA M. WINNIE
1115223605	NH	.0000000000000000	RUTH BERG
1115223610	NH	.0087122100000000	IRENE DOMEIJ
1115223615	NH	.008510090900618	LESLIE MOGER
1115223620	H100	.0000000000000000	EMMETT M & KATHLEEN AUBREY
1115223625	NH	.008503380790109	MARGERY A. JOHNSTON

4429 - 35 AVENUE
4425-35 AVE.
4421 - 35 AVENUE
4417 - 35 AVENUE
4413 35 AVE
4409 - 35 AVENUE
4405 35 AVE
4401-35 AVENUE
3546 46 ST
3542-46 STREET
3538 46 STREET
3534-46TH STREET
3530 - 46 STREET
SHIRLEY DER
THIELEMAN
3518-46 ST.
3514-46 ST.
3510 46 ST
3506 46 ST
PEARL KERR
4033 EMBURY CRESC

BALLANTYNE
302 TERRACE PARK
3715 - 50A STREET
102 DUNNING CRESCENT
305 TERRACE PARK
306 TERRACE PARK
307 TERRACE PARK
308 TERRACE PARK
65 SELKIRK BLVD.
310 TERRACE PARK
311 TERRACE PARK
7411 32 AVENUE
313 TERRACE PARK
R.R. 2
403 TERRACE PARK
71 NORTON AVE
JOANNE SIGMUNDSON
501 TERRACE PARK
502 TERRACE PARK
503 TERRACE PARK
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4037 EMBURY CRESCENT
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401 TERRACE PARK
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T4N1L4
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T4N1L4
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T4N1L4
T4N1L4
T4N2S8
T4N2S8

[illegible]

111522630		.0081022300000000	DARRELL WALLACE & BONNY JOY	MELVIN	516 TERRACE PARK	TERRACE PARK	T4N1V8
111522635	H	.0077092600000000	IRENE TREBBLE	517 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522640		.009009210890220	LUCILLE MARIE MELENYCHUK	518 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522645		.0084072500000000	VALERIE SUSAN MEYER	519 TERRACE PARK	RED DEER ALTA	ALTA	T4N1V8
111522650		.0083042000000000	DOREEN E MAC GREGOR	520 TERRACE PARK	RED DEER ALBERTA	ALBERTA	T4N1V8
111522655	100.	.008309190861104	JACOB & JITSKE SCHEPER	19 OHIO CLOSE	RED DEER ALBERTA	ALBERTA	T4N5C7
111522660		.0091060700000000	NAND K & USHA R BAKSHI	102 DUNNING CRESCENT	RED DEER ALBERTA	ALBERTA	T4R2G3
111522665		.008807190890206	NAND & USHA BAKSHI	102 DUNNING CRESCENT	RED DEER ALBERTA	ALBERTA	T4R2G3
111522670		.008607210780109	EVA M. CARTON	706 TERRACE PARK	RED DEER ALTA.	ALTA	T4N1V8
111522675		.008604150840829	ELMER & SHIRLEY REAMAN	3738 44 STREET	RED DEER ALBERTA	ALBERTA	T4N1G5
111522680		.008707230800320	SARAH E. CARR	704 TERRACE PARK	RED DEER ALTA	ALTA	T4N1V8
111522685		.0000000000000000	RICHARD L. & JOSEPHINE B. LONG	703 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522690		.0000000000000000	NETTIE ALICE MACDONALD	702 TERRACE PARK	RED DEER ALBERTA	ALBERTA	T4N1V8
111522695		.0091100700000000	LEONARD J SCOTT & PATRICIA A	SCOTT	701 TERRACE PARK	ALBERTA	T4N1V8
111522700		.0087092300000000	DEAN K. & SUSAN J. GILLRIE	4437-35 AVE.	RED DEER ALBERTA	ALBERTA	T4N2S3
111522705		.0000000000000000	HAROLD M & JOAN V TRUCKLE	3502 46 ST	RED DEER, ALBERTA	ALBERTA	T4N1L4
111522710	H	.0000000000000000	M M & E B JENSEN &	R M POFFENROTH	4453 35 AVE	ALTA	T4N2S3
111522715		.008703190780607	HARRY & FOKKELINA VEENSTRA	15 WARWICK DRIVE	RED DEER ALTA	ALTA	T4N6L7
111522720		.008706090781204	EMILY LAIDLER HOFFNER	36 GLENDALE BLVD.	RED DEER ALBERTA	ALBERTA	T4P2P3
111522725		.0091120500000000	ERNA SODERBERG	607 TERRACE PARK	RED DEER ALTA.	ALTA	T4N1V8
111522730		.007907230800124	DAVID B. & PAMELA R. SHERWIN	3715 50A ST.	RED DEER, ALBERTA	ALBERTA	T4P1E5
111522735		.0000000000000000	HENRY & ELSIE SINGER	605 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522740	100.	.0077060600000000	FRANK M. & JOYCE M. MCLELLAN	604 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522745	100.	.008802030920703	DONALD KLEIN & JOHN ADAM	BOX 428	CAROLINE ALTA	ALTA	TOMDMO
111522750	H	.0082090800000000	ANNA KOWBEL	602 TERRACE PARK	RED DEER ALBERTA	ALBERTA	T4N1V8
111522755		.008806240890206	NAND & USHA BAKSHI	102 DUNNING CRESCENT	RED DEER ALBERTA	ALBERTA	T4R2G3
111522760		.0000000000000000	A S & M C HERBERT	114 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522765		.008805310890224	DAVID MASSEY & ANDREA FLETCHER	113 TERRACE PARK	RED DEER ALTA	ALTA	T4P1V8
111522770		.0079010900000000	VICTOR GLEN HOERLE	112 TERRACE PARK	RED DEER ALBERTA	ALBERTA	T4N1V8
111522775		.0000000000000000	REGINALD C RUTTAN	BOX 417	ROCKY MOUNTAIN HOUSE	ALTA	TOM1TO
111522780		.000000000850128	WILLIAM R. & JEAN R. DOUGLAS	601 WATSON TOWERS	RED DEER ALBERTA	ALBERTA	T4N0Z8
111522785		.0086072100000000	SHIRLEY M. WHITSON	109 TERRACE PARK	RED DEER ALBERTA	ALBERTA	T4N1V8
111522790		.0084021600000000	BRUCE M OLSEN	101 4406 50 AVENUE	RED DEER ALBERTA	ALBERTA	T4N3Z6
111522795		.008404250790619	DOUGLAS F. & JOYCE M. ROGERS	107 TERRACE PARK	RED DEER ALTA.	ALTA	T4N1V8
111522800		.009109060911007	RICHARD F & MARGARET DONNA	DRAVES	BOX 7 SITE 10 R R 2	ALTA	T4N5E2
111522805		.0079101600000000	PATRICIA MARY MAYNE	R.R. 2	RED DEER ALBERTA	ALBERTA	T4N5E2
111522810		.0000000000000000	MELVIN R. & DOREEN MCINTOSH	104 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4N1V8
111522815		.008511080810311	VOLKER SCHULTE & EDWARD MYSAK	103 TERRACE PARK	RED DEER AB	AB	T4N1V8
111522820		.00000000000870223	JOHN & OIE RICHARDS	4673 WEST 8TH AVE.	VANCOUVER 8 B.C.	B.C.	V6R2A6
111522825		.008804220860904	CATHERINE ANNE LETWINETZ	101 TERRACE PARK	RED DEER ALBERTA	ALBERTA	T4N1V8
111522830		.0089071400000000	JOAN F HENDERSON	201 TERRACE PARK	RED DEER, ALBERTA	ALBERTA	T4P1V8
111522835	</						

LINE	DATE	TIME	UNIT	DESCRIPTION	LOCATION	STATUS	REMARKS
11522920	11/5/22	9:20	000000000000000000	JOHN & BARBARA J ROZIC	409 TERRACE PARK	RED DEER	ALBERTA T4N1V8
11522925	11/5/22	9:25	0009207210890201	JOHN & JULIA C STIRLING	71 NORTON AVE	RED DEER	ALBERTA T4P2H1
11522930	11/5/22	9:30	000880318000000000	MAUREEN LANA PROVENCHER	407 TERRACE PARK	RED DEER	ALBERTA T4N1V8
11522935	11/5/22	9:35	000910826000000000	SUSAN A AMELL	406 TERRACE PARK	RED DEER	ALTA T4N1V8
11522940	11/5/22	9:40	000900305000000000	ELYSE ELIOT-LOS	405 TERRACE PARK	RED DEER	ALTA T4N1V8
11522945	11/5/22	9:45	000000000000000000	THE CITY OF RED DEER			
11522950	11/5/22	9:50	000000000000000000	THE CITY OF RED DEER			
11522955	11/5/22	9:55	000900523000000000	ADELE WROBETZ	3716 44 ST	RED DEER,	ALBERTA T4N1G5
11522960	11/5/22	9:60	00090071130900214	KEN WILLIAM & CARMEN BERNICE	SCOTT	3720 44 STREET	T4N1G5
11522965	11/5/22	9:65	000790111600000000	AULTA LAURINE BUCHOLZ	3803 46 ST	RED DEER	ALBERTA T4N1L7
11522970	11/5/22	9:70	000000000000000000	R W & H S LINDSAY	3801 46 ST	RED DEER	ALBERTA T4N1L7
11522980	11/5/22	9:80	00000000000920703	ANTHONY G & VIRGINIA LAWRENCE	51 ALLAN STREET	RED DEER	ALBERTA T4R1A6
11522985	11/5/22	9:85	0008812080920703	ANTHONY GORDON & VIRGINIA J.	LAWRENCE	51 ALLAN STREET	T4R1A6
11522990	11/5/22	9:90	0009108260920630	172965 CANADA LIMITED	111 ST. CLAIR AVENUE WEST	TORONTO ONTARIO	MSW1K3
11522995	11/5/22	9:95	0008908240900726	NIZAR JETHA	405 SIGNAL ROAD	FORT MCMURRAY	ALTA T9H3W5
11523000	11/5/22	3:00	000900320000000000	JANET M. & ROLAND J LUNDQUIST	3832 44 STREET	RED DEER	ALTA T4N1G6
11523005	11/5/22	3:05	0008901200860310	K. BARRY & C.DIANE BROWN	81 MCCULLOUGH CRESCENT	RED DEER	ALTA T4R1S5
11523010	11/5/22	3:10	0008710200860723	DOLDORES MARIE GREEN	3830 39 STREET	RED DEER	ALTA T4N0Y6
11523015	11/5/22	3:15	000860111700000000	PAUL ANDRE DUERN	3828 39 STREET	RED DEER	ALTA T4N0Y7
11523020	11/5/22	3:20	000870106000000000	LORETTA STANLEY	3802 47 STREET	RED DEER	ALTA T4N1N7
11523025	11/5/22	3:25	0008702170871202	METIS URBAN HOUSING CORP.OF	ALBERTA INC.	11922 121A ST.	T5L0A2
..... END REPORT							

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 19, 1992

Mrs. Rita Schuetz
4519 - 46 Avenue
RED DEER, Alberta
T4N 3N1

Dear Mrs. Schuetz:

RE: DEVELOPMENT PROPOSAL - FOURPLEX - 3828 - 45 Street

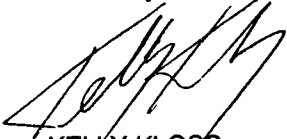
At The City of Red Deer Council meeting held on August 17, 1992, consideration was again given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Adolf and Rita Schuetz dated July 7, 1991 re: Development Proposal/Fourplex, 3828 - 45 Street/Request to Rezone Property from R1A to R2, hereby agrees that said request be denied, and as recommended to Council July 20, 1992."

The decision of Council in this instance is submitted for your information. If you have any questions or require additional information please do not hesitate to contact the undersigned.

I would like to take this opportunity to thank you for appearing before Council relative to this matter.

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Principle Planner
Bylaws and Inspections Manager
City Assessor

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

NO. 4

DATE: August 7, 1992
TO: City Council
FROM: City Clerk
RE: MAJOR ENTRY ARTERIES
BUILDING AND LANDSCAPE DESIGN STANDARDS
LANDUSE BYLAW AMENDMENT 2672/W-92

At the Council meeting of January 21, 1991, Council passed the following motion regarding the above matter.

"RESOLVED that Council of The City of Red Deer hereby approves the report entitled City of Red Deer Building and Landscape Design Standards for Development on Major Entry Arteries as amended in principle, and subject to concerns expressed by the administration.

Council further instructs the administration to finalize the necessary policies and amendments to the bylaw which will be required to implement the recommendations."

In accordance with Council's resolution a bylaw has been prepared to implement the recommendations.


C. SEVCIK
City Clerk

CS/dls



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

August 5, 1992

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

Mr. C. Sevcik,
City Clerk
City of Red Deer
Box 5002
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Major Entry Arteries, Building and Landscape Standards, Bylaw 2672/W-92

We are enclosing herewith the land use amendment to include the Major Entry Arteries, Building and Landscape design standard in the City's Land Use Bylaw.

The report being adopted by the City Council and the proposed amendment incorporate the recommendations into the Land Use Bylaw.

Yours truly,

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

Attachment

Commissioner's Comments

We would concur with the recommendation that the bylaw be given 1st reading.

"M.C. DAY"
City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: August 18, 1992
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/W-92, 2672/Y-92, 2672/Z-92,
2672/AA-92

Council of The City of Red Deer at its meeting held on Monday, August 17, 1992, gave first readings to the above noted Land Use Bylaw Amendments, copies of which are attached.

Bylaw 2672/W-92 provides for the inclusion of major entry arteries, building and landscape design standards in the City's Land Use Bylaw.

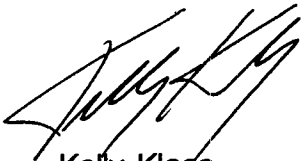
Bylaw 2672/Y-92 pertains to the redesignation of part of Lot A, Plan 6158 M.E. (approximately 3 hectares) from C4 Highway Commercial to A1 Future Urban Development, to comply with the Northwest Area Structure Plan adopted by City Council on June 22, 1992.

Bylaw 2672/Z-92 provides for the incorporation of the use and regulations relative to Garden Suites in the City's Land Use Bylaw.

Bylaw 2672/AA-92 provides that on Lot 4, Block 2, Plan 782-0286 (within the Cronquist Business Park) "Alberta Hail and Crop Insurance Regional Office" is a permitted use.

This office will now proceed with advertising for a Public Hearing to be held on Monday, September 14, 1992, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

Encl.

c.c. Director of Community Services
 Director of Engineering Services
 Director of Financial Services
 Bylaws & Inspections Manager
 City Assessor
 E.L. & P. Manager
 Fire Chief
 Economic Development Manager
 Council & Committee Secy., S. Ladwig

NO. 5

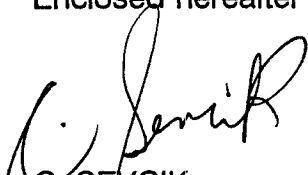
DATE: August 5, 1992
TO: City Council
FROM: City Clerk
RE: **GARDEN SUITES**

At the March 16, 1992, Council meeting a motion was passed as a result of a written enquiry submitted by Alderman Campbell pertaining to the above matter, that the Planning Commission respond to said written enquiry.

A report from the Planning Commission was considered at the March 30, 1992, meeting and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated March 20, 1992 re: Alderman Campbell - Written Enquiry - Garden Suites, hereby approves the concept of Garden Suites in principle subject to the administration bringing back to Council a comprehensive report outlining more details on regulating these units, the resources required for same, and an adequate public participation process for specific installations, and as presented to Council March 30, 1992."

Enclosed hereafter is a further report as requested by Council.



G. SEVCIK
City Clerk

CS/dls

encl.



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

August 5, 1992

1952 - 1992

**CELEBRATING
40 YEARS
PLANNING SERVICE**

Mr. C. Sevcik, City Clerk
City Hall
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: GARDEN SUITE

The City Council at their meeting dated March 16, 1992, after considering the report from this office passed the following resolution:

"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."

INTRODUCTION

Alberta Municipal Affairs, Canada Mortgage and Housing Corporation and members of the Manufactured Housing industry are co-operating to provide up to 10 garden suites in selected communities in Alberta as a form of housing for eligible seniors. The City of Red Deer may qualify for 2-3 units.

WHAT IS A GARDEN SUITE

A garden suite is a portable, self-contained housing unit for older people that can be placed in the yard of a property with an existing single family home. The placement of the unit is temporary, until it is no longer required by the older person.

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 INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

WHAT ARE THE BENEFITS OF GARDEN SUITES?

Garden suites allow older members of a family such as parents or grandparents to live close to the homes of their children or grandchildren. They allow families to provide a degree of help, care, companionship and security to older family members in a non-institutional family environment. At the same time, both the older person occupying the garden suite unit and the family retain more privacy and independence than if they all shared the same accommodation.

WHO IS ELIGIBLE?

Eligibility criteria apply to garden suite occupants and host households.

Garden suite occupants must be low income senior citizens ages 65 years of age or older and in need of housing. Income limits depend on the community. For example, in 1991 the income limit in Calgary was \$20,500, and in Edmonton and Red Deer it was \$18,500. Interested seniors should review their individual circumstances with Alberta Municipal Affairs housing officials to determine their eligibility. To be eligible, seniors must also have a child or grandchild who is an eligible homeowner and willing to have them reside in a garden suite on his or her property.

Host households are homeowners who reside on the property on which the garden suite is placed and must include a son, daughter, grandson or granddaughter of the garden suite occupant(s). To be eligible, host households must be able and willing to provide the care and/or support required by the occupants. The host household's property must be large enough to accommodate the garden suite and have utility services capable of handling requirements of the garden suite. Water and sewer services will be provided through a hook-up to the municipal service or to the existing well or septic system on the host's property. If a separate well and septic systems is required, the site will not be considered suitable for the garden suite.

WHAT ARE THE STEPS INVOLVED IN OBTAINING A GARDEN SUITE?

When an occupant and a host household have been approved, the host household must apply to their municipal authority for approval to place a garden suite on their property. Once approval is obtained, the host household enters into a lease with the owner of the garden suite to place a garden suite on the host's property. Placement will include connecting services to the garden suite and basic landscaping around it.

WHAT ARE THE MAIN OPERATING ARRANGEMENTS?

Once the unit is occupied, the host household must make monthly lease payments to the garden suite owner. This payment will be 25% of the income of the garden suite occupant less deductions for heat, water and hot water supplied. While the host is responsible for this amount, the occupant may actually pay it through the host. The occupant and host household are free to make rental agreements between them if they wish. Other conditions are specified by the lease and include the following:

- Only the approved occupant may live in the garden suite.
- The host household is responsible for paying costs for heat, water, electricity, and property taxes or licence fees attributable to the garden suite. Telephone and cable TV are payable by the host or the occupant.
- The host is responsible for maintaining insurance on the unit to cover the host's legal liability for the Owner's property in the care, custody or control of the host. The occupant may maintain insurance on his or her belongings in the garden suite.
- If the garden suite is no longer required by the occupant, the owner will remove it from the site and restore the site.

CITY'S RESPONSIBILITY

There is no provision in the City of Red Deer Land Use Bylaw to permit this type of housing, therefore, the first step is to amend the land use by law to make provisions for this type of housing and its related regulations.

- Proposed land use amendments
- Definition
 - Garden suite means a temporary dwelling unit which complies with the garden suite project sponsored by the Government of Alberta and Canada Mortgage and Housing Corporation
- The Use
 - It is a discretionary use in the R1 & R2 District
- The location
 - garden suite shall
 - (a) not be located in the front yard
 - (b) not exceed one storey in height
 - (c) maintain a minimum side yard of 1.5 m
 - (d) maintain a rear yard of
 - (i) 2.0 m when there is a lane
 - (ii) 2.0 m when there is no lane and the garden suite has a blank wall facing the rear parcel line.
 - (iii) 3.0 m when there is no lane and the garden suite has a window opening on the wall facing the rear parcel line.

- (e) have a minimum separation distance of 2.4 m from the principal building and 1.5 m from all other buildings on the same site.
- (f) not to be located on any site which contains two or more permanent dwelling units.
- (g) be granted an exception from Section 78 subsection (1) of the Planning Act.

PROCEDURE

- The applicant approaches Alberta Municipal Affairs, Housing Division, South (Red Deer) to see whether he or she qualifies under the Rent Supplement Program.
- The applicant or his agent submit the required plans and apply for a development permit.
- Before the application is considered by M.P.C. public information meetings are to be held at the house of applicant inviting the neighbours within 100 m of the proposed unit to attend the meeting (City Clerk and Planning Department's responsibility).
- The M.P.C. decide on the application after considering the comments of the adjoining property owners.
- There is a right to appeal from the decision of M.P.C.
- All the cost such as site preparation, unit location, utility hook ups, removal of the unit from the site is the responsibility of the unit owner or his agent.
- The management of the unit, rent collection, maintenance etc., is the responsibility of the Red unit owner or his agent.

RECOMMENDATION

We are recommending that City Council support the concept and the procedure outlined in this report. Take advantage of this program which provides alternative self contained housing units for the elderly. We also recommend that City Council proceed with the first reading of the land use bylaw to incorporate the use and regulations in the land use bylaw.

Sincerely,



Djamshid Rouhi, ACP, MCIP
SENIOR PLANNER

DR/eam

CS-3.715

DATE: July 29, 1992

TO: DJAMSHID ROUHI, Sr. Planner
Regional Planning Commission


FROM: CRAIG CURTIS, Director
Community Services Division

RE: GARDEN SUITES:
Your memo dated July 14, 1992.

RECEIVED		
JUL 29 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	CITY	TECH

I have reviewed the proposal for garden suites with the Parks, Recreation & Culture and Social Planning Managers, and our comments are as follows:

- We strongly support the concept of garden suites. As outlined in the attached report from the Social Planning Manager, it is projected that the seniors population will increase substantially over the next 5-10 years. The focus of current trends in the provision of social programs is to keep seniors in their own homes as long as possible. The garden suite concept could become a major factor in providing needed support for seniors and postponing or eliminating the need for institutional care.
- I have a number of concerns regarding the aesthetics of garden suites and the future monitoring of tenants if the units are owned and not leased. However, we support the proposed amendment to the Land Use Bylaw as a first step in providing for this type of housing in Red Deer.



CRAIG CURTIS

:dmg

Att.

- c. Don Batchelor, Parks Manager
Colleen Jensen, Social Planning Manager
Lowell Hodgson, Recreation & Culture Manager

SP-3.677

DATE: July 27, 1992

TO: CRAIG CURTIS
Community Services Director

FROM: COLLEEN JENSEN
Social Planning Manager

RE: GARDEN SUITES:
Letter from Djamshid Rouhi on July 14 refers.

I have reviewed the report prepared by Mr. Rouhi regarding garden suites and provide the following comment.

1. In looking at the current and future demographics, it can be noted that the seniors population is going to increase substantially. The focus of current trends in the provision of social programs is to keep the senior in their own home as long as possible. The garden suite is a viable option for such housing. By retaining some degree of independence, often the seniors quality of life is increased and subsequently health often remains better.
2. Related to the above is the ever increasing costs of the health care system. If the family of a senior is able to provide the needed supports because of close proximity, thus keeping the senior out of institutional care, the cost saving is substantial. The province, in 1991, provided an average subsidy within institutional care as follows:

Lodge	\$ 8.92/resident/day
Nursing Home	\$ 72.00/resident/day
Auxiliary	\$120.00/resident/day
Hospital	\$430.00/resident/day

(Alberta Municipal Affairs, 1991 Annual Report)

In lodges in Red Deer (1991), the actual daily cost of operation per resident is \$28.08/day (this does not include any capital costs). Of the \$28.08, the province paid \$5.05/day/resident and the City paid \$5.12/day/resident. The remaining portion is paid by the resident.

Although a subsidy is provided in the form of rental adjustments for use of the garden suites, I believe it would not nearly equate to the above noted costs.

3. There are often benefits to the family in that stress and worry are reduced because the senior is close at hand, affording quicker access in providing needed support. With the garden suite being self-contained, family members are still able to have

Craig Curtis
July 27, 1992
Page 2
Garden Suites

their privacy, which is usually preferable to having the senior live within the family home (for both the senior and the family).

4. The quality of aesthetics of the suites is a concern but can easily be addressed by having standards for the manufacturer (in this instance through Alberta Municipal Affairs, Canada Mortgage and Housing Corporation and the Manufactured Housing industry). The size of the lot, as indicated in Mr. Rouhi's report, will dictate the appropriateness of location. I support the proposed regulations as outlined in Page 3 of the report.
5. The suggested City's responsibility is one of providing standards and regulations, with some involvement in approval of the application through MPC. I support the information meeting being in the "host family home" as it affords the neighbours an opportunity to understand the physical yard layout, the design of the garden suite, as well as the social concern of the senior/family.

The actual responsibility of costs (i.e. insurance, hook-up, utilities, assessed next) are all born by the host family.

In summary, I strongly support the change in bylaw, as outlined by Mr. Rouhi, that would allow the development of garden suites in Red Deer.



COLLEEN JENSEN

CJ/kl

- c. Djamshid Rouhi, Sr. Planner, R.D.R.P.C.
Paul Meyette, Principal Planner, R.D.R.P.C.
Lowell Hodgson, Recreation & Culture Manager

DATE: July 20, 1992

FILE NO. R-39018

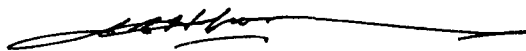
TO: Craig Curtis
Director of Community Services

FROM: Lowell R. Hodgson
Recreation & Culture Manager

RE: GARDEN SUITES

This memo is in response to your request for comment on the information developed by the Red Deer Regional Planning Commission concerning garden suites.

I am a strong supporter of these types of initiatives that can keep families together and can provide services to seniors that are not burdens on the tax roll. I appreciate the need for these to be aesthetically pleasing units but philosophically, I very strongly support any initiative that will support the extended family.



LOWELL R. HODGSON
Recreation & Culture Manager

/mm



THE CITY OF RED DEER

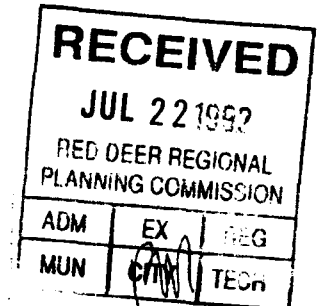
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

Land, Tax, and Assessment Department 342-8119

21 July 1992

Red Deer Regional Planning Commission
2830 Bremner Av
RED DEER, AB
T4R 1M9



Attention: Mr. D. Rouhi

Dear Sir:

RE: GARDEN SUITES

We have no objection to the garden suite concept, subject to all conditions as outlined in the report being met. We assume that all requirements for utility hookups and site development would be complied with.

At first blush we suggest that the improvement is subject to assessment and taxation. The Senior Citizens Rental Assistance Program may be available if certain agreements and/or conditions are met. Further research into this may be necessary if this proceeds in the City of Red Deer.

Sincerely,

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

AK/ngl

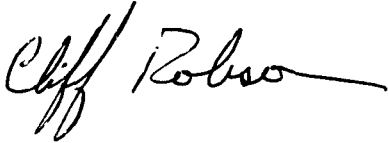


*a delight
to discover!*

DATE: July 15, 1992
TO: D. Rouhi, MCIP
Senior Planner
FROM: Fire Marshal
RE: GARDEN SUITES

RECEIVED		
JUL 16 1992		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	<i>RM</i>	TECH

This department has no objections to this proposal provided that Alberta Building Code (Part 9) requirements are complied with.



Cliff Robson
Fire Marshal

CR/dd



CityCentre, 10155 - 102 Street, Edmonton, Alberta, Canada T5J 4L4

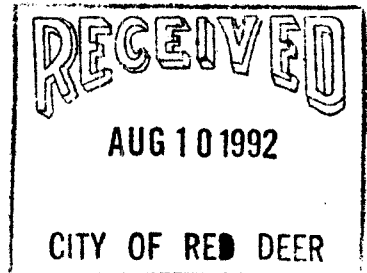
July 31, 1992

In Replying Please Quote:

Mr. Michael Day, Commissioner
City of Red Deer
4914 - 48 Avenue, P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Mike
Dear Mr. Day:

Re: Garden Suites



I understand that on August 17, 1992 the City Council of Red Deer will consider participating in the garden suite initiative which is being supported by Alberta Municipal Affairs and Canada Mortgage and Housing Corporation (C.M.H.C.). I am writing to encourage the City of Red Deer to participate.

As you may know, Alberta Municipal Affairs has completed a three year garden suite pilot project in the City of Lethbridge and the County of Parkland, and the results have been positive. Both the senior occupants and host families benefitted from the arrangement, and the necessary arrangements for placing the garden suites were relatively easy to implement.

The Department would like to continue to introduce garden suites to selected Alberta municipalities through this new Garden Suite Initiative. More specifically, we would like to place up to three of the ten garden suites involved in this initiative in the City of Red Deer. Furthermore, we are under some pressure to act quickly. Some of the garden suites have been committed under C.M.H.C.'s Rent Supplement Program, and the time limit for occupying these units is December 1992. The proposed delivery and management arrangements which have been developed preserve the City's authority over land use and placement conditions, and do not impose costs on the City. To clarify any questions, we are prepared to provide further information and/or to have staff attend the Council meeting to make a presentation or respond to questions.

I look forward to hearing from you on this matter.

Yours truly,

W. K. Mann
Assistant Deputy Minister
Housing Division South

LH/cw
~~Attachment~~

cc: J. Davis, Deputy Minister of Municipal Affairs
D. Rouhi, Senior Planner, RDRPC, 2830 Bremner Avenue, Red Deer, Alberta T4R 1M9
L. Holmen, Director, Research and Technical Support, AMA
R. Hubele, Manager, Program Delivery, Calgary Region, AMA
T. Hong, Senior Planner, Planning Research and Development, AMA
T. Forgrave, Assistant Deputy Minister, Municipal Administrative Services



MUNICIPAL AFFAIRS

City Centre, 10155 - 102 Street, Edmonton, Alberta, Canada T5J 4L4

In Reply, Please Quote:

August 5, 1992

Mr. Richard Parker
Director, Planning and Building
City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta
T2P 2M5

Dear Mr. Parker:

RE: Garden Suites

I am writing to seek the City of Calgary's agreement to participate in a Garden Suite Initiative which is supported financially by Alberta Municipal Affairs and Canada Mortgage and Housing Corporation.

As you know, a garden suite is a portable, self-contained, one bedroom dwelling that is placed in the back yard of a homeowner who wishes to provide accommodation and care for his/her parent(s), grandparent(s) or other senior relative(s). Alberta Municipal Affairs has completed a three year garden suite pilot project in the City of Lethbridge and the County of Parkland and the results have been positive. Both the senior occupants and host families benefitted from the arrangement and the garden suite placement process was successful.

Alberta Municipal Affairs is therefore interested in continuing to introduce garden suites as a housing option for seniors. In 1991, Canada Mortgage and Housing Corporation (C.M.H.C.) announced that each province could deliver up to ten garden suites for low income seniors as part of its social housing allocation. This provides Alberta Municipal Affairs with an opportunity to provide additional garden suites and it has taken a number of steps to implement it. More specifically, the Department has selected the Rent Supplement Program as a preferred delivery vehicle and has negotiated an agreement with five members of the manufactured housing industry to provide and manage the garden suites in selected Alberta communities.

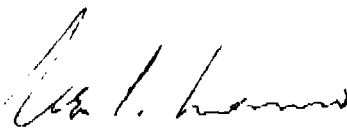
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- 2 -

The Department would like to place up to three garden suites in Calgary. Accordingly, our staff provided your planning staff with background information on this proposal and met with Mr. Jack Saunders on March 26 to discuss the details. Proposed garden suite delivery and management arrangements have been developed which preserve the City's authority over land use and placement conditions but do not impose costs on the City.

The Department has not yet received any response from the City of Calgary and are under some pressure to act on this opportunity. We would therefore appreciate knowing the City's position on participation, preferably by August 28, 1992. If you have any questions, please feel free to call me or Mr. Linden Holmen, Director of Research and Technical Support, 10155 - 102 Street, 16th Floor CityCentre, Edmonton, Alberta, T5J 4L4, at 427-8150.

Yours truly,



W. K. Mann
Assistant Deputy Minister
Housing Division South

LH/jn
Attachment

cc: J. Davis, Deputy Minister of Municipal Affairs
L. Holmen, Director, Research and Technical Support, AMA
R. Hubele, Manager, Program Delivery, Calgary Region, AMA
T. Hong, Senior Planner, Planning Research and Development, AMA
T. Forgrave, Assistant Deputy Minister, Municipal Administrative Services

Commissioner's Comments

We would recommend that Council support the procedures outlined in the report from the Senior Planner and that the draft bylaw be given 1st reading at this meeting, following which same will be advertised for a Public Hearing.

"M.C. DAY"
City Commissioner

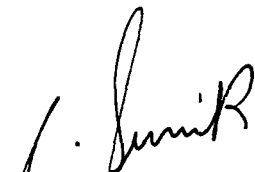
DATE: April 1, 1992
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: ALDERMAN CAMPBELL - WRITTEN ENQUIRY - GARDEN SUITES

At the March 16th Council meeting, it was agreed by Council that the Planning Commission respond to a Written Enquiry submitted by Alderman Campbell pertaining to the above matter. The report from the Planning Commission dated March 23, 1992 concerning this matter received consideration at the March 30th meeting and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated March 20, 1992 re: Alderman Campbell - Written Enquiry - Garden Suites, hereby approves the concept of Garden Suites in principle subject to the administration bringing back to Council a comprehensive report outlining more details on regulating these units, the resources required for same, and an adequate public participation process for specific installations, and as presented to Council March 30, 1992."

We would request the Planning Commission to co-ordinate the comprehensive report requested by Council in this instance and that same be brought back to Council for further consideration.

Trusting you will find this satisfactory and we look forward to receipt of the aforesaid report in due course.


C. SEVCIK
City Clerk

CS/jt

c.c. City Commissioner
Director of Engineering Services
Director of Community Services
City Assessor
Bylaws & Inspections Manager

E. L. & P. Manager
Public Works Manager
Social Planning Manager
City Solicitor
Fire Chief



MUNICIPAL AFFAIRS

FACSIMILE TRANSMITTAL

TO (Name, Company, Dept.):

Charlie Seewick

City Clerk

LOCATION:

Red Deer

FAX NO.:

346-6195

DATE SENT:

Aug 7/92

FROM (Name):

Linda Holmen

BRANCH:

Research & Technical Support

ADDRESS:

Edmonton

TELEPHONE:

(403)

427-8150

FAX NO.: (403)

427-0418

NO. OF PAGES:

4

(including this one)

If you have had any trouble receiving this transmission or you did not receive the specified number of pages shown above, please call back as soon as possible.

MESSAGE:

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 18, 1992

Alberta Municipal Affairs, Housing Division
Research and Technical Support
16th Floor, City Centre
10155 - 102 Street
Edmonton, Alberta
T5J 4L4

Attention: Linden Holmen, Director

Dear Sir:

RE: CITY OF RED DEER/GARDEN SUITES

At the Council Meeting of The City of Red Deer held on August 17, 1992, Council gave first reading to Land Use Bylaw Amendment 2672/Z-92, which if finally passed, will provide for the provision of Garden Suites within the City of Red Deer.

This office will now be proceeding with the necessary advertising for the above noted Land Use Bylaw amendment with a Public Hearing to be held on Monday, September 14, 1992, at 7:00 p.m. or as soon thereafter as Council may determine. Following the Public Hearing, Council may give the Garden Suite Bylaw second and third readings.

I would like to take this opportunity to thank you, Olga and Val for attending the Council meeting and assisting the members in more thoroughly understanding the concept of Garden Suites.

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

Sincerely,

Kelly Kloss
Assistant City Clerk
KK/ds

c.c. Sr. Planner
Council & Committee Secy., S. Ladwig

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

NO. 6

DATE: July 30, 1992
TO: City Council
FROM: City Clerk
RE: SOLID WASTE MASTER PLAN

The above noted report was delivered to members of Council with the July 20, 1992 agenda.

At the July 20th meeting, Council passed a motion agreeing that said matter be tabled to the Council meeting of August 17, 1992.

In accordance with Council's decision, we are placing the matter on the August 17th agenda for Council's consideration. Please bring your copies of the above noted report with you to the Council meeting.



C. SEVCIK
City Clerk

CS/jt

FILE: gord\memos\mstrpln.sum

DATE: July 3, 1992
TO: City Clerk
FROM: Public Works Manager
RE: SOLID WASTE MASTER PLAN

On December 9, 1991 City Council approved a recommendation to have the Public Works Department prepare a comprehensive Solid Waste Master Plan. Mary Stewart, P.Eng. was the Project Engineer for the report and Gordon Stewart, P.Eng. the project Manager. The Master Plan was prepared with the assistance of a great many persons which we have enumerated in the acknowledgements section of the document. In particular, we would like to recognize the contributions of the Solid Waste Master Plan Advisory Committee and the Environmental Advisory Board as well as Bryon Jeffers, P.Eng., the Director of Engineering Services.

When we commenced this undertaking, it was our belief that we would require some technical support from a consultant, and GCG Dillon was engaged to provide this. They did provide some valuable input and cost information, but we found our requirement for their involvement was less than we had originally anticipated as we were able to undertake most of the work with our Public Works staff.

We tried to provide as much opportunity as possible for public input. We sent copies of the Draft Master Plan to sixteen interest groups for comment. We had an open house which was attended by approximately 40 persons to obtain information and to allow them to share their views on the Master Plan. We placed advertisements in the Red Deer Advocate and received 24 letters from various individuals in response to our advertisements and various other media reports. We were pleased with the coverage in the media of the Master Plan.

During the compilation stage of the report, an Advisory Committee was struck consisting of John Slupsky of Alberta Environment, Patti Joyce of the Red Deer Regional Health Unit and Janet Coatham of the Environmental Advisory Board. Bryon Jeffers, Director of Engineering Services, and Ken Armstrong, from GCG Dillon, also attended Advisory Committee meetings. The input and reviews by the Advisory Committee very much contributed to the final document and were beneficial and appreciated.

One of the key proposals which was presented at the Draft Master Plan stage was limiting the number of garbage containers a residence could put out for pick-up at a fixed monthly charge. This, more than any other proposal, generated the greatest public response. In reviewing the responses, we found that we received a number of comments that were in support of limiting the number of containers and paying on a volume basis. On the other hand, we received comments on the enforcement difficulties of misuse of dumpsters and increased littering.

July 3, 1992
City Clerk
Page 2 of 3

We agree that there could be some enforcement difficulties and would definitely require additional staff. We believe that it is possible to overcome these difficulties as has recently been done in a recent successful program on Vancouver Island.

We sense, however, that this is not yet the right time to impose this measure. We wish to promote the idea of waste reduction on a voluntary basis and monitor the response. The potential diversion from the landfill by limiting set-out was estimated at only 1000 tonnes per year, which is not a great amount. We feel that the success of any program is going to be due to public support and in our opinion pay by volume would, at this time, be more of a frustration than an incentive to the citizens.

During the public review, we received the suggestion that we pursue waste reduction from the aspect of positive incentives for those participating, as opposed to negative penalties for not participating. This would be true for tag-a-bag as well as other programs. We support the philosophy. The suggestions to implement this type of approach which have come forward to date have not been workable from an administrative viewpoint. We will continue to pursue this.

The increase in tipping fees from \$16.60 per tonne to \$25.00 per tonne received some comment from the Chamber of Commerce, but has not generated a great many negative comments.

We are very pleased with the Solid Waste Master Plan and appreciative of all those who have provided input. Mary Stewart has done the research, compilation of information and writing incorporated into this document. The plan has been well received during the review process. We were particularly pleased with a letter addressed to Ms. Stewart, from the Recycling Branch of Alberta Environment, which in their review of the draft plan stated that they "feel this report could serve as a model for other municipalities on how to prepare a waste minimization plan".

The recommendations contained in the report are based on a system approach where the various components are inter-related. The proposed implementation is also to be phased in over a period of time.

Because the Solid Waste Master Plan is a significant document and planning tool, we recommend that Council table the document for two weeks to allow Council to fully review it and that it be brought back for consideration at the next Council Meeting.

July 3, 1992
City Clerk
Page 3 of 3

The Master Plan outlines proposed programs in a general sense. Before implementation of programs, such as the composting pilot program, we would be bringing them back to Council for review and approval. Our request is that Council approve this as a direction to travel. We would then have Council involved as we take each step.

RECOMMENDATIONS

We would respectfully recommend that the Solid Waste Master Plan be tabled for two weeks

AND FURTHER

when the Plan is brought back for consideration that:

The recommendations as outlined in System B be adopted and that the Public Works Department be instructed to prepare the 1993 operating budget based on the recommendations outlined, for the consideration of Council during the 1993 budget deliberations.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

Commissioner's Comments - July 20/92

As this Solid Waste Master Plan is a significant document, we would recommend that same be tabled to a future meeting of Council. The Public Works Manager recommends that this be brought back to the August 4 meeting, however as there will be 4 members of Council absent, Council may wish to table same to the August 17 meeting.

"R.J. MCGHEE"
Mayor

Commissioner's Comments

The attached Solid Waste Master Plan was submitted to Council at the meeting of July 20 and tabled for consideration at this meeting. As the report contains a number of recommendations, some of which are subject to further study which may or may not affect their feasibility, we would recommend that Council approve the plan as a working document with each specific recommendation being brought forward for Council's consideration prior to implementation.

"M.C. DAY"
City Commissioner

DATE: August 20, 1992
TO: Public Works Manager
FROM: Assistant City Clerk
RE: SOLID WASTE MASTER PLAN

At the Council meeting of August 17, 1992, consideration was given to your report dated July 3, 1992, concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report from the Public Works Manager dated July 3, 1992, re: Solid Waste Master Plan, hereby approves the Solid Waste Master Plan as a working document with each specific recommendation being brought forward for Council's consideration prior to implementation, and as presented to Council August 17, 1992."

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

Please note also at the above noted meeting, Alderman Lawrence requested information on the possibility of a salvage contract at the landfill site which would either be tendered or a fee for service. I trust that you will review this matter in due course and present a report back to Council when appropriate.

I would like to take this opportunity to thank your Department, especially Mary Stewart, for the work on the Solid Waste Master Plan.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

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

DATE: July 22, 1992
TO: Public Works Manager
FROM: Assistant City Clerk
RE: SOLID WASTE MASTER PLAN

At the Council meeting of July 20, 1992, consideration was given to your report dated July 3, 1992 re: Solid Waste Master Plan and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Public Works Manager dated July 3, 1992 re: Solid Waste Master Plan, hereby agrees that same be tabled to the Council meeting of August 17, 1992, and as presented to Council July 20, 1992."

As indicated in the above motion, this matter will again be placed on the August 17, 1992 Council agenda.

Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized, cursive script.

KELLY KLOSS
Assistant City Clerk


KK/jt

DATE: July 13, 1992
TO: City Council
FROM: Assistant City Clerk
RE: 1) SOLID WASTE MASTER PLAN
2) SOLID WASTE MASTER PLAN PUBLIC INPUT

Attached for Council's consideration are the above two documents.

I wish to bring to your attention that the Solid Waste Master Plan has been provided to the media, however the Solid Waste Master Plan Public Input Document has not. The rationale for this is that the second document contains within it comments from various individuals and organizations relative to the Solid Waste Master Plan and of which the City has not received permission from the authors to release same to the public.

In the report from the Public Works Manager dated July 3, 1992, concerning this topic which appears on the actual agenda, it is recommended that this item be tabled for two weeks. Although this would be the normal period of tabling, Council may wish to consider tabling it for four weeks as there will be four members of Council away from the August 4, 1992, Council meeting. In any event, I would ask Council to ensure they retain these documents and bring same to the next Council meeting this matter will be discussed.



Kelly Kloss
Assistant City Clerk

Encl.

DATE: June 30, 1992
TO: Mayor and City Council
FROM: Public Works Manager
RE: SOLID WASTE MASTER PLAN PUBLIC INPUT

As part of the Solid Waste Master Plan preparation process we attempted to garner as much public input as possible. We sent copies of the Draft Plan to the following organizations: Environmental Advisory Board Members; City Council Members; County of Red Deer; Town of Sylvan Lake; Town of Penhold; Red Deer Regional Planning Commission; Alberta Environment Water Resources Regional Services Branch, Wastes and Chemicals Division Recycling Branch, Wastes & Chemicals Division Waste Assistance Branch; Red Deer Chamber of Commerce; Red Deer River Naturalists; Citizens' Action Group on the Environment (C.A.G.E.); Laidlaw Waste Services Ltd.; GCG Dillon; Sunnybrook United Church Environmental Committee; Towne Centre Association.

We conducted a Public Open House, placed newspaper advertisements and appeared on Red Deer Live on RD-TV.

We received responses from the following organizations and individuals: Red Deer Chamber of Commerce; Red Deer River Naturalists; Laidlaw Waste Services Ltd.; C.A.G.E.; Red Deer Regional Planning Commission; Alberta Environment Wastes and Chemicals Division Recycling Branch, Water Resources Administration Division Regional Services Branch, Wastes and Chemicals Division Waste Assistance Branch; Sunnybrook United Church Environmental Committee; GCG Dillon; City of Red Deer Community Services Division; Joan Grenville; Marlin Styner; D. Anderson; Alice Hogan; Mr. & Mrs. D. Gallant; Wayne and Valerie Wisener; Herman & Sandra Stam; Bryan Caddy; Alice Williamson; Mitch Whitman; Elizabeth Hunter; Janet Cole; Ian Drok; Soren S. Paulsen; Bob Mills; Mr. & Mrs. Walter Savage; H. Kathleen Taylor; G.H. Dawe; J.R. Richard; R. Furber; Dorothy Lewis; Shirley Hocken; Don Nielsen; John Retallack.

In the Solid Waste Master Plan document we have summarized the comments provided and our response. However, to ensure that no one who submitted comments feels that what they have said has been "filtered" before being presented to Council, we have attached copies of the original submissions.

June 30, 1992
Mayor and Council
Page 2 of 2

We believe the public input process was a very successful one.

A handwritten signature in black ink, appearing to read "Gordon Stewart". The signature is fluid and cursive, with the first name "Gordon" written in a more compact, stylized manner and the last name "Stewart" written in a more extended, flowing script.

Gordon Stewart, P. Eng.
Public Works Manager

/blm

Att.

c Director of Engineering Services
 City Clerk

SOLID WASTE MASTER PLAN

COMMENTS FROM

Agencies, Various Groups and Individuals

July 1992

Circulation: To all Council Members



RED DEER CHAMBER OF COMMERCE

June 15, 1992

Gordon Stewart, P. Eng.
Public Works Department,
City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta
T4N 3T4

CITY OF RED DEER
RECEIVED

JUN 16 1992

PUBLIC WORKS DEPT.

Dear Mr. Stewart:

RE: SOLID WASTE MASTER PLAN

The Red Deer Chamber of Commerce is pleased to submit the views of our members with respect to the Solid Waste Master Plan Draft Report.

The members of our committee commend the City of Red Deer for the initiative you have taken in addressing what is becoming a major concern of communities around the world.

We also commend you for considering the private sectors input in addressing the entire question of waste diversion as it applies to Red Deer area.

Without going into great detail, we would like to comment on some of the concerns or thoughts that are those of the committee.

1. Landfill Tipping Fees:
The report identifies that Tipping Fees are increased to \$25.00 effective March 1, 1993.

It is our view that Tipping Fees should be a fair reflection of the actual costs, they should not be set arbitrarily in such a manner that there is no cost justification and in fact, the charge becomes a punitive charge to the user, be that the householder or business.

2. Landfill Site, Waste Collection and Diversion:
Every effort should be made to explore and encourage continued private sector involvement. Diversion of saleable refuse/salvageable goods (eg. stoves etc.) would create new business opportunities and could reduce the volume of waste by a substantial amount. This and commercial composting could be located adjacent to the landfill site.

3. Yard Waste Collection:

While the Chamber supports the five bag limit, we believe that yard waste (grass clippings etc.) should be excluded from this total. Clear bags should be sold that are diverted to a composting facility.

4. Incineration:

Because of the possibilities that do exist for the use of energy created by yard waste and the dramatic reduction of waste products filling our land fill site; we believe it is premature to not consider this method of disposing of waste materials.

5. User Pay:

User Pay fees should be the method by which charges are assessed. No longer is it fair to hide charges by increasing taxes as well as applying user fees. A fair assessment that covers costs related to pick up, education and future needs (landfill requirements) should be implemented.

6. Development of Landfill Sites:

Every effort should be made to identify any possible commercial uses for abandoned landfill sites as opposed to turning such areas into parks or a green belt.

7. Regional Concept:

The study does not identify the advantages/disadvantages of major new regional landfill sites. There is a need to identify potential sites that would satisfy the needs of communities within a given region that would have the least impact on the preservation of our environment.

Eg. The Pine Lake Site versus East Central Alberta. No one wants a Waste Disposal Site. It is therefore essential we identify areas within our province that are non productive in respect to people, agriculture wild life and that will provide the least impact on our environment.

Reference to 4.5: Provincial Funding for a new Landfill
We would encourage the City of Red Deer to meet with the province for the purpose of conducting a study to examine the potential for a major regional waste site and transportation system. We believe a site would result in the elimination of community waste disposal sites which would create a win-win situation for everyone.

8. We also believe that additional studies are necessary to determine the long term utilization, by other communities, presently using the Red Deer landfill site.

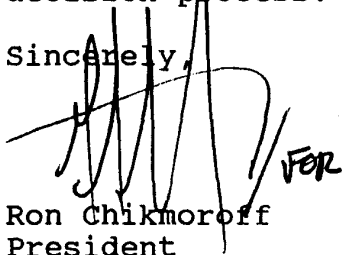
Reference to 2.6: Composting/Wood Chipping

We are pleased that the city is diverting waste materials that can be composted or chipped. We would however, encourage you to add the public and business community to this program.

We also would encourage the city to explore and identify other commercial opportunities that can result from the diversion of, and more efficient handling of waste products.

We appreciate the opportunity to respond to your Master Plan and would welcome future opportunities to participate in the decision process.

Sincerely,



Ron Chikmoroff
President

:jdf

c.c. Graeme Leadbeater

Red Deer River Naturalists

P.O. BOX 785, RED DEER, ALBERTA, T4N 5H2

CITY OF RED DEER
RECEIVED

JUN 15 1992

To: City of Red Deer Public Works Department

From: Red Deer River Naturalists Issues Committee PUBLIC WORKS

Date: June 15, 1992

Regarding: City of Red Deer Solid Waste Management Plan

Thank you for your invitation to react to this report. It continues to be a privilege to work with a city administration that encourages NGO and citizen input in matters relating to the environment.

In reviewing the Draft Report of the City of Red Deer Solid Waste management plan, we were puzzled by a number of its conclusions and the logic used to arrive at them as well as apparent numeric inconsistencies between table and graph information.

The "Cost Summary for Recommended System" on page VI does not show any benefits for the estimated diversion of materials per year. Perhaps the "Annual Cost" column is intended to show net costs, but if so it would be more informative if the dollar benefits were shown.

The Provincial goal is a 50% waste reduction, yet the plan only anticipates an "achievable" goal of 20% reduction. This minor reduction is arrived at by apparently placing no responsibility or expectations whatsoever on the business community, and by assuming that a slow, prolonged course must be taken to convince the public that they must change their habits. This seems to us to be an unbalanced and needlessly timid approach in view of the wide public appreciation both of the seriousness of the garbage dilemma and the need to have business and private citizens become less wasteful consumers.

A cursory glance at the percentages of various materials involved shows that a 50% reduction can be had almost immediately by the simple banning (as is suggested for "white goods") of:

	TONNES	%
yard waste:	6,652.000	10.444%
organics:	13,507.300	21.206%
Paper	20,500.550	32.185%
Glass	2,416.450	3.794%
Plastic	4,071.200	6.392%
Metals	3,440.850	5.402%

* (figures extracted from Figures 3 through 7 and Table 4)

Even discounting the "organics" component, this still yields a net savings in the order of 55%, with no net real cost to the City. Obviously this will require increased fines and enforcement vigilance, but common business practices, if adopted by the City, would be to roll these relatively nominal costs into the increased fines levied and possible

RDRN

fee structures for use of the landfill. This would be similar to what is done with downtown parking, ie. make the enforcement element revenue neutral while at the same time creating some much needed additional employment.

Paper, glass, plastics and metals are all materials which can be recycled and the City has no business facilitating their disposal, but simply to encourage recycling by making it unattractive to dispose of these materials at the landfill site. Again, it is time to simply say "no" and allow the private sector to exercise its responsibilities and opportunities.

We were also puzzled by the "phase in" proposal. This merely ensures that the pain and disruption are spread over a long period of time and virtually ensures that effective waste reduction will not be achieved without great political opposition by those who are either not aware of, or are indifferent to the great public and environmental costs of the present system.

This leads into the next criticism of the report: a lack of incentives to waste reduction. The move to a volume based fee structure is only envisioned on a partial basis in the Second Phase of the implementation; and then with application to residential waste only. Without a fee per volume disposal system, there is no economic incentive for business or individuals to reduce their waste production. To suggest otherwise, as this report does, is to display a profound misunderstanding of the way people behave in a market economy. The report then sets up an impossible "straw man" model of how a volume based system might be administered, and thereby concludes that it is not feasible. Why is it working on Vancouver Island and in many parts of the United States?

We would suggest, therefore, adoption of a sticker system for garbage bags. These stickers would be purchased from the City, with their cost reflecting the full cost of operating the waste disposal system. The City could use its social services network to give the stick-on tags to the disadvantaged, if necessary. A corollary of this would be that the City could then eliminate the monthly garbage fee entirely. There are several alternative administrative routes possible:

- one would be to eliminate the monthly charge, and include some free stickers for senior citizens, the housebound and others in need of social services support.
- another would be to retain the monthly charge and include a month's supply of stickers with the bill. Additional stickers could then be purchased from the City utility wicket and perhaps from the commercial postal outlets in the City.

The net effect would be to ensure that those who demand little of the garbage disposal system, like single parents and others who cannot afford conspicuous consumption, would pay little; those who chose to dispose of a great deal of material would pay their fair share.

The costs to the City of the current contract with Laidlaw could be met by setting the price of stickers to the level required to meet the contract cost until the contract expires in 1996. At that point the effects of the banning of several components of the waste stream should make the net volume considerably less and thereby effect a reduction in the cost of any future contracts. This savings could then be passed on to the public in the form of a reduced cost for stickers. Since the cost of blue boxes is subsumed under the Laidlaw contract, their cost would be rolled into the sticker cost, giving both the home owner and business a pecuniary incentive to divert as much as possible of their waste stream into the "free" blue box.

The objection, raised in the Draft report, that a sticker/pay by volume system would not allow planning for fixed and operating costs is somewhat less than adequate. Obviously, even given the banning of the material mentioned above, and the development of a fee-for-service dry waste disposal site, there will still be a necessary base level of disposal in the land fill, and the sticker cost can be easily projected from this.

In summary then, we are suggesting a user pay system, whereby business and individuals pay the full cost of disposal of their wastes. We suggest that it is not the responsibility of the City to facilitate the disposal of yard waste, paper, glass, plastic or metals in a landfill site.

We would note two special exceptions to the above: the first is the special ie. hazardous waste category. Although small in volume, its potential for negative environmental and public health implications necessitate that government take responsibility. We would therefore suggest that a small, well signed collection facility be constructed at the land fill site to accommodate the collection of household and other hazardous waste for monthly or bimonthly shipment to the Swan Hills site. The notion that an annual "toxic roundup" is adequate is simply irresponsible. This should be operated as a "free" public utility rather like the road system.

Although we feel that the population should be educated and encouraged to accept the responsibility and to learn the advantages of composting their own yard waste, we support the proposal of a municipal attempt at bulk composting in the short term, perhaps using a "green box" or clear bag system. We would suggest that our previously proposed marsh-plant water purification scheme be incorporated, with the harvested marsh plants either being sold to the region's farmers as a soil enhancement or being composted by the City facility into rich soil suitable for sale.

We would further suggest that artificial marsh plant water purification areas be incorporated into the present and future landfill site perimeters where run-off would be collected and subsequently treated in a natural, effective, cost effective, and attractive manner.

We believe the foregoing is the most cost effective and realistic solution to the pending garbage problems. It can be implemented


immediately, and is consistent with the existing community values of economic responsibility and environmental sustainability. The draft report merely suggests a modification of the demonstrably failed systems of the past and is not acceptable.

Additionally, we would comment on some other specific points of the draft report as follows:

- 2.3 We feel the Blue Box program is a good start on the social problem of waste awareness.
- 2.7 In planning the future landfill area we urge that natural habitat and wetland areas be protected.
- 2.9 We urge the facilitation of the collection of all used oil and anti-freeze and that steps be taken to protect against the disposal of oil by business - since they have a pick-up facility open to them. Citizen waste oil and anti-freeze could be accommodated in conjunction with the toxic waste collection facility. Further, we urge the City to make use of recycled oil wherever possible, since the current oil recycling program is hindered by lack of markets. A City employee competition to find ways to do this would spark interest and quite possibly produce good results.
- 5.7 We do not support an incineration option since it would appear to add to the Global warming problem and since there is a danger of dioxin and furan contamination.

We would also suggest that the City pass bylaws to reduce the amount of unsolicited mail and flyers that compound the problems of mixed paper sorting. The environmental column in the Sunday, June 14th Advocate would be a source of initial information on this topic.

Yours truly,



for Red Deer River Naturalists Issues Committee



June 16, 1992

The City of Red Deer
Public Works Department
5433 - 49 Street
Red Deer, Alberta
T4N 3T4

Attention: Mary Stewart

Re: Solid Waste Master Plan

Dry Waste Disposal Site

It is my feeling that a Dry Waste Disposal site is necessary and a good idea. Items such as concrete, wood etc. tend to use up landfill areas quickly. The lower tipping fee may encourage construction, re shingling, etc. which could stimulate the economy.

Division of Liquid Waste

I don't think the liquid waste is as much of a problem in the landfill if it is controlled properly. I feel more onus should be put on the producer of the material and should be handled in a manifest type form so that all liquids are controlled and end up in landfills and water treatment plants. At present I feel some of our competitors are not using either of the above and are creating more of an environmental risk and this may further encourage that.

Yard Waste

Our weights double and triple throughout the summer months, most of which is a result of yard waste. Now that a fee is being charged to the residents dumping at the landfill, this has increased that volume further. I think composting is a good idea, but lane traffic and congestion is going to become a maintenance problem. There are presently 2 - 3 trucks going down certain lanes in town already and composting would make a 4th. As a tax payer I feel it not only creates more upkeep costs but adds to the risk of more accidents, noise problems etc.. I feel home composting should be encouraged but with modern yards and no gardens this could become another problem in itself.

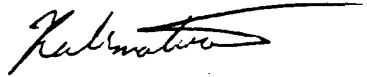
Increased Cost

I personally feel \$25.00 a tonne in Red Deer is too high. There are a lot of local companies just barely hanging on in these tough economic times and also may have moved to Edmonton or Calgary or closed down completely due to high overhead costs. We need to encourage growth and not discourage it by high costs.

Promotion And Education

I feel more money should be spent in Educating the public. We have become a throw away society and it is due time we reverted back to the old ways. beginning in our schools for their future depends on it.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Ken Ermantrout', with a long horizontal flourish extending to the right.

Ken Ermantrout

C.A.G.E. COMMENTS ON SOLID WASTE MASTER PLAN

On behalf of C.A.G.E., we would like to comment on the City of Red Deer Solid Waste Master Plan. We are pleased to see the continuing willingness of the City to invite and listen to public input. We would hope that the present council will endorse the Master Plan and so continue to set a progressive and future oriented tone.

Specific comments are as follows:

2.3 Municipal Recycling Program

C.A.G.E. is supportive of the blue box program as a step in the right direction for the reduction of waste. We prefer a drop off depot system, but question whether public participation will be as high as people become accustomed to the pick up system.

We have recently presented a letter written by members of C.A.G.E. to request aggressive action on expanding the collection of recyclable paper to small businesses and individuals. Please refer to that letter. The large flow of paper to the landfill must be addressed immediately.

2.7 Concrete, Rubble and Clean Fill

C.A.G.E. supports the use of clean fill for reclamation, however, we would support assurances that wetlands and natural areas be protected. Other companies such as Proform could be encouraged to recycle appropriate clean fill.

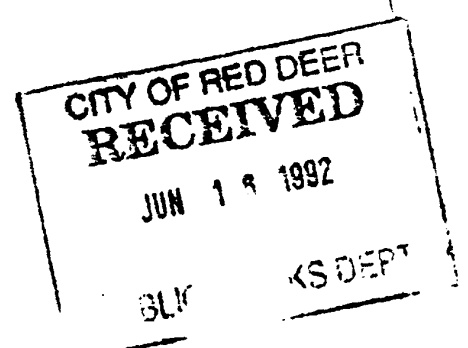
2.9 Hazardous Waste

The City should pursue recycling options for clean oil and hazardous waste drums. UFA accepts clean and dirty drums and has a company in Edmonton which cleans and recycles them. Perhaps their system could be investigated.

We would urge the setting aside of a staffed area which would accept residential and small business hazardous waste year round where it would be properly contained for eventual safe disposal at Swan Hills.

2.9.2 Pesticide Containers

How is the rinsing of pesticide containers monitored?



2.9.3 Household Hazardous Waste

We feel that the Toxic Round Up and Paint Exchange are essential. C.A.G.E. feels that as funds from the government and ASWTC decrease, more financial responsibility for disposal should be passed on to producers and consumers of toxic goods.

2.11 Biomedical Waste

Institutions such as Red Deer Regional Hospital should be encouraged to access existing facilities for reuse and recycling of waste that is not required to be incinerated.

3.2 Waste Stream Composition

Being that 50% of the waste stream is generated commercially, a more comprehensive educational and incentive program geared to the commercial sector is badly needed.

4.3 Future Use of Completed Landfill

Potential risks of methane gas seepage and chemical contamination from the present landfill for recreational or parking facilities should be thoroughly investigated before any plans are made for such developments.

4.6 Considerations for Future Landfill Site Design

Any future landfill designs should require the very strictest of environmental regulations regardless of the cost. Extending the life spans of landfills through comprehensive waste reduction at the sources will compensate for those costs. Watersheds and wetlands are of concern when choosing landfill sites.

5.0 Waste Reduction/Recycling Options

Recycling should not be the main focus of our waste management system. Reduction of waste and reuse of materials should be more strongly emphasized. We would support incentives from all levels of government which would encourage local small businesses to set up operations that would manufacture and process collected recyclables. This would ensure that markets become more stable and lucrative. Collection of goods is otherwise ineffective.

5.4 Mixed Waste Stream Processing

Poor solution. Do not consider. Public should take responsibility for reducing and sorting waste.

5.5 Composting

C.A.G.E. strongly supports all composting initiatives. Backyard composting should be actively encouraged and we agree with the Red Deer River Naturalists that individual homeowners should take primary responsibility for their compostable waste. A subsidized composter program is attractive: perhaps a local company or organization could produce units from scrap pallets and lumber at an economical price. ie. Cosmos, Michener Centre, Canada Manpower. An instruction booklet enclosed with each unit might alleviate the concerns of the Health Unit. We would support the use of reusable containers for any yard waste collection rather than bags. We would also encourage further exploration of large scale composting systems for the commercial sector (and residential).

5.6.2 Bag or Tag System

We support the user pay philosophy. We feel the tag everything option suggested by the Red Deer River Naturalists may be a good one for two reasons: users would be encouraged to reduce and the administrative costs would be less for such an option than for trying to monitor the number of bags/week systems.

If the preset limit option was adopted, we would encourage reducing the number of bags allowed as aggressively as possible, perhaps reducing to two bags by July of 1993.

Regardless, a strong educational component on waste reduction will need to coincide with any system.

5.6.3 General Considerations

Lids and locks for dumpsters may be necessary to limit dumping.

5.7 Incineration

We would not support incineration as an option due to atmospheric degradation and global warming and to the danger of dioxin and furan contamination during incinerator malfunction. As well, incineration does not promote waste reduction.

5.8 Commercial Waste Reduction and Recycling

Increased fees for landfill and collection are required to reduce commercial waste. Audits are a good idea. A ban on corrugated cardboard is appropriate. Business is based on economics and therefore monetary incentives must be incorporated into all commercial waste reduction schemes.

5.8.4 Waste Audits

A recycling markets directory should be developed.

5.9 Dry Waste Disposal Site

C.A.G.E. would like the City to explore the operation of an Architectural Clearing House similar to that in Edmonton. This would provide opportunity for reuse of building materials such as lumber, ceramic tiles, roofing materials, doors, windows, etc.

5.11 Promotional and Educational Programs

We agree that a strong promotional and educational program is essential. C.A.G.E. is willing to continue its cooperation and involvement with local environmental education.

5.12 Large Metal Appliances

We are pleased to hear that Harpers is considering a CFC recovery system and support the White Goods ban. Regardless of the outcome of proposed legislation on CFC recovery, the City should implement a bylaw at the municipal level to ensure this process goes ahead.

5.13 Salvaging

Salvaging may not be necessary if options such as the Architectural Clearing House are pursued.

6.3.2. System B: 20% Diversion from Landfill

We support System B as a base system. However, we would encourage an assertive approach to finding additional programs to add to it as soon as possible. ie. Wet/Dry for commercial operations, large emphasis on home composting, Architectural Clearing House, expanding recycling markets. We are confident that increased responsibility undertaken at the source will increase the 20% diversion substantially. Reduce, reduce, reduce!!

Further comments

C.A.G.E. receives many complaints about unsolicited mail and flyers. We would strongly support a municipal bylaw that would allow individuals to refuse this junk mail by way of a posting on their home. Similar bylaws are being considered in Edmonton and other municipalities. This may be a way of reducing paper waste. This bylaw would protect mail carriers who are currently required to deliver all advertising mail.



RED DEER
REGIONAL PLANNING COMMISSION

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

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

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

MEMORANDUM

TO: Gordon Stewart, P. Eng
Public Works Manager

FROM: Paul Meyette
Principal Planner

RE: SOLID WASTE MASTER PLAN

DATE: June 8, 1992

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

CITY OF RED DEER
RECEIVED

JUN 12 1992

PUBLIC WORKS DEPT.

Thank you for referring the solid waste master plan for review. I have the following comments:

1. The report contains an excellent review of the different alternatives available to the City regarding solid waste.
2. The options (starting on page 68) need further clarification in the main portion of the text. For instance what does a City of Red Deer home composting program consist of? It is not until the appendix that the report indicates that it would consist of a subsidy of composters as well as promotion. Each of the options should be explained in detail. Appendix 6 should be moved into the main text.
3. There appears to be a problem with the percentages shown in Table 6. A corrected page is attached.
4. Regarding Table 6, has the pattern of use for Sylvan Lake, Penhold and County of Red Deer, changed over the 8 year period?
5. Table 6 does not appear to take into account the impact of recycling (The Blue Box program) or the impact of reduced packaging in terms of reducing the amount of solid waste.
6. On page 65, there is reference made regarding the development of fact sheets, and reference is made to C.A.G.E. and the role they are already playing in providing information. Perhaps it would be beneficial to work with C.A.G.E. in the development of the fact sheets.

MUNICIPALITIES WITHIN COMMISSION AREA

2

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDBY • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURN • VILLAGE OF DONALDA • VILLAGE OF 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 • SUMMER VILLAGE OF BURNSTICK LAKE

7. On page 58, second paragraph, there is an estimate of \$400,000 - \$500,000 per year being generated by an increase in tipping fees for commercial waste from 16.60 tonne to 25.00 per tonne. In using the commercial tonnage figures provided, I cannot replicate the 400,000 - 500,000 increase as projected.

Current Commercial Waste	38,085 tonnes (page 27)
Current Cost per Tonne	16.60 (page 56)
Existing Revenue	\$632,211.
Current Commercial Waste	38,085 tonnes (page 27)
Less 3000 Diverted Tonnes	3,000 tonnes (page 79)
Proposal Cost per Tonne	\$25.
Proposed Revenue 35085 X 25	\$877,125
Difference	\$244,914

I assume that I've missed a revenue producing component of the rate change. What is it?

8. The report indicates that there are currently 3.3 cans or bags of garbage a week per household. The report recommends that the number of bags per household be reduced to a lower level (unspecified number) during the 1994 - 96 period. The cost for garbage collection will remain constant even though the amount of garbage collected will be reduced. The consumer will face decreased service without a corresponding decrease in cost. Consumers may place additional bags out for collection by purchasing a \$2.00 tag.

While I agree that the reduction in waste is an admirable goal, I have some reservations about initially using a pay by volume method to achieve this goal. Instead, I would suggest that even more emphasis in the first four years be placed on positive measures such as increasing the number of items which can be placed in the blue box as well as the waste audits and cardboard diversion. A yard waste collection should also be a high priority.

The first four years of the Master Plan should stress environmental education and the principals of reduce/reuse/recycle. The alternative of paying more if you don't reduce waste could be assessed when the plan is reconsidered in 1996. Public acceptance of a pay by volume system would be greater if there was a corresponding decrease in the base rate for garbage collection - reflecting the decreased garbage volume - which may be achieved when a new garbage collection contract is negotiated. I remain concerned about the whole concept of pay by volume, however. The consequences in terms of random disposal of garbage may substantially outweigh any advantage from the pay by volume system.

I would suggest that System B exclude the pay by volume concept and include an effort to increase the number of items which could be included in the blue box collection.

9. I am enclosing a few pages which may have errors.

The development of a solid waste master plan is a significant step in environmental management, I will look forward to the final version.

Sincerely,



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc. Richard White, RDRPC Environmental Advisory Board



ENVIRONMENT
Wastes and Chemicals Division
Recycling Branch

5th Floor, Oxbridge Place, 9820 - 106 Street, Edmonton, Alberta, Canada T5K 2J6 403/427-5838

June 16, 1992

Ms. Mary K. Stewart, P.Eng
Public Works Department
The City of Red Deer
P.O. Box 5008
RED DEER, AB
T4N 3T4

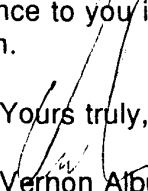
Dear Ms. Stewart:

Re: Solid Waste Master Plan Review

I was delighted by the Solid Waste Master Plan I received from you in early June. Both I and Judy Morris of the Recycling Branch reviewed the report and found it to be a first class piece of work. We feel that this report could serve as a model for other municipalities on how to prepare a waste minimization plan. Both you, and/or your consultants should be congratulated on a job well done.

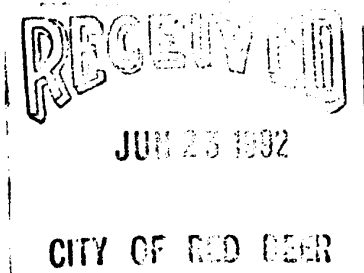
In particular we were impressed to see as significant portion of the report dedicated to clearly laying out the alternative scenario evaluations; a crucial aspect of decision-making (section 6.0). We support your strategy in principle and wish you well in reaching your waste minimization goals. If we can be of any assistance to you in the future, please call on us. Thank you for the opportunity to review your plan.

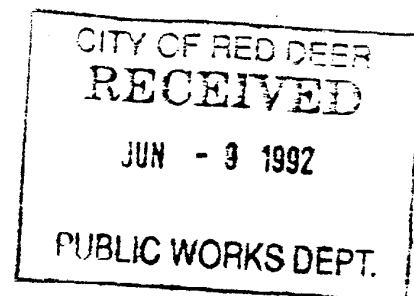
Yours truly,


Vernon Albus, M.E.Des.
Recycling Programs Advisor
Recycling Branch

cc: J. Morris
D. Whitfield
J. Slupsky

vernonalstewart.va





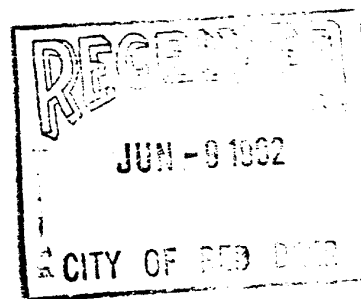
June 4, 1992

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

Attention: Gordon Stewart, P. Eng.
Public Works Manager

Dear Mr. Stewart:

RE: ENVIRONMENTAL ADVISORY BOARD REVIEW
DRAFT SOLID WASTE MASTER PLAN



This is in response to your letter dated May 25, 1992 regarding the above mentioned plan and my comments.

I assume that my counterpart Mr. John Slusky from Waste Assistance Branch, Alberta Environment will also be making a comment.

The report was informative and covered the relevant topics in a concise and organized manner.

I will address the concerns in order they appeared in the report.

(1) Residential Waste Collection: In all the information no consideration has been given to the size of the family at each residence. I suggest that if a bag system is brought on line that large families (more than four people) be allowed to dispose of more bags per week than the suggested three to five. Special tags could be handed out at City Hall to larger families on an as needed basis.

(2) Cost reduction in residential waste collection could be realized by collection every two or three weeks since their would be less material.

(3) I wonder about the fairness of cost of the blue box program versus single family homes and multi-residential!

(4). More work needs to be undertaken in the area of contacting local authorities who have undertaken special programs eg., Ardrie, particularly in the restricting number of bags of garbage and finding out the weaknesses, strengths and costs.

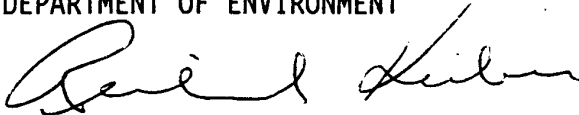
. . 2.

(5) The report does not highlight the present trend, for example, if we were to continue as is, but encourage residences to reduce their volume voluntarily, would the total be reduced by 50% in the year 2000? If residential makes up 35% of the total why then is residential the area targeted?. Industry needs to be highlighted, their contribution should also be 50% reduction.

(6) Emphasis needs to be placed on a Dry Waste Disposal Site, Tire Disposal and Future Landfill Sites.

If you have any questions please give me a call at 340-5310.

Yours truly,
DEPARTMENT OF ENVIRONMENT

A handwritten signature in dark ink, appearing to read 'Reinhard E. Kerber', written over the typed name.

Reinhard E. Kerber, P. Eng.
Regional Administrator

JUNE 5, 1992

MY OBSERVATIONS ON THE REPORT ON SOLID WASTE MANAGEMENT ARE:

FIRST, I CONGRATULATE THE CITY FOR THIS REPORT. IT IS A START.

MY CONCERNS INCLUDE THE LACK OF URGENCY EXPRESSED IN SEVERAL WAYS. FIRST THE RECOMMENDATION THAT A 20% REDUCTION PLAN BE THE TARGET. IT IS TOO LATE FOR THAT-WE MUST PRESS ON TO AT LEAST A 50% REDUCTION. WE ALL HAVE CHILDREN AND GRANDCHILDREN AND ARE GENUINELY CONCERNED THAT WE ARE LEAVING THEM NOT MUCH BUT A HORRENDOUS MESS.

SECOND, THE LACK OF LEADERSHIP WHEN YOU SAY THAT WE WILL DO CERTAIN THINGS IF PEOPLE WILL CO-OPERATE. ONE THOUGHT I HAVE IS THAT MANY BUSINESSES ARE ALREADY BUDGETING FOR THE COSTS BUT WILL NOT IMPLEMENT UNTIL REQUIRED BY LAW. ANOTHER THOUGHT IS THAT MANY PEOPLE ARE FAR AHEAD OF YOUR THINKING BUT ARE FRUSTRATED BY THE LACK OF A PLACE TO TAKE THINGS.

THIRD, I DIDN'T SENSE A PLAN TO PRESSURE GOVERNMENTS AT HIGHER LEVELS TO CHANGE REGULATIONS AND POLICIES THAT MAKE RE-CYCLED ITEMS MORE EXPENSIVE THAN THE NEW PRODUCTS. I KNOW WE AS INDIVIDUALS ARE DOING THAT AND IT WOULD SURE HELP IF CITY GOVERNMENTS WOULD DO THE SAME THING.

YOU SUGGEST THAT THE GARBAGE SHOULD BE REDUCED TO 5 BAGS PER WEEK. THIS IS UNREALISTIC-GET IT DOWN TO TWO IMMEDIATELY.

Alie Williamson

JUNE 10, 1992

THE CITY OF RED DEER
PUBLIC WORKS DEPT.

ATTENTION: GORDON STEWART, MANAGER

DEAR MR. STEWART:

READING THE DRAFT REPORT OF THE SOLID WASTE MASTER PLAN WAS AKIN TO MINI EXPOSURE TO THE EARTH SUMMIT. BOTH ARE SUBJECT TO THE APATHY OF HUMAN KIND, THE LACK OF FUNDS AND THE POLITICS OF ANY SITUATION.

YOUR REPORT IS EXTENSIVE AND COMMENDABLE. THE SUMMARY OF RECOMMENDATIONS ON PAGE 86 ARE COMPLETE AND CHALLENGING.

COUNCIL MUST NOW REACH CONSENSUS AND IMPLEMENT THE ACTION PLAN. PROGRESS IS ALWAYS MET BY OPPOSITION TO CHANGE AND OLD HABITS AND, MOST OF ALL CASH. BUT THE MUNICIPAL GOVERNMENT HAS BEEN ELECTED TO LEGISLATE AND IF IT CAN BE SHOWN THAT THE TAXPAYERS MONEY IS BEING USED WISELY, I BELIEVE OPPOSITION WILL BE SHORT LIVED. IT IS THE PROVINCIAL AND FEDERAL GOVERNMENT, WHOSE GLARING MIS-USE OF OUR TAX DOLLAR THAT HAS CREATED THE NEGATIVITY. THE MAJORITY OF RED DEER CITIZENS ARE PROUD OF OUR CLEAN CITY AND WILLING TO PAY FOR THE SERVICES.

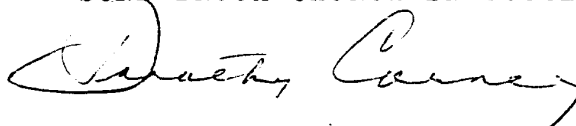
SOME SPECIFIC COMMENTS. PAGE 43 REFERRED TO SUBSIDIZED COMPOSTERS AT \$15.00, WITH A 50% PROV. GOVT. SUBSIDY. GREAT IDEA. IT IS THE ORGANIC WASTE THAT IS OBJECTIONABLE AND LEADS TO A DESIRE TO GET IT OUT OF THE HOUSE. THE WRITER HAS A COMPOSTE, HAND MADE, THAT IS LARGE ENOUGH TO TAKE THE GRASS ALONG WITH KITCHEN WASTE.

PAGE 47 REFERRED TO RESIDENTIAL GARBAGE AT 3.3 CANS/BAGS PER WEEK. AGAIN, THE WRITER HAS 2 - 10 LB. PAPER BAGS PER WEEK. THE REST GOES IN THE BLUE BOX & THE COMPOSTE. TO AVOID THE SMELL OF AGING MEAT, BONES AND SCRAPS ARE PUT IN A SEPARATE BAG IN THE FREEZER, AND TAKEN OUT JUST BEFORE THE GARBAGE GOES OUT FOR COLLECTION. IF YOU ARE EMBARKING ON AN EDUCATION PROGRAM, THERE ARE IDEAS THAT ARE WORKABLE, IF YOU HAVE THE WILL, AT THE INDIVIDUAL LEVEL. -- WOULD A TAG-A-BAG PROGRAM BE PLASTIC BAGS??? THAT TAKE 200 YEARS TO DISINTEGRATE ON PAGE 60 "TRAINED MUNICIPAL STAFF TO CONDUCT SOLID WASTE AUDITS" IS ANOTHER PLUS. IN THE PROCESS, THEY MAY LEARN IT IS NECESSARY TO UP THE FEE. COMMERCIAL WASTE DISPOSAL AT \$16.60 A TONNE IS A BARGAIN.

I WOULD AGREE THAT SYSTEM "B" 20% REDUCTION IS THE MOST FEASIBLE. BUT THE GOAL SHOULD BE MORE THAN THAT. ON A GLOBAL SCALE TIME IS RUNNING OUT BUT AT LEAST WE CAN TAKE CARE OF OUR OWN BACK YARD. -- WRITTEN IN HASTE & I AM SORRY TO HAVE BEEN ABLE TO ATTEND THE MAY 28TH MEETING.

SINCERELY,

DOROTHY CORNEY
SUNNYBROOK CHURCH IN SOCIETY



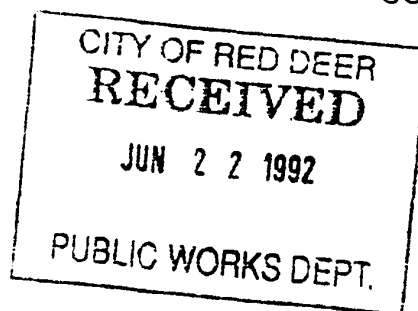
I would like to thank the city for the work done on the report. It is encouraging to see the research done on waste solutions in other jurisdictions.

a few suggestions and thoughts:

- (1) I would like to see a city yard where scavenging could be done for items such as old fence lumber bricks doors etc.
- (2) Please do not regard sloughs and wetlands as potential sites for clean fuel. They are precious vanishing areas to be treasured.
- (3) Be careful to adopt technology which is not already obsolete for instance if a ^{new} land fill site is developed could it be designed for methane gas recovery in the future.
- (4) A sizeable budget amount should go to educating the public of the urgency of the waste situation. "If the public will accept" is no longer tenable. There are no alternatives.

Maxine O'Riordan
Sunnyside United Church

DATE: June 19, 1992
TO: GORD STEWART
Public Works Manager
FROM: DON BATCHELOR, A/Director
Community Services Division
RE: SOLID WASTE MASTER PLAN



The first draft of the Solid Waste Master Plan is a progressive step toward being more environmentally compatible in the methods with which the City deals with its solid waste.

Specific comments are as follows:

- The objectives are action oriented toward responsible waste management; therefore, perhaps an additional objective dealing with public education and awareness would be appropriate.
- I agree with System B (20% diversion), as it provides an aggressive start toward reduction of products going to the landfill, while providing flexibility to the program based on pilot projects in Phase One.
- I question whether Phase One would not be more appropriately dated 1993-94, instead of 1992-93, considering the approval process yet to take place.
- Promotion and Education under Phase One of System B should not be focused just on backyard composting but, equally, to encourage compostable material drop off at the landfill site, by the public.
- Although dealt with in the summary of recommendations, the section of the text dealing with "Future Use of Composted Landfill" (4.3) should be expanded to include existing concept, public participation process, and the planning/design guidelines for the preparation of the "Future Use Plan" of the existing landfill site.
- Due to the significantly high percentage of organics in the total waste composition (Figures 3-7, incl.), a high priority should be placed on a composting program. In addition, promotion of environmentally friendly yard care practices may change the way some residents care for their yards, especially in terms of **not** bagging their grass clippings, but, alternately, letting the clippings go back onto the grass. (See attached brochures.) The Parks Department, for example, bags the grass it cuts, only in very rare instances, and the City mows a total of 931 acres of turf.

With respect to managing compost at the landfill site, perhaps tentative options of who would manage the compost and chip tree branches to create mulch should be addressed. This is an excellent opportunity for the landfill contractor or a separate tender.

- On page 42 (Section 5.5.1), all reference to the Horticultural Advisor Program should be deleted, as the program was cancelled by the Province. However, backyard composting is still encouraged through the Parks Department (See attached from the fall '91 Community Services Activity Guide).
- In Section 5.5.2.1, second paragraph should delete reference to the Parks Department's investigating a compost pilot project. It was considered in early 1992, with a Red Deer service club tentatively considering funding. However, funding was not granted, and the investigation was dropped.
- Section 5.5.3 should be expanded to encourage proposal calls to accept offers of a commercial operator to market compostable products generated from the City program. This could be expanded to bark chips (mulch) as well.
- All reference to yard waste collection under System B should be expanded to include yard waste drop-off at the landfill site, by the public.

In closing, I found the Solid Waste Master Plan Draft not only informative, but a positive step to responsible waste management in Red Deer. Appreciating the environmentally related comments and concerns raised by residents as part of the Vision 2020 public surveys, I would suggest that public support for these kinds of initiatives would be well received. However, the Tipping Fee concept is vital to this plan's implementation.

Congratulations on an excellent first draft!



DON BATCHELOR

:dmg
Enc.

- c. Colleen Jensen, Social Planning Manager
- Lowell Hodgson, Recreation & Culture Manager
- Pete Wasylyshyn, Parks Planner
- Pete Weddell, Information Officer
- Bryon Jeffers, Director of Engineering Services

204 49 Bennett St
Red Deer Alta
T4R 1N4
June 10/92

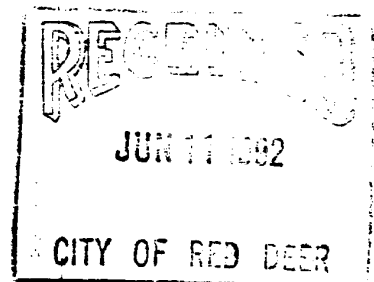
Public Works Manager.
City Hall

Dear Sir,

Re your garbage disposal plan.
I do not presume to understand the whole plan of division tonnes per year, but do understand the need of a master plan for waste disposal.

My concern as a single person in an apartment concerns mostly Blue Box recycling & garbage collection. Your optimistic idea of five bags of garbage per week reducing to two bags eventually may not affect me overly much, but will have a nightmare of complying with for an average family. It would be extremely expensive to enforce & operate & impossible for ~~the~~ people to accept. I see stacks of garbage in backyards back alleys, & every unlikely, unobserved hidden spot. Think about this again & be more realistic.

Yours truly
Joan Grenville



Reply sent 15/06/92

June 28, 196

Dear Mr. Stewart:

The land fill site should be a concern to all citizens. The blue box program is helping somewhat in reducing solid waste, however I feel the program needs to be expanded to include multifamily dwellings, as well as the business community. I am outraged that the current blue box program does not come close to recycling the amount or range of materials previously recycled by "Let's Recycle". Our household garbage has increased since this change has occurred.

Composting, if encouraged by the city could drastically reduce the amount of material thrown into disposal sites. There are cities (Mississauga) that have a composting similar to our blue box program. The compost is picked up on a regular basis and taken to a central location where it is allowed to decompose and is later sold as fertilizer to the general public.

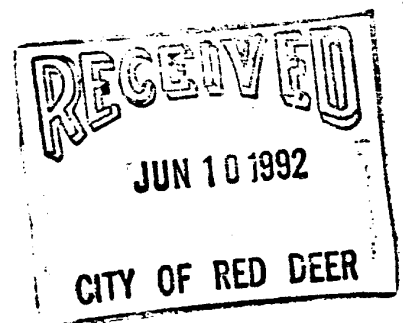
I have a problem with a two bag minimum, for the simple reason it could encourage people to dump their extra bags of garbage in places other than the dump site. Would the program allow for 104 bags for a year and if so would the city

Credit those weeks when only one bag
was put out? If a person put out
two bags and someone from another
house hold added their extra bag, who
pays the extra? A two bag minimum
would be impossible to police.

Thankyou for your time.

Marlin Styner

Marlin Styner
92 Dobler Ave
Red Deer, AB
T4R 1X3
(403) 342 1072



Reply sent 15/06/92

P.I

JUN 10 1992

CITY OF RED DEER

Dear Sir.

In a general outline of this letter regarding the proposal of waste reduction has its flaws. The recent \$500 charge to dump household waste at the land fill is a insult considering the fact that haidhaw garbage men are so picky about what they pick up thus having to haul what they left behind out to the land fill and get paid for it. Secondly the blue box. I never use mine because why ~~so~~ should we subsidize a multinational ~~firm~~ firm (haidhaw) to make profit for themselves at ~~other~~ ~~their~~ expense. The blue boxes make handy laundry baskets and food crates packed with ice subs. Yes haidhaw sure has the city blindsided but good. Thirdly. The city public works dept namely you guys want to reduce the amount of green ghad garbage bags to ~~to~~ two another stupid idea. that wont work. have you any idea ^{how} a large family is going to achieve this.

P.2.
I'll guess we will be making use of the dumpster at the rear of grocery store as will ~~add~~ a lot of others will be doing. Fourth the green movement are a bunch of radicals who force these issues that cost a lot of money that people on fixed incomes cannot and will not accept. I just have to take one look at the utility statement and it says someone the sucker. There are lots of citizens in this fairness of ours are fed up with the crap that's been going on in baid how garbage fees etc but theirs always ways out of it and you should know that. I won't be brainwashed into recycling or not to recycle. Don't you think of the costs. I am not a red neck or Communist just a hard liner the problems your stupid ideas that don't wash, haid how, city hall, alderman, the green movement, and anything that fits the description. Yes. I am on a fixed income like a lot of others are too. I know you won't agree with these

P.3
comments but it's a ~~to~~
two way street. more costs
and every thing that goes with
then ~~more~~ ~~more~~ increased use of
the food bank. I will not have
the gun pointed to my head
~~to~~ a peace haid haw or
recy ching. You get the picture
leave things the way they are.

Sincerely

 Anderson

3610. 50st

Red Deer

Alta.

P.S. thanks for reading it.
your program as stated is
flawed

Comments regarding Solid Waste Master Plan.

1. It would be a real plus to develop separate yard waste collection and composting. A central city supervised compost pile would give a lot of thinking citizens a place to ~~then~~ take their compostables. Please give this idea a priority. It has worked else where and I know it would work here.

2. Banning tires and large metal appliances is a must. Tires should, could be recycled. Support recycling of tires. Large metal appliances have many recyclable parts. Let's recycle.

All of the ideas in the master plan are worthy of consideration. It's great to see the city taking on this vital project of keeping our city clean. Don't be cowardly about getting these plans into effect. If we do not pay for our mistakes of abusing our environment TODAY we will be paying a great deal more TOMORROW. Let's get the job done.

Alice Hagan

Reply sent 15/06/92

June 14/92
3855 45 st
Red Deer Alberta

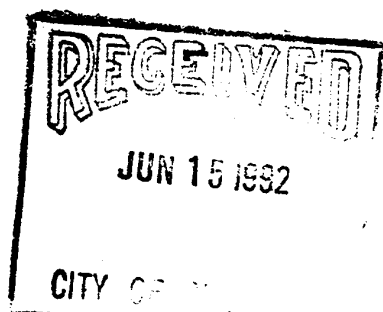
To whom it may concern;

I am writing this letter in regards with my comments and concerns about the solid waste matter in Red Deer. I feel as a tax payer of the City of Red Deer, that it is absurd that we have to pay to take garbage to the landfill site when we already pay once for it. There are a lot of people in this city that ~~are~~^{are} on a fixed income and if this fee continues and probably will raise in the future, you will find that the back alleys, yards and the clutches outside the city will be full of garbage. Thanks to a fee that they cannot afford. We have a clean city now that we should be proud of. But will it stay clean due to this ridiculous fee you have imposed on us. I am very certain there is an alternative solution to this problem. I bet you never even thought to ask the citizens of Red Deer to vote on it. I know it takes a lot of money to run a city properly but come on guys enough is enough. There has to be something different to do then always sticking your hands in the taxpayers pocket for more money. As for this recycling program that we got ~~stalled~~ shoved down our throats, it stinks worse than the landfill site. The way it was explained, it doesn't make any sense to me. Take the ~~the~~ Nobel of this, wash that, don't put them with the papers. We might as well have dictatorship because that's what it boils

down to. Are there really enough
factories in this country to recycle
all the stuff that has been collected
and stored in these warehouses that are
packed to the rafters. In the information
I received from the city hall it states that
there will be a composting program
implemented in the future. The question
is "Won't the smell from the composting
create an unbearable smell in our fine
city?" So much for the tourist industry!
Another question. - What is the purpose
of this stupid's charge at the landfill
site and where is these monies going
to be allocated. The monies collected
from the recycling program are going
where? ~~to the~~

Yours truly

Mr & Mrs D. Tallant
3805-45 st
Red Deer abco
T4N 1J5



8 Newlands Avenue
Red Deer, Alberta
T4P 1Z9

June 18, 1992

City Councillors
City Planners
c/o City Hall
Red Deer, Alberta

CITY OF RED DEER
RECEIVED

JUN 23 1992

PUBLIC WORKS DEPT.

TO WHOM IT MAY CONCERN:

RE: Proposed changes to Garbage Pick-up and Charges

We take great pride in living in this city and many visitors have told us how impressed they are with the cleanliness. We would hate to see what might happen if we were charged extra for each bag of garbage. We strongly believe that you would find our city change, from one of the cleanest in the province to something quite different.

If you will take a walk around the city alleys you will note that the majority of the tax payers and I believe apartment dwellers as well, are using their blue boxes. If given half a chance they would use the proposed central composting station(s), as well and further reduce the amount of garbage per household. We would reduce our summer garbage by 2 or 3 bags per week, just with our grass clippings.

Furthermore, how is this going to be implemented and who is going to be responsible for the costs (as we believe the costs of implementing will be quite high). Are we expected to stay home on our garbage day to ensure that you are only charging for our garbage and not for our neighbors or some bags someone has conveniently dropped off in our alley. What about the businesses, who pay dearly for their garbage bins, are they going to find they have to have their bins emptied more frequently because people find them more convenient than paying an extra fee?

In closing we just ask, that you give us a chance to prove ourselves, as we have with our overflowing blue box(s); and set up composting stations throughout the city instead of charging extra for bags of garbage.

Thank you

Wayne Wisener
Wayne Wisener

RECEIVED

JUN 22 1992

CITY OF RED DEER

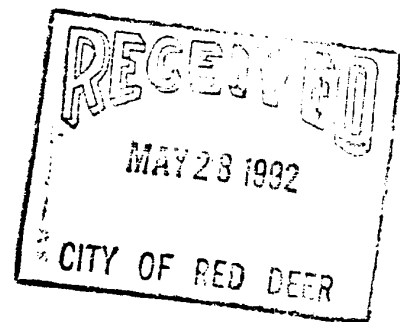
Herman - Sandra Stan
14 Comfort close
Red Deer T4E 2T7

May 26th 1992

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

Dear Sir/Madam;

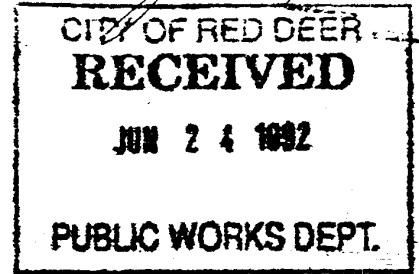
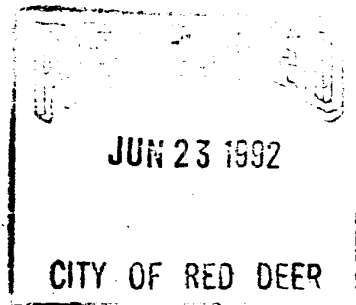
Thank you for sending us; the paperwork about the Solid Waste Master Plan. We approve to the proposed plan for reducing solid waste. However we found the signs on the landfill site, requesting to separate the mattresses and household appliances, not clearly posted. Resulting in a large number of mattresses, television sets etc. , being dumped with the general waste. Thank you for giving us the opportunity to give our input.



Sincerely

Sandra M. Stan

Sir.



I think it is unlikely that
raising fees at the landfill site
or trying to limit the amount of
household trash that can be collected
for no additional fee will be helpful
in alleviating the impact of this waste
upon the environment. It will divert
the trash and the problem elsewhere and
your job is to solve and accommodate
the problem. The same applies to banning tires
and appliances & liquid waste & car parts.
Yours faithfully,
L.H.

[Signature]

Boyan Caddy
3 Sunnyside Drive

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: _____

2. Which initiatives do you see as the most beneficial?

1. PAPER/MAGAZINE RECYCLING - WE NEED SOMETHING LIKE THIS
2. BIO MEDICAL WASTE DISPOSAL - R.D.R.H.C., WHICH IS CONVENIENT
3. _____
4. _____

3. Which initiatives do you see as being the least beneficial?

1. LIQUID WASTE - THIS IS NOT A PROBLEM FOR US
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

WE WILL HAVE TO PUT A LOCK ON OUR OUTSIDE
CONTAINER! EVERYBODY & HIS DOG IS FILLING IT
WITH OLD FURNITURE, TRASH CLIPPINGS, YOU NAME IT!
WE CANNOT BE HELD RESPONSIBLE FOR PERSONAL WASTE
BEING DUMPED INTO OUR OUTSIDE CONTAINER.

5. Would you like any additional information?

Topic: _____

Name: MITCH WHITMAN

Phone: 346-2057

Address: 4705 - 48 AVE Red Deer.

Representing: ASSOCIATE CLINIC

(Please use reverse side of form for any additional comments.)

We would be more than happy to participate in a paper/magazine recycling program - but so far no one finds it convenient to pick this up for us. (as they don't want a certain type of paper - like glossy). The more rules & regulations on what you want or don't want, the more people don't wish to get involved.

2/

45 MacFarlane Ave.
Red Deer, Alta.
June 15, 1992

TO: City Council
RE: Garbage Reduction

I would like to comment on my concerns about the proposed reduction in garbage bags to be put out for weekly collection. I agree that the public should learn to reduce the amount of garbage they dispose of but many problems can develop with the proposed restrictions.

How many people will honestly pay the fee for excess garbage when they can dump it in someone else's bin, leave it lying around in an alley or take it to an apartment or business dumpster? I do not want to be responsible for other people's garbage bags left in my yard or the mess left in my alleyway. People may even just dump garbage in ditches along our highways. Our city looks quite neat and clean but I feel this would change or the city would have the extra expense for the clean-up.

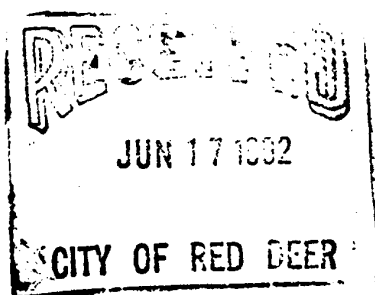
I use my blue box for everything the program will accept and put my grass clippings and vegetarian waste in a compost pile but there are many things that still end up in the garbage. I am normally able to keep my garbage at two bags per week but yard and house maintenance produces occasional excess garbage.

Maybe expansion of our blue box program and public education would help to reduce our garbage production. There are many more recyclable items such as cardboard packaging and additional plastics that could go in our blue boxes if the program expanded. The public could be encouraged to buy bulk items to reduce packaging waste, use cloth diapers, start compost piles and make the best use of their blue boxes. There have been complaints by some people that they don't have anything to put in a blue box - what do they do with their newspapers, magazines and do they never have tin cans or glass containers in their house?

I hope that this proposal does not pass into law as I think that many problems will develop.

Sincerely,

Elizabeth Harper



COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: but even they only increase landfill
life by 1.5 years.

2. Which initiatives do you see as the most beneficial?

1. encouraging recycling, salvaging, reducing
2. limiting garbage bags / week. "reduce"
3. ↑ costs - makes people evaluate their waste production
4. education

3. Which initiatives do you see as being the least beneficial?

1. ?
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

as greatest contributors are households & commercial
front end - those folks should be the focus with
waste reduction strategies - I also think the
city itself should lead the way and by example
deal with its waste responsibly & then advertise
what was done - i.e. diversion of sewage sludge, liquid waste
composting.

5. Would you like any additional information?

Topic: also

using recycled paper &
other products

Name: Janet Cole

Phone: 342 4861

Address: 28 Markle Cres. Red Deer T4R 1T1.

Representing: myself

(Please use reverse side of form for any additional comments.)

my only 2 concerns are.

- ① haidlaw's : - I feel that they may or may not be the most environmentally conscious operation - they have the garbage business wrapped up I hope they are being well monitored
 - ② pay by volume : - I think it is great but am concerned about illegal dumping - can this initiative be policed? - definitely a future consideration after many people have reduced their waste anyway
- that is why I agree with
tag all systems and pay / tag
with no garbage utility or reduced
fee.

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes xx

No _____

Comments: While the steps suggested may seem a bit
drastic, I think it is a problem that must be addressed.

2. Which initiatives do you see as the most beneficial?

1. Recycling (including office paper & salvaging)
2. Yard waste
3. Tires
4. Large metal appliances

3. Which initiatives do you see as being the least beneficial?

1. _____
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

Re: Cost of composting service. It will be difficult
for commercial users to justify the cost for composting
if the cost is higher than that of regular garbage.
I suggest the the cost should be reasonable enough
that commercial users will want to take part in the
composting program.

5. Would you like any additional information?

Topic: _____

Name: Ian Drok

Phone: 346-7520

Address: P.O. Box 296; Red Deer, Alberta T4N 5E8

Representing: Alberta Yard Care

(Please use reverse side of form for any additional comments.)

COMMENT FORM

CITY OF RED DEER
DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments:

I have some reservations
Please read my comments on back of this page

2. Which initiatives do you see as the most beneficial?

1.

2.

3.

4.

Garbage collection (Users Pay-5 bag limit)
Promotion and Education

3. Which initiatives do you see as being the least beneficial?

1.

2.

3.

4.

Increased fee for regular garbage pickup

4. Do you have any other comments or suggestions about managing our solid waste in the future?

Initiate a program aimed at reducing
amount of garbage at source. I am appalled
at the large amount of bulky items received
with our daily newspaper. What a waste.

5. Would you like any additional information?

Topic: _____

JUN 12 1992

CITY OF RED DEER

Name: SOREN S. PAULSEN

Phone: 346-5156

Address: 4024 -39 ST

Representing: Self and Wife

(Please use reverse side of form for any additional comments.)

Please turn over

We have lived in our single family dwelling 37 years. Our weekly garbage is limited to not more than one grocery bag full a week. We put out our Blue Box for average, every 3 weeks (not full). I feel the weekly curbside Blue Box pick up was premature.

It seems we are stuck with it for the next 4 years. Prior to Blue Box pick up we took all our recyclable material to a Drop-off Depot. It served us well. Our City Utility Bill for the first 5 months (Jan-May) of this year increased 18% over 1991.

We compost all lawn clippings, leaves and garden waste. I also spread some grass clippings between rows in ^{the} vegetable garden. We have a cement block barbeque and burn trimmings during the 3 week burning period in the spring and fall, including paper materials such as cereal boxes and milk cartons ^{etc.} not accepted for recycling.

I cannot support a program that will result in even greater charges for garbage pick up and I strongly support limiting amount of garbage to 5 bags or cans a week and later reducing the amount to 2 bags. Most households could compost their yard waste. Perhaps this material could be taken to a dropoff depot as an option to paying.

I appreciate the opportunity to express my views on Garbage Disposal. Thank You!

P.S. I am 81 & my wife is 77

A. Paulsen

CITY OF RED DEER
DRAFT SOLID WASTE MASTER PLAN

- Yes ✓ No

(Please use reverse side of form for any additional comments.)



MILLS TRAVEL LTD.

4620 - 48 AVENUE, RED DEER, ALTA., CANADA T4N 3S9
Fax (403) 343-1124 Phone (403) 342-2022



May 26, 1992

Gordon Stewart, P. Eng
Public Works Manager

RE: SOLID WASTE DISPOSAL

Dear Sir:

I wish to state my very strong feelings regarding the solid waste disposal in the City of Red Deer as well as in the entire country. I feel very strongly that the continued development of landfill sights are not only archaic but an act which future generations will have to deal with; literal "time bombs".

Having sat in on a number of public hearings on the subject, my conclusion is that no experts can guarantee there will not be leaking and contamination of ground water, soil and even air. Government on the municipal level right up to federal level must provide leadership in developing the new ways we have to deal with this universal problem. Cost can not be our only guide and if it is necessary to cut out some other less essential services, then so be it. Recycling will help but we must still not use landfill. The alternatives must be explored and developed as in my opinion we have no other choice.

I intend to pursue this issue with increased vigor and make this a major issue which we must deal with.

I look forward to working with you and will try to increase my research into the options.

Yours truly,

A handwritten signature in cursive script that reads "Bob Mills".

Bob Mills

COMMENT FORM

CITY OF RED DEER
DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: We think all waste material should be
cut from all sources.

2. Which initiatives do you see as the most beneficial?

1. Household Waste
2. Commercial
3. Demolition
4. _____

3. Which initiatives do you see as being the least beneficial?

1. System A
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

Phase 1 - #2 - Revise Garbage Utility By-Law to
limit the number of bags/cans to - 2 per
household otherwise charge on each extra bag or
can.

5. Would you like any additional information?

Topic: _____

Name: MR & MRS. WALTER SAUCE

Phone: 346-7523

Address: 4102-55 "A" AVE. RED DEER

Representing: TAX-PAYERS

(Please use reverse side of form for any additional comments.)

over →

Comments-

We suggest that tickets or labels, could be bought at City Hall in lots of 10 or 20 and easy to put on bags or cans that are extra, could be picked up when Utility Bills or other are being paid.

P3

We are really sick of having to pay the garbage fee & Recycle fee, at most we have 1 can & 1 bag a week & blue box goes out once a month, we compact everything from yard & household, it is not fair, our neighbours have 6 to 10 bags, cans, etc. you name it is in there bin, even construction material.

Information Desk
City Hall

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes V

No _____

Comments: Just don't lock in any decisions.
Time may prove them not wise.

2. Which initiatives do you see as the most beneficial?

1. 2090-system B for the present
2. pay no more for bag-bound & reduce bags
3. _____
4. _____

3. Which initiatives do you see as being the least beneficial?

1. Can't decide
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

I trust the people making an effort
could up north the best solid waste - using
input from wise communities and
the wheel grippers.

5. Would you like any additional information?

Topic: No thank u

Name: Kathleen Taylor

Phone: 346-2403

Address: 4639-47-Lt Red Deer T4N 1P9

Representing: myself

(Please use reverse side of form for any additional comments.)

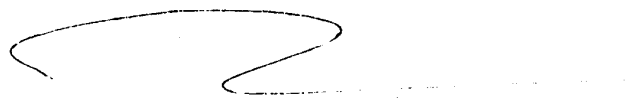
over →

I am grateful for any method
of waste disposal. What on earth
would I do if it was all up to me?

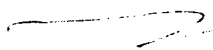
How about contouring garbage dumps
when they have reached capacity and
making grassed and tree mounds
out of them? Great for skiing and sledding.

How about sending it all out
into space to orbit the earth forever?
— what an awful thought!!

Anyway, thank's for your efforts.
If man-kind can go to the moon and
back he can eventually figure out a
simple way to get rid of awful stuff.



P.S. The Alberta Government should
give the tire thing to Hooker or else!



COMMENT FORM

CITY OF RED DEER
DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes _____

No ✓

Comments: There continual tracking of increases in the cost
of City services will be the straw that breaks
the camel's back.

2. Which initiatives do you see as the most beneficial?

1. Alternatives to dumping non-biodegradable wastes, such as
2. appliances, concrete, etc. in the present disposal site.
3. Increased rates for demolition wastes
4. Increasing opportunities for recycling

3. Which initiatives do you see as being the least beneficial?

1. Surcharges on household or domestic wastes beyond
2. 5 bags or cans per week.
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

To keep a clean environment waste disposal should be
convenient and relatively cheap. Surcharges will
lead to surreptitious dumping appliances, discarded
furniture, and excessive household wastes in roadside
ditches, wooded areas, and other places not readily
monitored.

5. Would you like any additional information?

Topic: _____

Name: G.H. Howe

Phone: 346-2104

Address: 4124 52 St. Red Deer, T4N 2B9

Representing: Self

(Please use reverse side of form for any additional comments.)

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: System B - I like the flexibility and the implementation of a pilot scale to verify cost.

2. Which initiatives do you see as the most beneficial?

1. System B
2. Promotion and Education - recycle and composting.
3. Commercial waste audits
4. _____

3. Which initiatives do you see as being the least beneficial?

1. None -
2. every initiative has very solid benefits.
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

Whatever By-law is imposed, I am concerned about the secondary side effects - people dumping their garbage in commercial bins, or along the roadway / ditcher etc

Would like to see a commercial recycling method. (certain product (wood) could be dumped at a specific location temporarily to allow public access for recycling).

5. Would you like any additional information?

Topic: Composting

Name: JR RICHARD

Phone: 346-5472

Address: 135 METCALF AVE RED DEER

Representing: just the typical TAX PAYER

(Please use reverse side of form for any additional comments.)

Thanks

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: I think recycling is good for
every one

2. Which initiatives do you see as the most beneficial?

1. Save trees (paper)
2. Save dump / garbage
3. Keep our back alley clean
4. _____

3. Which initiatives do you see as being the least beneficial?

1. putting the paper in plastic bag
2. charging \$5.00 for the dump to
3. dispose of personal garbage
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

I think recycling is sufficient
for pick up
the price is a little expensive

5. Would you like any additional information?

Topic: _____

Name: R. Durbin

Phone: 347-1214

Address: 5311-45 Ave

Representing: _____

(Please use reverse side of form for any additional comments.)

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: _____

2. Which initiatives do you see as the most beneficial?

1. We only use the blue bag once a month
2. and put out 1 bag a week ~~instead of~~
3. _____
4. garbage.

3. Which initiatives do you see as being the least beneficial?

1. We built a compost box for the Brass
2. _____
3. and it saves if bags per week.
4. You have to have a garden to spread the
contents in the fall.

4. Do you have any other comments or suggestions about managing our solid waste in the future?

charging ^{\$}25.00 per ton of waste is too much
and will encourage dumping on waste
land and road sides.

5. Would you like any additional information?

Topic: _____

Name: Dorely Louie

Phone: 347-0494

Address: 36 Dater Green

Representing: _____

(Please use reverse side of form for any additional comments.)

P.T.O

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: _____

2. Which initiatives do you see as the most beneficial?

1. Composting
2. Plastics
3. Paper
4. _____

3. Which initiatives do you see as being the least beneficial?

1. The fact that the Blue box
2. is picked up every week once
3. every two is enough for people who
4. would be given a schedule of when
the blue box is to be picked up.

4. Do you have any other comments or suggestions about managing our solid waste in the future?

Composting is a must and done
as efficiently as possible

5. Would you like any additional information?

Topic: _____

Name: Philly Nocker

Phone: 346-2498

Address: 6005 - 57 Ave

Representing: Myself

(Please use reverse side of form for any additional comments.)

48, 1992

Mayor R. J. McGhee,
City of Red Deer,
Box 5008,
Red Deer, Alta
T4N 3T4

RECEIVED

MAY 11 1992

CITY OF RED DEER

Dear Mayor McGhee:

With the ever increasing emphasis on environmental issues, the pressure to find suitable landfill sites, and the recent downturn in our economy, I suggest that the City of Red Deer take a leadership role in Alberta by adopting a "Salvage - Recycling Program" similar to the ones that for a number of years has operated in the City of Ottawa, and more recently, in the municipality of Surrey, B.C. The one in Surrey is reported to have been so successful that one man took five days off work so he could go around the neighborhood with his truck to pick up useful discarded items left on the street. In essence both Ottawa + Surrey programs operate alike, apart from the fact that the Ottawa program was over three days whereas the Surrey program was over five days. It is simplistic in terms of operation. Notice is given by the cities that people should put out all items they no longer want on the street in front of their homes (in Ottawa there are no back alleys), usually in April or May, for the next three - five days. Citizens are free to roam the streets + salvage whatever items they wish, on a first come first serve basis. (You would be amazed at the number of broken but fixable items that are thrown out) what is left after the third - fifth day is picked up by the cities' trucks and delivered to the dump. In my experience in Ottawa I would estimate that roughly half or more of the goods are retrieved by some neighbor, and travelling around the neighborhood to see what one might find was an adventure in itself. I believe we should find ways and means to salvage + repair

constant items whenever possible. I believe the main strength of this type of program would be one, extend the normal life of many useful items, two, ~~for~~ the people in the lower income groups by making such items available to them at no cost, and three, lessen the pressure for landfill sites. There is always an added benefit of the satisfaction that comes with fixing something and making it work for a little longer.

I have also seen many useful items discarded in our landfill sites over the years, and the tragedy is they cannot be salvaged or returned. I can understand people cannot be allowed to "steal" freely at such sites, hence I propose the following idea as an alternative operation for consideration of Council.

I would also like to comment on the "blue box program". Most people, I am confident, support the concept. However, a number of us are disturbed at the way it was implemented. First, the monthly charge seems excessive for what we get; I do not believe we are getting a good return for what we are paying. It's unfortunate, in my opinion, we didn't have suitable markets in place for many more materials before the program was implemented. Half way measures ^{are} always ^{more} costly. Second, most of us, before the blue box came along, stored newspapers, bottles, cans for recycling; and probably delivered them no more than once a month or so at most. In our family, and I am sure this holds true for most residents, we don't need a pick-up more than once a month at the very most. I appreciate the contract has been fixed for the next two. Three years, however, I would suggest that when consideration is given to making a new contract that delivery pick-up be once a month rather than the frequency we have now. We are simply pulling out our blue box half once a month now, hence feel we are paying for a service we don't need very often. Even if our blue-box program expands over the next ^{three} years to include more items, I suggest once a month would be frequent

ough for pick-up from most households. In my opinion we are paying for a Cadillac service, when a standard chev. model would do, especially in this day & age when fiscal restraint is becoming more & more apparent.

I thank you for whatever consideration you may give these suggestions.

Yours truly,

Don Nielsen
55 Ayers Close
Red Deer, Alta
T4R 1E3

CITY OF RED DEER
RECEIVED

JUN 25 1992

PUBLIC WORKS DEPT.

COMMENTS ON THE DRAFT CITY OF RED DEER SOLID WASTE ~~MASTER PLAN~~

FROM: John T. Retallack

At the outset I must compliment the author(s) on a well-planned, comprehensive review of waste management in Red Deer. I can generally express strong support for the concepts, directions and priorities as expressed in the plan.

If anything, I believe it has not gone far enough in some places (e.g. liquid wastes and individual responsibility).

Given the projected life of the landfill to about 2000, and a rather limited potential to increase its life significantly, this plan appears to deal almost exclusively with ways to reduce landfill contributions. What is the City doing to begin the process of having a new site approved and on-line by all concerned (from public through regulators). With only 7 years left a rather critical path is developing.

Even though they may not encompass all aspects in a degree of coverage with which I would feel more comfortable, I believe the initiatives in this document will go a long way toward assisting in addressing concerns about new landfill space...if all the bad stuff isn't going there in the first place who can object seriously??).

I have several comments and concerns; some general in nature and some specific to sections in the master plan:

I have an overall concern with the concept of waste reduction as portrayed in this document. Turning waste into compost, sending it to different locations, and recycling material has little to do with waste reduction. Instead the activities are aimed at waste re-allocation. All of the initiatives certainly have merit but are not waste reduction. Although the initiatives will have direct impact on our landfill space they will not result in an overall reduction of waste. Waste reduction means decreasing the amount of waste produced at the front end.

Page iv...it is interesting that incineration options were dropped. In other jurisdictions it appears waste to energy facilities are gaining popularity as cost effective ways to manage waste. Rationalizing these options out because we have cheap energy seems to be rather counter-productive, particularly when blue-box programs (linchpins of the solid waste plan in Red Deer) are being looked at very closely for a second time in many jurisdictions as high cost, low impact programs.

Page v...re office paper recycling depot...most of the other options in the program appear to encourage the city to get out of various disposal dependancies. This one appears to be directed at more city involvement in an area that is more than adequately covered by private industry (generally centered in Edmonton and

Calgary but operating locally (e.g. Paperboard Industries has an excellent arrangement with Novacor). This option may be more appropriate as a "nice-to-have" add-on package, similar to the way the blue box is handled outside the base components.

Page vi...System B achieves only 20% reduction...the main reason System A is not recommended is because it does not "demonstrate a substantial commitment towards meeting...50% diversion". 20% is marginally better than 10%. If the goal is 50% bite the bullet and go for it. If not, don't use the figure as any sort of target. Regardless, much of the 20% is due to simple reallocation...they all end up in someone else's backyard.

Page viii-8 and general...Information I have read suggests real impact to address environmental issues comes when the impact is directly personal and when it has an economic impact. I believe an essential element of success is the individual resident. To encourage grass-roots involvement, I believe this award should apply to all...business, individuals, service groups, etc.

Page viii-13...why does the city need to assist industry. There are MANY private organizations out there to assist any industry with their environmental problems. As a taxpayer, I object strongly to assistance that should be a cost of doing business. Encouragement...definitely, assistance...no way.

Page viii-5...I agree with the plan for a ban on white goods. Once banned, the process should be handled entirely by private companies. Since there will be a charge for pick-up/recycle, I would expect resistance and the potential for unlicensed disposal and residential accumulation. Let local bylaws and provincial/federal regulatory initiatives handle the anomalies.

General...I am a firm believer that the true costs of waste management (and other environmental issues) should be borne by those that produce/create them. It is only when the impact becomes potentially personal that people become prepared to modify their actions. Equally, only then do people begin to see the true costs of responsible environmental management.

Page 14-2.8...the closest location that accepts hazardous industrial waste is Ryley (Laidlaw) with their C1 1 landfill.

Page 15-2.9.1...There are a variety of locations throughout North America that are geared to take hazardous materials. The Chem-Security site at Swan Hills is only one (expensive) location.

Page 18...The city should work as fast as possible to delete liquid waste from the landfill. There are other appropriate places to take this material. These other options certainly cost more...to a large extent because they are managed properly to take liquids. The complaints that company costs will go up are entirely correct but groundless...consider instead that over the years they have been able to dispose of their wastes very easily and at very low

cost. The removal of liquids will simply be a start at doing things correctly...the way they should have been for years. Smaller industries that have relied on the easy, cheap means of disposal are now finding out what industries have known about and have been doing for years.

I have a concern that in many cases the chemicals that are really of concern (e.g. organics and metals that may pose health risk or potentially poison the wastewater treatment plant) are probably not listed in the load documentation or not detected in the analytical suite. Personally, I don't think it is worth the risk for the city to continue receipt of liquid waste. The lack of response from haulers at the top of page 19 is possibly indicative of the dependency and poor planning generally exhibited by liquid waste generators and haulers.

Page 20-2.12...the same comments apply as for liquid wastes. I would be very surprized if the contaminated soil generators have a good understanding of true chemical contamination. Much too often people simply do what the rule books say without due regard to the realities. There are potential long-term regulatory changes that may leave the city with legacy problems and costs, and unknown contents may attract liability.

Page 28...The blue box program appears to divert slightly more than 1% of waste streams. Hardly a significant impact on landfill volumes but one major benefit of the program is a change in mind-set.

Thank-you for the opportunity to comment on the master plan. I believe it is the right course to be pursuing.

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes ✓

No _____

Comments: yes - but no increase in price, please! It appears to me just a bonus for landfillers.

2. Which initiatives do you see as the most beneficial?

1. Cardboard diversion from business - rather than force
2. it by increasing tipping fees.
3. _____
4. When garbage collection is limited to 5 bags per week - it better be 5X5 2 weeks or I'll rebel when I find I don't have a credit balance!

3. Which initiatives do you see as being the least beneficial?

1. Environmental Award of Merit - this could end up similar to Mayor's ^{awards to many given without} _{to mean anything}
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

I understand 72% of the waste at the landfill is from business & industry - then why did the City implement the \$4.50 charge for the past year on the individual home owner? I'd prefer to see that as anything but publicity.

5. Would you like any additional information?

Topic:

No - I've always been careful in purchasing and not wasting - I catch anything coming through!

Name: _____

Phone: _____

Address: _____

Representing: _____

(Please use reverse side of form for any additional comments.)

COMMENT FORM

CITY OF RED DEER DRAFT SOLID WASTE MASTER PLAN

1. Are you generally supportive of the proposed initiatives as you understand them?

Yes _____

No _____

Comments: _____

2. Which initiatives do you see as the most beneficial?

1. _____
2. _____
3. _____
4. _____

3. Which initiatives do you see as being the least beneficial?

1. _____
2. _____
3. _____
4. _____

4. Do you have any other comments or suggestions about managing our solid waste in the future?

Community Compost sounds interesting; however,
how do you control 2-4d-ed lawn clippings.
Do we let the dandelions go crazy and hope
our neighbours will refrain from shooting
us in the future?

5. Would you like any additional information?

Topic: _____

Name: _____

Phone: _____

Address: _____

Representing: _____

(Please use reverse side of form for any additional comments.)



THE CITY OF RED DEER

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

Public Works Department
(403) 342-8238 FAX (403) 340-1911

May 26, 1992

Mayor R.J. McGhee
City of Red Deer

Dear Mayor McGhee:

RE: SOLID WASTE MASTER PLAN

At its meeting on December 9, 1991, City Council approved a resolution authorizing the preparation of a Solid Waste Master Plan for The City of Red Deer. The Master Plan examines the existing waste management system and evaluates options to reduce the generation of waste in the future.

A copy of the draft Master Plan is enclosed for your information along with an extra executive summary and information sheets summarizing how this affects the public and businesses. The draft report is currently being distributed to interest groups such as Citizens Action Group on the Environment (C.A.G.E.), Red Deer River Naturalists and the Red Deer Chamber of Commerce for their comments.

In order to obtain comments from the public, a Public Open House meeting is being held on Thursday May 28, 1992 from 3:00 p.m to 8:00 p.m. in the Stewart Room at the Red Deer & District Museum and Archives. The general public can also receive copies of the executive summary by calling the Blue Line at 340-2583.

... 2



*a delight
to discover!*



May 26, 1992

2~

Page 2 of 2

Comments from the general public, interest groups and the Environmental Advisory Board will be reviewed prior to completing the final report. The schedule for completion is outlined below:

Draft report to Environmental Advisory Board (E.A.B.) members, interest groups and available to general public	May 25
Public Open House	May 28
Comments from the general public, interest groups and E.A.B. must be received by Public Works Department	June 16
Final report to E.A.B. members	June 29
Final report to Council on July 20 asking that report be tabled until August 7, 1992 meeting	July 13*

* Report submitted on July 13 for July 20 agenda.

If you have any comments on the draft report, we would be pleased to receive them prior to the deadline date as well.

Yours truly,



Gordon Stewart, P. Eng.
Public Works Manager

MKS/blm

Enc.

IF THE PROPOSED INITIATIVES IN THE DRAFT REPORT ARE ACCEPTED

HOW WILL THE SOLID WASTE MASTER PLAN AFFECT YOU?

REDUCING THE QUANTITY OF WASTE GOING TO LANDFILL

- Siting of a new landfill is a difficult and expensive process. If no additional waste reduction and recycling measures are implemented, the current landfill is expected to reach capacity by the end of 1999. By diverting 20% of the waste stream, as recommended in the Master Plan, the life of the existing landfill site could be extended by as much as 1.5 years.
- Reducing and recycling waste will also extend the life of future landfill sites, and thereby reduce the amount of land lost to landfilling.

RECYCLING

- The current blue box and multi-family recycling program will continue until the termination of the contract in 1996. At that time, the relative benefits of blue box collection versus regional drop-off depots will be evaluated based on cost, level of service and input from the public.

YARD WASTE

- A pilot program for yard waste collection and composting will be conducted. The results of the study will determine whether a City-wide yard waste collection and composting program will be implemented.

TIRES

- Alternatives for recycling of tires are being developed by the Provincial Government. When the Provincial Tire Recycling Program is in place, tires will no longer be accepted at the City's landfill site.

LARGE METAL APPLIANCES (WHITE GOODS)

- Large metal appliances such as refrigerators and stoves will no longer be accepted at the landfill site. Local scrap metal dealers will accept these items and will ensure that chlorofluorocarbons (CFC's) are properly recovered and that the metal is recycled.

SALVAGING

- Programs for salvaging of specific waste items will be developed on a case by case basis. Currently mattresses and box springs are set aside separately at the landfill for recycling of the bed springs.

GARBAGE COLLECTION

- Initially, the Utility Bylaw will be changed such that collection of residential garbage will be limited to 5 bags or cans/household/week.
- Depending on further evaluation, a pay by volume system for residential garbage collection may be implemented whereby all households will pay an additional fee for all garbage bags or cans above a limit of 2 bags or cans/household/week.

INCREASED COST

- Disposal fees at the landfill site will be increased to \$25/tonne. This will result in a 8 - 10% increase in the cost of residential garbage collection and disposal.

PROMOTION AND EDUCATION

- Promotion and education materials will be developed to help you reduce your waste stream. Topics will include:
 - backyard composting
 - waste reduction and reuse
 - household toxic waste.
- Schools will also be provided with educational material.

IF THE PROPOSED INITIATIVES IN THE DRAFT REPORT ARE ACCEPTED

HOW WILL THE SOLID WASTE MASTER PLAN AFFECT BUSINESSES IN THE CITY OF RED DEER?

REDUCING THE QUANTITY OF WASTE GOING TO LANDFILL

- Siting of a new landfill is a difficult and expensive process. If no additional waste reduction and recycling measures are implemented, the current landfill is expected to reach capacity by the end of 1999. By diverting 20% of the waste stream, as recommended in the Master Plan, the life of the existing landfill site could be extended by as much as 1.5 years.
- Reducing and recycling waste will also extend the life of future landfill sites, and thereby reduce the amount of land lost to landfilling.

DRY WASTE DISPOSAL SITE

- The development of a dry waste disposal site will divert a substantial quantity of solid waste from the sanitary landfill.
- A tipping fee will be charged at the dry waste disposal site, but it will be lower than the proposed increased rate at the sanitary landfill.
- A dry waste site is suitable for relatively inert materials such as concrete, asphalt, clean fill, wood waste and shingles.
- Initially, the dry waste site would be for dry waste generated by City operations and major demolitions with the intent to expand it to all dry waste if feasible.

DIVERSION OF LIQUID WASTE

- The City of Red Deer has been working with generators and haulers to divert liquid waste from the landfill site. Liquid wastes could potentially create future problems associated with leachate generation. The City is working towards a policy to discontinue accepting all liquid waste at the landfill.

INCREASED LANDFILL DISPOSAL FEES

- In order to provide funding for waste reduction and recycling initiatives, and to provide businesses with greater incentive for waste reduction and recycling, the landfill disposal fee will be increased to \$25/tonne, from \$16.60/tonne, effective March 1, 1993.
- Businesses will experience an increase in garbage collection and disposal rates of approximately 8 to 10 percent on their utility bills.

WASTE AUDITS

- In order to assist businesses in dealing with increased disposal fees and the cardboard diversion program, the City will work with businesses to identify ways to reduce and recycle more of their solid waste.

CARDBOARD DIVERSION

- Cardboard is a bulky waste material which is relatively easy to source-separate for recycling.
- Currently, Laidlaw Waste Systems Ltd. have a cardboard collection service as well as a drop-off depot for smaller businesses.
- Cardboard is a material which has been identified by the City as a priority for diversion. The City would like to work with companies to divert cardboard on a voluntary basis. However, if this approach proves unsuccessful and if companies are reluctant to implement cardboard recycling programs, the City will consider implementing a landfill surcharge on all loads containing corrugated cardboard.

ENVIRONMENTAL AWARD OF MERIT

- Many companies have been very aggressive and innovative in developing ways to reduce their waste stream. The City plans to develop a program to publicly recognize the outstanding contribution that these businesses have made to the environment.

OFFICE PAPER RECYCLING FOR SMALL BUSINESSES

- Currently small businesses in Red Deer have no opportunity to recycle office paper. The City will be investigating the possibility of setting up an office paper drop-off depot for small businesses.

DATE: May 15, 1991
TO: Director of Engineering Services
FROM: City Clerk
RE: ALDERMAN PIMM - NOTICE OF MOTION
SANITARY LANDFILL SITE CHARGES BY VOLUME OR MASS

I would advise that Council of The City of Red Deer at its meeting held on May 13, 1991 passed the following motion referred to above.

③

"WHEREAS the Council of The City of Red Deer wishes to reduce the amount of garbage received at the municipal sanitary landfill; and

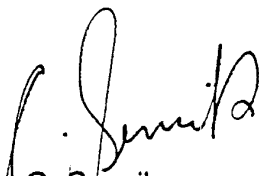
WHEREAS it is desirable to encourage members of the community to generate minimal garbage;

THEREFORE BE IT RESOLVED that the administration report to Council on the feasibility of developing a system to charge for garbage pickup by volume or mass as opposed to a flat rate."

The decision of Council in this instance is submitted for your information and we look forward to a report to come back to Council as requested in the above noted resolution, at your earliest convenience.

Also, enclosed herewith is a copy of an article entitled "Halt - Drop That Garbage" and which is being forwarded on to you at the request of Alderman Campbell.

Trusting you will take appropriate action and we will await a copy of your report for a future Council agenda.


C. Sevcik
City Clerk
CS/jt

Att.

c.c. City Commissioners
Alderman Pimm
Alderman Campbell

*A. Stewart advises this will be
studied and included in the
Solid Waste Master plan study
commissioned by Council which may be
4 mos down the road before coming to cl.
92/01/22 to.*

**THE CITY OF RED DEER**

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

Public Works Department
(403) 342-8238 FAX (403) 340-1911

June 22, 1992

Elizabeth Hunter
45 MacFarlane Avenue
RED DEER, Alberta
T4N 5S9

Dear Ms. Hunter:

RE: PROPOSED GARBAGE RESTRICTIONS

I have been asked to respond to your letter dated June 15, 1992.

Our proposal to limit the amount of garbage that will be picked up at a residence is one contained in our Draft Solid Waste Master Plan. This draft is presently being reviewed and your input will form part of that review.

If we do implement this, we would anticipate some short-term problems such as you mentioned, illegal use of dumpsters and littering. Other communities' experience is that littering does reduce with time and it is possible to deal with the dumpster issue.

We would be proposing a separate yard waste collection system which would reduce the amount of garbage requiring landfilling.

Thank you for your input and we will take into consideration the points you have raised when presenting this to Council.

Yours truly,

Gordon Stewart, P. Eng.
Public Works Manager

/blm

c City Council
City Clerk

*a delight
to discover!*

45 MacFarlane Ave.
Red Deer, Alta.
June 15, 1992

TO: City Council
RE: Garbage Reduction

I would like to comment on my concerns about the proposed reduction in garbage bags to be put out for weekly collection. I agree that the public should learn to reduce the amount of garbage they dispose of but many problems can develop with the proposed restrictions.

How many people will honestly pay the fee for excess garbage when they can dump it in someone else's bin, leave it lying around in an alley or take it to an apartment or business dumpster? I do not want to be responsible for other people's garbage bags left in my yard or the mess left in my alleyway. People may even just dump garbage in ditches along our highways. Our city looks quite neat and clean but I feel this would change or the city would have the extra expense for the clean-up.

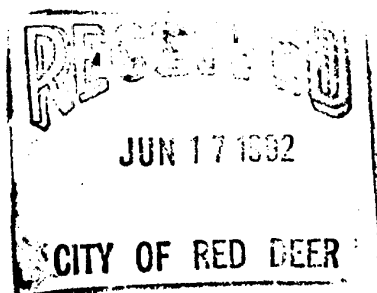
I use my blue box for everything the program will accept and put my grass clippings and vegetarian waste in a compost pile but there are many things that still end up in the garbage. I am normally able to keep my garbage at two bags per week but yard and house maintenance produces occasional excess garbage.

Maybe expansion of our blue box program and public education would help to reduce our garbage production. There are many more recyclable items such as cardboard packaging and additional plastics that could go in our blue boxes if the program expanded. The public could be encouraged to buy bulk items to reduce packaging waste, use cloth diapers, start compost piles and make the best use of their blue boxes. There have been complaints by some people that they don't have anything to put in a blue box - what do they do with their newspapers, magazines and do they never have tin cans or glass containers in their house?

I hope that this proposal does not pass into law as I think that many problems will develop.

Sincerely,

Elizabeth MacFarlane



ENVIRONMENT / *Recycling is a start in tackling the problem of too much garbage but it may be a false start. It would be much better to make people pay for what they throw away*

Is the blue box a red herring?

BY FRANCESCO L. GALASSI

ON average, each Ontario resident throws out more than 2.5 kilograms of garbage every day. For all Ontarians, this amounts to 10 million metric tonnes per year. According to the provincial Ministry of the Environment, less than 20 per cent of this is recycled and only 410 municipalities out of 800 in Ontario have recycling programs. A bill currently before the provincial legislature would make it mandatory for any municipality with a population of more than 5,000 to begin recycling by the end of this July. Even so, we'll still be throwing out an awful lot of rubbish.

Presumably, the point of recycling is to reduce the amount of garbage ending up in our already crammed landfills. There are, however, several ways of doing this, and recycling is not necessarily the best. We might be choosing the simple, politically attractive solution over the effective one.

At first sight, recycling seems to be effective. However, the problem is that for recycling to work someone has to be willing to buy the recycled materials, and buy them at a price that will cover the cost of collection, sorting and transportation. But market prices for raw materials have been falling for a number of years, so the recycled stuff has to sell at a price so low that it usually can't cover the collection cost. To sell it, the government has to subsidize it.

What's wrong with the government subsidizing recycling costs, provided the recycled materials are sold and reused? There are several things wrong with it.

First, the subsidized, recycled raw material has to be sold in competition with new raw materials. That means that if recycling really starts working on a scale large enough to make a difference, these subsidies will push raw-material prices even lower than they already are and cheaper raw materials in turn will encourage a more wasteful use of resources. The result is even more garbage. Besides, the subsidy, which we all pay through our taxes, benefits businesses buying the recycled raw materi-

als. So we have a transfer of income from taxpayers to corporations. Since the average taxpayer is poorer than the average business owner, by subsidizing recycling we tax the poor and give to the rich.

More importantly, the subsidy gives consumers the wrong incentives. Here's an example.

My wife and I are very careful about making as little garbage as possible. We have a compost heap for kitchen scraps and garden waste, use each plastic bag several times, bring our own cloth bags when we go shopping, and so on. As a result, every day we throw out less than half a kilo of rubbish. Our next-door neighbours, on the other hand, put out three or four big garbage bags twice a week. And yet, because garbage-collection fees are fixed, we pay the same to dispose of our garbage as they do.

THE problem is not just one of equity. The real problem is that as long as the price for garbage collection is the same regardless of the amount thrown out, there will be no incentive to reduce the amount of garbage. On the contrary, because the garbage-collection bill does not increase with the quantity of rubbish produced, we penalize those who dispose of small amounts of trash because they end up not benefiting from their extra effort.

Putting it the other way around, if I double the rubbish I throw out, the cost of disposing of my extra trash is shared by all who live in my community, but I am the only one who benefits.

As a result, there is no incentive to cut our garbage output. Recycling schemes are politically attractive because they make it look as if something is being done; but what is being done is in some ways worse than doing nothing, because it's costing money and it does not really reduce the garbage we make. If we are serious about solving the garbage problem, let's start charging people by the amount of trash they produce.

The obvious objection to this is that it would be so costly and cumbersome that we just couldn't do it. But that's simply

not true, because Seattle and Tacoma, Wash., are doing precisely that, and in both places there has been a significant reduction in the size of binloads. The real objection to making consumers pay, of course, is that it is politically difficult to charge people who, besides being the source of a great deal of trash, are also the source of votes. Subsidized recycling is easier, less controversial and doesn't cost anyone the support of angry constituents being billed for their trash by the kilo.

I'm not knocking the blue-box program; far from it. It's a start, of course, but it may be a dangerous start because it may lull people into a false sense of something being done. Billing

people in direct proportion to the trash they make would ensure that consumers would strive to reduce waste. They would do this by choosing products that yield less garbage (for example, avoiding "overpackaged" goods), by reusing things several times before dropping them into the dustbin and by being more careful with what they use.

Human ingenuity is endless. To be put to work in favour of the environment, all it needs is a little incentive. Tax the trash.

— Francesco L. Galassi is assistant professor of economics at Nipissing University College in North Bay.



ANNE-MARIE SÉGUIN

**THE CITY OF RED DEER**

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

Public Works Department
(403) 342-8238 FAX (403) 340-1911

June 24, 1992

Wayne and Valerie Wisener
8 Newlands Avenue
RED DEER, Alberta
T4P 1Z9

Dear Mr. & Mrs. Wisener:

RE: PROPOSED GARBAGE RESTRICTIONS

I have been asked to respond to your letter dated June 18, 1992.

Our proposal to limit the amount of garbage that will be picked up at a residence is one contained in our Draft Solid Waste Master Plan. This draft is presently being reviewed and your input will form part of that review.

If we do implement this, we would anticipate some short-term problems such as you mentioned, illegal use of dumpsters and littering. Other communities' experience is that littering does reduce with time and it is possible to deal with the dumpster issue.

A separate yard waste collection system would reduce the amount of garbage requiring landfilling and we see this as a most positive step in waste reduction.

Thank you for your input, and we will take into consideration the points you have raised when presenting this to Council.

Yours truly,

Gordon Stewart, P. Eng.
Public Works Manager

/blm

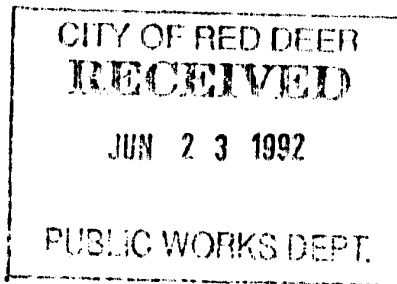
c City Council
City Clerk

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8 Newlands Avenue
Red Deer, Alberta
T4P 1Z9

June 18, 1992

City Councillors
City Planners
c/o City Hall
Red Deer, Alberta



TO WHOM IT MAY CONCERN:

RE: Proposed changes to Garbage Pick-up and Charges

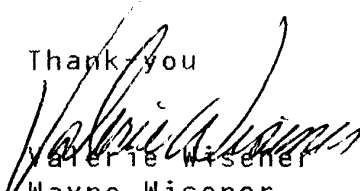
We take great pride in living in this city and many visitors have told us how impressed they are with the cleanliness. We would hate to see what might happen if we were charged extra for each bag of garbage. We strongly believe that you would find our city change, from one of the cleanest in the province to something quite different.

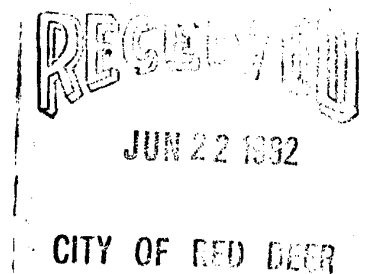
If you will take a walk around the city alleys you will note that the majority of the tax payers and I believe apartment dwellers as well, are using their blue boxes. If given half a chance they would use the proposed central composting station(s), as well and further reduce the amount of garbage per household. We would reduce our summer garbage by 2 or 3 bags per week, just with our grass clippings.

Furthermore, how is this going to be implemented and who is going to be responsible for the costs (as we believe the costs of implementing will be quite high). Are we expected to stay home on our garbage day to ensure that you are only charging for our garbage and not for our neighbors or some bags someone has conveniently dropped off in our alley. What about the businesses, who pay dearly for their garbage bins, are they going to find they have to have their bins emptied more frequently because people find them more convenient than paying an extra fee?

In closing we just ask, that you give us a chance to prove ourselves, as we have with our overflowing blue box(s); and set up composting stations throughout the city instead of charging extra for bags of garbage.

Thank you


Valerie Wisener
Wayne Wisener



CITY OF RED DEER

SOLID WASTE MASTER PLAN

DRAFT REPORT

MAY 1992

DRAFT REPORT

**CITY OF RED DEER
SOLID WASTE MASTER PLAN**

May 22, 1992

EXECUTIVE SUMMARY

INTRODUCTION

In response to the public's increasing concern about the environment, The City of Red Deer has examined a number of waste management issues over the last few years. These issues have been looked at on a case-by-case basis, which has not allowed for the comparison of options or an overall strategy for future waste management. On December 9, 1991, City Council approved a recommendation to prepare a comprehensive Solid Waste Master Plan that researches, investigates and formulates policy on waste management issues in the City of Red Deer.

The Plan provides an assessment of Red Deer's existing waste management system and a preliminary technical analysis of various waste management options.

Some of the basic objectives of the plan are outlined below:

- to assess the current status of Red Deer's existing waste management system.
- to develop a waste management system to reduce our dependence on landfill.
- to examine various waste management options to develop a cost-effective and sustainable waste management system.
- to develop a system which recognizes the 4R's Hierarchy of Waste Management: **Reduction, Reuse, Recycling and Recovery.**
- to **determine** whether the Provincial goal of 50 percent waste reduction by the year 2000 can be achieved in a financially responsible and environmentally sound manner.

EXISTING WASTE MANAGEMENT SYSTEM

The existing waste management system is described in detail in the Master Plan. The following provides a very brief overview of the components of the existing waste management system.

Waste Collection

Residential and commercial waste is collected by Laidlaw Waste Systems Ltd. within the city of Red Deer. The City has an agreement with Laidlaw for waste collection, which will terminate on December 31, 1996. All households and businesses are billed directly for waste collection and disposal by the City.

Waste Disposal

Solid waste is disposed of in a sanitary landfill site which is owned by the City and operated by a private contractor. The City's landfill site also accepts waste from the County of Red Deer, Town of Penhold and the Town of Sylvan Lake.

The existing landfill site is expected to reach capacity by the year 2000, assuming the quantity of waste requiring disposal continues to increase by about 4% per year.

The sources of waste received at the landfill are listed in the following table:

RED DEER LANDFILL WASTE SOURCES FOR 1991

Source	Weight	Per Cent
Residential - Single Family	13,036	17.4
Residential - Multi-Family	5,160	6.9
Residential - Direct Haul	7,414	9.9
Commercial - Front End	15,972	23.3
Commercial - Roll-Off	10,594	14.1
Commercial - Direct Haul	11,519	15.4
Demolition	3,705	5.0
Water Treatment Plant Sludge	5,110	6.8
Liquid	2,226	3.0
Special Waste	181	0.2
TOTAL	74,917	100.0

Recycling

In 1991, a blue box recycling program was implemented for single family dwellings within the City. Effective June 1, 1992, the recycling program will be expanded to include all multi-family dwellings. The annual quantity of material expected to be diverted through the expanded program is 1600 tonnes/year at a cost of \$450.00/tonne.

Other Components of the Existing System

The following items are also reviewed in the Master Plan:

- Concrete, Rubble and Clean Fill
- Industrial Waste
- Hazardous Waste
- Liquid Waste
- Biomedical Waste
- Petroleum Contaminated Soil

DESCRIPTION AND EVALUATION OF WASTE REDUCTION/RECYCLING OPTIONS

In order to meet the objectives identified earlier, a number of waste reduction and recycling options were reviewed. These options included the following:

- Blue Box and Multi-Family Recycling
- Regional Drop-off Depots
- Mixed Waste Stream Processing
- Composting
- Volume-based Garbage Rates
- Incineration
- Commercial Waste Reduction and Recycling
- Dry Waste Disposal Site

- Tires
- Promotional and Education Programs
- Large Metal Appliances
- Salvaging.

After describing these waste reduction and recycling options, the following criteria were used to evaluate each option:

- Capital Cost
- Operating Cost
- Cost/Tonne
- Waste Diversion
- Markets
- Performance History
- Public Acceptability
- Level of Service
- Applicability to Red Deer
- Public Education Benefit

As a result of the evaluation, incineration and mixed waste processing were recommended to be dropped from further consideration. Incineration is a costly alternative which is often met with substantial opposition from the public. Incineration may be considered again in the future if other projects such as Wainwright's proposed incinerator prove successful.

The processing of mixed waste was also not recommended for further consideration due to high capital and operating costs and a poor track record in the past. As well, there are no local markets for refuse derived fuel (RDF), which is one of the main products of mixed waste processing plants.

The following options, that were rated highly on all or most of the criteria, were, therefore, recommended as base components in all of the systems considered:

BASE COMPONENTS

Dry Waste Disposal Site
Diversion of Tires
Ban of White Goods
Salvaging
Promotion and Education
Environmental Award of Merit
Diversion of Liquid Waste
Investigate Diversion of the Water Treatment Plant Sludge
Office Paper Recycling Depot

A number of other options were recommended for further consideration in an evaluation of various systems, as outlined in the following section.

EVALUATION OF SYSTEMS

The options recommended for further consideration were grouped together into systems for further evaluation. Since different options target different portions of the waste stream, this allowed compatible options to be grouped together. It also allowed three different waste diversion scenarios to be developed. The components of the three systems considered are outlined below:

SYSTEM COMPONENTS

SYSTEM A 10% Diversion	SYSTEM B 20% Diversion	SYSTEM C 50% Diversion
Base Components* Home Composting Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components* Yard Waste Collection Pay by Volume Tipping Fee Increase (\$25/t) Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components* Wet/Dry Processing Tipping Fee Increase (\$75/t) Waste Audits Cardboard Diversion

* Base components were identified in the previous section.

The relative advantages and disadvantages of each system were considered.

SYSTEM A: 10% Diversion was not recommended because the diversion rate does not demonstrate a substantial commitment towards meeting the Provincial goal of 50% diversion.

SYSTEM C: 50% Diversion was also not recommended because of the high cost and risk associated with the wet/dry waste collection and processing system which has not yet been implemented on a full scale in North America. This system would also require that tipping fees for the landfill and wet/dry processing centre be set at \$75.00/tonne.

SYSTEM B: 20% Diversion was recommended as the preferred system because the costs are moderate and programs can be implemented on a pilot scale to verify costs. This system is also flexible and allows for changes such as increasing tipping fees further and banning yard waste and cardboard from landfill in order to achieve greater waste diversion in the future. SYSTEM B also has initiatives for both residential and commercial waste. A summary of the components of the recommended system is outlined below.

COST SUMMARY FOR RECOMMENDED SYSTEM

Component	Annual Cost	Estimated Diversion (tonnes/year)
Dry Waste Disposal Site	\$ 60,000	4,000
Diversion of Materials:	\$ 20,000	
- diversion of tires		200
- ban of white goods		100
- salvaging		N/A
- Environmental Award of Merit		N/A
- diversion of liquid waste		2,000
- tipping fee increase (\$25/t)		3,000
Promotion & Education	\$ 10,000	N/A
Yard Waste Collection	\$ 300,000	2,000
Pay by Volume	\$ 40,000	1,000
Waste Audits	\$ 10,000	500
Voluntary Cardboard Diversion	\$ 5,000	500
Blue Box	\$ 730,000	1,600
TOTALS	\$1,175,000	14,900

Approximate cost/tonne for SYSTEM B is \$79/tonne.

SUMMARY OF RECOMMENDATIONS

The following section provides a summary of the Master Plan recommendations.

Phase One - Immediate Implementation 1992 - 93

1. **Expand Landfill Capacity** - continue process to expand landfill capacity.
2. **Garbage Utility Bylaw** - revise the Garbage Utility Bylaw to limit the number of garbage bags or cans to five , including yard waste, per household per week for residential garbage collection.
3. **Dry Waste Disposal Site** - apply for approval for the development of a Dry Waste Disposal Site.

4. **Diversion of Waste Tires** - request information from the Provincial Government on the legislation which will prohibit the landfilling of tires and the method of enforcement. The Province should also be asked to clarify whether the City will be expected to provide a collection and transportation service to recycling centres and, if so, how will the City be reimbursed for expenses incurred.
5. **Diversion of Large Metal Appliances** - ban the disposal of all large metal appliances (white goods) at the sanitary landfill.
6. **Salvaging** - salvaging operations should only be undertaken on a case by case basis, provided they pose no health or safety risks and there is a secure market for the material. The cost of the salvage operation must also be considered.
7. **Promotion and Education** - a general promotion and education program should be developed to encourage backyard composting and solid waste reduction and reuse.
8. **Environmental Award of Merit** - an environmental award of merit program should be established to publicly recognize waste reductions initiatives made by businesses.
9. **Liquid Waste** - efforts to divert liquid waste from the landfill site should continue with the goal of permitting no liquid waste disposal at the site.
10. **Water Treatment Plant Sludge** - investigate the alternatives to landfill disposal of an alum calcium carbonate sludge generated by the Water Treatment Plant.
11. **Yard Waste Collection** - conduct a pilot program for the separate collection and composting of yard waste.
12. **Landfill Tipping Fee** - increase the landfill tipping fee to \$25.00, effective March 1, 1993.
13. **Commercial Waste Audits** - conduct commercial waste audits to assist businesses in implementing programs for waste reduction and recycling.

14. **Diversion of Corrugated Cardboard** - identify commercial generators of corrugated cardboard and actively encourage them to implement recycling programs.
15. **Future Use Plan for Landfill Site** - request that the Regional Planning Commission update the future use plan for the existing sanitary landfill site.

Phase Two - Implementation in the Years 1994 - 96

1. **Yard Waste Collection** - Expand yard waste collection to a full-scale program, depending on the results of the pilot program.
2. **Pay-by-Volume** - phase in a pay by volume garbage policy. Reduce the number of bags or cans that will be collected.
3. **Landfill Tipping Fees** - evaluate the increase in the landfill tipping fee and determine whether further increases would be beneficial in diverting additional quantities of waste.
4. **Blue Box Versus Drop-Off Depot** - in early 1996, update the Solid Waste Master Plan and review whether the blue box recycling program should continue or whether a regional drop-off depot should be implemented. The general public should provide their input, based on cost versus level of service.
5. **Garbage Collection Contract** - in 1996, local market conditions should be reviewed to determine whether the City should tender a garbage collection contract which includes residential waste only or residential and commercial waste.

Phase Three - Long Term

1. **Solid Waste Master Plan** - revise the solid waste master plan every five years thereafter.
2. **Provincial 50% Goal** - continue to work towards the Provincial goal of 50% waste diversion.

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1.0 INTRODUCTION

1.1 General

In 1988, The City of Red Deer engaged Reid Crowther and Partners Limited to conduct a solid waste disposal study for The City of Red Deer. The main objectives of the study were to estimate the remaining life of the landfill, to provide an economic evaluation of several disposal options including incineration, to outline the requirements for a new landfill and to examine various transportation scenarios. The study did not examine any waste reduction or recycling strategies.

In recent years, the general public has become increasingly concerned about waste management issues and in particular, the need for waste reduction and recycling. As well, technologies have evolved which allow municipalities to reduce their dependence on landfill disposal. The Alberta Government has also adopted a goal of 50 percent waste diversion from landfills by the year 2000.

In response to the public's increasing concern over issues related to the environment and the recent changes in technology, The City of Red Deer has examined a number of waste management issues over the last few years. These issues have been examined on a case-by-case basis and have not allowed for a comparison of alternatives or an overall strategy for future waste management. On December 9, 1991, City Council approved a recommendation to prepare a comprehensive Solid Waste Master Plan that researches, investigates and formulates policy on waste management issues in the city of Red Deer as outlined in the following resolution passed by Council:

"RESOLVED that Council of The City of Red Deer hereby authorizes the preparation of a Solid Waste Master Plan for The City of Red Deer at an estimated cost of \$30,000 to be funded from the Solid Waste Utility, and as recommended to Council December 9, 1991."

The purpose of the Solid Waste Master Plan is to identify programs and facilities to manage solid non-hazardous waste generated by the residential and commercial sectors in the city of Red Deer over the next 25 to 30 years.

The Plan provides an assessment of Red Deer's existing waste management system and a technical analysis of various waste management options. It also includes input from the general public, interest groups and other government agencies.

Although it is the intent of the plan to address a 25 to 30 year horizon, the main focus of the plan is the next ten years. Since it is difficult to predict the availability of recycling markets in the future and since waste management technologies are continually changing, the Plan will require updating approximately every five years.

1.2 Plan Objectives

The basic objectives of the Solid Waste Master Plan are outlined below:

1. To assess the current status of Red Deer's existing waste management system.
2. To develop a waste management system which reduces our dependence on landfill.
3. To examine various waste management options to develop a cost-effective and sustainable waste management system.
4. To develop a system which recognizes the 4 R's Hierarchy of Waste Management: **Reduction, Reuse, Recycling and Recovery.**
5. To ensure that public and interest groups have an opportunity to provide input on the future of Red Deer's waste management system.
6. To recommend a staged implementation of programs and facilities which ensures that components are in place by the time they are needed.
7. To ensure that waste management in the City of Red Deer continues to be financed by the users of the system.

8. To determine whether the Provincial goal of 50 percent waste reduction by the year 2000 can be achieved in a financially responsible and environmentally sound manner within the City of Red Deer.

2.0 EXISTING WASTE MANAGEMENT SYSTEM

2.1 Solid Waste Disposal

2.1.1 History

The City of Red Deer operated an open dump with burning, in the Mackenzie Trails area until the mid 1960's. The sanitary landfill method of disposal was then implemented at the following sites:

- north east of Lindsay Thurber Composite High School
- north of Montfort School
- south of 32 Street, east and west of C.P.R. land
- east of the Wastewater Treatment Plant

The existing landfill site, located south of the Delburne Road and west of 40 Avenue, began operation in June 1972. A tipping fee was implemented at the new site, based on a cubic yard estimate. In 1977, operation of the landfill was contracted out. Prior to that time, it had been done by municipal forces. In 1982, a scale was installed at the site and tipping fees were charged on a per tonne basis.

2.1.2 Current Landfill Disposal

The City's landfill site is licensed by the Red Deer Regional Health Unit to operate as a Municipal Landfill under the Public Health Act. The site is not licensed to accept any hazardous wastes.

The site is owned by the City and is operated by a private contractor under contract to the City. Kedon Waste Services Ltd. has the contract, until December 31, 1992, to compact and cover the garbage and prepare new cells for receiving waste. The Canadian Corps of Commissionaires weigh incoming and outgoing vehicles and collect disposal fees.

The landfill is developed in accordance with the Provincial Waste Management Regulation. Discrete areas of the landfill, or cells, are excavated and are filled with layers of garbage to form a lift which is approximately two metres in depth. The tipping face is covered at the end of each day to minimize potential impacts such as odour, litter and foraging animals. Each lift is covered with 150 mm of soil to minimize these nuisance effects. The final cover consists of a minimum of 600 mm of compacted clay, to minimize the generation of leachate. It is then topsoiled and seeded.

A completed portion of the site has been seeded to hay by a local farmer. This reduces landscaping maintenance costs and provides weed control.

Since 1984, a groundwater monitoring program has been conducted annually to ensure there is no migration of leachate off-site. All test results are forwarded to the Health Unit. To date, test results have showed no indication of leachate problems.

2.1.3 Landfill Service Area

On May 11, 1992, City Council passed an amendment to the Utility Bylaw Number 2960/88, such that the City's landfill site will only accept garbage which originated from within the boundaries of the City, unless the generator has a contract with, or written permission from, the City:

"118.1 Notwithstanding anything in this bylaw, no person shall deposit any garbage or refuse at the Disposal Grounds which does not originate from within the boundaries of the City unless such person has received the prior written permission of the Public Works Manager or has such authority under the terms of a contract with the City."

The Town of Penhold and the Town of Sylvan Lake both have written agreements with the City for waste disposal at the landfill. The County of Red Deer has had an informal agreement with the City in the past which they plan to formalize in the near future.

The origin of waste received at the landfill was not closely monitored in the past. However, with the revision to the Utility Bylaw, the Public Works Department plans to monitor the origin of waste more closely in the future.

2.1.4 Landfill Operating Costs

A breakdown of landfill operating costs on an annual basis is given in Table 1.

Table 1

LANDFILL OPERATING COST BREAKDOWN

	1989	1990	1991
Site Operation Contract (Disposal)	\$ 227,952	\$ 233,011	\$ 268,567
Security Services (Scaleperson)	33,565	34,489	36,245
Contribution to Collection Utility	27,270	27,815	29,200
Franchise Fee	38,033	63,000	93,950
Road Construction	25,593	0	0
Landscaping	7,222	26,380	7,348
Toxic Waste Round-Up *	7,105	13,645	25,429
Site Maintenance	<u>117,826</u>	<u>164,497</u>	<u>221,743</u>
TOTAL	\$ 484,566	\$ 562,837	\$ 682,482

* Although the Toxic Waste Round-Up is not a function of landfill operations, the program is funded under the landfill operations budget.

Approximately \$300,000 per year in excess revenue from tipping fees is placed in a reserve fund each year. The reserve fund will be used for:

- closing the site and restoring and redeveloping it for a future use
- monitoring groundwater after closure
- install a leachate collection system if necessary
- acquiring and opening a new site

In the past, loads of household garbage from individual city residents were not charged. City Council reviewed this policy and directed that, effective June 1, 1992, a minimum charge of \$5.00 per load be implemented. City households receive two vouchers per year which entitles them to a \$5.00 discount on the cost of garbage disposal that they haul themselves.

The resolution passed by City Council on the \$5.00 minimum charge is given below:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 13, 1992 from the Public Works Manager re: Landfill Private Disposal, hereby approves the initiation of a minimum charge of \$5.00 per vehicle for all vehicles disposing of waste at The City of Red Deer Solid Waste Disposal Site and authorizes the preparation of a bylaw amendment for Council's consideration.

Council further agrees that a coupon system be incorporated for City residents."

The landfill rates for commercial waste are outlined in Table 2:

Table 2
COMMERCIAL LANDFILL RATES

Waste Type	1991 Rate/Tonne	1992 Rate/Tonne
Demolition	\$ 12.00	\$ 14.00
Liquid	12.90	13.70
Garbage	15.60	16.60
Special	30.80	35.00

2.1.5 Seasonal Variation in Landfill Activity

The number of vehicles using the landfill, and the tonnage received, increase substantially in the spring and summer months. This is due primarily to the generation of yard waste, and the direct haul of waste generated by residents doing spring cleaning and household maintenance. Some of the increase is also due to an increase in activity in Sylvan Lake during the summer months. Figure 1 shows the monthly variation in tonnage. Figure 2 shows the monthly variation in the number of residential and commercial loads. The number of residential loads received on Saturdays in the spring and summer can reach as high as 400 to 500 loads per day.

2.2 Waste Collection

In the past, there was very limited competition servicing the Red Deer area for waste collection. In order to provide some control over the cost of commercial waste collection, the City tendered the collection of residential and commercial waste together. Tendering of commercial waste collection is an unusual practice. Most municipalities allow businesses to make their own arrangements with private waste haulers.

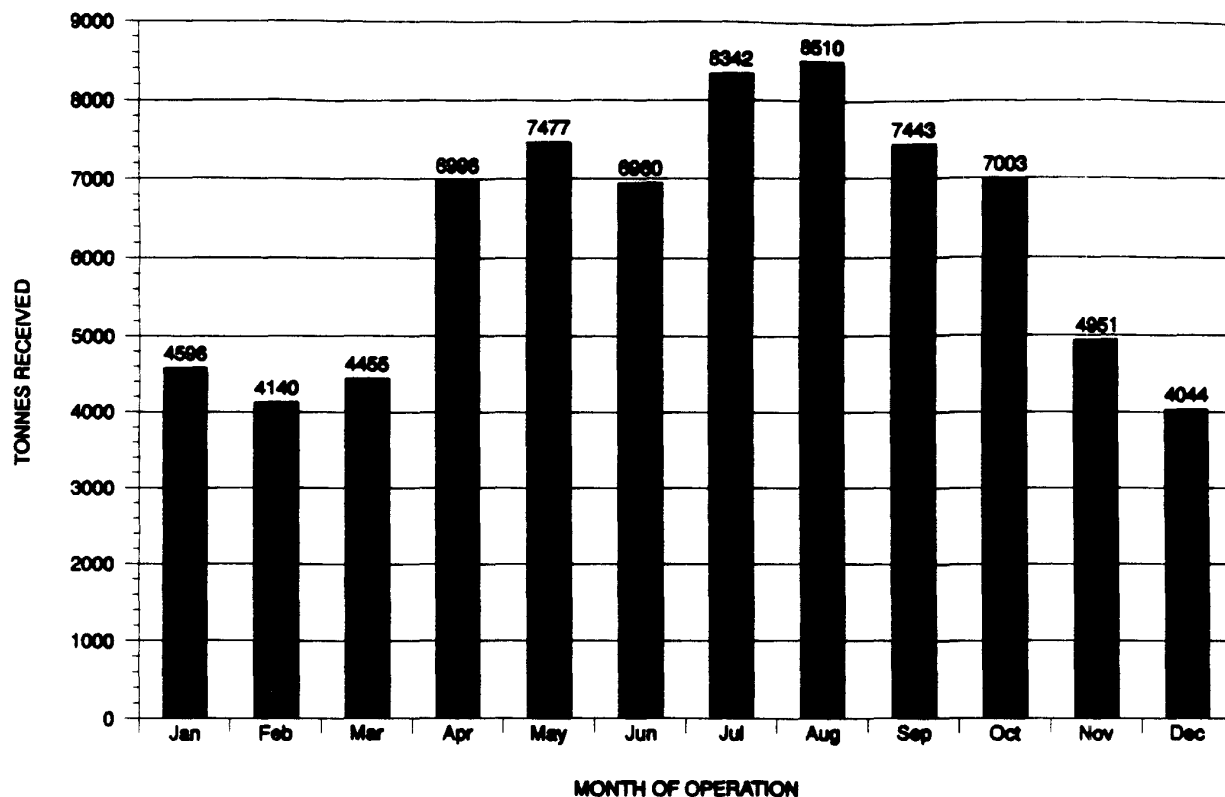


Figure 1: 1991 Monthly Variation in Tonnage (Total 74,917 Tonnes)

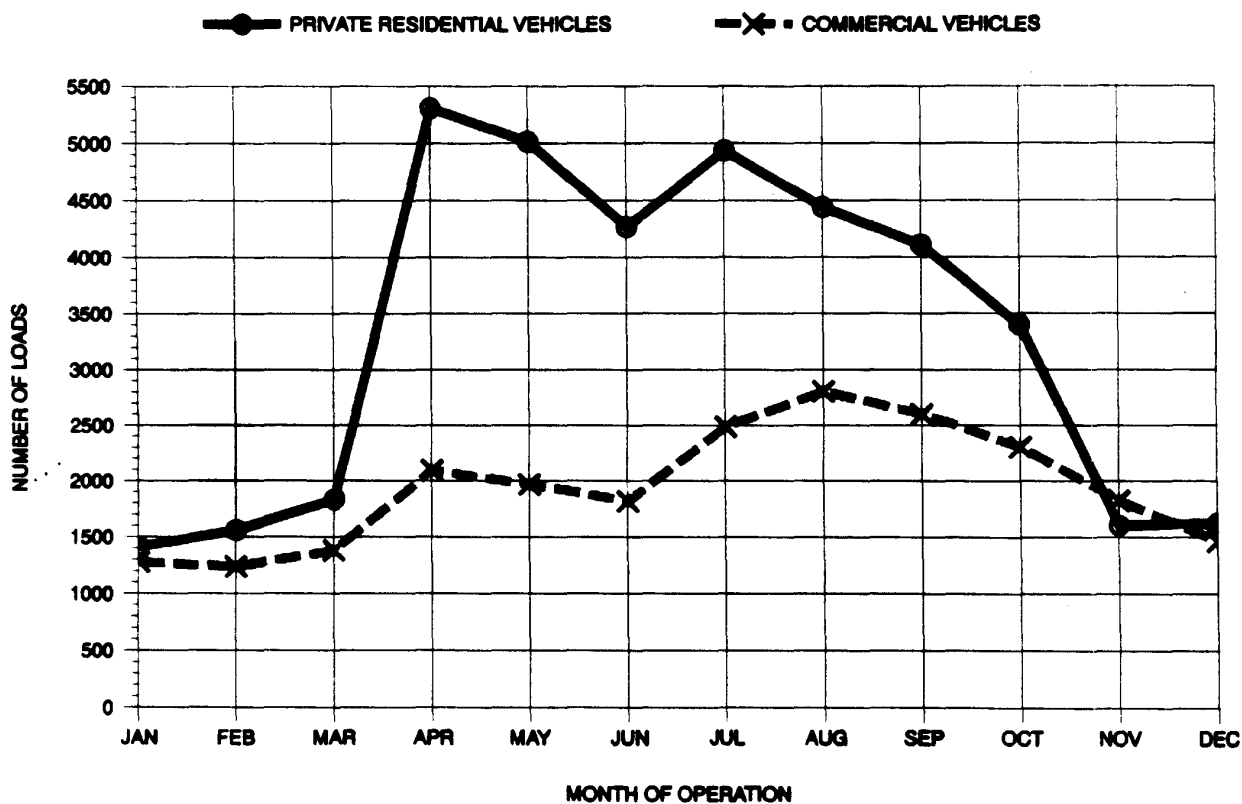


Figure 2: 1991 Monthly Variation in Number of Loads

Laidlaw Waste Systems Ltd. currently has the contract for collection of residential and commercial waste which was recently extended until December 31, 1996, as a result of an agreement by Laidlaw to provide a recycling service to all multi-family residences.

2.2.1 Residential Waste Collection

Approximately 15,000 households receive individual weekly garbage collection. Units receiving this type of service include all single family dwellings, duplexes and some fourplexes, townhouses and apartments.

Individual households are charged \$5.58 per month for garbage collection. The cost of residential waste collection and disposal in 1991 was about \$88.00 per tonne based on an annual tonnage of approximately 11,000 tonnes/year from single family dwellings in Red Deer. Approximately 65% of this is paid to Laidlaw for collection services, about 15% for landfill disposal costs and 20% for City administration costs and franchise fee. The total revenue collected for residential accounts in 1991 was \$972,755.

2.2.2. Commercial Waste Collection

Commercial garbage accounts include commercial establishments, apartments and some townhouses and fourplexes. At the present time, no distinction is made with respect to whether commercial garbage is of a residential or commercial nature. The Public Works Department and the Utility Department are working together to consider a third waste collection category for multi-family residential waste, but this would require changes to the Utility Billing System.

The fee schedule for commercial accounts is given in Appendix I. The City retains approximately 20 percent of the funds collected from commercial accounts for administration and municipal franchise fee. The total revenue collected for commercial accounts in 1991 was \$1,705,541.

2.3 Municipal Recycling Program

In May 1991, Red Deer implemented a blue box recycling program for all households with individual garbage collection at an initial rate of \$4.56/household/month. Over 15,000 households in Red Deer currently have blue boxes. The overall response by the public has been excellent, with a participation rate of about 80 percent and a weekly set-out rate of 35 percent.

Effective June, 1992, the City will be expanding the recycling program to include all apartment buildings. Recycling bins or toters will be conveniently located near the apartment buildings. Residents of apartments will not be provided with blue boxes; however, unlike residents in single family dwellings, they will not have to store recyclables in their apartment because they can take their recyclables out to the recycling bins at any time.

With the expansion to multi-family dwellings, approximately 20,000 households will be provided with the recycling service. The expansion has also resulted in a decrease in the charge, to \$3.25/household/month. In apartment complexes where the landlord pays all utilities, the landlord will be billed directly and will pass the cost on to tenants in their rent.

The annual quantity of material expected to be recovered through the expanded program is 1600 tonnes per year. The cost of the program is estimated to be \$450 per tonne (excluding the municipal franchise fee of \$50 per tonne). The actual cost of the program will vary depending on the quantity of material collected and markets.

The materials collected through the recycling program include the following:

- newspaper and all inserts
- corrugated cardboard
- glass bottles and jars (single family dwellings only)

- metal cans
- magazines
- rigid high density polyethylene plastic (code 2).

Laidlaw also operates a drop-off depot, located at 6207 - 47A Avenue, which accepts the same materials as the Blue Box Program.

2.4 Commercial Recycling Programs

In the past, commercial recycling has been limited, with the exception of scrap metal recycling. Harpers Metals Ltd., a local scrap metal dealer, recycles about 7000 - 8000 tonnes per year of scrap metal from Red Deer.

Other local companies such as Border Paving and Let's Recycle have implemented cardboard and office paper recycling programs in the past. Another local company, Cosmos Enterprises, also operated a recycling program for newspapers for many years. These programs were not economically viable and were discontinued.

Laidlaw Waste Systems Ltd. has developed a new program to pick up corrugated cardboard and office paper from larger businesses. This program is described in further detail in Sections 5.8.2 and 5.8.3.

Relatively small quantities of other commercial waste materials, such as printer ribbons, pallets, drums and propane tanks, are also recycled in Red Deer.

2.5 Christmas Tree Chipping/Recycling

The City of Red Deer Firefighters and the Parks Department conducted the first Christmas tree chipping program for trees generated in December 1990, with the assistance of donated equipment from three equipment retailers. In previous years the Christmas trees were

burned, which stimulated public concern for environmental and health reasons. Chips from the 1990 Christmas trees have been used in shrub beds and in re-forestation projects throughout the City.

The City Parks Department decided not to chip the Christmas trees from 1991 because gypsy moth larvae were found on a scotch pine imported from Michigan. As a result, Edmonton, Calgary and Red Deer burned their 1991 trees. It is the intention of The City of Red Deer Parks Department to continue to chip the trees in the future.

2.6 Composting/Wood Chipping

The Parks Department has been composting all of their spent plant material since 1988. The material is windrowed at the City nursery, located just off 40 Avenue north of 67 Street. Approximately 30 tonnes per year of plant material have been diverted from the landfill through this operation. The finished compost is used as soil amendment in flower and shrub beds throughout the City.

The Parks Department has also been chipping wood waste for several years, for use on park trails and mulching. A significant quantity of wood waste from City operations and private businesses has been diverted from the landfill through this operation.

2.7 Concrete, Rubble and Clean Fill

The majority of the concrete and rubble waste generated in the City of Red Deer is not disposed of at the landfill site because of the high disposal cost of \$14.00 per tonne.

Some local contractors use waste concrete as clean fill in land reclamation sites. All dry waste sites require a permit from the Red Deer Regional Health Unit. Currently the private sites that contractors are using are not licensed. The Health Unit has been investigating these sites on a complaint basis and has recently closed a site near Blackfalds. Border Paving is currently in the process of applying for a licensed site.

The Roads Section of The City of Red Deer Public Works Department uses a former gravel pit owned by CBR Cement Corporation, located in the Riverside Industrial Park. The Roads Section disposes of approximately 4000 tonnes per year of clean fill and concrete in this manner. This is a locked site, which is used only by the Roads Section and the landowner. The site is expected to reach capacity in about four years.

The Water and Wastewater Section of the Public Works Department generally disposes of its concrete and fill at the landfill site. Their waste tends to have a greater mixture of materials and often includes asphalt.

Proform Concrete Services Inc., a local concrete supplier, is currently stockpiling clean concrete for recycling. In about two years they expect to have a sufficient stockpile, about 40,000 cubic metres, to begin crushing the material for use as an aggregate in road building. Proform charges \$25.00 per tandem load or \$40.00 per end dump, equivalent to about \$2.00 per tonne.

Proform's operation is not a public site and does not require Red Deer Regional Health Unit approval because it is a recycling operation.

2.8 . Industrial Waste

The Red Deer landfill site is licensed to accept nonhazardous industrial wastes. Landfillable hazardous industrial wastes are acceptable at Class II Industrial Landfill Sites under the Waste Management Regulation. There is a Class II Industrial Landfill Site located sixteen kilometres west of the Town of Rocky Mountain House which is used by businesses in the City of Red Deer. The site requires a chemical analysis of all landfillable hazardous waste and a waste manifest.

2.9 Hazardous Waste

Hazardous waste is not accepted at the Red Deer sanitary landfill. Although a continuous monitoring program is not in place, the site operator and City staff inspect the site on a regular basis. To date, there have been no instances where hazardous wastes have been identified.

To prevent the disposal of hazardous waste in drums, only clean empty drums are accepted at the landfill site. Liquid drums must have holes in the sides and bottom and open drums must have lids removed. Drums which previously contained hazardous materials must be accompanied by documentation outlining the procedure used to render the drums non-hazardous.

2.9.1 Commercially Generated Hazardous Waste

Businesses that generate hazardous waste are responsible to ensure proper disposal. There are a number of options available to companies. As disposal costs become more expensive, many larger companies are choosing to treat their waste on-site, where possible.

Some off-site recycling options also exist. For example, the United Farmer's Association in Red Deer will accept used motor oil for recycling at no charge.

In some cases, businesses may be able to give or sell their waste materials to another company through the Alberta Waste Materials Exchange program. This is a service which helps to put waste generators in touch with potential users of waste materials.

If a hazardous waste can not be recycled or reused, companies must hire a licensed contractor to transport the waste for treatment. Hazardous waste in Alberta is destroyed at the Alberta Special Waste Treatment Centre near Swan Hills. The

contractors have an association, the Environmental Services Association of Alberta, which can be contacted at 1-800-661-9278 to obtain information on handling hazardous waste and hiring an appropriate firm.

2.9.2 Pesticide Containers

Herbicide and pesticide containers which have been triple rinsed may be disposed of in a locked compound at the landfill site, at no charge. The pesticide container program is run by the County of Red Deer, although the collection site is on City land. Annually, the containers are shredded on site and removed for cleaning and recycling.

2.9.3 Household Hazardous Waste

For the last four years, The City of Red Deer has conducted an annual Household Toxic Waste Round-Up in the fall. During the week-long event, the citizens of Red Deer are asked to bring in their toxic or hazardous waste. With the assistance of a licensed contractor, the hazardous waste is collected and transported for destruction at the Alberta Special Waste Treatment Centre near Swan Hills. The waste oil and glycol are recycled.

In 1991, The Citizens Action Group on the Environment ran a paint exchange in conjunction with the Round-Up. Residents dropped off unwanted paint and/or picked up free paint. The paint exchange was a tremendous success and will be part of future Round-Ups. Approximately 1200 litres of paint were exchanged.

A total of 105 barrels (205 litre drums) of toxic waste and 26 barrels of used motor oil were collected at the Round-Up in 1991. Prior to implementing a Round-Up program, a substantial amount of this material would have ended up in the landfill or in our sewer system.

Waste Collection

Residential and commercial waste is collected by Laidlaw Waste Systems Ltd. within the city of Red Deer. The City has an agreement with Laidlaw for waste collection, which will terminate on December 31, 1996. All households and businesses are billed directly for waste collection and disposal by the City.

Waste Disposal

Solid waste is disposed of in a sanitary landfill site which is owned by the City and operated by a private contractor. The City's landfill site also accepts waste from the County of Red Deer, Town of Penhold and the Town of Sylvan Lake.

The existing landfill site is expected to reach capacity by the year 2000, assuming the quantity of waste requiring disposal continues to increase by about 4% per year.

The sources of waste received at the landfill are listed in the following table:

**RED DEER LANDFILL
WASTE SOURCES FOR 1991**

Source	Weight	Per Cent
Residential - Single Family	13,036	17.4
Residential - Multi-Family	5,160	6.9
Residential - Direct Haul	7,414	9.9
Commercial - Front End	15,972	23.3
Commercial - Roll-Off	10,594	14.1
Commercial - Direct Haul	11,519	15.4
Demolition	3,705	5.0
Water Treatment Plant Sludge	5,110	6.8
Liquid	2,226	3.0
Special Waste	181	0.2
TOTAL	74,917	100.0

- Tires
- Promotional and Education Programs
- Large Metal Appliances
- Salvaging.

After describing these waste reduction and recycling options, the following criteria were used to evaluate each option:

- Capital Cost
- Operating Cost
- Cost/Tonne
- Waste Diversion
- Markets
- Performance History
- Public Acceptability
- Level of Service
- Applicability to Red Deer
- Public Education Benefit

As a result of the evaluation, incineration and mixed waste processing were recommended to be dropped from further consideration. Incineration is a costly alternative which is often met with substantial opposition from the public. Incineration may be considered again in the future if other projects such as Wainwright's proposed incinerator prove successful.

The processing of mixed waste was also not recommended for further consideration due to high capital and operating costs and a poor track record in the past. As well, there are no local markets for refuse derived fuel (RDF), which is one of the main products of mixed waste processing plants.

SYSTEM COMPONENTS

SYSTEM A 10% Diversion	SYSTEM B 20% Diversion	SYSTEM C 50% Diversion
Base Components* Home Composting Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components* Yard Waste Collection Pay by Volume Tipping Fee Increase (\$25/t) Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components* Wet/Dry Processing Tipping Fee Increase (\$75/t) Waste Audits Cardboard Diversion

* Base components were identified in the previous section.

The relative advantages and disadvantages of each system were considered.

SYSTEM A: 10% Diversion was not recommended because the diversion rate does not demonstrate a substantial commitment towards meeting the Provincial goal of 50% diversion.

SYSTEM C: 50% Diversion was also not recommended because of the high cost and risk associated with the wet/dry waste collection and processing system which has not yet been implemented on a full scale in North America. This system would also require that tipping fees for the landfill and wet/dry processing centre be set at \$75.00/tonne.

SYSTEM B: 20% Diversion was recommended as the preferred system because the costs are moderate and programs can be implemented on a pilot scale to verify costs. This system is also flexible and allows for changes such as increasing tipping fees further and banning yard waste and cardboard from landfill in order to achieve greater waste diversion in the future. SYSTEM B also has initiatives for both residential and commercial waste. A summary of the components of the recommended system is outlined below.

4. **Diversion of Waste Tires** - request information from the Provincial Government on the legislation which will prohibit the landfilling of tires and the method of enforcement. The Province should also be asked to clarify whether the City will be expected to provide a collection and transportation service to recycling centres and, if so, how will the City be reimbursed for expenses incurred.
5. **Diversion of Large Metal Appliances** - ban the disposal of all large metal appliances (white goods) at the sanitary landfill.
6. **Salvaging** - salvaging operations should only be undertaken on a case by case basis, provided they pose no health or safety risks and there is a secure market for the material. The cost of the salvage operation must also be considered.
7. **Promotion and Education** - a general promotion and education program should be developed to encourage backyard composting and solid waste reduction and reuse.
8. **Environmental Award of Merit** - an environmental award of merit program should be established to publicly recognize waste reductions initiatives made by businesses.
9. **Liquid Waste** - efforts to divert liquid waste from the landfill site should continue with the goal of permitting no liquid waste disposal at the site.
10. **Water Treatment Plant Sludge** - investigate the alternatives to landfill disposal of an alum calcium carbonate sludge generated by the Water Treatment Plant.
11. **Yard Waste Collection** - conduct a pilot program for the separate collection and composting of yard waste.
12. **Landfill Tipping Fee** - increase the landfill tipping fee to \$25.00, effective March 1, 1993.
13. **Commercial Waste Audits** - conduct commercial waste audits to assist businesses in implementing programs for waste reduction and recycling.

The purpose of the Solid Waste Master Plan is to identify programs and facilities to manage solid non-hazardous waste generated by the residential and commercial sectors in the city of Red Deer over the next 25 to 30 years.

The Plan provides an assessment of Red Deer's existing waste management system and a technical analysis of various waste management options. It also includes input from the general public, interest groups and other government agencies.

Although it is the intent of the plan to address a 25 to 30 year horizon, the main focus of the plan is the next ten years. Since it is difficult to predict the availability of recycling markets in the future and since waste management technologies are continually changing, the Plan will require updating approximately every five years.

1.2 Plan Objectives

The basic objectives of the Solid Waste Master Plan are outlined below:

1. To assess the current status of Red Deer's existing waste management system.
2. To develop a waste management system which reduces our dependence on landfill.
3. To examine various waste management options to develop a cost-effective and sustainable waste management system.
4. To develop a system which recognizes the 4 R's Hierarchy of Waste Management: **Reduction, Reuse, Recycling and Recovery.**
5. To ensure that public and interest groups have an opportunity to provide input on the future of Red Deer's waste management system.
6. To recommend a staged implementation of programs and facilities which ensures that components are in place by the time they are needed.
7. To ensure that waste management in the City of Red Deer continues to be financed by the users of the system.

The landfill is developed in accordance with the Provincial Waste Management Regulation. Discrete areas of the landfill, or cells, are excavated and are filled with layers of garbage to form a lift which is approximately two metres in depth. The tipping face is covered at the end of each day to minimize potential impacts such as odour, litter and foraging animals. Each lift is covered with 150 mm of soil to minimize these nuisance effects. The final cover consists of a minimum of 600 mm of compacted clay, to minimize the generation of leachate. It is then topsoiled and seeded.

A completed portion of the site has been seeded to hay by a local farmer. This reduces landscaping maintenance costs and provides weed control.

Since 1984, a groundwater monitoring program has been conducted annually to ensure there is no migration of leachate off-site. All test results are forwarded to the Health Unit. To date, test results have showed no indication of leachate problems.

2.1.3 Landfill Service Area

On May 11, 1992, City Council passed an amendment to the Utility Bylaw Number 2960/88, such that the City's landfill site will only accept garbage which originated from within the boundaries of the City, unless the generator has a contract with, or written permission from, the City:

"118.1 Notwithstanding anything in this bylaw, no person shall deposit any garbage or refuse at the Disposal Grounds which does not originate from within the boundaries of the City unless such person has received the prior written permission of the Public Works Manager or has such authority under the terms of a contract with the City."

Approximately \$300,000 per year in excess revenue from tipping fees is placed in a reserve fund each year. The reserve fund will be used for:

- closing the site and restoring and redeveloping it for a future use
- monitoring groundwater after closure
- install a leachate collection system if necessary
- acquiring and opening a new site

In the past, loads of household garbage from individual city residents were not charged. City Council reviewed this policy and directed that, effective June 1, 1992, a minimum charge of \$5.00 per load be implemented. City households receive two vouchers per year which entitles them to a \$5.00 discount on the cost of garbage disposal that they haul themselves.

The resolution passed by City Council on the \$5.00 minimum charge is given below:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 13, 1992 from the Public Works Manager re: Landfill Private Disposal, hereby approves the initiation of a minimum charge of \$5.00 per vehicle for all vehicles disposing of waste at The City of Red Deer Solid Waste Disposal Site and authorizes the preparation of a bylaw amendment for Council's consideration.

Council further agrees that a coupon system be incorporated for City residents."

The landfill rates for commercial waste are outlined in Table 2:

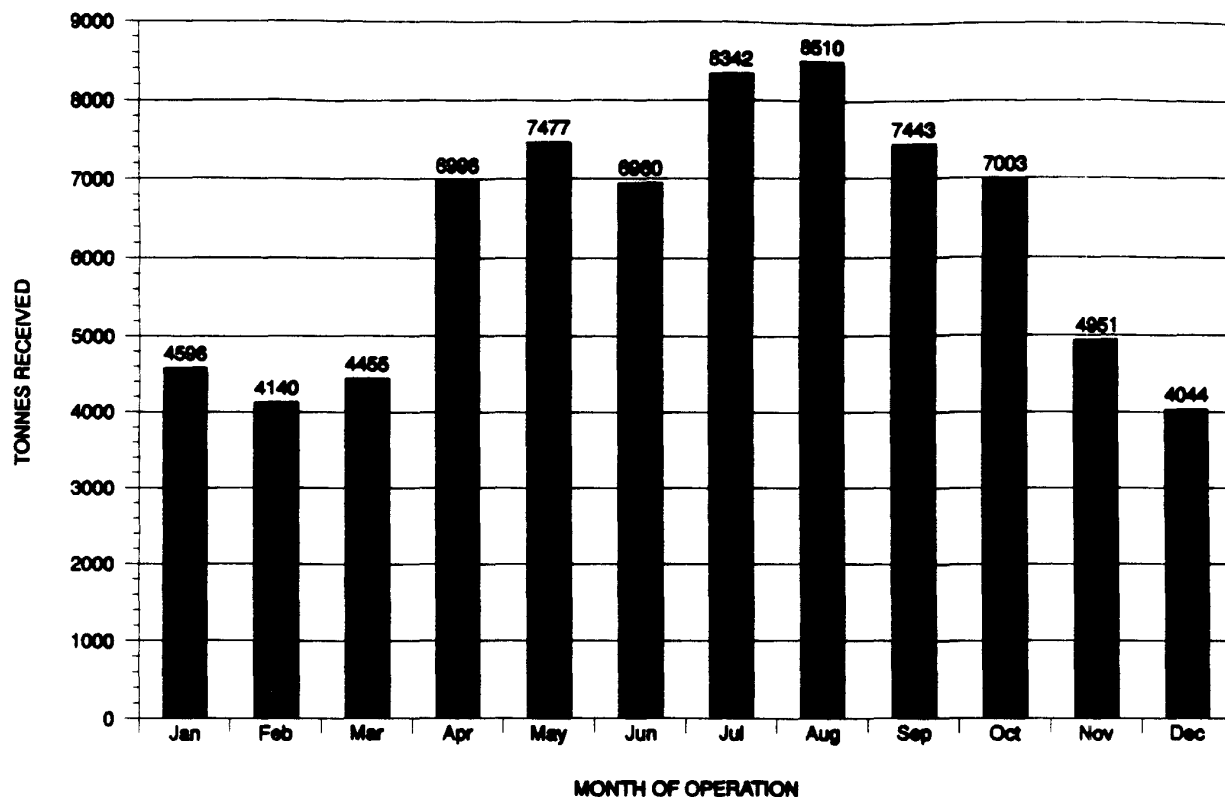


Figure 1: 1991 Monthly Variation in Tonnage (Total 74,917 Tonnes)

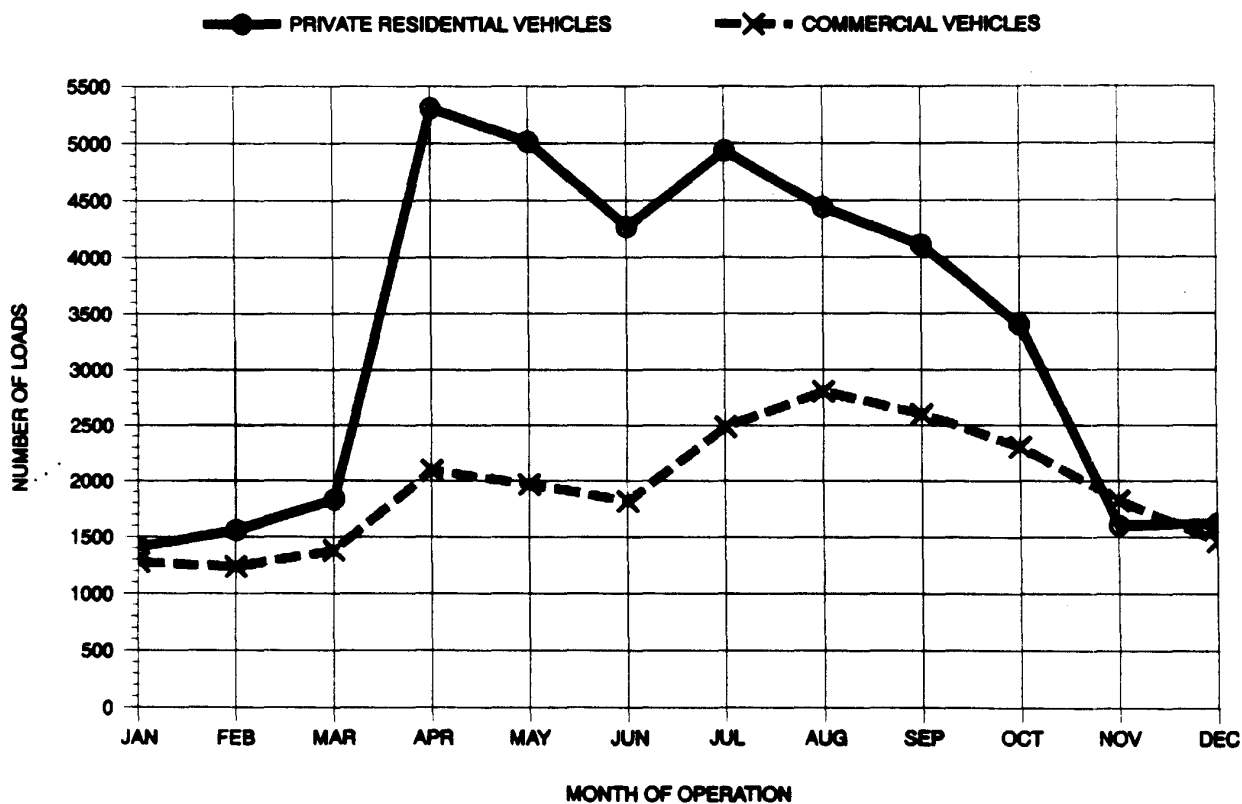


Figure 2: 1991 Monthly Variation in Number of Loads

2.3 Municipal Recycling Program

In May 1991, Red Deer implemented a blue box recycling program for all households with individual garbage collection at an initial rate of \$4.56/household/month. Over 15,000 households in Red Deer currently have blue boxes. The overall response by the public has been excellent, with a participation rate of about 80 percent and a weekly set-out rate of 35 percent.

Effective June, 1992, the City will be expanding the recycling program to include all apartment buildings. Recycling bins or toters will be conveniently located near the apartment buildings. Residents of apartments will not be provided with blue boxes; however, unlike residents in single family dwellings, they will not have to store recyclables in their apartment because they can take their recyclables out to the recycling bins at any time.

With the expansion to multi-family dwellings, approximately 20,000 households will be provided with the recycling service. The expansion has also resulted in a decrease in the charge, to \$3.25/household/month. In apartment complexes where the landlord pays all utilities, the landlord will be billed directly and will pass the cost on to tenants in their rent.

The annual quantity of material expected to be recovered through the expanded program is 1600 tonnes per year. The cost of the program is estimated to be \$450 per tonne (excluding the municipal franchise fee of \$50 per tonne). The actual cost of the program will vary depending on the quantity of material collected and markets.

The materials collected through the recycling program include the following:

- newspaper and all inserts
- corrugated cardboard
- glass bottles and jars (single family dwellings only)

burned, which stimulated public concern for environmental and health reasons. Chips from the 1990 Christmas trees have been used in shrub beds and in re-forestation projects throughout the City.

The City Parks Department decided not to chip the Christmas trees from 1991 because gypsy moth larvae were found on a scotch pine imported from Michigan. As a result, Edmonton, Calgary and Red Deer burned their 1991 trees. It is the intention of The City of Red Deer Parks Department to continue to chip the trees in the future.

2.6 Composting/Wood Chipping

The Parks Department has been composting all of their spent plant material since 1988. The material is windrowed at the City nursery, located just off 40 Avenue north of 67 Street. Approximately 30 tonnes per year of plant material have been diverted from the landfill through this operation. The finished compost is used as soil amendment in flower and shrub beds throughout the City.

The Parks Department has also been chipping wood waste for several years, for use on park trails and mulching. A significant quantity of wood waste from City operations and private businesses has been diverted from the landfill through this operation.

2.7 Concrete, Rubble and Clean Fill

The majority of the concrete and rubble waste generated in the City of Red Deer is not disposed of at the landfill site because of the high disposal cost of \$14.00 per tonne.

Some local contractors use waste concrete as clean fill in land reclamation sites. All dry waste sites require a permit from the Red Deer Regional Health Unit. Currently the private sites that contractors are using are not licensed. The Health Unit has been investigating these sites on a complaint basis and has recently closed a site near Blackfalds. Border Paving is currently in the process of applying for a licensed site.

contractors have an association, the Environmental Services Association of Alberta, which can be contacted at 1-800-661-9278 to obtain information on handling hazardous waste and hiring an appropriate firm.

2.9.2 Pesticide Containers

Herbicide and pesticide containers which have been triple rinsed may be disposed of in a locked compound at the landfill site, at no charge. The pesticide container program is run by the County of Red Deer, although the collection site is on City land. Annually, the containers are shredded on site and removed for cleaning and recycling.

2.9.3 Household Hazardous Waste

For the last four years, The City of Red Deer has conducted an annual Household Toxic Waste Round-Up in the fall. During the week-long event, the citizens of Red Deer are asked to bring in their toxic or hazardous waste. With the assistance of a licensed contractor, the hazardous waste is collected and transported for destruction at the Alberta Special Waste Treatment Centre near Swan Hills. The waste oil and glycol are recycled.

In 1991, The Citizens Action Group on the Environment ran a paint exchange in conjunction with the Round-Up. Residents dropped off unwanted paint and/or picked up free paint. The paint exchange was a tremendous success and will be part of future Round-Ups. Approximately 1200 litres of paint were exchanged.

A total of 105 barrels (205 litre drums) of toxic waste and 26 barrels of used motor oil were collected at the Round-Up in 1991. Prior to implementing a Round-Up program, a substantial amount of this material would have ended up in the landfill or in our sewer system.

In the past, Alberta Special Waste Management Corporation (A.S.W.M.C.) paid for the operating and treatment costs of the Toxic Waste Round-Up and the City paid for municipal staff and equipment costs. As shown in Table 3, the total cost of the program in 1991 was \$86,307, with the City paying \$25,430 and A.S.W.M.C. paying \$60,877. A.S.W.M.C. has been decreasing their funding contribution for the last two years, and in 1992 it is estimated that the City contribution to the cost of the program will be \$54,075, depending on the quantity of material received.

This trend of decreasing funding is of concern to the City. A.S.W.M.C. will not provide any assurance that they plan to continue to fund the treatment costs in the future. Reduced funding could jeopardize the future of the Household Toxic Round-Up program in the city of Red Deer.

Table 3

HOUSEHOLD TOXIC ROUND-UP COSTS

Year	City Cost	A.S.W.M.C. Operating Cost	A.S.W.M.C. Treatment Cost	Total Cost	Number of Drums Collected
1989	\$ 7,105	\$15,592	\$17,290	\$ 39,987	40
1990	\$13,463	\$26,275	\$41,670	\$ 81,408	104
1991	\$25,430	\$15,540	\$45,337	\$ 86,307	105**
1992*	\$54,075	\$ 7,669	\$50,000	\$111,744	120

* Estimated Costs for 1992

** Plus 26 drums of motor oil which were recycled and the equivalent of 6 drums of paint which were exchanged.

Every year in May, the Alberta Pharmaceutical Association (APA) holds a Drug Round-up program where citizens can take expired drugs to their local pharmacy for disposal. The drugs are destroyed at the Alberta Special Waste Treatment Centre. The program is sponsored by APA, Alberta Special Waste Management Association, the Provincial Poison Control Centre and a number of private companies.

2.10 Liquid Waste

At present, domestic liquid wastes and some industrial wastes are accepted at the landfill site. However, the Red Deer Regional Health Unit recommended that the City discontinue accepting liquid waste at the landfill in order to reduce the risk of future ground-water contamination. As a result, City Council directed that liquid wastes no longer be accepted at the landfill site as outlined in the following resolution, passed by Council on January 20, 1992:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 13, 1992 from the Public works Manager re: Liquid Waste, hereby agrees that liquid wastes be not accepted at the landfill site and further that, subject to meeting the required standard, liquid wastes be accepted at the Wastewater Treatment Plant, and as recommended to Council January 20, 1992."

As an alternative to landfill disposal, the Public Works Department is currently investigating the potential for accepting liquid waste at the Wastewater Treatment Plant. Haulers of the liquid waste have been asked to provide the Public Works Department with information on the waste generators and a description of the liquid waste.

Testing of the liquid wastes will be required prior to acceptance at the Wastewater Treatment Plant. It must be ensured that the wastes will not harm the bacteria used in the biological treatment process. Testing will also ensure that the liquid wastes will not affect future land application of the sludge.

The waste generator will be responsible for paying for the cost of testing the waste. It has been proposed that a charge of 2¢ per litre for treatment be imposed.

All liquid waste haulers have been advised of the plan to discontinue accepting liquid waste at the landfill site. To date, the response by haulers to arrange for other alternatives appears to be limited. It is recommended that Public Works staff continue to work with liquid waste haulers and generators and that the landfill site discontinue accepting liquid waste by the end of 1992.

2.11 Biomedical Waste

The majority of the biomedical waste generated in Red Deer and the surrounding area is burned in an incinerator located at the Red Deer Regional Hospital Centre. The hospital accepts all potentially infectious material such as bloody bandages, body parts, sharps, needles and specimens. The material originates from a wide range of facilities such as hospitals, doctors' and dentists' offices, clinics and veterinarians' offices.

The incinerator serves almost all of Central Alberta and a few clients as far away as Calgary. In 1991, the facility handled about 36,000 kilograms from the local area and about 86,000 kilograms in total. The material is burned at 2000°F to ensure all pathenogenic material is destroyed. The incinerator was retrofitted with a scrubber system about five years ago which results in stack emissions which are 98% clean.

The biomedical waste is collected in permitted vehicles by trained individuals. The waste is first placed in 3 mil yellow plastic bags and then into a re-useable container with a red top and yellow bottom and an identification label. The re-useable containers are thoroughly washed and disinfected after each use.

The incinerator has a cold storage area for biomedical waste during temporary shut downs of the incinerator.

The current cost of biomedical waste incineration is 90¢ per kilogram. This may increase substantially in the fall, depending on provincial requirements. Many hospitals are examining

their waste stream to ensure that they are not including regular garbage (i.e. non-biomedical) in with the material to be incinerated. This is not expected to have any appreciable effect on the quantity of waste received at the Red Deer landfill.

2.12 Petroleum Contaminated Soil

A provincial committee is currently developing provincial guidelines on the disposal of contaminated soil. Until the guidelines are finalized, the Red Deer Regional Health Unit has advised that petroleum contaminated soil must be below Level III of the MUST (Management of Underground Storage Tank) guidelines for hydrocarbons and below Level II for lead in order to be used as cover material at the landfill (see Appendix II for MUST Guideline Levels.)

At this time, the City's policy is to only accept material which has met the Health Unit's requirements. A special waste fee of \$35.00 per tonne is charged for this type of material.

The City is currently conducting a landfarming operation at the landfill for petroleum contaminated soil excavated from the CN rail lands in preparation for the continuous corridor. The pilot project is being undertaken with the approval of the Red Deer Regional Health Unit. The soil was placed in windrows in a confined area. The windrows are periodically turned to accelerate the treatment process. The material will be tested to ensure that it is suitable for landfill cover.

In general, the Health Unit advises that contaminated soil be treated on-site wherever possible.

3.0 WASTE COMPOSITION AND PROJECTION

3.1 Study Area

One of the primary objectives of the Solid Waste Master Plan is to develop programs to reduce the quantity of waste being disposed of at the Red Deer Landfill. In order to maximize the potential for waste diversion, the study area is defined as the service area for the landfill. As outlined below, approximately 18% of the population using the site is from outside the City.

	Approximate Population Using Red Deer Landfill
City of Red Deer	58,200
Town of Sylvan Lake	4,100
Town of Penhold	1,700
County of Red Deer residents	<u>7,500</u>
TOTAL	71,500

This estimate assumes that approximately half of the County of Red Deer residents use the Red Deer Landfill. A survey conducted in February 1992 found that approximately 12% of the waste received at the landfill is generated outside of the city limits. This percentage is expected to increase in the summer months due to the increase in activity in the resort town of Sylvan Lake.

3.2 Waste Stream Composition

In order to develop waste reduction and recycling goals, it is necessary to define the composition of waste for the study area. The general sources of waste are known through weigh scale records, as shown in Table 4.

TABLE 4
RED DEER LANDFILL
WASTE SOURCES FOR 1991

Source	Weight (tonnes)	Per Cent
Residential - Single Family	13,036	17.4
Residential - Multi-Family	5,160	6.9
Residential - Direct Haul*	7,414	9.9
Commercial - Front End	15,972	23.3
Commercial - Roll-Off	10,594	14.1
Commercial - Direct Haul*	11,519	15.4
Demolition	3,705	5.0
Water Treatment Plant Sludge	5,110	6.8
Liquid	2,226	3.0
Special Waste	<u>181</u>	<u>0.2</u>
TOTAL	74,917	100.0

* Direct Haul - Waste hauled directly to the landfill by residential or commercial waste generator.

The largest components of the waste stream are commercial waste (50.8%) and residential waste (34.2%). These figures are comparable to other urban centres. The next largest component of the waste stream by weight is a sludge produced by the Water Treatment Plant. The alum calcium carbonate sludge is odourless, with a relatively high water content. Occasionally the sludge causes some minor problems at the landfill, as it tends to freeze to the steel wheels on the compactor. However, when properly mixed with dry waste, it can improve compaction. The sludge makes up about 6.8% of the total waste stream.

Demolition waste consists of materials such as concrete, rubble and asphalt. It makes up

5.0% of the waste stream by weight, and although some of this type of material is incorporated into road building at the landfill, it still takes up space.

The category of special waste refers to wastes which require special handling, such as asbestos. This type of material makes up a relatively small percentage of the waste stream at 0.2%.

3.2.1 Residential Waste Composition

The composition of residential waste is dependent on many factors, such as geographic location, demographics and seasonal variation. There is no specific data available on the composition of Red Deer's waste stream, therefore, a review of waste composition in other municipalities and communities was undertaken to provide comparative data. The City of Edmonton was the closest municipality which has undertaken a waste composition analysis. Edmonton's data has been used in order to estimate the composition of Red Deer's waste stream. Edmonton has conducted a number of waste composition surveys, which take into account factors such as seasonal variation.

Edmonton has essentially the same climate as Red Deer, and has approximately the same ratio of apartments to single family dwellings. Red Deer's waste profile does differ from Edmonton in terms of the proportion of household garbage hauled directly to the landfill by home owners. Approximately 29% of the residential waste is delivered directly by householders, while in Edmonton only 9.3% is delivered directly. This reflects the fact that the Red Deer landfill services some County of Red Deer residents who have no garbage collection. As well, in the past, the Red Deer landfill has allowed free disposal of all residential loads delivered to the site and it is a relatively short trip from anywhere in the City to the landfill.

Figure 3 provides a breakdown of waste generated by single family dwellings based on the City of Edmonton's data. This refers to all households with once per week garbage collection and does include some townhouses and fourplexes. The predominant components of the waste stream are paper, yard waste and organics. Figure 4 shows the breakdown of multifamily residential waste. This category refers to apartments, and some townhouses, fourplexes and duplexes. As expected, this category has very little yard waste.

The composition of waste hauled directly to the landfill by residents is shown in Figure 5. A summary of the total residential waste stream is given in Figure 6.

3.2.2 Commercial Waste Composition

Commercial waste composition is difficult to determine because different types of businesses generate different types of waste. Waste composition studies must ensure that samples are representative of the entire commercial waste stream. Undertaking this type of study is very costly and may not produce accurate results. A commercial waste composition study has not been undertaken for Red Deer's waste stream.

In order to estimate the commercial waste composition for this study, data from other municipalities was reviewed (see Appendix III). Based on this data, a generic estimate of commercial waste has been developed as shown in Figure 7. Since commercial waste varies from community to community, depending on the commercial/industrial base, the breakdown given in Figure 7 is not highly accurate and is intended as an approximate guideline for comparing alternatives only. Any use of this data must be undertaken with a clear understanding of its accuracy.

(Based on City of Edmonton data)

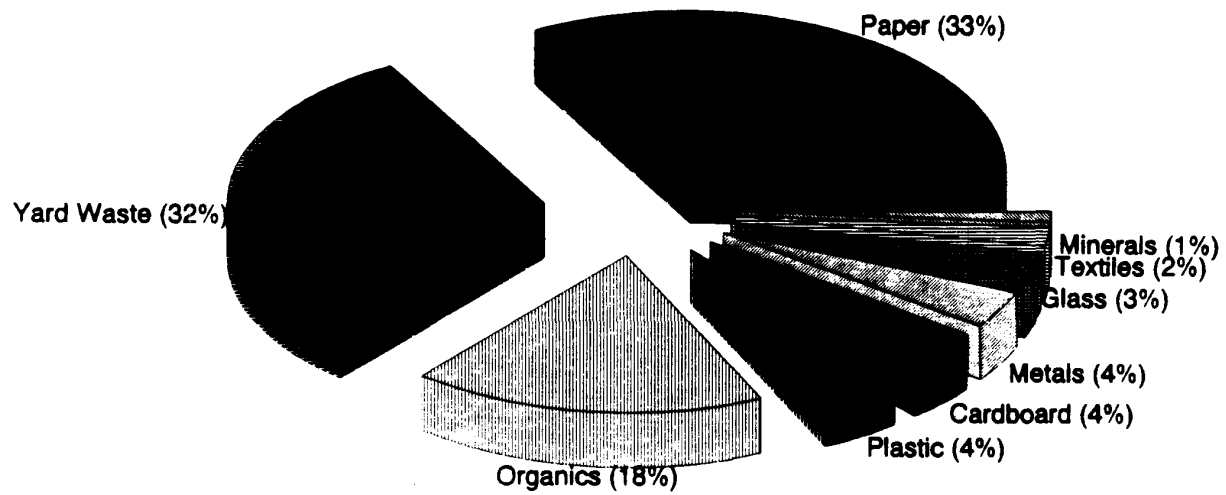


Figure 3: Single Family Dwelling - Waste Composition (13,036 tonnes/yr)

(Based on City of Edmonton Data)

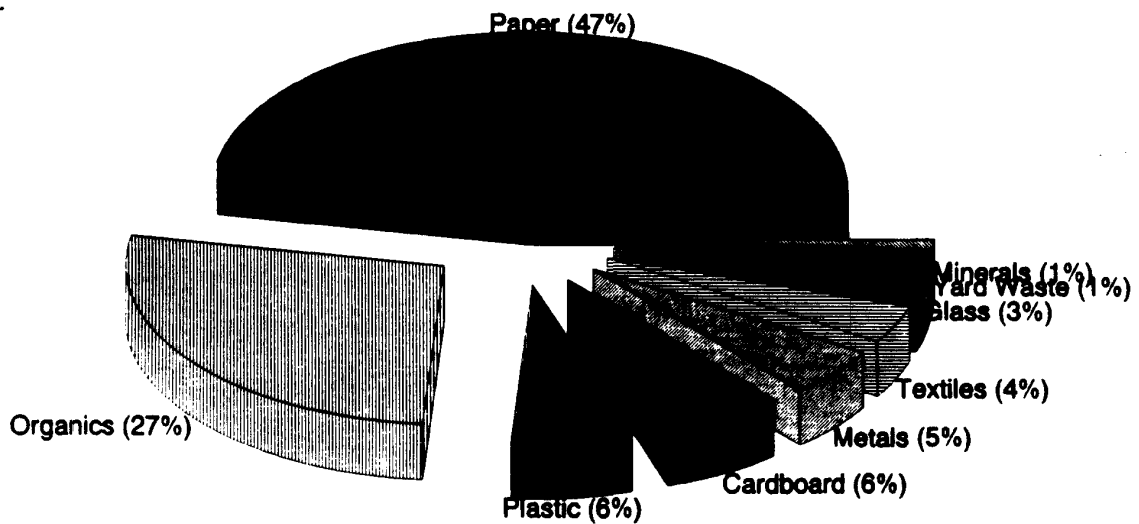


Figure 4: Multi Family Dwelling - Waste Composition (5,160 tonnes/yr)

(Based on City of Edmonton data)

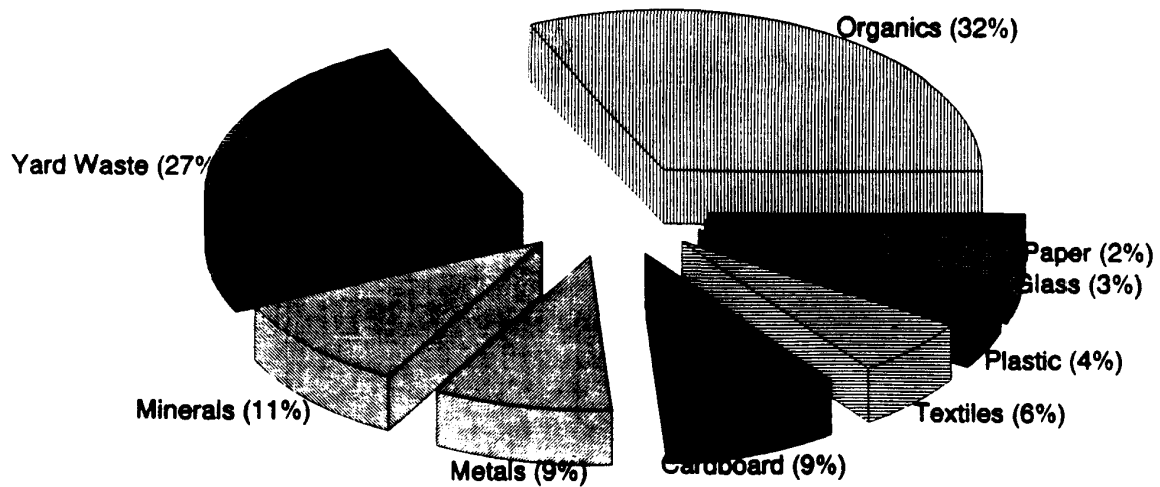


Figure 5: Direct Haul Residential - Waste Composition (7,414 tonnes/yr)

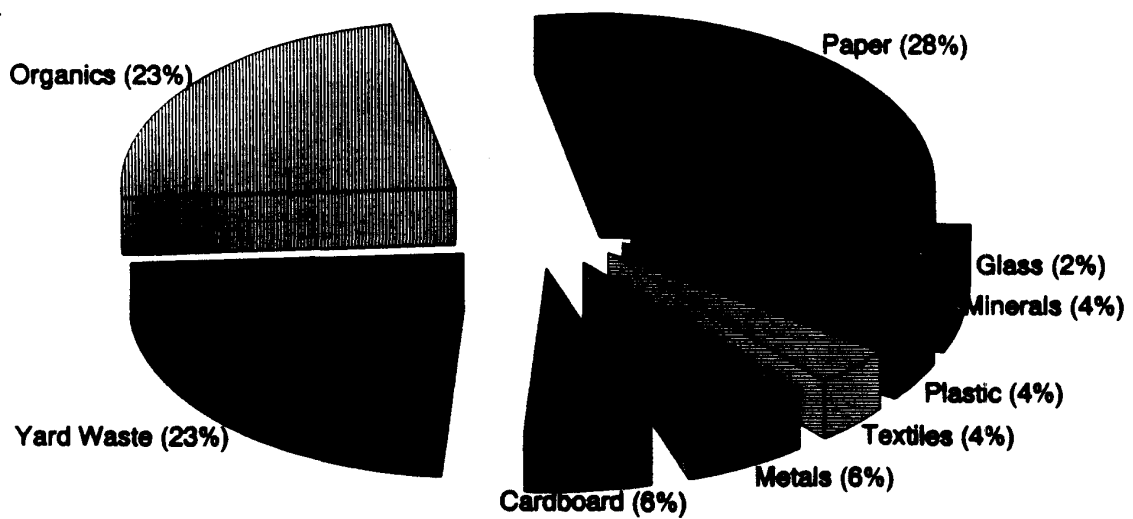


Figure 6: Total Residential - Waste Composition (25,610 tonnes/yr)

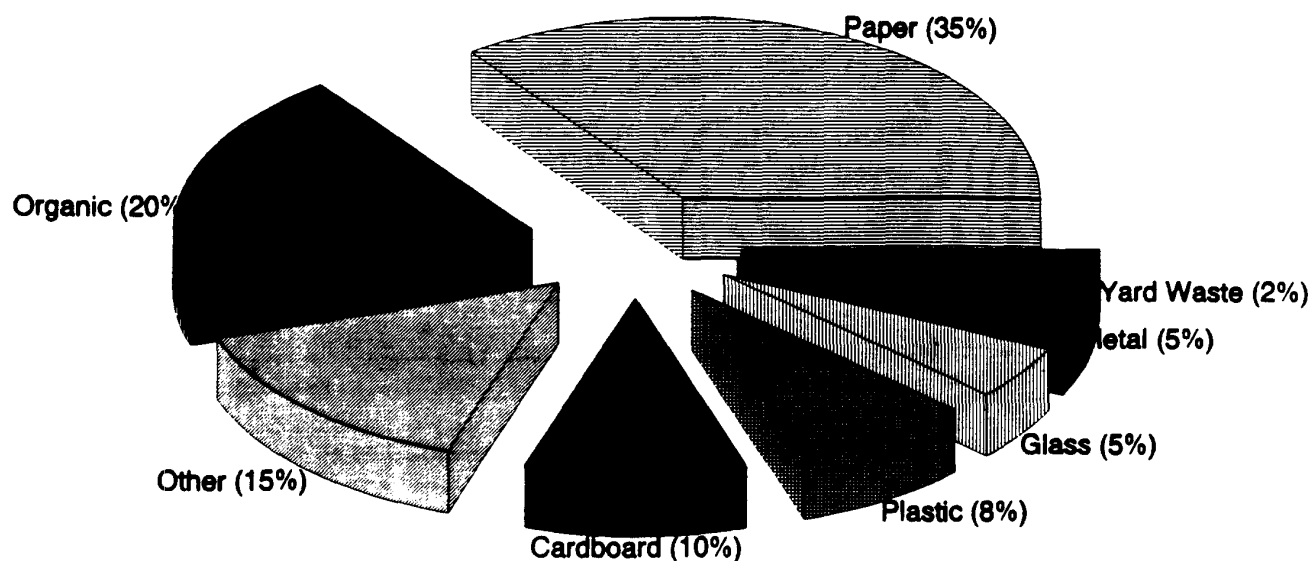


Figure 7: Commercial - Typical Waste Composition (38,085 tonnes/yr)

3.3 Baseline Waste Quantities

One of the main objectives of the Master Plan is to reduce the quantity of waste requiring disposal. Therefore, in order to develop waste diversion targets, it is necessary to define current or baseline conditions.

As stated in Section 1.0 Introduction, the Provincial Government has adopted a goal of 50% waste diversion by the year 2000. Although the Province is encouraging municipalities to work towards this goal, it has not defined the basis for calculating the 50% diversion.

As outlined early in Sections 2.3 and 2.4, there are some materials such as scrap metal which are already diverted from landfill and therefore are not always classified as waste materials. However, when considering total diversion rates, it is reasonable to include these materials. Therefore, a summary of waste disposal by landfill and existing diversion quantities are outlined below:

Table 5
1991 SUMMARY OF TOTAL WASTE STREAM

	Quantity (tonnes/year)
Landfill disposal	75,000
Blue box recycling	1,000
Scrap metal recycling	7,000
Concrete and asphalt from Roads section	4,000
TOTAL	87,000

As shown in Table 5, based on 1991 data, there is approximately a 14% diversion rate prior to implementing any initiatives resulting from the Solid Waste Master Plan.

It is also useful to consider waste diversion goals in terms of diversion from current landfill disposal. This allows a direct correlation between the diversion goal and how much a program will extend the life of existing or future landfill sites.

In this report, two types of diversion will be considered:

- i) **diversion from landfill** - using a base value of approximately 75,000 tonnes in 1991
- ii) **diversion from total waste stream** - using a base value of approximately 87,000 tonnes in 1991 with a baseline diversion rate of 14%

In both of the cases outlined above, monitoring of the expected diversion from landfill, or the total waste stream, is based on projected tonnages.

3.4 Future Waste Disposal Quantities

In order to estimate future waste quantities, many municipalities assume a projected waste increase, proportional to the projected population growth rate. Based on the comparison of the population growth and actual increase in solid waste disposal at the landfill over the last nine years, shown in Table 6, solid waste has been increasing by about 4%, while the population has only increased by less than 2%.

Table 6
COMPARISON OF SOLID WASTE DISPOSAL
VERSUS POPULATION GROWTH

Solid Waste Disposal			Population Growth		
Year	Solid Waste Received (tonnes)	Per Cent Increase	Study Area Population*	Per Cent Increase	Tonnes/ Capita
1983	56,217		62,410		0.90
1984	56,170	-0.1	63,223	3.3	0.89
1985	53,254	-5.2	64,773	3.5	0.82
1986	60,100	13.9	66,345	3.4	0.91
1987	64,520	7.4	66,696	0.5	0.97
1988	71,464	10.8	67,226	0.8	1.06
1989	70,896	-0.1	68,334	3.6	1.04
1990	72,164	3.8	69,377	3.5	1.04
1991	74,918	3.8	71,117	3.5	1.05
Approximate yearly increase 4.0%			Approximate yearly increase 1.6%		

* Population estimates for Sylvan Lake, Penhold and the County of Red Deer were updated only in 1982 and 1987.

The difference in these growth rates is likely due to a number of factors, such as economic growth. As well, isolated events such as the hail storm in 1991 which caused a number of roofs to require re-shingling and an increase in the number of shingles being hauled to the solid waste disposal site.

As shown in Figure 8, generation of residential waste has remained constant, while generation of commercial and commercial direct haul have increased substantially, particularly over the period 1986 to 1988.

Table 7 outlines the possible range of waste quantities projected for the study area in the future. This range is shown graphically in Figure 9.

Table 7
PROJECTED WASTE QUANTITIES

Year	Study Area Population (%)	Projected Waste Based on Population (tonnes)	Projected Waste Based on Historical Growth (4%) (tonnes)
1991	71 000	75 000	75 000
1995	79 000	83 000	88 000
2000	86 000	90 000	107 000
2005	94 000	99 000	130 000
2010	103 000	108 000	158 000
2015	112 000	118 000	192 000
2020	122 000	128 000	234 000
2025	134 000	140 000	284 000

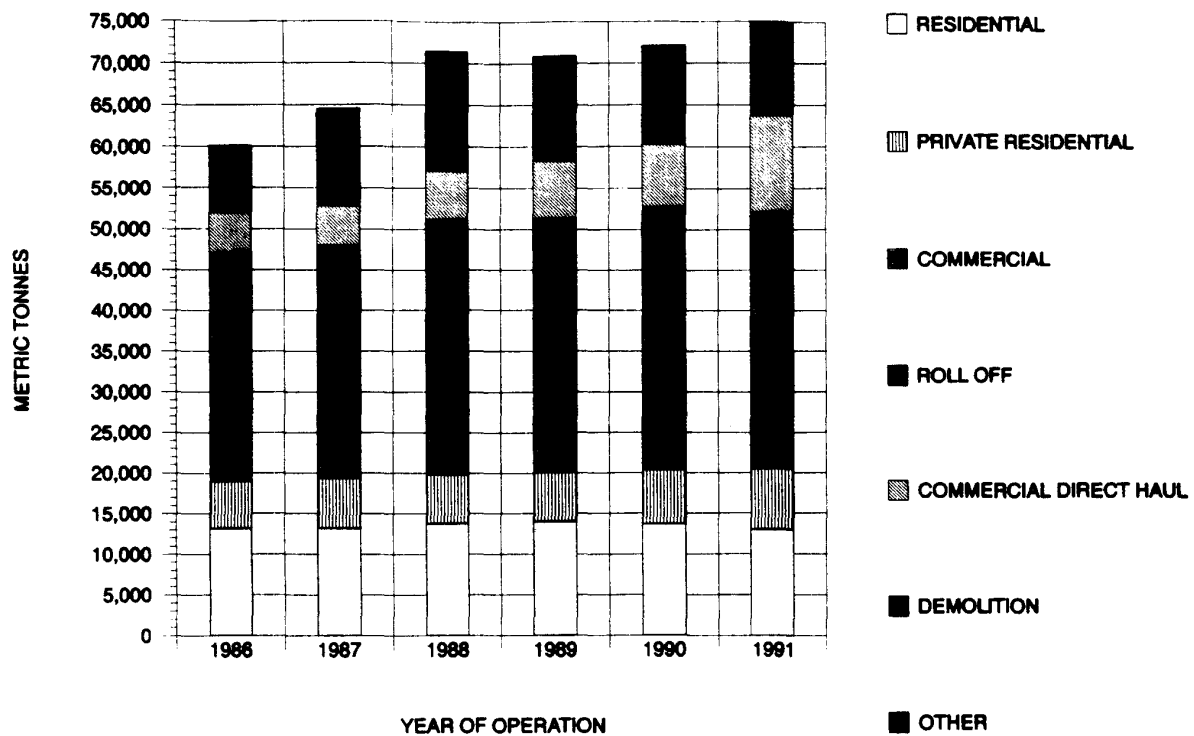


Figure 8 - Historical Sources of Waste Generation

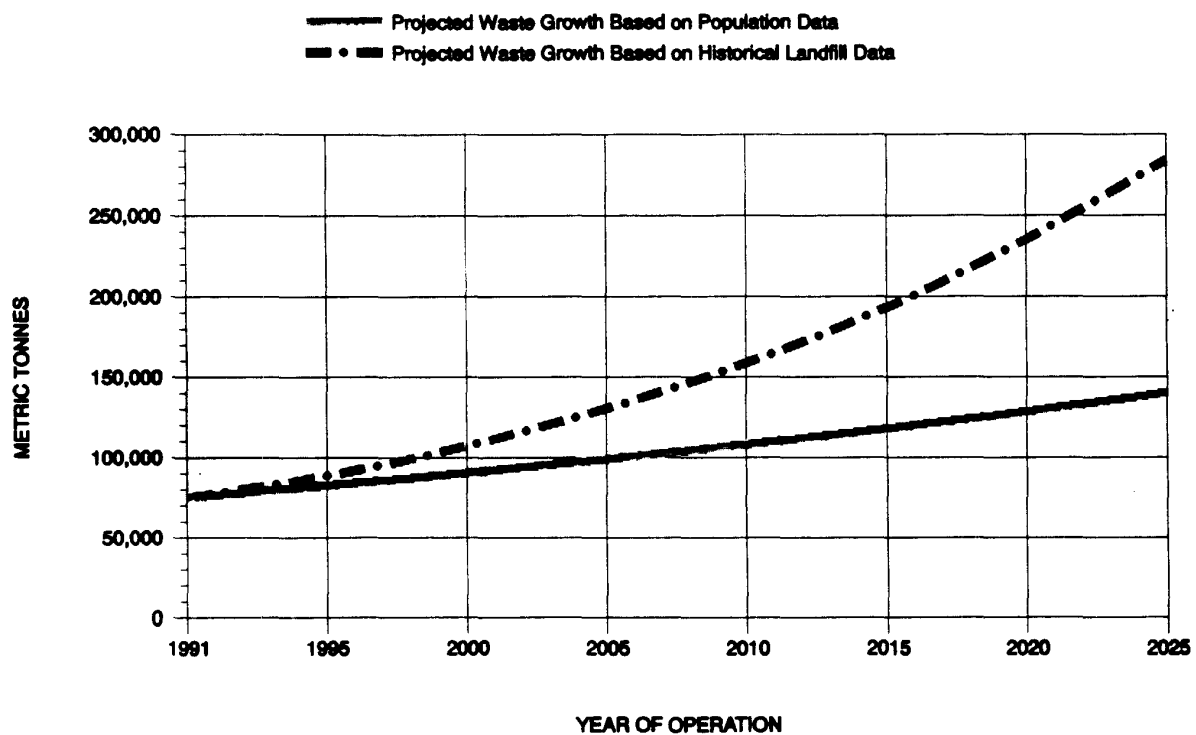


Figure 9 - Projected Waste Disposal Quantities

4.0 LANDFILL REQUIREMENTS

Although the implementation of waste reduction and recycling measures will help to reduce our dependence on landfilling, landfills will continue to be a necessary component of any waste management system in the foreseeable future.

Some portions of the waste stream can not be recycled in a practical manner and will continue to be landfilled. As well, residues requiring disposal are produced as a by-product from waste processing. Landfills also provide back-up capacity for processing facilities during maintenance down-time and mechanical breakdowns, or temporary loss of markets in the case of recycling activities.

This section of the report will provide a general outline of the future landfill requirements for The City of Red Deer. Expansion of landfill capacity and preliminary landfill design will be the subject of future reports.

4.1 Existing Landfill Capacity

Based on an assessment of the remaining landfill life conducted in August 1991, the landfill site is expected to reach capacity by the year 2000, based on the historical increase in waste at the landfill of 4 percent/year. This estimate is confirmed by a study conducted by Reid Crowther in 1988. If the growth rate is reduced to 1.9 percent, the projected population increase for the study area, the landfill life could be extended by almost a year. It is recommended that the more conservative figure of landfill completion by the year 2000 be used for future planning.

4.2 Clay Cover Material

Clay material is used for daily intermediate and final cover. The Engineering Department has estimated that there is about 115,000 cubic metres of clay material on site, available to

be used as cover material. The estimated cover material required, including topsoil, is 338,000 cubic metres during the remaining life of the site. Therefore, it is estimated that there could be a shortfall of approximately 223,000 cubic metres of clay and topsoil. This shortfall will be made up in part by loads of clean fill delivered by private contractors. Overhaul payments are also being made in order to encourage all clean fill loads generated by municipal-related work to go to the landfill. The payment is equal to the additional cost associated with hauling a load to the landfill, rather than a closer clean fill disposal site. The availability to offer overhaul payments to private contractors will increase the quantity of cover material at the site.

4.3 Future Use of Completed Landfill

A preliminary plan for the future use of the existing landfill site has been developed by the Red Deer Regional Planning Commission. The Community Services Master Plan has identified that the landfill could be developed as an extension of the Westerner Park, incorporating sports fields and overflow parking.

It is recommended that the future use plan be updated by the Planning Commission so that, as areas of the landfill are completed, the contours are consistent with the expected end-use.

4.4 Approval Process for a New Landfill Site

Siting of new landfills is becoming more and more difficult. The general public is becoming more aware of environmental issues and wants to play an active role in the landfill siting process. There is also greater opposition to landfills, by the general public, known as NIMBY (Not In My BackYard).

Legislative requirements are also becoming more stringent. In order to develop a new landfill site, approval is required by the Red Deer Regional Health Unit. The approving agency reviews the hydrogeological information provided by the applicant. Hearings are

then held to obtain input from all interested parties. As well, a development permit must be obtained from the local authority. In general, a more detailed technical analysis is required than in the past. As well, the public's input must be sought throughout the process.

The City of Edmonton's experience provides an example of the difficulty that can occur in siting a new landfill. The City of Edmonton has been searching for a new landfill site since 1981. Several potential sites were identified and then eliminated for various reasons. In 1988, Edmonton narrowed the search down to one site, proposed as the Edmonton Waste Management Centre in the Aurum Industrial Area. Edmonton paid the landowner almost \$3,000,000 in holding and option fees for the site. A further \$2,500,000 was spent on engineering costs, public information meetings, etc. In 1990, the Edmonton Board of Health and Alberta Environment indicated that they would not approve the Aurum site primarily due to the site's hydrogeological conditions. Edmonton and the surrounding Region are continuing their landfill search and have identified 3 new sites which are now under consideration, but they are still a long way from approval of any of the sites.

4.5 Provincial Funding for a New Landfill

In order to qualify for provincial funding, a new landfill site must be operated as a Regional site serving two or more urban municipalities, plus one or more rural municipalities, forming a regional authority.

The regional authority is then eligible for 100% of the fair market value for land purchased by the regional authority for use as a sanitary landfill. Also, the Province will pay up to 100% of the initial capital costs. These capital costs include items such as land purchase, site preparation, groundwater monitoring wells and development of a cell suitable for one year of operation.

There are certain issues that must be considered with respect to regional landfills and regional authorities. One concern with a regional site is that a large municipality may not

have the representation on a governing board which its status as a major customer should warrant. As well, any revenue may have to be shared disproportionately among the participating municipalities.

4.6 Considerations for Future Landfill Site Design

It expected that leachate collection and treatment could become one of the most costly budget items (capital and operating) in the future as environmental regulations change. It may be necessary to treat the leachate in a separate on-site treatment system that would produce an effluent that could be used on-site, or discharged into a municipal system for further treatment. Direct discharge of leachate into a municipal system is generally not advised as high organic load and metal content may compromise the wastewater treatment plant and ancillary programs of sludge disposal. Another consideration is that an increasing trend across North America that new landfills may require a double liner to minimize the potential for contamination of ground water, depending on hydrogeological conditions.

5.0 DESCRIPTION OF WASTE REDUCTION/RECYCLING OPTIONS

5.1 Blue Box and Multi-Family Recycling Program

5.1.1 General

The blue box program has been successfully implemented in many communities across Canada. The program has raised the level of awareness of the general public on the need for waste minimization. The program also allows people to actively participate in the protection of the environment and the conservation of natural resources.

Blue box recycling is very convenient for the homeowner, providing a very high level of service. The program is suitable for a community the size of Red Deer, although greater economies of scale are realized for larger cities.

The blue box program is suitable for single family dwellings only. A modified system is required for multi-family residences, using centralized containers.

Except in areas with very high landfill tipping fees which are in close proximity to markets for recyclables, it is impossible to justify a Blue Box program on purely economic grounds.

5.1.2 Red Deer Recycling Program

As outlined in Section 1, the City of Red Deer currently has a Blue Box recycling program and, effective June 1, 1992, will have a recycling service for multi-family dwellings. The contract for this program will terminate on December 31, 1996. Since this program is in place in Red Deer, actual costs and experience will be used to compare this option with others.

The projected cost of the blue box and multi-family recycling program in Red Deer is approximately \$450.00 per tonne (excluding municipal franchise fee). This includes all administrative and advertising costs. The actual annual operating cost of the program (excluding municipal franchise fee) is approximately \$730,000.

The actual capital cost incurred by The City of Red Deer for the blue box program was relatively low because the program is run by a private contractor. Generally speaking however, the capital costs for a program of this size are in the order of \$1,000,000 for blue boxes, recycling vehicles, a processing plant and equipment. The Provincial Government provided a grant for \$125,000 to The City of Red Deer in 1991 which was used for the purchase of blue boxes and for advertising.

The cost of The City of Red Deer's blue box program, on a per tonne basis, appears to be substantially higher than other programs. For example, Edmonton's program has been reported at a cost of about \$210 per tonne. One reason for this difference is that newspapers such as the Edmonton Journal and Calgary Herald are heavier than the Advocate. Newspaper makes up a greater percentage of the waste stream in larger cities. As well, larger cities can benefit from greater economies of scale. Comparing costs from one municipality to another is difficult due to different accounting practices and methods of dealing with overhead and capital expenses.

The blue box and multi-family program is expected to divert approximately 1600 tonnes per year. This is equivalent to about 10 percent of the single family and multi-family residential waste stream and over 2 percent of the total waste stream.

Markets for the blue box materials collected in Red Deer have been relatively stable with the exception of glass. Because materials are source separated and the co-operation of the general public has been excellent, the quality of the materials is very high. The program also allows materials to be added as new markets develop.

5.2 Regional Drop-off Depots

Drop-off collection of recyclables requires participants to source separate recyclable materials and bring them to designated drop-off collection sites. Drop-off collection programs have traditionally been implemented in small and/or rural communities with lower population densities. The City of Calgary recently conducted a pilot program comparing curbside and depot collection and has decided to expand the depot system city-wide.

A depot collection system has two major advantages over a blue box program. Depot programs are less expensive. They are also accessible to all households, not just single family dwellings.

On the other hand, depot systems tend to have lower participation rates. Calgary found a participation rate of 47% in the depot program. As well, there were many people from outside of the city that used the depots (these were not included in the 47% estimate). The lower participation rate for drop off depots reflects the lower level of service provided. The City of Red Deer's Blue Box Program has a participation rate of 80%.

Depot programs also require a higher level of educational program than blue box programs to maintain public interest and to minimize contamination.

It is difficult to predict the participation rate that could be achieved in a depot program in Red Deer. Since the blue box and multi-family recycling program are already established in Red Deer, citizens would be required to accept a lower level of service. On the other hand, the program would be less expensive and people would have developed a recycling habit and may be reluctant to throw their recyclables in the garbage.

The cost of a depot program would be substantially higher in Red Deer than in Calgary because Red Deer does not have access to local markets and a processing centre would be required to remove contaminants and to prepare the material for shipment to markets. As

well, Calgary can benefit from the economies of scale of a program which would be approximately ten times the size of a similar program in Red Deer.

5.3 Wet/Dry Collection and Processing

The wet/dry collection system is a relatively new collection method in North America. Households are asked to separate clean, dry wastes from wet wastes such as food waste and yard waste. Recyclables are sorted from the dry fraction at a sorting plant. The wet stream is composted.

In North America, the past performance of the wet/dry system is mainly limited to a few pilot programs. It is still uncertain how the public will accept it on a large scale. There is also limited information on the quality of the materials and which composting process will work best for the wet portion, in our climate.¹

Some municipalities, such as Metropolitan Toronto, are planning to implement a three stream collection system. The three stream approach involves collection of residential waste in three fractions:

- specified recyclables (expanded blue box);
- specified compostables (organics includes food and yard wastes); and
- all other waste.

A more detailed description of centralized composting is given in Section 5.5. Generally, the compost from source separated organic waste is of a fairly good quality, although testing would be required.

5.4 Mixed Waste Stream Processing

Mixed waste processing is a waste recycling/recovery option which does not require source separation of waste by the homeowner. Garbage is collected and is delivered to a mixed waste processing facility.

Based on a number of plants in operation in the United States, mixed waste processing centres can recover 30 to 80 percent of the waste stream, depending on the design.² Mixed waste processing plants produce refuse derived fuel (RDF) or compost and generally recover some materials for recycling, such as corrugated cardboard, newspaper, ferrous and non-ferrous metals. In many cases, there is a curbside recycling program or a drop-off depot which also serves residents in the area.

The type of waste suitable for mixed waste processing depends on the plant design. Mixed waste processing plants usually operate with a combination of hand sorting and mechanical separation. Typical equipment includes screens, conveyors, shredders, magnets and air clarifiers; depending on the process being used.

This type of system generally has high capital costs. A 200 tonne per day facility could cost in the order of \$8,000,000 to \$14,000,000, depending on the degree of manual versus mechanical sorting.³

No existing markets for refuse derived fuel (RDF) have been identified in the Red Deer area. RDF is used as a substitute for coal or wood in firing boilers. The potential markets for RDF in Alberta are generally very limited.

The quality of the compost produced from a mixed waste processing facility is generally substantially lower than from source separated organics because bits of plastic and other materials can end up in the final product. In many cases, the compost is only suitable for landfill cover.

A mixed waste processing system provides residents and businesses with a high level of service, because it is convenient and garbage does not need to be source separated. On the other hand, this type of system does not provide any educational benefit and provides no incentive for waste reduction.

This type of system has a poor track record. The Ontario Ministry of the Environment operated a plant in Downsview, Ontario from 1977 to 1986. This facility had several problems, such as:

- i) The system was not reliable because if one equipment component failed, the entire process would be stopped.
- ii) Glass recovery was poor, the result of poor quality control in the shredding of glass and contamination with dirt, dust and ceramics.
- iii) End products for recycling had a high level of contamination and therefore were difficult to market.
- iv) The compost was visually unattractive and was contaminated with bits of glass and plastic and was difficult to market.⁴

A mixed waste recovery facility was to have been built in Nanaimo in 1991. This project did not proceed due to long delays in getting approvals and inadequate financing. As well, a market could not be secured for RDF and the compost was expected to be suitable only for landfill cover. The Nanaimo Region is now pursuing other technologies and feels that mixed waste processing is not suitable for their region.⁵

The City of Chilliwack in British Columbia was also seriously considering building a mixed waste processing facility. This proposal created a lot of interest and some opposition. The project was dropped when it was realized that a private contractor was not willing to accept

any risk and wanted a guaranteed profit margin.⁶ Like Nanaimo, Chilliwack is now moving towards programs involving source separation.

Some facilities in the United States appear to have been successful, although many of these operate in conjunction with municipal recycling programs.

5.5 Composting

Composting is a process which involves the microbial decomposition of organic waste to produce a humus-rich soil conditioner. The composting process can reduce organic waste by 40 to 75 percent of its original volume at source.

Many communities across North America are considering implementing composting programs in order to meet their waste reduction goals. However, at this time there are no full-scale municipal composting systems in Canada for larger municipalities, other than one operation near Chertsey, Quebec.⁷

Composting can be conducted on various levels, starting with backyard composting by residents to large scale centralized composting facilities.

5.5.1 Backyard Composting

The City's Parks Department has been promoting backyard composting for the last two years, through newspaper advertisements and the horticultural advisor program. Information on backyard composting has been sent out to hundreds of people through this program. Unfortunately, due to budget cut backs, the Parks Department will no longer be providing this service.

Backyard composting can be as simple as placing kitchen and yard wastes in a pile in a corner of a garden. However, backyard composting is generally neater and more

efficient if some form of enclosure is used. Instructions for building and operating a simple compost enclosure are available from the Environment Council of Alberta. Composting units are also available commercially at hardware, plant and garden stores for about \$50.00 - \$250.00.

The types of wastes suitable for backyard composting include kitchen waste, such as fruit and vegetable peels, egg shells and coffee grounds, and yard waste, such as grass clippings and leaves. To accelerate the composting process, the pile should be turned regularly to aerate and the moisture content should be adjusted so the material is about as moist as a wrung-out sponge.

The composting process generally takes about six months to a year, depending on the degree of aeration and moisture content. Some commercially available compost units claim they can produce finished compost in as little as 30 days.

Many municipalities in Ontario are providing residents with composters, at a subsidized rate of about \$15.00. These are commercially available compost units that retail for about \$80.00. Due to the volume of sales, municipalities are able to get the units for about \$60.00 wholesale. The province subsidizes the cost by 50 percent and the municipality by 25 percent. By subsidizing the home composting units, municipalities benefit by reducing garbage collection and disposal costs. This is especially significant for municipalities with very high landfill disposal fees.

Although about 30 percent of household waste is potentially compostable, a survey conducted in Metropolitan Toronto estimated that only 12 percent of household waste could practically be diverted through home composting.⁸ This takes into account the fact that many people are already composting. A manufacturer of the soil saver composter has found that only about 15 - 20% of eligible households are interested in purchasing a subsidized composter. Metropolitan Toronto considers the program to be successful; however, it is important to realize that the Provincial Government pays a 50% subsidy.

An extensive study of the program was conducted in Metropolitan Toronto and found that most householders (82%) would not have purchased their compost units if they had been offered at the retail price. On average, the maximum that they would have been willing to pay was \$35.00. It was also interesting to note that approximately one-third of the participants had already been composting some or all of their organic waste prior to receiving a subsidized composting unit.⁹

If a subsidized home composter program were implemented in Red Deer, the Red Deer Regional Health Unit has indicated that an extensive public education program would be required to ensure that the public does not place meat, fat or bones in their composters. These products do not break down readily and tend to attract pests.

5.5.2 Centralized Composting

Centralized composting involves composting of organic wastes which have been collected separately or have been extracted from a mixed waste stream, at a composting facility. The majority of large scale composting operations use aerobic (with or requiring oxygen) digestion. Anaerobic (without oxygen) composting requires a more complex technology to control potential impacts, such as odours, and decomposition occurs at a slower rate. Anaerobic composting will not be considered in this report.

In an aerobic system, odours can be controlled to a large degree by regularly aerating the pile during the digestion process. Pathogens and weed seeds can be destroyed by ensuring that the compost is maintained at a temperature greater than 55 degrees celsius for several days.

The composting process can be accelerated by shredding the waste to a uniform size. Parameters such as pH, temperature and moisture content can be optimized to obtain maximum microbial activity.

5.5.2.1 Composting of Leaves and Yard Waste

Composting of leaves and yard waste at a central site is the simplest form of centralized composting. Using the windrow method, leaves and yard waste are placed in rows up to two metres high and three to five metres in width, depending on the method of turning and site restrictions. Small scale operations can utilize front-end loaders or bulldozers for turning windrows, while larger facilities may require a windrow turner. Windrowing is generally a low cost form of composting; however, large areas of land are required. Finished compost can be ready in four to eighteen months, depending on operation and climate.

The Parks Department is investigating the feasibility of conducting a pilot program to compost source-separated organic waste delivered to a designated area at the landfill site. The operation would be relatively low-tech, using front-end loaders to turn windrows.

Many municipalities are starting to have separate collections for yard wastes from May until October. Residents are asked to place their leaves and yard waste in clear plastic bags or open-top containers. The material is taken to a separate site where the bags are removed and the material is composted, usually in windrows.

The City of Edmonton conducted a separate yard waste collection from August 6 to October 18, 1991. During the eleven week collection period, 3520 tonnes of yard waste were collected in clear plastic bags. The material was taken to a central location where it was manually de-bagged and then was loaded into commercial, tandem truck manure spreaders. The material was then spread on two fields at an average rate of 43.5 tonnes/ha. The material was worked into the top 10 - 15 centimetres of soil. A sampling program has

been undertaken, for herbicides in the yard waste and nutrient and moisture content of the soil, before and after application of the yard waste.

The cost of Edmonton's program was \$50.75 per tonne to collect clear bags from residents and haul to the landspreading site. The cost of handling, debagging, landspreading and monitoring was \$77.20 per tonne, for a total cost of \$126.95 per tonne. Depending on the availability of landspreading sites, Edmonton may use a windrow compost operation in 1992.

5.5.2.2. In-Vessel Composting

Composting systems which use rotating vessels with continuous feed systems are being considered by many larger municipalities in North America that plan to compost food waste as well as yard waste. Vessels for composting attempt to provide optimum conditions such as aeration, temperature and moisture. Rotating drums are typically slightly inclined cylinders, about 3 metres in diameter, which rotate slowly. Retention time in the reactor varies from one to six days, followed by a further compost time of one to three months (curing) generally in windrows or static piles.

In-vessel composting is more high-tech and expensive than using only windrows. It is most suited for large scale composting programs which include food waste. For example, an in-vessel system would be compatible with composting of organics from a wet/dry collection program.

5.5.3 Compost Markets

The value of compost as a fertilizer is minimal. Therefore, in terms of a marketing strategy, compost should be promoted as a soil amendment product, not as a fertilizer product. Compost as a soil amendment provides the following benefits:

- improves the water-holding capability of soil;
- converts insoluble minerals and nutrients to soluble, active forms which can be readily used by plants.

The markets for compost in central Alberta are not well established. Each potential user will have their own product quality criteria. Some examples of potential end users have been identified below:

- Parks and Recreation Department
- Topsoil suppliers
- Fertilizer companies
- Greenhouse and flower industries
- Garden centres and nurseries
- Landscaping contractors and sod farms
- Golf courses
- Land reclamation
- Landfill operation
- General agriculture
- Erosion control

5.6 Volume-Based Garbage Rates

The City of Red Deer currently charges a fixed fee of \$5.58 per household per month for residential garbage collection and disposal, regardless of how much garbage a homeowner chooses to throw away. Based on field observations made in the fall of 1991, an average of 3.3 cans and/or bags are being placed out at each residence each week. The range is generally from one to twelve containers; however, in the past, there have been isolated instances of up to fifty bags being placed out.

In a volume-based garbage rate system, the level of payment varies with a measure of waste disposal. Customers who use more service pay a higher rate, and those who use less pay less. Therefore, this type of program provides householders with a financial incentive to reduce waste disposal.

There are many different variations of volume-based programs. The relative advantages and disadvantages of some of these are outlined below:

5.6.1 Subscription Plan

Under this option, the City would purchase and supply waste containers to individual households by subscription. Each household would determine the average weekly volume of waste for their residence and would subscribe to a number of containers in sizes best suited for their household. The existing commercial collection system in Red Deer is a subscription system where businesses are charged for the volume and frequency of collection. Seattle, Washington has a program similar to this.

Subscription charges would have to be sufficient to cover the fixed program costs. Since it is difficult to predict by how much households will reduce their garbage, rates may have to be adjusted frequently to provide sufficient funds to operate the program. One of the largest costs of providing solid waste service is the basic labour and collection vehicle. This cost will not vary significantly with how much waste is put out for collection. One possible advantage is that the operator will be able to increase the length of the collection run before requiring a trip to the landfill.

Having all households using waste containers would minimize the amount of loose garbage in neighbourhoods, by providing better containerization and reducing problems with animals scattering garbage. On the other hand, a program that restricted the method of placing out waste may meet with opposition by some citizens.

Overall, this type of system would likely encourage waste reduction and increased recycling. Seattle, Washington experienced 24% waste reduction in residential waste through implementing this type of program. However, it is difficult to predict the success of this type of program in Red Deer, based on Seattle's experience, because of the difference in factors such as population, location, access to recycling markets and public opinion. Seattle also uses semi-automated trucks to lift and empty the bins. This type of operation generally accelerates the collection operation thereby reducing labour costs. However, it is most suitable for front curbside collection.

The implementation cost for this type of program would be very high. Capital costs for containers could range from \$150,000 for two small containers up to two to three million dollars for up to three good quality containers per household. As well, the administration and monitoring of this type of program would be complex.

5.6.2 Bag or Tag System

Under a bag or tag system, residents must purchase special garbage bags, tags or stickers from the municipality at a price that includes the cost of collection. The more bags they put out, the more they must pay. This type of program is being implemented in several municipalities on Vancouver Island.

Some variations of a bag or tag system are described in the following sections.

5.6.2.1 Tag Everything

A program that requires all bags/cans to be coded or tagged with no flat rate fee when nothing is placed out for collection would increase the temptation for illegal dumping significantly. Estimating the revenues from such a program would be extremely difficult at the start, which could lead to either an initial financial deficit or over-charge and frequent adjustments in the "per bag" rate

may be necessary to achieve the required revenue. This option does not provide revenue stability to fund fixed costs and will not be considered further.

5.6.2.2 Record the Number of Bags/Cans

Programs that require the recording of items at every residential unit would be much more time consuming and labour intensive than the existing collection method. Charging for a service, either by weight or by the number of bags, without the customer present could lead to a substantial number of disputed charges. As well, determining addresses from the back lane is often very difficult and could lead to errors with respect to the correct billing address. Additional manpower and extra vehicles would be required to provide the same level of service existing in Red Deer.

The utility billing program would have to be modified to accept and process the weekly information for 15,000 individual accounts and additional manpower would be required to input the information. This option is not considered practical for Red Deer and will not be considered further.

5.6.2.3 Preset Limit

This option would involve placing a preset limit on the number of cans or bags that could be placed out for collection for a flat rate collection fee. Additional waste could be placed in specially marked plastic bags or regular bags with a program sticker or tag. Householders would directly purchase the bags/tags.

The rate charged for additional cans or bags should be set high enough to try to encourage waste reduction and recycling, while at the same time not so high as to encourage illegal dumping.

The most populated areas in the Capital Region District (C.R.D.) in British Columbia have implemented this type of system and charge \$120.00/year/household on annual property taxes for a blue box recycling service and collection of one can of garbage/household/week. Stickers for additional bags or cans are \$1.50. C.R.D. projects the user-pay system will reduce the overall waste stream by 3 - 5 percent.

The City of Airdrie is implementing a tag-a-bag system in a staged approach. Currently, Airdrie's bylaw allows residents to set out a maximum of six to seven bags per week for collection. Effective July 1, 1992, this will be reduced to five bags. Stickers for additional bags will be available at convenience stores for \$2.00/sticker. City staff have also recommended that the limit on the number of bags be reduced to three bags/household/week, effective January 1, 1993 and to two bags effective January 1, 1994. Council will vote on these further reductions some time in the fall of 1992.

The City of Edmonton proposed a tag-a-bag system which met with considerable opposition from the public. The main concerns expressed by the public were an expected increase in illegal dumping and littering and the potential impact that the program would have on large families. Edmonton City Council decided not to proceed with the program in 1991 as planned, but are considering the matter further through a task force.

A tag-a-bag program with a preset limit is the most compatible with Red Deer's existing system and has a much lower implementation cost than the subscription plan. This type of program also allows a phased-in approach as alternatives to disposal are developed.

5.6.3 General Considerations

While a pay-by-volume system does provide a financial incentive to reduce waste, it also generates some other concerns.

The implementation of any volume-based program would not likely reduce the cost per household to less than the existing garbage charge. In fact, the cost to implement any of the systems reviewed would likely result in an increase to the garbage utility cost, even to those requiring minimum service. The City's contract with Laidlaw for garbage collection, which will expire in December 1996, is based on the number of households served, not the quantity of garbage collected.

It is likely that illegal dumping of garbage in commercial dumpsters, at other residences and along nearby county roads would increase and would have to be monitored and investigated on a continuous basis. Users of commercial dumpsters may be forced to rent dumpsters with lids and locks.

The program is indifferent to household income. Low income families are not taken into account and larger families would likely pay more regardless of their financial situation. This is, however, consistent with other user-pay concepts such as the water and electricity utilities.

The Utility Bylaw would have to be revised to a new rate structure. As well, other existing bylaws would have to be reviewed to ensure the fines and regulatory process are adequate to discourage illegal dumping. The landfill tipping fee would also have to be reviewed to ensure compatibility with any proposed program.

Multi-family units where the landlord is paying for bin disposal currently have a volume-based program; however, since garbage collection costs are paid directly by the landlord, the tenants are not generally aware of the costs.

5.7 Incineration

Incineration involves the controlled burning of solid waste for volume of reduction. Energy From Waste (EFW) is the term used to describe the production of energy in the form of steam or electricity from incinerating solid wastes.

Incineration with and without energy recovery was evaluated as an option for The City of Red Deer in a study conducted by Reid Crowther & Partners Limited in 1988. Based on an economic analysis, incineration was found to be much more expensive than landfilling, and therefore was not recommended at that time.

In the past, incinerators tended to have inadequate air pollution control devices. However, Environment Canada's National Incinerator Testing and Evaluation Program has shown that state-of-the-art air pollution controls can almost completely eliminate air pollutants. More than 99% of dioxins and furans and 80 to 98% of trace organics, such as chlorobenzenes and polychlorinated biphenols (PCB's), are removed.¹⁰

In spite of recent improvements in technology, the use of municipal waste incinerators is limited to about ten incinerators in Canada. Currently, no municipal solid waste incinerators are in operation in Alberta.

The Town of Wainwright had two incinerators in the early 1980's which operated for only 9 months before they were shut down for failing to meet air emission standards. They, along with the nearby Village of Irma and the local municipal district, have recently received tenders for a new 20 tonne/day incinerator. The preferred bid has a capital cost of \$4 million, excluding land and siting costs. The expected operating cost is approximately \$65 to \$75/tonne, excluding capital costs. The Provincial Government has agreed to pay the capital costs of the incinerator as a demonstration project. Wainwright is also applying to the Federal Government for funding of operating costs.¹¹ If the Wainwright facility proceeds, it will produce steam to be sold to a nearby Canada Packers Plant.

Burnaby, B.C. has a 720 tonne/day incinerator which started operation in 1988. The capital cost of the facility was \$70 million (1988 dollars) including siting, land purchase and engineering fees. The operating and maintenance cost is approximately \$30/tonne, excluding amortized capital costs. Revenue from the sale of steam is equivalent to approximately \$10/tonne of waste incinerated. The net cost/tonne, including capital and operating costs, is about \$60/tonne.¹²

At this time, the bottom ash from the Burnaby incinerator is being landfilled in separate cells from other refuse and fly ash requires a special treatment process. Based on a percentage of the tonnage of the incoming waste stream, bottom ash is 18%, fly ash is 3% and recovered ferrous metal is 5.5% of the total incoming weight.

There are several different incineration technologies available. The mass burn technology is suitable for mid-size and large incinerators with capacities of about 180 to 3000 tonnes per day. A major advantage of this technology is that the waste stream requires very little preparation. Mass burning requires highly efficient pollution control equipment. As well, capital and maintenance costs are high.¹³

The two-stage combustion technology may be suitable for a city the size of Red Deer. This technology is simpler and tends to have a lower capital cost than mass burning, but is limited in capacity. A 100 tonne per day module is the largest size currently available.¹⁴ More than one module could be used for sufficient capacity for Red Deer.

Several other incineration technologies are also available. An assessment of the appropriate technology for Red Deer is beyond the scope of this report. Any technology considered must be able to meet stringent air emission guidelines.

It is difficult to gauge the public reaction to incineration. In many municipalities in North America, public reaction has been largely responsible for derailing incineration projects. Siting of incinerators can be a difficult and expensive process. On the other hand, residents of Wainwright appear to be receptive to having another incinerator.¹⁵

Some opponents of incineration feel that incineration reduces the incentive for waste reduction, reuse and recycling which are considered more environmentally acceptable. This is the argument used by Ontario's Minister of the Environment who has banned the construction of new municipal waste incinerators. The B.C. government has also limited the potential for constructing new incinerators by requiring that all Regional Districts reduce their waste stream to landfill and incineration by 50 percent by the year 2000.

The Province of Alberta appears to be supportive of incineration, based on their potential funding of Wainwright's incinerator. The Wainwright incinerator is considered a demonstration project, and the Province will not necessarily fund 100% of incinerator capital costs in the future.

Incineration with energy recovery is generally preferable from an economic standpoint for larger facilities, as well as being more environmentally acceptable. Investigation of potential energy markets requires a more detailed study. In order to produce steam for sale, any incinerator would have to be adjacent to a potential user.

5.8 Commercial Waste Reduction and Recycling

The emphasis to date in Red Deer has been on developing programs for residential waste. Costs for residential waste management have recently increased by 63% in order to implement a comprehensive recycling program. No parallel program has been undertaken in the commercial sector, other than some generators are now recovering corrugated cardboard.

As shown in Figure 8, disposal of commercial waste quantities is increasing at a much faster rate than residential waste. Commercial waste represents more than 50% of the total waste stream. Therefore, in order to significantly impact the total quantity of waste requiring disposal in Red Deer, strategies must be developed for commercial waste diversion as well as implementing residential programs.

In some cases, businesses have been recycling waste products for years due to the inherent value of the materials. Yet there are many other potentially recyclable materials that are landfilled each year. Some of the major barriers to recycling of commercial waste are:

- cost
- lack of markets
- increased labour requirements (cost related)
- lack of information on alternatives
- lack of interest.

The following section outlines some strategies to reduce the quantity of commercial waste requiring disposal.

5.8.1 Financial Incentive

In Red Deer, the disposal fee for commercial waste is \$16.60/tonne. This is a relatively low disposal charge which provides little incentive for businesses to recycle or reduce their waste.

Many municipalities in Canada have substantially increased their disposal fees in Canada in order to:

- provide incentive for companies to reduce their waste stream;
- improve the economic viability of recycling materials - many recycling alternatives can not compete with very low landfill costs;
- provide funds for waste reduction and recycling programs;
- reflect the true cost of landfilling; and
- discourage the importation of waste from outlying regions with higher tipping fees.

The City of Edmonton increased their landfill tipping fee from \$10.30/tonne to \$40.00/tonne as of October 1, 1991. This price increase was not an arbitrary increase simply as an incentive for waste reduction, but was based on the need to generate funds to cover the costs of waste reduction and recycling programs provided to the commercial sector.¹⁶ Indirectly, however, the fee increase does encourage waste reduction.

Edmonton haulers feel the fee increase was too high and they are receiving many complaints. Edmonton also implemented a higher fee of \$60.00/tonne for loads containing cardboard, therefore many companies have actually experienced a fee increase of \$10.30/tonne to \$60.00/tonne.

Effective January 1, 1992, the City of Calgary increased their landfill tipping fee from \$15.60/tonne to \$25.00/tonne. Calgary plans to further increase the fee each year by \$5.00/tonne until it reaches \$40.00/tonne. The additional revenue will go into an Environmental Fund for programs such as municipal recycling depots. Residential waste collection and disposal in Calgary is paid through general taxes and is not affected by the increase.¹⁷

In Red Deer, the markets for recycling are limited. For example, at present there is only one waste paper dealer serving the Red Deer area. An increase in landfilling tipping fees may help encourage more recycling companies to service the Red Deer area. An increased disposal fee would also provide businesses with greater incentive for waste reduction and would increase the demand for recycling markets. This may in turn encourage more recycling companies to serve the Red Deer area.

It would be difficult to apply a fee increase to only commercial waste, because Laidlaw mixes garbage from both apartments and commercial businesses in the same vehicles. However, this could likely be overcome if necessary.

If the landfill tipping fees were increased to \$25.00/tonne from \$16.60/tonne, the overall cost of waste collection and disposal would increase by approximately 8-10%.

By increasing the tipping fee to \$25.00/tonne, a fund of approximately \$400,000 - \$500,000 per year could be generated. In order to reduce the quantity of waste being landfilled, additional funds will be required to implement programs. Increasing disposal fees is one method to generate these funds and, at the same time, provide an incentive for waste reduction and recycling.

5.8.2 Diversion of Corrugated Cardboard

Corrugated cardboard is a bulky material which is relatively easy to source separate for recycling. An informal survey, in January 1992, at the landfill identified several commercial loads with more than 40% cardboard by volume.

The current market for corrugated cardboard is relatively strong, with a price of \$40.00/tonne in Red Deer.¹⁸ However, the number of dealers which collect cardboard in Red Deer is limited to one company, Laidlaw Waste Systems Ltd. In larger cities, there are generally several waste paper dealers which will offer a range of services.

Laidlaw provides larger businesses with a green bin for the collection of source separated corrugated cardboard. All other garbage is deposited in a dumpster. The frequency of collection of the dumpster is reduced and the cardboard bin is collected as needed. In most cases, the garbage disposal costs have remained the same.

Laidlaw has approached most of the large volume generators, and has found that 80 - 90% were receptive to implementing a cardboard recycling program.¹⁹

The City of Edmonton has implemented a differential fee for all loads containing visible corrugated cardboard. The regular charge for commercial garbage is \$40.00/tonne. Any load containing cardboard is charged \$60.00/tonne. This surcharge has been effective in diverting cardboard from smaller companies which haul their own waste. The program appears to be less effective in diverting cardboard from companies using front-end lift containers. Waste haulers are charged the surcharge and are responsible for passing the charge on to their customers. A front-end truck may collect waste from over 50 customers, making it nearly impossible to identify the offenders. As well, waxed cardboard and cardboard stained with blood or oil is non-recyclable and has no other alternative than landfilling.

It is recommended that Red Deer consider encouraging businesses to implement programs on a voluntary basis as a first step. This could be accomplished by monitoring incoming loads at the landfill and identifying generators of corrugated-rich loads. The generators would then be contacted and given information on setting up a recycling program. The success of voluntary participation would be examined to determine whether it is necessary to ban cardboard from landfill, or implement a surcharge.

5.8.3 Office Paper Recycling

Recycling of office paper has a number of benefits, including being an excellent educational tool. Recycling in an office can make employees more aware of the need for waste reduction throughout their workplace and at home. It also allows people to feel that they are making a personal contribution to the environment, and it reinforces the recycling ethic which they are practising at home.

The only waste paper broker currently serving Red Deer is Laidlaw. Let's Recycle is no longer accepting office paper from small businesses. Under contract to Laidlaw, Let's Recycle does collect from a few larger corporations such as The City of Red

Deer. The Public Works Department has received a number of calls from small businesses that are looking for office paper markets.

There are many different types of office paper. Source separated computer paper is considered one of the more valuable grades of paper and is worth \$100-\$200/tonne in Red Deer (the paper must be in large quantities and contain no laser printing). Most office paper programs collect a grade called ledger, which includes white paper such as bond, scratch, computer paper and photocopy paper. The market value for ledger is currently \$40-\$60/tonne in Red Deer. Mixed office paper which contains ledger, coloured paper, envelopes and file folders is not economical to collect in Red Deer as it is only worth about \$10.00/tonne, delivered to Vancouver.²⁰

Laidlaw officials have stated they may be willing to accept ledger from a third party, such as an environmental organization, provided the paper is of high quality (i.e. free from coloured paper and other contaminants) and in reasonably large volumes. This would have to worked out on a case-by-case basis.

5.8.4 Waste Audits

In many cases, businesses simply haven't thought about the opportunities for waste reduction. Having trained municipal staff conduct solid waste audits is one method of providing companies with the information they need to reduce their waste stream.

The City of Edmonton is currently implementing a waste audit program. Trained auditors offer information and advice to commercial generators on how they can reduce or recycle at minimum cost.

A waste audit program would complement efforts to divert corrugated cardboard from the landfill, either on a voluntary or mandatory basis. It would also provide companies with other alternatives if landfill disposal fees are substantially increased.

In conjunction with a waste audit program, a recycling markets directory should be developed which lists all of recycling companies serving the Red Deer area. A provincial market directory is available which could be used as a starting point.

5.8.5 Environmental Award of Merit

An Environmental Award of Merit Program is one method of recognizing the positive contributions that Red Deer companies have made to the environment. Public recognition of outstanding effort sets an example for other companies. Corporate image is becoming increasingly important to companies, particularly with respect to environmental issues.

In order to develop an award program, it is important to define evaluation criteria and a method of nomination. The program could also recognize nonprofit organizations and perhaps even outstanding individuals. The awards should be presented in a formal ceremony.

5.9 Dry Waste Disposal Site

A dry waste disposal site is a waste management facility which is used for the disposal of inert materials such as construction and demolition waste. Under the Public Health Act, Waste Management Regulation the types of materials acceptable at a dry waste site include earth, tree trimmings, grass clippings and non-putrescible waste. There are no licensed dry waste sites serving Red Deer at this time.

The design of a dry waste site is generally much simpler than a sanitary landfill because the waste materials are inert. As a result, a dry waste site is also generally less expensive to construct. By diverting construction and demolition waste, a highly engineered sanitary landfill has more capacity for putrescible materials and other materials requiring secure containment.

A dry waste site could be used for material generated only by City Departments and contractors working for the City. Special permission for disposal of waste from demolition projects could be granted on a case-by-case basis. This system would likely result in the lowest operating cost since staff would only be required to monitor incoming loads on an as needs basis. The quantity of inert waste from City projects which could be diverted from landfill is estimated to be about 1500 tonnes/year. This is mainly earth, concrete and rubble generated by the Water and Wastewater Section.

The Roads Section currently disposes of 4000 tonnes of material per year in an abandoned gravel pit. It is uncertain how much longer this site will be available. This material will also likely require disposal in the sanitary landfill at that time, unless an alternative is developed.

If a dry waste disposal site were developed to accept inert waste from private haulers as well as City projects, a much greater range of materials could be diverted from the landfill. The materials acceptable at a dry waste site could include the following:

- wood
- soil
- sand/gravel
- ceramic and clay bricks
- reinforced concrete
- roofing materials (shingles, tar or plastic vapour barriers, fibreglass and foam insulation)
- plastic siding, trimmings or plastic mouldings
- tree trimmings
- wooden pallets.

A dry waste site accepting material from City projects and from private haulers could potentially divert 4,000 to 6,000 tonnes/year of inert materials from the sanitary landfill.

The Public Works Department has identified a site which may be suitable for a dry waste site, depending on further investigation.

The Red Deer Regional Health Unit's application requirements for approval of a dry waste disposal site are given in Appendix III. Once a complete application is received, the approval process by the Health Unit will take several months and will likely require public meetings. Alberta Environment would be involved in the review of soil and hydrogeological conditions.

If a dry waste disposal site were developed, the method of payment should be structured to encourage the recycling of concrete and other materials as alternatives develop.

5.10 Tires

Waste tires are currently accepted at the Red Deer landfill site and are buried with other refuse. Occasionally, the tires cause some problems because they are difficult to compact and they tend to work their way to the surface.

The Provincial Government is currently in the process of developing a strategy to divert waste tires from landfills. Starting on July 1, 1992, a \$4.00 tax will be added to the price of all car and truck tires sold in Alberta. The monies collected will be used exclusively for the purpose of tire recycling, including collection, transportation and processing. Alberta Environment has indicated that a ban on landfilling of tires will be put into effect in 1992.²¹

Since a provincial initiative is being developed for waste tires, it would be inappropriate for The City of Red Deer to develop an independent approach at this time. It is recommended, however, that the City request further detail on the Provincial program so that we can align our planning to their proposed program. Further information is required on the proposed legislation for banning tires from landfills and the method of enforcement. As well,

clarification is required on whether the City will be expected to provide a collection point for waste tires and transportation to recycling centres and, if so, how will the City be reimbursed for expenses incurred.

Although the City does not have any record of the quantity of tires received at the landfill, it is estimated that in the order of 200 - 300 tonnes/year of tires (equivalent to 20,000 - 30,000 passenger tires) could be diverted from Red Deer's landfill if a complete ban on the disposal of all tires were imposed.

5.11 Promotional and Educational Programs

Public education programs play a valuable role in motivating citizens and industry to implement waste reduction practices. A promotional and educational program can also enhance the success of other recycling programs.

Some of the public education and promotional strategies recommended for Red Deer are outlined below.

5.11.1 Information Package

As the general public becomes more aware of environmental issues, The City of Red Deer is receiving more inquiries for information of waste reduction and recycling. In order to more effectively respond to these requests, it is recommended that a series of fact sheets be developed. Topics could include:

- Waste Reduction and Reuse
- Red Deer's Recycling Program
- Home Composting
- Information on Red Deer's Landfill Site
- Household Toxic Waste.

An example of some fact sheets developed by Strathcona County are contained in Appendix V.

The Citizen's Action Group on the Environment (C.A.G.E.) has been very active in Red Deer in providing citizens with information. It is recommended that they be consulted to see if they would like a supply of the fact sheets.

In addition to developing an information package, newspaper advertisements should be run promoting waste reduction.

5.11.2 Education in Schools

A copy of the information package recommended in section 5.11.1 should be sent to all schools.

Schools should also be informed that City staff are available to conduct class presentations on various topics and that classes can take tours of the Landfill Site and possibly Laidlaw's Recycling Centre upon request.

5.11.3 Promotion of Specific Programs

Continued promotion of all waste reduction and recycling programs should be undertaken. Education and acceptance increases participation and the quality of materials collected in recycling programs.

5.11.4 Provincial Promotional Activities

Alberta Environment should be contacted to find out what promotional materials are available from the province.

5.12 Large Metal Appliances (White Goods)

Although large metal appliances such as refrigerators and stoves are accepted at the landfill site, the Public Works Department actively encourages individuals to take them to Harper's Metals for recycling. Any appliances that are received at the landfill are buried along with other garbage.

In the past, many appliances such as refrigerators contained chlorofluorocarbons (CFCs). Under proposed environmental legislation in Alberta, CFCs are considered an ozone-depleting substance and cannot be released into the ambient air.²² This legislation could be passed and in effect as early as July 1, 1992.

Under the proposed legislation, The City of Red Deer will not be allowed to accept any appliances containing CFCs for disposal at the landfill. Discussions with Harper's Metals indicate that they will set up a CFC recovery system, if large metal appliances were banned at the landfill. Harper's Metals has indicated that they will continue to accept metal appliances as long as the end-use steel mills continue to accept the material.

Therefore, it is recommended that the City develop a system to ban large metal appliances (white goods) from the landfill site and that the public be redirected to Harper's Metals, or other recyclers who will recover CFC's and ship the scrap metal for recycling.

TransAlta Utilities Ltd. is proposing a program to remove second refrigerators from residences, commencing October 1992. The purpose of the program is to reduce power demands. The City is working in conjunction with TransAlta on this program.

5.13 Salvaging

The scavenging of waste materials from The City of Red Deer's landfill is not permitted under the Public Health Act Waste Management Regulations. Scavenging poses a serious health risk, such as the spread of communicable diseases. Because of the operation of heavy

equipment, garbage trucks dumping and other vehicles on-site, scavenging is also a safety hazard which could result in injury or fatality. The Public Works Department will not consider the removal of waste by individuals once the waste has been deposited in the tipping area.

The City of Red Deer is fortunate to have an extensive number of re-use alternatives for waste materials. These include garage sales, scrap metal dealers, auction marts and charitable organizations. Although there are instances when potentially re-useable items are disposed of at the landfill, it is our opinion that there is not a great deal that enters the site that would be considered suitable for scavenging.

Salvage operations which involve the controlled removal of waste materials are allowed under the Health Act. The City of Red Deer is currently setting up one such operation for the recovery of bed springs. All individuals disposing of mattresses and box springs will be asked to deposit them in a designated bin in an area adjacent to the tipping face. A firm from Calgary will be picking up the mattresses and box springs at least once per week.

It is recommended that other salvage operations be pursued, on a case-by-case basis, provided they pose no health or safety risks and that there is a secure market for the material. The cost of any salvage operations must also be considered.

6.0 EVALUATION OF WASTE REDUCTION/RECYCLING OPTIONS

6.1 Evaluation Criteria

In order to evaluate various waste reduction and recycling options, a number of criterion were considered. Where possible, potential benefits and disadvantages were determined, based on experience in other municipalities.

For the purpose of this report, technologies being used successfully on a pilot or full scale in North America were considered. Since the master plan should be updated every five years, new technologies can be considered in the future as they gain operational experience.

A description of the evaluation criteria developed for this study is outlined below:

Capital Cost provides an estimate of the capital cost to implement the option on the scale required for the City of Red Deer. It should be noted that all cost estimates are very preliminary for the purpose of comparison. Capital costs are in 1992 dollars and have been rounded to the nearest \$100,000, where appropriate.

Operating cost refers to the continuing costs required on an annual basis to keep a program or facility operating. Operating costs are in 1992 dollars and have been rounded to the nearest \$50,000, where appropriate.

Cost/tonne compares the options on a dollar/tonne basis where possible. Dollar per tonne values are in 1992 dollars and include operating costs and capital costs amortized at 10%.

Waste Diversion provides an estimate of the expected quantity of waste diversion from the landfill site in terms of tonnes/year and as a percentage of the total landfill waste stream.

Markets provides a general assessment of the market potential for final products, taking into account the quantity and quality of materials expected.

Performance History indicates how well a program or technology has worked in other jurisdictions.

Public Acceptability evaluates the expected acceptability to the public of programs and policies.

Level of Service indicates the relative level of service of various options.

Applicability to Red Deer evaluates whether an option is suitable for Red Deer's population, geographic and climatic conditions.

Public Education Benefit refers to the degree to which an option raises the level of awareness of the general public with respect to the need for waste minimization.

6.2 Evaluation of Waste Reduction/Recycling Options

In Table 7, each of the waste reduction/recycling options is evaluated based on criteria outlined above. The costing assumptions used in the evaluation are summarized in Appendix VI.

One of the following recommendations was made for each option:

- drop from further evaluation; the option was rated poorly, based on all or most of the criteria
- include option as a base component common to all of the system considered; the option was rated highly, based on all or most of the criteria

TABLE 7
EVALUATION OF OPTIONS

	Blue Box Recycling & Multi-Family Collection	Regional Drop-Off Depots	Wet/Dry Collection	Pay by Volume Tag-a-Bag
Capital Cost	\$1,000,000	\$700,000	Not available	\$0
Operating Cost (Does not include capital)	\$730,000/year	\$150,000/year	Not available	\$40,000/year
Cost/tonne Diverted (Includes capital and operating)	\$450/tonne	\$250/tonne	\$200/tonne plus waste collection costs will double	\$40/tonne
Waste Diversion	1600 tonnes/year; 2%	1000 tonnes/year; 1%	19,000 tonnes/year; 25%	1000 tonnes/year; 1%
Markets	Very good - markets well established (for present products)	Good - markets well established, but material quality may be lower	Good for blue box materials, uncertain for other materials	Encourages waste reduction
Performance History	Excellent 80% participation	Good in rural areas; limited experience in urban areas	No full-scale experience in North America	Successful in several municipalities in B.C. & U.S.
Public Acceptability/Level of Service	High	Public acceptability uncertain/lower level of service	Public acceptability uncertain/requires source separation by householder	Some resistance expected/lower level of service
Applicability to Red Deer	Excellent, already successfully in place	Uncertain	Uncertain	Compatible with existing system
Public Education Benefit	Excellent	Excellent	Excellent	Excellent/encourages waste reduction
Recommendation	Evaluate further	Evaluate further	Evaluate further	Evaluate further

TABLE 7 (cont'd)
EVALUATION OF OPTIONS

	Mixed Waste Processing	Incineration	Backyard Composting	Yard Waste Collection and Centralized Composting
Capital Cost	\$11,000,000	\$22,000,000	\$70,000	
Operating Cost (Does not include capital)	\$3,100,000/year	\$3,700,000/year	\$15,000/year	\$300,000/year
Cost/tonne Diverted (Includes capital and operating)	\$190 per tonne	\$160 per tonne	\$60/tonne (City) \$95/tonne (Total)	\$150 per tonne
Waste Diversion	25,000 tonnes per year; 35%	45,000 tonnes per year; 60%	250 tonnes/year; <1%	2000 tonnes per year; 2% - 3%
Markets	Material quality is uncertain	No local markets for RDF or steam	Good; material used by householder	Markets for compost aren't well established
Performance History	Poor track record in the past	Mixed track record in the past	Well received in other municipalities, although limited data on actual diversion	Effective alternative in many other municipalities
Public Acceptability/Level of Service	High/High level of service	Poorly accepted in many municipalities/high level of service	Moderate - only 15% of households expected to participate	Very high
Applicability to Red Deer	Poor	Fair	Excellent	Excellent
Public Education Benefit	Poor	Poor/little incentive for waste reduction	Excellent	Good
Recommendation	High cost & poor track record; drop from further consideration	High cost & mixed track record; drop from further consideration	Evaluate further	Evaluate further

TABLE 7 (cont'd)
EVALUATION OF OPTIONS

	Cardboard Ban from Landfill	Commercial Waste Audits	Tipping Fee Increase	Dry Waste Site
Capital Cost	\$0	\$0	\$0	\$110,000
Operating Cost (Does not include capital)	\$100,000	\$10,000	Revenue of \$400,000 to \$500,000 per year (at \$25/tonne)	\$40,000
Cost/tonne Diverted (Includes capital & operating)	\$50/tonne	\$20/tonne		\$15 per tonne
Waste Diversion	2000 tonnes/year; 2% - 3%	500 tonnes/year; <1%	3000 tonnes/year; 4%	4000 tonnes per year; 5%
Markets	Limited markets locally		Will encourage market development	
Performance History	Successful in other municipalities	Successful in other municipalities	Successful in other municipalities	Effective alternative in many other municipalities
Public Acceptability/Level of Service	Likely to be met with resistance by haulers and businesses	Excellent	Likely to be met with resistance by haulers, businesses and homeowners	High; dry waste site can reclaim unusable land
Applicability to Red Deer	Good	Excellent	Suitable for Red Deer; will encourage the local development of recycling industry	Excellent
Public Education Benefit	Excellent	Excellent	Excellent/encourages waste reduction	Limited
Recommendation	Evaluate further	Evaluate further	Evaluate further	Include as base component

TABLE 7 (cont'd)
EVALUATION OF OPTIONS

	Ban of White Goods	Salvaging	Diversion of Tires	Promotion & Education
Capital Cost (Does not include capital)	\$0	Not available	Not available	
Operating Cost Diverted (Includes capital and operating)	\$0	Not available	Not available	\$10,000/year
Cost/tonne	\$0	Not available	Not available	
Waste Diversion	100 tonnes/year; <1%	<1%	200 to 300 tonnes per year; <1%	<1%
Markets	Good	Limited at present	Dependant on provincial initiative	
Performance History	Successful in several other municipalities	Appears to be effective on a selective material basis	Has a mixed track record; highly dependant on markets	Well received in other municipalities
Public Acceptability/Level of Service	Lower level of service	High	High	High; public wants more information on alternatives to disposal
Applicability to Red Deer	Very suitable	Suitable only on a material specific basis	Suitable in conjunction with provincial initiative	Very suitable/complements the City's overall commitment to waste reduction
Public Education Benefit	Good	Good	Good	Excellent
Recommendation	Include as base component	Include as base component; pursue on material-specific basis	Include as base component; pursue with Province	Include as base component

- evaluate further; the option was rated highly based on a number of criteria, but is recommended for further evaluation in comparison to other options combined into systems.

6.2.1 Options Recommended to be Dropped From Further Evaluation

Two of the options considered are not recommended for further evaluation at this time; mixed waste processing and incineration.

The processing of mixed waste has a high capital and operating cost, and has had a poor track record in the past. As well, there are no local markets for RDF (Refuse Derived Fuel) in Red Deer. Mixed waste processing also provides little incentive for waste reduction. If markets improve, mixed waste processing should be considered again in the future.

Incineration has also not been recommended for further consideration. Incineration is a costly alternative. The markets for energy recovery appear to be limited to the generation of electricity. Although modern incinerators can meet air emission standards, the stigma of inferior incinerators of the past still exists, and the siting of an incinerator can be difficult and costly, due to public opposition. If the demonstration incinerator in Wainwright proceeds, this may change attitudes towards incineration and will provide some local experience.

6.2.2 Recommended Base Components Common to all Systems

A number of the options considered were recommended to be included in all of the systems. As well, some items identified in the body of the report are also recommended to be included in all systems. A summary of these components is given in Table 8. A summary of the cost and expected diversion of the base components is given in Table 9.

Table 8**BASE COMPONENTS COMMON TO ALL WASTE MANAGEMENT SYSTEMS**

COMPONENT	RATIONALE
Drywaste Disposal Site (4000 tonnes/year)	<ul style="list-style-type: none">- this alternative is relatively low cost- these materials can't be handled by any other option identified- diversion of these materials as soon as possible will help to increase the life of the existing landfill- a dry waste site can reclaim potentially unusable land
Diversion of Liquid Waste (2000 tonnes/year)	<ul style="list-style-type: none">- the Red Deer Regional Health Unit has encouraged the City to discontinue accepting liquid waste for disposal at the landfill
Diversion of Tires (200 tonnes/year)	<ul style="list-style-type: none">- the Provincial Government is developing a program for the diversion of tires- the landfilling of tires will be banned
Ban of White Goods (100 tonnes/year)	<ul style="list-style-type: none">- it is expected that Provincial legislation which prohibits the uncontrolled release of CFC's from refrigeration units into the atmosphere will be passed in the near future- therefore, items such as refrigerators must have the CFC's removed prior to landfilling or recycling- these items can't be dealt with by any other option identified
Salvaging	<ul style="list-style-type: none">- salvaging on a material specific basis may be beneficial, but needs to be evaluated on a case by case basis
Promotion and Education	<ul style="list-style-type: none">- a general promotion and education program will enhance other initiatives and reinforce the City's overall commitment to waste reduction
Environmental Award of Merit	<ul style="list-style-type: none">- publicly recognizing the positive contributions to waste reduction made by businesses will help to raise the level of awareness of the business community
Office Paper Recycling Depot	<ul style="list-style-type: none">- currently small businesses have no alternatives for recycling of office paper
Investigate Diversion of the Water Treatment Plant Sludge	<ul style="list-style-type: none">- the sludge accounts for about 7% of the total landfill waste by weight- the material can not be handled by any of the options identified

Table 9
COST SUMMARY FOR BASE COMPONENTS

Component	Capital Cost	Operating Cost	Annual Cost	Estimated Diversion (tonnes/year)
Dry Waste Disposal Site	\$110,000	\$40,000	\$60,000	4,000
Diversion Programs:		\$20,000	\$20,000	
- Diversion of Tires				200
- Ban of White Goods				100
- Salvaging				N/A
- Environmental Award of Merit				N/A
- Diversion of Liquid Waste				2,000
- Office Paper Recycling Program				N/A
Promotion and Education		\$10,000	\$10,000	N/A
TOTALS	\$110,000	\$70,000	\$90,000	6,300 (8% of total waste stream)

Approximate cost/tonne for base components of \$14.30/tonne.

6.2.3 Options Recommended for Further Evaluation

Based on the evaluation in Table 7, the following options were identified for further evaluation:

- blue box recycling and multi-family collection
- regional drop-off depots
- wet/dry collection
- pay by volume (tag-a-bag) phased in
- cardboard ban from landfill
- commercial waste audits
- tipping fee increase
- backyard composting
- yard waste collection and centralized composting.

These options are combined into a number of systems and are evaluated further in the following section.

6.3 Comparative Evaluation of Waste Management Systems

In order to compare the waste management options identified for further evaluation, the options have been combined into a number of systems. All systems include the base components identified in Table 8.

Some of the options identified would be implemented after the termination of our recycling and waste collection contract on December 31, 1996.

Two of the options considered, blue box and multi-family recycling versus drop-off depot, divert the same materials using different collection methods. Since a change in the current system could not easily be implemented until after December 31, 1996, it is recommended that a decision on these collection alternatives is delayed until early in 1996. At that time, the success of Calgary's depot program should be evaluated and the citizens of Red Deer should be given an opportunity to decide which system they prefer, based on cost and level of service. Therefore, in the comparison of systems, diversion of blue box materials will be identified as blue box/multi-family recycling or drop-off depot collection.

The criteria used in developing the systems for further evaluation are outlined below:

- to develop a reasonable number of systems to be evaluated;
- to combine options which are compatible and enhance one another; and
- to develop systems which reflect significantly different levels of waste diversion from landfill.

Based on the above criteria, three systems were developed as shown in Table 10.

Table 10**WASTE MANAGEMENT SYSTEM COMPONENTS**

SYSTEM A 10% Diversion	SYSTEM B 20% Diversion	SYSTEM C 50% Diversion
Base Components Home Composting Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components Yard Waste Collection Pay by Volume Tipping Fee Increase (\$25/t) Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components Wet/Dry Processing Tipping Fee Increase (\$75/t) Waste Audits Cardboard Diversion

The relative advantages and disadvantages of each system are outlined in the following sections.

6.3.1 System A: 10% Diversion From Landfill

The components and relative costs to implement System A: 10% Diversion from Landfill are given in Table 11.

Table 11**COST AND ESTIMATED DIVERSION FOR SYSTEM A**

Option	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne
Base System	\$ 90,000	6,300	\$ 14
Home Composting	\$ 15,000	250	\$ 60
Waste Audits	\$ 10,000	500	\$ 20
Voluntary Cardboard Diversion	\$ 5,000	500	\$ 10
Blue Box & Multi-Family Recycling	<u>\$730,000</u>	<u>1,600</u>	\$450
Total	\$821,000	9,150	\$ 90

Note: System A with drop-off depot option instead of blue box and multi-family recycling, would have an annual cost of \$370,000 and a cost/tonne of \$43.

Advantages:

System A is a relatively low cost system with minimal capital costs. This system could be easily implemented in Red Deer without affecting the current level of service to the general public or businesses.

Disadvantages:

One of the main disadvantages of System A is that it has a very low rate of landfill diversion. The diversion rate does not demonstrate a serious commitment towards meeting the Provincial goal of 50% waste diversion by the year 2000.

6.3.2. System B: 20% Diversion from Landfill

The components and relative costs to implement System B: 20% Diversion from Landfill are given in Table 12.

Table 12
COST AND ESTIMATED DIVERSION FOR SYSTEM B

Option	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne
Base System	\$ 90,000	6,300	\$ 14
Yard Waste Collection	\$300,000	2,000	\$150
Pay by Volume	\$ 40,000	1,000	\$ 40
Tipping Fee Increase		3,000	
Waste Audits	\$ 10,000	500	\$ 20
Voluntary Cardboard Diversion	\$ 5,000	500	\$ 10
Blue Box	<u>\$730,000</u>	<u>1,600</u>	\$450
Total	\$1,175,000	14,900	\$ 79

Note: System B with drop-off depot instead of blue box and multi-family recycling would have an annual cost of \$700,000 and a cost/tonne of \$49.

Advantages:

System B provides a reasonable rate of diversion as a starting point in working towards the Provincial goal. It also allows programs such as separate yard waste collection to be conducted on a pilot scale to verify costs and diversion rates before implementing the program city-wide. A pay by volume system would be compatible with a separate yard waste collection program. Another advantage of System B is that it targets commercial waste as well as residential waste.

An additional revenue of \$400,000 to \$500,000 will be generated through increased tipping fees, thus helping to off-set program costs.

An initial tipping fee increase to \$25.00/tonne is recommended in System B because it will provide greater incentive for commercial waste reduction and recycling and it will also provide the revenue required to implement the recommended programs. A tipping fee of \$25.00/tonne will also discourage the influx of waste from areas which are not authorized to use the landfill and it will keep rates in line with other major centres, such as Calgary and Edmonton. Future rate increases can also be considered, depending on how much waste is diverted.

System B recommends implementing a cardboard diversion program on a voluntary basis initially at a very low cost. A mandatory ban would only be implemented if voluntary participation is insufficient.

Disadvantages:

One of the main disadvantages of System B is that the diversion rate is still below the Provincial goal. As well, the increase in tipping fees will significantly impact businesses and the general public.

6.3.3 System C: 50% Diversion from Landfill

The components and relative costs to implement System C: 50% Diversion from Landfill are given in Table 13.

Table 13

COST AND ESTIMATED DIVERSION FOR SYSTEM C

Option	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne
Base System	\$ 90,000	6,300	\$ 14
Wet/Dry Collection & Processing	\$ 3,500,000	19,000	\$237
Increased collection costs for wet/dry system for single family dwellings and apartments	\$1,000,000		
Tipping Fee Increase to \$75.00/tonne		10,000	
Waste Audits	\$ 10,000	500	\$ 20
Voluntary Cardboard Diversion	<u>\$ 5,000</u>	<u>500</u>	\$ 10
Total	\$ 4,605,000	36,300	\$127

Advantages:

System C has the highest diversion rate and is the only system which meets the Provincial goal. System C also targets both commercial and residential waste.

Disadvantages:

One of the main disadvantages of System C is that there are no full scale wet/dry collection and processing programs operating in North America. As a result, the cost of the program and the estimated diversion rate may be unrealistic. Some of the materials separated may have limited markets in Alberta.

Another concern with System C is that tipping fees in the order of \$75/tonne would have to be charged at both the wet/dry processing plant and the landfill in order to finance this option.

6.4 Comparison of System Costs

As shown in Table 14, System B has the lowest cost/tonne, although System C has a much higher rate of diversion.

Table 14

COMPARISON OF SYSTEM COSTS AND DIVERSION

System	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne Diverted
System A	\$851,000	9,150	\$93
System B	\$1,175,000	14,900	\$79
System C	\$4,605,000	36,300	\$127

6.5 Recommended System

Based on the review of cost and relative advantages and disadvantages, it is recommended that The City of Red Deer implement System B: 20% Diversion from Landfill as a first stage of attaining the Provincial goal of 50% waste reduction by the year 2000.

This is a relatively flexible system which will allow the addition of other programs as new technologies develop. This system estimates a diversion of 20%, however the program could be easily modified by increasing tipping fees to a higher rate to encourage more waste reduction and by requiring that all yard waste be source-separated, so that organic material from landscapers and residents of the County of Red Deer, Penhold and Sylvan Lake is also diverted.

6.6 Diversion from Total Waste Stream

Although System B is based on a rate of 20% diversion from landfill, as outlined in section 3.3, the total waste stream also includes existing diversion activities such as recycling of scrap metal and disposal of concrete and rubble.

Table 15 provides a summary of diversion from the total waste stream based on implementing System B.

Table 15

**DIVERSION FROM TOTAL WASTE STREAM
(Based on 1991 data)**

ACTIVITY	QUANTITY (tonnes/year)
Scrap metal recycling	7,000
Diversion of concrete, rubble, asphalt from Roads Section	4,000
Projected 20% Diversion from Landfill	15,000
Quantity of waste to be landfilled	61,000
Total	87,000

Based on Table 15, approximately 26,400 tonnes/year or 30% would be diverted from the total waste stream.

6.7 Summary of Future Costs and Staff Requirements

In order to implement the recommended programs, there will be additional staff requirements as well as costs as shown in Table 16.

The costs are reported based on existing and proposed programs in 1992 dollars. In the long term, the cost of the additional programs will be in the order of \$400,000/year based on 1992 dollars. The increase in landfill tipping fees is expected to generate revenues in the order of \$400,000 to \$500,000 per year which will offset the additional costs.

The staff allocation shown in Table 16 does not include the portion of the Solid Waste Superintendent and clerical position now budgeted.

Table 16

SUMMARY OF MASTER PLAN COSTS AND STAFF REQUIREMENTS
1992 DOLLARS (thousands)

Plan Component	Phase One		Phase Two		Phase Three	
	1992	1993	1994	1995	1996	1997
EXISTING PROGRAMS:						
Garbage Disposal	\$1133	\$1140	\$1140	\$1140	\$1140	\$1140
- Staff (portion of a position)	0.2	0.4	0.4	0.4	0.4	0.4
Garbage Collection	2999	3000	3000	3000	3000	3000
- Staff	0.2	0.2	0.2	0.2	0.2	0.2
Recycling (includes franchise fee)	863	810	810	810	810	810
- Staff	0.6	0.2	0.2	0.2	0.2	0.2
Cost Subtotal	\$4495	\$4950	\$4950	\$4950	\$4950	\$4950
Staff Subtotal	1.0	0.8	0.8	0.8	0.8	0.8
PROPOSED PROGRAMS:						
Dry Waste Disposal Site	20	125	40	40	40	40
- Staff	0.1	0.2	0.1	0.1	0.1	0.1
Diversion Programs		20	20	20	20	20
- Staff		0.3	0.3	0.3	0.3	0.3
- diversion of tires						
- ban of white goods						
- salvaging						
- diversion of liquid waste						
- tipping fee increase						
- Environmental Award of Merit						
- office paper recycling						
Promotion & Education		10	10	10	10	10
- Staff		0.1	0.1	0.1	0.1	0.1
Yard Waste Collection		100	300	300	285	280
- Staff		0.5	0.5	0.4	0.3	0.2
Pay by Volume			40	30	25	25
- Staff			1.0	0.7	0.5	0.5
Waste Audits		10	10	10	10	10
- Staff		0.2	0.2	0.2	0.2	0.2
Cardboard Diversion		5	2	2	2	2
- Staff		0.1				
Cost Subtotal	\$20	\$270	\$422	\$412	\$392	\$387
Staff Subtotal	0.1	1.4	2.2	1.8	1.5	1.4
COST TOTAL (Existing & Proposed)	\$5015	\$5220	\$5372	\$5362	\$5342	\$5337
STAFF TOTAL (Existing & Proposed)	1.1	2.2	3.0	2.6	2.3	2.2

Note: staff allocations do not include superintendent and clerical time now budgeted.

The staff time shown under existing programs in 1992 is currently filled by a permanent Solid Waste Inspector position. As the existing programs mature, the Solid Waste Inspector position reduces to 0.8 of a position. When additional programs are implemented, there will be a need for one additional full time staff position. Positions in excess of this can be filled by temporary staff.

7.0 SUMMARY OF RECOMMENDATIONS

The following section provides a summary of recommendations based on the implementation of SYSTEM B and general comments made throughout this report.

Phase One - Immediate Implementation 1992 - 93

1. **Expanded Landfill Capacity** - continue process to expand landfill capacity.
2. **Garbage Utility Bylaw** - revise the Garbage Utility Bylaw to limit the number of garbage bags or cans to five per household per week for residential garbage collection.
3. **Dry Waste Disposal Site** - apply for approval for the development of a Dry Waste Disposal Site.
4. **Diversion of Waste Tires** - request information from the Provincial Government on the legislation which will prohibit the landfilling of tires and the method of enforcement. The Province should also be asked to clarify whether the City will be expected to provide a collection and transportation service to recycling centres and, if so, how will the City be reimbursed for expenses incurred.
5. **Diversion of Large Metal Appliances** - ban the disposal of all large metal appliances (white goods) at the sanitary landfill.
6. **Salvaging** - salvaging operations should only be undertaken on a case by case basis, provided they pose no health or safety risks and there is a secure market for the material. The cost of the salvage operation must also be considered.
7. **Promotion and Education** - a general promotion and education program should be developed to encourage backyard composting and solid waste reduction and reuse.

8. **Environmental Award of Merit** - an environmental award of merit program should be established to publicly recognize waste reductions initiatives made by businesses.
9. **Liquid Waste** - efforts to divert liquid waste from the landfill site should continue with the goal of permitting no liquid waste disposal at the site.
10. **Water Treatment Plant Sludge** - investigate the alternatives to landfill disposal of an alum calcium carbonate sludge generated by the Water Treatment Plant.
11. **Yard Waste Collection** - conduct a pilot program for the separate collection and composting of yard waste.
12. **Landfill Tipping Fee** - increase the landfill tipping fee to \$25.00, effective March 1, 1993.
13. **Commercial Waste Audits** - conduct commercial waste audits to assist businesses in implementing programs for waste reduction and recycling.
14. **Diversion of Corrugated Cardboard** - identify commercial generators of corrugated cardboard and actively encourage them to implement recycling programs.
15. **Future Use Plan for Landfill Site** - request that the Regional Planning Commission update the future use plan for the existing sanitary landfill site.

Phase Two - Implementation in the Years 1994 - 96

1. **Yard Waste Collection** - Expand yard waste collection to a full-scale program, depending on the results of the pilot program.
2. **Pay-by-Volume** - phase in a pay by volume garbage policy. Reduce the number of bags or cans that will be collected.
3. **Landfill Tipping Fees** - evaluate the increase in the landfill tipping fee and determine whether further increases would be beneficial in diverting additional quantities of waste.

4. **Blue Box Versus Drop-Off Depot** - in early 1996, update the Solid Waste Master Plan and review whether the blue box recycling program should continue or whether a regional drop-off depot should be implemented. The general public should provide their input, based on cost versus level of service.
5. **Garbage Collection Contract** - in 1996, local market conditions should be reviewed to determine whether the City should tender a garbage collection contract which includes residential waste or residential and commercial waste.

Phase Three - Long Term

1. **Solid Waste Master Plan** - revise the solid waste master plan every five years thereafter.
2. **Provincial 50% Goal** - continue to work towards the Provincial goal of 50% waste diversion.

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APPENDIX I

FEE SCHEDULE FOR COMMERCIAL GARBAGE COLLECTION ACCOUNTS

SCHEDULE "D"

PART 8

SCHEDULE OF GARBAGE RATES

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by The City. The rate charged includes providing the container.

Container Size	Special Pick-ups Per Pick-up	Monthly Rate Frequency of Pick-up Per Week (Month)					
		1(5)	2(9)	3(13)	4(17)	5(22)	6(26)
2.294 cu. m. (3 cu. yds.)	14.74	66.98	108.91	150.69	192.57	234.08	276.34
3.058 cu. m. (4 cu. yds.)	16.79	83.72	133.94	184.20	234.45	284.68	334.95
4.587 cu. m. (6 cu. yds.)	21.01	108.91	175.85	242.86	309.84	376.84	443.82

Charges for special container services in
addition to the above rates will be as follows:

RATE PER CONTAINER

Lids on Containers	\$ 5.23 per month
Chains or Locking Devices on Containers	\$ 8.72 (One time charge)
Castors on Containers	\$ 8.72 per month
Extra Cleaning (if more than one per year required)	\$ 69.77 each time
Fire Damage	\$139.56 each time

SCHEDULE "D"

PART 8

SCHEDULE OF GARBAGE RATES

2. Rates to be applicable for commercial premises where the owner or agent is charged and such owner or agent provides a hand pick-up container

Volume for Pick-up	Monthly Rate Frequency of Pick-up Per Week (Month)						Extra Pick-ups Per Pick-up
	1(5)	2(9)	3(13)	4(17)	5(22)	6(26)	
.383 cu. m. ($\frac{1}{2}$ cu. yd.)	11.49	22.98	34.47	45.95	57.45	68.94	\$127.35/hr
.765 cu. m. (1 cu. yd.)	22.98	45.95	68.94	91.92	114.89	137.87	127.35
1.5 cu. m. (2 cu. yds.)	45.95	91.92	137.87	183.83	229.79	275.75	127.35
2.294 cu. m. (3 cu. yds.)	68.94	137.87	206.81	275.75	344.68	413.62	127.35
3.058 cu. m. (4 cu. yds.)	91.92	183.83	275.75	367.66	459.58	551.49	127.35
3.823 cu. m. (5 cu. yds.)	114.89	229.79	344.68	459.58	574.47	689.36	127.35
4.587 cu. m. (6 cu. yds.)	137.87	275.75	413.62	551.49	689.36	827.24	127.35

Less than .383 cu. m. ($\frac{1}{2}$ cu. yd.) per month for one pick-up
per week would be \$5.58.

SCHEDULE "D" Continued

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situate therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to The City, the charge shall be \$5.58 per month per dwelling unit for one pick-up per week, plus a recycling charge of \$4.56 per month.

4. DISPOSAL GROUNDS RATES FOR ACCEPTANCE OF GARBAGE AND REFUSE

<u>Description</u>	<u>Rate</u>
1. Residents hauling residential refuse from their own residence	Free
2. Private companies or commercial haulers with commercial or residential refuse	\$16.60 per metric tonne
3. Liquid waste contained in a water tight box or tank	\$13.70 per metric tonne
4. Demolition, concrete, asphalt and tree rubble	\$14.00 per metric tonne
5. Special waste	\$35.00 per metric tonne
6. When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne.	
7. Clean Fill	No Charge

NOTE: These rates shall be effective for utility bills mailed after February 20, 1992, except for Section 4 of Schedule "D" which shall be effective for disposal ground users on March 1, 1992.

APPENDIX II

MANAGEMENT OF UNDERGROUND STORAGE TANK (MUST) GUIDELINES

**SUMMARY OF MUST PROJECT, ALBERTA LABOUR & ALBERTA ENVIRONMENT
DRAFT/CLEAN-UP CRITERIA FOR SOIL
(all concentrations in mg/kg or ppm)**

<u>CONSTITUENT</u>	<u>LEVEL I</u>	<u>LEVEL II</u>	<u>LEVEL III</u>
Benzene	0.05	0.5	2.0
Toluene	1.0	10.0	100
Ethyl Benzene	0.5	5.0	100
Xylenes	1.0	5.0	50
Total Petroleum Hydrocarbons*	40	400	2 000
Phenols	0.05	1.0	10
Lead	50	200	600

* total purgeable plus total extractable hydrocarbons

MUST Project
"Subsurface Remediation Guidelines
For Underground Storage Tanks"
February, 1991
Alberta Labour & Alberta Environment

APPENDIX III

COMMERCIAL WASTE COMPOSITION IN OTHER MUNICIPALITIES

TABLE 3

SUMMARY OF COMPOSITIONS OF WASTES ON
COLLECTION VEHICLES

COMPONENTS	RESIDENTIAL		ICI		RESIDENTIAL AND ICI	
	Maple Ridge	Kamloops	Maple Ridge	Kamloops	Castlegar	Slocan
Paper (total)	37.9%	36.4%	42.8%	40.1%	42.6%	36.9%
newspaper	8.7%	10.2%	9.1%	6.5%	7.7%	5.1%
cardboard	4.5%	3.8%	13.3%	8.8%	10.6%	7.6%
fine	2.2%	2.4%	3.0%	4.9%	3.5%	3.2%
glossy / telephone	3.8%	4.1%	2.5%	3.2%	4.4%	4.6%
packaging	6.3%	6.3%	5.1%	5.3%	5.5%	5.4%
tetra briq	0.6%	0.3%	0.2%	0.7%	0.5%	0.4%
non-packaging	4.6%	3.6%	4.6%	6.2%	5.3%	4.8%
other / multi-material	1.4%	1.6%	1.8%	2.1%	1.6%	1.2%
contaminated	5.8%	4.2%	3.4%	2.4%	3.4%	4.6%
Glass (total)	6.4%	5.6%	4.0%	6.8%	5.6%	8.0%
beverage - refundable	0.9%	0.4%	0.4%	0.9%	0.7%	0.9%
beverage - nonrefundable	2.6%	2.7%	1.7%	2.7%	2.2%	4.2%
food	2.4%	2.1%	1.3%	1.1%	1.7%	2.3%
other	0.5%	0.5%	0.6%	2.1%	0.9%	0.6%
Metals (total)	6.0%	5.5%	6.1%	6.6%	5.9%	6.5%
alum. bev. - refundable	0.2%	0.1%	0.2%	0.3%	0.2%	0.1%
alum. bev. - nonrefundable	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
other aluminum	0.7%	0.6%	0.7%	0.5%	0.4%	0.4%
steel beverage	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
other steel cans	3.1%	3.0%	1.9%	1.4%	3.1%	3.5%
other ferrous	0.9%	0.9%	2.0%	3.6%	1.4%	1.2%
non-ferrous	0.0%	0.1%	0.0%	0.1%	0.0%	0.2%
other / multi-material	1.0%	0.7%	1.2%	0.6%	0.7%	1.0%
Plastic (total)	8.8%	8.0%	10.6%	7.5%	8.8%	8.5%
PET beverage (1)	0.1%	0.0%	0.1%	0.1%	0.2%	0.1%
other PET	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%
HDPE (2) rigid	1.1%	1.3%	1.5%	0.9%	1.2%	1.5%
LDPE (4) rigid	0.3%	0.2%	0.3%	0.2%	0.1%	0.2%
HDPE (2) film	1.3%	2.9%	1.1%	2.5%	3.2%	2.9%
LDPE (4) film	3.5%	1.5%	4.0%	1.4%	1.5%	1.6%
PVC (3)	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%
PS (6)	0.9%	0.8%	1.0%	1.0%	1.0%	0.7%
PP (5)	0.5%	0.4%	1.0%	0.3%	0.3%	0.5%
other plastics (7)	0.2%	0.2%	0.2%	0.2%	0.3%	0.3%
multi-resin / material	0.9%	0.6%	1.2%	0.6%	0.7%	0.7%
Leather .	0.5%	0.4%	0.4%	0.2%	0.1%	0.6%
Rubber (total)	0.3%	0.3%	1.0%	3.1%	0.3%	0.3%
used tires	0.0%	0.0%	0.2%	2.8%	0.0%	0.0%
other	0.3%	0.3%	0.7%	0.3%	0.3%	0.3%
Organic (total)	28.4%	32.6%	21.5%	23.5%	26.0%	27.8%
kitchen - animal	4.0%	5.1%	2.5%	2.1%	3.4%	3.3%
kitchen - vegetable	17.4%	18.3%	12.8%	15.7%	18.2%	22.4%
yard waste	5.8%	8.2%	2.9%	1.6%	2.2%	0.8%
landscaping	0.2%	0.2%	0.2%	0.7%	0.0%	0.1%
wood	1.0%	0.8%	3.1%	3.3%	2.1%	1.2%
Textiles (total)	2.8%	3.0%	3.4%	2.4%	1.8%	3.1%
natural	0.9%	0.7%	1.5%	0.5%	0.6%	0.7%
synthetic	1.9%	2.3%	1.9%	1.9%	1.3%	2.3%
Brown goods	0.6%	0.7%	0.4%	1.5%	0.8%	0.7%
Bulky goods	0.5%	0.3%	1.6%	0.7%	0.3%	0.3%
Construction, Demolition	1.3%	0.5%	0.4%	2.5%	1.7%	1.1%
Residue	4.1%	4.9%	4.5%	3.4%	4.1%	4.4%
Hazardous	2.3%	1.7%	3.1%	1.6%	1.8%	1.5%
Other	0.0%	0.2%	0.1%	0.0%	0.0%	0.4%

ICI - Industrial, Commercial, & Institutional

Source: Kauffman, Claudia 1991. "What are we throwing Away?", Technical Proceedings, Wastech '91 Canadian Waste Management Conference.

TABLE 3.2

METROPOLITAN TORONTO ESTIMATED SOLID WASTE COMPOSITION IN 1990

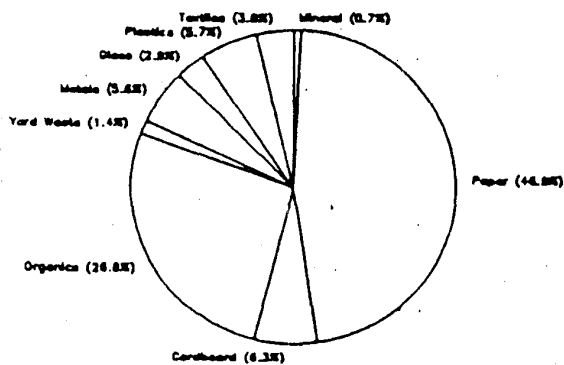
Type	Residential Waste	ICI* Waste
Paper		
Newspaper	16.2%	3.7%
Fine Paper	1.2%	4.7%
Boxboard	3.3%	3.9%
Old Corrugated Cardboard (OCC)	2.3%	13.8%
Magazines	3.5%	1.8%
Kraft and Tissue	4.0%	3.3%
Telephone Books	0.4%	0.1%
Other Paper	1.7%	10.1%
Glass		
Glass Containers	5.1%	2.0%
Other Glass	0.6%	0.6%
Plastic		
Polyethylene Terephthalate - Rigid Plastic Containers (RPCs)	0.1%	0.1%
Polyethylene RPCs	1.1%	0.8%
Other RPCs	0.3%	0.3%
Polystyrene	0.6%	0.7%
Film	1.5%	3.3%
Other Plastics	1.7%	3.1%
Metal		
Aluminum Containers	0.5%	0.3%
Aluminum Foil	0.2%	0.0%
Tinplate Steel Containers	1.9%	1.1%
Other Ferrous Metal	1.1%	2.6%
Organic		
Food Waste	20.4%	12.2%
Yard Waste	16.1%	0.8%
Wood Waste	0.6%	10.8%
Other		
Diapers	2.5%	0.1%
Drywall	0.2%	2.3%
Tires	0.0%	1.3%
Textile, Leather, Other Rubber	3.4%	2.2%
Other	9.5%	14.0%
TOTAL	100.00%	100.00%

* Institutional, Commercial and Industrial.

COMMERCIAL WASTE COMPOSITION

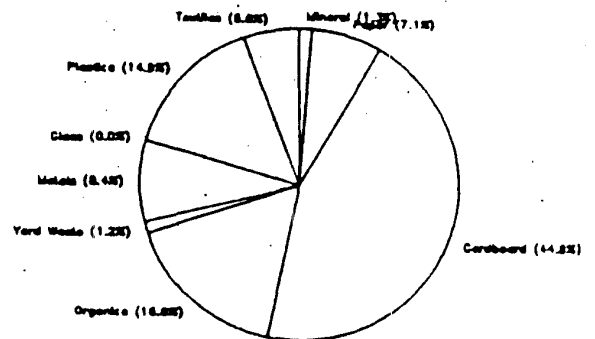
BASED ON 1990 DATA

MULTIFAMILY COMPONENT



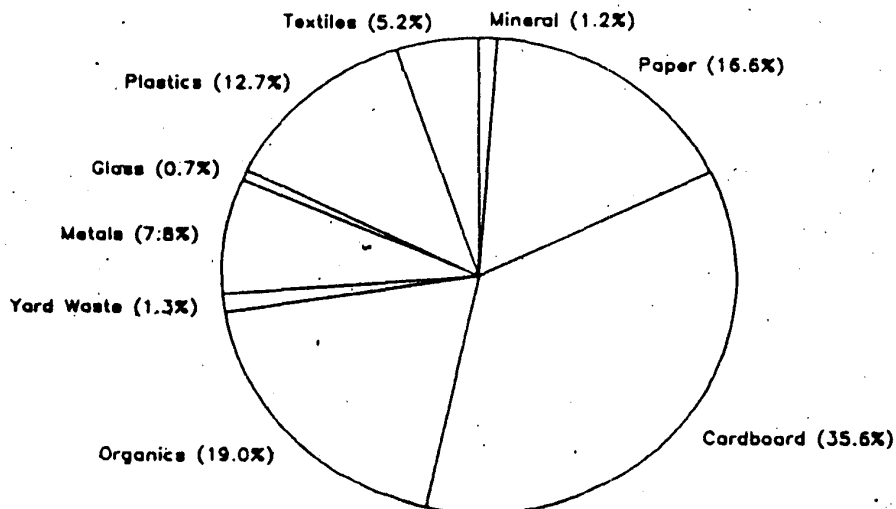
TOTAL 65,000 TONNES IN 1990
(Estimated based on typical per-unit generation rates.)

BUSINESS/INSTITUTIONAL COMPONENT



TOTAL 205,000 TONNES IN 1990

COMBINED COMMERCIAL



TOTAL 270,000 TONNES IN 1990

Source: Environmental Services, City of Edmonton 1991. Waste Management Master Plan.

APPENDIX IV

DRY WASTE DISPOSAL SITE

RED DEER REGIONAL HEALTH UNIT APPROVAL REQUIREMENTS

INFORMATION REQUIRED TO DEVELOP A DRY WASTE SITE

Persons wishing to reclaim sand/gravel operations, backfill lowland or otherwise accept waste on their land, may accept clean earth, (free from cement, asphalt, rubble). If you wish to accept other materials such as demolition or construction debris, a permit from the local health unit is required. The permitting process begins by applying for a Permit to Develop a Waste Management facility. The application form can be obtained from our office.

A) Permit to Develop

The following information must accompany the completed application based on the requirements under the Public Health Act and Alberta Environment's requirements under the Clean Water Act:

- 1) A copy of a completed application for a development permit from the municipality.
- 2) Copy of a Certificate of Title for the property as well as a copy of any lease or other pertinent documents registered on the title.
- 3) Maps, plans and designs data which provide the following:
 - a) the quarter section on which the proposed waste management facility is to be located and the area of the site on which the proposed facility is to be located; NOTE (fill area cannot be within 10 meters of property line)
 - b) current land use and zoning
 - c) a detailed description of types, characteristics and quantities of waste
 - d) any borrow area
 - e) access roads
 - f) the proposed method of dust control
 - g) on-site roads and roads adjacent to the site
 - h) grades for proper drainage
 - i) a typical cross-section of each cell
 - j) special drainage devices if necessary
 - k) fencing
 - l) existing and proposed utilities; pipelines and easements
 - m) information to clearly indicate the soil characteristics and water table

Both surface and subsurface soil characteristics need to be determined. This can be done by earlier reliable survey data or on-site testing which indicates:

- o soil type including - classification, hydraulic conductivity and liquid absorption capacity of the soil
- subsoil characteristics to a depth of at least 15 meters below ground surface
- o location of water table, and
- o the direction and gradient of groundwater flow

To be noted on maps (e) and plans as well as the distance of the site from:

- a) any dwelling being used for human habitation
- b) any hospital, restaurant or other place where food for humans is prepared or served
- c) an airport
- d) any other structure on the site within 500 metres of the site
- e) any water sources or natural bodies of water
- f) the nearest cemetery

The above information is usually and may be required to be prepared by a professional engineer and shall bear his stamp or seal.

An outline of closing procedures, reclamation of the site and planned end use of the land is also required.

The information received will be forwarded to several government agencies for their assessment. Issuance of the Permit to Development is dependent upon two factors:

- a) Approval from the referral agencies, including Alberta Environment, regarding site suitability;
- b) Approval from the local Board of the Red Deer Regional Health Unit

B) Permit to Operate

Prior to the commencement of operation, an application for a Permit to Operate must be forwarded to the health unit. The Permit to Operate is issued by the local board of the Red Deer Regional Health Unit, when it is determined by site inspection that the site has been developed in accordance to the initial application and will meet the operational standards of the Waste Management Regulation.

APPENDIX V

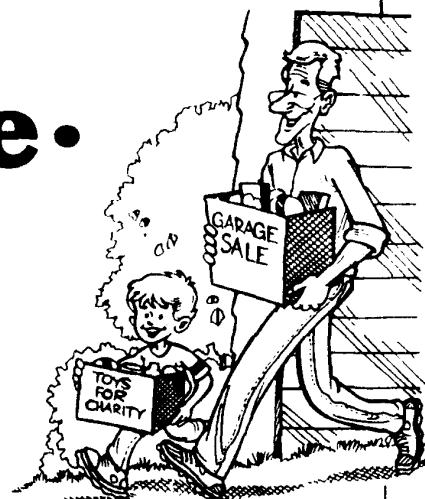
SOLID WASTE REDUCTION FACT SHEETS PREPARED BY STRATHCONA COUNTY



Strathcona County

Reduce • Reuse • Recycle

Facts



Reduce, Reuse and Recycle, the 3Rs, are three effective ways to decrease the amount of garbage going into the landfill. These tips will get you started.

Reduce

Our purchasing habits affect how much garbage we throw out every week. Try these top 10 shopping tips.

1. Buy beverages like soft drinks or fruit juice in refillable or refundable containers.
2. Use reusable shopping bags.
3. Buy products that you use often in larger sizes, or in bulk to avoid extra packaging.
4. Take your own plastic bags or containers to the store when purchasing fresh foods and bulk foods.
5. Pack a garbage-free lunch: use reusable containers instead of disposable bags and wraps.
6. Buy only what you really need: avoid impulse purchases.
7. Buy long-lasting, quality products that can be repaired. Avoid disposable products like paper cups, razors, paper napkins and diapers.
8. Rent or borrow items you occasionally use.
9. Share subscriptions to magazines or visit the library and read your favorite magazine there.
10. Buy as a group: share items with your social, youth or church group.

August 1991



Printed on Recycled Paper

For more information
call the WASTELINE at

464-8087

Strathcona
County
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Reuse

Before you give that so-called "junk" the heave-ho, consider its second life. Keeping useful items out of the garbage will lighten the load at our landfill. Try these top 10 reuse tips.

1. Use glass jars, metal cans and plastic containers for storing food, sewing supplies, nails, screws, crayons, pens and pencils, and other similar items.
2. Reuse plastic shopping bags and fresh food bags when you grocery shop.
3. Use large, clean plastic jugs from windshield washer fluid to collect used oil for recycling.
4. Save wrapping paper and greeting card envelopes for reuse.
5. Use solar and rechargeable batteries. One charger can charge many different sizes of batteries.
6. Donate fabric scraps, yarn, toilet paper rolls and meat trays to a daycare centre or community group for craft programs.
7. Donate furniture, clothes, working appliances or other usable household items to a local charitable organization.
8. Hold a garage sale or sell items through the classifieds, bulletin boards or community newsletters. Low priced items will sell fast.
9. Buy used rather than new whenever possible.
10. Add yard trimmings and vegetable scraps to your compost.

Recycle

Most of us are familiar with recycling. Materials like metal cans, newspapers and clear glass are turned into new products. This saves having to use new resources and in most cases requires less energy.

Remember: First reduce, then reuse, then recycle.





Recycling in Strathcona

Strathcona's nine recycling stations can only accept the following materials:

Newspapers and newsprint flyers

- * not bundled, remove from bags before depositing

Clear glass bottles and jars

- * rinse, remove from bags before depositing

Metal food and beverage cans

- * rinse, remove from bags before depositing
- * flatten when possible

The Public Works Yard Recycling Station will also accept the following:

Corrugated Cardboard

- * flatten before depositing
- * the Sherwood Park Mall Recycling Station will also accept corrugated cardboard

Yard Waste

- * in clear plastic garbage bags during the growing season

Plastics

Beginning September 1991, (will be advertised as soon as available) plastics will be recycled.

All plastic collected for recycling must be free of food contaminants, dirt and aluminum foil around opening of containers. Caps and lids should be removed from containers. Paperboard liners should be removed from plastic wide mouth jar lids. Paper cash register receipts should be removed from plastic grocery bags. All metal should be removed from the plastic article.





*** Plastics accepted:**

- plastic bottles
- plastic bags
- plastic containers and lids
- misc. plastic such as hangers, toys, housewares, etc.
- juice boxes (tetra paks)

*** Plastics not accepted:**

- plastic oil bottles
- fresh red meat film wrap
- plastic containers with residue from food or other products
- plastic parts with metal still attached
- plastic foam, such as meat trays, cups, plates, etc.
- milk cartons

Call Strathcona Public Works' WASTELINE at 464-8087 for more information.
The *Recycling* fact sheet lists specific locations to recycle items.

A guide to reuse opportunities in and around Strathcona County

Appliances

Major appliances can be taken to Kar Bashers Alberta Ltd.
Clover Bar Road, 2 kilometres north of Highway 16.

Tel: 464-6922

8:30 a.m. - 6:00 p.m. - Monday - Friday

9:00 a.m. - 4:00 p.m. - Saturday

Bosco Homes

Ardrossan

Tel: 922-4790

Will take appliances that are working; call Bosco Homes for pickup.





Batteries

Used car batteries can be taken to and purchased from local scrap dealers. Consult the Yellow Pages for listings. Safely dispose of all batteries at the Toxic Round-Up.

Books (used)

Strathcona County Library

2001 Sherwood Drive, Sherwood Park

Tel: 464-8261

Accepts some adult and all children's books for circulation. Children's books may also be used as prizes.

The Book Worm

14, 140 Athabasca Avenue, Sherwood Park

Tel: 467-4315

Will buy, sell or trade, paperbacks, collectibles, and magazines.

Building and construction materials

Architectural Clearing House

8108-114 Avenue, Edmonton

Tel: 479-0079

A not-for-profit agency that takes and sells used building materials. Phone before transporting goods.

Clothing

Ardrossan United Church

Box 202, Ardrossan

Tel: 922-2255

Clothing can be dropped off in the office or front foyer. Items are donated to the County Clothes-Line and Bissell Centre.





County Clothes-Line

144 Sioux Road, Sherwood Park

Tel: 464-7786

This not-for-profit agency takes donated clothing for resale to the public. All profits are distributed to local community and sports associations.

Our Lady of Perpetual Help Church

13 Brower Drive, Sherwood Park

Tel: 467-5470

Used clothing can be dropped off from 9 a.m. - 9 p.m. at the church office. Pick up clothes for personal use on the first and third Thursdays of the month between 1 and 3 p.m.

Salisbury United Church

2 Mission Street, Sherwood Park

Tel: 467-7310

Drop off clothing and small household effects. They will be donated to the Bissell Centre and other agencies.

Sherwood Park Alliance Church

Wye Road and Glen Allan Boulevard, Sherwood Park

Tel: 467-8404

Clothing exchanges are held in April and September each year. Leftover clothing goes to fire victims. Watch local papers for more details.

Sherwood Park United Church

20 Fir Street, Sherwood Park

Tel: 467-7377

Drop off clothing and small household effects. They will be donated to the Bissell Centre.

Composting

The Rotary Club sells composting bins. For information on commercial outlets call the WASTELINE at 464-8087 and the Chamber of Commerce at 464-0801. The Public Works Yard will take lawn clippings, grass and leaves at no cost, but cannot accept branches.





Eye glasses

Dr. Irv Zemrau

105 Normed Centre, Sherwood Park

Tel: 467-5555

Glasses are distributed by the Lions Club.

For Your Eyes Only Ltd.

Village Park Mall, Sherwood Park

Tel: 464-6458

Glasses are donated to Operation Eyesight.

Shopper's Optical

2020 Sherwood Drive (Sherwood Park Mall), Sherwood Park

Tel: 467-9595

Glasses are donated to the Blind Christian Mission.

Village Optical

110-957 Fir Street, Sherwood Park

Tel: 464-0991

Glasses are donated to Caribbean residents.

Furniture

Bosco Homes

Ardrossan

Tel: 922-4790

Bosco will pick up used furniture and household items.

Goodwill Rehabilitation Services

8759 - 51. Avenue, Edmonton

Tel: 462-1666

Phone for pickup. Large items i.e. furniture and appliances will only be taken after Goodwill has appraised them in your home.





Integration Society/Alberta Institute of Mental Retardation

11724 Kingsway, Alberta

Tel: 452-2121

The Society accepts clothing and household goods. Phone for pickup.

Salvation Army

Tel: 429-4271

Usable furniture will be picked up.

Sherwood Park Alliance Church

Wye Road & Glen Allan Blvd., Sherwood Park

Tel: 467-8404

Usable furniture is distributed to international students.

Junk mail

If you wish to reduce the volume of "junk mail" arriving at your home, send your name, address, and postal code to the Canadian Direct Marketing Association, 1 Concord Gate, Suite 607, Don Mills, Ontario, M36 3N6. Request that your name be removed from the Association's mailing list.

Small household items

Goodwill Rehabilitation Services

8759 - 51 Avenue, Edmonton

Tel: 462-1666

You can drop off small items such as dishes, pans and clothing.

Imagination Market

10215 - 112 Street, Edmonton

Tel: 426-1862

Paper, tubes, wire, mat board, plexiglass, stencils, magnetic strips, lettering, springs, confetti, fabric, wood, foil and many other unusual discards that can be used in imaginative ways are taken. Drop off donations Tuesdays to Saturdays from 9:30 a.m. to 5:00 p.m. Drop-in workshops are held from 11 - 5 p.m. on Saturday.





Integration Society/Alberta Institute of Mental Retardation

11724 Kingsway, Alberta

Tel: 452-2121

Will pick up most reusable items. Phone ahead for large amounts. You can be put on a schedule for collection every 2 to 3 months.

Salvation Army

Tel: 429-4271

Call for pick up. Clothing, dishes, household items and usable furniture accepted.

Sporting goods (used)

Brentwood Sports Cycle

Southeast corner of Sherwood Park Mall, Sherwood Park

Tel: 467-9838

Used sports equipment and bicycles will be taken on consignment or trade basis.

K-1 Sports and Cycle

10-J Mills Haven Shopping Centre, Sherwood Park

Tel: 449-1483

Used sports equipment and bicycles will be taken on consignment or trade basis.

Skate and hockey equipment sale

Hockey Moms hold a sale every year in mid-September. Left over equipment is donated to groups in the North West Territories. Watch local papers for more information.

Soccer equipment (used)

Run by Soccer Moms every year at beginning of April. Watch local newspapers for more information.

Toiletries

Volunteer and Information Centre

1008 Village Drive, Sherwood Park

Tel: 464-4242

Sample size soap, shampoo and other toiletries are taken to A Safe Place.





Toys

Strathcona County Library

Toys which meet safety standards (no stuffed or battery operated toys) and plastic miniature figures such as animals, figures and trees are accepted. Audio/visual cassettes as well as some adult and all children's books are also accepted.

Suggestions: Swap toys with a friend, donate toys to daycare and church programs, or sell toys at garage sales.

Call for more information

If you have any questions about the reducing, reusing and recycling in Strathcona or the safe disposal of household hazardous wastes, call the Strathcona Public Works' WASTELINE at 464-8087 during business hours. Ask for the *Household Hazardous Waste; Composting; and Recycling* fact sheets.



Reduce, reuse and recycle today and every day!





Strathcona County

Composting

Facts



What is compost?

Done properly, composting is as simple as 1, 2, 3.

1. Put vegetable scraps, grass clippings and leaves in a container or pile.
2. Turn the compost to add air. Add water to keep the compost as moist as a damp sponge.
3. The result: compost. Compost is a healthy, home-made soil conditioner you can add to flower beds, lawns, vegetable gardens, trees and shrubs.

Interested? Read on!

What are the benefits of composting?

If you have a garden, trees, shrubs, flower beds or flower boxes you can naturally feed the soil the nutrients it needs with compost. Adding compost to the soil makes a richer, darker, and easier to work with soil. Compost helps the soil to hold water and nutrients, so your plants will grow better.

How does composting affect the garbage you create?

Kitchen scraps and yard clippings make up about 30 - 40% of the garbage picked up in Strathcona County in the spring through fall season. Widespread composting will greatly reduce the strain on existing and future landfill space.

April 1991



Printed on Recycled Paper

For more information
call the WASTELINE at

464-8087

Strathcona
County
PUBLIC WORKS



What is the recipe for compost?

1. Choose a location

Country dwellers can choose any place with good drainage. A shady location is okay, if the drainage is good. A sunny location is fine, if you can water the pile regularly. If you live in a hamlet, choose a spot in your yard that is shady, has good drainage, and is fairly close to the garden. If you have lots of sunny space in your yard, put the compost bin in the sun - but don't let it dry out.

2. Assemble the utensils

Build a compost bin from scrap materials, or buy one from a garden shop or hardware store. Choose a container that best suits your needs: pet proof, child proof, and adequate size. For additional information on compost containers, call Strathcona County Public Works' WASTELINE at 464-8087.

3. Assemble the ingredients

Think of composting as 2 parts green and 1 part brown. The green items contains nitrogen, and the brown parts contain carbon.

green (2 parts)

grass clippings
green weeds, not gone to seed
fruit and vegetable peelings
crushed egg shells
healthy garden plants

brown (1 part)

fallen leaves
peanut shells
coffee grounds/filters
tea bags
sawdust, wood shavings
wood ashes: small amounts
shredded plain paper

Never put these items in your compost bin:

- * meat, bones, fish scraps (smells bad, attracts pests)
- * any fatty food like cheese, salad dressing, cooking oil (smells bad, attracts pests)
- * barbecue ashes, coal ashes, dishwater, kitty litter, cat or dog manure, large branches or wood chunks, anything treated with herbicides or pesticides

Hint: If your neighbours are not composting, ask them for their vegetable scrapings and lawn clippings.





4. Mixing the ingredients

- * Start with a layer of soil or finished compost. If you have cow or sheep manure use a layer to speed up the composting process.
- * Continue to layer the pile with kitchen waste, garden debris, yard waste and soil. Remember to add two parts green to one part brown.
- * Add water. Keep the pile as moist as a squeezed-out sponge. Use a cover to prevent the pile from becoming too wet. If the pile is dry then water it.
- * Add air by turning the pile every two or three weeks.

5. Let it cook

The cooking time will depend on the size of your pile, the location, and how often you add air and water.

A 6-month recipe:

The middle of the compost pile should create enough heat to feel warm to the touch on top. The bigger the pile, the more heat it will generate. Use small scraps, and remember the two parts green to one part brown formula. Keep the pile as moist as a squeezed-out sponge and turn the pile every couple of weeks to add air. You should have finished compost in about 6 months.

A 12- to 18-month recipe:

Keep the two parts green to one part brown ratio. Leave the pile alone without turning or watering. The bottom material will be compost in 12 to 18 months. Use this material to start a new pile.

6. How to serve finished compost

When your compost is ready, remove large pieces by sifting the compost through wire mesh. Then, dig the compost into the soil in your garden, around your trees and shrubs, and in your flower beds. Make compost tea for your indoor plants: soak a canvas bag of compost in water overnight. Remove the bag and serve the tea to thirsty plants. If you want to plant with compost, mix it half and half with potting soil.





Can I continue composting in winter?

Material that has not composted by the end of summer should be left to freeze in the compost bin for the winter. You can continue to add kitchen scraps and let them freeze in the bin. When the spring thaw is complete and the pile starts to warm up, the process will start again.

If you won't be adding to the compost pile for the winter, cover it with a layer of leaves, straw, or dark plastic. If you have a very large pile and enough insulation, the process may continue through the winter.

What sorts of problems may I have with composting?

These are the most common composting problems and their solutions.

symptom	problem	solution
bad odour	too wet, not enough air	Turn it; add coarse dry material (straw, dry leaves)
dry throughout	not enough water, too much woody material	Turn it; moisten materials; add fresh wastes; use cover
compost is damp and warm in the middle but nowhere else	pile too small	collect more material and mix the old ingredients into a new pile
compost is damp and sweet-smelling but still won't heat up	lack of green	add green such as fresh grass, manure, commercial fertilizer high in nitrogen
compost smells sharp like ammonia	too much green	mix in some brown material (high in carbon such as dry leaves, wood shavings or straw)





Is this the only method of composting?

Here are some other ways to use your vegetable and yard scraps.

* Take table scraps such as vegetable and fruit peel and coffee grounds and mix them with water, a pinch of epsom salts and baking powder and about a teaspoon of ammonia in a blender. Pour the ready-to-use compost on your garden or flower beds.

* Dig a trench 45 cm deep the length of a garden row. Leave the mounded dirt on the edges of the trench. Empty chopped up kitchen scraps in the bottom 15 cm of the trench. Cover the scraps with garden lime and cover with 30 cm of soil.

Free information on composting

Request the following publications for more information on composting.

Home Composting - How to Build and Maintain a Home Composter

Environment Council of Alberta
8th Floor, Weber Centre
5555 Calgary Trail Southbound NW
Edmonton, Alberta
T6H 5P9
Phone: 427-5792 Fax: 427-0388

Your Backyard Compost Guide to Reducing Waste

Alberta Environment
Recycling Branch
5th Floor, Oxbridge Place
9820 - 106 Street
Edmonton, Alberta
T5K 2J6
Phone: 427-5838

Urban Home Garden Composting - A First Step in Recycling

Canadian Forestry Service
Northern Forestry Centre
5320 - 122 Street
Edmonton, Alberta T6H 3S5
Phone: 435-7210





Call for more information

If you have any questions about the reducing, reusing and recycling in Strathcona or the safe disposal of household hazardous wastes, call the Strathcona Public Works' WASTELINE at 464-8087 during business hours. Ask for the *Recycling*; *Household Hazardous Waste*; and *Reduce, Reuse, Recycle* fact sheets.



Reduce, reuse and recycle today and every day!





Strathcona County

Household Hazardous Waste

Facts



You have probably heard the term *household hazardous wastes*, but do you know exactly what they are? We use many different substances that are potentially dangerous to the environment. They must be stored and disposed of properly.

The following products are household hazardous wastes:

Automotive products:

- * gasoline * antifreeze * transmission and brake fluid
- * used motor oil * battery acid * rust inhibitor/remover

Household products:

- * drain, toilet and window cleaners * oven cleaner
- * disinfectant * cleaning solvent * spot remover
- * septic tank cleaner * bleach and ammonia

Hobby and craft products:

- * art paints and inks * photographic chemicals
- * glues and cements

Garden and yard products:

- * pest control * ant and rodent killer * weed killer

Medical supplies:

- * over-the-counter medications * veterinary supplies

Paint and building products:

- * asphalt and roof tar * paint thinner * stripper * solvents
- * lacquers * wood stains * varnishes * wood preservative
- * alkyd and oil-based paints

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Printed on Recycled Paper

For more information
call the WASTELINE at

464-8087

Strathcona
County
PUBLIC WORKS



How to store household hazardous wastes

- * Store all chemical products in the original container. Make sure the container is securely sealed.
- * Store wastes in a cool, dry space with good ventilation. A garage or a shed separate from the house is best.
- * If you must change containers, clearly mark the new container and seal tightly. Take the empty container to the Toxic Round-Up.
- * Containers with liquid substances should be placed on a leak proof tray. Check periodically for leaks.
- * When transporting materials for disposal, ensure all lids are tight. Containers should not tip or bang together when moving.

Proper disposal of household hazardous wastes

Strathcona County holds an annual Toxic Round-Up held at Fire Stations 1 - 4. This annual event is one way Strathcona County celebrates Environment Week. Check for details in local newspapers, or call the Strathcona Public Works' WASTELINE at 464-8087 for more information.

Be sure to check the kitchen, bathroom, garage, garden shed, utility room and laundry room for all hazardous wastes, then seal each container and take it to the Round-Up.

Disposal of agricultural pesticides and herbicides

Empty containers can be taken to a special site at the Josephburg Transfer Station for proper disposal by the Strathcona Agricultural Services Department. This site is operated year-round.





Year round disposal

If you miss the annual Toxic Round-Up, don't throw your materials in the garbage! The Alberta Special Waste Management Corporation operates a year-round disposal site at 1202 - 8A Street in Nisku, Alberta. You must call ahead to 955-2494 to arrange an appointment.

Alternative products and methods

Check these sources for information on alternate products and tips.

Call Environment Canada at 468-8075 for the *Save It Kit*.

Call Alberta Environment at 422-2813 for *Saving the World begins at Home*.

Call the Environment Council of Alberta at 427-5792 for the information sheet series called *What can I do for the Environment?*

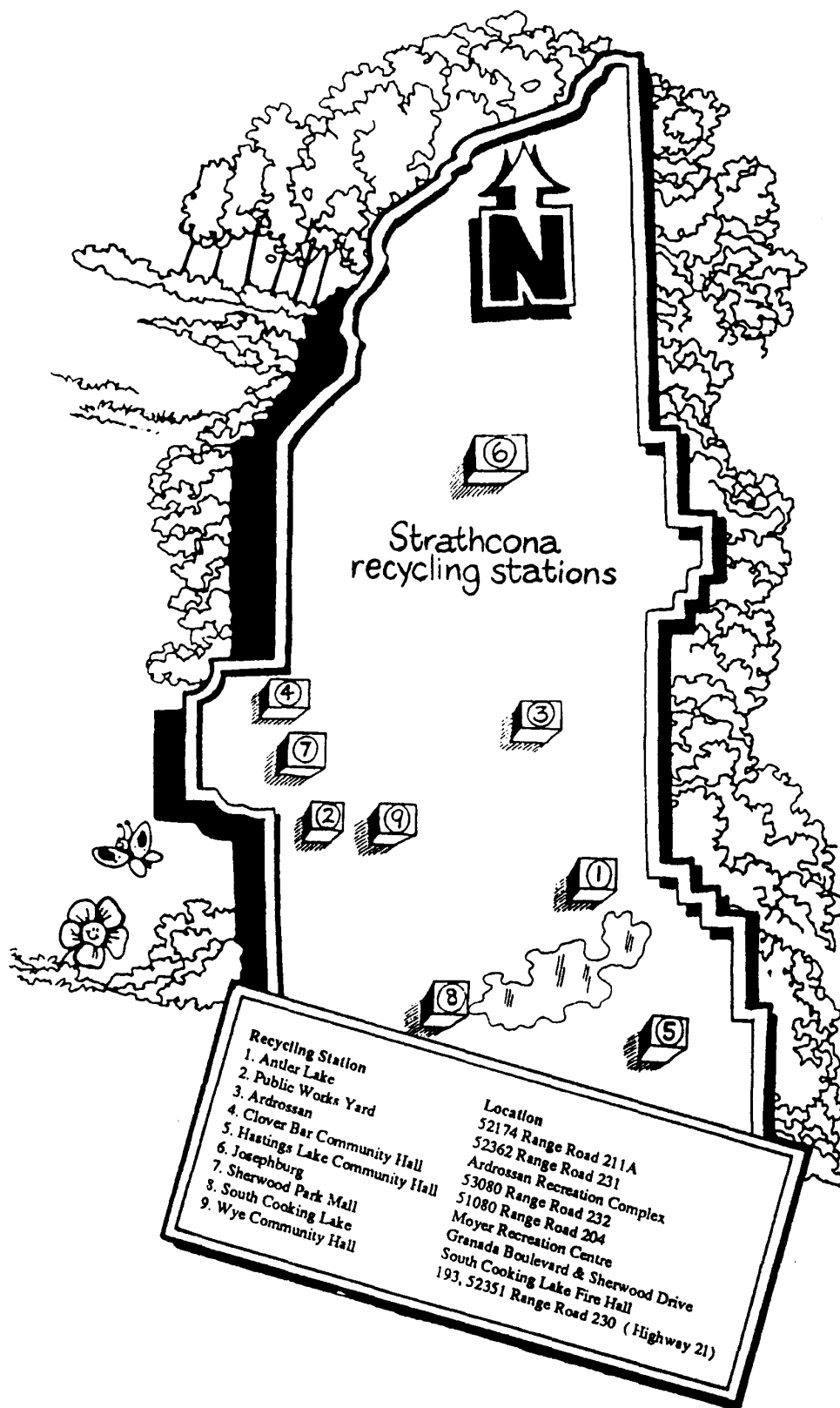
Call for more information

If you have any questions about the safe disposal of household hazardous wastes in Strathcona, call the WASTELINE at 464-8087 during business hours. Ask for the *Recycling*; *Composting*; and *Reduce, Reuse, Recycle* fact sheets.



Reduce, reuse and recycle today and every day!





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For more information
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Strathcona
County
PUBLIC WORKS

APPENDIX VI

ASSUMPTIONS USED IN COSTING OF WASTE MANAGEMENT OPTIONS

Appendix VI

COSTING ASSUMPTION USED FOR THE EVALUATION OF OPTIONS

1. BLUE BOX RECYCLING AND MULTI-FAMILY COLLECTION

- based on actual costs, using a private contractor
- projected annual tonnage from single family dwellings is 1320 tonnes/year
- projected monthly tonnage from multi-family dwellings is 240 tonnes/year
- assume a total annual tonnage of 1600 tonnes/year
- projected cost for expanded program: = 1992 Budgeted Cost - (Laidlaw Fee Reduction & Franchise Fee) = \$863,000 - (\$45,000 + \$85,000) = \$733,000 (assume \$730,000)
- cost/tonne = \$730,000 + 1600 tonnes/year = \$456/tonne (say \$450/tonne)
- therefore, assume cost per tonne will be in the order of \$450/tonne

2. REGIONAL DROPOFF DEPOTS

Capital Costs:

3 depots installed	\$ 100,000
1 side load vehicle	50,000
Processing centre and equipment	475,000
Processing centre land	<u>75,000</u>
Total Capital	\$ 700,000

Operating Cost

MRF operation	\$ 60,000
Materials Collection	50,000
Promotion	20,000
Administration	<u>25,000</u>
Total Operating	\$ 155,000

Annual Cost

Capital amortized 10 years at 10%	\$ 115,000
Operating	155,000
Total Annual	\$ 270,000

Total Revenue	\$ 25,000
Net annual cost	\$ 245,000

- assume a maximum tonnage for collection of 1000 tonnes/year
- cost/tonne = \$245.00

3. WET/DRY COLLECTION AND PROCESSING

- there is no full scale operational experience in North America and therefor , costing data is limited
- assume that approximately 50% of the total waste stream (about 38,000 tonnes/year) is suitable for the wet/dry system; this includes all residential waste and a substantial quantity of commercial waste
- based on discussions with City of Guelph officials, assume 50% of waste coming into the wet/dry plant can be diverted i.e. 19,000 tonnes/year are diverted from landfill
- by extrapolating preliminary information supplied by the City of Guelph, it is expected that a wet/dry system would cost in the order of \$100/tonne of incoming waste, or \$200/tonne of waste diverted from landfill

4. PAY BY VOLUME (TAG-A-BAG)

- assume each household is allowed to set out a maximum of two bags or cans/household/week for garbage collection and must purchase stickers for additional bags or cans

One full-time position for enforcement, etc.	\$ 40,000
Additional clean up costs due to illegal dumping	<u>10,000</u>
Sub-total	\$ 50,000
Revenue from the sale of stickers	<u>10,000</u>
Net Annual Cost	\$ 40,000

- for the purpose of costing, an estimated diversion of 1000/tonnes/year has been assumed

5. MIXED WASTE PROCESSING

- based on plant designed for a 75,000 tonne/year waste stream
- Capital Cost - \$10,400,000
- Operating Cost - \$3,100,000
- Annual Cost - \$4,850,000
- since there are no local RDF markets, a diversion rate of approximately 35% or 25,000 tonnes/year has been assumed
- therefore, estimated cost/tonne is \$190.00/tonne of waste diverted
- estimated tipping fee for incoming waste of \$65/tonne

6. INCINERATION

- based on a 200 tonne/day plant
- Capital Cost - \$22,000,000
- Operating Cost - \$3,700,000
- Annual Cost - \$7,300,000
- estimated diversion of 45,000 tonnes/year (about 85% of incoming waste stream)
- therefore, estimated cost/tonne is \$160/tonne of waste diverted
- estimated tipping fee for incoming waste of \$140/tonne

7. BACKYARD COMPOSTING

- assume composters cost \$50/unit
- subsidy of \$25/composter
- assume 15% of single family dwellings participate - 2,250 households
- assume that approximately 15% of residential waste is diverted (takes into account that many participants are already composting)

Tonnage/household = 11,000t/15,000 households = 0.73 tonnes/household/year

Diversion tonnage/household = 0.73 tonnes/household x 15% = 0.11 tonnes/household/year

Total diversion = 2,250 households x 0.11 tonnes/household/year = 250 tonnes/year

Subsidy of composters	\$ 56,250
-----------------------	-----------

General promotion of composting	5,000
---------------------------------	-------

Administration & labour	<u>10,000</u>
-------------------------	---------------

	\$ 71,250
--	-----------

ANNUAL COST

Capital amort. 10 years at 10%	\$ 11,600
--------------------------------	-----------

Annual promotion of backyard composting	<u>3,000</u>
---	--------------

Total annual cost	\$ 14,600
-------------------	-----------

CITY COST/TONNE	\$ 60
------------------------	--------------

TOTAL COST/TONNE	\$ 95
-------------------------	--------------

8. YARD WASTE COLLECTION & CENTRALIZED COMPOSTING

Based on information from the City of Etobicoke:

- separate yard waste collection/tonne	\$ 90
--	-------

- debagging, grinding & composting/tonne	<u>60</u>
--	-----------

Total Cost/tonne	\$ 150
------------------	--------

Estimated diversion	2,000 tonnes/year
---------------------	-------------------

9. CARDBOARD BAN FROM LANDFILL

- during implementation year, full-time enforcement would be required at the landfill at a cost of \$100,000/year

- after implementation year, on-going enforcement would be required at a cost of \$50,000/year

10. COMMERCIAL WASTE AUDITS

- staff time required to conduct waste audits and compile a recycling markets directory
- estimated cost of \$10,000/year

11. TIPPING FEE INCREASE

- implementation of a tipping fee increase would not result in any significant costs other than responding to inquiries
- increasing the tipping fee to \$25.00/tonne for commercial and demolition waste could generate revenue of approximately \$400,000 - 500,000 tonnes/year

12. DRY WASTE DISPOSAL SITE

Capital Cost:

300 m access road, including rail crossing	\$ 65,000
100 m chainlink fence (\$30/m)	3,000
Trailer and holding tank	22,000
Approvals	<u>20,000</u>
	\$ 110,000

Operating Cost:

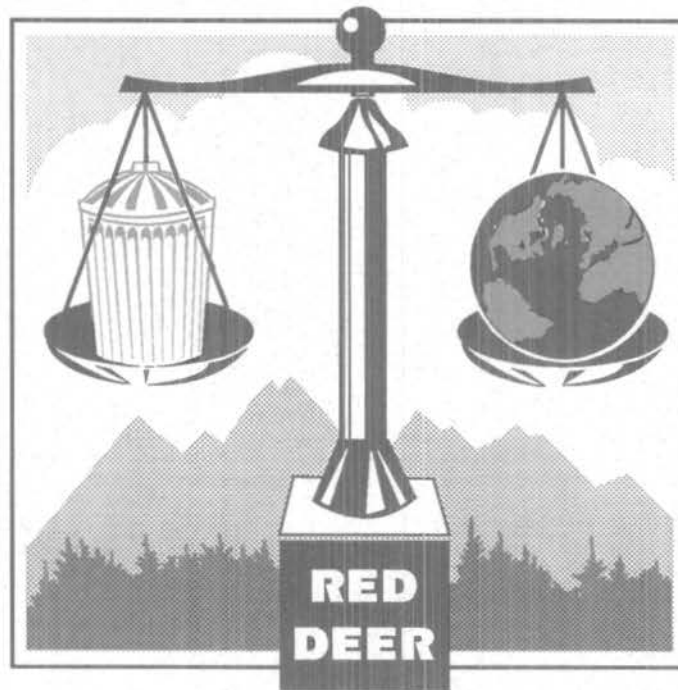
Commissionaire for 6 months per year	\$ 16,000
Site operation & general maintenance	15,000
Utilities, etc.	4,000
Administration	<u>5,000</u>
	\$ 40,000

Annual Cost:

Capital amort. 10 years at 10%	\$ 20,000
Operating cost	<u>40,000</u>
Total Annual	\$ 60,000

- assume a diversion of 4,000 tonnes/year
- cost/tonne is \$15.00/tonne

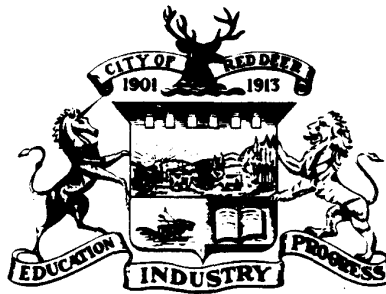
SOLID WASTE MASTER PLAN



The City of Red Deer
Public Works Department
July 1992



SOLID WASTE MASTER PLAN



The City of Red Deer
Public Works Department
July 1992

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THE CITY OF RED DEER

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

Public Works Department
(403) 342-8238 FAX (403) 340-1911

July 2, 1992

Mayor and Council
City of Red Deer

RE: SOLID WASTE MASTER PLAN

The Public Works Department is pleased to present to Council the proposed Solid Waste Master Plan for The City of Red Deer. This plan, when adopted by Council, is intended to provide a framework for handling our solid waste over the next 25 - 30 years, with the major focus being the next 5 years. The Solid Waste Master Plan should be formally updated every 5 years, with operational reviews taking place on an on-going basis.

This plan was prepared by Public Works Department staff with assistance from many people, including a number of communities from across Canada. The draft plan was reviewed by a number of interest groups and individuals and their comments were considered when finalizing the recommendations.

As the cover to this report illustrates, we have tried to strike a balance between environmental and economic responsibilities. With the divergence of views on this issue, it would be impossible to achieve total agreement. However, it is our belief that the recommendations take us in the general direction the citizens of Red Deer wish to go, at the rate they are prepared to fund.

... 2



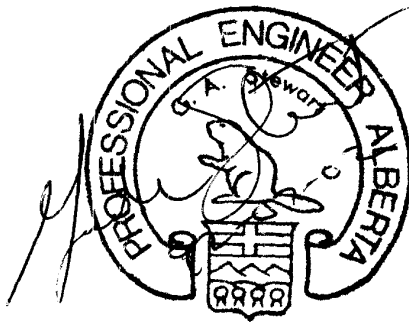
*a delight
to discover!*



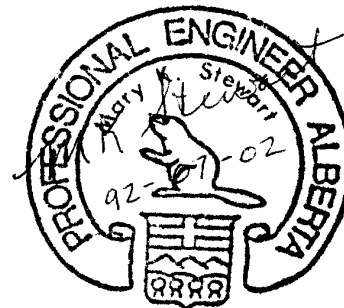
July 2, 1992
Mayor and Council
Page 2 of 2

We count it a privilege that Council entrusted the Public Works Department with the preparation of this very important document, and we trust it will provide the desired end-product.

Yours truly,

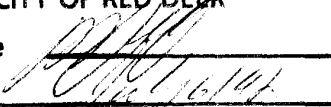



Gordon Stewart, P. Eng.
Public Works Manager



Mary K. Stewart, P. Eng.
Solid Waste Inspector

/blm

PERMIT TO PRACTICE	
CITY OF RED DEER	
Signature	
Date	
PERMIT NUMBER: P 3994	
The Association of Professional Engineers, Geologists and Geophysicists of Alberta	

ACKNOWLEDGEMENTS

Preparation of the Solid Waste Master Plan involved gathering information from a wide range of sources and obtaining input from the general public, various groups and agencies and other municipal departments.

We would like to acknowledge all of the Environmental Advisory Board members as well as the following individuals for their assistance in the development of the Master Plan:

Janet Coatham, Environmental Advisory Board
Patti Joyce, Red Deer Regional Health Unit
John Slupsky, Alberta Environment
Ken Armstrong, GCG Dillon Limited
Bryon Jeffers, City of Red Deer
Brian Watson, City of Red Deer.

Special thanks are also due to Brenda Moore for her word processing expertise, Irene Woitt for her printing services and artist Terry Leonard for the design of the Master Plan cover.

We would also like to acknowledge the willingness of every municipality contacted to share information and experience. This information exchange is invaluable in the waste management field which is changing so rapidly. We would like to thank the following individuals for their assistance:

Garth Richardson, City of Airdrie
Wyn Van Der Schee, City of Calgary
Deryl Thompson, City of Edmonton
Crystal Grunling, City of Edmonton
Henry Molhmann, City of Etobicoke
Walter Brodowski, City of Lethbridge
Caroline McSkimming, Metropolitan Toronto
Carey McIver, Regional District of Nanaimo
Alan Summers, Capital Regional District, B.C.
Ernie Bouchard, Town of Wainwright.

Thank you also to the numerous other municipalities and individuals which provided us with information.

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EXECUTIVE SUMMARY

INTRODUCTION

In response to the public's increasing concern about the environment, The City of Red Deer has examined a number of waste management issues over the last few years. These issues have been looked at on a case-by-case basis, which has not allowed for the comparison of options or an overall strategy for future waste management. On December 9, 1991, City Council approved a recommendation to prepare a comprehensive Solid Waste Master Plan that researches, investigates and formulates policy on waste management issues in the City of Red Deer.

The Plan provides an assessment of Red Deer's existing waste management system and a preliminary technical analysis of various waste management options.

Some of the basic objectives of the plan are outlined below:

- to assess the current status of Red Deer's existing waste management system.
- to develop a waste management system to reduce our dependence on landfill.
- to examine various waste management options to develop an affordable and sustainable waste management system.
- to develop a system which recognizes the 4R's Hierarchy of Waste Management: **Reduction, Reuse, Recycling and Recovery.**
- to determine what steps The City of Red Deer can take to assist the Province in meeting its goal of 50 percent waste reduction by the year 2000.

EXISTING WASTE MANAGEMENT SYSTEM

The existing waste management system is described in detail in the Master Plan. The following provides a very brief overview of the components of the existing waste management system.

Waste Collection

Residential and commercial waste is collected by Laidlaw Waste Systems Ltd. within the city of Red Deer. The City has an agreement with Laidlaw for waste collection, which will terminate on December 31, 1996. All households and businesses are billed directly for waste collection and disposal by the City.

Waste Disposal

Solid waste is disposed of in a sanitary landfill site which is owned by the City and operated by a private contractor. The City's landfill site also accepts waste from the County of Red Deer, Town of Penhold and the Town of Sylvan Lake.

The existing landfill site is expected to reach capacity by the year 2000, assuming the quantity of waste requiring disposal continues to increase by about 4% per year.

The sources of waste received at the landfill are listed in the following table:

**RED DEER LANDFILL
WASTE SOURCES FOR 1991**

Source	Weight	Per Cent
Residential - Single Family	13,036	17.4
Residential - Multi-Family	5,160	6.9
Residential - Direct Haul	7,414	9.9
Commercial - Front End	15,972	23.3
Commercial - Roll-Off	10,594	14.1
Commercial - Direct Haul	11,519	15.4
Demolition	3,705	5.0
Water Treatment Plant Sludge	5,110	6.8
Liquid	2,226	3.0
Special Waste	181	0.2
TOTAL	74,917	100.0

Recycling

In 1991, a blue box recycling program was implemented for single family dwellings within the City. Effective June 1, 1992, the recycling program was expanded to include all multi-family dwellings. The annual quantity of material expected to be diverted through the expanded program is 1600 tonnes/year at a cost of \$450.00/tonne.

Other Components of the Existing System

The following items are also reviewed in the Master Plan:

- Concrete, Rubble and Clean Fill
- Industrial Waste
- Hazardous Waste
- Liquid Waste
- Biomedical Waste
- Petroleum Contaminated Soil

DESCRIPTION AND EVALUATION OF WASTE REDUCTION/RECYCLING OPTIONS

In order to meet the objectives identified earlier, a number of waste reduction and recycling options were reviewed. These options included the following:

- Blue Box and Multi-Family Recycling
- Regional Drop-off Depots
- Mixed Waste Stream Processing
- Composting
- Volume-based Garbage Rates
- Incineration
- Commercial Waste Reduction and Recycling
- Dry Waste Disposal Site

- Tires
- Promotional and Education Programs
- Large Metal Appliances
- Salvaging.

After describing these waste reduction and recycling options, the following criteria were used to evaluate each option:

- Capital Cost
- Operating Cost
- Cost/Tonne
- Waste Diversion
- Markets
- Performance History
- Public Acceptability
- Level of Service
- Applicability to Red Deer
- Public Education Benefit

As a result of the evaluation, incineration and mixed waste processing were recommended to be dropped from further consideration. Incineration is a costly alternative which is often met with substantial opposition from the public. Incineration may be considered again in the future if other projects such as Wainwright's proposed incinerator prove successful.

The processing of mixed waste was also not recommended for further consideration due to high capital and operating costs and a poor track record in the past. As well, there are no local markets for refuse derived fuel (RDF), which is one of the main products of mixed waste processing plants.

The following options, that were rated highly on all or most of the criteria, were, therefore, recommended as base components in all of the systems considered:

BASE COMPONENTS

Dry Waste Disposal Site
Diversion of Tires
Ban of White Goods
Salvaging
Promotion and Education
Environmental Award of Merit
Diversion of Liquid Waste
Investigate Diversion of the Water Treatment Plant Sludge
Office Paper Recycling Depot

A number of other options were recommended for further consideration in an evaluation of various systems, as outlined in the following section.

EVALUATION OF SYSTEMS

The options recommended for further consideration were grouped together into systems for further evaluation. Since different options target different portions of the waste stream, this allowed compatible options to be grouped together. It also allowed three different waste diversion scenarios to be developed. The components of the three systems considered are outlined below:

SYSTEM COMPONENTS

SYSTEM A 10% Diversion	SYSTEM B 20% Diversion	SYSTEM C 50% Diversion
Base Components* Home Composting Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components* Yard Waste Collection Pay by Volume Tipping Fee Increase (\$25/t) Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components* Wet/Dry Processing Tipping Fee Increase (\$75/t) Waste Audits Cardboard Diversion

* Base components were identified in the previous section.

The relative advantages and disadvantages of each system were considered.

SYSTEM A: 10% Diversion was not recommended because the diversion rate does not demonstrate a substantial commitment towards meeting the Provincial goal of 50% diversion.

SYSTEM B: 20% Diversion was recommended as the preferred system because the costs are moderate and programs can be implemented on a pilot scale to verify costs. This system is also flexible and allows for changes such as increasing tipping fees further and banning yard waste and cardboard from landfill in order to achieve greater waste diversion in the future. SYSTEM B also has initiatives for both residential and commercial waste.

SYSTEM B was presented to the general public, interest groups and various agencies as the preferred system. The general public was in support of this system, with the exception of the pay by volume or tag-a-bag option. There was quite a lot of negative feedback indicating concern about increased illegal dumping of waste and illegal use of dumpsters.

Due to the negative reaction received, the final recommendation is SYSTEM B without the Pay-by-Volume option.

Through the public input process, a number of other recommendations were also added on issues such as City purchasing practices, hazardous waste disposal, unsolicited mail and Federal and Provincial roles in waste reduction.

SYSTEM C: 50% Diversion was also not recommended because of the high cost and risk associated with the wet/dry waste collection and processing system which has not yet been implemented on a full scale in North America. This system would also require that tipping fees for the landfill and wet/dry processing centre be set at \$75.00/tonne.

COST SUMMARY FOR RECOMMENDED SYSTEM

Component	Annual Cost	Estimated Diversion (tonnes/year)
Dry Waste Disposal Site	\$ 60,000	4,000
Diversion of Materials:	\$ 20,000	
- diversion of tires		200
- ban of white goods		100
- salvaging		N/A
- Environmental Award of Merit		N/A
- diversion of liquid waste		2,000
- tipping fee increase (\$25/t)		3,000
Promotion & Education	\$ 30,000	100
Yard Waste Collection	\$ 300,000	2,000
Waste Audits	\$ 10,000	500
Voluntary Cardboard Diversion	\$ 5,000	500
Blue Box	\$ 730,000	1,600
TOTALS	\$1,155,000	14,000

Approximate cost/tonne for the recommended system is \$83/tonne.

SUMMARY OF RECOMMENDATIONS

The following section provides a summary of the Master Plan recommendations.

Phase One - Immediate Implementation 1992 - 93

1. **Expand Landfill Capacity** - continue process to expand landfill capacity.
2. **Garbage Utility Bylaw** - revise the Garbage Utility Bylaw to limit the number of garbage bags or cans to five per household per week for residential garbage collection once the pilot composting program is in place (present average is 3.3 bags per household per week).
3. **Dry Waste Disposal Site** - apply for approval for the development of a Dry Waste Disposal Site.
4. **Diversion of Waste Tires** - request information from the Provincial Government on the legislation which will prohibit the landfilling of tires and the method of enforcement. The Province should also be asked to clarify whether the City will be expected to provide a collection and transportation service to recycling centres and, if so, how will the City be reimbursed for expenses incurred.
5. **Diversion of Large Metal Appliances** - ban the disposal of all large metal appliances (white goods) at the sanitary landfill.
6. **Salvaging** - salvaging operations should only be considered on a case by case basis, provided they pose no health or safety risks and there is a secure market for the material. The cost of the salvage operation must also be considered.
7. **Promotion and Education** - a general promotion and education program should be developed to encourage solid waste reduction, reuse and recycling and proper disposal of hazardous waste.
8. **Environmental Award of Merit** - an environmental award of merit program should be established to publicly recognize waste reductions initiatives made by businesses.

9. **Liquid Waste** - efforts to divert liquid waste from the landfill site should continue with the goal of permitting no liquid waste disposal at the site.
10. **Water Treatment Plant Sludge** - investigate the alternatives to landfill disposal of an alum calcium carbonate sludge generated by the Water Treatment Plant.
11. **Yard Waste Collection** - design and conduct a pilot program for the separate collection, public drop-off and composting of yard waste. Review the success of the program and report back to Council for future direction.
12. **Landfill Tipping Fee** - increase the landfill tipping fee to \$25.00, effective March 1, 1993.
13. **Commercial Waste Audits** - conduct commercial waste audits to assist businesses in implementing programs for waste reduction and recycling.
14. **Diversion of Corrugated Cardboard** - identify commercial generators of corrugated cardboard and actively encourage them to implement recycling programs.
15. **Future Use Plan for Landfill Site** - request that the Regional Planning Commission update the future use plan for the existing sanitary landfill site.
16. **City Purchasing Practices** - examine City purchasing practices to identify opportunities to increase the purchase of products containing recycled materials.
17. **Hazardous Waste** - review ways to facilitate the proper disposal of hazardous wastes by businesses and citizens.
18. **Unsolicited Mail** - request that the City Solicitor investigate whether a City bylaw could be introduced which would reduce the quantity of unsolicited mail to individuals who do not want it.
19. **Federal and Provincial Role** - request that the Provincial and Federal governments play a greater role in facilitating waste reduction, particularly in the areas of packaging and stimulating the demand for recycled or reusable products.

Phase Two - Implementation in the Years 1994 - 96

1. **Yard Waste Collection** - Expand yard waste collection to a full-scale program, depending on the results of the pilot program and further Council direction.
2. **Pay-by-Volume** - Reassess the pay by volume garbage concept in 1996, and consider this in tendering for a new garbage collection contract.
3. **Landfill Tipping Fees** - evaluate the increase in the landfill tipping fee and determine whether further increases would be beneficial in diverting additional quantities of waste.
4. **Blue Box Versus Drop-Off Depot** - in early 1996, update the Solid Waste Master Plan and review whether the blue box recycling program should continue or whether a regional drop-off depot should be implemented. The general public should provide their input, based on cost versus level of service.
5. **Garbage Collection Contract** - in 1996, local market conditions should be reviewed to determine whether the City should tender a garbage collection contract which includes residential waste only or residential and commercial waste.

Phase Three - Long Term

1. **Solid Waste Master Plan** - revise the solid waste master plan every five years thereafter.
2. **Provincial 50% Goal** - continue to work towards the Provincial goal of 50% waste diversion.

1.0 INTRODUCTION

1.1 General

In 1988, The City of Red Deer engaged Reid Crowther and Partners Limited to conduct a solid waste disposal study for The City of Red Deer. The main objectives of the study were to estimate the remaining life of the landfill, to provide an economic evaluation of several disposal options including incineration, to outline the requirements for a new landfill and to examine various transportation scenarios. The study did not examine any waste reduction or recycling strategies.

In recent years, the general public has become increasingly concerned about waste management issues and in particular, the need for waste reduction and recycling. As well, technologies have evolved which allow municipalities to reduce their dependence on landfill disposal. The Alberta Government has also adopted a goal of 50 percent waste diversion from landfills by the year 2000.

In response to the public's increasing concern over issues related to the environment and the recent changes in technology, The City of Red Deer has examined a number of waste management issues over the last few years. These issues have been examined on a case-by-case basis and have not allowed for a comparison of alternatives or an overall strategy for future waste management. On December 9, 1991, City Council approved a recommendation to prepare a comprehensive Solid Waste Master Plan that researches, investigates and formulates policy on waste management issues in the city of Red Deer as outlined in the following resolution passed by Council:

"RESOLVED that Council of The City of Red Deer hereby authorizes the preparation of a Solid Waste Master Plan for The City of Red Deer at an estimated cost of \$30,000 to be funded from the Solid Waste Utility, and as recommended to Council December 9, 1991."

The purpose of the Solid Waste Master Plan is to identify programs and facilities to manage solid non-hazardous waste generated by the residential and commercial sectors in the city of Red Deer over the next 25 to 30 years.

The Plan provides an assessment of Red Deer's existing waste management system and a technical analysis of various waste management options. It also includes input from the general public, interest groups and other government agencies.

Although it is the intent of the plan to address a 25 to 30 year horizon, the main focus of the plan is the next five to ten years. Since it is difficult to predict the availability of recycling markets in the future and since waste management technologies are continually changing, the Plan will require updating approximately every five years.

1.2 Plan Objectives

The basic objectives of the Solid Waste Master Plan are outlined below:

1. To assess the current status of Red Deer's existing waste management system.
2. To develop a waste management system which reduces our dependence on landfill.
3. To examine various waste management options to develop an affordable and sustainable waste management system.
4. To develop a system which recognizes the 4 R's Hierarchy of Waste Management: **Reduction, Reuse, Recycling and Recovery.**
5. To ensure that public and interest groups have an opportunity to provide input on the future of Red Deer's waste management system.
6. To recommend a staged implementation of programs and facilities which ensures that components are in place by the time they are needed.
7. To ensure that waste management in the City of Red Deer continues to be financed by the users of the system.

8. To determine what steps The City of Red Deer can take to assist the Province in meeting its goal of 50 percent waste reduction by the year 2000.

2.0 EXISTING WASTE MANAGEMENT SYSTEM

2.1 Solid Waste Disposal

2.1.1 History

The City of Red Deer operated an open dump with burning, in the Mackenzie Trails area until the mid 1960's. The sanitary landfill method of disposal was then implemented at the following sites:

- north east of Lindsay Thurber Composite High School
- north of Montfort School
- south of 32 Street, east and west of C.P.R. land
- east of the Wastewater Treatment Plant

The existing landfill site, located south of the Delburne Road and west of 40 Avenue, as shown in Figure 1, began operation in June 1972. A tipping fee was implemented at the new site, based on a cubic yard estimate. In 1977, operation of the landfill was contracted out. Prior to that time, it had been done by municipal forces. In 1982, a scale was installed at the site and tipping fees were charged on a per tonne basis.

2.1.2 Current Landfill Disposal

The City's landfill site is licensed by the Red Deer Regional Health Unit to operate as a **Municipal** Landfill under the Public Health Act. The site is not licensed to accept any hazardous wastes.

The site is owned by the City and is operated by a private contractor under contract to the City. Kedon Waste Services Ltd. has the contract, until December 31, 1992, to compact and cover the garbage and prepare new cells for receiving waste. The Canadian Corps of Commissionaires weigh incoming and outgoing vehicles and collect disposal fees.

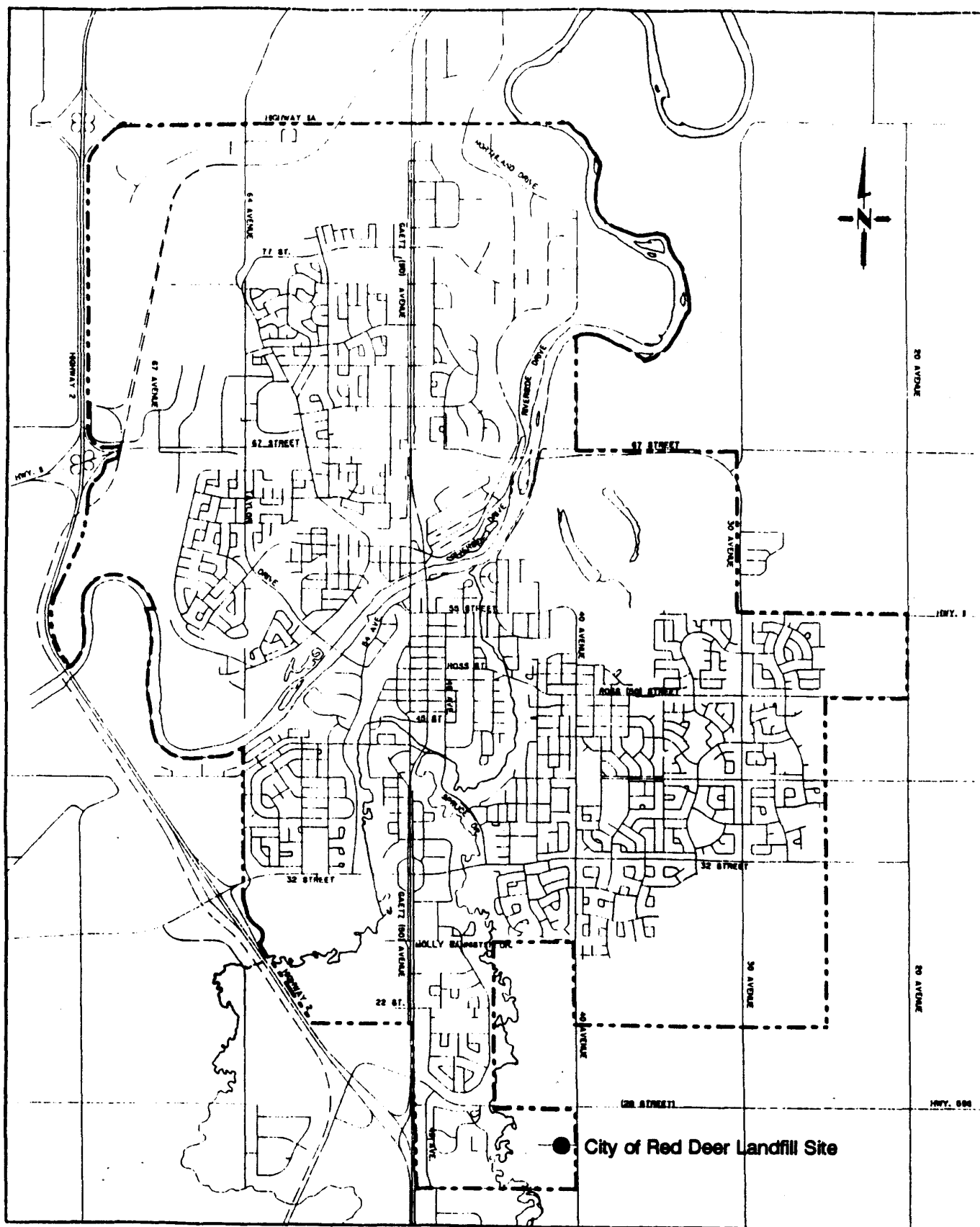


Figure 1: Location of Existing Landfill Site

The landfill is developed in accordance with the Provincial Waste Management Regulation. Areas of the landfill, or cells, are excavated and are filled with layers of garbage to form a lift which is approximately two metres in depth. The tipping face is covered at the end of each day to minimize potential impacts such as odour, litter and foraging animals. Each lift is covered with 150 mm of soil to minimize these nuisance effects. The final cover consists of a minimum of 600 mm of compacted clay, to minimize the generation of leachate. It is then topsoiled and seeded.

A completed portion of the site has been seeded to hay by a local farmer. This reduces landscaping maintenance costs and provides weed control.

Since 1984, a groundwater monitoring program has been conducted annually to ensure there is no migration of leachate off-site. All test results are forwarded to the Health Unit. To date, test results have showed no indication of leachate problems.

2.1.3 Landfill Service Area

On May 11, 1992, City Council passed an amendment to the Utility Bylaw Number 2960/88, such that the City's landfill site will only accept garbage which originated from within the boundaries of the City, unless the generator has a contract with, or written permission from, the City:

"118.1 Notwithstanding anything in this bylaw, no person shall deposit any garbage or refuse at the Disposal Grounds which does not originate from within the boundaries of the City unless such person has received the prior written permission of the Public Works Manager or has such authority under the terms of a contract with the City."

The Town of Penhold and the Town of Sylvan Lake both have written agreements with the City for waste disposal at the landfill. The County of Red Deer has had an informal agreement with the City in the past which they plan to formalize in the near future.

The origin of waste received at the landfill was not closely monitored in the past. However, with the revision to the Utility Bylaw, the Public Works Department plans to monitor the origin of waste more closely in the future.

2.1.4 Landfill Operating Costs

A breakdown of landfill operating costs on an annual basis is given in Table 1.

Table 1

LANDFILL OPERATING COST BREAKDOWN

	1989	1990	1991
Site Operation Contract (Disposal)	\$ 227,952	\$ 233,011	\$ 268,567
Security Services (Scaleperson)	33,565	34,489	36,245
Contribution to Collection Utility	27,270	27,815	29,200
Franchise Fee	38,033	63,000	93,950
Road Construction	25,593	0	0
Landscaping	7,222	26,380	7,348
Toxic Waste Round-Up *	7,105	13,645	25,429
Site Maintenance	<u>117,826</u>	<u>164,497</u>	<u>221,743</u>
TOTAL	\$ 484,566	\$ 562,837	\$ 682,482

* Although the Toxic Waste Round-Up is not a function of landfill operations, the program is funded under the landfill operations budget.

Approximately \$300,000 per year in excess revenue from tipping fees is placed in a reserve fund each year. The reserve fund will be used for:

- closing the site and restoring and redeveloping it for a future use
- monitoring groundwater after closure
- install a leachate collection system if necessary
- acquiring and opening a new site

In the past, loads of household garbage from individual city residents were not charged. City Council reviewed this policy and directed that, effective June 1, 1992, a minimum charge of \$5.00 per load be implemented. City households receive two vouchers per year which entitles them to a \$5.00 discount on the cost of garbage disposal that they haul themselves.

The resolution passed by City Council on the \$5.00 minimum charge is given below:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 13, 1992 from the Public Works Manager re: Landfill Private Disposal, hereby approves the initiation of a minimum charge of \$5.00 per vehicle for all vehicles disposing of waste at The City of Red Deer Solid Waste Disposal Site and authorizes the preparation of a bylaw amendment for Council's consideration.

Council further agrees that a coupon system be incorporated for City residents."

The landfill rates for commercial waste are outlined in Table 2:

Table 2
COMMERCIAL LANDFILL RATES

Waste Type	1991 Rate/Tonne	1992 Rate/Tonne
Demolition	\$ 12.00	\$ 14.00
Liquid	12.90	13.70
Garbage	15.60	16.60
Special	30.80	35.00

2.1.5 Seasonal Variation in Landfill Activity

The number of vehicles using the landfill, and the tonnage received, increase substantially in the spring and summer months. This is due primarily to the generation of yard waste, and the direct haul of waste generated by residents doing spring cleaning and household maintenance. Some of the increase is also due to an increase in activity in Sylvan Lake during the summer months. Figure 2 shows the monthly variation in tonnage. Figure 3 shows the monthly variation in the number of residential and commercial loads. The number of residential loads received on Saturdays in the spring and summer can reach as high as 400 to 500 loads per day.

2.2 Waste Collection

In the past, there was very limited competition servicing the Red Deer area for waste collection. In order to provide some control over the cost of commercial waste collection, the City tendered the collection of residential and commercial waste together. Tendering of commercial waste collection is an unusual practice. Most municipalities allow businesses to make their own arrangements with private waste haulers.

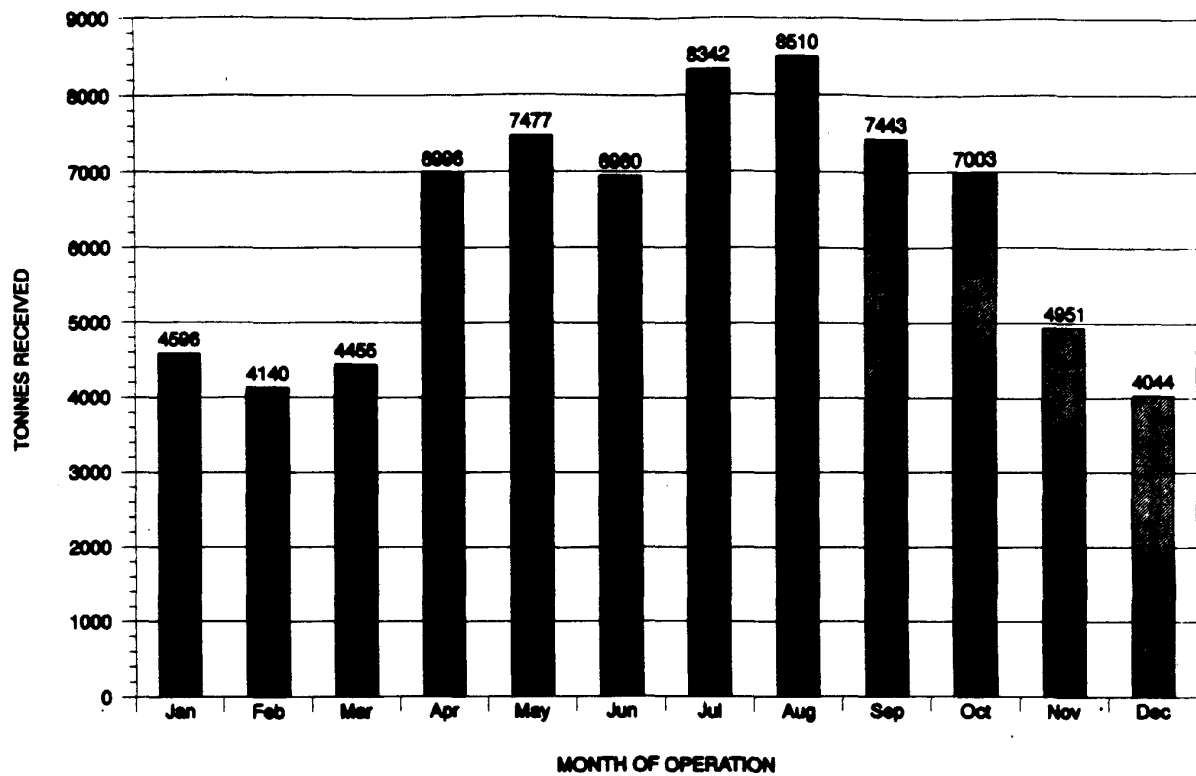


Figure 2: 1991 Monthly Variation in Tonnage (Total 74,917 Tonnes)

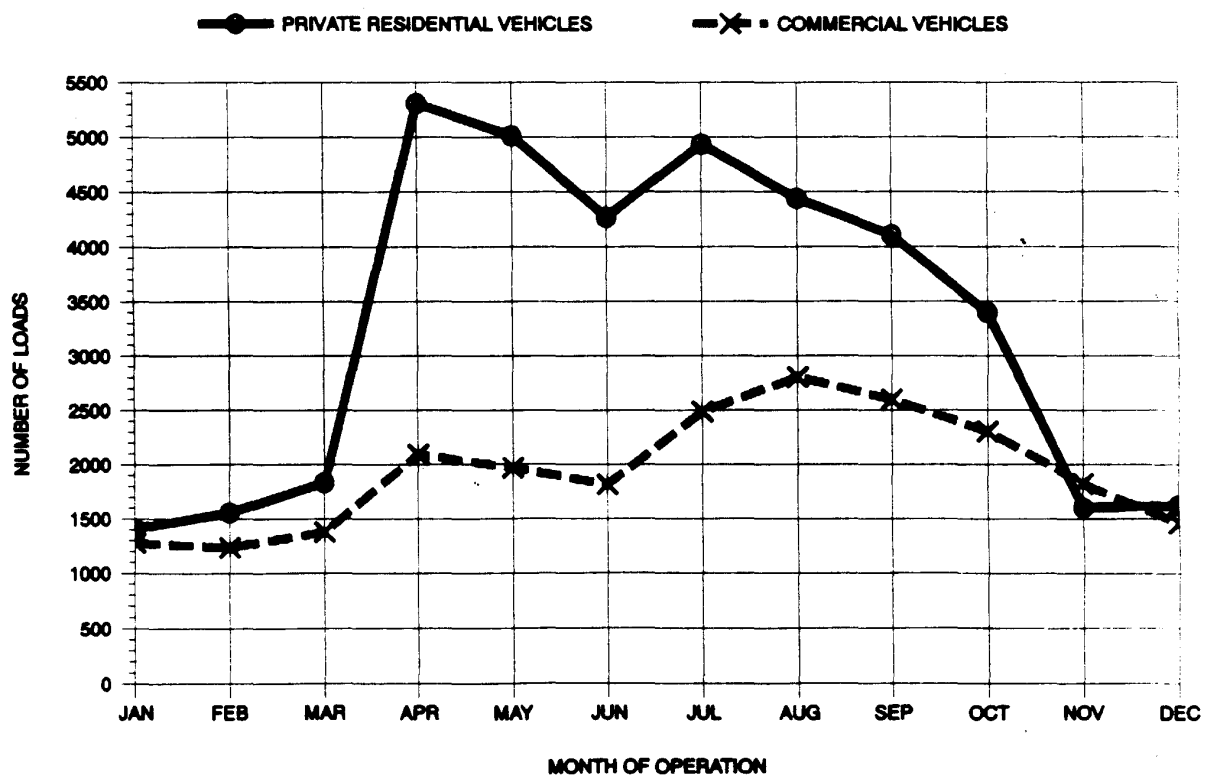


Figure 3: 1991 Monthly Variation in Number of Loads

Laidlaw Waste Systems Ltd. currently has the contract for collection of residential and commercial waste which was recently extended until December 31, 1996, as a result of an agreement by Laidlaw to provide a recycling service to all multi-family residences.

2.2.1 Residential Waste Collection

Approximately 15,000 households receive individual weekly garbage collection. Units receiving this type of service include all single family dwellings, duplexes and some fourplexes, townhouses and apartments.

Individual households are charged \$5.58 per month for garbage collection. The cost of residential waste collection and disposal in 1991 was about \$88.00 per tonne based on an annual tonnage of approximately 11,000 tonnes/year from single family dwellings in Red Deer. Approximately 65% of this is paid to Laidlaw for collection services, about 15% for landfill disposal costs and 20% for City administration costs and franchise fee. The total revenue collected for residential accounts in 1991 was \$972,755.

2.2.2. Commercial Waste Collection

Commercial garbage accounts include commercial establishments, apartments and some townhouses and fourplexes. At the present time, no distinction is made with respect to whether commercial garbage is of a residential or commercial nature. The Public Works Department and the Utility Department are working together to consider a third waste collection category for multi-family residential waste, but this would require changes to the Utility Billing System.

The fee schedule for commercial accounts is given in Appendix I. The City retains approximately 20 percent of the funds collected from commercial accounts for administration and municipal franchise fee. The total revenue collected for commercial accounts in 1991 was \$1,705,541.

2.3 Municipal Recycling Program

In May 1991, Red Deer implemented a blue box recycling program for all households with individual garbage collection at an initial rate of \$4.56/household/month. Over 15,000 households in Red Deer currently have blue boxes. The overall response by the public has been excellent, with a participation rate of about 80 percent and a weekly set-out rate of 35 percent.

Effective June, 1992, the City expanded the recycling program to include all apartment buildings. Recycling bins or toters are conveniently located near the apartment buildings. Residents of apartments are not provided with blue boxes; however, unlike residents in single family dwellings, they do not have to store recyclables in their apartment because they can take their recyclables out to the recycling bins at any time.

With the expansion to multi-family dwellings, approximately 20,000 households are provided with the recycling service. The expansion has also resulted in a decrease in the charge, to \$3.25/household/month. In apartment complexes where the landlord pays all utilities, the landlord is billed directly and must pass the cost on to tenants in their rent.

The annual quantity of material expected to be recovered through the expanded program is 1600 tonnes per year. The cost of the program is estimated to be \$450 per tonne (excluding the municipal franchise fee of \$50 per tonne). The actual cost of the program will vary depending on the quantity of material collected and markets.

The materials collected through the recycling program include the following:

- newspaper and all inserts
- corrugated cardboard
- glass bottles and jars (single family dwellings only)

- metal cans
- magazines
- rigid high density polyethylene plastic (code 2).

Laidlaw also operates a drop-off depot, located at 6207 - 47A Avenue, which accepts the same materials as the Blue Box Program.

2.4 Commercial Recycling Programs

In the past, commercial recycling has been limited, with the exception of scrap metal recycling. Harpers Metals Ltd., a local scrap metal dealer, recycles about 7000 - 8000 tonnes per year of scrap metal from Red Deer.

Other local companies such as Border Paving and Let's Recycle have implemented cardboard and office paper recycling programs in the past. Another local company, Cosmos Enterprises, also operated a recycling program for newspapers for many years. These programs were not economically viable and were discontinued.

Laidlaw Waste Systems Ltd. has developed a new program to pick up corrugated cardboard and office paper from larger businesses. This program is described in further detail in Sections 5.8.2 and 5.8.3.

Relatively small quantities of other commercial waste materials, such as printer ribbons, pallets, drums and propane tanks, are also recycled in Red Deer.

2.5 Christmas Tree Chipping/Recycling

The City of Red Deer Firefighters and the Parks Department conducted the first Christmas tree chipping program for trees generated in December 1990, with the assistance of donated equipment from three equipment retailers. In previous years the Christmas trees were burned, which stimulated public concern for environmental and health reasons. Chips from

the 1990 Christmas trees have been used in shrub beds and in re-forestation projects throughout the City.

The City Parks Department decided not to chip the Christmas trees from 1991 because gypsy moth larvae were found on a scotch pine imported from Michigan. As a result, Edmonton, Calgary and Red Deer burned their 1991 trees. It is the intention of The City of Red Deer Parks Department to continue to chip the trees in the future.

2.6 Composting/Wood Chipping

The Parks Department has been composting all of their spent plant material since 1988. The material is windrowed at the City nursery, located just off 40 Avenue north of 67 Street. Approximately 30 tonnes per year of plant material have been diverted from the landfill through this operation. The finished compost is used as soil amendment in flower and shrub beds throughout the City.

The Parks Department has also been chipping wood waste for several years, for use on park trails and mulching. A significant quantity of wood waste from City operations and private businesses has been diverted from the landfill through this operation.

2.7 Concrete, Rubble and Clean Fill

The majority of the concrete and rubble waste generated in the City of Red Deer is not disposed of at the landfill site because of the high disposal cost of \$14.00 per tonne.

Some local contractors use waste concrete as clean fill in land reclamation sites. All dry waste sites require a permit from the Red Deer Regional Health Unit. Currently the private sites that contractors are using are not licensed. The Health Unit has been investigating these sites on a complaint basis and has recently closed a site near Blackfalds. Border Paving is currently in the process of applying for a licensed site.

The Roads Section of The City of Red Deer Public Works Department uses a former gravel pit owned by CBR Cement Corporation, located in the Riverside Industrial Park. The Roads Section disposes of approximately 4000 tonnes per year of clean fill and concrete in this manner. This is a locked site, which is used only by the Roads Section and the landowner. The site is expected to reach capacity in about four years.

The Water and Wastewater Section of the Public Works Department generally disposes of its concrete and fill at the landfill site. Their waste tends to have a greater mixture of materials and often includes asphalt.

Proform Concrete Services Inc., a local concrete supplier, is currently stockpiling clean concrete for recycling. In about two years they expect to have a sufficient stockpile, about 40,000 cubic metres, to begin crushing the material for use as an aggregate in road building. Proform charges \$25.00 per tandem load or \$40.00 per end dump, equivalent to about \$2.00 per tonne.

Proform's operation is not a public site and does not require Red Deer Regional Health Unit approval because it is a recycling operation.

2.8 Industrial Waste

The Red Deer landfill site is licensed to accept nonhazardous industrial wastes. Landfillable hazardous industrial wastes are acceptable at Class II Industrial Landfill Sites under the Waste Management Regulation. There is a Class II Industrial Landfill Site located sixteen kilometres west of the Town of Rocky Mountain House which is used by businesses in the City of Red Deer. The site requires a chemical analysis of all landfillable hazardous waste and a waste manifest.

2.9 Hazardous Waste

Hazardous waste is not accepted at the Red Deer sanitary landfill. Although a continuous monitoring program is not in place, the site operator and City staff inspect the site on a regular basis. To date, there have been no instances where hazardous wastes have been identified.

To prevent the disposal of hazardous waste in drums, only clean empty drums are accepted at the landfill site. Liquid drums must have holes in the sides and bottom and open drums must have lids removed. Drums which previously contained hazardous materials must be accompanied by documentation outlining the procedure used to render the drums non-hazardous.

2.9.1 Commercially Generated Hazardous Waste

Businesses that generate hazardous waste are responsible to ensure proper disposal. There are a number of options available to companies. As disposal costs become more expensive, many larger companies are choosing to treat their waste on-site, where possible.

Some off-site recycling options also exist. For example, the United Farmer's Association in Red Deer will accept used motor oil for recycling at no charge.

In some cases, businesses may be able to give or sell their waste materials to another company through the Alberta Waste Materials Exchange program. This is a service which helps to put waste generators in touch with potential users of waste materials.

If a hazardous waste can not be recycled or reused, companies must hire a licensed contractor to transport the waste for treatment. Hazardous waste in Alberta is destroyed at the Alberta Special Waste Treatment Centre near Swan Hills. The

contractors have an association, the Environmental Services Association of Alberta, which can be contacted at 1-800-661-9278 to obtain information on handling hazardous waste and hiring an appropriate firm.

2.9.2 Pesticide Containers

Herbicide and pesticide containers which have been triple rinsed may be disposed of in a locked compound at the landfill site, at no charge. The pesticide container program is run by the County of Red Deer, although the collection site is on City land. Annually, the containers are shredded on site and removed for cleaning and recycling.

2.9.3 Household Hazardous Waste

For the last four years, The City of Red Deer has conducted an annual Household Toxic Waste Round-Up in the fall. During the week-long event, the citizens of Red Deer are asked to bring in their toxic or hazardous waste. With the assistance of a licensed contractor, the hazardous waste is collected and transported for destruction at the Alberta Special Waste Treatment Centre near Swan Hills. The waste oil and glycol are recycled.

In 1991, The Citizens Action Group on the Environment ran a paint exchange in conjunction with the Round-Up. Residents dropped off unwanted paint and/or picked up free paint. The paint exchange was a tremendous success and will be part of future Round-Ups. Approximately 1200 litres of paint were exchanged.

A total of 105 barrels (205 litre drums) of toxic waste and 26 barrels of used motor oil were collected at the Round-Up in 1991. Prior to implementing a Round-Up program, a substantial amount of this material would have ended up in the landfill or in our sewer system.

In the past, Alberta Special Waste Management Corporation (A.S.W.M.C.) paid for the operating and treatment costs of the Toxic Waste Round-Up and the City paid for municipal staff and equipment costs. As shown in Table 3, the total cost of the program in 1991 was \$86,307, with the City paying \$25,430 and A.S.W.M.C. paying \$60,877. A.S.W.M.C. has been decreasing their funding contribution to operating costs for the last two years, and in 1992 it is estimated that the City contribution to the cost of the program will be \$54,075, depending on the quantity of material received. In 1993, the City will pay 100% of the operating costs.

This trend of decreasing funding is of concern to the City. A.S.W.M.C. will not provide any assurance that they plan to continue to fund the treatment costs past 1992, although it is possible the program will be extended. Reduced funding could jeopardize the future of the Household Toxic Round-Up program in the city of Red Deer.

Table 3

HOUSEHOLD TOXIC ROUND-UP COSTS

Year	City Cost	A.S.W.M.C. Operating Cost	A.S.W.M.C. Treatment Cost	Total Cost	Number of Drums Collected
1989	\$ 7,105	\$15,592	\$17,290	\$ 39,987	40
1990	\$13,463	\$34,107	\$54,092	\$ 101,662	135
1991	\$25,430	\$15,540	\$45,337	\$ 86,307	105**
1992*	\$54,075	\$ 7,669	\$50,000	\$111,744	120***

* Estimated Costs for 1992

** Plus 26 drums of motor oil which were recycled and the equivalent of 6 drums of paint which were exchanged.

*** Plus motor oil, glycol and exchanged paint.

Every year in May, the Alberta Pharmaceutical Association (APA) holds a Drug Round-up program where citizens can take expired drugs to their local pharmacy for disposal. The drugs are destroyed at the Alberta Special Waste Treatment Centre. The program is sponsored by APA, Alberta Special Waste Management Corporation, the Provincial Poison Control Centre and a number of private companies.

2.10 Liquid Waste

At present, domestic liquid wastes and some industrial wastes are accepted at the landfill site. However, the Red Deer Regional Health Unit recommended that the City discontinue accepting liquid waste at the landfill in order to reduce the risk of future ground-water contamination. As a result, City Council directed that liquid wastes no longer be accepted at the landfill site as outlined in the following resolution, passed by Council on January 20, 1992:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 13, 1992 from the Public works Manager re: Liquid Waste, hereby agrees that liquid wastes be not accepted at the landfill site and further that, subject to meeting the required standard, liquid wastes be accepted at the Wastewater Treatment Plant, and as recommended to Council January 20, 1992."

As an alternative to landfill disposal, the Public Works Department is currently investigating the potential for accepting liquid waste at the Wastewater Treatment Plant. Haulers of the liquid waste have been asked to provide the Public Works Department with information on the waste generators and a description of the liquid waste.

Testing of the liquid wastes will be required prior to acceptance at the Wastewater Treatment Plant. It must be ensured that the wastes will not harm the bacteria used in the biological treatment process. Testing will also ensure that the liquid wastes will not affect future land application of the sludge.

The waste generator will be responsible for paying for the cost of testing the waste. It has been proposed that a charge of 2¢ per litre for treatment be imposed.

All liquid waste haulers have been advised of the plan to discontinue accepting liquid waste at the landfill site. To date, the response by haulers to arrange for other alternatives appears to be limited. It is recommended that Public Works staff continue to work with liquid waste haulers and generators and that the landfill site discontinue accepting liquid waste by the end of 1992.

2.11 Biomedical Waste

The majority of the biomedical waste generated in Red Deer and the surrounding area is burned in an incinerator located at the Red Deer Regional Hospital Centre. The hospital accepts all potentially infectious material such as bloody bandages, body parts, sharps, needles and specimens. The material originates from a wide range of facilities such as hospitals, doctors' and dentists' offices, clinics and veterinarians' offices.

The incinerator serves almost all of Central Alberta and a few clients as far away as Calgary. In 1991, the facility handled about 36,000 kilograms from the local area and about 86,000 kilograms in total. The material is burned at 2000°F to ensure all pathogenic material is destroyed. The incinerator was retrofitted with a scrubber system about five years ago which results in stack emissions which are 98% clean.

The biomedical waste is collected in permitted vehicles by trained individuals. The waste is first placed in 3 mil yellow plastic bags and then into a re-useable container with a red top and yellow bottom and an identification label. The re-useable containers are thoroughly washed and disinfected after each use.

The incinerator has a cold storage area for biomedical waste during temporary shut downs of the incinerator.

The current cost of biomedical waste incineration is 90¢ per kilogram. This may increase substantially in the fall, depending on provincial requirements. Many hospitals are examining

their waste stream to ensure that they are not including regular garbage (i.e. non-biomedical) in with the material to be incinerated. This is not expected to have any appreciable effect on the quantity of waste received at the Red Deer landfill.

2.12 Petroleum Contaminated Soil

A provincial committee is currently developing provincial guidelines on the disposal of contaminated soil. Until the guidelines are finalized, the Red Deer Regional Health Unit has advised that petroleum contaminated soil must be below Level III of the MUST (Management of Underground Storage Tank) guidelines for hydrocarbons and below Level II for lead in order to be used as cover material at the landfill (see Appendix II for MUST Guideline Levels.)

At this time, the City's policy is to only accept material which has met the Health Unit's requirements. A special waste fee of \$35.00 per tonne is charged for this type of material.

The City is currently conducting a landfarming operation at the landfill for petroleum contaminated soil excavated from the CP rail lands in preparation for the continuous corridor. The pilot project is being undertaken with the approval of the Red Deer Regional Health Unit. The soil was placed in windrows in a confined area. The windrows are periodically turned to accelerate the treatment process. The material will be tested to ensure that it is suitable for landfill cover.

In general, the Health Unit advises that contaminated soil be treated on-site wherever possible.

3.0 WASTE COMPOSITION AND PROJECTION

3.1 Study Area

One of the primary objectives of the Solid Waste Master Plan is to develop programs to reduce the quantity of waste being disposed of at the Red Deer Landfill. In order to maximize the potential for waste diversion, the study area is defined as the service area for the landfill. As outlined below, approximately 18% of the population using the site is from outside the City.

	Approximate Population Using Red Deer Landfill
City of Red Deer	58,200
Town of Sylvan Lake	4,100
Town of Penhold	1,700
County of Red Deer residents	<u>7,500</u>
TOTAL	71,500

This estimate assumes that approximately half of the County of Red Deer residents use the Red Deer Landfill. A survey conducted in February 1992 found that approximately 12% of the waste received at the landfill is generated outside of the city limits. This percentage is expected to increase in the summer months due to the increase in activity in the resort town of Sylvan Lake.

3.2 Waste Stream Composition

In order to develop waste reduction and recycling goals, it is necessary to define the composition of waste for the study area. The general sources of waste are known through weigh scale records, as shown in Table 4.

TABLE 4
RED DEER LANDFILL
WASTE SOURCES FOR 1991

Source	Weight (tonnes)	Per Cent
Residential - Single Family	13,036	17.4
Residential - Multi-Family	5,160	6.9
Residential - Direct Haul*	7,414	9.9
Commercial - Front End	15,972	23.3
Commercial - Roll-Off	10,594	14.1
Commercial - Direct Haul*	11,519	15.4
Demolition	3,705	5.0
Water Treatment Plant Sludge	5,110	6.8
Liquid	2,226	3.0
Special Waste	<u>181</u>	<u>0.2</u>
TOTAL	74,917	100.0

* Direct Haul - Waste hauled directly to the landfill by residential or commercial waste generator.

The largest components of the waste stream are commercial waste (50.8%) and residential waste (34.2%). These figures are comparable to other urban centres. The next largest component of the waste stream by weight is a sludge produced by the Water Treatment Plant. The alum calcium carbonate sludge is odourless, with a relatively high water content. Occasionally the sludge causes some minor problems at the landfill, as it tends to freeze to the steel wheels on the compactor. However, when properly mixed with dry waste, it can improve compaction. The sludge makes up about 6.8% of the total waste stream.

Demolition waste consists of materials such as concrete, rubble and asphalt. It makes up 5.0% of the waste stream by weight, and although some of this type of material is incorporated into road building at the landfill, it still takes up space.

The category of special waste refers to wastes which require special handling, such as asbestos. This type of material makes up a relatively small percentage of the waste stream at 0.2%.

3.2.1 Residential Waste Composition

The composition of residential waste is dependent on many factors, such as geographic location, demographics and seasonal variation. There is no specific data available on the composition of Red Deer's waste stream, therefore, a review of waste composition in other municipalities and communities was undertaken to provide comparative data. The City of Edmonton was the closest municipality which has undertaken a waste composition analysis. Edmonton's data has been used in order to estimate the composition of Red Deer's waste stream. Edmonton has conducted a number of waste composition surveys, which take into account factors such as seasonal variation.

Edmonton has essentially the same climate as Red Deer, and has approximately the same ratio of apartments to single family dwellings. Red Deer's waste profile does differ from Edmonton in terms of the proportion of household garbage hauled directly to the landfill by home owners. Approximately 29% of the residential waste is delivered directly by householders, while in Edmonton only 9.3% is delivered directly. This reflects the fact that the Red Deer landfill services some County of Red Deer residents who have no garbage collection. As well, in the past, the Red Deer landfill has allowed free disposal of all residential loads delivered to the site and it is a relatively short trip from anywhere in the City to the landfill.

Figure 4 provides a breakdown of waste generated by single family dwellings based on the City of Edmonton's data. This refers to all households with once per week garbage collection and does include some townhouses and fourplexes. The predominant components of the waste stream are paper, yard waste and organics. Figure 5 shows the breakdown of multifamily residential waste. This category refers to apartments, and some townhouses, fourplexes and duplexes. As expected, this category has very little yard waste.

The composition of waste hauled directly to the landfill by residents is shown in Figure 6. A summary of the total residential waste stream is given in Figure 7.

3.2.2 Commercial Waste Composition

Commercial waste composition is difficult to determine because different types of businesses generate different types of waste. Waste composition studies must ensure that samples are representative of the entire commercial waste stream. Undertaking this type of study is very costly and may not produce accurate results. A commercial waste composition study has not been undertaken for Red Deer's waste stream.

In order to estimate the commercial waste composition for this study, data from other municipalities was reviewed (see Appendix III). Based on this data, a generic estimate of commercial waste has been developed as shown in Figure 8. Since commercial waste varies from community to community, depending on the commercial/industrial base, the breakdown given in Figure 8 is not highly accurate and is intended as an approximate guideline for comparing alternatives only. Any use of this data must be undertaken with a clear understanding of its accuracy.

(Based on City of Edmonton data)

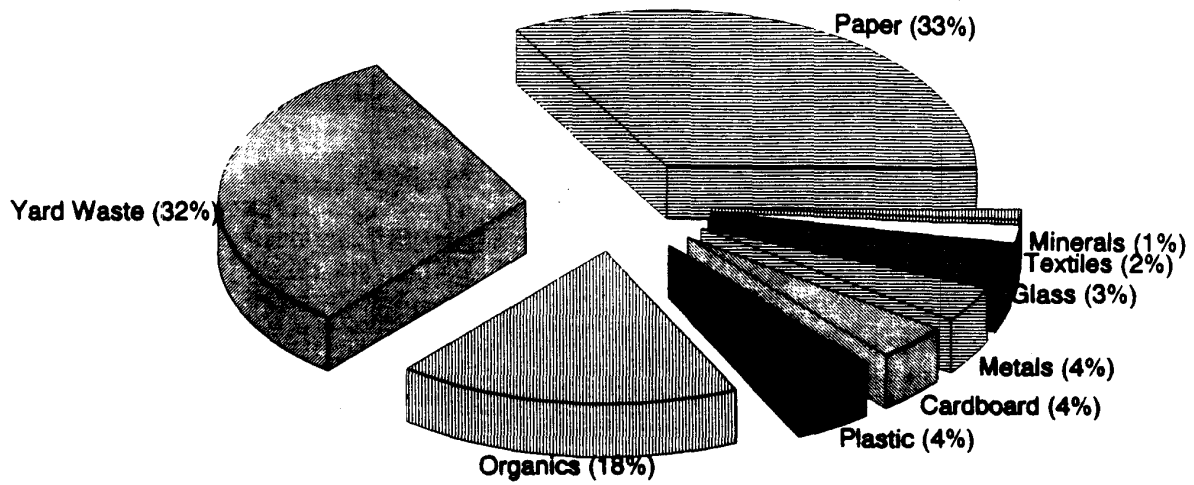


Figure 4: Single Family Dwelling - Waste Composition (13,036 tonnes/yr)

(Based on City of Edmonton Data)

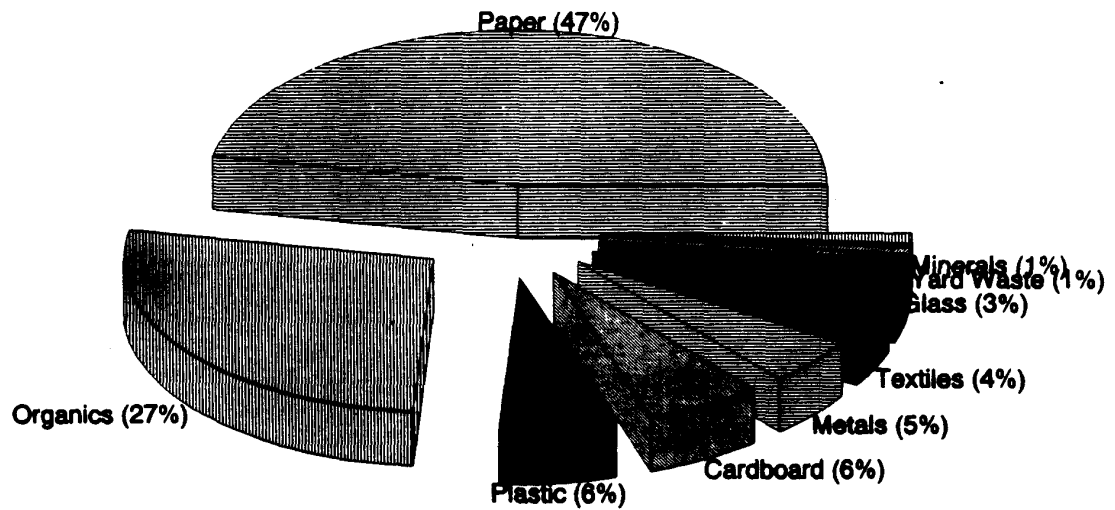


Figure 5: Multi Family Dwelling - Waste Composition (5,160 tonnes/yr)

(Based on City of Edmonton data)

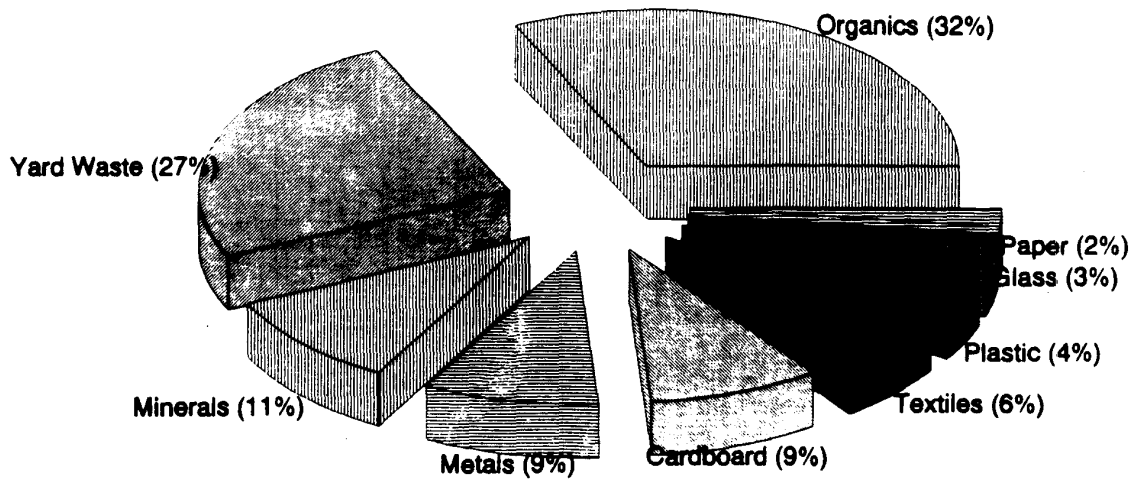


Figure 6: Direct Haul Residential - Waste Composition (7,414 tonnes/yr)

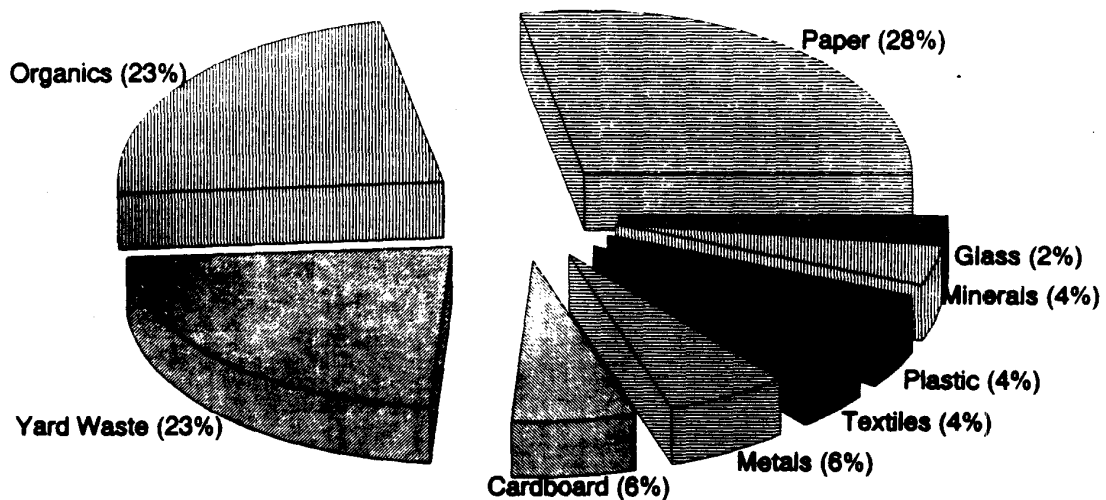


Figure 7: Total Residential - Waste Composition (25,610 tonnes/yr)

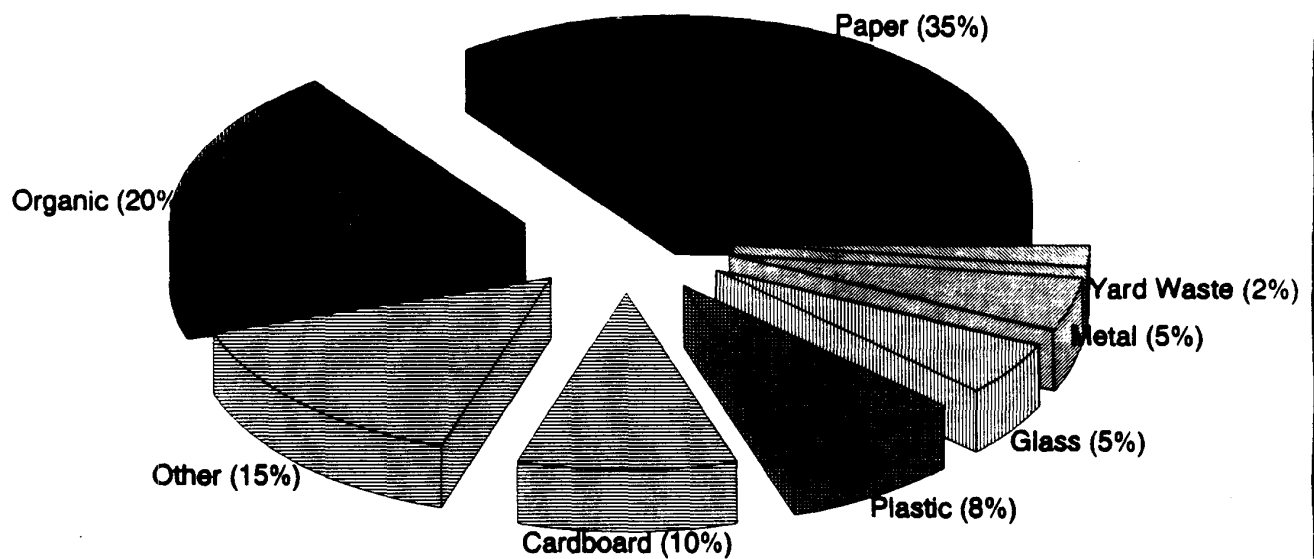


Figure 8: Commercial - Typical Waste Composition (38,085 tonnes/yr)

3.3 Baseline Waste Quantities

One of the main objectives of the Master Plan is to reduce the quantity of waste requiring disposal. Therefore, in order to develop waste diversion targets, it is necessary to define current or baseline conditions.

As stated in Section 1.0 Introduction, the Provincial Government has adopted a goal of 50% waste diversion by the year 2000. Although the Province is encouraging municipalities to work towards this goal, it has not defined the basis for calculating the 50% diversion.

As outlined early in Sections 2.3 and 2.4, there are some materials such as scrap metal which are already diverted from landfill and therefore are not always classified as waste materials. However, when considering total diversion rates, it is reasonable to include these materials. Therefore, a summary of waste disposal by landfill and existing diversion quantities are outlined below:

Table 5

1991 SUMMARY OF TOTAL WASTE STREAM

	Quantity (tonnes/year)
Landfill disposal	75,000
Blue box recycling	1,000
Scrap metal recycling	7,000
Concrete and asphalt from Roads section	4,000
TOTAL	87,000

As shown in Table 5, based on 1991 data, there is approximately a 14% diversion rate prior to implementing any initiatives resulting from the Solid Waste Master Plan.

It is also useful to consider waste diversion goals in terms of diversion from current landfill disposal. This allows a direct correlation between the diversion goal and how much a program will extend the life of existing or future landfill sites.

In this report, two types of diversion will be considered:

- i) **diversion from landfill** - using a base value of approximately 75,000 tonnes in 1991
- ii) **diversion from total waste stream** - using a base value of approximately 87,000 tonnes in 1991 with a baseline diversion rate of 14%

In both of the cases outlined above, monitoring of the expected diversion from landfill, or the total waste stream, is based on projected tonnages.

3.4 Future Waste Disposal Quantities

In order to estimate future waste quantities, many municipalities assume a projected waste increase, proportional to the projected population growth rate. Based on the comparison of the population growth and actual increase in solid waste disposal at the landfill over the last nine years, shown in Table 6, solid waste has been increasing by about 4%, while the population has only increased by less than 2%.

Table 6
COMPARISON OF SOLID WASTE DISPOSAL
VERSUS POPULATION GROWTH

Solid Waste Disposal			Population Growth		
Year	Solid Waste Received (tonnes)	Per Cent Increase	Study Area Population*	Per Cent Increase	Tonnes/ Capita
1983	56,217		62,410		0.90
1984	56,170	-0.1	63,223	1.3	0.89
1985	53,254	-5.2	64,773	2.5	0.82
1986	60,100	12.9	66,345	2.4	0.91
1987	64,520	7.4	66,696	0.5	0.97
1988	71,464	10.8	67,226	0.8	1.06
1989	70,896	-0.1	68,334	1.6	1.04
1990	72,164	1.8	69,377	1.5	1.04
1991	74,918	3.8	71,117	2.5	1.05
Approximate yearly increase 3.9%			Approximate yearly increase 1.6%		

* Population estimates for Sylvan Lake, Penhold and the County of Red Deer were updated only in 1981 and 1986.

The difference in these growth rates is likely due to a number of factors, such as economic growth. As well, isolated events such as the hail storm in 1991 which caused a number of roofs to require re-shingling and an increase in the number of shingles being hauled to the solid waste disposal site.

As shown in Figure 9, generation of residential waste has remained constant, while generation of commercial and commercial direct haul have increased substantially, particularly over the period 1986 to 1988.

Table 7 outlines the possible range of waste quantities projected for the study area in the future. This range is shown graphically in Figure 10.

Table 7
PROJECTED WASTE QUANTITIES

Year	Study Area Population (%)	Projected Waste Based on Population (tonnes)	Projected Waste Based on Historical Growth (4%) (tonnes)
1991	71 000	75 000	75 000
1995	79 000	83 000	88 000
2000	86 000	90 000	107 000
2005	94 000	99 000	130 000
2010	103 000	108 000	158 000
2015	112 000	118 000	192 000
2020	122 000	128 000	234 000
2025	134 000	140 000	284 000

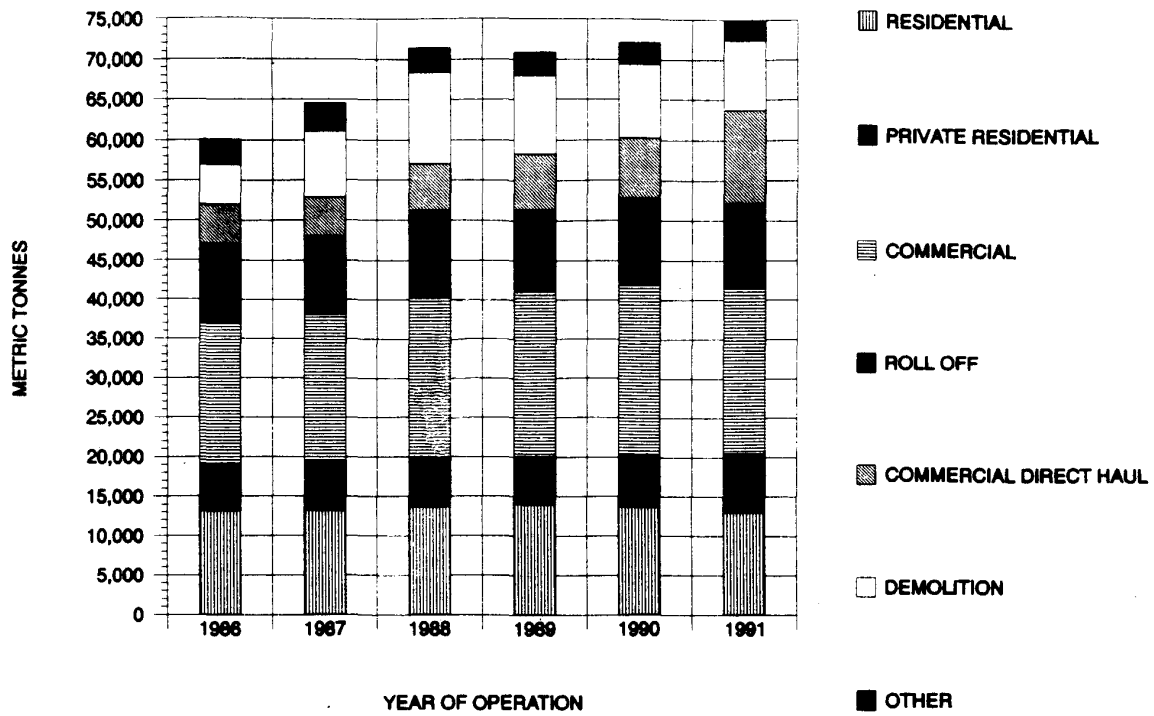


Figure 9 - Historical Sources of Waste Generation

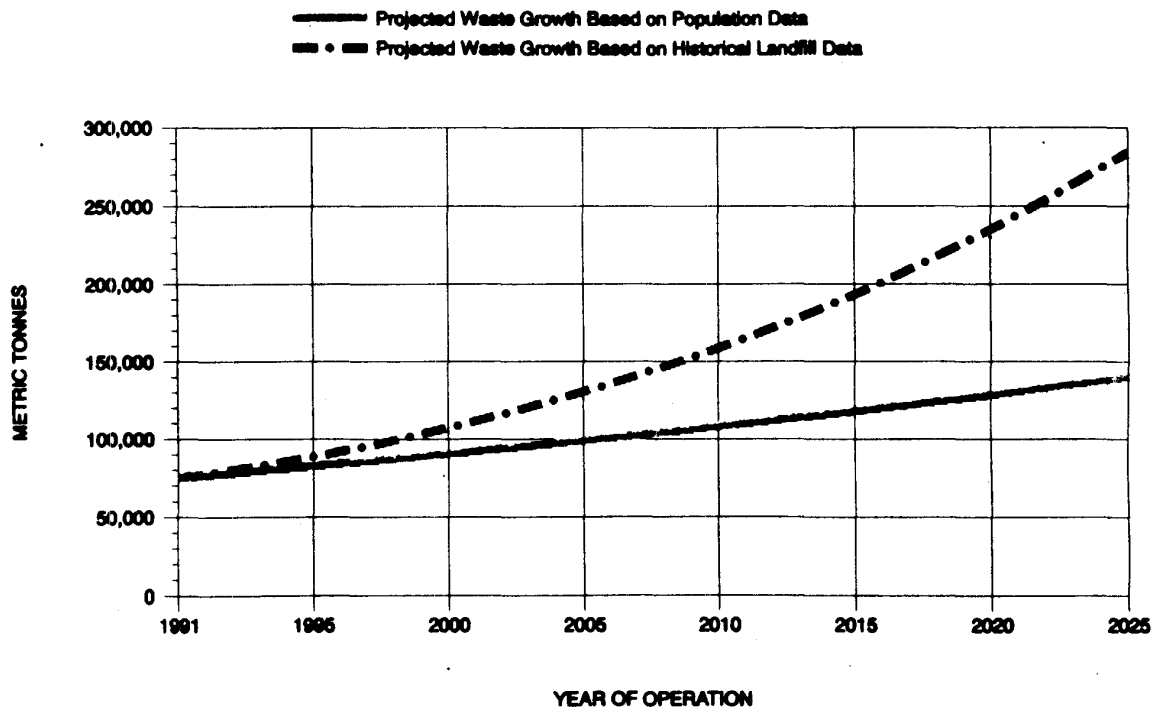


Figure 10 - Projected Waste Disposal Quantities

4.0 LANDFILL REQUIREMENTS

Although the implementation of waste reduction and recycling measures will help to reduce our dependence on landfilling, landfills will continue to be a necessary component of any waste management system in the foreseeable future.

Some portions of the waste stream can not be recycled in a practical manner and will continue to be landfilled. As well, residues requiring disposal are produced as a by-product from waste processing. Landfills also provide back-up capacity for processing facilities during maintenance down-time and mechanical breakdowns, or temporary loss of markets in the case of recycling activities.

This section of the report will provide a general outline of the future landfill requirements for The City of Red Deer. Expansion of landfill capacity and preliminary landfill design will be the subject of future reports.

4.1 Existing Landfill Capacity

Based on an assessment of the remaining landfill life conducted in August 1991, the landfill site is expected to reach capacity by the year 2000, based on the historical increase in waste at the landfill of 4 percent/year. This estimate is confirmed by a study conducted by Reid Crowther in 1988. If the growth rate is reduced to 1.9 percent, the projected population increase for the study area, the landfill life could be extended by almost a year. It is recommended that the more conservative figure of landfill completion by the year 2000 be used for future planning.

4.2 Clay Cover Material

Clay material is used for daily intermediate and final cover. The Engineering Department has estimated that there is about 115,000 cubic metres of clay material on site, available to

be used as cover material. The estimated cover material required, including topsoil, is 338,000 cubic metres during the remaining life of the site. Therefore, it is estimated that there could be a shortfall of approximately 223,000 cubic metres of clay and topsoil. This shortfall will be made up in part by loads of clean fill delivered by private contractors. Overhaul payments are also being made in order to encourage all clean fill loads generated by municipal-related work to go to the landfill. The payment is equal to the additional cost associated with hauling a load to the landfill, rather than a closer clean fill disposal site. The availability to offer overhaul payments to private contractors will increase the quantity of cover material at the site.

4.3 Future Use of Completed Landfill

A preliminary plan for the future use of the existing landfill site has been developed by the Red Deer Regional Planning Commission. The Community Services Master Plan has identified that the landfill could be developed as an extension of the Westerner Park, incorporating sports fields and overflow parking.

It is recommended that the future use plan be updated by the Planning Commission so that, as areas of the landfill are completed, the contours are consistent with the expected end-use.

4.4 Approval Process for a New Landfill Site

Siting of new landfills is becoming more and more difficult. The general public is becoming more aware of environmental issues and wants to play an active role in the landfill siting process. There is also greater opposition to landfills, by the general public, known as NIMBY (Not In My BackYard).

Legislative requirements are also becoming more stringent. In order to develop a new landfill site, approval is required by the Red Deer Regional Health Unit. The approving agency reviews the hydrogeological information provided by the applicant. Hearings are

then held to obtain input from all interested parties. As well, a development permit must be obtained from the local authority. In general, a more detailed technical analysis is required than in the past. As well, the public's input must be sought throughout the process.

The City of Edmonton's experience provides an example of the difficulty that can occur in siting a new landfill. The City of Edmonton has been searching for a new landfill site since 1981. Several potential sites were identified and then eliminated for various reasons. In 1988, Edmonton narrowed the search down to one site, proposed as the Edmonton Waste Management Centre in the Aurum Industrial Area. Edmonton paid the landowner almost \$3,000,000 in holding and option fees for the site. A further \$2,500,000 was spent on engineering costs, public information meetings, etc. In 1990, the Edmonton Board of Health and Alberta Environment indicated that they would not approve the Aurum site primarily due to the site's hydrogeological conditions. Edmonton and the surrounding Region are continuing their landfill search and have identified 3 new sites which are now under consideration, but they are still a long way from approval of any of the sites.

4.5 Provincial Funding for a New Landfill

In order to qualify for provincial funding, a new landfill site must be operated as a Regional site serving two or more urban municipalities, plus one or more rural municipalities, forming a regional authority.

The regional authority is then eligible for 100% of the fair market value for land purchased by the regional authority for use as a sanitary landfill. Also, the Province will pay up to 100% of the initial capital costs. These capital costs include items such as land purchase, site preparation, groundwater monitoring wells and development of a cell suitable for one year of operation.

There are certain issues that must be considered with respect to regional landfills and regional authorities. One concern with a regional site is that a large municipality may not

have the representation on a governing board which its status as a major customer should warrant. As well, any revenue may have to be shared disproportionately among the participating municipalities.

4.6 Considerations for Future Landfill Site Design

It expected that leachate collection and treatment could become one of the most costly budget items (capital and operating) in the future as environmental regulations change. It may be necessary to treat the leachate in a separate on-site treatment system that would produce an effluent that could be used on-site, or discharged into a municipal system for further treatment. Direct discharge of leachate into a municipal system is generally not advised as high organic load and metal content may compromise the wastewater treatment plant and ancillary programs of sludge disposal. Another consideration is that an increasing trend across North America that new landfills may require a double liner to minimize the potential for contamination of ground water, depending on hydrogeological conditions.

5.0 DESCRIPTION OF WASTE REDUCTION/RECYCLING OPTIONS

5.1 Blue Box and Multi-Family Recycling Program

5.1.1 General

The blue box program has been successfully implemented in many communities across Canada. The program has raised the level of awareness of the general public on the need for waste minimization. The program also allows people to actively participate in the protection of the environment and the conservation of natural resources.

Blue box recycling is very convenient for the homeowner, providing a very high level of service. The program is suitable for a community the size of Red Deer, although greater economies of scale are realized for larger cities.

The blue box program is suitable for single family dwellings only. A modified system is required for multi-family residences, using centralized containers.

Except in areas with very high landfill tipping fees which are in close proximity to markets for recyclables, it is impossible to justify a Blue Box program on purely economic grounds.

5.1.2 Red Deer Recycling Program

As outlined in Section 1, the City of Red Deer currently has a Blue Box recycling program and, effective June 1, 1992, the recycling service was extended to multi-family dwellings. The contract for this program will terminate on December 31, 1996. Since this program is in place in Red Deer, actual costs and experience will be used to compare this option with others.

The projected cost of the blue box and multi-family recycling program in Red Deer is approximately \$450.00 per tonne (excluding municipal franchise fee). This includes all administrative and advertising costs. The actual annual operating cost of the program (excluding municipal franchise fee) is approximately \$730,000.

The actual capital cost incurred by The City of Red Deer for the blue box program was relatively low because the program is run by a private contractor. Generally speaking however, the capital costs for a program of this size are in the order of \$1,000,000 for blue boxes, recycling vehicles, a processing plant and equipment. The Provincial Government provided a grant for \$125,000 to The City of Red Deer in 1991 which was used for the purchase of blue boxes and for advertising.

The cost of The City of Red Deer's blue box program, on a per tonne basis, appears to be substantially higher than other programs. For example, Edmonton's program has been reported at a cost of about \$210 per tonne. One reason for this difference is that newspapers such as the Edmonton Journal and Calgary Herald are heavier than the Advocate. Newspaper makes up a greater percentage of the waste stream in larger cities. As well, larger cities can benefit from greater economies of scale. Comparing costs from one municipality to another is difficult due to different accounting practices and methods of dealing with overhead and capital expenses.

The blue box and multi-family program is expected to divert approximately 1600 tonnes per year. This is equivalent to about 10 percent of the single family and multi-family residential waste stream and over 2 percent of the total waste stream.

Markets for the blue box materials collected in Red Deer have been relatively stable with the exception of glass. Because materials are source separated and the co-operation of the general public has been excellent, the quality of the materials is very high. The program also allows materials to be added as new markets develop.

5.2 Regional Drop-off Depots

Drop-off collection of recyclables requires participants to source separate recyclable materials and bring them to designated drop-off collection sites. Drop-off collection programs have traditionally been implemented in small and/or rural communities with lower population densities. The City of Calgary recently conducted a pilot program comparing curbside and depot collection and has decided to expand the depot system city-wide.

A depot collection system has two major advantages over a blue box program. Depot programs are less expensive. They are also accessible to all households, not just single family dwellings.

On the other hand, depot systems tend to have lower participation rates. Calgary found a participation rate of 47% in the depot program. As well, there were many people from outside of the city that used the depots (these were not included in the 47% estimate). The lower participation rate for drop off depots reflects the lower level of service provided. The City of Red Deer's Blue Box Program has a participation rate of 80%.

Depot programs also require a higher level of educational program than blue box programs to maintain public interest and to minimize contamination.

It is difficult to predict the participation rate that could be achieved in a depot program in Red Deer. Since the blue box and multi-family recycling program are already established in Red Deer, citizens would be required to accept a lower level of service. On the other hand, the program would be less expensive and people would have developed a recycling habit and may be reluctant to throw their recyclables in the garbage.

The cost of a depot program would be substantially higher in Red Deer than in Calgary because Red Deer does not have access to local markets and a processing centre would be required to remove contaminants and to prepare the material for shipment to markets. As

well, Calgary can benefit from the economies of scale of a program which would be approximately ten times the size of a similar program in Red Deer.

5.3 Wet/Dry Collection and Processing

The wet/dry collection system is a relatively new collection method in North America. Households are asked to separate clean, dry wastes from wet wastes such as food waste and yard waste. Recyclables are sorted from the dry fraction at a sorting plant. The wet stream is composted.

In North America, the past performance of the wet/dry system is mainly limited to a few pilot programs. It is still uncertain how the public will accept it on a large scale. There is also limited information on the quality of the materials and which composting process will work best for the wet portion, in our climate.¹

Some municipalities, such as Metropolitan Toronto, are planning to implement a three stream collection system. The three stream approach involves collection of residential waste in three fractions:

- specified recyclables (expanded blue box);
- specified compostables (organics includes food and yard wastes); and
- all other waste.

A more detailed description of centralized composting is given in Section 5.5. Generally, the compost from source separated organic waste is of a fairly good quality, although testing would be required.

5.4 Mixed Waste Stream Processing

Mixed waste processing is a waste recycling/recovery option which does not require source separation of waste by the homeowner. Garbage is collected and is delivered to a mixed waste processing facility.

Based on a number of plants in operation in the United States, mixed waste processing centres can recover 30 to 80 percent of the waste stream, depending on the design.² Mixed waste processing plants produce refuse derived fuel (RDF) or compost and generally recover some materials for recycling, such as corrugated cardboard, newspaper, ferrous and non-ferrous metals. In many cases, there is a curbside recycling program or a drop-off depot which also serves residents in the area.

The type of waste suitable for mixed waste processing depends on the plant design. Mixed waste processing plants usually operate with a combination of hand sorting and mechanical separation. Typical equipment includes screens, conveyors, shredders, magnets and air clarifiers; depending on the process being used.

This type of system generally has high capital costs. A 200 tonne per day facility could cost in the order of \$8,000,000 to \$14,000,000, depending on the degree of manual versus mechanical sorting.³

No existing markets for refuse derived fuel (RDF) have been identified in the Red Deer area. RDF is used as a substitute for coal or wood in firing boilers. The potential markets for RDF in Alberta are generally very limited.

The quality of the compost produced from a mixed waste processing facility is generally substantially lower than from source separated organics because bits of plastic and other materials can end up in the final product. In many cases, the compost is only suitable for landfill cover.

A mixed waste processing system provides residents and businesses with a high level of service, because it is convenient and garbage does not need to be source separated. On the other hand, this type of system does not provide any educational benefit and provides no incentive for waste reduction.

This type of system has a poor track record. The Ontario Ministry of the Environment operated a plant in Downsview, Ontario from 1977 to 1986. This facility had several problems, such as:

- i) The system was not reliable because if one equipment component failed, the entire process would be stopped.
- ii) Glass recovery was poor, the result of poor quality control in the shredding of glass and contamination with dirt, dust and ceramics.
- iii) End products for recycling had a high level of contamination and therefore were difficult to market.
- iv) The compost was visually unattractive and was contaminated with bits of glass and plastic and was difficult to market.⁴

A mixed waste recovery facility was to have been built in Nanaimo in 1991. This project did not proceed due to long delays in getting approvals and inadequate financing. As well, a market could not be secured for RDF and the compost was expected to be suitable only for landfill cover. The Nanaimo Region is now pursuing other technologies and feels that mixed waste processing is not suitable for their region.⁵

The City of Chilliwack in British Columbia was also seriously considering building a mixed waste processing facility. This proposal created a lot of interest and some opposition. The project was dropped when it was realized that a private contractor was not willing to accept

any risk and wanted a guaranteed profit margin.⁶ Like Nanaimo, Chilliwack is now moving towards programs involving source separation.

Some facilities in the United States appear to have been successful, although many of these operate in conjunction with municipal recycling programs.

5.5 Composting

Composting is a process which involves the microbial decomposition of organic waste to produce a humus-rich soil conditioner. The composting process can reduce organic waste by 40 to 75 percent of its original volume at source.

Many communities across North America are considering implementing composting programs in order to meet their waste reduction goals. However, at this time there are no full-scale municipal composting systems in Canada for larger municipalities, other than one operation near Chertsey, Quebec.⁷

Composting can be conducted on various levels, starting with backyard composting by residents to large scale centralized composting facilities.

5.5.1 Backyard Composting

Backyard composting can be as simple as placing kitchen and yard wastes in a pile in a corner of a garden. However, backyard composting is generally neater and more efficient if some form of enclosure is used. Instructions for building and operating a simple compost enclosure are available from the Environment Council of Alberta. Composting units are also available commercially at hardware, plant and garden stores for about \$50.00 - \$250.00.

The types of wastes suitable for backyard composting include kitchen waste, such as fruit and vegetable peels, egg shells and coffee grounds, and yard waste, such as grass clippings and leaves. To accelerate the composting process, the pile should be turned regularly to aerate and the moisture content should be adjusted so the material is about as moist as a wrung-out sponge.

The composting process generally takes about six months to a year, depending on the degree of aeration and moisture content. Some commercially available compost units claim they can produce finished compost in as little as 30 days.

Many municipalities in Ontario are providing residents with composters, at a subsidized rate of about \$15.00. These are commercially available compost units that retail for about \$80.00. Due to the volume of sales, municipalities are able to get the units for about \$60.00 wholesale. The province subsidizes the cost by 50 percent and the municipality by 25 percent. By subsidizing the home composting units, municipalities benefit by reducing garbage collection and disposal costs. This is especially significant for municipalities with very high landfill disposal fees.

Although about 30 percent of household waste is potentially compostable, a survey conducted in Metropolitan Toronto estimated that only 12 percent of household waste could practically be diverted through home composting.⁸ This takes into account the fact that many people are already composting. A manufacturer of the soil saver composter has found that only about 15 - 20% of eligible households are interested in purchasing a subsidized composter. Metropolitan Toronto considers the program to be successful; however, it is important to realize that the Provincial Government pays a 50% subsidy.

An extensive study of the program was conducted in Metropolitan Toronto and found that most householders (82%) would not have purchased their compost units if they had been offered at the retail price. On average, the maximum that they would have been willing to pay was \$35.00. It was also interesting to note that approximately

one-third of the participants had already been composting some or all of their organic waste prior to receiving a subsidized composting unit.⁹

If a subsidized home composter program were implemented in Red Deer, the Red Deer Regional Health Unit has indicated that an extensive public education program would be required to ensure that the public does not place meat, fat or bones in their composters. These products do not break down readily and tend to attract pests.

5.5.2 Centralized Composting

Centralized composting involves composting of organic wastes which have been collected separately or have been extracted from a mixed waste stream, at a composting facility. The majority of large scale composting operations use aerobic (with or requiring oxygen) digestion. Anaerobic (without oxygen) composting requires a more complex technology to control potential impacts, such as odours, and decomposition occurs at a slower rate. Anaerobic composting will not be considered in this report.

In an aerobic system, odours can be controlled to a large degree by regularly aerating the pile during the digestion process. Pathogens and weed seeds can be destroyed by ensuring that the compost is maintained at a temperature greater than 55 degrees celsius for several days.

The composting process can be accelerated by shredding the waste to a uniform size. Parameters such as pH, temperature and moisture content can be optimized to obtain maximum microbial activity.

5.5.2.1 Composting of Leaves and Yard Waste

Composting of leaves and yard waste at a central site is the simplest form of centralized composting. Using the windrow method, leaves and yard waste are placed in rows up to two metres high and three to five metres in width, depending on the method of turning and site restrictions. Small scale operations can utilize front-end loaders or bulldozers for turning windrows, while larger facilities may require a windrow turner. Windrowing is generally a low cost form of composting; however, large areas of land are required. Finished compost can be ready in four to eighteen months, depending on operation and climate.

Many municipalities are starting to have separate collections for yard wastes from May until October. Residents are asked to place their leaves and yard waste in clear plastic bags or open-top containers. The material is taken to a separate site where the bags are removed and the material is composted, usually in windrows.

The City of Edmonton conducted a separate yard waste collection from August 6 to October 18, 1991. During the eleven week collection period, 3520 tonnes of yard waste were collected in clear plastic bags. The material was taken to a central location where it was manually de-bagged and then was loaded into commercial, tandem truck manure spreaders. The material was then spread on two fields at an average rate of 43.5 tonnes/ha. The material was worked into the top 10 - 15 centimetres of soil. A sampling program has been undertaken, for herbicides in the yard waste and nutrient and moisture content of the soil, before and after application of the yard waste.

The cost of Edmonton's program was \$50.75 per tonne to collect clear bags from residents and haul to the landspreading site. The cost of handling,

debugging, landspreading and monitoring was \$77.20 per tonne, for a total cost of \$126.95 per tonne. Depending on the availability of landspreading sites, Edmonton may use a windrow compost operation in 1992.

5.5.2.2. In-Vessel Composting

Composting systems which use rotating vessels with continuous feed systems are being considered by many larger municipalities in North America that plan to compost food waste as well as yard waste. Vessels for composting attempt to provide optimum conditions such as aeration, temperature and moisture. Rotating drums are typically slightly inclined cylinders, about 3 metres in diameter, which rotate slowly. Retention time in the reactor varies from one to six days, followed by a further compost time of one to three months (curing) generally in windrows or static piles.

In-vessel composting is more high-tech and expensive than using only windrows. It is most suited for large scale composting programs which include food waste. For example, an in-vessel system would be compatible with composting of organics from a wet/dry collection program.

5.5.3 Compost Markets

The value of compost as a fertilizer is minimal. Therefore, in terms of a marketing strategy, compost should be promoted as a soil amendment product, not as a fertilizer product. Compost as a soil amendment provides the following benefits:

- improves the water-holding capability of soil;
- converts insoluble minerals and nutrients to soluble, active forms which can be readily used by plants.

The private sector may be able to play a role in the marketing of compost products generated from a City program. The markets for compost in central Alberta are not well established. Each potential user will have their own product quality criteria. Some examples of potential end users have been identified below:

- Parks and Recreation Department
- Topsoil suppliers
- Fertilizer companies
- Greenhouse and flower industries
- Garden centres and nurseries
- Landscaping contractors and sod farms
- Golf courses
- Land reclamation
- Landfill operation
- General agriculture
- Erosion control

5.6 Volume-Based Garbage Rates

The City of Red Deer currently charges a fixed fee of \$5.58 per household per month for residential garbage collection and disposal, regardless of how much garbage a homeowner chooses to throw away. Based on field observations made in the fall of 1991, an average of 3.3 cans and/or bags are being placed out at each residence each week. The range is generally from one to twelve containers; however, in the past, there have been isolated instances of up to fifty bags being placed out.

In a volume-based garbage rate system, the level of payment varies with a measure of waste disposal. Customers who use more service pay a higher rate, and those who use less pay less. Therefore, this type of program provides householders with a financial incentive to reduce waste disposal.

There are many different variations of volume-based programs. The relative advantages and disadvantages of some of these are outlined below:

5.6.1 Subscription Plan

Under this option, the City would purchase and supply waste containers to individual households by subscription. Each household would determine the average weekly volume of waste for their residence and would subscribe to a number of containers in sizes best suited for their household. The existing commercial collection system in Red Deer is a subscription system where businesses are charged for the volume and frequency of collection. Seattle, Washington has a program similar to this.

Subscription charges would have to be sufficient to cover the fixed program costs. Since it is difficult to predict by how much households will reduce their garbage, rates may have to be adjusted frequently to provide sufficient funds to operate the program. One of the largest costs of providing solid waste service is the basic labour and collection vehicle. This cost will not vary significantly with how much waste is put out for collection. One possible advantage is that the operator will be able to increase the length of the collection run before requiring a trip to the landfill.

Having all households using waste containers would minimize the amount of loose garbage in neighbourhoods, by providing better containerization and reducing problems with animals scattering garbage. On the other hand, a program that restricted the method of placing out waste may meet with opposition by some citizens.

Overall, this type of system would likely encourage waste reduction and increased recycling. Seattle, Washington experienced 24% waste reduction in residential waste through implementing this type of program. However, it is difficult to predict the success of this type of program in Red Deer, based on Seattle's experience, because

of the difference in factors such as population, location, access to recycling markets and public opinion. Seattle also uses semi-automated trucks to lift and empty the bins. This type of operation generally accelerates the collection operation thereby reducing labour costs. However, it is most suitable for front curbside collection.

The implementation cost for this type of program would be very high. Capital costs for containers could range from \$150,000 for two small containers up to two to three million dollars for up to three good quality containers per household. As well, the administration and monitoring of this type of program would be complex.

5.6.2 Bag or Tag System

Under a bag or tag system, residents must purchase special garbage bags, tags or stickers from the municipality at a price that includes the cost of collection. The more bags they put out, the more they must pay. This type of program is being implemented in several municipalities on Vancouver Island.

Some variations of a bag or tag system are described in the following sections.

5.6.2.1 Tag Everything

A program that requires all bags/cans to be coded or tagged with no flat rate fee when nothing is placed out for collection would increase the temptation for illegal dumping significantly. Estimating the revenues from such a program would be extremely difficult at the start, which could lead to either an initial financial deficit or over-charge and frequent adjustments in the "per bag" rate may be necessary to achieve the required revenue. This option does not provide revenue stability to fund fixed costs and will not be considered further.

5.6.2.2 Record the Number of Bags/Cans

Programs that require the recording of items at every residential unit would be much more time consuming and labour intensive than the existing collection method. Charging for a service, either by weight or by the number of bags, without the customer present could lead to a substantial number of disputed charges. As well, determining addresses from the back lane is often very difficult and could lead to errors with respect to the correct billing address. Additional manpower and extra vehicles would be required to provide the same level of service existing in Red Deer.

The utility billing program would have to be modified to accept and process the weekly information for 15,000 individual accounts and additional manpower would be required to input the information. This option is not considered practical for Red Deer and will not be considered further.

5.6.2.3 Preset Limit

This option would involve placing a preset limit on the number of cans or bags that could be placed out for collection for a flat rate collection fee. Additional waste could be placed in specially marked plastic bags or regular bags with a program sticker or tag. Householders would directly purchase the bags/tags.

The rate charged for additional cans or bags should be set high enough to try to encourage waste reduction and recycling, while at the same time not so high as to encourage illegal dumping.

The most populated areas in the Capital Regional District (C.R.D.) in British Columbia have implemented this type of system and charge \$120.00/year/household on annual property taxes for a blue box recycling

service and collection of one can of garbage/household/week. Stickers for additional bags or cans are \$1.50. C.R.D. projects the user-pay system will reduce the overall waste stream by 3 - 5 percent.

The City of Airdrie is implementing a tag-a-bag system in a staged approach. Currently, Airdrie's bylaw allows residents to set out a maximum of six to seven bags per week for collection. Effective July 1, 1992, this will be reduced to five bags. Stickers for additional bags will be available at convenience stores for \$2.00/sticker. City staff have also recommended that the limit on the number of bags be reduced to three bags/household/week, effective January 1, 1993 and to two bags effective January 1, 1994. Council will vote on these further reductions some time in the fall of 1992.

The City of Edmonton proposed a tag-a-bag system which met with considerable opposition from the public. The main concerns expressed by the public were an expected increase in illegal dumping and littering and the potential impact that the program would have on large families. Edmonton City Council decided not to proceed with the program in 1991 as planned, but are considering the matter further through a task force.

A tag-a-bag program with a preset limit is the most compatible with Red Deer's existing system and has a much lower implementation cost than the subscription plan. This type of program also allows a phased-in approach as alternatives to disposal are developed.

5.6.3 General Considerations

While a pay-by-volume system does provide a financial incentive to reduce waste, it also generates some other concerns.

The implementation of any volume-based program would not likely reduce the cost per household to less than the existing garbage charge. In fact, the cost to implement any of the systems reviewed would likely result in an increase to the garbage utility cost, even to those requiring minimum service. The City's contract with Laidlaw for garbage collection, which will expire in December 1996, is based on the number of households served, not the quantity of garbage collected.

It is likely that illegal dumping of garbage in commercial dumpsters, at other residences and along nearby county roads would increase and would have to be monitored and investigated on a continuous basis. Users of commercial dumpsters may be forced to rent dumpsters with lids and locks.

The program is indifferent to household income. Low income families are not taken into account and larger families would likely pay more regardless of their financial situation. This is, however, consistent with other user-pay concepts such as the water and electricity utilities.

The Utility Bylaw would have to be revised to a new rate structure. As well, other existing bylaws would have to be reviewed to ensure the fines and regulatory process are adequate to discourage illegal dumping. The landfill tipping fee would also have to be reviewed to ensure compatibility with any proposed program.

Multi-family units where the landlord is paying for bin disposal currently have a volume-based program; however, since garbage collection costs are paid directly by the landlord, the tenants are not generally aware of the costs.

5.7 Incineration

Incineration involves the controlled burning of solid waste for volume of reduction. Energy From Waste (EFW) is the term used to describe the production of energy in the form of steam or electricity from incinerating solid wastes.

Incineration with and without energy recovery was evaluated as an option for The City of Red Deer in a study conducted by Reid Crowther & Partners Limited in 1988. Based on an economic analysis, incineration was found to be much more expensive than landfilling, and therefore was not recommended at that time.

In the past, incinerators tended to have inadequate air pollution control devices. However, Environment Canada's National Incinerator Testing and Evaluation Program has shown that state-of-the-art air pollution controls can almost completely eliminate air pollutants. More than 99% of dioxins and furans and 80 to 98% of trace organics, such as chlorobenzenes and polychlorinated biphenols (PCB's), are removed.¹⁰

In spite of recent improvements in technology, the use of municipal waste incinerators is limited to about ten incinerators in Canada. Currently, no municipal solid waste incinerators are in operation in Alberta.

The Town of Wainwright had two incinerators in the early 1980's which operated for only 9 months before they were shut down for failing to meet air emission standards. They, along with the nearby Village of Irma and the local municipal district, have recently received tenders for a new 20 tonne/day incinerator. The preferred bid has a capital cost of \$4 million, excluding land and siting costs. The expected operating cost is approximately \$65 to \$75/tonne, excluding capital costs. The Provincial Government has agreed to pay the capital costs of the incinerator as a demonstration project. Wainwright is also applying to the Federal Government for funding of operating costs.¹¹ If the Wainwright facility proceeds, it will produce steam to be sold to a nearby Canada Packers Plant.

Burnaby, B.C. has a 720 tonne/day incinerator which started operation in 1988. The capital cost of the facility was \$70 million (1988 dollars) including siting, land purchase and engineering fees. The operating and maintenance cost is approximately \$30/tonne, excluding amortized capital costs. Revenue from the sale of steam is equivalent to approximately \$10/tonne of waste incinerated. The net cost/tonne, including capital and operating costs, is about \$60/tonne.¹²

At this time, the bottom ash from the Burnaby incinerator is being landfilled in separate cells from other refuse and fly ash requires a special treatment process. Based on a percentage of the tonnage of the incoming waste stream, bottom ash is 18%, fly ash is 3% and recovered ferrous metal is 5.5% of the total incoming weight.

There are several different incineration technologies available. The mass burn technology is suitable for mid-size and large incinerators with capacities of about 180 to 3000 tonnes per day. A major advantage of this technology is that the waste stream requires very little preparation. Mass burning requires highly efficient pollution control equipment. As well, capital and maintenance costs are high.¹³

The two-stage combustion technology may be suitable for a city the size of Red Deer. This technology is simpler and tends to have a lower capital cost than mass burning, but is limited in capacity. A 100 tonne per day module is the largest size currently available.¹⁴ More than one module could be used for sufficient capacity for Red Deer.

Several other incineration technologies are also available. An assessment of the appropriate technology for Red Deer is beyond the scope of this report. Any technology considered must be able to meet stringent air emission guidelines.

It is difficult to gauge the public reaction to incineration. In many municipalities in North America, public reaction has been largely responsible for derailing incineration projects. Siting of incinerators can be a difficult and expensive process. On the other hand, residents of Wainwright appear to be receptive to having another incinerator.¹⁵

Some opponents of incineration feel that incineration reduces the incentive for waste reduction, reuse and recycling which are considered more environmentally acceptable. This is the argument used by Ontario's Minister of the Environment who has banned the construction of new municipal waste incinerators. The B.C. government has also limited the potential for constructing new incinerators by requiring that all Regional Districts reduce their waste stream to landfill and incineration by 50 percent by the year 2000.

The Province of Alberta appears to be supportive of incineration, based on their potential funding of Wainwright's incinerator. The Wainwright incinerator is considered a demonstration project, and the Province will not necessarily fund 100% of incinerator capital costs in the future.

Incineration with energy recovery is generally preferable from an economic standpoint for larger facilities, as well as being more environmentally acceptable. Investigation of potential energy markets requires a more detailed study. In order to produce steam for sale, any incinerator would have to be adjacent to a potential user.

5.8 Commercial Waste Reduction and Recycling

The emphasis to date in Red Deer has been on developing programs for residential waste. Costs for residential waste management have recently increased by 63% in order to implement a comprehensive recycling program. No parallel program has been undertaken in the commercial sector, other than some generators are now recovering corrugated cardboard.

As shown in Figure 9, disposal of commercial waste quantities is increasing at a much faster rate than residential waste. Commercial waste represents more than 50% of the total waste stream. Therefore, in order to significantly impact the total quantity of waste requiring disposal in Red Deer, strategies must be developed for commercial waste diversion as well as implementing residential programs.

In some cases, businesses have been recycling waste products for years due to the inherent value of the materials. Yet there are many other potentially recyclable materials that are landfilled each year. Some of the major barriers to recycling of commercial waste are:

- cost
- lack of markets
- increased labour requirements (cost related)

- lack of information on alternatives
- lack of interest.

The following section outlines some strategies to reduce the quantity of commercial waste requiring disposal.

5.8.1 Financial Incentive

In Red Deer, the disposal fee for commercial waste is \$16.60/tonne. This is a relatively low disposal charge which provides little incentive for businesses to recycle or reduce their waste.

Many municipalities in Canada have substantially increased their disposal fees in Canada in order to:

- provide incentive for companies to reduce their waste stream;
- improve the economic viability of recycling materials - many recycling alternatives can not compete with very low landfill costs;
- provide funds for waste reduction and recycling programs;
- reflect the true cost of landfilling; and
- discourage the importation of waste from outlying regions with higher tipping fees.

The City of Edmonton increased their landfill tipping fee from \$10.30/tonne to \$40.00/tonne as of October 1, 1991. This price increase was not an arbitrary increase simply as an incentive for waste reduction, but was based on the need to generate funds to cover the costs of waste reduction and recycling programs provided to the commercial sector.¹⁶ Indirectly, however, the fee increase does encourage waste reduction.

Edmonton haulers feel the fee increase was too high and they are receiving many complaints. Edmonton also implemented a higher fee of \$60.00/tonne for loads containing cardboard, therefore many companies have actually experienced a fee increase of \$10.30/tonne to \$60.00/tonne.

Effective January 1, 1992, the City of Calgary increased their landfill tipping fee from \$15.60/tonne to \$25.00/tonne. Calgary plans to further increase the fee each year by \$5.00/tonne until it reaches \$40.00/tonne. The additional revenue will go into an Environmental Fund for programs such as municipal recycling depots. Residential waste collection and disposal in Calgary is paid through general taxes and is not affected by the increase.¹⁷

In Red Deer, the markets for recycling are limited. For example, at present there is only one waste paper dealer serving the Red Deer area. An increase in landfilling tipping fees may help encourage more recycling companies to service the Red Deer area. An increased disposal fee would also provide businesses with greater incentive for waste reduction and would increase the demand for recycling markets. This may in turn encourage more recycling companies to serve the Red Deer area.

It would be difficult to apply a fee increase to only commercial waste, because Laidlaw mixes garbage from both apartments and commercial businesses in the same vehicles. However, this could likely be overcome if necessary.

If the landfill tipping fees were increased to \$25.00/tonne from \$16.60/tonne, the overall cost of waste collection and disposal would increase by approximately 8-10%.

By increasing the tipping fee to \$25.00/tonne, a fund of approximately \$400,000 - \$500,000 per year could be generated. In order to reduce the quantity of waste being landfilled, additional funds will be required to implement programs. Increasing disposal fees is one method to generate these funds and, at the same time, provide an incentive for waste reduction and recycling.

5.8.2 Diversion of Corrugated Cardboard

Corrugated cardboard is a bulky material which is relatively easy to source separate for recycling. An informal survey, in January 1992, at the landfill identified several commercial loads with more than 40% cardboard by volume.

The current market for corrugated cardboard is relatively strong, with a price of \$40.00/tonne in Red Deer.¹⁸ However, the number of dealers which collect cardboard in Red Deer is limited to one company, Laidlaw Waste Systems Ltd. In larger cities, there are generally several waste paper dealers which will offer a range of services.

Laidlaw provides larger businesses with a green bin for the collection of source separated corrugated cardboard. All other garbage is deposited in a dumpster. The frequency of collection of the dumpster is reduced and the cardboard bin is collected as needed. In most cases, the garbage disposal costs have remained the same.

Laidlaw has approached most of the large volume generators, and has found that 80 - 90% were receptive to implementing a cardboard recycling program.¹⁹

The City of Edmonton has implemented a differential fee for all loads containing visible corrugated cardboard. The regular charge for commercial garbage is \$40.00/tonne. Any load containing cardboard is charged \$60.00/tonne. This surcharge has been effective in diverting cardboard from smaller companies which haul their own waste. The program appears to be less effective in diverting cardboard from companies using front-end lift containers. Waste haulers are charged the surcharge and are responsible for passing the charge on to their customers. A front-end truck may collect waste from over 50 customers, making it nearly impossible to identify the offenders. As well, waxed cardboard and cardboard stained with blood or oil is non-recyclable and has no other alternative than landfilling.

It is recommended that Red Deer consider encouraging businesses to implement programs on a voluntary basis as a first step. This could be accomplished by monitoring incoming loads at the landfill and identifying generators of corrugated-rich loads. The generators would then be contacted and given information on setting up a recycling program. The success of voluntary participation would be examined to determine whether it is necessary to ban cardboard from landfill, or implement a surcharge.

5.8.3 Office Paper Recycling

Recycling of office paper has a number of benefits, including being an excellent educational tool. Recycling in an office can make employees more aware of the need for waste reduction throughout their workplace and at home. It also allows people to feel that they are making a personal contribution to the environment, and it reinforces the recycling ethic which they are practising at home.

The only waste paper broker currently serving Red Deer is Laidlaw. Let's Recycle is no longer accepting office paper from small businesses. Under contract to Laidlaw, Let's Recycle does collect from a few larger corporations such as The City of Red Deer. The Public Works Department has received a number of calls from small businesses that are looking for office paper markets.

There are many different types of office paper. Source separated computer paper is considered one of the more valuable grades of paper and is worth \$100-\$200/tonne in Red Deer (the paper must be in large quantities and contain no laser printing). Most office paper programs collect a grade called ledger, which includes white paper such as bond, scratch, computer paper and photocopy paper. The market value for ledger is currently \$40-\$60/tonne in Red Deer. Mixed office paper which contains ledger, coloured paper, envelopes and file folders is not economical to collect in Red Deer as it is only worth about \$10.00/tonne, delivered to Vancouver.²⁰

Laidlaw officials have stated they may be willing to accept ledger from a third party, such as an environmental organization, provided the paper is of high quality (i.e. free from coloured paper and other contaminants) and in reasonably large volumes. This would have to worked out on a case-by-case basis.

5.8.4 Waste Audits

In many cases, businesses simply haven't thought about the opportunities for waste reduction. Having trained municipal staff conduct solid waste audits is one method of providing companies with the information they need to reduce their waste stream.

The City of Edmonton is currently implementing a waste audit program. Trained auditors offer information and advice to commercial generators on how they can reduce or recycle at minimum cost.

A waste audit program would complement efforts to divert corrugated cardboard from the landfill, either on a voluntary or mandatory basis. It would also provide companies with other alternatives if landfill disposal fees are substantially increased.

In conjunction with a waste audit program, a recycling markets directory should be developed which lists all of recycling companies serving the Red Deer area. A provincial market directory is available which could be used as a starting point.

5.8.5 Environmental Award of Merit

An Environmental Award of Merit Program is one method of recognizing the positive contributions that Red Deer companies have made to the environment. Public recognition of outstanding effort sets an example for other companies. Corporate image is becoming increasingly important to companies, particularly with respect to environmental issues.

In order to develop an award program, it is important to define evaluation criteria and a method of nomination. The program could also recognize nonprofit organizations and perhaps even outstanding individuals. The awards should be presented in a formal ceremony.

5.9 Dry Waste Disposal Site

A dry waste disposal site is a waste management facility which is used for the disposal of inert materials such as construction and demolition waste. Under the Public Health Act, Waste Management Regulation the types of materials acceptable at a dry waste site include earth, tree trimmings, grass clippings and non-putrescible waste. There are no licensed dry waste sites serving Red Deer at this time.

The design of a dry waste site is generally much simpler than a sanitary landfill because the waste materials are inert. As a result, a dry waste site is also generally less expensive to construct. By diverting construction and demolition waste, a highly engineered sanitary landfill has more capacity for putrescible materials and other materials requiring secure containment.

A dry waste site could be used for material generated only by City Departments and contractors working for the City. Special permission for disposal of waste from demolition projects could be granted on a case-by-case basis. This system would likely result in the lowest operating cost since staff would only be required to monitor incoming loads on an as needs basis. The quantity of inert waste from City projects which could be diverted from landfill is **estimated** to be about 1500 tonnes/year. This is mainly earth, concrete and rubble generated by the Water and Wastewater Section.

The Roads Section currently disposes of 4000 tonnes of material per year in an abandoned gravel pit. It is uncertain how much longer this site will be available. This material will also likely require disposal in the sanitary landfill at that time, unless an alternative is developed.

If a dry waste disposal site were developed to accept inert waste from private haulers as well as City projects, a much greater range of materials could be diverted from the landfill. The materials acceptable at a dry waste site could include the following:

- wood
- soil
- sand/gravel
- ceramic and clay bricks
- reinforced concrete
- roofing materials (shingles, tar or plastic vapour barriers, fibreglass and foam insulation)
- plastic siding, trimmings or plastic mouldings
- tree trimmings
- wooden pallets.

A dry waste site accepting material from City projects and from private haulers could potentially divert 4,000 to 6,000 tonnes/year of inert materials from the sanitary landfill.

The Public Works Department has identified a site which may be suitable for a dry waste site, depending on further investigation.

The Red Deer Regional Health Unit's application requirements for approval of a dry waste disposal site are given in Appendix III. Once a complete application is received, the approval process by the Health Unit will take several months and will likely require public meetings. Alberta Environment would be involved in the review of soil and hydrogeological conditions.

If a dry waste disposal site were developed, the method of payment should be structured to encourage the recycling of concrete and other materials as alternatives develop.

5.10 Tires

Waste tires are currently accepted at the Red Deer landfill site and are buried with other refuse. Occasionally, the tires cause some problems because they are difficult to compact and they tend to work their way to the surface.

The Provincial Government is currently in the process of developing a strategy to divert waste tires from landfills. Starting on July 1, 1992, a \$4.00 tax will be added to the price of all car and truck tires sold in Alberta. The monies collected will be used exclusively for the purpose of tire recycling, including collection, transportation and processing. Alberta Environment has indicated that a ban on landfilling of tires will be put into effect in 1992.²¹

Since a provincial initiative is being developed for waste tires, it would be inappropriate for The City of Red Deer to develop an independent approach at this time. It is recommended, however, that the City request further detail on the Provincial program so that we can align our planning to their proposed program. Further information is required on the proposed legislation for banning tires from landfills and the method of enforcement. As well, clarification is required on whether the City will be expected to provide a collection point for waste tires and transportation to recycling centres and, if so, how will the City be reimbursed for expenses incurred.

Although the City does not have any record of the quantity of tires received at the landfill, it is estimated that in the order of 200 - 300 tonnes/year of tires (equivalent to 20,000 - 30,000 passenger tires) could be diverted from Red Deer's landfill if a complete ban on the disposal of all tires were imposed.

5.11 Promotional and Educational Programs

Public education programs play a valuable role in motivating citizens and industry to implement waste reduction practices. A promotional and educational program can also enhance the success of other recycling programs.

Some of the public education and promotional strategies recommended for Red Deer are outlined below.

5.11.1 Information Package

As the general public becomes more aware of environmental issues, The City of Red Deer is receiving more inquiries for information of waste reduction and recycling. In order to more effectively respond to these requests, it is recommended that a series of fact sheets be developed. Topics could include:

- Waste Reduction and Reuse
- Red Deer's Recycling Program
- Home Composting
- Information on Red Deer's Landfill Site
- Household Toxic Waste.

An example of some fact sheets developed by Strathcona County are contained in Appendix V.

The Citizen's Action Group on the Environment (C.A.G.E.) has been very active in Red Deer in providing citizens with information. It is recommended that they be consulted to see if they would like to play a role in the development of fact sheets and if they would like a supply of the fact sheets for distribution.

In addition to developing an information package, newspaper advertisements should be run promoting waste reduction.

5.11.2 Education in Schools

A copy of the information package recommended in section 5.11.1 should be sent to all schools.

Schools should also be informed that City staff are available to conduct class presentations on various topics and that classes can take tours of the Landfill Site and possibly Laidlaw's Recycling Centre upon request.

5.11.3 Promotion of Specific Programs

Continued promotion of all waste reduction and recycling programs should be undertaken. Education and acceptance increases participation and the quality of materials collected in recycling programs.

5.11.4 Provincial Promotional Activities

Alberta Environment should be contacted to find out what promotional materials are available from the province.

5.12 Large Metal Appliances (White Goods)

Although large metal appliances such as refrigerators and stoves are accepted at the landfill site, the Public Works Department actively encourages individuals to take them to Harper's Metals for recycling. Any appliances that are received at the landfill are buried along with other garbage.

In the past, many appliances such as refrigerators contained chlorofluorocarbons (CFCs). Under proposed environmental legislation in Alberta, CFCs are considered an ozone-depleting substance and cannot be released into the ambient air.²² This legislation could be passed and in effect as early as July 1, 1992.

Under the proposed legislation, The City of Red Deer will not be allowed to accept any appliances containing CFCs for disposal at the landfill. Discussions with Harper's Metals indicate that they will set up a CFC recovery system, if large metal appliances were banned at the landfill. Harper's Metals has indicated that they will continue to accept metal appliances as long as the end-use steel mills continue to accept the material.

Therefore, it is recommended that the City develop a system to ban large metal appliances (white goods) from the landfill site and that the public be redirected to Harper's Metals, or other recyclers who will recover CFC's and ship the scrap metal for recycling.

TransAlta Utilities Ltd. is proposing a program to encourage the removal of second refrigerators from residences, commencing October 1992. The purpose of the program is to reduce power demands. The City is working in conjunction with TransAlta on this program.

5.13 Salvaging

The scavenging of waste materials from The City of Red Deer's landfill is not permitted under the Public Health Act Waste Management Regulations. Scavenging poses a serious health risk, such as the spread of communicable diseases. Because of the operation of heavy equipment, garbage trucks dumping and other vehicles on-site, scavenging is also a safety hazard which could result in injury or fatality. The Public Works Department will not consider the removal of waste by individuals once the waste has been deposited in the tipping area.

The City of Red Deer is fortunate to have an extensive number of re-use alternatives for waste materials. These include garage sales, scrap metal dealers, auction marts and charitable organizations. Although there are instances when potentially re-useable items are disposed of at the landfill, it is our opinion that there is not a great deal that enters the site that would be considered suitable for scavenging.

Salvage operations which involve the controlled removal of waste materials are allowed under the Public Health Act. The City of Red Deer is currently setting up one such operation for the recovery of bed springs. All individuals disposing of mattresses and box springs will be asked to deposit them in a designated bin in an area adjacent to the tipping face. A firm from Calgary will be picking up the mattresses and box springs at least once per week.

It is recommended that other salvage operations be pursued, on a case-by-case basis, provided they pose no health or safety risks and that there is a secure market for the material. The cost of any salvage operations must also be considered.

6.0 EVALUATION OF WASTE REDUCTION/RECYCLING OPTIONS

6.1 Evaluation Criteria

In order to evaluate various waste reduction and recycling options, a number of criterion were considered. Where possible, potential benefits and disadvantages were determined, based on experience in other municipalities.

For the purpose of this report, technologies being used successfully on a pilot or full scale in North America were considered. Since the master plan should be updated every five years, new technologies can be considered in the future as they gain operational experience.

A description of the evaluation criteria developed for this study is outlined below:

Capital Cost provides an estimate of the capital cost to implement the option on the scale required for the City of Red Deer. It should be noted that all cost estimates are very preliminary for the purpose of comparison. Capital costs are in 1992 dollars and have been rounded to the nearest \$100,000, where appropriate.

Operating cost refers to the continuing costs required on an annual basis to keep a program or facility operating. Operating costs are in 1992 dollars and have been rounded to the nearest \$50,000, where appropriate.

Cost/tonne compares the options on a dollar/tonne basis where possible. Dollar per tonne values are in 1992 dollars and include operating costs and capital costs amortized at 10%.

Waste Diversion provides an estimate of the expected quantity of waste diversion from the landfill site in terms of tonnes/year and as a percentage of the total landfill waste stream.

Markets provides a general assessment of the market potential for final products, taking into account the quantity and quality of materials expected.

Performance History indicates how well a program or technology has worked in other jurisdictions.

Public Acceptability evaluates the expected acceptability to the public of programs and policies.

Level of Service indicates the relative level of service of various options.

Applicability to Red Deer evaluates whether an option is suitable for Red Deer's population, geographic and climatic conditions.

Public Education Benefit refers to the degree to which an option raises the level of awareness of the general public with respect to the need for waste minimization.

6.2 Evaluation of Waste Reduction/Recycling Options

In Table 8, each of the waste reduction/recycling options is evaluated based on criteria outlined above. A brief description of the assumptions used in the evaluation are outlined below. A more detailed breakdown of the costing assumptions are summarized in Appendix VI.

Blue Box Recycling & Multi-Family Collection - Based on actual costs. Assumes approximately 15,000 single family dwellings with blue box recycling and 5,000 apartment units with collection of recyclables in toter bins.

Regional Drop-off Depots - Assumes three drop-off depots with a participation rate of approximately 45% (based on Calgary's data). Costing assumes that a materials processing centre will be required, due to the distance to end-use markets.

Wet/Dry Collection and Processings - Assumes that approximately 50% of the waste stream, or 38,000 tonnes per year, is suitable for a wet/dry system. This includes residential and commercial waste. Costing information is very limited and has been extrapolated from preliminary information supplied by the City of Guelph.

Pay by Volume (Tag-a-Bag) - Assumes a limit of 2 bags or cans of garbage per household per week for approximately 15,000 households in the city of Red Deer. Setting out of additional bags or cans would require a sticker costing in the order of \$1.50 to \$2.00.

Mixed Waste Processing - Costing is based on a plant designed for 75,000 tonnes per year. The diversion rate is low because no local markets for RDF have been identified.

Incineration - Costing is based on a 200 tonne per day plant with state of the art equipment. Costing does not include energy recovery which would likely improve economics in the long term.

Backyard Composting - Assumes that 2, 250 households are willing to purchase subsidized composters at \$25.00 per unit (assumes a wholesale cost of \$50.00 per unit with a \$25.00 per unit subsidy from the City). Assumes a minimal amount of on-going promotion.

Yard Waste Collection and Centralized Composting - Assumes separate yard waste collection for 15,000 households. Also provides a facility for public drop-off of yard waste, costing based on City of Etobicoke data.

Cardboard Ban from Landfill - Assumes a complete ban of all cardboard at the landfill. Will require two additional staff for enforcement.

Commercial Waste Audits - Assumes that City staff will provide information to businesses upon request and will conduct on-site audits.

Tipping Fee Increase - Assumes an increase in landfill tipping fees to \$25.00 per tonne for all categories of wastes, including residential, commercial and construction and demolition.

Dry Waste Disposal Site - Assumes the development of a properly licensed site which will initially be used for material from City operations and major demolitions, with the long term goal of opening the site to private contractors during the summer months. A tipping fee in the order of \$15.00 per tonne will be charged.

Ban of White Goods - Assumes that all white goods will be banned from the landfill site and that people are encouraged to take appliances directly to a scrap metal dealer for CFC recovery and recycling.

Salvaging - Assumes that specific materials are set aside on a case by case basis, depending on whether markets are available.

Diversion of Tires - Assumes that tires will be banned from landfill as required by the Provincial tire recycling initiative.

Promotion and Education - Assumes a very limited promotion and education campaign involving the distribution of fact sheets and some work with schools.

One of the following recommendations was made for each option:

- drop from further evaluation; the option was rated poorly, based on all or most of the criteria
- include option as a base component common to all of the system considered; the option was rated highly, based on all or most of the criteria

TABLE 8
EVALUATION OF OPTIONS

	Blue Box Recycling & Multi-Family Collection	Regional Drop-Off Depots	Wet/Dry Collection	Pay by Volume Tag-a-Bag
Capital Cost	\$1,000,000	\$700,000	Not available	\$0
Operating Cost (Does not include capital)	\$730,000/year	\$150,000/year	Not available	\$40,000/year
Cost/tonne Diverted (Includes capital and operating)	\$450/tonne	\$250/tonne	\$200/tonne plus waste collection costs will double	\$40/tonne
Waste Diversion	1600 tonnes/year; 2%	1000 tonnes/year; 1%	19,000 tonnes/year; 25%	1000 tonnes/year; 1%
Markets	Very good - markets well established (for present products)	Good - markets well established, but material quality may be lower	Good for blue box materials, uncertain for other materials	Encourages waste reduction
Performance History	Excellent 80% participation	Good in rural areas; limited experience in urban areas	No full-scale experience in North America	Successful in several municipalities in B.C. & U.S.
Public Acceptability/Level of Service	High	Public acceptability uncertain/lower level of service	Public acceptability uncertain/requires source separation by householder	Some resistance expected/lower level of service
Applicability to Red Deer	Excellent, already successfully in place	Uncertain	Uncertain	Compatible with existing system
Public Education Benefit	Excellent	Excellent	Excellent	Excellent/encourages waste reduction
Recommendation	Evaluate further	Evaluate further	Evaluate further	Evaluate further

TABLE 8 (cont'd)
EVALUATION OF OPTIONS

	Mixed Waste Processing	Incineration	Backyard Composting	Yard Waste Collection and Centralized Composting
Capital Cost	\$11,000,000	\$22,000,000	\$70,000	
Operating Cost (Does not include capital)	\$3,100,000/year	\$3,700,000/year	\$15,000/year	\$300,000/year
Cost/tonne Diverted (Includes capital and operating)	\$190 per tonne	\$160 per tonne	\$60/tonne (City) \$95/tonne (Total)	\$150 per tonne
Waste Diversion	25,000 tonnes per year; 35%	45,000 tonnes per year; 60%	250 tonnes/year; <1%	2000 tonnes per year; 2% - 3%
Markets	Material quality is uncertain	No local markets for RDF or steam	Good; material used by householder	Markets for compost aren't well established
Performance History	Poor track record in the past	Mixed track record in the past	Well received in other municipalities, although limited data on actual diversion	Effective alternative in many other municipalities
Public Acceptability/Level of Service	High/High level of service	Poorly accepted in many municipalities/high level of service	Moderate - only 15% of households expected to participate	Very high
Applicability to Red Deer	Poor	Fair	Excellent	Excellent
Public Education Benefit	Poor	Poor/little incentive for waste reduction	Excellent	Good
Recommendation	High cost & poor track record; drop from further consideration	High cost & mixed track record; drop from further consideration	Evaluate further	Evaluate further

TABLE 8 (cont'd)
EVALUATION OF OPTIONS

	Cardboard Ban from Landfill	Commercial Waste Audits	Tipping Fee Increase	Dry Waste Site
Capital Cost	\$0	\$0	\$0	\$110,000
Operating Cost (Does not include capital)	\$100,000	\$10,000	Revenue of \$400,000 to \$500,000 per year (at \$25/tonne)	\$40,000
Cost/tonne Diverted (Includes capital & operating)	\$50/tonne	\$20/tonne		\$15 per tonne
Waste Diversion	2000 tonnes/year; 2% - 3%	500 tonnes/year; <1%	3000 tonnes/year; 4%	4000 tonnes per year; 5%
Markets	Limited markets locally		Will encourage market development	
Performance History	Successful in other municipalities	Successful in other municipalities	Successful in other municipalities	Effective alternative in many other municipalities
Public Acceptability/Level of Service	Likely to be met with resistance by haulers and businesses	Excellent	Likely to be met with resistance by haulers, businesses and homeowners	High; dry waste site can reclaim unusable land
Applicability to Red Deer	Good	Excellent	Suitable for Red Deer; will encourage the local development of recycling industry	Excellent
Public Education Benefit	Excellent	Excellent	Excellent/encourages waste reduction	Limited
Recommendation	Evaluate further	Evaluate further	Evaluate further	Include as base component

TABLE 8 (cont'd)
EVALUATION OF OPTIONS

	Ban of White Goods	Salvaging	Diversion of Tires	Promotion & Education
Capital Cost (Does not include capital)	\$0	Not available	Not available	
Operating Cost Diverted (Includes capital and operating)	\$0	Not available	Not available	\$10,000/year
Cost/tonne	\$0	Not available	Not available	
Waste Diversion	100 tonnes/year; <1%	<1%	200 to 300 tonnes per year; <1%	<1%
Markets	Good	Limited at present	Dependant on provincial initiative	
Performance History	Successful in several other municipalities	Appears to be effective on a selective material basis	Has a mixed track record; highly dependant on markets	Well received in other municipalities
Public Acceptability/Level of Service	Lower level of service	High	High	High; public wants more information on alternatives to disposal
Applicability to Red Deer	Very suitable	Suitable only on a material specific basis	Suitable in conjunction with provincial initiative	Very suitable/complements the City's overall commitment to waste reduction
Public Education Benefit	Good	Good	Good	Excellent
Recommendation	Include as base component	Include as base component; pursue on material-specific basis	Include as base component; pursue with Province	Include as base component

- evaluate further; the option was rated highly based on a number of criteria, but is recommended for further evaluation in comparison to other options combined into systems.

6.2.1 Options Recommended to be Dropped From Further Evaluation

Two of the options considered are not recommended for further evaluation at this time; mixed waste processing and incineration.

The processing of mixed waste has a high capital and operating cost, and has had a poor track record in the past. As well, there are no local markets for RDF (Refuse Derived Fuel) in Red Deer. Mixed waste processing also provides little incentive for waste reduction. If markets improve, mixed waste processing should be considered again in the future.

Incineration has also not been recommended for further consideration. Incineration is a costly alternative. The markets for energy recovery appear to be limited to the generation of electricity. Although modern incinerators can meet air emission standards, the stigma of inferior incinerators of the past still exists, and the siting of an incinerator can be difficult and costly, due to public opposition. If the demonstration incinerator in Wainwright proceeds, this may change attitudes towards incineration and will provide some local experience.

6.2.2 Recommended Base Components Common to all Systems

A number of the options considered were recommended to be included in all of the systems. As well, some items identified in the body of the report are also recommended to be included in all systems. A summary of these components is given in Table 9. A summary of the cost and expected diversion of the base components is given in Table 10.

Table 9

BASE COMPONENTS COMMON TO ALL WASTE MANAGEMENT SYSTEMS

COMPONENT	RATIONALE
Drywaste Disposal Site (4000 tonnes/year)	<ul style="list-style-type: none"> - this alternative is relatively low cost - these materials can't be handled by any other option identified - diversion of these materials as soon as possible will help to increase the life of the existing landfill - a dry waste site can reclaim potentially unusable land
Diversion of Liquid Waste (2000 tonnes/year)	<ul style="list-style-type: none"> - the Red Deer Regional Health Unit has encouraged the City to discontinue accepting liquid waste for disposal at the landfill
Diversion of Tires (200 tonnes/year)	<ul style="list-style-type: none"> - the Provincial Government is developing a program for the diversion of tires - the landfilling of tires will be banned
Ban of White Goods (100 tonnes/year)	<ul style="list-style-type: none"> - it is expected that Provincial legislation which prohibits the uncontrolled release of CFC's from refrigeration units into the atmosphere will be passed in the near future - therefore, items such as refrigerators must have the CFC's removed prior to landfilling or recycling - these items can't be dealt with by any other option identified
Salvaging	<ul style="list-style-type: none"> - salvaging on a material specific basis may be beneficial, but needs to be evaluated on a case by case basis
Promotion and Education	<ul style="list-style-type: none"> - a general promotion and education program will enhance other initiatives and reinforce the City's overall commitment to waste reduction
Environmental Award of Merit	<ul style="list-style-type: none"> - publicly recognizing the positive contributions to waste reduction made by businesses will help to raise the level of awareness of the business community
Office Paper Recycling Depot	<ul style="list-style-type: none"> - currently small businesses have no alternatives for recycling of office paper
Investigate Diversion of the Water Treatment Plant Sludge	<ul style="list-style-type: none"> - the sludge accounts for about 7% of the total landfill waste by weight - the material can not be handled by any of the options identified

Table 10
COST SUMMARY FOR BASE COMPONENTS

Component	Capital Cost	Operating Cost	Annual Cost	Estimated Diversion (tonnes/year)
Dry Waste Disposal Site	\$110,000	\$40,000	\$60,000	4,000
Diversion Programs:		\$20,000	\$20,000	
- Diversion of Tires				200
- Ban of White Goods				100
- Salvaging				N/A
- Environmental Award of Merit				N/A
- Diversion of Liquid Waste				2,000
- Office Paper Recycling Program				N/A
Promotion and Education		\$10,000	\$10,000	N/A
TOTALS	\$110,000	\$70,000	\$90,000	6,300 (8% of total waste stream)

Approximate cost/tonne for base components of \$14.30/tonne.

6.2.3 Options Recommended for Further Evaluation

Based on the evaluation in Table 8, the following options were identified for further evaluation:

- blue box recycling and multi-family collection
- regional drop-off depots
- wet/dry collection
- pay by volume (tag-a-bag) phased in
- cardboard ban from landfill
- commercial waste audits
- tipping fee increase
- backyard composting
- yard waste collection and centralized composting.

These options are combined into a number of systems and are evaluated further in the following section.

6.3 Comparative Evaluation of Waste Management Systems

In order to compare the waste management options identified for further evaluation, the options have been combined into a number of systems. All systems include the base components identified in Table 9.

Some of the options identified would be implemented after the termination of our recycling and waste collection contract on December 31, 1996.

Two of the options considered, blue box and multi-family recycling versus drop-off depot, divert the same materials using different collection methods. Since a change in the current system could not easily be implemented until after December 31, 1996, it is recommended that a decision on these collection alternatives is delayed until early in 1996. At that time, the success of Calgary's depot program should be evaluated and the citizens of Red Deer should be given an opportunity to decide which system they prefer, based on cost and level of service. Therefore, in the comparison of systems, diversion of blue box materials will be identified as blue box/multi-family recycling or drop-off depot collection.

The criteria used in developing the systems for further evaluation are outlined below:

- to develop a reasonable number of systems to be evaluated;
- to combine options which are compatible and enhance one another; and
- to develop systems which reflect significantly different levels of waste diversion from landfill.

Based on the above criteria, three systems were developed as shown in Table 11.

Table 11

WASTE MANAGEMENT SYSTEM COMPONENTS

SYSTEM A 10% Diversion	SYSTEM B 20% Diversion	SYSTEM C 50% Diversion
Base Components Home Composting Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components Yard Waste Collection Pay by Volume Tipping Fee Increase (\$25/t) Waste Audits Cardboard Diversion Blue Box & Multi-Family Recycling	Base Components Wet/Dry Processing Tipping Fee Increase (\$75/t) Waste Audits Cardboard Diversion

The relative advantages and disadvantages of each system are outlined in the following sections.

6.3.1 System A: 10% Diversion From Landfill

The components and relative costs to implement System A: 10% Diversion from Landfill are given in Table 12.

Table 12

COST AND ESTIMATED DIVERSION FOR SYSTEM A

Option	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne
Base System	\$ 90,000	6,300	\$ 14
Home Composting	\$ 15,000	250	\$ 60
Waste Audits	\$ 10,000	500	\$ 20
Voluntary Cardboard Diversion	\$ 5,000	500	\$ 10
Blue Box & Multi-Family Recycling	<u>\$730,000</u>	<u>1,600</u>	\$450
Total	\$821,000	9,150	\$ 90

Note: System A with drop-off depot option instead of blue box and multi-family recycling, would have an annual cost of \$370,000 and a cost/tonne of \$43.

Advantages:

System A is a relatively low cost system with minimal capital costs. This system could be easily implemented in Red Deer without affecting the current level of service to the general public or businesses.

Disadvantages:

One of the main disadvantages of System A is that it has a very low rate of landfill diversion. The diversion rate does not demonstrate a serious commitment towards meeting the Provincial goal of 50% waste diversion by the year 2000.

6.3.2. System B: 20% Diversion from Landfill

The components and relative costs to implement System B: 20% Diversion from Landfill are given in Table 13.

Table 13
COST AND ESTIMATED DIVERSION FOR SYSTEM B

Option	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne
Base System	\$ 90,000	6,300	\$ 14
Yard Waste Collection	\$300,000	2,000	\$150
Pay by Volume	\$ 40,000	1,000	\$ 40
Tipping Fee Increase		3,000	
Waste Audits	\$ 10,000	500	\$ 20
Voluntary Cardboard Diversion	\$ 5,000	500	\$ 10
Blue Box	<u>\$730,000</u>	<u>1,600</u>	\$450
Total	\$1,175,000	14,900	\$ 79

Note: System B with drop-off depot instead of blue box and multi-family recycling would have an annual cost of \$700,000 and a cost/tonne of \$49.

Advantages:

System B provides a reasonable rate of diversion as a starting point in working towards the Provincial goal. It also allows programs such as separate yard waste collection to be conducted on a pilot scale to verify costs and diversion rates before implementing the program city-wide. A pay by volume system would be compatible with a separate yard waste collection program. Another advantage of System B is that it targets commercial waste as well as residential waste.

An additional revenue of \$400,000 to \$500,000 will be generated through increased tipping fees, thus helping to off-set program costs.

An initial tipping fee increase to \$25.00/tonne is recommended in System B because it will provide greater incentive for commercial waste reduction and recycling and it will also provide the revenue required to implement the recommended programs. A tipping fee of \$25.00/tonne will also discourage the influx of waste from areas which are not authorized to use the landfill and it will keep rates in line with other major centres, such as Calgary and Edmonton. Future rate increases can also be considered, depending on how much waste is diverted.

System B recommends implementing a cardboard diversion program on a voluntary basis initially at a very low cost. A mandatory ban would only be implemented if voluntary participation is insufficient.

Disadvantages:

One of the main disadvantages of System B is that the diversion rate is still below the Provincial goal. As well, the increase in tipping fees will significantly impact businesses and the general public.

6.3.3 System C: 50% Diversion from Landfill

The components and relative costs to implement System C: 50% Diversion from Landfill are given in Table 14.

Table 14

COST AND ESTIMATED DIVERSION FOR SYSTEM C

Option	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne
Base System	\$ 90,000	6,300	\$ 14
Wet/Dry Collection & Processing	\$ 3,500,000	19,000	\$237
Increased collection costs for wet/dry system for single family dwellings and apartments	\$1,000,000		
Tipping Fee Increase to \$75.00/tonne		10,000	
Waste Audits	\$ 10,000	500	\$ 20
Voluntary Cardboard Diversion	<u>\$ 5,000</u>	<u>500</u>	\$ 10
Total	\$ 4,605,000	36,300	\$127

Advantages:

System C has the highest diversion rate and is the only system which meets the Provincial goal. System C also targets both commercial and residential waste.

Disadvantages:

One of the main disadvantages of System C is that there are no full scale wet/dry collection and processing programs operating in North America. As a result, the cost of the program and the estimated diversion rate may be unrealistic. Some of the materials separated may have limited markets in Alberta.

Another concern with System C is that tipping fees in the order of \$75/tonne would have to be charged at both the wet/dry processing plant and the landfill in order to finance this option.

6.4 Comparison of System Costs

As shown in Table 15, System B has the lowest cost/tonne, although System C has a much higher rate of diversion.

Table 15

COMPARISON OF SYSTEM COSTS AND DIVERSION

System	Annual Cost	Estimated Diversion (tonnes/year)	Cost/tonne Diverted
System A	\$851,000	9,150	\$93
System B	\$1,175,000	14,900	\$79
System C	\$4,605,000	36,300	\$127

6.5 Public Input and the Recommended System

Based on the review of cost and relative advantages and disadvantages, it was recommended that The City of Red Deer implement System B: 20% Diversion from Landfill as a first stage of attaining the Provincial goal of 50% waste reduction by the year 2000.

This system was presented to the general public, interest groups and various agencies as the preferred system. A summary of the public input program and the response to the comments is given in Appendix VII.

System B was well received by the public, with the exception of the pay by volume or tag-a-bag option. Considerable public feedback was received indicating concern about increased illegal dumping of waste and illegal use of dumpsters. The pay by volume option was seen as reducing the level of service while keeping costs the same.

As outlined in Appendix VII, due to the negative reaction received System B without the pay by volume option is recommended, based on public input. Pay by volume should be reconsidered when tendering for a new garbage collection contract in 1996. It should be

realized however, that dropping the pay by volume option will reduce the expected diversion by 1000 tonnes per year.

Recognizing that waste reduction is an important component of future waste management, it is recommended that an additional \$10,000 per year be allocated to promoting waste reduction and encouraging the public to achieve a two bag per week limit on a voluntary basis.

Also as a result of public input, it is recommended that an additional \$10,000 per year be allocated for education of businesses about the proper disposal of hazardous waste.

The general public also raised concerns about unsolicited mail and flyers. In response to this concern, it is recommended that the City Solicitor be requested to investigate whether a City bylaw could be introduced which would reduce the quantity of unsolicited mail to individuals who do not want it.

Based on the public input received, it is recommended that a modified System B be implemented. This system is relatively flexible and allows the addition of other programs as new technologies develop. This system estimates a diversion of almost 20%, however the program could be easily modified by increasing tipping fees to a higher rate to encourage more waste reduction and by requiring that all yard waste be source-separated, so that organic material from landscapers and residents of the County of Red Deer, Penhold and Sylvan Lake is also diverted.

The recommended System of almost 20% diversion is seen as a first step in helping the Province to meet its 50% waste reduction goal. However, as noted in the public input process (Appendix VII), a commitment is required beyond the municipal level. The Federal and Provincial governments need to play a much greater role, particularly in the areas of packaging and stimulating the demand for recycled products.

6.6 Diversion from Total Waste Stream

Although the modified System B is based on a rate of almost 20% diversion from landfill, as outlined in section 3.3, the total waste stream also includes existing diversion activities such as recycling of scrap metal and disposal of concrete and rubble.

Table 16 provides a summary of diversion from the total waste stream based on implementing System B.

Table 16
DIVERSION FROM TOTAL WASTE STREAM
(Based on 1991 data)

ACTIVITY	QUANTITY (tonnes/year)
Scrap metal recycling	7,000
Diversion of concrete, rubble, asphalt from Roads Section	4,000
Projected Diversion from Landfill	14,000
Quantity of waste to be landfilled	61,000
Total	86,000

Based on Table 15, approximately 25,400 tonnes/year or 30% would be diverted from the total waste stream.

6.7 Summary of Future Costs and Staff Requirements

In order to implement the recommended programs, there will be additional staff requirements as well as costs as shown in Table 17.

Table 17

SUMMARY OF MASTER PLAN COSTS AND STAFF REQUIREMENTS
1992 DOLLARS (thousands)

Plan Component	Phase One		Phase Two		Phase Three	
	1992	1993	1994	1995	1996	1997
EXISTING PROGRAMS:						
Garbage Disposal	\$1133	\$1140	\$1140	\$1140	\$1140	\$1140
- Staff (portion of a position)	0.3	0.5	0.5	0.5	0.5	0.5
Garbage Collection	2999	3000	3000	3000	3000	3000
- Staff	0.2	0.2	0.2	0.2	0.2	0.2
Recycling (includes franchise fee)	863	810	810	810	810	810
- Staff	0.6	0.2	0.2	0.2	0.2	0.2
Cost Subtotal	\$4995	\$4950	\$4950	\$4950	\$4950	\$4950
Staff Subtotal	1.1	0.9	0.9	0.9	0.9	0.9
PROPOSED PROGRAMS:						
Dry Waste Disposal Site	20	125	40	40	40	40
- Staff	0.1	0.2	0.1	0.1	0.1	0.1
Diversion Programs		20	20	20	20	20
- Staff		0.3	0.3	0.3	0.3	0.3
- diversion of tires and white goods						
- salvaging						
- diversion of liquid waste						
- tipping fee increase						
- Environmental Award of Merit						
- office paper recycling						
Promotion & Education		30	30	30	30	30
- Staff		0.2	0.2	0.2	0.2	0.2
- general (\$10,000/yr)						
- waste reduction (\$10,000/yr)						
- hazardous waste (\$10,000/yr)						
Yard Waste Collection		100	300	300	285	280
- Staff		0.5	0.5	0.4	0.3	0.2
Waste Audits		10	10	10	10	10
- Staff		0.2	0.2	0.2	0.2	0.2
Cardboard Diversion		5	2	2	2	2
- Staff		0.1				
Cost Subtotal	\$20	\$290	\$402	\$402	\$387	\$382
Staff Subtotal	0.1	1.5	1.3	1.2	1.1	1.1
COST TOTAL (Existing & Proposed)	\$5015	\$5240	\$5352	\$5352	\$5337	\$5332
STAFF TOTAL (Existing & Proposed)	1.2	2.4	2.2	2.1	2.0	2.0

Note: staff allocations do not include superintendent and clerical time now budgeted.

The costs are reported based on existing and proposed programs in 1992 dollars. In the long term, the cost of the additional programs will be in the order of \$400,000/year based on 1992 dollars. The increase in landfill tipping fees is expected to generate revenues in the order of \$400,000 to \$500,000 per year which will offset the additional costs.

The staff allocation shown in Table 17 does not include the portion of the Solid Waste Superintendent and clerical position now budgeted. The staff time shown under existing programs in 1992 is currently filled by a permanent Solid Waste Inspector position. When additional programs are implemented, there will be a need for one additional full time staff position. Positions in excess of this can be filled by temporary staff.

7.0 SUMMARY OF RECOMMENDATIONS

The following section provides a summary of recommendations based on the implementation of SYSTEM B as modified by public input and general comments made throughout this report.

Phase One - Immediate Implementation 1992 - 93

1. **Expanded Landfill Capacity** - continue process to expand landfill capacity.
2. **Garbage Utility Bylaw** - revise the Garbage Utility Bylaw to limit the number of garbage bags or cans to five per household per week for residential garbage collection once the pilot composting program is in place (present average is 3.3 bags per household per week).
3. **Dry Waste Disposal Site** - apply for approval for the development of a Dry Waste Disposal Site.
4. **Diversion of Waste Tires** - request information from the Provincial Government on the legislation which will prohibit the landfilling of tires and the method of enforcement. The Province should also be asked to clarify whether the City will be expected to provide a collection and transportation service to recycling centres and, if so, how will the City be reimbursed for expenses incurred.
5. **Diversion of Large Metal Appliances** - ban the disposal of all large metal appliances (white goods) at the sanitary landfill.
6. **Salvaging** - salvaging operations should only be considered on a case by case basis, provided they pose no health or safety risks and there is a secure market for the material. The cost of the salvage operation must also be considered.
7. **Promotion and Education** - a general promotion and education program should be developed to encourage solid waste reduction, reuse and recycling and proper disposal of hazardous waste.

8. **Environmental Award of Merit** - an environmental award of merit program should be established to publicly recognize waste reductions initiatives made by businesses.
9. **Liquid Waste** - efforts to divert liquid waste from the landfill site should continue with the goal of permitting no liquid waste disposal at the site.
10. **Water Treatment Plant Sludge** - investigate the alternatives to landfill disposal of an alum calcium carbonate sludge generated by the Water Treatment Plant.
11. **Yard Waste Collection** - design and conduct a pilot program for the separate collection, public drop-off and composting of yard waste. Review the success of the program and report back to Council for future direction.
12. **Landfill Tipping Fee** - increase the landfill tipping fee to \$25.00, effective March 1, 1993.
13. **Commercial Waste Audits** - conduct commercial waste audits to assist businesses in implementing programs for waste reduction and recycling.
14. **Diversion of Corrugated Cardboard** - identify commercial generators of corrugated cardboard and actively encourage them to implement recycling programs.
15. **Future Use Plan for Landfill Site** - request that the Regional Planning Commission update the future use plan for the existing sanitary landfill site.
16. **City Purchasing Practices** - examine City purchasing practices to identify opportunities to increase the purchase of products containing recycled materials.
17. **Hazardous Waste** - review ways to facilitate the proper disposal of hazardous wastes by businesses and citizens.
18. **Unsolicited Mail** - request that the City Solicitor investigate whether a City bylaw could be introduced which would reduce the quantity of unsolicited mail to individuals who do not want it.
19. **Federal and Provincial Role** - request that the Provincial and Federal governments play a greater role in facilitating waste reduction, particularly in the areas of packaging and stimulating the demand for recycled or reusable products.

Phase Two - Implementation in the Years 1994 - 96

1. **Yard Waste Collection** - expand yard waste collection to a full-scale program, depending on the results of the pilot program and further Council direction.
2. **Pay-by-Volume** - reassess the pay by volume concept in 1996, and consider this in tendering for a new garbage collection contract.
3. **Landfill Tipping Fees** - evaluate the increase in the landfill tipping fee and determine whether further increases would be beneficial in diverting additional quantities of waste.
4. **Blue Box Versus Drop-Off Depot** - in early 1996, update the Solid Waste Master Plan and review whether the blue box recycling program should continue or whether a regional drop-off depot should be implemented. The general public should provide their input, based on cost versus level of service.
5. **Garbage Collection Contract** - in 1996, local market conditions should be reviewed to determine whether the City should tender a garbage collection contract which includes residential waste or residential and commercial waste.

Phase Three - Long Term

1. **Solid Waste Master Plan** - revise the solid waste master plan every five years thereafter.
2. **Provincial 50% Goal** - continue to work towards the Provincial goal of 50% waste diversion.

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APPENDIX I

FEE SCHEDULE FOR COMMERCIAL GARBAGE COLLECTION ACCOUNTS

SCHEDULE "D"

PART 8

SCHEDULE OF GARBAGE RATES

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by The City. The rate charged includes providing the container.

Container Size	Special Pick-ups Per Pick-up	Monthly Rate Frequency of Pick-up Per Week (Month)					
		1(5)	2(9)	3(13)	4(17)	5(22)	6(26)
2.294 cu. m. (3 cu. yds.)	14.74	66.98	108.91	150.69	192.57	234.08	276.34
3.058 cu. m. (4 cu. yds.)	16.79	83.72	133.94	184.20	234.45	284.68	334.95
4.587 cu. m. (6 cu. yds.)	21.01	108.91	175.85	242.86	309.84	376.84	443.82

Charges for special container services in
addition to the above rates will be as follows:

RATE PER CONTAINER

Lids on Containers	\$ 5.23 per month
Chains or Locking Devices on Containers	\$ 8.72 (One time charge)
Castors on Containers	\$ 8.72 per month
Extra Cleaning (if more than one per year required)	\$ 69.77 each time
Fire Damage	\$139.56 each time

SCHEDULE "D"

PART 8

SCHEDULE OF GARBAGE RATES

2. Rates to be applicable for commercial premises where the owner or agent is charged and such owner or agent provides a hand pick-up container

Volume for Pick-up	Monthly Rate Frequency of Pick-up Per Week (Month)						Extra Pick-ups Per Pick-up
	1(5)	2(9)	3(13)	4(17)	5(22)	6(26)	
.383 cu. m. ($\frac{1}{2}$ cu. yds.)	11.49	22.98	34.47	45.95	57.45	68.94	\$127.35/hr
.765 cu. m. (1 cu. yds.)	22.98	45.95	68.94	91.92	114.89	137.87	127.35
1.5 cu. m. (2 cu. yds.)	45.95	91.92	137.87	183.83	229.79	275.75	127.35
2.294 cu. m. (3 cu. yds.)	68.94	137.87	206.81	275.75	344.68	413.62	127.35
3.058 cu. m. (4 cu. yds.)	91.92	183.83	275.75	367.66	459.58	551.49	127.35
3.823 cu. m. (5 cu. yds.)	114.89	229.79	344.68	459.58	574.47	689.36	127.35
4.587 cu. m. (6 cu. yds.)	137.87	275.75	413.62	551.49	689.36	827.24	127.35

Less than .383 cu. m. ($\frac{1}{2}$ cu. yds.) per month for one pick-up
per week would be \$5.58.

SCHEDULE "D" Continued

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situate therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to The City, the charge shall be \$5.58 per month per dwelling unit for one pick-up per week, plus a recycling charge of \$4.56 per month.

4. DISPOSAL GROUNDS RATES FOR ACCEPTANCE OF GARBAGE AND REFUSE

<u>Description</u>	<u>Rate</u>
1. Residents hauling residential refuse from their own residence	Free
2. Private companies or commercial haulers with commercial or residential refuse	\$16.60 per metric tonne
3. Liquid waste contained in a water tight box or tank	\$13.70 per metric tonne
4. Demolition, concrete, asphalt and tree rubble	\$14.00 per metric tonne
5. Special waste	\$35.00 per metric tonne
6. When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne.	
7. Clean Fill	No Charge

NOTE: These rates shall be effective for utility bills mailed after February 20, 1992, except for Section 4 of Schedule "D" which shall be effective for disposal ground users on March 1, 1992.

APPENDIX II

MANAGEMENT OF UNDERGROUND STORAGE TANK (MUST) GUIDELINES

**SUMMARY OF MUST PROJECT, ALBERTA LABOUR & ALBERTA ENVIRONMENT
DRAFT/CLEAN-UP CRITERIA FOR SOIL
(all concentrations in mg/kg or ppm)**

<u>CONSTITUENT</u>	<u>LEVEL I</u>	<u>LEVEL II</u>	<u>LEVEL III</u>
Benzene	0.05	0.5	2.0
Toluene	1.0	10.0	100
Ethyl Benzene	0.5	5.0	100
Xylenes	1.0	5.0	50
Total Petroleum Hydrocarbons*	40	400	2 000
Phenols	0.05	1.0	10
Lead	50	200	600

* total purgeable plus total extractable hydrocarbons

MUST Project
"Subsurface Remediation Guidelines
For Underground Storage Tanks"
February, 1991
Alberta Labour & Alberta Environment

APPENDIX III

COMMERCIAL WASTE COMPOSITION IN OTHER MUNICIPALITIES

TABLE 3

SUMMARY OF COMPOSITIONS OF WASTES ON
COLLECTION VEHICLES

COMPONENTS	RESIDENTIAL		ICI		RESIDENTIAL AND ICI	
	Maple Ridge	Kamloops	Maple Ridge	Kamloops	Castlegar	Slocan
Paper (total)	37.9%	36.4%	42.8%	40.1%	42.6%	36.9%
newspaper	8.7%	10.2%	9.1%	6.5%	7.7%	5.1%
cardboard	4.5%	3.8%	13.3%	8.8%	10.6%	7.6%
fine	2.2%	2.4%	3.0%	4.9%	3.5%	3.2%
glossy / telephone	3.8%	4.1%	2.5%	3.2%	4.4%	4.6%
packaging	6.3%	6.3%	5.1%	5.3%	5.5%	5.4%
tetra brik	0.6%	0.3%	0.2%	0.7%	0.5%	0.4%
non-packaging	4.6%	3.6%	4.6%	6.2%	5.3%	4.8%
other / multi-material	1.4%	1.6%	1.8%	2.1%	1.6%	1.2%
contaminated	5.8%	4.2%	3.4%	2.4%	3.4%	4.6%
Glass (total)	6.4%	5.6%	4.0%	6.8%	5.6%	8.0%
beverage - refundable	0.9%	0.4%	0.4%	0.9%	0.7%	0.9%
beverage - nonrefundable	2.6%	2.7%	1.7%	2.7%	2.2%	4.2%
food	2.4%	2.1%	1.3%	1.1%	1.7%	2.3%
other	0.5%	0.5%	0.6%	2.1%	0.9%	0.6%
Metals (total)	6.0%	5.5%	6.1%	6.6%	5.9%	6.5%
alum. bev. - refundable	0.2%	0.1%	0.2%	0.3%	0.2%	0.1%
alum. bev. - nonrefundable	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
other aluminum	0.7%	0.6%	0.7%	0.5%	0.4%	0.4%
steel beverage	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
other steel cans	3.1%	3.0%	1.9%	1.4%	3.1%	3.5%
other ferrous	0.9%	0.9%	2.0%	3.6%	1.4%	1.2%
non-ferrous	0.0%	0.1%	0.0%	0.1%	0.0%	0.2%
other / multi-material	1.0%	0.7%	1.2%	0.6%	0.7%	1.0%
Plastic (total)	8.8%	8.0%	10.6%	7.5%	8.8%	8.5%
PET beverage (1)	0.1%	0.0%	0.1%	0.1%	0.2%	0.1%
other PET	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%
HDPE (2) rigid	1.1%	1.3%	1.5%	0.9%	1.2%	1.5%
LDPE (4) rigid	0.3%	0.2%	0.3%	0.2%	0.1%	0.2%
HDPE (2) film	1.3%	2.9%	1.1%	2.5%	3.2%	2.9%
LDPE (4) film	3.5%	1.5%	4.0%	1.4%	1.5%	1.6%
PVC (3)	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%
PS (6)	0.9%	0.8%	1.0%	1.0%	1.0%	0.7%
PP (5)	0.5%	0.4%	1.0%	0.3%	0.3%	0.5%
other plastics (7)	0.2%	0.2%	0.2%	0.2%	0.3%	0.3%
multi-resin / material	0.9%	0.6%	1.2%	0.6%	0.7%	0.7%
Leather	0.5%	0.4%	0.4%	0.2%	0.1%	0.6%
Rubber (total)	0.3%	0.3%	1.0%	3.1%	0.3%	0.3%
used tires	0.0%	0.0%	0.2%	2.8%	0.0%	0.0%
other	0.3%	0.3%	0.7%	0.3%	0.3%	0.3%
Organic (total)	28.4%	32.6%	21.5%	23.5%	26.0%	27.8%
kitchen - animal	4.0%	5.1%	2.5%	2.1%	3.4%	3.3%
kitchen - vegetable	17.4%	18.3%	12.8%	15.7%	18.2%	22.4%
yard waste	5.8%	8.2%	2.9%	1.6%	2.2%	0.8%
landscaping	0.2%	0.2%	0.2%	0.7%	0.0%	0.1%
wood	1.0%	0.8%	3.1%	3.3%	2.1%	1.2%
Textiles (total)	2.8%	3.0%	3.4%	2.4%	1.8%	3.1%
natural	0.9%	0.7%	1.5%	0.5%	0.6%	0.7%
synthetic	1.9%	2.3%	1.9%	1.9%	1.3%	2.3%
Brown goods	0.6%	0.7%	0.4%	1.5%	0.8%	0.7%
Bulky goods	0.5%	0.3%	1.6%	0.7%	0.3%	0.3%
Construction, Demolition	1.3%	0.5%	0.4%	2.5%	1.7%	1.1%
Residue	4.1%	4.9%	4.5%	3.4%	4.1%	4.4%
Hazardous	2.3%	1.7%	3.1%	1.6%	1.8%	1.5%
Other	0.0%	0.2%	0.1%	0.0%	0.0%	0.4%

ICI - Industrial, Commercial, & Institutional

Source: Kauffman, Claudia 1991. "What are we throwing Away?", Technical Proceedings, Wastech '91 Canadian Waste Management Conference.

TABLE 3.2

METROPOLITAN TORONTO ESTIMATED SOLID WASTE COMPOSITION IN 1990

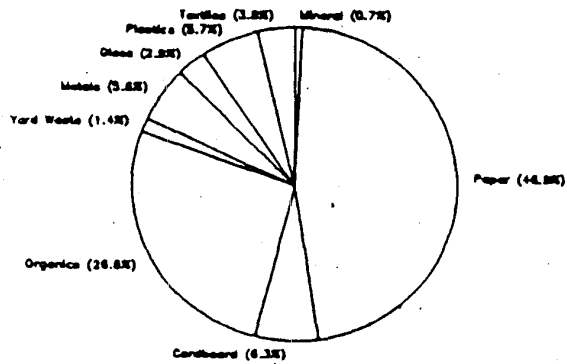
Type	Residential Waste	ICI* Waste
Paper		
Newspaper	16.2%	3.7%
Fine Paper	1.2%	4.7%
Boxboard	3.3%	3.9%
Old Corrugated Cardboard (OCC)	2.3%	13.8%
Magazines	3.5%	1.8%
Kraft and Tissue	4.0%	3.3%
Telephone Books	0.4%	0.1%
Other Paper	1.7%	10.1%
Glass		
Glass Containers	5.1%	2.0%
Other Glass	0.6%	0.6%
Plastic		
Polyethylene Terephthalate - Rigid Plastic Containers (RPCs)	0.1%	0.1%
Polyethylene RPCs	1.1%	0.8%
Other RPCs	0.3%	0.3%
Polystyrene	0.6%	0.7%
Film	1.5%	3.3%
Other Plastics	1.7%	3.1%
Metal		
Aluminum Containers	0.5%	0.3%
Aluminum Foil	0.2%	0.0%
Tinplate Steel Containers	1.9%	1.1%
Other Ferrous Metal	1.1%	2.6%
Organic		
Food Waste	20.4%	12.2%
Yard Waste	16.1%	0.8%
Wood Waste	0.6%	10.8%
Other		
Diapers	2.5%	0.1%
Drywall	0.2%	2.3%
Tires	0.0%	1.3%
Textile, Leather, Other Rubber	3.4%	2.2%
Other	9.5%	14.0%
TOTAL	100.00%	100.00%

* Institutional, Commercial and Industrial.

COMMERCIAL WASTE COMPOSITION

BASED ON 1990 DATA

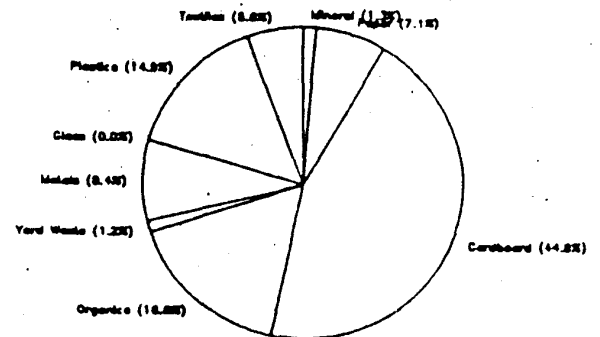
MULTIFAMILY COMPONENT



TOTAL 65,000 TONNES IN 1990

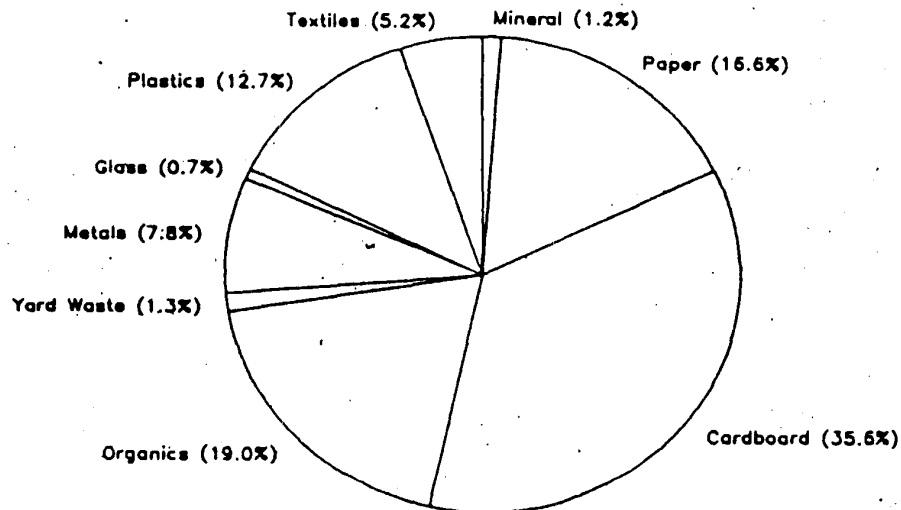
(Estimated based on typical per-unit generation rates.)

BUSINESS/INSTITUTIONAL COMPONENT



TOTAL 205,000 TONNES IN 1990

COMBINED COMMERCIAL



TOTAL 270,000 TONNES IN 1990

Source: Environmental Services, City of Edmonton 1991. Waste Management Master Plan.

APPENDIX IV

DRY WASTE DISPOSAL SITE

RED DEER REGIONAL HEALTH UNIT APPROVAL REQUIREMENTS

INFORMATION REQUIRED TO DEVELOP A DRY WASTE SITE

Persons wishing to reclaim sand/gravel operations, backfill lowland or otherwise accept waste on their land, may accept clean earth, (free from cement, asphalt, rubble). If you wish to accept other materials such as demolition or construction debris, a permit from the local health unit is required. The permitting process begins by applying for a Permit to Develop a Waste Management facility. The application form can be obtained from our office.

A) Permit to Develop

The following information must accompany the completed application based on the requirements under the Public Health Act and Alberta Environment's requirements under the Clean Water Act:

- 1) A copy of a completed application for a development permit from the municipality.
- 2) Copy of a Certificate of Title for the property as well as a copy of any lease or other pertinent documents registered on the title.
- 3) Maps, plans and designs data which provide the following:
 - a) the quarter section on which the proposed waste management facility is to be located and the area of the site on which the proposed facility is to be located; NOTE (fill area cannot be within 10 meters of property line)
 - b) current land use and zoning
 - c) a detailed description of types, characteristics and quantities of waste
 - d) any borrow area
 - e) access roads
 - f) the proposed method of dust control
 - g) on-site roads and roads adjacent to the site
 - h) grades for proper drainage
 - i) a typical cross-section of each cell
 - j) special drainage devices if necessary
 - k) fencing
 - l) existing and proposed utilities; pipelines and easements
 - m) information to clearly indicate the soil characteristics and water table

Both surface and subsurface soil characteristics need to be determined. This can be done by earlier reliable survey data or on-site testing which indicates:

- o soil type including - classification, hydraulic conductivity and liquid absorption capacity of the soil
- subsoil characteristics to a depth of at least 15 meters below ground surface
- o location of water table, and
- o the direction and gradient of groundwater flow

To be noted on maps (e) and plans as well as the distance of the site from:

- a) any dwelling being used for human habitation
- b) any hospital, restaurant or other place where food for humans is prepared or served
- c) an airport
- d) any other structure on the site within 500 metres of the site
- e) any water sources or natural bodies of water
- f) the nearest cemetery

The above information is usually and may be required to be prepared by a professional engineer and shall bear his stamp or seal.

An outline of closing procedures, reclamation of the site and planned end use of the land is also required.

The information received will be forwarded to several government agencies for their assessment. Issuance of the Permit to Development is dependent upon two factors:

- a) Approval from the referral agencies, including Alberta Environment, regarding site suitability;
- b) Approval from the local Board of the Red Deer Regional Health Unit

B) Permit to Operate

Prior to the commencement of operation, an application for a Permit to Operate must be forwarded to the health unit. The Permit to Operate is issued by the local board of the Red Deer Regional Health Unit, when it is determined by site inspection that the site has been developed in accordance to the initial application and will meet the operational standards of the Waste Management Regulation.

APPENDIX V

SOLID WASTE REDUCTION FACT SHEETS PREPARED BY STRATHCONA COUNTY



Strathcona County

Reduce • Reuse • Recycle

Facts



Reduce, Reuse and Recycle, the 3Rs, are three effective ways to decrease the amount of garbage going into the landfill. These tips will get you started.

Reduce

Our purchasing habits affect how much garbage we throw out every week. Try these top 10 shopping tips.

1. Buy beverages like soft drinks or fruit juice in refillable or refundable containers.
2. Use reusable shopping bags.
3. Buy products that you use often in larger sizes, or in bulk to avoid extra packaging.
4. Take your own plastic bags or containers to the store when purchasing fresh foods and bulk foods.
5. Pack a garbage-free lunch: use reusable containers instead of disposable bags and wraps.
6. Buy only what you really need: avoid impulse purchases.
7. Buy long-lasting, quality products that can be repaired. Avoid disposable products like paper cups, razors, paper napkins and diapers.
8. Rent or borrow items you occasionally use.
9. Share subscriptions to magazines or visit the library and read your favorite magazine there.
10. Buy as a group: share items with your social, youth or church group.

August 1991



Printed on Recycled Paper

For more information
call the WASTELINE at

464-8087

Strathcona
County
PUBLIC WORKS



Reuse

Before you give that so-called "junk" the heave-ho, consider its second life. Keeping useful items out of the garbage will lighten the load at our landfill. Try these top 10 reuse tips.

1. Use glass jars, metal cans and plastic containers for storing food, sewing supplies, nails, screws, crayons, pens and pencils, and other similar items.
2. Reuse plastic shopping bags and fresh food bags when you grocery shop.
3. Use large, clean plastic jugs from windshield washer fluid to collect used oil for recycling.
4. Save wrapping paper and greeting card envelopes for reuse.
5. Use solar and rechargeable batteries. One charger can charge many different sizes of batteries.
6. Donate fabric scraps, yarn, toilet paper rolls and meat trays to a daycare centre or community group for craft programs.
7. Donate furniture, clothes, working appliances or other usable household items to a local charitable organization.
8. Hold a garage sale or sell items through the classifieds, bulletin boards or community newsletters. Low priced items will sell fast.
9. Buy used rather than new whenever possible.
10. Add yard trimmings and vegetable scraps to your compost.

Recycle

Most of us are familiar with recycling. Materials like metal cans, newspapers and clear glass are turned into new products. This saves having to use new resources and in most cases requires less energy.

Remember: First reduce, then reuse, then recycle.





Recycling in Strathcona

Strathcona's nine recycling stations can only accept the following materials:

Newspapers and newsprint flyers

- * not bundled, remove from bags before depositing

Clear glass bottles and jars

- * rinse, remove from bags before depositing

Metal food and beverage cans

- * rinse, remove from bags before depositing
- * flatten when possible

The Public Works Yard Recycling Station will also accept the following:

Corrugated Cardboard

- * flatten before depositing
- * the Sherwood Park Mall Recycling Station will also accept corrugated cardboard

Yard Waste

- * in clear plastic garbage bags during the growing season

Plastics

Beginning September 1991, (will be advertised as soon as available) plastics will be recycled.

All plastic collected for recycling must be free of food contaminants, dirt and aluminum foil around opening of containers. Caps and lids should be removed from containers. Paperboard liners should be removed from plastic wide mouth jar lids. Paper cash register receipts should be removed from plastic grocery bags. All metal should be removed from the plastic article.





*** Plastics accepted:**

- plastic bottles
- plastic bags
- plastic containers and lids
- misc. plastic such as hangers, toys, housewares, etc.
- juice boxes (tetra paks)

*** Plastics not accepted:**

- plastic oil bottles
- fresh red meat film wrap
- plastic containers with residue from food or other products
- plastic parts with metal still attached
- plastic foam, such as meat trays, cups, plates, etc.
- milk cartons

Call Strathcona Public Works' WASTELINE at 464-8087 for more information.
The *Recycling* fact sheet lists specific locations to recycle items.

A guide to reuse opportunities in and around Strathcona County

Appliances

Major appliances can be taken to Kar Bashers Alberta Ltd.
Clover Bar Road, 2 kilometres north of Highway 16.

Tel: 464-6922

8:30 a.m. - 6:00 p.m. - Monday - Friday

9:00 a.m. - 4:00 p.m. - Saturday

Bosco Homes

Ardrossan

Tel: 922-4790

Will take appliances that are working; call Bosco Homes for pickup.





Batteries

Used car batteries can be taken to and purchased from local scrap dealers. Consult the Yellow Pages for listings. Safely dispose of all batteries at the Toxic Round-Up.

Books (used)

Strathcona County Library
2001 Sherwood Drive, Sherwood Park
Tel: 464-8261

Accepts some adult and all children's books for circulation. Children's books may also be used as prizes.

The Book Worm
14, 140 Athabasca Avenue, Sherwood Park
Tel: 467-4315
Will buy, sell or trade, paperbacks, collectibles, and magazines.

Building and construction materials

Architectural Clearing House
8108-114 Avenue, Edmonton
Tel: 479-0079
A not-for-profit agency that takes and sells used building materials. Phone before transporting goods.

Clothing

Ardrossan United Church
Box 202, Ardrossan
Tel: 922-2255
Clothing can be dropped off in the office or front foyer. Items are donated to the County Clothes-Line and Bissell Centre.





County Clothes-Line

144 Sioux Road, Sherwood Park

Tel: 464-7786

This not-for-profit agency takes donated clothing for resale to the public. All profits are distributed to local community and sports associations.

Our Lady of Perpetual Help Church

13 Brower Drive, Sherwood Park

Tel: 467-5470

Used clothing can be dropped off from 9 a.m. - 9 p.m. at the church office. Pick up clothes for personal use on the first and third Thursdays of the month between 1 and 3 p.m.

Salisbury United Church

2 Mission Street, Sherwood Park

Tel: 467-7310

Drop off clothing and small household effects. They will be donated to the Bissell Centre and other agencies.

Sherwood Park Alliance Church

Wye Road and Glen Allan Boulevard, Sherwood Park

Tel: 467-8404

Clothing exchanges are held in April and September each year. Leftover clothing goes to fire victims. Watch local papers for more details.

Sherwood Park United Church

20 Fir Street, Sherwood Park

Tel: 467-7377

Drop off clothing and small household effects. They will be donated to the Bissell Centre.

Composting

The Rotary Club sells composting bins. For information on commercial outlets call the WASTELINE at 464-8087 and the Chamber of Commerce at 464-0801. The Public Works Yard will take lawn clippings, grass and leaves at no cost, but cannot accept branches.





Eye glasses

Dr. Irv Zemrau

105 Normed Centre, Sherwood Park

Tel: 467-5555

Glasses are distributed by the Lions Club.

For Your Eyes Only Ltd.

Village Park Mall, Sherwood Park

Tel: 464-6458

Glasses are donated to Operation Eyesight.

Shopper's Optical

2020 Sherwood Drive (Sherwood Park Mall), Sherwood Park

Tel: 467-9595

Glasses are donated to the Blind Christian Mission.

Village Optical

110-957 Fir Street, Sherwood Park

Tel: 464-0991

Glasses are donated to Caribbean residents.

Furniture

Bosco Homes

Ardrossan

Tel: 922-4790

Bosco will pick up used furniture and household items.

Goodwill Rehabilitation Services

8759 - 51 Avenue, Edmonton

Tel: 462-1666

Phone for pickup. Large items i.e. furniture and appliances will only be taken after Goodwill has appraised them in your home.





Integration Society/Alberta Institute of Mental Retardation

11724 Kingsway, Alberta

Tel: 452-2121

The Society accepts clothing and household goods. Phone for pickup.

Salvation Army

Tel: 429-4271

Usable furniture will be picked up.

Sherwood Park Alliance Church

Wye Road & Glen Allan Blvd., Sherwood Park

Tel: 467-8404

Usable furniture is distributed to international students.

Junk mail

If you wish to reduce the volume of "junk mail" arriving at your home, send your name, address, and postal code to the Canadian Direct Marketing Association, 1 Concord Gate, Suite 607, Don Mills, Ontario, M36 3N6. Request that your name be removed from the Association's mailing list.

Small household items

Goodwill Rehabilitation Services

8759 - 51 Avenue, Edmonton

Tel: 462-1666

You can drop off small items such as dishes, pans and clothing.

Imagination Market

10215 - 112 Street, Edmonton

Tel: 426-1862

Paper, tubes, wire, mat board, plexiglass, stencils, magnetic strips, lettering, springs, confetti, fabric, wood, foil and many other unusual discards that can be used in imaginative ways are taken. Drop off donations Tuesdays to Saturdays from 9:30 a.m. to 5:00 p.m. Drop-in workshops are held from 11 - 5 p.m. on Saturday.





Integration Society/Alberta Institute of Mental Retardation

11724 Kingsway, Alberta

Tel: 452-2121

Will pick up most reusable items. Phone ahead for large amounts. You can be put on a schedule for collection every 2 to 3 months.

Salvation Army

Tel: 429-4271

Call for pick up. Clothing, dishes, household items and usable furniture accepted.

Sporting goods (used)

Brentwood Sports Cycle

Southeast corner of Sherwood Park Mall, Sherwood Park

Tel: 467-9838

Used sports equipment and bicycles will be taken on consignment or trade basis.

K-1 Sports and Cycle

10-J Mills Haven Shopping Centre, Sherwood Park

Tel: 449-1483

Used sports equipment and bicycles will be taken on consignment or trade basis.

Skate and hockey equipment sale

Hockey Moms hold a sale every year in mid-September. Left over equipment is donated to groups in the North West Territories. Watch local papers for more information.

Soccer equipment (used)

Run by Soccer Moms every year at beginning of April. Watch local newspapers for more information.

Toiletries

Volunteer and Information Centre

1008 Village Drive, Sherwood Park

Tel: 464-4242

Sample size soap, shampoo and other toiletries are taken to A Safe Place.





Toys

Strathcona County Library

Toys which meet safety standards (no stuffed or battery operated toys) and plastic miniature figures such as animals, figures and trees are accepted. Audio/visual cassettes as well as some adult and all children's books are also accepted.

Suggestions: Swap toys with a friend, donate toys to daycare and church programs, or sell toys at garage sales.

Call for more information

If you have any questions about the reducing, reusing and recycling in Strathcona or the safe disposal of household hazardous wastes, call the Strathcona Public Works' **WASTELINE** at 464-8087 during business hours. Ask for the *Household Hazardous Waste; Composting; and Recycling* fact sheets.



Reduce, reuse and recycle today and every day!





Strathcona County

Composting

Facts



What is compost?

Done properly, composting is as simple as 1, 2, 3.

1. Put vegetable scraps, grass clippings and leaves in a container or pile.
2. Turn the compost to add air. Add water to keep the compost as moist as a damp sponge.
3. The result: compost. Compost is a healthy, home-made soil conditioner you can add to flower beds, lawns, vegetable gardens, trees and shrubs.

Interested? Read on!

What are the benefits of composting?

If you have a garden, trees, shrubs, flower beds or flower boxes you can naturally feed the soil the nutrients it needs with compost. Adding compost to the soil makes a richer, darker, and easier to work with soil. Compost helps the soil to hold water and nutrients, so your plants will grow better.

How does composting affect the garbage you create?

Kitchen scraps and yard clippings make up about 30 - 40% of the garbage picked up in Strathcona County in the spring through fall season. Widespread composting will greatly reduce the strain on existing and future landfill space.

April 1991



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For more information
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Strathcona
County
PUBLIC WORKS



What is the recipe for compost?

1. Choose a location

Country dwellers can choose any place with good drainage. A shady location is okay, if the drainage is good. A sunny location is fine, if you can water the pile regularly. If you live in a hamlet, choose a spot in your yard that is shady, has good drainage, and is fairly close to the garden. If you have lots of sunny space in your yard, put the compost bin in the sun - but don't let it dry out.

2. Assemble the utensils

Build a compost bin from scrap materials, or buy one from a garden shop or hardware store. Choose a container that best suits your needs: pet proof, child proof, and adequate size. For additional information on compost containers, call Strathcona County Public Works' WASTELINE at 464-8087.

3. Assemble the ingredients

Think of composting as 2 parts green and 1 part brown. The green items contains nitrogen, and the brown parts contain carbon.

green (2 parts)

grass clippings
green weeds, not gone to seed
fruit and vegetable peelings
crushed egg shells
healthy garden plants

brown (1 part)

fallen leaves
peanut shells
coffee grounds/filters
tea bags
sawdust, wood shavings
wood ashes: small amounts
shredded plain paper

Never put **these** items in your compost bin:

- * meat, bones, fish scraps (smells bad, attracts pests)
- * any fatty food like cheese, salad dressing, cooking oil (smells bad, attracts pests)
- * barbecue ashes, coal ashes, dishwater, kitty litter, cat or dog manure, large branches or wood chunks, anything treated with herbicides or pesticides

Hint: If your neighbours are not composting, ask them for their vegetable scrapings and lawn clippings.





4. Mixing the ingredients

- * Start with a layer of soil or finished compost. If you have cow or sheep manure use a layer to speed up the composting process.
- * Continue to layer the pile with kitchen waste, garden debris, yard waste and soil. Remember to add two parts green to one part brown.
- * Add water. Keep the pile as moist as a squeezed-out sponge. Use a cover to prevent the pile from becoming too wet. If the pile is dry then water it.
- * Add air by turning the pile every two or three weeks.

5. Let it cook

The cooking time will depend on the size of your pile, the location, and how often you add air and water.

A 6-month recipe:

The middle of the compost pile should create enough heat to feel warm to the touch on top. The bigger the pile, the more heat it will generate. Use small scraps, and remember the two parts green to one part brown formula. Keep the pile as moist as a squeezed-out sponge and turn the pile every couple of weeks to add air. You should have finished compost in about 6 months.

A 12- to 18-month recipe:

Keep the two parts green to one part brown ratio. Leave the pile alone without turning or watering. The bottom material will be compost in 12 to 18 months. Use this material to start a new pile.

6. How to serve finished compost

When your compost is ready, remove large pieces by sifting the compost through wire mesh. Then, dig the compost into the soil in your garden, around your trees and shrubs, and in your flower beds. Make compost tea for your indoor plants: soak a canvas bag of compost in water overnight. Remove the bag and serve the tea to thirsty plants. If you want to plant with compost, mix it half and half with potting soil.





Can I continue composting in winter?

Material that has not composted by the end of summer should be left to freeze in the compost bin for the winter. You can continue to add kitchen scraps and let them freeze in the bin. When the spring thaw is complete and the pile starts to warm up, the process will start again.

If you won't be adding to the compost pile for the winter, cover it with a layer of leaves, straw, or dark plastic. If you have a very large pile and enough insulation, the process may continue through the winter.

What sorts of problems may I have with composting?

These are the most common composting problems and their solutions.

symptom	problem	solution
bad odour	too wet, not enough air	Turn it; add coarse dry material (straw, dry leaves)
dry throughout	not enough water, too much woody material	Turn it; moisten materials; add fresh wastes; use cover
compost is damp and warm in the middle but nowhere else	pile too small	collect more material and mix the old ingredients into a new pile
compost is damp and sweet-smelling but still won't heat up	lack of green	add green such as fresh grass, manure, commercial fertilizer high in nitrogen
compost smells sharp like ammonia	too much green	mix in some brown material (high in carbon such as dry leaves, wood shavings or straw)





Is this the only method of composting?

Here are some other ways to use your vegetable and yard scraps.

* Take table scraps such as vegetable and fruit peel and coffee grounds and mix them with water, a pinch of epsom salts and baking powder and about a teaspoon of ammonia in a blender. Pour the ready-to-use compost on your garden or flower beds.

* Dig a trench 45 cm deep the length of a garden row. Leave the mounded dirt on the edges of the trench. Empty chopped up kitchen scraps in the bottom 15 cm of the trench. Cover the scraps with garden lime and cover with 30 cm of soil.

Free information on composting

Request the following publications for more information on composting.

Home Composting - How to Build and Maintain a Home Composter

Environment Council of Alberta
8th Floor, Weber Centre
5555 Calgary Trail Southbound NW
Edmonton, Alberta
T6H 5P9
Phone: 427-5792 Fax: 427-0388

Your Backyard Compost Guide to Reducing Waste

Alberta Environment
Recycling Branch
5th Floor, Oxbridge Place
9820 - 106 Street
Edmonton, Alberta
T5K 2J6
Phone: 427-5838

Urban Home Garden Composting - A First Step in Recycling

Canadian Forestry Service
Northern Forestry Centre
5320 - 122 Street
Edmonton, Alberta T6H 3S5
Phone: 435-7210





Call for more information

If you have any questions about the reducing, reusing and recycling in Strathcona or the safe disposal of household hazardous wastes, call the Strathcona Public Works' WASTELINE at 464-8087 during business hours. Ask for the *Recycling*, *Household Hazardous Waste*; and *Reduce, Reuse, Recycle* fact sheets.



Reduce, reuse and recycle today and every day!





Strathcona County

Household Hazardous Waste

Facts



You have probably heard the term *household hazardous wastes*, but do you know exactly what they are? We use many different substances that are potentially dangerous to the environment. They must be stored and disposed of properly.

The following products are household hazardous wastes:

Automotive products:

- * gasoline * antifreeze * transmission and brake fluid
- * used motor oil * battery acid * rust inhibitor/remover

Household products:

- * drain, toilet and window cleaners * oven cleaner
- * disinfectant * cleaning solvent * spot remover
- * septic tank cleaner * bleach and ammonia

Hobby and craft products:

- * art paints and inks * photographic chemicals
- * glues and cements

Garden and yard products:

- * pest control * ant and rodent killer * weed killer

Medical supplies:

- * over-the-counter medications * veterinary supplies

Paint and building products:

- * asphalt and roof tar * paint thinner * stripper * solvents
- * lacquers * wood stains * varnishes * wood preservative
- * alkyd and oil-based paints

August 1991



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call the WASTELINE at

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How to store household hazardous wastes

- * Store all chemical products in the original container. Make sure the container is securely sealed.
- * Store wastes in a cool, dry space with good ventilation. A garage or a shed separate from the house is best.
- * If you must change containers, clearly mark the new container and seal tightly. Take the empty container to the Toxic Round-Up.
- * Containers with liquid substances should be placed on a leak proof tray. Check periodically for leaks.
- * When transporting materials for disposal, ensure all lids are tight. Containers should not tip or bang together when moving.

Proper disposal of household hazardous wastes

Strathcona County holds an annual Toxic Round-Up held at Fire Stations 1 - 4. This annual event is one way Strathcona County celebrates Environment Week. Check for details in local newspapers, or call the Strathcona Public Works' WASTELINE at 464-8087 for more information.

Be sure to check the kitchen, bathroom, garage, garden shed, utility room and laundry room for all hazardous wastes, then seal each container and take it to the Round-Up.

Disposal of agricultural pesticides and herbicides

Empty containers can be taken to a special site at the Josephburg Transfer Station for proper disposal by the Strathcona Agricultural Services Department. This site is operated year-round.





Year round disposal

If you miss the annual Toxic Round-Up, don't throw your materials in the garbage! The Alberta Special Waste Management Corporation operates a year-round disposal site at 1202 - 8A Street in Nisku, Alberta. You must call ahead to 955-2494 to arrange an appointment.

Alternative products and methods

Check these sources for information on alternate products and tips.

Call Environment Canada at 468-8075 for the *Save It Kit*.

Call Alberta Environment at 422-2813 for *Saving the World begins at Home*.

Call the Environment Council of Alberta at 427-5792 for the information sheet series called *What can I do for the Environment?*

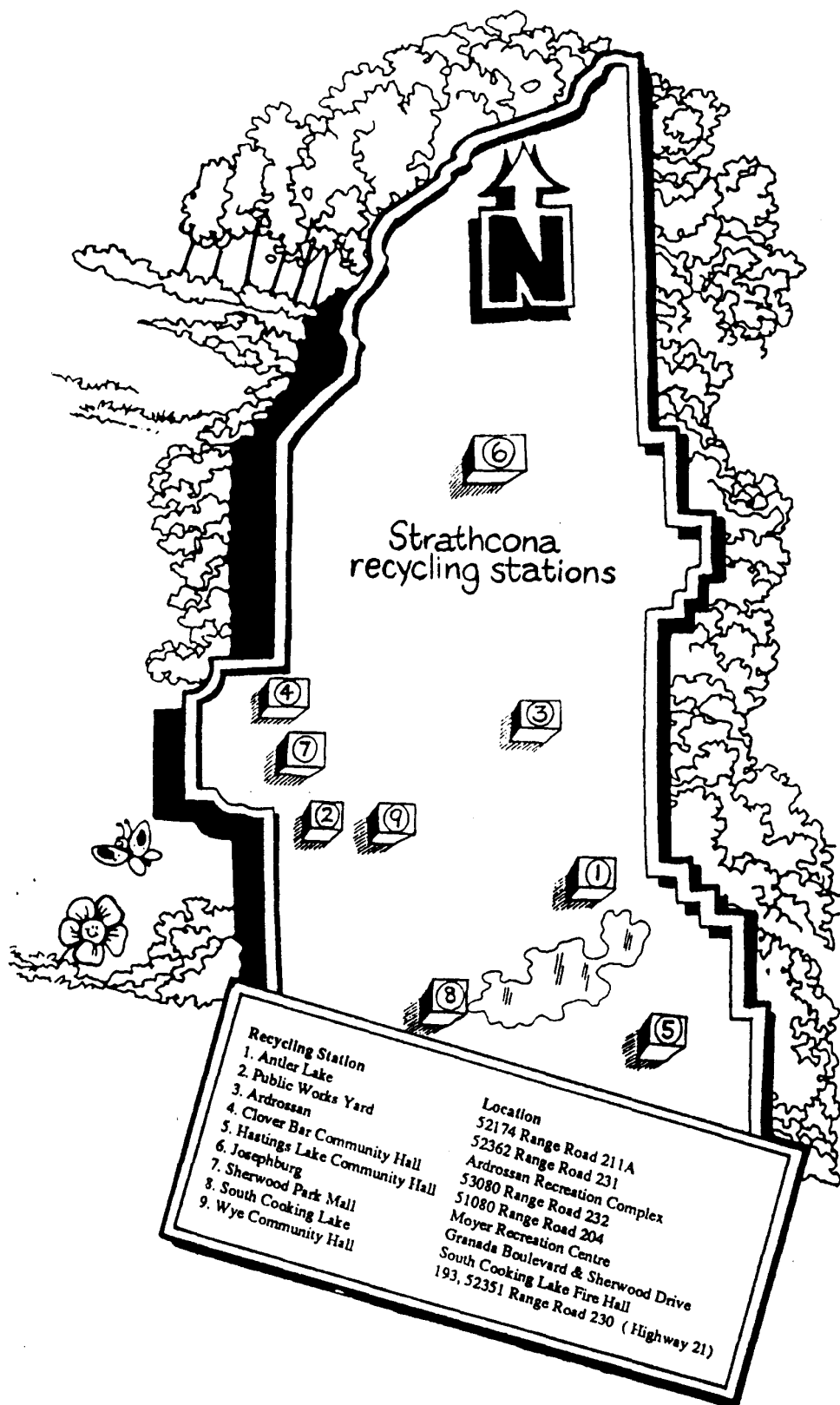
Call for more information

If you have any questions about the safe disposal of household hazardous wastes in Strathcona, call the WASTELINE at 464-8087 during business hours. Ask for the *Recycling*; *Composting*; and *Reduce, Reuse, Recycle* fact sheets.



Reduce, reuse and recycle today and every day!





APPENDIX VI

ASSUMPTIONS USED IN COSTING OF WASTE MANAGEMENT OPTIONS

Appendix VI

COSTING ASSUMPTION USED FOR THE EVALUATION OF OPTIONS

1. BLUE BOX RECYCLING AND MULTI-FAMILY COLLECTION

- based on actual costs, using a private contractor
- projected annual tonnage from single family dwellings is 1320 tonnes/year
- projected annual tonnage from multi-family dwellings is 240 tonnes/year
- assume a total annual tonnage of 1600 tonnes/year
- projected cost for expanded program: = 1992 Budgeted Cost - (Laidlaw Fee Reduction & Franchise Fee) = \$863,000 - (\$45,000 + \$85,000) = \$733,000 (assume \$730,000)
- cost/tonne = \$730,000 ÷ 1600 tonnes/year = \$456/tonne (say \$450/tonne)
- therefore, assume cost per tonne will be in the order of \$450/tonne

2. REGIONAL DROPOFF DEPOTS

Capital Costs:

3 depots installed	\$ 100,000
1 side load vehicle	50,000
Processing centre and equipment	475,000
Processing centre land	<u>75,000</u>
Total Capital	\$ 700,000

Operating Cost

MRF operation	\$ 60,000
Materials Collection	50,000
Promotion	20,000
Administration	<u>25,000</u>
Total Operating	\$ 155,000

Annual Cost

Capital amortized 10 years at 10%	\$ 115,000
Operating	155,000
Total Annual	\$ 270,000

Total Revenue \$ 25,000

Net annual cost \$ 245,000

- assume a maximum tonnage for collection of 1000 tonnes/year
- cost/tonne = \$245.00

3. WET/DRY COLLECTION AND PROCESSING

- there is no full scale operational experience in North America and therefor , costing data is limited
- assume that approximately 50% of the total waste stream (about 38,000 tonnes/year) is suitable for the wet/dry system; this includes all residential waste and a substantial quantity of commercial waste
- based on discussions with City of Guelph officials, assume 50% of waste coming into the wet/dry plant can be diverted i.e. 19,000 tonnes/year are diverted from landfill
- by extrapolating preliminary information supplied by the City of Guelph, it is expected that a wet/dry system would cost in the order of \$100/tonne of incoming waste, or \$200/tonne of waste diverted from landfill

4. PAY BY VOLUME (TAG-A-BAG)

- assume each household is allowed to set out a maximum of two bags or cans/household/week for garbage collection and must purchase stickers for additional bags or cans

One full-time position for enforcement, etc.	\$ 40,000
Additional clean up costs due to illegal dumping	<u>10,000</u>
Sub-total	\$ 50,000
Revenue from the sale of stickers	<u>10,000</u>
Net Annual Cost	\$ 40,000

- for the purpose of costing, an estimated diversion of 1000/tonnes/year has been assumed

5. MIXED WASTE PROCESSING

- based on plant designed for a 75,000 tonne/year waste stream
- Capital Cost - \$10,400,000
- Operating Cost - \$3,100,000
- Annual Cost - \$4,850,000
- since there are no local RDF markets, a diversion rate of approximately 35% or 25,000 tonnes/year has been assumed
- therefore, estimated cost/tonne is \$190.00/tonne of waste diverted
- estimated tipping fee for incoming waste of \$65/tonne

6. INCINERATION

- based on a 200 tonne/day plant
- Capital Cost - \$22,000,000
- Operating Cost - \$3,700,000
- Annual Cost - \$7,300,000
- estimated diversion of 45,000 tonnes/year (about 85% of incoming waste stream)
- therefore, estimated cost/tonne is \$160/tonne of waste diverted
- estimated tipping fee for incoming waste of \$140/tonne

7. BACKYARD COMPOSTING

- assume composters cost \$50/unit
- subsidy of \$25/composter
- assume 15% of single family dwellings participate - 2,250 households
- assume that approximately 15% of residential waste is diverted (takes into account that many participants are already composting)

Tonnage/household = 11,000t/15,000 households = 0.73 tonnes/household/year

Diversion tonnage/household = 0.73 tonnes/household x 15% = 0.11 tonnes/household/year

Total diversion = 2,250 households x 0.11 tonnes/household/year = 250 tonnes/year

Subsidy of composters	\$ 56,250
General promotion of composting	5,000
Administration & labour	<u>10,000</u>
	\$ 71,250

ANNUAL COST

Capital amort. 10 years at 10%	\$ 11,600
Annual promotion of backyard composting	<u>3,000</u>
Total annual cost	\$ 14,600

CITY COST/TONNE	\$ 60
TOTAL COST/TONNE	\$ 95

8. YARD WASTE COLLECTION & CENTRALIZED COMPOSTING

Based on information from the City of Etobicoke:

- separate yard waste collection/tonne	\$ 90
- debagging, grinding & composting/tonne	<u>60</u>
Total Cost/tonne	\$ 150
Estimated diversion	2,000 tonnes/year

9. CARDBOARD BAN FROM LANDFILL

- during implementation year, full-time enforcement would be required at the landfill at a cost of \$100,000/year
- after implementation year, on-going enforcement would be required at a cost of \$50,000/year

10. COMMERCIAL WASTE AUDITS

- staff time required to conduct waste audits and compile a recycling markets directory
- estimated cost of \$10,000/year

11. TIPPING FEE INCREASE

- implementation of a tipping fee increase would not result in any significant costs other than responding to inquiries
- increasing the tipping fee to \$25.00/tonne for commercial and demolition waste could generate revenue of approximately \$400,000 - 500,000 tonnes/year

12. DRY WASTE DISPOSAL SITE

Capital Cost:

300 m access road, including rail crossing	\$ 65,000
100 m chainlink fence (\$30/m)	3,000
Trailer and holding tank	22,000
Approvals	<u>20,000</u>
	\$ 110,000

Operating Cost:

Commissionaire for 6 months per year	\$ 16,000
Site operation & general maintenance	15,000
Utilities, etc.	4,000
Administration	<u>5,000</u>
	\$ 40,000

Annual Cost:

Capital amort. 10 years at 10%	\$ 20,000
Operating cost	<u>40,000</u>
Total Annual	\$ 60,000

- assume a diversion of 4,000 tonnes/year
- cost/tonne is \$15.00/tonne

APPENDIX VII

PUBLIC INPUT PROCESS

Appendix VII

PUBLIC INPUT PROCESS

1.0 Introduction

Solid waste management is an issue which greatly effects both residents and businesses in the City of Red Deer. The involvement of the public was considered a key component of the development of the plan. The following provides a summary of the public review process.

2.0 Role of the Advisory Committee

Early in the development of the Master Plan an Advisory Committee was set up to help define the scope of the Master Plan and to review the content at various stages.

Ms. Janet Coatham of the Environmental Advisory Board was selected as a member of the Master Plan Advisory Committee, and provided input from the E.A.B. as the plan was being developed.

Mr. John Slupsky of Alberta Environment Wastes and Chemicals Division Waste Assistance Branch and Ms. Patti Joyce of the Red Deer Regional Health Unit were also on the Advisory Committee. They also provided comments and ensured that the report was compatible with the goals and regulations of their respective agencies.

Mr. Ken Armstrong of GCG Dillon Limited, provided technical support and advice.

The following City employees also attended the Advisory Committee meetings: Mr. Bryon Jeffers, Mr. Gordon Stewart, Ms. Mary Stewart and Mr. Brian Watson.

3.0 Public Review

Once the draft report was completed with input from the Advisory Committee, the document was then circulated for a formal review by the public, interest groups and various agencies.

The draft Master Plan was well publicized to ensure that the citizens of Red Deer were made aware of the content of the report and were given the opportunity to comment. Individuals were sent a copy of the Executive Summary upon request, and were asked to submit written comments by June 16, 1992. Table 1 provides a summary of the media coverage of the Draft Master Plan and the opportunities provided for public input.

Table 1

SUMMARY OF PUBLIC REVIEW PROCESS

Item	Date
Review of preliminary draft by Environmental Advisory Board	May 19
Various newspaper articles, editorials and letters to the editor	May 20, 21, 22, 24, 29; June 7, 14, 21
Various news items on radio and television	
Newspaper Advertising of Public Open House Meeting	May 22 May 25 - Advocate May 25 - Adviser
Circulation of draft report to:	May 25
Environmental Advisory Board Members	
City Council Members	
County of Red Deer	
Town of Sylvan Lake	
Town of Penhold	
Red Deer Regional Planning Commission	
Alberta Environment; Local Branch, Recycling Branch and Wastes and Chemicals Division	
Red Deer Chamber of Commerce	
Red Deer River Naturalists	
Citizens' Action Group on the Environment	
Laidlaw Waste Services Ltd.	
GCG Dillon	
Sunnybrook United Church Environmental Committee	
Towne Centre Association	
Pubic Open House Meeting	May 28
Display at "Ride to Work Breakfast"	May 29
Handouts at Parkland Mall's Environmental Display	June 4 - 6
Newspaper advertisement requesting public input	June 7
Red Deer Live Show, RD-TV	June 8
All public input received by Public Works Department	June 16

4.0 SUMMARY OF RESPONSES FROM THE PUBLIC

The responses from individuals were very much in support of the recommendations in the Master Plan and recognized the need for waste reduction. Individual responses addressed concerns with specific recommendations.

The initiative which received the most favourable response was the development of a central composting program. Several people also stressed the need for commercial reduction and recycling programs.

The issue of pay by volume, or limiting the number of bags or cans, received a mixed reaction. Some of the concerns raised included the potential for increased illegal dumping, the impact on large families and the lower level of service.

Increasing costs was naturally a major concern for all of the respondents. Although many people are in favour of waste reduction, they do not want to see excessive cost increases.

A summary of the individual responses is outlined below.

1. Number of written responses: 23
2. General response to Master Plan: almost all of the written responses were in favour of the plan and the concept of waste reduction.
3. Initiatives identified as being most beneficial:
 - centralized composting
 - programs for commercial waste
 - salvaging programs
 - diversion of tires and white goods
4. Concerns with Master Plan:
 - increased waste disposal costs
 - increased potential for illegal dumping
5. Pay by Volume (Limiting the number of bags or cans for collection):
 - several were opposed to this initiative
 - the main concerns are increased cost and potential for increased illegal dumping
6. Other concerns:
 - several of the people felt that once/week collection of blue boxes was too frequent

- a few respondents were upset with the \$5.00 minimum charge at the landfill site; the reaction to this charge by users at the landfill has been supportive, with some complaints

7. Other suggestions:

- set up a separate salvage area for commercial materials, such as lumber
- develop a strategy to minimize junk mail
- use incentives for participation in recycling programs

5.0 RESPONSE TO PUBLIC INPUT

In order to respond to comments from individuals, interest groups and agencies, comments have been paraphrased and summarized. A response to the summarized comments has been given and a final recommendation has been made.

City Council members were provided with a complete copy of all original comments in order to ensure that the original intent was not lost in the paraphrasing process.

5.1 Landfill Tipping Fees

Draft Recommendation:

Increase the landfill tipping fee to \$25.00/tonne, effective March 1, 1993.

Summary of Comments:

The Red Deer Chamber of Commerce commented that tipping fees "should be a fair reflection of the actual costs, they should not be set arbitrarily in such a manner that there is no cost justification and in fact, the charge becomes a punitive charge to the user, be that householder or business".

Laidlaw Waste Systems Ltd. felt that the recommended increased tipping fee was too high and will discourage economic activity in the Red Deer area.

Citizen's Action Group on the Environment (C.A.G.E.) acknowledges that increased fees for landfill are required to reduce commercial waste and that economics and monetary incentives must be incorporated into all commercial waste reduction schemes.

The Red Deer River Naturalists (R.D.R.N.) have outlined proposals which would result in even higher than recommended tipping fees to generate the revenue necessary to enforce various bans and possibly to supply base funding for a pay by volume system.

Comments from the general public stressed concerns about increasing costs.

Response:

The recommendation for a tipping fee increase to \$25.00/tonne is not an arbitrary figure. This increase will generate in the order of \$400,000 to \$500,000 per annum, depending on the quantity of waste received and inflationary increases. This revenue is necessary to fund the other proposed waste reduction initiatives. This funding arrangement means that less environmentally acceptable methods of waste disposal such as landfilling will help to subsidize more costly waste reduction alternatives.

Higher disposal fees do have the added benefit of providing economic incentive for businesses to reduce their generation of waste and to discourage the import of waste from outlying areas.

Final Recommendation:

No change has been made to this recommendation.

5.2 Pay by Volume (Tag-a-Bag)**Draft Recommendation:**

Phase One - Revise the Garbage Utility Bylaw to limit the number of bags or cans to five per household per week for residential garbage collection (present average is 3.3 bags per household per week).

Phase Two - Phase in a pay by volume garbage policy. Reduce the number of bags or cans that will be collected.

Summary of Comments:

Comments on a pay by volume system were varied. The R.D.R.N. felt that the proposed pay by volume system does not go far enough and there should be an incentive to reduce even below 2 bags per week. They felt that all bags should be tagged and monthly charges be eliminated entirely, or retain a monthly fee and mail out stickers on a monthly basis.

C.A.G.E. also indicated their support for a user-pay philosophy. They also felt that it may be beneficial to go even farther and tag all bags to encourage even greater reduction.

The Sunnybrook United Church's Environment Committee indicated general support for waste reduction and that a limit of two bags per household per week should be set immediately.

The Red Deer Regional Planning Commission (R.D.R.P.C.) noted that, under the proposed system, consumers will face a decrease in service without a corresponding decrease in cost.

As an alternative, R.D.R.P.C. suggested placing more emphasis on increasing waste reduction alternatives and education over the next four years and reassessing pay by volume when the Master Plan is updated in 1996. At that time it may be possible to address this issue while negotiating a new garbage collection contract. The R.D.R.P.C. indicated that the illegal disposal of garbage may outweigh any advantage from the pay by volume system.

Comments from Alberta Environment Water Resources Administration Division Regional Services Branch indicated concern about the impact of the pay by volume system on large families.

Comments from the general public were mixed with a few citizens in favour of a pay by volume system, while the majority felt that the system was unfair and would result in illegal dumping of waste and illegal use of private dumpsters.

Response:

The Capital Regional District of British Columbia and the Regional District of Nanaimo have recently implemented pay by volume programs which allow collection of one large bag of garbage per household per week and payment for any additional bags. Both of these Regions found an increase in illegal dumping initially, but found that it had dropped off after about three months. Officials from these Regions felt that the perceived threat of illegal dumping should not be a barrier to implementing a pay by volume system and that illegal dumping can be controlled through public education, peer pressure and enforcement.

One of the major differences between the West Coast Regions and Red Deer is that waste from single family dwellings comprises only about 15% of the total waste stream in Red Deer and almost 50% in the Capital Regional District and Regional District of Nanaimo. These other areas also have substantially higher landfill fees (\$70/tonne). As well, these areas already had limits of two or three bags per household per week. Red Deer currently has no limit.

One of the main objectives of a pay by volume program is to change attitudes towards the generation of waste. Based on the initial negative response from the public in Red Deer, it appears that a pay by volume system may result in a very negative reaction which could impact other waste reduction initiatives. It may be more effective to change attitudes through increased education which could target all waste generators including multi-family and commercial establishments.

Given the potential negative impacts and the relatively low diversion (about 1.3% of the total waste stream) it is recommended that the City does not proceed with a pay by volume system at this time. However, a limit of five bags or cans per household per week is still recommended. As suggested by the R.D.R.P.C., the City will reconsider this initiative in 1996 when we negotiate a new garbage collection contract.

Final Recommendation:

Phase One - Revise the Garbage Utility Bylaw to limit the number of bags or cans to five per household per week for residential garbage collection once the pilot composting program is in place.

Implement an education campaign which stresses waste reduction.

Phase Two - Reassess the pay by volume concept and consider this in the tendering for a new garbage collection contract.

5.3 Yard Waste Collection**Draft Recommendation:**

Phase One - Conduct a pilot program for the separate collection and composting of yard waste.

Phase Two - Expand yard waste collection to a full-scale program, depending on the results of the pilot program.

Summary of Comments:

The concept of a centralized composting program was very strongly supported by responses from the general public. R.D.R.N. and C.A.G.E. also indicated their support for this type of system, although they would prefer to see backyard composting in the long term.

The Chamber of Commerce also indicated their support for composting and wood chipping. They also recommended that the public and business community be involved in all aspects, including the marketing of final products.

The Community Services Division indicated that composting should be a high priority. They also recommended that the yard waste collection program should be expanded to include yard waste drop-off by the public and that environmentally friendly yard care practices be promoted.

Laidlaw highlighted concerns with the increased traffic associated with a separate yard waste collection and the impact that this would have on lane maintenance.

Response:

As requested by the Community Services Division, the separate yard waste collection will be expanded to include yard waste drop-off by the public. The potential impact of increased truck traffic will be evaluated in the pilot program.

Final Recommendation:

Phase One - Design and conduct a pilot program for the separate collection, public drop-off and composting of yard waste; review the success of the program and report back to Council for future direction.

Phase Two - Expand yard waste collection and drop-off to a full-scale program, depending on the results of the pilot program.

5.4 Liquid Waste Disposal**Draft Recommendation:**

Efforts to divert liquid waste from the landfill site should continue with the goal of permitting no liquid waste disposal at the site.

Summary of Comments:

Laidlaw felt that liquid waste is not really much of a problem in the landfill if properly controlled and that generators of liquid waste should be manifested to ensure proper disposal.

Response:

The Red Deer Regional Health Unit has recommended that the City discontinue accepting liquid waste at the landfill site. We will continue to work towards that objective. A manifest system is not being considered by the City at this time.

Final Recommendation:

No change has been made to this recommendation.

5.5 Salvaging**Draft Recommendation:**

Salvaging operations should only be considered on a case by case basis, provided they pose no health or safety risks and there is a secure market for the material. The cost of the salvage operation must also be considered.

Summary of Comments:

The idea of salvaging was endorsed by many of the individuals that responded as well as interest groups. It was suggested that a separate area be set up for items such as lumber and other building materials. The Chamber of Commerce would like to see the private sector play an active role in salvaging operations.

An individual suggested that Red Deer have a salvaging day once per year, whereby residents set out unwanted items on their boulevard and other residents are encouraged to salvage what they need from other neighbours. This type of program has been successfully run in other municipalities.

Response:

The draft recommendation does not preclude any of the suggested options. Further information on cost and operations is required to consider these alternatives.

Final Recommendation:

No change has been made to this recommendation.

5.6 Dry Waste Disposal Site**Draft Recommendation:**

Apply for approval for the development of a Dry Waste Disposal Site.

Summary of Comments:

Laidlaw Waste Systems Ltd. indicated support for the development of a licensed dry waste disposal site.

C.A.G.E. is also supportive of using inert material for reclamation projects, but would want assurances that wetlands and natural areas be protected and that clean materials such as concrete be recycled. C.A.G.E. also suggested that opportunities for re-use of materials such as lumber, ceramic tiles, doors, window, etc. be pursued.

Response:

The proposed dry waste site which the City has selected is not a wetland area and the dry waste will actually enhance the final use of the site as a recreational area. Policies will be set which discourage the disposal of recyclable materials.

Final Recommendation:

No change has been made to this recommendation.

5.7 Future Use Plan for Landfill Site

Draft Recommendation:

Request that the Regional Planning Commission update the future use plan for the existing landfill site.

Summary of Comments:

C.A.G.E. has recommended that potential risks of methane gas seepage and chemical contamination from the present landfill should be thoroughly investigated before developing the area for recreational uses.

The Chamber of Commerce indicated that possible commercial uses for completed landfills should be considered rather than turning such areas into parks or a green belt.

The Community Services Division suggested that the text of the Master Plan should be expanded to include existing concept, public participation process and the planning/design guidelines for the "Future Use Plan".

Response:

These comments will be passed on to the Regional Planning Commission.

Final Recommendation:

No change has been made to this recommendation.

5.8 Hazardous Waste

Summary of Comments:

R.D.R.N. and C.A.G.E. indicated concern about the control of hazardous waste. Both organizations recommended that a permanent collection facility be established. R.D.R.N. also indicated that an annual toxic round-up was not adequate.

R.D.R.N. also recommended that the City should make use of recycled oil wherever possible. They urged that the City facilitate the collection of all used oil and anti-freeze and that steps be taken to protect against the improper disposal by business.

C.A.G.E. supported the Household Toxic Waste Round-Up and Paint Exchange and felt that more financial responsibility should be passed on to producers and consumers of toxic goods.

C.A.G.E. also questioned how the rinsing of pesticide containers is monitored.

Response:

We are in agreement with R.D.R.N. and C.A.G.E. that hazardous wastes are a serious concern, despite the small quantities. We feel the long-term answer involves the 4R's: reduction, reuse, recycling and recovery. Education appears to be an effective way of reducing the generation of household hazardous wastes. It is recommended that the City increase its funding in this area. The City is already developing programs for reuse, such as the Paint Exchange which runs in conjunction with our Toxic Waste Round-Up.

A permanent collection depot may also play a role in the long-term management of household toxic waste, particularly if a hazardous waste transfer station were to be sited in the area. This needs to be explored further in conjunction with a 4R's program and the future direction of Alberta Special Waste Management Corporation (ASWMC).

ASWMC has done some research on permanent depots and has found that the rate of collection per capita from Red Deer's Round-Up is higher than most centres with permanent depots such as San Francisco. An annual Round-Up event also provides an excellent education benefit through promotion and media coverage.

With respect to the rinsing of pesticide containers, according to ASWMC, the containers are generally rinsed simply because the pesticides are so expensive. A farmer could lose up to \$50.00 per drum by not rinsing, depending on the pesticide. An advertising campaign has been undertaken in various farm journals to encourage the rinsing of containers. Any remaining residue is washed off the plastic and metal containers and is properly disposed of by a licensed company. The plastic is recycled into black fence posts and the metal is also recycled into new products.

The City of Red Deer currently does not use re-refined motor oil; however, tender specifications do not prohibit the use of re-refined motor oil. All of the used motor oil and glycol generated by the City is recycled. We agree with R.D.R.N. that the City's purchasing practices need to be examined to identify opportunities to increase the use of recycled materials.

Recommendation:

The City review ways to facilitate the proper disposal of hazardous wastes by businesses and citizens.

The City's purchasing practices be examined to identify opportunities to increase the use of products containing recycled materials.

5.9 Incineration

Summary of Comments:

Both C.A.G.E. and R.D.R.N. were not in support of incineration for environmental reasons such as the emission of dioxins and furans and adding to the global warming problem.

The Chamber of Commerce and some individual citizens, on the other hand, felt that incineration with energy recovery should be considered further.

Response:

As outlined in the Master Plan, the City is not prepared to consider incineration at this time, but will monitor the planned construction of a new incinerator in Wainwright and may consider incineration in the future if market conditions change.

5.10 Regional Landfill Concept

Summary of Comments:

The Chamber of Commerce recommended that the City pursue a regional landfill site in the future.

Response:

An expansion to the present City of Red Deer landfill site is presently being investigated. The present site serves as a disposal area for the Red Deer region although it is owned by The City of Red Deer. A decision has not yet been made on whether the Expanded site will become a regional facility. This will be determined by City Council at some later date.

5.11 Future Landfill Site

Summary of Comments:

The R.D.R.N., C.A.G.E. and the Sunnybrook United Church Environment Committee indicated that natural habitat and wetland areas are to be protected.

Response:

The City of Red Deer will fulfil all requirements of the Red Deer Regional Health Unit and Alberta Environment with respect to siting of a new landfill.

5.12 Unsolicited Mail and Flyers

Summary of Comments:

The R.D.R.N. suggested that the City pass bylaws to reduce the amount of unsolicited mail and flyers. Several individual citizens also indicated their concern about this material.

Response:

Flyers which are inserted in newspapers are recyclable in Red Deer's recycling program and can be placed in blue boxes or apartment bins for recycling.

Unsolicited mail which is addressed to a specific occupant can often be stopped by writing to the Canadian Direct Marketing Association, #1 Concorde Gate, Suite 607, Don Mills, Ontario, M3C 3N6.

There is still a considerable amount of other unsolicited mail which is delivered by individuals or Canada Post. It is not clear what jurisdiction the City has over this material; however, it is recommended that our solicitor review this issue.

Recommendation:

The City Solicitor be requested to investigate whether a City bylaw could be introduced which would reduce the quantity of unsolicited mail to individuals who do not want it.

5.13 50% Waste Reduction Goal

Summary of Comments:

Several of the comments from interest groups and individuals felt that the Master Plan does not go far enough in terms of meeting the provincial goal of 50% waste diversion. In particular, they criticize the lack of commitment towards reduction, the first of the 4R's.

Response:

The goal of 50% diversion by the year 2000 was set by the Federal Government and adopted by the Provincial Government. While the goal is admirable and something which the City should continue to work towards, it also requires a commitment beyond the municipal level. The Federal and Provincial Governments also need to play a much greater role. Examples of areas which could benefit from involvement from higher levels of government include stimulating the demand for recycled materials, reducing packaging, requiring that companies are responsible for the products they generate from "cradle to grave" and general education of the public on the benefits of waste reduction.

We are in agreement that there needs to be a greater emphasis on waste reduction. At a municipal level it appears that education and financial incentives or disincentives such as higher landfill tipping fees are the most effective options. These measures, in conjunction with greater Federal and Provincial involvement, will help us to work towards the 50% goal.

Recommendation:

The City of Red Deer requests that the Provincial and Federal Governments play a greater role in facilitating waste reduction, particularly in the areas of packaging and stimulating the demand for recycled or reusable products.

5.14 Banning of Waste Materials

Summary of Comments:

The R.D.R.N. recommended that a number of waste materials such as yard waste, paper, glass, plastic and metals should be banned outright from the landfill site. They also recommended that the enforcement of the bans should be revenue neutral, in that the fines pay for the cost of enforcement.

Response:

In order to ban waste materials from the landfill, there must be viable alternatives available. Many waste products are made up of a composite of materials and, therefore, have no markets. Local markets are limited for many of the materials listed above.

We agree that certain materials offer greater potential for diversion. For example, diversion of yard waste is given high priority in the Master Plan. In some cases, banning of materials is an effective and responsible option.

We will continue to monitor the markets for recycled materials and will develop strategies for the diversion of specific materials on a case by case basis.

PUBLIC HEARINGSNO. 1

DATE: July 21, 1992
TO: City Council
FROM: Assistant City Clerk
RE: PUBLIC HEARING - LAND USE BYLAW AMENDMENT 2672/V-92

A public hearing has been advertised in regard to Land Use Bylaw Amendment 2672/V-92 to be held in the Council Chambers of City Hall on Monday, August 17, 1992, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/V-92 provides for the adding of "real estate office" as a discretionary use in the C4 district.

The preceding bylaw may be given second and third reading following the public hearing.



KELLY KLOSS
Assistant City Clerk

KK/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

August 18, 1992

Weddell, Mehling, Pander & Associates Realty Ltd.
202, 4708 - 50 Avenue
Red Deer, Alberta
T4N 4A1

Attention: Murray Mehling, Commercial Specialist

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/V-92/REAL ESTATE
OFFICE/DISCRETIONARY USE/C4 DISTRICT

Further to our letter of July 21, 1992, wherein we advised of a Public Hearing in regard to the above noted Bylaw, I wish to advise as follows:

At the Council Meeting of Monday, August 17, 1992, Land Use Bylaw Amendment 2672/V-92 was given second and third readings by Council following the Public Hearing. Enclosed herewith is a copy of the aforementioned bylaw amendment as finally approved by Council.

In order to proceed further with the proposed development on the site in question, it will be necessary for your clients to submit an application to the Bylaws & Inspections Manager for receipt of all permits and necessary approvals prior to any construction taking place. Should you require any assistance in this regard, please do not hesitate to contact the Bylaws and Inspections Manager, Mr. R. Strader.

... 2

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to discover!*

Page 2
Weddell Mehling Pander

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory.

Sincerely,

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

Kelly Kloss
Assistant City Clerk

/ds

Encl.

c.c. Bylaws & Inspections Manager
Dir. of Engineering Services
City Assessor
Economic Development Manager
Urban Planner
Help U Sell Real Estate,
#2, 5233 - 49 Ave., Red Deer, Alta. T4N 6G5

DATE: August 18, 1992
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/T-92 AND 2672/V-92

At the Council Meeting of Monday, August 17, 1992, the above noted Bylaws received 2nd & 3rd readings by Red Deer City Council, copies of which are attached.

Bylaw 2672/T-92 pertains to the redesignation of Lot A, Plan 3155 H.W. (Southwest corner of 67 Street and Gaetz Avenue) from C4 to C2 designation to accommodate a proposed shopping centre development.

Bylaw 2672/V-92 pertains to the adding of "real estate office" as a discretionary use in the C4 district.

We look forward to receipt of the office consolidated copies of the above land use amendments at your earliest convenience.

Thank you.



Kelly Kloss
Assistant City Clerk

/ds

Encl.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 21, 1992

Weddell Mehling Pander & Associates Realty Ltd.
202, 4708 - 50 Avenue
RED DEER, Alberta
T4N 4A1

Attention: Murray Mehling
Commercial Specialist

Dear Sir:

RE: 5804 - 50 AVENUE, HELP U SELL REAL ESTATE - ZONING APPROVAL

Your application on behalf of Help U Sell Real Estate requesting the redesignation of 5804 - 50 Avenue to accommodate a real estate office on the site, received consideration at the Council meeting of July 20, 1992.

At the above noted meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Weddell Mehling Pander & Associates Realty Ltd. dated July 7, 1992 re: 5804 - 50 Avenue, Request for Rezoning to allow a real estate office hereby agrees that said request be approved and that a land use bylaw amendment be drafted to add "real estate office" as a discretionary use in the C4 district, and as presented to Council July 20, 1992."

Subsequent to the passing of the above motion, Council also gave first reading to Land Use Bylaw Amendment 2672/V-92, a copy of which is attached.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, August 17, 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 Friday, July 31st and August 7th. In accordance with the Land Use Bylaw, you are required to

....2

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to discover!*

Murray Mehling
Weddell Mehling Pander & Associates Realty Ltd.
July 21, 1992
Page 2

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. We require this deposit by no later than Tuesday, July 28th, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

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

Sincerely,

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

KELLY KLOSS
Assistant City Clerk

KK/jt

Att.

c.c. Bylaws and Inspections Manager
Principal Planner
Director of Community Services
Director of Engineering Services
City Assessor
Council and Committee Secretary - Sandra

Murray Mehling
Weddell Mehling Pander & Associates Realty Ltd.
July 21, 1992
Page 2

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

Sincerely,

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

KELLY KLOSS
Assistant City Clerk

KK/jt

Att.

c.c. Bylaws and Inspections Manager
Principal Planner
Director of Community Services
Director of Engineering Services
City Assessor

Council and Committee Secretary - Sandra - please prepare the advertising for a public hearing, as noted in the letter.

DATE: July 21, 1992
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/V-92

Council of The City of Red Deer, at its meeting held on Monday, July 20, 1992, gave first reading to the above noted land use bylaw amendment, a copy of which is attached.

Bylaw 2672/V-92 provides for the adding of "real estate office" as a discretionary use in a C4 district.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, August 17, 1992 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

Att.

NO. 2

DATE: July 30, 1992
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING - LAND USE BYLAW AMENDMENT 2672/T-92

A public hearing regarding the above noted Land Use Bylaw Amendment had been advertised to be held on Monday, July 20, 1992, however, at the request of Opus Development Ltd., the said public hearing was postponed to the August 17, 1992 Council meeting.

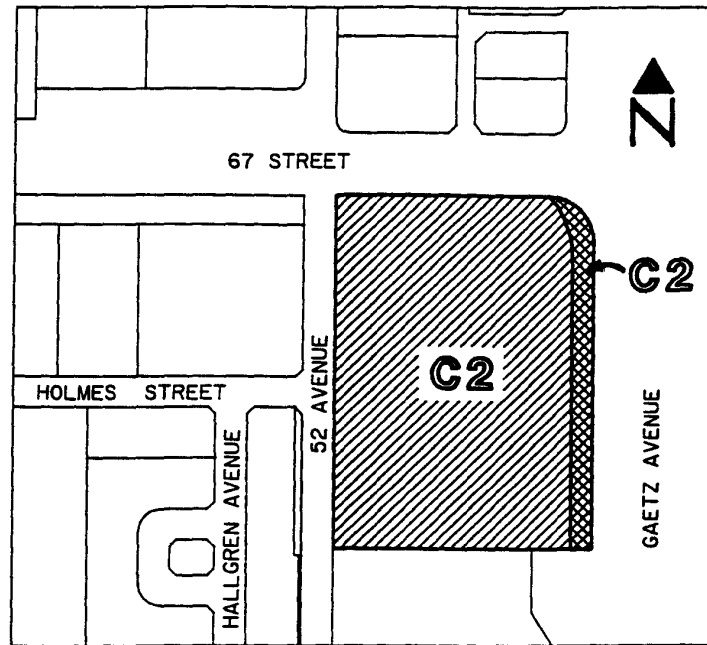
In accordance with the requirements of the Act, we have readvertised for the public hearing to be held on Monday, August 17, 1992 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/T-92 provides for the redesignation of Lot A, Plan 3155 H.W. (Southwest corner of 67 Street and Gaetz Avenue) from C4 to C2 designation to accommodate a proposed shopping centre development.

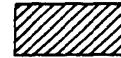


G. SEVCIK
City Clerk

CS/jt



Change from C4 to C2



Change from ROAD to C2



C2 - Commercial-Shopping Centre

C4 - Commercial-Major Arterial



**REPORT TO CITY COUNCIL
REGARDING A MEETING WITH
REPRESENTATIVES OF THE
HIGHLAND GREEN NEIGHBOURHOOD**

**1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE**

A meeting was held on July 30 with representatives of the Highland Green neighbourhood regarding two issues - the Seibel Construction/Daughters of Wisdom Townhouse proposal and the Opus Developments Limited Shopping Centre Proposal. For Council's information, we present the following summary of the discussions.

SEIBEL CONSTRUCTION TOWNHOUSE PROPOSAL

Gerry Seibel presented the residents with different facade treatments for the proposed 32 unit development. He also indicated a willingness to hire a landscape architect to prepare a landscape plan for the site. Mr. Seibel indicated that he would look at reducing the number of units to 30 but would not go below this level. The site plan had not changed from the previous meeting. Greg Cripps, representing the Daughters of Wisdom, indicated that the Sisters had stipulated that the property could not be sold for a rental development. The Seibel proposal is a condominium development with each unit being sold individually.

There was a round table discussion on the issues involved with this proposal including landscaping, parking, safety, facade treatment and the density. Essentially the residents feel that the existing density of their neighbourhood and the density of this particular site are the two major issues. The landscaping, parking, safety and facade can be adequately addressed through design. The residents expressed a desire for a density of approximately 20-22 units. This was unacceptable to the developer.

In order to address the neighbourhood density issues, the Planning Commission indicated that they will work with City Engineering to examine traffic concerns and to review some of the density issues. Following this review, the Planning Commission will meet again with the Highland Green residents.

In order to address the density issue related to this specific development, the Planning Commission indicated that they will be reviewing the site design with the developer; a review of comparable density on other townhouse sites will form part of the review. Once this review is complete, the Planning Commission will meet again with the developer and the realtor.

MUNICIPALITIES WITHIN COMMISSION AREA

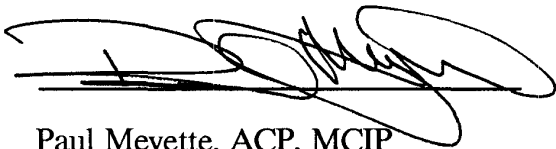
CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETON No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION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

OPUS DEVELOPMENT LIMITED (GAETZ CROSSING)

The Highland Green residents were generally supportive of the design (June 16, 1992) proposed by Opus Development Limited for the Gaetz Crossing Mall. They did request that Council consider the following conditions if the proposal is approved:

1. That the development include mature landscaping on the west side to obscure the view of the back of the mall.
2. That the developer ensure that the parking lot lights are not aimed into the residential area.
3. That the garbage enclosure(s) be attractively enclosed.

The residents indicated support for the June 16, 1992 design which restricts through traffic between Gaetz Avenue and 52nd Avenue.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

Commissioner's Comments

The attached report from the Planning Commission deals with both the Opus development proposal and the Seibel Construction townhouse proposal. Council should note that this latter item will be dealt with at a future Council meeting.

"M.C. DAY"
City Commissioner

NORTH AMERICAN
PROPERTY GROUP

August 18, 1992

Submitted to City Council

Date: Aug 17/92

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

Attention: Mr. Kelly Kloss
City Clerk, City of Red Deer

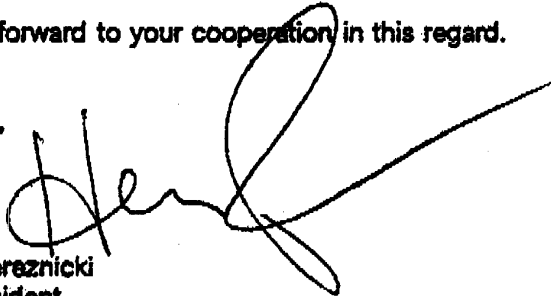
Dear Mr. Kloss:

Re: OPUS Developments Rezoning Proposal - 67 Street & Gaetz Avenue
Red Deer, Alberta

Further to our telephone conversation this morning please be advised that we have had very preliminary discussions with OPUS Developments regarding the access and transportation issues regarding our joint property access at the above noted location. As I had mentioned in my presentation last night before council, no resolution to the technical issues regarding the OPUS proposal have been made at this time. We would like to advise your office that our differences have not been resolved and ask that you confirm our mutual resolution to the issues prior to granting OPUS their final development permit.

We look forward to your cooperation in this regard.

Sincerely,



Henry Bereznicki
Vice President
Western Canada

/ca

Submitted to City Council
Date: Aug 17/92

17 August 1992

To: His Worship, Mayor McGhee, and Members of City Council

RE: PROPOSED OPUS DEVELOPMENT - 67TH STREET AND GAETZ AVENUE

In talking to the residents in the area directly linked to this property, and along Hallgren Avenue in particular, it is generally conceded that a shopping mall on this site would be acceptable.

We do have concerns about the types of uses that would be allowed if this site is rezoned and would ask that the neighbourhood residents who will be affected by this development be included for our input. For example, a hotel and the accompanying problems that might include would definitely NOT be an acceptable use in our opinion. As you know, a conceptual drawing is just that--a drawing. Once this site is rezoned, the developer might conceivably do other things with this site other than what they are "talking" about now. We would like to have input in the formulation of the Development Plan and we would like input about the kinds of uses this rezoning will allow.

We have already addressed traffic and access concerns with members of the Red Deer Regional Planning Commission and have had one telephone conversation with Brian Mar of Opus Developments about the accesses, appearance, buffering, and so on. It appears that the developer is certainly open to suggestions and the concerns of the community.

Another concern I would like to raise is that of 52nd Avenue. What is the City's intent concerning this "street"--will it remain a laneway behind Village Mall or will it eventually be turned back into a through street?

Also, I was told by Parks and Recreation administration 2 years ago that the City had committed itself to "extensive tree planting" as a buffer between the residents of Hallgren Avenue and the Village Mall. I have lived there 6 years now and, so far, only a dozen or so trees have been put in and do not, at present act as a buffer at all. The appearance of the back of Village Mall, though there is not any glaring garbage problem or anything of that nature at present, is not a pleasing sight. As a buffer/berm was in the original commitment, we would ask that the City carry through with this commitment as quickly as possible.

We would appreciate your consideration of these matters.

Respectfully submitted,



Ellen J. Geddes
on behalf of residents in Highland Green

11 Hallgren Avenue
Red Deer, Alberta T4N 6P1

DATE: July 22, 1992
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/T-92

A public hearing had been advertised in regard to Land Use Bylaw Amendment 2672/T-92 to be held in the Council Chambers of City Hall on Monday, July 20, 1992 commencing at 7:00 p.m. or as soon thereafter as Council may determine, however, as a result of a request from Opus Development Ltd., the following motion was passed agreeing to defer a public hearing to August 17, 1992.

"RESOLVED that Council of The City of Red Deer, having considered request from Opus Development Ltd. to postpone the public hearing relative to Land Use Bylaw Amendment 2672/T-92, hereby agrees that said public hearing be deferred to the August 17, 1992 Council meeting with the appropriate re-advertising being done in accordance with the Planning Act and that the costs of re-advertising be borne by Opus Development Ltd."

This office will again proceed with the necessary advertising for a public hearing to be held relative to this bylaw on Monday, August 17, 1992 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/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

July 22, 1992

Opus Development Ltd.
 300, 1400 Kensington Road N.W.
 CALGARY, Alberta
 T2N 3P9

FAX NO. 270-7716

Attention: Bryan Mar
 Director of Marketing

Dear Sir:

RE: PUBLIC HEARING OF JULY 20, 1992
PROPOSED LAND USE BYLAW AMENDMENT 2672/T-92

As you are aware, a public hearing was scheduled for the above noted Land Use Bylaw Amendment to accommodate a proposed shopping centre on Lot A, Plan 3155 H.W., however, as per your request, said public hearing was not held, and the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered request from Opus Development Ltd. to postpone the public hearing relative to Land Use Bylaw Amendment 2672/T-92, hereby agrees that said public hearing be deferred to the August 17, 1992 Council meeting with the appropriate re-advertising being done in accordance with the Planning Act and that the costs of re-advertising be borne by Opus Development Ltd."

It is our understanding that you wish the public hearing to be held at the next Council meeting which will be Monday, August 17, 1992. A public hearing for this Land Use Bylaw Amendment will again have to be readvertised, and in this regard, this office will now proceed with preparation for said public hearing to be held on Monday, August 17, 1992 commencing at 7:00 p.m. or soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on Friday, July 31st and August 7th. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk

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Bryan Mar
Opus Development Ltd.
July 22, 1992
Page 2

prior to public advertising an amount equal to the estimated cost of said advertising, which in this instance is \$500.00. We will require this deposit by no later than Tuesday, July 28, 1992, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I would bring to your attention that in our letter to Abugov Kaspar dated June 23, 1992 concerning this matter, we indicated that a number of concerns were outlined by the administration, and that said concerns would have to be dealt with prior to second and third reading of this bylaw being given. I am enclosing herewith a copy of the administrative reports outlining these various concerns, which had actually appeared on the Council agenda of June 22, 1992.

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

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/jt

Enc.

c.c. Bylaws and Inspections Manager
Fire Chief
Principal Planner
Engineering Department Manager
Economic Development Manager
Parks Manager
Mr. Stephen Rand, c/o Abugov Kaspar
300, 2424 - 4 Street S.W., Calgary T2S 2T4
Council and Committee Secretary - Sandra
please prepare the advertising for the public hearing as noted
in the letter.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 23, 1992

Abugov Kaspar
#300, 2424 - 4 Street S.W.
CALGARY, Alberta
T2S 2T4

Attention: Mr. Stephen Rand, M.A.A.A.
Project Architect

Dear Sir:

**RE: PROPOSED DEVELOPMENT BY OPUS BUILDING CORPORATION -
(GAETZ CROSSING) LOT A, PLAN 3155 H.W. -
APPLICATION FOR LAND USE REDESIGNATION - Your File No. 92019**

Your application on behalf of Opus Development Ltd. requesting the redesignation of Lot A, Plan 3155 H.W. from C4 to C2, to accommodate a proposed shopping centre on the site, received consideration at the Council meeting of June 22, 1992.

At the above noted meeting, Council passed the following motion approving the requested redesignation in principle, subject to the concerns as outlined by the administration.

"RESOLVED that Council of The City of Red Deer hereby approves in principle the redesignation of Lot A, Plan 3155 H.W. from C4 to C2 designation to accommodate the development proposed by Opus Development Ltd. and agrees to proceed with first reading of a land use bylaw amendment but that second and third reading be withheld until all of the concerns as outlined by the administration to Council June 22, 1992 are resolved."

As noted in the above resolution, there were a number of concerns outlined by the administration, and in this regard I am enclosing herewith pages 141 to 148 inclusive of the Council agenda of June 22, 1992 which contain the reports from the administration.

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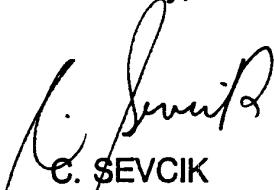
Mr. Stephen Rand
Abugov Kaspar
June 23, 1992
Page 2

In addition, I would advise that Council gave first reading to Land Use Bylaw Amendment 2672/T-92 which provides for the redesignation of the site in question from C4 to C2. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, July 20, 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 Friday, July 3rd and July 10th. 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 \$500. We will require this deposit by no later than Tuesday, June 30th, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

As noted in the comments from the Commissioners, it is recommended that second and third reading of the bylaw be withheld until all of the concerns outlined by the administration are resolved. Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/jt

c.c. City Commissioner
Bylaws and Inspections Manager
Fire Chief
Principal Planner
Council & Committee Secretary - Sandra -

Engineering Department Manager
Economic Development Manager
Parks Manager

Please prepare the advertising for a public hearing, as noted in the letter.



NO. 3

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

May 22, 1992
Our File #92019

BRUCE ABUGOV
B.A.Sc., M.Eng., M.Arch., P.Eng., MAAA, MRAIC
Principal

FRANK KASPAR
B.F.A., B.Arch., MAAA, MAIBC, MRAIC
Principal

Mayor and City Council

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

**Re: Application for Land Use Re-Zoning
Proposed Development by Opus Building Corporation
"Gaetz Crossing", Lot A, Plan 3155 H.W. in the N.E. 1/4 Sec. 20**

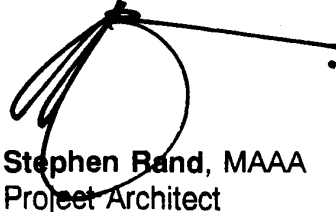
Please accept our request, on behalf of our client, Opus Development Ltd., for a change in the zoning of the captioned project from C-4 to C-2.

This change is requested in order to accommodate the development of a shopping centre on the site. As architects for the project, we would be available to make a presentation to Council regarding the merits of this proposal.

Under separate cover to the City Clerk's Department are copies of a proposed site plan, building elevations and artist's rendering, along with copies of a traffic impact assessment report and letter of authorization from the Owner.

Yours truly,

ABUGOV • KASPAR



Stephen Band, MAAA
Project Architect

SR/lm

cc: Brian Mar, Opus Development Ltd.
Bruce Abugov, Abugov Kaspar

300, 2424 - 4th St. S.W.
Calgary, Alberta T2S 2T4
(403) 228-6113
FAX: (403) 229-2815

Suite M2, 601 West Broadway
Vancouver, B.C. V5Z 4C2
(604) 875-1784
FAX: (604) 875-6951

Date: May 27, 1992

To: City Clerks

From: Fire Marshal

Re: Opus Building Corporation - Lot A, Plan 3155 H.W.

This department has no objections provided that Alberta Building Code and City guide line requirements are complied with for emergency access and water supplies for fire fighting.

A handwritten signature in black ink, appearing to read "Cliff Robson", with a long horizontal stroke extending to the right.

Cliff Robson
Fire Marshal

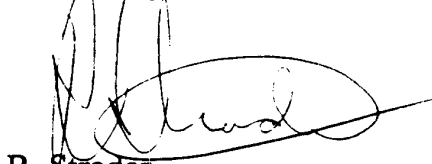
DATE: May 25, 1992
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **OPUS DEVELOPMENTS
LOT A, PLAN 3155 H.W.**

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

The proposed rezoning of this site is consistent with the zoning in the area. Parkland Mall and Village Mall are zoned C2. We have no objections to the proposal; however, we have serious concerns regarding the submitted site plan. We cannot reconcile the dimensions of the site, as shown, with the dimensions of the legal plan. The submitted plan indicates all of the landscaping, adjacent to 50 Avenue, located on City property, as well as some parking.

Recommendation: We have no objection to the proposed rezoning, provided that the applicant is aware that rezoning does not imply approval of the site plan.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a large, sweeping flourish extending to the right.

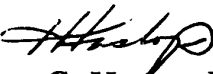
R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: June 1, 1992
TO: City Clerk
FROM: Engineering Department Manager
RE: **OPUS BUILDING CORPORATION
PROPOSED DEVELOPMENT AT 67 STREET AND GAETZ AVENUE**

The Engineering Department has no comments relative to the requested zoning change from C-4 to C-2; however, we would emphasize to Council that we cannot approve the site plan until the following matters are addressed and resolved:

1. The traffic impact study does not adequately address the traffic and pedestrian movements. All left turns from the site are shown to occur at the 63 Street and Gaetz Avenue traffic signal, which is not satisfactory. Pedestrian movements at 63 Street cannot be accommodated as shown.
2. The site plan indicates significant joint access construction with the Village Mall. If the Village Mall owners object to this, a complete revision of the site plan will be required.
3. The site plan indicates total utilization of the existing City owned West Gaetz Avenue Service Road. The City currently has underground utilities installed in this area and satisfactory arrangements for either lease or purchase of this right of way are required.


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

KGH/emg

c.c. By-laws and Inspections Manager
c.c. Principal Planner

DATE: June 3, 1992
TO: Charlie Sevcik, City Clerk
FROM: Alan Scott, Economic Development Manager
RE: **OPUS BUILDING CORPORATION - REZONING APPLICATION**

The Economic Development Department supports the application by Opus Building Corporation to re-zone the former Alberta Transportation site from C-4 to C-2 uses. The property, located on the south-west corner of Gaetz Avenue and 67 Street, is one of the most strategically located properties in Red Deer. Because of the retail development that has occurred in this area, and the recent re-development of Parkland Mall, the logical zoning of this site is C-2.

Recommendation

We would recommend that Council proceed with a bylaw to re-zone this site to C-2.



Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

CS-3.665

DATE: June 10, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR, A/Director
Community Services Division

RE: OPUS BUILDING CORPORATION: GAETZ CROSSING
LOT A, PLAN 3155 H.W.
Your memo dated May 26, 1992 refers.

I have reviewed the above proposal with the Recreation & Culture and Social Planning Managers. We have no objection to this rezoning from a Community Services perspective.

The landscaping requirement for the proposed C-2 designation would be consistent with the existing Village Mall development immediately to the south. Some existing spruce trees incorporated in the service road island would require removal in order to complete the roadway system indicated in this proposal. The costs for relocation should be the responsibility of the applicant.

Should City Council support this rezoning application, the issue of site landscaping can be suitably dealt with at the Development Application stage of the project. The applicant, however, should be advised that in the detailed design, the large mature elm, spruce and crab apple trees (52 in total) along the east service road, adjacent to the development area, should be retained wherever possible.

RECOMMENDATION

That City Council support the proposed Land Use Designation with notation that the applicant retain existing site trees wherever possible.



DON BATCHELOR

:dmg

c. K. Haslop, Engineering Services Manager
Paul Meyette, Principal Planner, R.D.R.P.C.



**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

MEMORANDUM

1952 - 1992

**CELEBRATING
40 YEARS
PLANNING SERVICE**

TO: C. Sevcik, City Clerk

DATE: June 10, 1992

FROM: Paul Meyette, Principal Planner

RE: OPUS DEVELOPMENT LIMITED PROPOSED DEVELOPMENT
AT 67TH STREET AND GAETZ AVENUE (GAETZ CROSSING)

Opus Development Limited is proposing a redevelopment of the former Alberta Transportation site at 67th Street and Gaetz Avenue. Redesignation of the site from C4 (Commercial Major Arterial) to C2 (Commercial Regional and District Shopping Centre) has been requested as part of the development proposal. In support of the development proposal the developer has submitted a site plan with elevations and a traffic impact study.

Planning staff have the following comments:

SITE DESIGN

1. The development appears to be trying to integrate the Gaetz Crossing Development with the Village Mall development by incorporating changes to the existing Village Mall access. The integration of the two sites for traffic and pedestrian circulation purposes is essential and as such the final design should be acceptable to both developments as well as the City. There is no indication of any agreement between the Village Mall and the Gaetz Crossing developers in regards to the traffic and pedestrian circulation. An agreement between the Village Mall and the Gaetz Crossing developers is necessary before the site plan could be approved.
2. The traffic impact assessment provided by the developer shows that traffic from the site will be focused on 63rd Street. The design of the site does not provide for easy access to 52nd Avenue. By redesignating the site and providing a public access to 52nd Avenue, north of Holmes Street (to discourage through traffic along Holmes) the traffic generated by the development could circulate more efficiently.

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 PAINTED 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 DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

Page 2

3. The design of the site includes the purchase and development of the existing service road. A road closure bylaw would be required to effect the road closure.
4. It appears that the development has a deficiency of about 25 parking stalls (4%) based upon C2 standards.
5. The foregoing comments on the proposed site plan are made on the understanding that there will be no further subdivision of this site.

REDESIGNATION REQUEST

6. The site is currently designated C4 (Commercial - Major Arterial). The Village Mall is designated for C2 (Regional and District Shopping Centre) use; the Parkland Mall is also designated C2.

If the Village Mall and the proposed Gaetz Crossing are viewed as an integrated development, the land use district should be identical for both parcels. The combined square footage of the two developments would be 196,813 square feet (18,284 square metres) meeting the definition of a "Regional Shopping Centre" as described in the City's Land Use Bylaw. Large developments of this nature have been traditionally designated C2 in the Land Use Bylaw.

2. There has been no construction timetable submitted with the redesignation application. The developer should provide the City with a building commitment for the site.

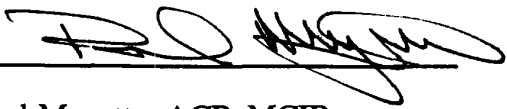
RECOMMENDATION

Planning staff are prepared to recommend that the Gaetz Crossing site be redesignated from C4 (Major Arterial) to C2 (Regional and District Shopping Centre) subject to:

1. An agreement between the Village Mall and Gaetz Crossing developers regarding traffic and pedestrian circulation.
2. Redesign of the site to allow access to the site from 52nd Avenue. The access should be located north of Holmes Street.

Page 3

3. Closure of the service road on the east boundary of the site and an agreement for sale or lease satisfactory to the City.
4. Traffic and pedestrian circulation being satisfactory to the Engineering Department.
5. A construction commitment being provided to the City.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
E.L. & P Manager
Fire Chief
Parks Manager
RCMP Inspector

Commissioners' Comments

The attached application is for the rezoning of the Old Alberta Transportation Site at the intersection of Gaetz Avenue and 67 Street to permit the development of a Shopping Centre. As can be seen from the comments of the administration, there are a number of problems to be resolved, some of them being significant. These are 1) the access arrangements at 63 Street; 2) the use of the Gaetz Avenue Service Road; 3) what appears to be the significant overdevelopment of the site; and 4) not mentioned by the administration but of concern is the reaction of the adjacent residential neighbourhood.

None of these problems are insurmountable and as the proposed use of the site is complimentary and consistent with the adjacent properties, we would support the redesignation in principle subject to the developer resolving the many concerns outlined. We would therefore recommend Council proceed with 1st reading of a Land Use Bylaw Amendment but that 2nd and 3rd reading be withheld until all of the concerns outlined are resolved.

"R.J. McGHEE",
Mayor

"M.C. DAY",
City Commissioner



Via Facsimile - (403) 346-6195

City of Red Deer
City Clerks Office
Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mr. Kelly Kloss
City Clerk

Dear Mr. Kloss:

Re: Public Hearing of July 20, 1992
Proposed Land Use By-Law Amendment 2672/T-92

Further to our discussion of earlier today please be advised that we, Opus Development Limited, the representatives of the property at Gaetz Avenue and 67th Street, wish to postpone the public hearing on the re-zoning of our property, from C4 to C2, until the next city council meeting.

We recognize that the public hearing will need to be re-advertised prior to this date. I hope this has not caused you any inconvenience.

Once again, thank you for your assistance in this matter.

Yours truly,

OPUS DEVELOPMENT LIMITED

A handwritten signature in black ink, appearing to read "Bryan A. Mar".

Bryan A. Mar
Director of Marketing

BAM/jac

OPUS DEVELOPMENT LIMITED
300, 1400 Kensington Rd, N.W.
Calgary, Alberta T2N 3P9
(403) 283-0000
FAX (403) 270-7716

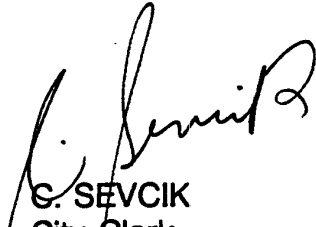
DATE: June 23, 1992
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/T-92

Council of The City of Red Deer at its meeting of June 22, 1992 gave first reading to the above noted bylaw.

Bylaw 2672/T-92 provides for the redesignation of Lot A, Plan 3155 H.W. (southwest corner of 67 Street and Gaetz Avenue) from C4 to C2 designation to accommodate a proposed shopping centre by Opus Development Ltd. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a public hearing to be held on Monday, July 20, 1992.

Trusting you will find this satisfactory.



G. SEVCIK
City Clerk

CS/jt

c.c. Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
Economic Development Manager
E. L. & P. Manager
Fire Chief
Parks Manager
Council & Committee Secretary - Sandra



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 23, 1992

Abugov Kaspar
#300, 2424 - 4 Street S.W.
CALGARY, Alberta
T2S 2T4

Attention: Mr. Stephen Rand, M.A.A.A.
Project Architect

Dear Sir:

**RE: PROPOSED DEVELOPMENT BY OPUS BUILDING CORPORATION -
(GAETZ CROSSING) LOT A, PLAN 3155 H.W. -
APPLICATION FOR LAND USE REDESIGNATION - Your File No. 92019**

Your application on behalf of Opus Development Ltd. requesting the redesignation of Lot A, Plan 3155 H.W. from C4 to C2, to accommodate a proposed shopping centre on the site, received consideration at the Council meeting of June 22, 1992.

At the above noted meeting, Council passed the following motion approving the requested redesignation in principle, subject to the concerns as outlined by the administration.

"RESOLVED that Council of The City of Red Deer hereby approves in principle the redesignation of Lot A, Plan 3155 H.W. from C4 to C2 designation to accommodate the development proposed by Opus Development Ltd. and agrees to proceed with first reading of a land use bylaw amendment but that second and third reading be withheld until all of the concerns as outlined by the administration to Council June 22, 1992 are resolved."

As noted in the above resolution, there were a number of concerns outlined by the administration, and in this regard I am enclosing herewith pages 141 to 148 inclusive of the Council agenda of June 22, 1992 which contain the reports from the administration.

....2



*a delight
to discover!*

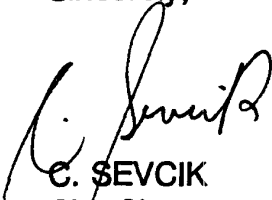
Mr. Stephen Rand
Abugov Kaspar
June 23, 1992
Page 2

In addition, I would advise that Council gave first reading to Land Use Bylaw Amendment 2672/T-92 which provides for the redesignation of the site in question from C4 to C2. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, July 20, 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 Friday, July 3rd and July 10th. 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 \$500. We will require this deposit by no later than Tuesday, June 30th, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

As noted in the comments from the Commissioners, it is recommended that second and third reading of the bylaw be withheld until all of the concerns outlined by the administration are resolved. Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/jt

c.c. City Commissioner
Bylaws and Inspections Manager
Fire Chief
Principal Planner
Council & Committee Secretary - Sandra -

Engineering Department Manager
Economic Development Manager
Parks Manager

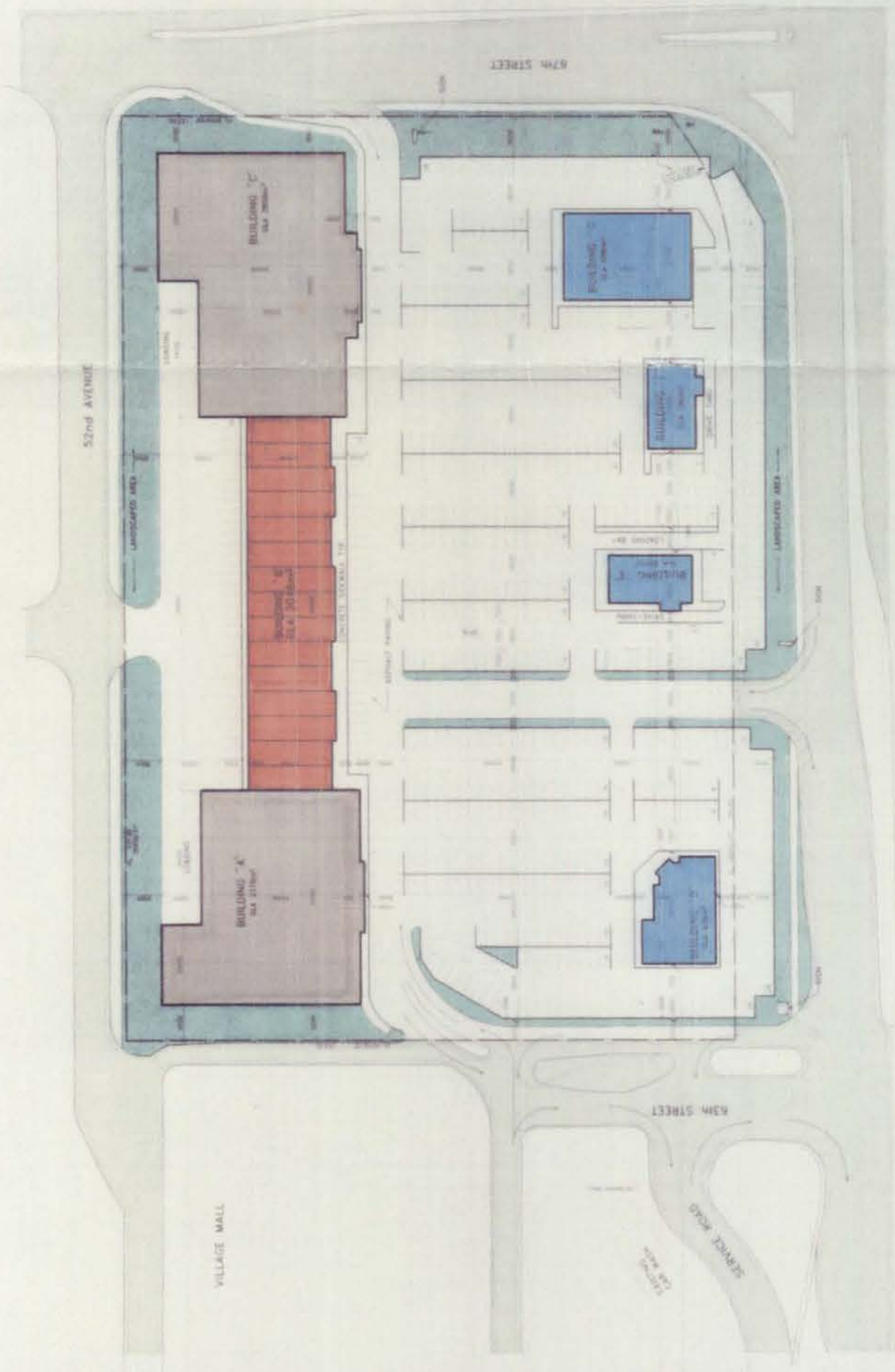
Please prepare the advertising for a public hearing, as noted in the letter.



GAETZ CROSSING

BY OPUS DEVELOPMENT LIMITED



[illegible][illegible]

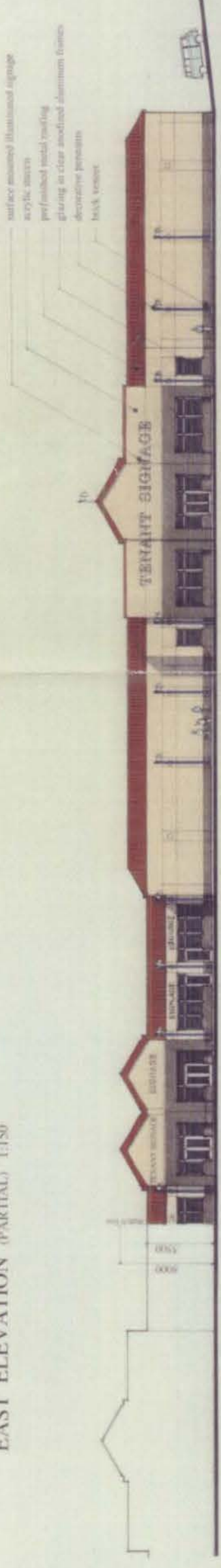
GAETZ CROSSING

SITE PLAN

	A1
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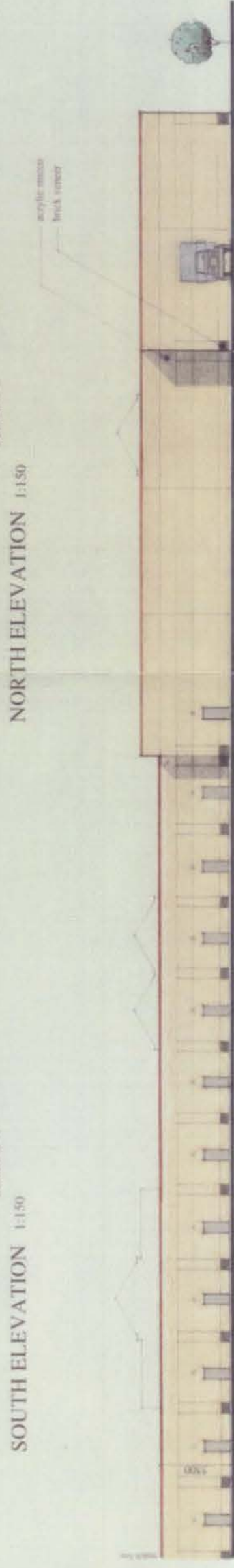
BUILDING A
EAST ELEVATION (PARTIAL) 1:150



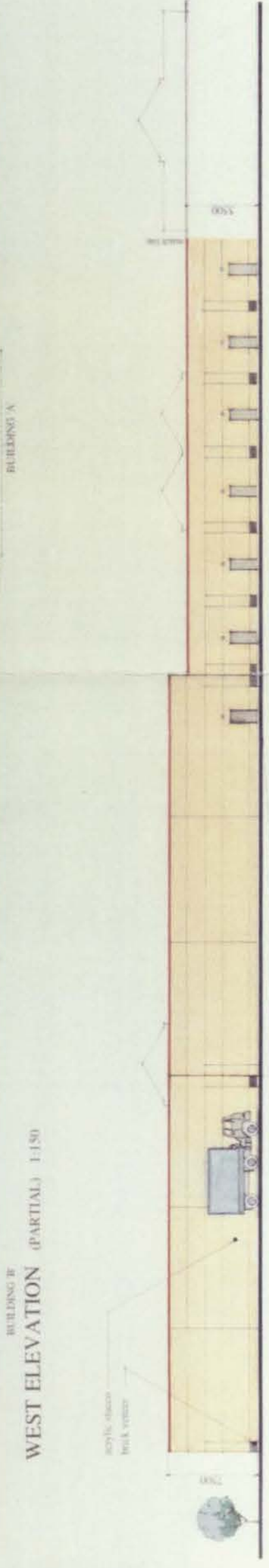
BUILDING B
EAST ELEVATION (PARTIAL) 1:150



BUILDING A
SOUTH ELEVATION 1:150



BUILDING C
NORTH ELEVATION 1:150



BUILDING B
WEST ELEVATION (PARTIAL) 1:150



BUILDING C
WEST ELEVATION (PARTIAL) 1:150

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

DATE: July 13/92

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 1FAX TO: Henry Bereznicki

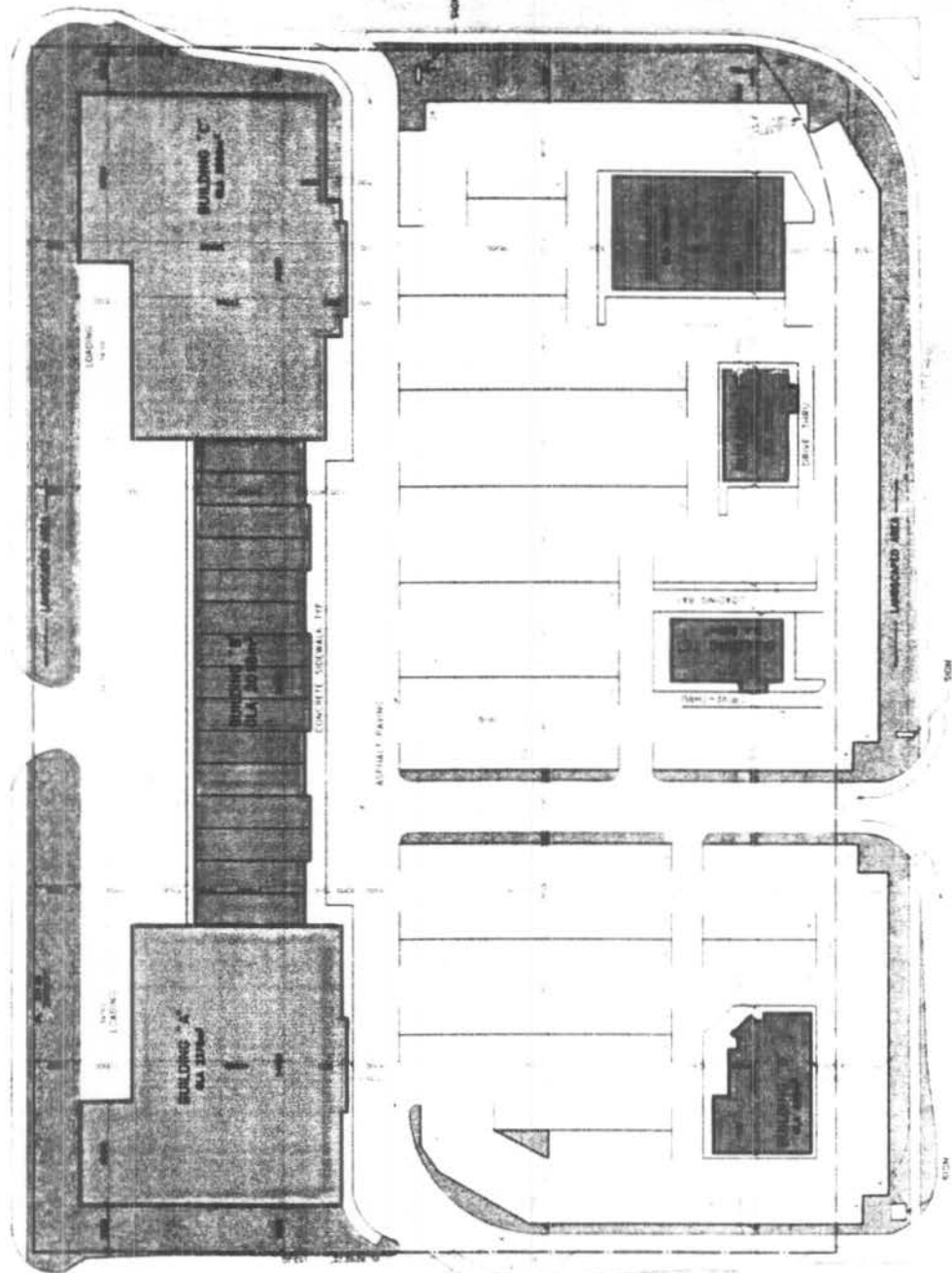
ATTENTION: _____

THEIR FAX NO: 434-9333FROM: TellyDEPARTMENT: Clerk

MESSAGE AREA (if required):

*a delight
to discover!*

52nd AVENUE



67th STREET

63th STREET

SERVICE ROAD

52nd AVENUE



NO. 3

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

May 22, 1992
Our File #92019

BRUCE ABUGOV
B.A.Sc., M.Eng., M.Arch., P.Eng., MAAA, MRAIC
Principal

FRANK KASPAR
B.F.A., B.Arch., MAAA, MAIBC, MRAIC
Principal

Mayor and City Council
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

**Re: Application for Land Use Re-Zoning
Proposed Development by Opus Building Corporation
"Gaetz Crossing", Lot A, Plan 3155 H.W. in the N.E. 1/4 Sec. 20**

Please accept our request, on behalf of our client, Opus Development Ltd., for a change in the zoning of the captioned project from C-4 to C-2.

This change is requested in order to accommodate the development of a shopping centre on the site. As architects for the project, we would be available to make a presentation to Council regarding the merits of this proposal.

Under separate cover to the City Clerk's Department are copies of a proposed site plan, building elevations and artist's rendering, along with copies of a traffic impact assessment report and letter of authorization from the Owner.

Yours truly,

ABUGOV • KASPAR

Stephen Band, MAAA
Project Architect

SR/lm

cc: Brian Mar,
Bruce Abugov,

Opus Development Ltd.
Abugov Kaspar

300. 2424 - 4th St. S.W.
Calgary, Alberta T2S 2T4
(403) 229-6113
FAX: (403) 229-2815

Suite M2, 601 West Broadway
Vancouver, B.C. V5Z 4C2
(604) 875-1784
FAX: (604) 875-6951

Date: May 27, 1992

To: City Clerks

From: Fire Marshal

Re: Opus Building Corporation - Lot A, Plan 3155 H.W.

This department has no objections provided that Alberta Building Code and City guide line requirements are complied with for emergency access and water supplies for fire fighting.

A handwritten signature in black ink, appearing to read "Cliff Robson", with a long horizontal stroke extending to the right.

Cliff Robson
Fire Marshal

DATE: June 3, 1992
TO: Charlie Sevcik, City Clerk
FROM: Alan Scott, Economic Development Manager
RE: **OPUS BUILDING CORPORATION - REZONING APPLICATION**

The Economic Development Department supports the application by Opus Building Corporation to re-zone the former Alberta Transportation site from C-4 to C-2 uses. The property, located on the south-west corner of Gaetz Avenue and 67 Street, is one of the most strategically located properties in Red Deer. Because of the retail development that has occurred in this area, and the recent re-development of Parkland Mall, the logical zoning of this site is C-2.

Recommendation

We would recommend that Council proceed with a bylaw to re-zone this site to C-2.


Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

CS-3.665

DATE: June 10, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR, A/Director
Community Services Division

RE: OPUS BUILDING CORPORATION: GAETZ CROSSING
LOT A, PLAN 3155 H.W.
Your memo dated May 26, 1992 refers.

I have reviewed the above proposal with the Recreation & Culture and Social Planning Managers. We have no objection to this rezoning from a Community Services perspective.

The landscaping requirement for the proposed C-2 designation would be consistent with the existing Village Mall development immediately to the south. Some existing spruce trees incorporated in the service road island would require removal in order to complete the roadway system indicated in this proposal. The costs for relocation should be the responsibility of the applicant.

Should City Council support this rezoning application, the issue of site landscaping can be suitably dealt with at the Development Application stage of the project. The applicant, however, should be advised that in the detailed design, the large mature elm, spruce and crab apple trees (52 in total) along the east service road, adjacent to the development area, should be retained wherever possible.

RECOMMENDATION

That City Council support the proposed Land Use Designation with notation that the applicant retain existing site trees wherever possible.



DON BATCHELOR

:dmg

c. K. Haslop, Engineering Services Manager
Paul Meyette, Principal Planner, R.D.R.P.C.



RED DEER
REGIONAL PLANNING COMMISSION

146

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

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

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

MEMORANDUM

1952 - 1992

**CELEBRATING
40 YEARS**

PLANNING SERVICE

TO: C. Sevcik, City Clerk

DATE: June 10, 1992

FROM: Paul Meyette, Principal Planner

RE: OPUS DEVELOPMENT LIMITED PROPOSED DEVELOPMENT
AT 67TH STREET AND GAETZ AVENUE (GAETZ CROSSING)

Opus Development Limited is proposing a redevelopment of the former Alberta Transportation site at 67th Street and Gaetz Avenue. Redesignation of the site from C4 (Commercial Major Arterial) to C2 (Commercial Regional and District Shopping Centre) has been requested as part of the development proposal. In support of the development proposal the developer has submitted a site plan with elevations and a traffic impact study.

Planning staff have the following comments:

SITE DESIGN

1. The development appears to be trying to integrate the Gaetz Crossing Development with the Village Mall development by incorporating changes to the existing Village Mall access. The integration of the two sites for traffic and pedestrian circulation purposes is essential and as such the final design should be acceptable to both developments as well as the City. There is no indication of any agreement between the Village Mall and the Gaetz Crossing developers in regards to the traffic and pedestrian circulation. An agreement between the Village Mall and the Gaetz Crossing developers is necessary before the site plan could be approved.
2. The traffic impact assessment provided by the developer shows that traffic from the site will be focused on 63rd Street. The design of the site does not provide for easy access to 52nd Avenue. By redesignating the site and providing a public access to 52nd Avenue, north of Holmes Street (to discourage through traffic along Holmes) the traffic generated by the development could circulate more efficiently.

MUNICIPALITIES WITHIN COMMISSION AREA

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

-
3. The design of the site includes the purchase and development of the existing service road. A road closure bylaw would be required to effect the road closure.
 4. It appears that the development has a deficiency of about 25 parking stalls (4%) based upon C2 standards.
 5. The foregoing comments on the proposed site plan are made on the understanding that there will be no further subdivision of this site.

REDESIGNATION REQUEST

6. The site is currently designated C4 (Commercial - Major Arterial). The Village Mall is designated for C2 (Regional and District Shopping Centre) use; the Parkland Mall is also designated C2.

If the Village Mall and the proposed Gaetz Crossing are viewed as an integrated development, the land use district should be identical for both parcels. The combined square footage of the two developments would be 196,813 square feet (18,284 square metres) meeting the definition of a "Regional Shopping Centre" as described in the City's Land Use Bylaw. Large developments of this nature have been traditionally designated C2 in the Land Use Bylaw.

2. There has been no construction timetable submitted with the redesignation application. The developer should provide the City with a building commitment for the site.

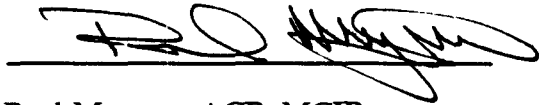
RECOMMENDATION

Planning staff are prepared to recommend that the Gaetz Crossing site be redesignated from C4 (Major Arterial) to C2 (Regional and District Shopping Centre) subject to:

1. An agreement between the Village Mall and Gaetz Crossing developers regarding traffic and pedestrian circulation.
2. Redesign of the site to allow access to the site from 52nd Avenue. The access should be located north of Holmes Street.

Page 3

3. Closure of the service road on the east boundary of the site and an agreement for sale or lease satisfactory to the City.
4. Traffic and pedestrian circulation being satisfactory to the Engineering Department.
5. A construction commitment being provided to the City.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
E.L. & P Manager
Fire Chief
Parks Manager
RCMP Inspector

Commissioners' Comments

The attached application is for the rezoning of the Old Alberta Transportation Site at the intersection of Gaetz Avenue and 67 Street to permit the development of a Shopping Centre. As can be seen from the comments of the administration, there are a number of problems to be resolved, some of them being significant. These are 1) the access arrangements at 63 Street; 2) the use of the Gaetz Avenue Service Road; 3) what appears to be the significant overdevelopment of the site; and 4) not mentioned by the administration but of concern is the reaction of the adjacent residential neighbourhood.

None of these problems are insurmountable and as the proposed use of the site is complimentary and consistent with the adjacent properties, we would support the redesignation in principle subject to the developer resolving the many concerns outlined. We would therefore recommend Council proceed with 1st reading of a Land Use Bylaw Amendment but that 2nd and 3rd reading be withheld until all of the concerns outlined are resolved.

"R.J. McGHEE",
Mayor

"M.C. DAY",
City Commissioner

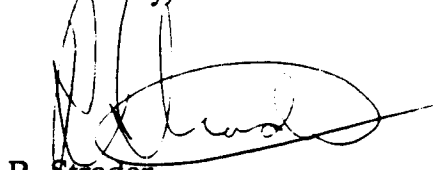
DATE: May 25, 1992
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **OPUS DEVELOPMENTS
LOT A, PLAN 3155 H.W.**

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

The proposed rezoning of this site is consistent with the zoning in the area. Parkland Mall and Village Mall are zoned C2. We have no objections to the proposal; however, we have serious concerns regarding the submitted site plan. We cannot reconcile the dimensions of the site, as shown, with the dimensions of the legal plan. The submitted plan indicates all of the landscaping, adjacent to 50 Avenue, located on City property, as well as some parking.

Recommendation: We have no objection to the proposed rezoning, provided that the applicant is aware that rezoning does not imply approval of the site plan.

Yours truly,

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

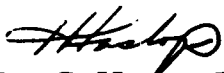
R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: June 1, 1992
TO: City Clerk
FROM: Engineering Department Manager
RE: **OPUS BUILDING CORPORATION
PROPOSED DEVELOPMENT AT 67 STREET AND GAETZ AVENUE**

The Engineering Department has no comments relative to the requested zoning change from C-4 to C-2; however, we would emphasize to Council that we cannot approve the site plan until the following matters are addressed and resolved:

1. The traffic impact study does not adequately address the traffic and pedestrian movements. All left turns from the site are shown to occur at the 63 Street and Gaetz Avenue traffic signal, which is not satisfactory. Pedestrian movements at 63 Street cannot be accommodated as shown.
2. The site plan indicates significant joint access construction with the Village Mall. If the Village Mall owners object to this, a complete revision of the site plan will be required.
3. The site plan indicates total utilization of the existing City owned West Gaetz Avenue Service Road. The City currently has underground utilities installed in this area and satisfactory arrangements for either lease or purchase of this right of way are required.


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

KGH/emg

c.c. By-laws and Inspections Manager
c.c. Principal Planner

DATE: August 19, 1992
TO: Parks Manager
FROM: Assistant City Clerk
RE: PROPOSED OPUS DEVELOPMENT - 67 STREET & GAETZ AVENUE LAND USE
AMENDMENT BYLAW 2672/T-92

At the Council meeting of August 17, 1992, second and third reading was given to the above noted bylaw which provides for the rezoning of the above noted site from C4 to C2.

At the public hearing of the above noted Land Use Bylaw amendment, Ellen Geddes, on behalf of residents of Highland Green spoke to Council and submitted a letter outlining various concerns relative to the proposed development. In the letter from Ms. Geddes she addresses an issue in which she was told by the Parks and Recreation Administration 2 years ago that The City had committed itself to extensive tree planting as a buffer between the residents of Hallgren Avenue and the Village Mall. Ms. Geddes indicates that she has lived in her location 6 years now and so far only a dozen or so trees have been put in and do not at present act as a buffer at all. Ms. Geddes goes on to indicate that a buffer/berm was the original commitment and she would ask that The City carry through with this commitment as quickly as possible.

I would ask that you review this concern of Ms. Geddes and if appropriate respond directly to her with a copy of this office.

If you have any questions or require additional information please do not hesitate to call.



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Director of Community Services
Bylaws & Inspections Manager

17 August 1992

To: His Worship, Mayor McGhee, and Members of City Council

RE: PROPOSED OPUS DEVELOPMENT - 67TH STREET AND GAETZ AVENUE

In talking to the residents in the area directly linked to this property, and along Hallgren Avenue in particular, it is generally conceded that a shopping mall on this site would be acceptable.

We do have concerns about the types of uses that would be allowed if this site is rezoned and would ask that the neighbourhood residents who will be affected by this development be included for our input. For example, a hotel and the accompanying problems that might include would definitely NOT be an acceptable use in our opinion. As you know, a conceptual drawing is just that--a drawing. Once this site is rezoned, the developer might conceivably do other things with this site other than what they are "talking" about now. We would like to have input in the formulation of the Development Plan and we would like input about the kinds of uses this rezoning will allow.

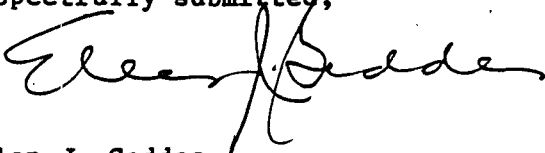
We have already addressed traffic and access concerns with members of the Red Deer Regional Planning Commission and have had one telephone conversation with Brian Mar of Opus Developments about the accesses, appearance, buffering, and so on. It appears that the developer is certainly open to suggestions and the concerns of the community.

Another concern I would like to raise is that of 52nd Avenue. What is the City's intent concerning this "street"--will it remain a laneway behind Village Mall or will it eventually be turned back into a through street?

Also, I was told by Parks and Recreation administration 2 years ago that the City had committed itself to "extensive tree planting" as a buffer between the residents of Hallgren Avenue and the Village Mall. I have lived there 6 years now and, so far, only a dozen or so trees have been put in and do not, at present act as a buffer at all. The appearance of the back of Village Mall, though there is not any glaring garbage problem or anything of that nature at present, is not a pleasing sight. As a buffer/berm was in the original commitment, we would ask that the City carry through with this commitment as quickly as possible.

We would appreciate your consideration of these matters.

Respectfully submitted,



Ellen J. Geddes
on behalf of residents in Highland Green

11 Hallgren Avenue
Red Deer, Alberta T4N 6P1

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 18, 1992

Opus Development Ltd.
300, 1400 Kensington Road N.W.
Calgary, Alberta
T2N 3P9

Attention: Bryan Mar, Dir. of Marketing

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/T-92
LOT A, PLAN 3155 HW/S.W. CORNER 67 ST. & GAETZ AVE./SHOPPING CENTRE

Further to our letter of July 22, 1992, wherein we advised of a Public Hearing in regard to the above noted Bylaw, I wish to advise as follows:

At the Council Meeting of Monday, August 17, 1992, Land Use Bylaw Amendment 2672/T-92 was given second and third readings by Council following the Public Hearing. Enclosed herewith is a copy of the aforementioned bylaw amendment as finally approved by Council.

In order to proceed further with the proposed development on the site in question, it will be necessary to submit an application to the Bylaws & Inspections Manager for receipt of all permits and necessary approvals prior to any construction taking place. As I had stated in my previous letter to you dated July 22, 1992, there are still a number of concerns that need to be addressed prior to development, i.e. mutual access agreement, landscaping, etc. In addition to these, Ellen Geddes, a resident of Highland Green submitted a letter (copy of which is attached) addressing concerns the residents of that area have regarding your development.

.. 2

*a delight
to discover!*

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please call.

Sincerely,

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

Kelly Kloss
Assistant City Clerk

/ds

Encl.

c.c. Bylaws & Inspections Manager
Engineering Department Manager
Fire Chief
E.L. & P. Manager
City Assessor
Economic Development Manager
Principal Planner
Parks Manager
Mr. Stephen Rand, c/o Abugov Kasper,
300, 2424 - 4 Street S.W., Calgary, Alta. T2S 2T4

17 August 1992

To: His Worship, Mayor McGhee, and Members of City Council

RE: PROPOSED OPUS DEVELOPMENT - 67TH STREET AND GAETZ AVENUE

In talking to the residents in the area directly linked to this property, and along Hallgren Avenue in particular, it is generally conceded that a shopping mall on this site would be acceptable.

We do have concerns about the types of uses that would be allowed if this site is rezoned and would ask that the neighbourhood residents who will be affected by this development be included for our input. For example, a hotel and the accompanying problems that might include would definitely NOT be an acceptable use in our opinion. As you know, a conceptual drawing is just that--a drawing. Once this site is rezoned, the developer might conceivably do other things with this site other than what they are "talking" about now. We would like to have input in the formulation of the Development Plan and we would like input about the kinds of uses this rezoning will allow.

We have already addressed traffic and access concerns with members of the Red Deer Regional Planning Commission and have had one telephone conversation with Brian Mar of Opus Developments about the accesses, appearance, buffering, and so on. It appears that the developer is certainly open to suggestions and the concerns of the community.

Another concern I would like to raise is that of 52nd Avenue. What is the City's intent concerning this "street"--will it remain a laneway behind Village Mall or will it eventually be turned back into a through street?

Also, I was told by Parks and Recreation administration 2 years ago that the City had committed itself to "extensive tree planting" as a buffer between the residents of Hallgren Avenue and the Village Mall. I have lived there 6 years now and, so far, only a dozen or so trees have been put in and do not, at present act as a buffer at all. The appearance of the back of Village Mall, though there is not any glaring garbage problem or anything of that nature at present, is not a pleasing sight. As a buffer/berm was in the original commitment, we would ask that the City carry through with this commitment as quickly as possible.

We would appreciate your consideration of these matters.

Respectfully submitted,



Ellen J. Geddes
on behalf of residents in Highland Green

11 Hallgren Avenue
Red Deer, Alberta T4N 6P1

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 19, 1992

The North American Property Group
Suite #1-10407-51 Avenue
EDMONTON, Alberta
T6H 0K4

ATTENTION: Henry Bereznicki, Vice President

Dear Mr. Bereznicki,

RE: OPUS DEVELOPMENTS - REZONING PROPOSAL - 67 STREET & GAETZ AVENUE

Thank you for your letter of August 18, 1992, concerning the above topic and in which you advise that no resolution to technical issues regarding the Opus proposal has been reached.

Also in your letter, you indicate that you wish this office to confirm your mutual resolution to the issues between your company and Opus prior to a final development permit being issued. I would advise that although it would be highly desirable and beneficial to all parties involved that a mutual resolution is arrived at it is not a requirement prior to the issue of the development permit. If you are unable to arrive at a mutual resolution, as long as Opus could satisfy the concerns of The City i.e. access, landscaping, etc. a development permit still could be issued.

I trust the preceding will help to clarify The City's position. Please note that I have forwarded a copy of your letter to the Bylaws & Inspections Manager for his information.

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

Sincerely,

KELLY KLOSS,
Assistant City Clerk

KK/dls

c.c. Bylaws & Inspections Manager
Director of Engineering Services
Director of Community Services

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

DATE: August 19, 1992
TO: Bylaws & Inspections Manager
FROM: Assistant City Clerk
RE: OPUS DEVELOPMENTS - REZONING PROPOSAL - 67 STREET & GAETZ AVENUE/LAND USE BYLAW AMENDMENT 2672/T/92

At the Council meeting of August 17, 1992, second and third reading were given to the above noted Land Use Bylaw amendment.

At the above noted Council meeting, Ellen Geddes spoke at the public hearing on behalf of residents in Highland Green and in addition submitted a letter to City Council outlining their concerns. The Mayor requested that I forward a copy of this letter to your office and that same be brought to the attention of the Municipal Planning Commission when the development of this site is considered.

In addition to the above, I also received a letter from the North American Property Group, a copy of which is attached, outlining that to date a mutual access agreement has not been agreed upon between their company (the owners of the Village Mall) and Opus Developments. I trust that you would also bring this matter to the attention of the Municipal Planning Commission.

This is submitted for your information. Trust you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Mayor McGhee

17 August 1992

To: His Worship, Mayor McGhee, and Members of City Council

RE: PROPOSED OPUS DEVELOPMENT - 67TH STREET AND GAETZ AVENUE

In talking to the residents in the area directly linked to this property, and along Hallgren Avenue in particular, it is generally conceded that a shopping mall on this site would be acceptable.

We do have concerns about the types of uses that would be allowed if this site is rezoned and would ask that the neighbourhood residents who will be affected by this development be included for our input. For example, a hotel and the accompanying problems that might include would definitely NOT be an acceptable use in our opinion. As you know, a conceptual drawing is just that--a drawing. Once this site is rezoned, the developer might conceivably do other things with this site other than what they are "talking" about now. We would like to have input in the formulation of the Development Plan and we would like input about the kinds of uses this rezoning will allow.

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Another concern I would like to raise is that of 52nd Avenue. What is the City's intent concerning this "street"--will it remain a laneway behind Village Mall or will it eventually be turned back into a through street?

Also, I was told by Parks and Recreation administration 2 years ago that the City had committed itself to "extensive tree planting" as a buffer between the residents of Hallgren Avenue and the Village Mall. I have lived there 6 years now and, so far, only a dozen or so trees have been put in and do not, at present act as a buffer at all. The appearance of the back of Village Mall, though there is not any glaring garbage problem or anything of that nature at present, is not a pleasing sight. As a buffer/berm was in the original commitment, we would ask that the City carry through with this commitment as quickly as possible.

We would appreciate your consideration of these matters.

Respectfully submitted,



Ellen J. Geddes
on behalf of residents in Highland Green

11 Hallgren Avenue
Red Deer, Alberta T4N 6P1

NORTH AMERICAN

PROPERTY GROUP

August 18, 1992

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

Attention: Mr. Kelly Kloss
City Clerk, City of Red Deer

Dear Mr. Kloss:

Re: OPUS Developments Rezoning Proposal - 67 Street & Gaetz Avenue
Red Deer, Alberta

Further to our telephone conversation this morning please be advised that we have had very preliminary discussions with OPUS Developments regarding the access and transportation issues regarding our joint property access at the above noted location. As I had mentioned in my presentation last night before council, no resolution to the technical issues regarding the OPUS proposal have been made at this time. We would like to advise your office that our differences have not been resolved and ask that you confirm our mutual resolution to the issues prior to granting OPUS their final development permit.

We look forward to your cooperation in this regard.

Sincerely,



Henry Beraznicki
Vice President
Western Canada

/ca

REPORTSNO. 1

July 27, 1992

To: City Clerk

From: Fire Chief

RE: REPAIRS TO PUMPER/TOWER - ENGINE 2

A recent inspection by Canspec Materials & Engineering indicates some structural deficiencies in the tower, as well as extension cable replacement. Until such repairs are made, the tower cannot be certified as it does not meet the applicable safety standards.

In addition, we recently had to rebuild the transmission on this vehicle.

None of these repairs were budgeted items.

RECOMMENDATION:

I respectfully request Council approval for a \$10,000.00 overexpenditure to my 1992 budget to allow for repairs to this unit.



R. Oscroft
FIRE CHIEF

RO/cb

FILE: alan\memos\fire.rep

DATE: July 29, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: FIRE CHIEF - REPAIRS TO PUMPER/TOWER
- ENGINE 2

The Fire Chief is indicating in his report to Council that unbudgeted repairs in the amount of \$10,000 have been required for Engine 2.

If Council approves the \$10,000 expenditure as an addition to the approved budget, I would recommend AMPLE grant funding be used.



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

AW/mrk

c.c. Fire Chief

Commissioner's Comments

We would recommend Council approve the requested overexpenditure and that AMPLE grant funding be used as recommended by the Director of Financial Services.

"M.C. DAY"
City Commissioner

DATE

92/07/28

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: Fire Chief - Repairs to Pumper / Tower - Engine 2

Please submit comments on the attached to this office by Aug

10 for the Council Agenda of Aug. 17.

☐

ACKNOWLEDGE

C. SEVCIK
City Clerk

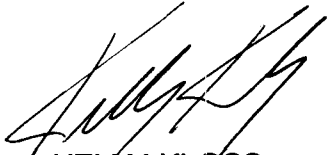
DATE: August 19, 1992
TO: Fire Chief
FROM: Assistant City Clerk
RE: REPAIRS TO PUMPER/TOWER/ENGINE 2

At the Council meeting of August 17, 1992, consideration was given to your report dated July 27, 1992, and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report from the Fire Chief dated July 27, 1992, re: Repairs to Pumper/Tower - Engine 2 hereby approves a \$10,000 overexpenditure for the said repairs to Engine 2 with the cost of said repairs being funded by AMPLE, and as presented to Council August 17, 1992."

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

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Director of Financial Services

NO. 2

DATE: July 31, 1992 **CS-3.707**

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division

RE: WASKASOO PARK:
MISCELLANEOUS MAINTENANCE/REPAIRS

1. A number of maintenance and repair items have recently been identified within Waskasoo Park. As outlined in the division's Facilities Management/Maintenance Plan (FMMP), these should be funded through the Waskasoo Park Operating Trust Fund. This fund was established to finance maintenance on an ongoing basis as the facilities age. The fund presently totals approximately \$1,550,000.

2. The items requiring funding are as follows:

▪ Heritage Ranch:	
Repair of septic system	\$ 4,215.80
▪ Kiwanis Picnic Grounds:	
Repairs to vandalized picnic shelter	\$ 3,720.00
▪ Fort Normandeau:	
Replacement of mower	\$ 2,675.00
▪ River Bend:	
Installation of make-up air unit	\$ 9,326.00
▪ Gaetz Lakes Sanctuary	
Vandalism repairs	\$ 625.00
▪ Total	<u>\$ 20,561.80</u>

3. The circumstances surrounding the above items may be briefly summarised as follows:

3.1 Heritage Ranch: Repair of Septic System

Septic system pumps at Heritage Ranch failed during the week of July 6th, and the immediate repairs were made in order to continue operation of the facilities. The system is approximately eight years old, and has probably had more extensive use than originally envisaged. The original plans made provision for a concession operation which was later operated for several years as a full-service restaurant. The repairs were fairly costly, due to the danger involved in entering the tanks, which required additional equipment and manpower. The system has now been modified so that either of the motors can be replaced without entering the tank.

.../2

City Council

Page 2

July 31, 1992

Waskasoo Park: Maintenance/Repairs

3.2 Kiwanis Picnic Grounds: Repairs to Vandalized Picnic Shelter

The large picnic shelter at Kiwanis Picnic Grounds was damaged by arson on March 27, 1992. The cost of repairs was \$3,720, which is less than the insurance deductible.

3.3 Fort Normandeau: Replacement of Mower

The mower at Fort Normandeau failed in July, and could not be repaired at a reasonable cost. Consequently, a replacement unit was immediately acquired, at a cost of \$2,675, as outlined in the attached letter from the Normandeau Cultural & Natural History Society. The mower was 11 years old, and was scheduled for replacement in 1993 or 1994. The mower is not part of the City's equipment fleet, as the mowing at the site is contracted out through the Normandeau Society.

3.4 River Bend: Installation of Make-up Air Unit

The River Bend Golf & Recreation Society is requesting approval of a sum of \$9,326.12 in order to install a make-up air system for the kitchen within the clubhouse. A make-up air system was originally proposed when the building was constructed, but was deleted by the consultant in order to reduce costs. With increased usage of the building during the winter, it is now virtually essential that this make-up air unit be installed.

The existing system requires all air to pass through the air conditioning unit. This causes the AC coil to freeze up when the outside air temperature is near 60 degrees, and interior conditions require air conditioning. Furthermore, the existing system does not permit the proper circulation of cooled air. The contractor suggests that this condition may be nearly doubling the cost of cooling on hot days due to overload. This condition also maintains a higher than desired humidity level within the building.

3.5 Gaetz Lakes Sanctuary: Vandalism Repairs

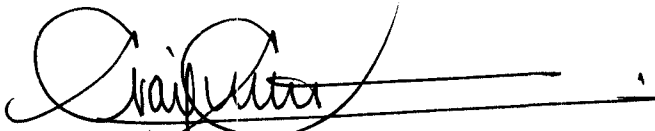
Repairs to the perimeter fence and manhole covers were necessary as a result of recent vandalism.

4. The above items are not unusual, and do not constitute unreasonable costs of repair and maintenance. They do, however, emphasize the need for additional funds for building maintenance and support the ongoing moratorium on new facility construction. In the case of these facilities within Waskasoo Park, funding is available through the Waskasoo Park Operating Trust Fund.

City Council
Page 2
July 31, 1992
Waskasoo Park: Maintenance/Repairs

5. **RECOMMENDATION**

It is recommended that City Council approve an expenditure of \$20,561.80 from the Waskasoo Park Operating Trust Fund toward minor maintenance and repairs, as outlined in the report from the Director of Community Services.



CRAIG CURTIS

:dmg

Att.

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Stan Schultz, Manager, River Bend Golf Course & Recreation Area
Morris Flewwelling, Museums Director
Wendy Martindale, Manager, Visitor & Convention Bureau

Normandeau Cultural and Natural History Society

Box 800
Red Deer, Alberta T4N 5H2
Ph.: (403) 343-6844
Fax.: (403) 342-6644

July 24, 1992

- Kerry Wood
Nature Centre

- Gaetz Lake
Sanctuary

- Allen Bungalow

- Fort Normandeau

- Red Deer &
District Museum

- Heritage Square

- Historical
Preservation
Committee

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

Your Worship and Members of Council:

RE: Fort Normandeau Mower

Due to the remoteness of Fort Normandeau Park it is not cost effective to have the grass mowing provided by the Parks Department.

Grass mowing at the Fort Normandeau site is done by our resident supervisor/caretaker as part of his contract using a mower provided by the Parks Department. The mower is an aged unit kept on site.

The mower was scheduled for replacement in 1993. Regrettably it has recently broken down. Both the City repair shop and a commercial repair firm advise the unit is beyond repair and must be replaced.

A suitable new replacement unit will cost \$2,675. Since it is important to maintain the site for the balance of the season we are asking Council to approve an immediate expenditure of \$2,675 from the Waskasoo Park Operating Surplus to purchase a new replacement mowing machine for Fort Normandeau.

Sincerely,

per M. Fleurovelling
Eileen Dubois
Chairperson

MF/lp



River Bend Golf and Recreation Society

Box 157
Red Deer, Alberta, Canada
T4N 5E8
Telephone (403) 343-8311
Fax (403) 346-6710

14 July, 1992

Mr. Craig Curtis
Director of Community Services
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Curtis:

Further to Dennis Brittain's conversation with Rich Roberts, we have attached quotations from Cremac Metal Products Ltd. and Arrow Mechanical Ltd. for the make-up air system required for the kitchen.

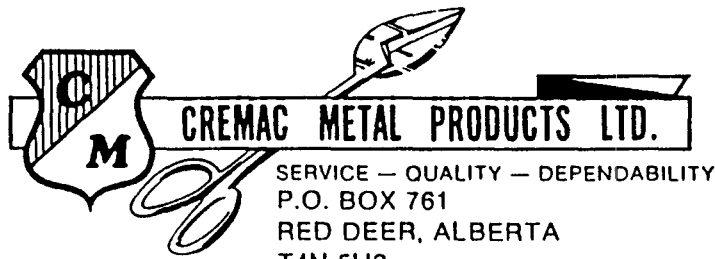
The additional equipment is necessary due to the fact that we are now required to operate the food service facility during the winter months and to get the full operating benefits from our present units.

Yours very truly,

Malcolm F. Mackenzie
Chairman
River Bend Golf and Recreation Society

MM/fcs
Attachments (2)

cc: Rich Roberts
Facilities Ops. Supv.
Recreation & Culture Department



July 08, 1992

Riverbend Golf Course
P.O. Box 157
Red Deer, Alberta
T4N 5E8

RE: RIVERBEND GOLF COURSE CLUB HOUSE

HE 40 3500 CFM.

Dear Sir;

We are pleased to quote on the supply and installation of one Direct Fired Makeup Air unit c/w necessary insulated ductwork, grilles, gas piping and electrical to serve the kitchen in the above building.

FOR THE SUM OF\$ 8716.00 + G.S.T.

Note: We do not recommend tying the new makeup air into existing ductwork as this will cause problems with heating and cooling of the kitchen when the unit is not running and will also affect the cooling when the unit is running.

In our quotation we have also allowed for the removal of the existing interlocks from the kitchen exhaust fan and the existing supply air unit. We have also allowed to interlock the existing exhaust fan with the new makeup air unit as required by code.

Thank you for this opportunity to quote.

Yours truly,
CREMAC METAL PRODUCTS LTD.

N. Belton
Norm Belton

NB/rln

8716.00
610.12 G.S.T.
\$ 9,326.12
TOTAL =



- Refrigeration • Heating • Air Conditioning
- Kitchen Equipment Repairs

#18, 7875-48 Avenue, Red Deer, Alberta T4P 2K1
Phone 403 347-1166 Fax 342-1153

July 6, 1992

Riverbend Golf Course
Box 157
Red Deer, Alta.

ATTENTION: DENNIS

Dear Sir:

RE: QUOTE TO SUPPLY AND INSTALL MAKE-UP AIR SYSTEM FOR KITCHEN

Price includes - Supply (1) make-up air unit *I.C.E. BMA-20*
- Inlet hood *2800 C.M.F.*
- Inlet filters
- Stand for make-up air unit
- Duct work through exterior wall to existing supply air
duct work to kitchen.
- Cut off duct
- Supply cap to ductwork to kitchen area
- Insulate ductwork as required
- Run gas line to make-up air
- Hook-up ,make-up electrically complete with control panel

Install make-up air.....\$7,764.00 + G.S.T.
Electrical.....\$ 548.00 + G.S.T.
Gas line.....\$1,256.00 + G.S.T.

Total price.....\$9,568.00 + G.S.T.

Make-up air comes with sheet metal

TOTAL = 10,232.76.

*Price does not include - Cement pad for stand which supports make-up
air unit which will be located on north side
of building. Precise location will be designated
on request.

Yours truly,
ARROW MECHANICAL LTD.
Dennis Trumble
Dennis Trumble

Commissioner's Comments

We would recommend Council approve the
overexpenditure as recommended by the Director of
Community Services.

"M.C. DAY", City Commissioner

*Bring forward next
Wednesday*

DATE July 20, 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
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

*Included in the Report
from Craig re:
Miscellaneous Meter Repairs.*

FROM:

CITY CLERK

RE: FORT NORMANDEAU MOWER

Please submit comments on the attached to this office by August 7

for the Council Agenda of August 17, 1992

C. Sevcik
C. SEVCIK
City Clerk

-> Curtis

Normandeau Cultural and Natural History Society

Box 800
Red Deer, Alberta T4N 5H2
Ph.: (403) 343-6844
Fax.: (403) 342-6644

- Kerry Wood
Nature Centre

July 20, 1992

- Gaetz Lake
Sanctuary

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

- Allen Bungalow

- Fort Normandeau

Your Worship and Members of Council

- Red Deer &
District Museum

RE: Fort Normandeau Mower

- Heritage Square

Due to the remoteness of Fort Normandeau Park it is not cost effective to have the grass mowing provided by the Parks Department.

- Historical
Preservation
Committee

Grass mowing at the Fort Normandeau site is done by our resident supervisor/caretaker as part of his contract using a mower provided by the Parks Department. The mower is an aged unit kept on site.

The mower was scheduled for replacement in 1993. Regrettably it has recently broken down. Both the City repair shop and a commercial repair firm advise the unit is beyond repair and must be replaced.

A suitable new or used replacement unit is expected to cost about \$3,500. Since it is important to maintain the site for the balance of the season we are asking Council to approve an immediate expenditure of up to \$3,500 plus G.S.T. from the Waskasoo Park Operating Surplus to purchase a new or reconditioned replacement mowing machine for Fort Normandeau.

Sincerely



Eileen Dubois
Chairperson

DATE July 20, 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
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- ☐ PERSONNEL MANAGER
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- ☐ RECREATION & CULTURE MANAGER
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- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: FORT NORMANDEAU MOWER

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for the Council Agenda of August 17, 1992.


C. SEVCIK
City Clerk

Normandeau Cultural and Natural History Society

Box 800
Red Deer, Alberta T4N 5H2
Ph.: (403) 343-6844
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- Kerry Wood
Nature Centre

July 20, 1992

- Gaetz Lake
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Mayor McGhee and Members of Council
City of Red Deer
City Hall
Red Deer, Alberta

- Allen Bungalow

- Fort Normandeau

Your Worship and Members of Council

- Red Deer &
District Museum

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Preservation
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Sincerely

per M. McQuelling
Eileen Dubois
Chairperson


DATE: August 20, 1992
TO: Director of Community Services
FROM: Assistant City Clerk
RE: WASKASOO PARK: MISCELLANEOUS MAINTENANCE/REPAIRS

At the Council Meeting of August 17, 1992, consideration was given to your memo dated July 31, 1992, and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red having considered report from the Director of Community Services dated July 31, 1992, re: Waskasoo Park: Miscellaneous Maintenance/Repairs hereby approves an expenditure of \$20,561.80 from the Waskasoo Park Operating Trust Fund towards minor maintenance and repairs as outlined in the above noted report, and as recommended to Council August 17, 1992."

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

Trusting you will find this satisfactory.



Kelly Kloss
Assistant/City Clerk

KK/ds

c.c. Parks Manager
Recreation & Culture Manager
River Bend Golf Course & Recreation Area Manager
Museums Director
Visitors & Convention Bureau Manager
Director of Financial Services

NO. 3

DATE: August 6, 1992


TO: CITY CLERK

FROM: APRIL DUNHAM, Chairman
Office Advisory Committee

RE: CITY OF RED DEER OPEN HOUSE
September 30, 1992

There is an employee-sponsored Open House being planned for Wednesday, September 30th, from 12:00 noon until 4:30 p.m. for all of the City of Red Deer Departments. Tours are planned for departments, both inside and outside of City Hall, and refreshments will be served.

This is for City Council information.



APRIL DUNHAM

Commissioner's Comments

Submitted for Council's information.

"M.C. DAY"
City Commissioner

DATE: August 18, 1992

TO: Office Advisory Committee
Attention: April Dunham

FROM: Assistant City Clerk

RE: CITY OF RED DEER OPEN HOUSE/SEPTEMBER 30, 1992

Your report of August 6, 1992, was presented to Red Deer City Council at their meeting of August 17, 1992, for the information of Council members.

On behalf of Council, I wish to thank you for your submission in this instance and express appreciation for reporting on the plans for this Open House scheduled to take place on September 30, 1992.

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

Kelly Kloss
Assistant City Clerk

/ds

NO. 4

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

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

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

* Denotes Professional Corporation

Your file:

Our file: GEN 08/92 THC

August 5, 1992

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

**ATTENTION: Charles Sevcik,
City Clerk**

Dear Sir:


**RE: Traffic Bylaw Amendments
Utility Bylaw Amendments**

As requested by the Fire Marshal, we have made certain amendments to the above two Bylaws which he has examined and found to be in order.

The same are enclosed to be presented to Council when you deem appropriate.

Yours truly,

Per:

**THOMAS H. CHAPMAN, Q.C.**

THC/vjh

Enclosures

DATE: August 6, 1992
TO: City Clerk
FROM: Fire Marshal
RE: Bylaw Revisions

Some changes to these bylaws were required because of the definition used in the Transport of Dangerous Goods Act.

We feel the increase in the tickets is necessary to make it worth the time to issue a ticket and recover costs.

There was no provision in the bylaws for cost recover for clean up. There have been occurrences in the past where cost to the city for clean up and disposal has been very costly.

It is our opinion that the dumping of dangerous goods within the city is a very serious matter and those responsible should be fined and required to pay for cleaning up and disposal.

The large fines specified in the Dangerous Goods Routes Bylaw are a very good deterrent. The industry is aware of the costs when in contravention of this bylaw and we have in the past few years had few problems.



Cliff Robson
Fire Marshal

Commissioner's Comments

We would recommend that Council pass the amending bylaws as presented.

"M.C. DAY"
City Commissioner

DATE: August 20, 1992
TO: Fire Marshall
FROM: Assistant City Clerk
RE: TRAFFIC BYLAW AMENDMENT 2800/C-92
UTILITY BYLAW AMENDMENT 2960/H-92

As you are aware, the above noted bylaws were placed on the agenda for the Council meeting of August 17, 1992, however by your request same have been withdrawn. I trust that you will now review these bylaws and resubmit same to Council when appropriate.

Trust you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Fire Chief
City Solicitor

NO. 5

DATE: August 6, 1992

TO: City Council

FROM: City Clerk

**RE: AMENDMENTS TO:
DEVELOPMENT APPEAL BOARD BYLAW AMENDMENT 2589/A-92
MUNICIPAL PLANNING COMMISSION BYLAW AMENDMENT 3044/B-92**

Recently we had a situation where an appellant had not begun construction of his project which was approved by the Development Appeal Board within 12 months of the date appearing on the Development Permit, in compliance with Section 2.2.9 of the Land Use Bylaw. The 12 month stipulation is included on the back of the Development Permit application and on the back of the Development Permit.

The Bylaws and Inspections Manager advises that a Development Permit is normally mailed to the applicant/appellant following approval by the Municipal Planning Commission or the Development Appeal Board. In the case referred to above, the appellant claimed he had never received the Development Permit in the mail, and accordingly was not aware of the 12 month stipulation.

As a result of the problem experienced in this case, it is being suggested that the M.P.C. and D.A.B. Notice of Decision be amended to contain a provision, drawing to the applicant's/appellant's attention, that construction must begin within 12 months from the date of issuance of the Development Permit which is mailed under separate cover. This should overcome the problem from arising again should the Development Permit get lost in the mail. Following hereafter are copies of the existing notices and the proposed notices.

If Council concurs with the suggested amendments, we would request that Council give three readings to the amending bylaws included in the Bylaw Section of the Agenda.


C. SEVCIK
City Clerk

CS/jt

Att.

Commissioner's Comments

We would concur with the recommendations that the amending bylaws be passed.

"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

EXISTING

(APPLICANT)

Dear Sir/Madam:

The decision of the Municipal Planning Commission at its meeting of _____, 199 , in regard to the above application was as follows:

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 _____ day of _____, 199 .

Yours sincerely,

CITY CLERK

*a delight
to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

PROPOSED

(APPLICANT)

Dear Sir/Madam:

The decision of the Municipal Planning Commission at its meeting of _____, 199, in regard to the above application was as follows:

ADD ↓

A decision of the Municipal Planning Commission is not a Development or Building Permit. In compliance with Section 2.2.9 of the Land Use Bylaw, construction of a development which has been approved by the Municipal Planning Commission must begin within 12 months from the date appearing on the Development Permit, said Development Permit being mailed by ordinary mail to the Applicant at the address appearing on the Applicant's application. If construction has not commenced prior to the end of the 12 month period, the Applicant will be required by The Planning Act to reapply for all necessary approvals.

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 _____ day of _____, 199 .

Yours sincerely,

CITY CLERK



RED DEER

*a delight
to discover!*

EXISTING

Bylaw 2589/78 Form 3

RED DEER DEVELOPMENT APPEAL BOARD NOTICE OF DECISION

Pursuant to Section 2.18.2 of the Development Appeal Board Bylaw 2589/78

TO:

DATE:

COPY OF APPEAL BOARD MINUTE STATING
SUBJECT OF APPEAL, DATE OF HEARING,
THE DECISION, AND REASONS THEREFORE

RE:

DATE OF HEARING:

DECISION OF BOARD:

NOTE: (Excerpt from The Planning Act, 1980)

"152 (1) Subject to subsection (2), on a question of law or on a question of jurisdiction, an appeal lies to the Court of Appeal from the Board or a development appeal board.

(2) An application for leave to appeal pursuant to subsection (1) shall be made

(a) to a judge of the Court of Appeal, and

(b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed,

and notice of the application shall be given to the Board or the development appeal board, as the case may be, and such other persons as the judge may direct."

A decision of the Development Appeal Board is not a Development or Building Permit.

Such permits may be obtained separately from City Hall after the expiration of the 30 day appeal period above stated has expired and if leave to appeal has not been granted.

DELETE ↑

RED DEER DEVELOPMENT APPEAL BOARD

PER: _____

Chairman

c.c. Building Inspection
Planning Director

PROPOSED

Bylaw 2589/78 Form 3

RED DEER DEVELOPMENT APPEAL BOARD NOTICE OF DECISION

Pursuant to Section 2.18.2 of the Development Appeal Board Bylaw 2589/78

TO:

DATE:

COPY OF APPEAL BOARD MINUTE STATING
SUBJECT OF APPEAL, DATE OF HEARING,
THE DECISION, AND REASONS THEREFORE

RE:

DATE OF HEARING:

DECISION OF BOARD:

NOTE: (Excerpt from The Planning Act, 1980)

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- (a) to a judge of the Court of Appeal, and
 - (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed,

and notice of the application shall be given to the Board or the development appeal board, as the case may be, and such other persons as the judge may direct."

A decision of the Development Appeal Board is not a Development or Building Permit.

In compliance with Section 2.2.9 of the Land Use Bylaw, construction of a development which has been approved by the Development Appeal Board must begin within 12 months from the date appearing on the Development Permit, said Development Permit being mailed by ordinary mail to the Appellant at the address appearing on the Appellant's application. If construction has not commenced prior to the end of the 12 month period, the Appellant will be required by The Planning Act to reapply for all necessary approvals.

SUBSTITUTE ↑

RED DEER DEVELOPMENT APPEAL BOARD

PER: _____
Chairman

c.c. Building Inspection
Planning Director

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
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208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

* Denotes Professional Corporation

Your file:

Our file: GEN 08/92 THC

August 5, 1992

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

ATTENTION: Charles Sevcik,
City Clerk

Dear Sir:

RE: **Development Appeal Board Bylaw**
Municipal Planning Commission Bylaw

Further to your memo respecting notices respecting issue of Development Permits, I have reviewed the material which you have provided and have the following comments.

1. Proposed Letter to Applicant - Decision of MPC

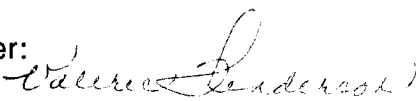
I agree with the format proposed.

2. Proposed Notice of Decision - DAB

With respect to the proposed Notice of Decision of Development Appeal Board, I believe that the clause which you propose to delete should be left in the Notice, and the additional paragraph which you indicated to be substituted should be an additional paragraph.

Yours truly,

Per:



THOMAS H. CHAPMAN, Q.C.

THC/vjh

c.c. Ryan Strader - City Hall

DATE: AUGUST 4, 1992
TO: CITY SOLICITOR
FROM: CITY CLERK
RE: AMENDMENTS TO:

**DEVELOPMENT APPEAL BOARD BYLAW 2589/78
MUNICIPAL PLANNING COMMISSION BYLAW 3044/91**

**RE: STIPULATION IN DECISION LETTERS THAT CONSTRUCTION OF
THE DEVELOPMENT MUST BEGIN WITHIN 12 MONTHS OF THE
DATE APPEARING ON THE DEVELOPMENT PERMIT.**

We have recently come across a situation where a DAB Appellant had not begun construction of his DAB-Approved project within 12 months of the date appearing on the Development Permit, in compliance with Section 2.2.9 of the Land Use Bylaw.

The 12 month stipulation is included on the back of the Development Permit Application AND on the back of the Development Permit, copies of which are enclosed herewith.

Section 2.2.9 of the Land Use Bylaw states:

"Failure to Commence Development

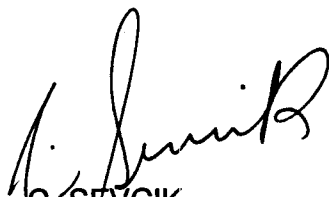
- (1) A development permit shall cease to be valid 12 months after the date on which it was issued unless the Development Officer endorses thereon:
 - (a) that the proposed development still complies with the provisions of this Bylaw, and
 - (b) the date on which such endorsement was made."

The Bylaws & Inspections Manager advises that a Development Permit is normally mailed to the Applicant/Appellant following approval. In the case referred to above, the Appellant claimed he had never received the Development Permit in the mail, and accordingly was not aware of the 12-month stipulation. As a result, it has been suggested by the Bylaws & Inspections Manager that the DAB Notice of Decision contain a provision, drawing to the attention of the Appellant, that construction must begin within 12 months from the date of issuance of the Development Permit which is being mailed under separate cover. We believe this to be a suggestion worthy of consideration, and in fact feel that the MPC Notice of Decision should contain a like provision.

Page 2
City Solicitor
August 4, 1992

Accordingly, we have prepared a draft paragraph to be included in both the DAB and MPC Notices, (copies of existing and proposed Notices attached). You will note that in the DAB Notice, we are suggesting the draft paragraph be included in substitution of an existing paragraph. If you agree, I believe the proposed changes would have to be approved by way of bylaw amendments.

Your advice and assistance would be appreciated.



C. SEVCIK
CITY CLERK
CS/si

c.c. Bylaws & Inspections Manager

EXISTING

FILE No.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

(APPLICANT)

Dear Sir/Madam:

The decision of the Municipal Planning Commission at its meeting of , 199 , in regard to the above application was as follows:

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 day of , 199 .

Yours sincerely,

CITY CLERK



RED DEER

*a delight
to discover!*

PROPOSED

FILE No.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

(APPLICANT)

Dear Sir or Madam:

RE:

The decision of the Municipal Planning Commission at their meeting of _____, in regard to the above application was as follows:

ADD →

In compliance with Section 2.2.9 of the Land Use Bylaw, construction of a development which has been approved by the Municipal Planning Commission must begin within 12 months from the date appearing on the Development Permit, said Development Permit being mailed by ordinary mail to the Applicant at the address appearing on the Applicant's application. If construction has not commenced prior to the end of the 12 month period, the Applicant will be required by The Planning Act to reapply for all necessary approvals.

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If you have any questions pertaining to this decision, please do not hesitate to contact this office.

ISSUED this 31th day of July, 1992.

Yours sincerely,

CITY CLERK



RED DEER

*a delight
to discover!*

EXISTING

Bylaw 2589/78 Form 3

RED DEER DEVELOPMENT APPEAL BOARD
NOTICE OF DECISION

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TO:

DATE:

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SUBJECT OF APPEAL, DATE OF HEARING,
THE DECISION, AND REASONS THEREFORE

RE:

DATE OF HEARING:

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- (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed,

and notice of the application shall be given to the Board or the development appeal board, as the case may be, and such other persons as the judge may direct."

A decision of the Development Appeal Board is not a Development or Building Permit. Such permits may be obtained separately from City Hall after the expiration of the 30 day appeal period above stated has expired and if leave to appeal has not been granted.

DELETE

RED DEER DEVELOPMENT APPEAL BOARD

PER: _____

c.c. Building Inspection
Planning Director

PROPOSED

Bylaw 2589/78 Form 3

RED DEER DEVELOPMENT APPEAL BOARD
NOTICE OF DECISION

Pursuant to Section 2.18.2 of the Development Appeal Board Bylaw 2589/78

TO:

DATE:

COPY OF APPEAL BOARD MINUTE STATING
SUBJECT OF APPEAL, DATE OF HEARING,
THE DECISION, AND REASONS THEREFORE

RE:

DATE OF HEARING:

DECISION OF BOARD:

NOTE: (Excerpt from The Planning Act, 1980)

- "152 (1) Subject to subsection (2), on a question of law or on a question of jurisdiction, an appeal lies to the Court of Appeal from the Board or a development appeal board.
- (2) An application for leave to appeal pursuant to subsection (1) shall be made
- (a) to a judge of the Court of Appeal, and
 - (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed,

and notice of the application shall be given to the Board or the development appeal board, as the case may be, and such other persons as the judge may direct."

In compliance with Section 2.2.9 of the Land Use Bylaw, construction of a development which has been approved by the Development Appeal Board must begin within 12 months from the date appearing on the Development Permit, said Development Permit being mailed by ordinary mail to the Appellant at the address appearing on the Appellant's application. If construction has not commenced prior to the end of the 12 month period, the Appellant will be required by The Planning Act to reapply for all necessary approvals.

SUBSTITUTE

RED DEER DEVELOPMENT APPEAL BOARD

PER: _____

Chairman

c.c. Building Inspection
Planning Director

DATE: August 20, 1992

TO: Bylaws & Inspections Manager

FROM: Assistant City Clerk

RE: 1) DEVELOPMENT APPEAL BOARD BYLAW AMENDMENT 2589/A-92
2) MUNICIPAL PLANNING COMMISSION BYLAW AMENDMENT 3044/B-92

At the Council Meeting of August 17, 1992, the above noted Bylaw Amendments were passed.

Both amendments basically deal with a provision to draw to the applicant's/appellant's attention that construction must begin within 12 months from the date of issuance of a Development Permit which is mailed under separate cover.

Attached for your information are the relevant amended copies of the Development Appeal Board Bylaw and the Municipal Planning Commission Bylaw.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

Encl.

c.c. M.P.C.
D.A.B.
Council & Committee Secy., S. Ladwig

NO. 6

CS-3.701

DATE: July 27, 1992

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division

RE: SERVICING OF SITE FOR THE
ALBERTA SPORTS HALL OF FAME

1. The history of the City's bid for the Alberta Sports Hall of Fame & Museum is outlined in the attached report dated January 13, 1992. As outlined in section 2.6, the City submitted a bid for the facility in August 1990, based on the provision of a serviced site at Heritage Ranch or adjacent to the Westerner. When this was approved by City Council, it was recommended that servicing and land costs be funded through the AMPLE program.
2. In January 1992, City Council considered the attached report, recommending that the City reaffirm the bid for the Alberta Sports Hall of Fame & Museum, and approve the allocation of available funds through the Community Tourism Action Program (CTAP) for the servicing of the site. Following consideration of this report, City Council adopted the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered report dated January 13, 1992 from the Director of Community Services re: Heritage Ranch: Proposed Sites for 1)The Alberta Sports Hall of Fame and Museum, and 2) 'The Crossing' Tourism Facility, hereby agrees to:

1. Reaffirm its approval of the bid for the Alberta Sports Hall of Fame and Museum, and authorize the administration to negotiate further with the Alberta Sports Hall of Fame Standing Committee and the Alberta Sport Council;
2. Reaffirm its support for the concept of 'The Crossing' at Heritage Ranch, subject to a complete review of the concept, design, access and egress, and potential funding sources from the private sector;

City Council
Page 2
July 27, 1992
Alberta Sports Hall of Fame & Museum

3. Authorize the Red Deer Tourist and Convention Board to investigate private sector interest in the development of 'The Crossing' and bring forward a further report to Council;
4. Approve the allocation of available funds through the Community Tourism Action Program (CTAP) towards the provision of servicing and access to the site at Heritage Ranch for the Alberta Sports Hall of Fame and Museum should the City be successful in attaining this facility;

and as recommended to Council February 3, 1992."

3. On May 29, 1992, the Alberta Sport Council and the Alberta Sports Hall of Fame Standing Committee announced that Red Deer had been selected as the home for the proposed new facility.
4. In order to access funds through the Community Tourism Action Program (CTAP), it will be necessary to service the site for the Alberta Sports Hall of Fame in early 1993. As I outlined in my report, approximately \$350,000 is still available to the City on a 75% Provincial/25% Matching basis.

The site can be serviced in a variety of ways. However, in order for planning to be commenced, a proposal call for consultants has been issued, and it is assumed that servicing costs will be approximately as follows:

Design:	CTAP \$ 18,750	
	City \$ 6,250	\$ 25,000
Construction:	CTAP \$187,000	
	City \$ 63,000	<u>\$250,000</u>
Total:		<u>\$275,000</u>

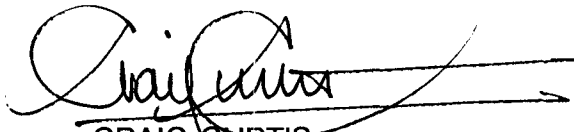
It should be noted that the construction costs can only be accurately determined once initial design work has been completed. Consequently, it is necessary for the site servicing study to be commenced as soon as possible.

City Council
Page 3
July 27, 1992
Alberta Sports Hall of Fame & Museum

5. **RECOMMENDATION**

It is recommended that City Council:

- Authorize the administration to appoint a consultant to design the servicing for the site for the Alberta Sports Hall of Fame & Museum.
- Approve a sum of \$6,250 from the AMPLE grant to fund the City's share of the site servicing study in 1992.
- Request the administration to budget for the balance of the matching funds for servicing the site in the 1993 capital budget.



CRAIG CURTIS

:dmg

Att.

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Wendy Martindale, Manager, Visitor & Convention Bureau
Don Moore

DATE: January 13, 1992

TO: RED DEER TOURIST AND CONVENTION BOARD
RECREATION, PARKS & CULTURE BOARD
NORMANDEAU CULTURAL AND NATURAL HISTORY SOCIETY
CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: HERITAGE RANCH: PROPOSED SITES FOR
■ THE ALBERTA SPORTS HALL OF FAME AND MUSEUM
■ "THE CROSSING" TOURISM FACILITY

1.0 INTRODUCTION

The proposals for the Alberta Sports Hall of Fame and Museum and "The Crossing" have been considered by City Council on numerous occasions. The purpose of this report is to summarize the background, and present a series of definitive recommendations for approval by City Council, which will provide clear direction for both projects.

2.0 BACKGROUND

- 2.1 During 1988, the Red Deer Tourist and Convention Board was exploring a facility or theme through its Major Attraction Committee. This committee finally proposed a "transportation theme" for Red Deer, which was endorsed by City Council on April 3, 1989.
- 2.2 In 1988, the Red Deer Region Community Futures Corporation hired consultants to undertake a study referred to as "Adventure West: A Community Initiatives Proposal". Upon completion in 1989, this study proposed an "adventure/exploration theme" for the west central portion of David Thompson Country, including Red Deer. The study proposed a regional tourism corridor with a number of theme attractions.
- 2.3 In 1989, the City and regional committee pooled their resources, and it was agreed that two studies should be undertaken by a single consultant, with funding through the Canada Alberta Tourism Agreement (C.A.T.A.). These two studies may be summarized as follows:
 - The Red Deer Tourism Opportunity Study - to investigate and assess the proposed "transportation theme" for Red Deer.

- The West Centre Regional Tourism Generator Study - to investigate the promotion of the region under an "adventure/exploration theme".

2.4 The Red Deer Tourism Opportunity Study was completed in April 1990. The consultant, Pannell Kerr Forster, recommended that Red Deer should develop, package and sell its major attractions and events within the three major themes of natural environment, agriculture, and transportation.

The consultant also recommended enhancing the role of Red Deer as a major "travel crossroads" and developing a proposed facility concept entitled "The Crossing". "The Crossing" was conceived as an en route stopping place where the traveller could sample the hospitality, adventure, and exploration opportunities of Red Deer and the surrounding region. The tourist facility was proposed to include the following major components.

- "A Provincial 'Travelling On' Centre - an information centre for the entire province.
- A Themed Regional Attraction and Sales Centre - including displays, simulators and live presentations by operators and communities.
- A City of Red Deer Attraction and Sales Centre - selling the major attractions, events and opportunities of Red Deer, and selling tickets for those attractions.
- A Traveller Service/Rest Centre - including a themed restaurant, service station, washrooms, picnic area, playground and gift/souvenir shop."

(The Crossing At Red Deer - March 1990)

The concept of "The Crossing" was considered by City Council at its meeting on May 14, 1990, when the following resolution was adopted.

"RESOLVED that Council of The City of Red Deer hereby approves providing a special allocation of up to \$5,000 in order to proceed with the design stage of "The Crossing" in 1990 and as recommended to Council May 14, 1990."

Consultants were subsequently appointed to prepare a design theme and economic viability of "The Crossing" project.

- 2.5 The West Central Tourism Generator Study was completed in June 1990. Due to the use of a common consultant and liaison by the Tourist and Convention Board Manager, this study was fully complementary with the Red Deer Tourism Opportunity Study. It further developed the proposed "adventure/exploration theme" and identified the building of "The Crossing" at Red Deer as a high priority project. The report was considered by City Council, at its meeting on July 9, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the West Central Regional Tourism initiative dated May 30, 1990 re: Regional Tourism Generator Study, hereby endorses the West Central Region Tourism Generator Study, with the understanding that the Red Deer Tourist and Convention Board has been appointed by Council as the vehicle for promoting Red Deer's interest in tourism and that any funds required for said study should come from the Tourist and Convention Board budget and as presented to Council July 9, 1990."

The report was also endorsed by the four other participating municipalities; Town of Sylvan Lake, Town of Rocky Mountain House, Town of Olds, and the Municipal District of Clearwater.

- 2.6 In May 1990, a proposal call was advertised for the new Alberta Sports Hall of Fame and Museum. The proposal call was completely open ended and municipalities or private individuals could submit a wide range of offers to attract the facility to their community. Offers could include proposed sites and buildings and/or contributions to capital and operating costs.

The Community Services Division, in conjunction with the Red Deer Regional Planning Commission and the Red Deer Tourist and Convention Board, prepared a bid submission on behalf of the City. The bid was based on the dedication of a serviced site for the facility, either at Heritage Ranch, in conjunction with the proposed "Crossing" development, or within the highway commercial strip to the west of Westerner Park.

The proposed bid was approved by City Council at its meeting on August 20, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer having considered report from the Director of Community Services, Recreation & Culture Manager, and Principal Planner, Red Deer Regional Planning Commission, dated August 9, 1990, re: Alberta Sport Council Proposal Call - Alberta Sports Hall of Fame and Museum, hereby agrees to:

1. Approve the submission of a bid to the Alberta Sport Council for the location of the Alberta Sports Hall of Fame in Red Deer, based upon the dedication of either of the two sites as outlined in the above-noted report.
2. Authorize the Community Services Division and the Red Deer Regional Planning Commission to jointly prepare the bid on behalf of the City.
3. Request the Tourist & Convention Board to accommodate a site for the Alberta Sports Hall of Fame as one option in the design concepts now being prepared for the "crossing" development.

and as recommended to Council August 20, 1990."

Following Council's direction, the terms of reference for "The Crossing" project were amended to include a possible site for the Alberta Sports Hall of Fame and Museum.

- 2.7 In September 1990, the Red Deer Tourism Action Plan was revised and updated by the Red Deer Tourist and Convention Board. The revised plan included "the development of The Crossing at Red Deer" as the highest priority objective within the goal of "improving tourism attractions". The Plan includes a detailed series of action steps for the implementation of the project, which anticipates proceeding with construction in 1993. The Plan was reviewed by the Council of the County of Red Deer, which confirmed that it had adopted a resolution indicating that it had no objection to "The Crossing" proposal.

Following input from various boards and agencies, the revised Red Deer Tourism Action Plan was considered by City Council at its meeting on December 10, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer hereby approves the revised Tourism Action Plan for Red Deer subject to the action steps under Object 2-2 on page 30 being amended to include the upgrading/enhancement items identified by the Recreation, Parks and Culture Board

and the Normandeau Cultural and Natural History Society and as presented to Council December 10, 1990."

- 2.8 During the budget discussion in January 1991, it was suggested that the Red Deer Tourist and Convention Board relocate within the existing visitor centre at Heritage Ranch as a first step towards implementation of "The Crossing" concept.

The proposed relocation of the board was formally considered by City Council at its meeting on June 24, 1991 when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer hereby approves the concept of entering into a management agreement with the Red Deer Tourist and Convention Board for the operation of the Restaurant/Visitor Centre at Heritage Ranch, subject to the following conditions:

1. The Tourist and Convention Board shall apply for Community Tourist Action Program funds for renovations in the amount of 75% of costs, and the remaining 25% will come from the Tourist and Convention Board budget, not the Recreation and Culture Department or Waskasoo Park.
2. The Tourist and Convention Board shall be given the City-owned equipment and furnishings for the restaurant at no cost and the said Board shall assume full responsibility for its upkeep, maintenance and replacement.
3. The net revenue to the City and Waskasoo Park for the restaurant operation shall be at a percentage equal to what the City currently receives from the existing concessionaire.

Council further agrees as follows:

1. To approve an allocation of \$10,000 of surplus AMPLE funds to the Tourist and Convention Board to undertake the necessary renovations to the facility.
2. That the existing concessionaire be given immediate notice of the City's intent not to renew the contract for 1992."

- 2.9 In June 1991, the IBI Group completed its final report entitled "The Crossing at Red Deer" presenting the design theme and economic viability of "The Crossing". The report was considered by the Red Deer Tourist and

Convention Board at its meeting on May 28, 1991, when the following resolution was adopted:

"MOVED by Bernie Papp, seconded by Ken Mandrusiak that

1. The Red Deer Tourist and Convention Board approve the concept of The Crossing at Red Deer, as presented in the report prepared by IBI Group.
2. The Red Deer Tourist and Convention Board recommends that City Council:
 - a) approve the concept of The Crossing,
 - b) provide an indication of the City's financial support for the project, as a basis for approaching other partners, and
 - c) provide direction on presentation of information on the project to the County of Red Deer."

The report was considered by City Council at its meeting on August 6, 1991, when the City Commissioner recommended that the viability of the project should be tested through the private sector. At this meeting, a motion to approve the provision of the site and \$130,000 in matching funds from AMPLE grants was introduced, but was not supported by a majority of Council. The City Clerk noted that, while City Council did not support the proposal as presented, there did appear to be support for the concept, providing that funding was restricted to the private sector or, alternatively, if the concept could be housed in the existing facilities at Heritage Ranch.

- 2.10 The bid for the Alberta Sports Hall of Fame and Museum was again considered by City Council at its meeting on August 6, 1991, when the following resolution was adopted:

"RESOLVED that Council of the City of Red Deer reaffirms our interest in and support for the location of the Alberta Sports Hall of Fame at the location previously offered near Heritage Ranch."

- 2.11 "The Crossing" proposal was again considered by the Tourist and Convention Board at its meeting on October 29, 1991 when the following resolutions were adopted:

"Moved by Ken Mandrusiak, seconded by Bernie Papp

Whereas the Red Deer Tourist Convention Board remains convinced that the concept of The Crossing at Red Deer, a clustered tourism development at the Heritage Ranch site, has tremendous potential as a marketing tool for the City and the region, the Tourist Board agrees to request approval from City Council to proceed with a call for proposals, in order to assess private sector interest in the project.

Moved by Ken Mandrusiak, seconded by Jim Bower
 That the Red Deer Tourist and Convention Board appoint a committee to carry forward this strategy and develop the proposal call."

The Crossing Steering Committee noted that the move to Heritage Ranch should be considered as a first step towards "The Crossing". It was also suggested that market research be undertaken at Heritage Ranch, which would assist in refining the concept of "The Crossing".

- 2.12 The new Community Services Master Plan was completed and approved by City Council on December 9, 1991 as a "working policy document". The plan includes detailed policies for all community service facilities. The policies and recommendations related to Heritage Ranch include the following:

- "■ Heritage Ranch should be actively promoted as a tourist attraction in the region and a gateway to Waskasoo Park. The facility shall serve as the city's year-round Visitor Information Centre, operated under agreement with the Red Deer Tourist & Convention Board.
- The City should support the further development of "The Crossing" concept at Heritage Ranch by the Red Deer Tourist and Convention Board.
- The City should reaffirm its support for the bid to locate the Alberta Sports Hall of Fame in Red Deer, with the preferred site on Highway 2 at Heritage Ranch."

3.0 CONCLUSIONS

- 3.1 The City's bid for the Alberta Sports Hall of Fame and Museum was approved by City Council in 1990. The bid was based on the dedication of a serviced site for the facility, either at Heritage Ranch, in conjunction with the possible future development of "The Crossing", or within the commercial strip to the west of Westerner Park.

The Alberta Sports Hall of Fame Standing Committee visited Red Deer in November 1991 and discussions are continuing with this committee.

It is considered that the Alberta Sports Hall of Fame and Museum would be ideally sited adjacent to Highway 2, within the city of Red Deer. It would be a significant tourist attraction and be complimentary to the existing facilities at Heritage Ranch. It should be emphasized that this development could proceed independently of "The Crossing" facility and the total development could be phased over the next five or even ten years. However, the combination of the Alberta Sports Hall of Fame and Museum, "The Crossing" and Heritage Ranch, with a link to Fort Normandeau, would create a major tourist attraction or node.

- It is recommended that City Council reaffirm its approval to bid for the Alberta Sports Hall of Fame and Museum, and authorize the administration to negotiate further with the Alberta Sports Hall of Fame Standing Committee and the Alberta Sport Council.

- 3.2 "The Crossing" proposal has been approved in principle by City Council on several occasions and is included as a high priority project in the Red Deer Tourism Action Plan. However, City Council did not support a proposal to allocate AMPLE and CTAP funds towards the development of the project.

I support the concept of "The Crossing" at Heritage Ranch. However, I support the comments of the City Commissioners and consider that major private sector support is critical to the implementation of the project. Major financial support from the City is unlikely in the near future, due to financial constraints. Furthermore, concerns have been expressed regarding the "grandiose" nature of the design concept for the facility and potential access and egress problems for southbound traffic. It is my recommendation that the Tourist and Convention Board completely review the concept of "The Crossing" with the private sector and address the concerns which have been identified. The development of "The Crossing" could be phased over a number of years, and the initial development could be fairly modest.

- It is recommended that City Council reaffirm its support for the concept of "The Crossing" at Heritage Ranch subject to a complete review of the concept, design, access and egress to the site and funding sources.

- It is recommended that City Council authorize the Red Deer Tourist and Convention Board to investigate private sector interest in "The Crossing" concept and bring forward a further report to City Council.

3.3 The revised Red Deer Tourism Action Plan was approved by City Council in December 1990. The Tourism Action Plan forms a basis for accessing provincial funding available through the Community Tourism Action Plan (CTAP) for tourism oriented capital development. A total of approximately \$500,000 was allocated to Red Deer through this program and funding is available on a 75% provincial/25% matching basis. Projects must be identified in the Tourism Action Plan in order to be considered for funding and all funds must be approved and committed by March 1993.

CTAP funds have been approved by City Council for the construction of a major highway identification sign, upgrading of the Lions Campground, and for the renovations to the existing facility at Heritage Ranch. However, the board has earmarked the majority of the funds, in the sum of approximately \$350,000, for the development of "The Crossing" which is the highest priority project in the Tourism Action Plan.

It is my view that the balance of the CTAP funds should be earmarked for the provision of servicing and access to the site for the Alberta Sports Hall of Fame. These costs are part of the City's bid but have not been included in the capital budget at this time. These funds could also be considered a City contribution towards the development of "The Crossing" concept, if it is ultimately approved.

- It is recommended that City Council approve the allocation of available funds through the Community Tourism Action Plan (CTAP) program, towards the provision of servicing and access to the site at Heritage Ranch for the Alberta Sports Hall of Fame and Museum.

4.0 RECOMMENDATIONS

It is recommended that City Council:

- Reaffirm its approval of the bid for the Alberta Sports Hall of Fame and Museum, and authorize the administration to negotiate further with the Alberta Sports Hall of Fame Standing Committee and the Alberta Sport Council.

Boards and Council
Page 10
January 13, 1992
Heritage Ranch Proposed Sites

- Reaffirm its support for the concept of "The Crossing" at Heritage Ranch, subject to a complete review of the concept, design, access and egress, and potential funding sources.
- Authorize the Red Deer Tourist and Convention Board to investigate private sector interest in the development of "The Crossing" and bring forward a further report to Council.
- Approve the allocation of available funds through the Community Tourism Action Program (CTAP) towards the provision of servicing and access to the site at Heritage Ranch for the Alberta Sports Hall of Fame and Museum.



CRAIG CURTIS, Director
Community Services Division

:dmg

- c. Lowell R. Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Wendy Martindale, Tourist & Convention Board Manager

Commissioner's Comments

We would concur with the recommendations of the Director of Community Services.

"M.C. DAY"
City Commissioner

DATE: August 18, 1992
TO: Dir. of Community Services
FROM: Assistant City Clerk
RE: SERVICING OF SITE FOR THE ALBERTA SPORTS HALL OF FAME

Red Deer City Council at its meeting of August 17, 1992, considered your report of July 27, 1992, and passed the following resolution in connection with this matter.

"RESOLVED that Council of The City of Red Deer having considered report from the Director of Community Services dated July 27, 1992, re: Servicing of Site for the Alberta Sports Hall of Fame hereby agrees as follows:

1. That the Administration be authorized to appoint a Consultant to design the servicing for the site for the Alberta Sports Hall of Fame and Museum;
2. That a sum of \$6,250.00 from the AMPLE Grant be approved to fund the City's share of the site servicing study in 1992;
3. That the Administration be requested to budget for the balance of the matching funds for servicing the site in the 1993 capital budget;

and as recommended to Council August 17, 1992."

The above is submitted for your information and we trust that the appropriate steps will now be taken in accordance with the decision of Council in this regard.

Trusting you will find this satisfactory and thank you for your report in this instance.



Kelly Kloss
Assistant City Clerk

/ds

c.c. Parks Manager
Recreation & Culture Manager
Visitor & Convention Bureau Manager
Director of Financial Services

NO. 7

DATE: July 23, 1992**FILE NO.** R-39020**TO:** Charlie Sevcik
City Clerk**FROM:** Ed Morris
Acting Recreation & Culture Manager**RE:** COMMUNITY SERVICES RESERVE MAINTENANCE FUND
AUTHORIZATION REQUEST: COMMUNITY ARTS CENTRE

Unforeseen expenditures for maintenance items have created a requirement to seek Council's approval for funding through the Reserve Maintenance Fund. As no budgeted contingency sums are in place for any of the Recreation & Culture Department facilities, unanticipated breakdowns or repairs require Council's support for the expenditure. Such emergency breakdowns at the Community Arts Centre (Old Court House) have necessitated this request.

When we were preparing the 1992 budget in September of 1991, the Province of Alberta still owned this facility and simply leased it to us. The Province was responsible for its maintenance and its upkeep, and we, in turn, sublet it to the Allied Arts Council. In September, 1991, there was still the hope that our lease with the Province would be extended for a further five-year term, so we did not budget anything for the operation of this facility.

The lease extension was subsequently not granted, and ownership was transferred to the City, and we have become the owner with a lease to the Allied Arts Council. As owner, we are responsible for the maintenance of this building, and we have had two expenditures to date with no budget for them:

a)	plumbing repairs	\$ 404.66
b)	air handling unit repairs	<u>\$1,843.43</u>
		<u>\$2,248.09</u>

RECOMMENDATION

THAT City Council, having considered the report of the Recreation & Culture Manager regarding the unforeseen maintenance expenditure at the Community Arts Centre, hereby agree to the \$2,248.09 maintenance costs from the Community Services Maintenance Fund.



ED MORRIS

/mm

- c Craig Curtis, Director of Community Services
Harold Jeske, Superintendent of Recreation Facilities
Jeff Graves, Recreation & Culture Office Administrator

CS-3.706

DATE: July 27, 1992


TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division

RE: OLD COURT HOUSE COMMUNITY ARTS CENTRE:
REPAIRS

1. The Recreation & Culture Department is now responsible for maintenance costs relating to the Old Court House Community Arts Centre. When the 1992 budget was prepared, no funds were allocated for this purpose, as it was assumed that the Province would continue to lease the facility.
2. The department has recently incurred costs in the sum of \$2,248.09 for repairs to the air handling unit and plumbing system of the building. These repairs were not anticipated and were not included in the division's Facilities Management/Maintenance Plan (FMMP). However, during budget deliberations, City Council approved a maintenance fund for Community Services facilities in the sum of \$150,000. To date, only \$5,000 has been expended from this reserve fund.
3. **RECOMMENDATION**

It is recommended that City Council approve an expenditure of \$2,248.09 from the division's Facilities Maintenance Fund, for maintenance and repairs of the Old Court House Community Arts Centre.



CRAIG CURTIS

:dmg

- c. Lowell Hodgson, Recreation & Culture Manager
Harold Jeske, Facilities Superintendent
Rich Roberts, Facilities Operations Supervisor

Commissioner's Comments

We would concur with the recommendations of the Recreation & Culture Manager and Director of Community Services.

"M.C. DAY"
City Commissioner

DATE: August 18, 1992

TO: Recreation & Culture Manager
Director of Community Services

FROM: Assistant City Clerk

RE: OLD COURT HOUSE COMMUNITY ARTS CENTRE: REPAIRS

The report from the Acting Recreation & Culture Manager, E. Morris, dated July 23, 1992, and the report from the Dir. of Community Services dated July 27, 1992, were considered by Red Deer City Council at its meeting on Monday, August 17, 1992. Subsequently, the following resolution was passed in this regard.

"RESOLVED that Council of The City of Red Deer having considered report from the Acting Recreation & Culture Manager dated July 23, 1992, re: Community Services Reserve Maintenance Fund/Maintenance Repairs to Old Court House Community Arts Centre hereby approves an expenditure of \$2,248.09 from the Division's Facilities Maintenance Fund, for maintenance and repairs of the Old Court House Community Arts Centre, and as recommended to Council August 17, 1992."

The decision of Council is submitted for your information and we trust you will find this satisfactory.

Thank you for your reports in this instance.



Kelly Kloss
Assistant City Clerk

/ds

c.c. E. Morris, Acting Recreation & Culture Manager
H. Jeske, Supt. of Recreation Facilities
J. Graves, Recreation & Culture Office Administrator
R. Roberts, Facilities Operations Supervisor
Dir. of Financial Services



RED DEER
REGIONAL PLANNING COMMISSION

68

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

NO. 8

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

July 28, 1992

Mr. C. Sevcik, City Clerk
City Hall
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: PART OF LOT A PLAN 6158 M.E.
PROPOSED LAND USE AMENDMENT
BYLAW 2672/Y-92 FRANK KUHNEN

The unsubdivided parcel of land under consideration is located east of Kentwood Drive and north of Alberta Transportation building owned by Mr. Kuhnén containing 7.0 ha (7.41 acres) of land.

At a meeting held on July 24, 1992 with Mr. and Mrs. Kuhnén, they indicated no objection to redesignation of 3 hectares of the above land from C4 (Highway Commercial) to A1 (Future Urban Development) to comply with the Northwest Area Structure Plan adopted by City Council on June 22, 1992.

We are recommending that City Council proceed with the proposed Land Use Amendment.

Sincerely,

Djamshid Rouhi, ACP, MCIP
SENIOR PLANNER

DR/eam

cc. A. Knight, City Assessor

Commissioner's Comments

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

"M.C. DAY"
City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT 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 STETTLETT • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE



INFORMATION BULLETIN

MUNICIPAL ADMINISTRATIVE SERVICES DIVISION

No. 9/92

July, 1992

ALBERTA LOCAL AUTHORITIES ELECTION ACT AMENDMENTS

Important Notice to all Administrators

Please note the following amendments to the Local Authorities Election Act which come into force and effect immediately:

1(1) The Local Authorities Election Act is amended by this section.

(2) Section 27 is amended

(a) in subsection (1) by striking out "Subject to subsection (2), every" and substituting "Every";

(b) by adding the following after subsection (1):

(1.1) Notwithstanding subsection (1), a city, by a by-law passed prior to June 30 of a year in which a general election is to be held, may specify the minimum number of electors required to sign the nomination of a candidate for an office, but that number must be more than 5 and not more than 25.

(1.2) Notwithstanding subsection (1.1), for the purposes of the general election in 1992, a by-law passed under subsection (1) is valid if it is passed prior to July 31, 1992.

(c) in subsection (2) by striking out "If a system" and substituting "Notwithstanding subsection (1), if a system".

(3) Section 74 is repealed and the following is substituted:

74(1) Notice of the days, the locations of the voting stations and the hours fixed for an advance vote shall be given in the form prescribed for use under section 35 by publishing a notice at least one week before the date set for the advance vote in a

newspaper or other publication circulating in the area, or by mailing or delivering a notice to every residence in the local jurisdiction at least one week before the date set for the advance vote.

(2) On complying with subsection (1), the returning officer may publish, mail and deliver additional notices and give notice by any other method as many times as the returning officer considers appropriate.

Commissioner's Comments

The attached bulletin regarding Bill 43 which is an amendment to the Local Authorities Election Act provides, in addition to some administrative changes, for Council to increase the minimum number of electors required to sign a candidate's nomination from 5 up to a maximum of 25. Bill 43 requires that if Council wishes to make a change they must pass a bylaw prior to June 30 in the year of the election. Because the Province was late, the bulletin indicates that for 1992, a bylaw passed prior to July 31, 1992, would be legally acceptable. This bulletin, and a group of Bills, were received prior to and in time for the July 20th meeting of Council. With vacations and the substantially increased workload in the City Clerk's Department due to the election, new bills and legislative changes were not reviewed until after the July 20th meeting of Council which results in Council being precluded from making a change of this nature should they so desire.

We sincerely regret this error on our part.

Five electors signing the nomination for a candidate has worked well for many years and we would recommend to Council that no change be made. If, however, Council wishes to change this number, they may direct the administration to bring forward a bylaw for consideration at this time to be effective for the 1995 election or direct that this matter be considered by the new Council somewhat closer to the 1995 election.

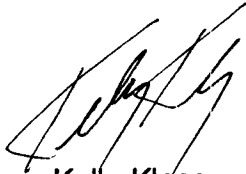
"M.C. DAY"
City Commissioner

DATE: August 20, 1992
TO: City Clerk
FROM: Assistant City Clerk
RE: 1992 GENERAL ELECTION - NUMBER OF ELECTORS SIGNING ON
NOMINATION FORM

At the Council Meeting of August 17, 1992, consideration was given to the above topic and at which meeting no change was recommended to the current practice of allowing for 5 electors to sign a nomination form of any candidate.

I believe it would be our intention to bring this matter up in sufficient time prior to the 1995 General Election to allow Council to properly review this matter.

Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the typed name and title.

Kelly Kloss
Assistant City Clerk

KK/ds



**RED DEER
REGIONAL PLANNING COMMISSION**

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

NO. 10

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

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

July 22, 1992

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

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

Dear Sir:

Re: Proposed Easthill Area Structure Plan

Since 1978 the development of the Easthill has been guided by the Easthill Concept Plan which has been revised from time to time. To give the plan official status, it is recommended that the plan be adopted Easthill Area Structure Plan, under Section 64 of the Planning Act of Alberta.

The area presently located in the County of Red Deer is not subject to the Easthill Area Structure Plan, but forms part of the study area. The study area lands which are located in the County of Red Deer are proposed to be annexed by the City of Red Deer.

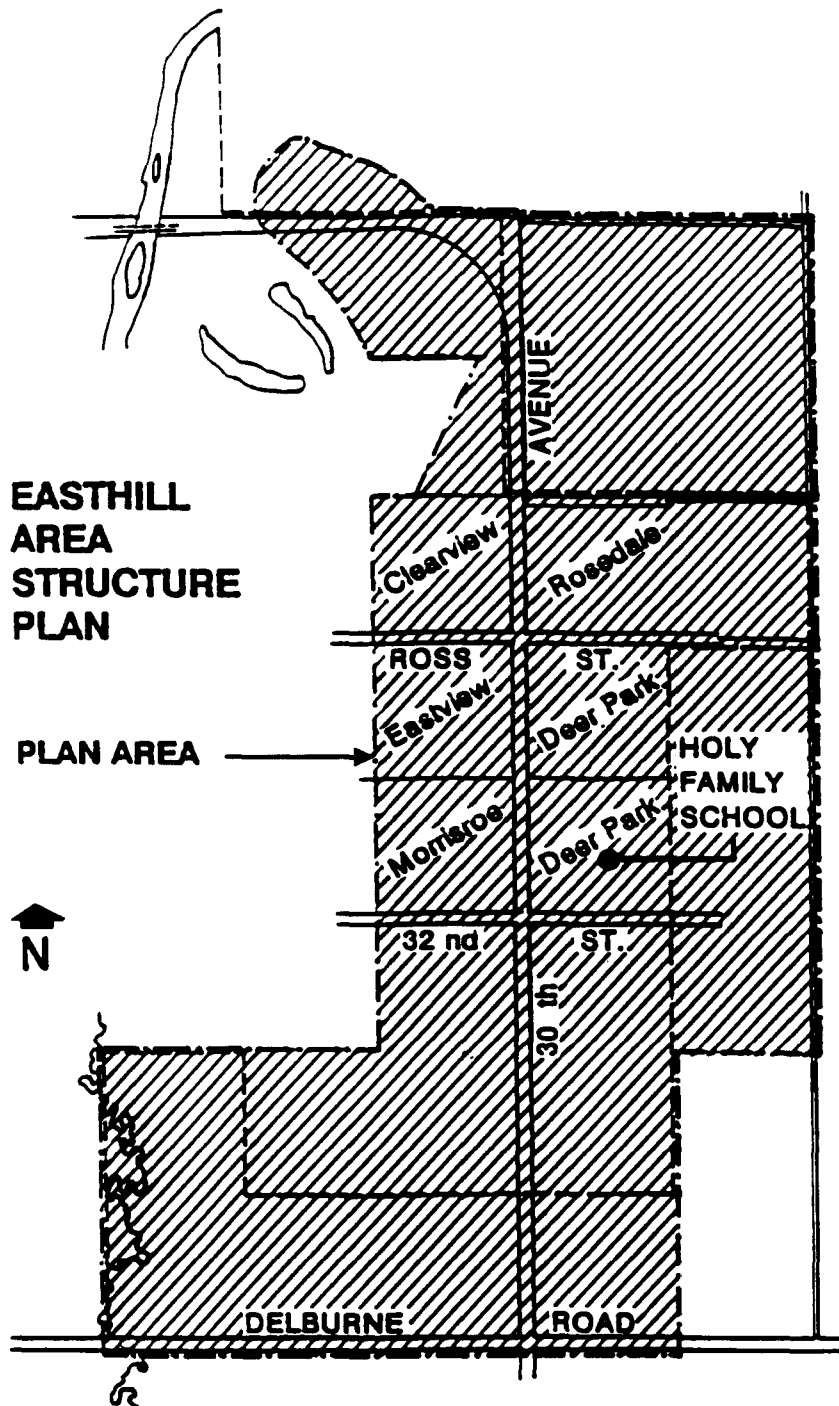
To involve the public, an information meeting was held in the new Holy Family School on June 3, 1992. The comments received were generally favourable regarding the proposed land use distribution. The question often asked related to traffic, such as the twinning of Ross Street from 30 Avenue to Rutherford Drive, twinning of 67 Street and 30 Avenue, traffic signals at 55 Street and 30 Avenue, and 39 Street and 30 Avenue. The people's comments were forwarded to the Engineering Department and attached hereto is the reply we received.

We are recommending that City Council proceed with the first reading of this Bylaw and hold a public hearing in accordance with the provisions of the Planning Act.

Yours truly,

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

c.c. Mr. R. Stonehouse,
County Commissioner, County of Red Deer



CITY OF RED DEER

EASTHILL AREA STRUCTURE PLAN

1992

EASTHILL AREA STRUCTURE PLAN 1992

KEY SUMMARY

EXISTING PLANS

- Easthill Concept Plan (1978)
- Easthill Concept Plan (1985)
- Easthill Concept Plan (1989)

GOAL

- to accommodate orderly urban development and expansion, based upon the economical provision of municipal infrastructure, so that the resultant home and work place environs are conducive to safe and healthy living.

LAND OWNERSHIP

	Hectares	Acres	
• Area subject to Easthill Area Structure Plan	906	2,240	53%
• Area subject to annexation from County of Red Deer	<u>810</u>	<u>2,000</u>	47%
• Total study area	1,716	4,240	

LAND OWNERSHIP STUDY AREA

	Hectares	Acres	
• City	156	385	9%
• Crown	57	140	3%
• Private Land in the City	259	640	15%
• Private Land in the County	809	2,000	47%
• Developed Land	<u>435</u>	<u>1,075</u>	26%
TOTAL	1,716	4,240	

- approximately 26% of land is currently developed

TRANSPORTATION

- Major arterials
east-west
67th Street (Highway 11 East)
Ross Street
32nd Street
28th Street
Delburne Road (595)

Major arterials
north-south

40th Avenue
30th Avenue
20th Avenue

LAND USE

- Residential

existing population (1991)	10,000
anticipated additional population	<u>44,500</u>
Total	55,000
- Schools

1 Catholic K-9 (existing), 3 separate K-9 (proposed)
1 Catholic Senior High School (proposed)
5 Public Elementary Schools (proposed)
3 Middle Schools (proposed)
1 Senior Public Schools (proposed)
- Commercial

1 District Shopping, Deer Park (existing)
2 Local Commercial (existing)
7 Local Commercial (proposed)

Land Use Areas

	Hectares	Acres	
● Residential	1,497	3,700	87%
● School/Reserve	189	468	11%
● District and Local Commercial	7	17	0.4%
● Utilities (TransAlta, electrical; substation; water booster, rain hall and lift station)	<u>23</u>	<u>57</u>	1.6%
Total Study Area	1,716	4,240	

PHASING

Phase I: Area to the east up to 20th Avenue

Phase II: Area to the south up to Delburne Road

Phase II: Area to the north up to 67th Street

**CITY OF RED DEER
EAST HILL AREA STRUCTURE PLAN
PROPOSED PLAN**

HOLY FAMILY SCHOOL - OPEN HOUSE

JUNE 3, 1992

REGISTRATION

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
ROB WEDDELL	4442-33A	347-2978
AL NESS	10 Denison Cres.	342-5137
KEVIN ERICKSON	5 WALLACE CH.	346-0085
Bryan Lee	167 Douglas Ave	341-6441
Don Falk	57 Rutledge Cres.	342-0502
Julie Falk	" "	"
Deanna Weisser	90 Cornett Dr.	346-1790
Harley & Elaine Jones	40 Roland St.	340-8272
Doug Lutz	31 Donnelly Cres.	340-3837
D/D SABASCH	4215-43A AVE.	347-2932
Ruth + Dorothy Bower	2820-40 Ave	346-2574
Jim & Janet Kelly	135 DAVISON DR	347-6067
Murray & Cathy Katsch	136 Dwyer St.	347-8492
Tim + Lorelei Cassidy	30 Chappel Dr.	343-2945
Hilary Eade	21 Cunningham Cres	347-4156
Ben & Mahle Rath	123 Davison Drive	340-0182
Chris Caddy	3 Sunnyside Cres	346-5276
Danise Gagne	30 Dixon Cr.	346-2741

CITY OF RED DEER
EAST HILL AREA STRUCTURE PLAN
PROPOSED PLAN

HOLY FAMILY SCHOOL - OPEN HOUSE

JUNE 3, 1992

Name: TIM CASSIDY

Address: 30 CHAPPEL DRIVE RED DEER

Phone No.: 343-2945

Please provide your comments below:

PLEASE INSTALL TRAFFIC LIGHTS AT THE
CORNER OF 30TH AVE AND HIGHWAY 11 EAST.
IF THIS IS NOT IN THE PLAN, WHAT DOES
A PERSON HAVE TO DO TO INITIATE THIS
INSTALLATION. PLEASE CONTACT ME AT HOME
AFTER 4:30 P.M. MONDAY - FRIDAY.

JUNE 3, 1992

Phone No.: 340-8272

We feel that the existing and future planning looks very good. We like the parks and bike trail plans.

We would like to see the Ross St. turning
completed to Rutherford - Davidson as soon as
possible. Would like to see the 67 St -
30 Ave. to 55 St turned also.

**CITY OF RED DEER
EAST HILL AREA STRUCTURE PLAN
PROPOSED PLAN**

HOLY FAMILY SCHOOL - OPEN HOUSE

JUNE 3, 1992

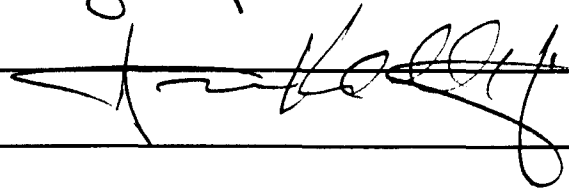
Name: Jim KELLY

Address: 135 DAVISON DRIVE

Phone No.: 347-6067

Please provide your comments below:

Good overall plan's but not enough planning
in regards to traffic lights at Major
Intersection's I.E. 30^{ave} & 39 st plus some
kind of Bumps or Mpples in road when
entering School or playground zones to
Make motorists aware of Speed Limits.



CITY OF RED DEER
EAST HILL AREA STRUCTURE PLAN
PROPOSED PLAN

HOLY FAMILY SCHOOL - OPEN HOUSE

JUNE 3, 1992

Name: Doug Lutz
Address: 31 Donnelly Crescent
Phone No.: 340-3837

Please provide your comments below:

I really appreciate the communication of future plans
up front & the detail for walkways / paths &
drainage considerations.

One comment that I have concerns the extension
of Ross St. to Hwy 11. I appreciate the work
done to eliminate the high risk left turn @ Hwy 11
& 32nd street. High volume of traffic to Tofre &
Stettler needs to be taken into consideration. I
disagree with the plan to run this traffic from
Ross to 20th & then to Hwy 11. I think the
city should work with the province to extend
Ross now, since this seems to be the long-term
goal any way.

D Lutz



THE CITY OF RED DEER

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

660-068

Engineering Department
(403) 342-8158 FAX (403) 346-6195

June 10, 1992

Red Deer Regional Planning Commission
2830 Bremner Avenue
RED DEER, ALBERTA
T4R 1M9

Attention: Mr. D. Rouhi, MCIP

Dear Sir:

RE: EAST HILL AREA STRUCTURE PLAN

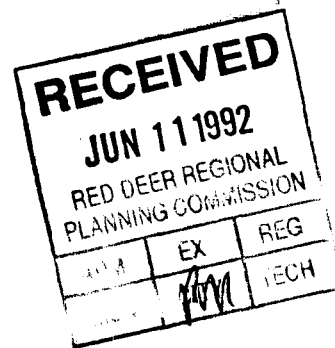
In response to your June 5, 1992 letter regarding the noted subject, the Engineering Department's response to the various comments made are as noted below.

If and when signals are warranted at the intersection of 30 Avenue and Highway No. 11, the intersection location, relative to those north and south along 30 Avenue, meets the requirements for signalization. This is currently not scheduled in the City's 5 Year Major Capital Plan, but is anticipated for installation in 1994/95. City Council will have to be approached to authorize both a warrant analysis and the corresponding expenditure.

No budget has been provided in the City's 5 Year Capital Plan for the twinning of Ross Street, from 30 Avenue to Rutherford Drive. Furthermore, there is not sufficient traffic volume to justify this expenditure probably until Ross Street is extended to 20 Avenue and further subdivision development occurs.

No budget for the twinning of 67 Street/30 Avenue, from Pameley Avenue to 55 Street, has been provided in the City's 5 Year Capital Plan. The anticipated twinning is projected in the IMC Transportation Study to be a requirement prior to the 75,000 population level or approximately 8 years into the future.

Traffic signals are proposed for the 30 Avenue and 39 Street intersection in 1993, and at the 30 Avenue and 32 Street intersection in 1994.



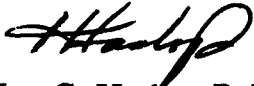
*a delight
to discover!*



Mr. D. Rouhi
Page 2
June 10, 1992

Speed bumps on public roadways are not recommended due to the potential liability facing the City for vehicle damage or personal injury.

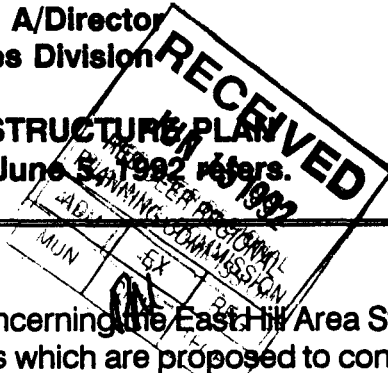
Yours truly,

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

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

KGH/emg

CS-3.669

DATE: June 11, 1992**TO:** DJAMSHID ROUHI, Sr. Planner
Regional Planning Commission**FROM:** DON BATCHELOR, A/Director
Community Services Division**RE:** EAST HILL AREA STRUCTURE PLAN
Your memo dated June 3, 1992 refers.

The public comments received concerning the East Hill Area Structure Plan were positive, relative to the trails and lineal parks which are proposed to connect neighbourhoods, and provide direct pedestrian and bicycle access to school and park sites.

Detailed alignments will be determined at the neighbourhood outline stage. The provision of land for this purpose will be a combination of road rights-of-way, walkway and public utility lots, and Municipal Reserve.

I trust this is satisfactory to your inquiry.

DON BATCHELOR

:dmg

Commissioner's Comments

We would concur with the recommendations of the Senior Planner that said bylaw be given first reading and then advertised for a Public Hearing.

"M.C. DAY"
City Commissioner

DATE: August 20, 1992
TO: Senior Planner
FROM: Assistant City Clerk
RE: PROPOSED EASTHILL AREA STRUCTURE PLAN

At the Council meeting of August 17, 1992, first reading was given to the Easthill Area Structure Plan Bylaw 3075/92.

This office will now proceed with advertising for a Public Hearing to be held on Monday, September 14, 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 Friday, August 28 and September 4, 1992.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
Fire Chief
S. Ladwig

NO. 11

DATE: August 10, 1992
TO: City Clerk
FROM: Public Works Manager
RE: **PUBLIC WORKS DEPARTMENT SEMI-ANNUAL REPORT**
JANUARY 1, 1992 TO JUNE 30, 1992

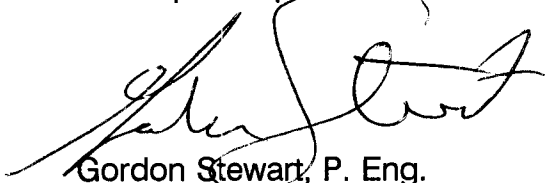
Attached for the information of Council is the Public Works Department report for the first six months of 1992.

In addition to the technical items within the report, there are a couple of other activities the department has been involved in. The Water Treatment Plant staff entered a water conservation float in the Westerner parade. Our annual staff appreciation breakfast hosted by the Mayor and exempt staff was held July 14, and was well received.

In this period, we welcomed Barry Sansom as our new fleet administrator. Barry is now becoming accustomed to our systems. We think Barry will be a real asset in improving our fleet operations.

Recommendation

This report is presented for the information of Council.



Gordon Stewart, P. Eng.
Public Works Manager

GAS/sh

Attach.

Commissioner's Comments

Submitted for Council's information.

"M.C. DAY"
City Commissioner

PUBLIC WORKS DEPARTMENT SEMI-ANNUAL REPORT 1992

Introduction

The purpose statement of the Public Works Department is:-

"To deliver efficient, friendly, safe, high quality service to the public; at the same time maximizing the effectiveness of the tax dollar."

The large amount of roadway construction this year has had an impact on our department, particularly in the areas of signing and line marking. This included the changeover of Ross Street and 49 Street to one way operation.

The corridor construction eliminated the east access to the Public Works Yard and we have constructed a new access from the south from 47 Street.

Our employees again volunteered to man a booth for Public Works Week. This year it was in the Parkland Mall. Along with detailing our departmental activities, we emphasized water conservation and distributed dye tablets to the public to allow them to test for leaking toilet tanks.

The Solid Waste Master Plan was undertaken, and was a most ambitious project completed using Solid Waste Section staff with limited consultant support.

July saw the commencement of our office renovations and the insulation of the exterior building walls. Working during the construction activities provides additional challenge for the office staff.

Public Works Office and Scale

Our office operation has continued to be very busy in the first half of 1992. Calls from the residents of Red Deer have remained about the same as in 1991. In June 1992, we received 2725 calls, compared to 2307 in June 1991. Public interest in solid waste matters has remained high, with the undertaking of a master study and implementation of new user fees at the Solid Waste Disposal Site generating calls in 1992 where the area of interest in 1991 was the blue box. Our response time on requests for service has continued to improve as we streamline our system. A large percentage of requests have same day action. Memos requiring action in the first six months of 1992 were drafted as follows:

Sidewalk/curb repairs	66
Road/lane work	220
Snow & ice control	207
Waterworks	161
Water meter repairs/changes	195
Sanitary & storm repairs	98
Sign maintenance	33
General	<u>128</u>
TOTAL	1108

Other regular duties, including time sheets, correspondence and cost monitoring, have continued. We booked 311 utility locations in the first six months of the year. We also put our records of vacations, vacation overtime and sickness on the computer, which was a major undertaking and is working very well.

The weigh scale portion of the operation issued 14 605.92 tonnes of inventoried gravel and sand, weighed in purchases of 12 720.79 tonnes and weighed out 1 250 tonnes of other materials; cold mix, black dirt, etc.

Roads Section

The first part of the 1992 winter season was an average to light season with 28.1 centimetres (11 inches) of snowfall. A major snow removal was not required. Sanding crews spread 220 tonnes of sand mixed with salt onto City streets. This budget now stands at 44% spent (\$386,700).

Road and lane maintenance was delayed by the inclement weather we had in June. All lanes have been graded once and many areas a second time. Frost boils are 55% complete. The hot pour rubberized cracksealing contract is now complete and within budget. The good prices quoted allowed us to complete additional work. The crown paving work was delayed until the end of June due to inclement weather. This work also had to be scheduled in conjunction with the major construction projects. Sidewalk repair work contracts also will commence very soon.

Spring clean up was completed the earliest ever by May 22, 1992 at a cost of \$301,500 which is well within the budget. Regular street sweeping and flushing is now underway.

The street painting crew has been exceptionally busy this year due to all the new construction in the City.

Due to the type of spring we had, with very few thaw/freeze cycles, thawing catch basins did not present significant problems this spring. Oiled roads have been well-maintained this first half of the year with more work scheduled.

Lane paving south of Bennett Street is now complete and work is now taking place on the new access to the west yards. City crews also removed the railway crossings at 64 Avenue and 77 Street, 57 Avenue north of 60 Street and on Kerry Wood Drive by Harper's Metals, as part of the corridor rail line abandonment.

Water Treatment Plant

Early in 1992 we tendered for the supply of two new vertical induction motors for 101 and 102 High Lift Pumps. The Variable Frequency Drives for speed control are presently on-site awaiting the motors. In January, all the hardware and software was purchased for the new computer control system upgrade which has a projected target completion of September 10, 1992.

All plant boilers were changed to Dearborn Chemical Treatment to improve performance and reduce maintenance.

During February, we changed from free chlorine residual to combined residual chlorination. This process eliminates the chlorine taste while providing a longer-lasting and more stable residual in the outer reaches of the distribution system.

During the March spring break-up of the Red Deer River and run-off, additional chemical aids, such as activated carbon, polymer and chlorine dioxide, were used. This type of treatment lasted for approximately two weeks. The clarifiers were run in series to provide optimum water quality. During this period, we carried out jar tests on several coagulant aids for possible future plant trials. This spring was one of our best on record with very few complaints.

During April, the small heating tube boiler required acid cleaning and flushing, with some modification to treatment. It is in wet storage till fall.

Kenonic Controls have been assisting the plant in identifying variable frequency drives as a replacement for the original pulley sheaves on the two clarifier recirculator drives. The pulley sheaves have become old, unreliable technology.

We are finalizing an agreement with Reid Crowther Partners Ltd. to design and construct modifications to the Sludge Dewatering Plant. This will involve a discharge line one kilometre east into a 900 mm sewer pipe as stage one.

Wastewater Treatment Plant

In January we had a major problem when the central scum pit discharge line tied to four of our final clarifiers ruptured. The time of year for this line repair added to the difficulty. The repairs were made promptly by our Public Works crews. The ability of our crews to respond promptly allows the disruption to plant operation to be kept to a minimum.

Due to age, all the digester gas regulators on the gas floor had to be overhauled to repair leaking diaphragms. This is mandatory, by code, as the digester gas is very explosive.

Number Three Grit Chamber was out of service for part of February due to a failure in the drive gear. This unit was back on-stream within three weeks. Number One Boiler was shut down in February for a failed boiler feed water pump.

In an effort to conserve energy whenever possible, Number 7 and 11 Aerators are shut down whenever dissolved oxygen is high enough in the aerators. As early as March this year, we tried returning digester lagoon supernatant, but the suspended solids were too high, so we delayed this operation until April.

In the fall of this year, the plant will be land farming 23,000 cubic metres of nutrient-rich sludge. At present, we are receiving applications for available land within a reasonable distance of the plant. By mid-August, we will be tendering. The actual work will take place in mid-fall.

In general the plant is running well and we operated the entire period within the Alberta Environment guidelines.

Water, Wastewater and Airport

During the first six months of 1992, the following maintenance and construction work was undertaken by the Water and Wastewater Section.

Water Distribution

- 21 water leaks were repaired for an average cost of \$3715.39, total cost \$78,023
- 15 hydrants and hydrant valves were replaced; 2 hydrants were removed; 1 hydrant relocated; total of 18 hydrants @ \$4573 each = \$82,316
- 24 main valves were replaced at a cost of \$3872 each = \$92,935
- 2 water main replacements: 49 Ave. & 45 St. - \$17,315
Malcolm & Mitchell - \$9,252

Water Meters

- 203 new installs
- 14 removals
- 283 metric upgrades
- 381 remotes installed
- 148 inspections/repairs
- 65 tests and calibrations
- 10 water kills - \$15,341
- 10 new services - \$119,422
- 1294 hydrants flushed @ \$13.99 = \$18,105

Wastewater Collection

- 9 wastewater service lateral replacements @ \$3384 = \$30,460
- 18,912 metres wastewater main televised @ \$1.66/m = \$31,394
- 23,165 metres wastewater main cleaned @ \$1.39/m = \$32,294
- 12 sani main repairs @ \$102,354

Storm Water

- 1 storm sewer main replacement @ \$4,007
- 4 catch basin repairs @ \$1157 = \$4628
- 1552 catch basins cleaned @ \$11.28 = \$17,510
- 698.3 metres storm main televised @ \$2.10/m = \$1466
- locations: 166 water, wastewater, storm, services; 262 homeowners; 670 other departments/utilities for a total of 1098; First Call billings - 1288

Construction Projects

Location	Cost	Budget
Golden West outfall	17,402	12,500
Relocate hydrant; 45 St & 55 Ave. - M.C.C.	9,024	8,000
Relocate sani sewer - M.C.C.	51,092	52,750
Water, sani; 51 Ave. & 52 St.	13,125	10,000
Edgar Dr. hydrant	4,078	6,400
Services; 43 St. & 54 Ave.	22,840	24,120
Services; Rosedale Meadows	Not yet complete	43,580

Red Deer Industrial Airport

Air Traffic Movements to June 30, 1992

1991

Local	9,908	13,286
Itinerant	11,430	12,604
Government	503	<u>593</u>
TOTAL	21,841	26,483
Decrease in traffic (18%)	4,642	

The decrease in traffic we attribute to less economic activity. The 1992 traffic levels are almost identical to the 1990 traffic.

Expenditures at the Airport to June 30, 1992

EXPENDITURE	AMOUNT
Wildlife habitat control (Tree and brush cutting)	1 060.00
Trimming trees south of Runway 29 and Runway 34 (Transport Canada regulation)	1 994.00
Installed catch basin and frame on Lot T-4 (Hillman Hangar)	763.00

EXPENDITURE	AMOUNT
Replaced corroded exhaust flue on the multi-zone furnace	850.65
Curb and gutter replacement, completed by City employees	1 975.00
Crack filling, completed by Border Paving	9 844.00
Road repairs and asphalt overlay	23 534.65
All catch basins on groundside and two catch basins on airside cleaned out	504.00
Line painting throughout parking lot at the Terminal Building	154.00
TOTAL	40 679.30

The 1992 Budget for the Red Deer Airport was \$331,688.00. Total Airport expenditures up to June 30, 1992 are \$149,759.00, which represents 45% of the 1992 Budget with 50% of the year remaining.

Civic Garage

All the new vehicles for the pool for the 1992 budget have been ordered, received and most are in service. We have two tandem trucks in the final fitting stage and both will be in service by August 31. We also have two 3/4 tons and one 1 ton in the final fitting stages. They should be in service by August 18, 1992.

The bus refurbishing program is nearing completion, with one bus left to do.

The Fleet Administrator has been in place since May 25, 1992 and is currently familiarizing himself with City policies and procedures.

We are currently remodelling the offices of the civic garage to make a more efficient working area.

This year to date the garage staff has processed 2737 work orders for the fleet pool. There were 558 preventative maintenance inspections and 127 road calls. Of these repairs, 795 were scheduled repairs and 1952 were unscheduled. The average dollar value of each work order was \$325.85. The average labour hours per work order was 3.7 hours. The percentage of repair orders completed in 24 hours was 84% with 93% being completed within 48 hours.

We have revised our staff scheduling by placing one mechanic on the evening shift in order to repair equipment and do preventive maintenance when equipment is available from the user departments.

Solid Waste - Meters and Signs

The Solid Waste Section is responsible for the recycling program, garbage collection, sanitary landfill operations, maintenance of the Public Works yards and buildings, installation and maintenance of all City signs, parking meter installation and maintenance and the tool crib operation.

The following is a brief summary of the activities of this section in the first six months of 1992.

Daily operations at the landfill site have been running smoothly and on schedule.

Effective June 1, 1992 a minimum charge of \$5.00 per load was implemented at the landfill site. City households received two vouchers which entitles them to a \$5.00 discount on the cost of garbage disposal at the landfill site.

Based on an assessment of the remaining landfill life, the existing site is expected to reach capacity by the year 2000. Preliminary hydrogeological work is being undertaken in order to identify a new site.

Garbage collection operations have been routine. The number of garbage complaints and inspections has increased slightly. The garbage collection contract with Laidlaw Waste Systems Ltd. has been extended to December 31, 1996 in exchange for expanding the recycling program for multi-family dwellings.

Red Deer's recycling program has been in operation for over a year. The program has been well received, with a participation rate of 80%. The average weekly set-out rate has increased to 40% from 35%, likely reflecting the fact that materials have been added to the program and people are setting out their boxes more frequently.

The program initially accepted newspaper, corrugated cardboard, glass bottles and jars and metal cans. Magazines were added in the fall of 1991, and HDPE plastic (Code 2) was added to the program in the spring of 1992.

In June 1992, the recycling program was expanded to include all multi-family residences. Red Deer's recycling program now serves a total of 20,000 households. It is expected that the expanded program will divert approximately 1600 tonnes per year of material from the landfill.

Along with the expansion of the program, the cost has been reduced from \$4.56 to \$3.25 per household per month.

The Public Works Department has prepared a Solid Waste Master Plan which provides a framework for handling our solid waste for the next 25 to 30 years, with the major focus being the next 5 years. The report recommends a strategy for reducing Red Deer's waste by 20% through a number of programs such as separate yard waste collection, a dry waste disposal site, commercial waste audits and public education. The report has been tabled for Council consideration.

Installation of a new ventilation system and office renovations are underway in the Public Works Administration Office.

The Major Continuous Corridor has had a major effect on the Yards and yard access. A portion of the fence has been built and the access road partially completed.

To June 30th the Sign Section has completed the following:

- Approximately 300 new signs manufactured for the Major Corridor and Couplet projects
- Approximately 630 signs manufactured for other departments
- 111 road closures for construction.

To June 30, 1992 the Parking Meter Section has completed the following:

- Regular daily inspection and approximately 1096 meter complaints received from the Bylaw Department
- 1992 Meter Housing Painting program (205), 1992 Post Painting program (approximately 750) and 1992 Annual Inspections of Meter Mechanisms (420).

DATE: August 18, 1992
TO: Public Works Manager
FROM: Assistant City Clerk
RE: PUBLIC WORKS DEPARTMENT/SEMI-ANNUAL REPORT
JANUARY 1, 1992, TO JUNE 30, 1992

Your report of August 10, 1992, was presented to Council at its meeting of August 17, 1992.

Council appreciated receiving the information contained in your report and I wish to thank you for your submission in this instance.

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

Kelly Kloss
Assistant City Clerk

/ds

NO. 12

DATE: 12 August 1992
TO: City Clerk
FROM: City Assessor
RE: CITY LANE RIGHT-OF-WAY WEST OF PORT-O-CALL OFFICE
CENTER - 4406 - 50 AVENUE AND ADJACENT TO LOT 10, BLK. 6,
PLAN 1551 H.W. (PLEASE SEE ATTACHED MAP)

Mr. Jack Donald of Parkland Properties Ltd., owner of Lot 10, Block 6, Plan 1551 H.W., has been negotiating with the Administration for the past ten months in an attempt to acquire all or a portion of the lane right-of-way adjacent to Lot 10, as shown cross-hatched on the attached Map #1.

This lane right-of-way has never been constructed to finished gravel lane specification.

The acquisition of the lane right-of-way would provide additional parking for the existing commercial building situated on Lot 10 and eliminate the need for the License to Occupy Agreement pertaining to the encroachment into the lane right-of-way by this building.

This License to Occupy was granted by Council Resolution, as follows, passed on May 27, 1963, and is registered against the title for Lot 10 by way of Caveat registration number 782 N.M.

"Council of The City of Red Deer do hereby agree that application of Bernstein & Lockerby on behalf of Fradrik Mayerink and Menno Oosterhoff and Ralph H. Kouwen, requesting permission to purchase part of City-owned lane on which building presently owned by Mel Layden encroaches, be not approved.

That the part of the registered lane adjacent to and encroached upon by the building located on Lot 10, Block 6, Plan 1551 H.W. be leased to the registered owner of Lot 10 at a yearly rental fee of \$50.00 during the life of the existing building. An agreement satisfactory to the City Solicitor to be entered into by the registered owner of Lot 10 and a caveat registered at the Land Titles Office."

In discussion with the Administration, it has been noted that the lane right-of-way has not been maintained on a regular basis due to the unconstructed status, but it does provide rear access to the commercial development fronting onto Gaetz Avenue as well as to Lot 10.

City Clerk
Page 2
12 August 1992

If the lane right-of-way in question is to be disposed of, a turn-around to accommodate traffic flow is to be provided from Lot 10.

The purchaser indicated during negotiations that he is not prepared to pay for difference of land areas as evident in Item #2. Land values in the area of \$6.00/sq. ft. have been discussed with the purchaser.

In an attempt to arrive at a solution to the request of Parkland Properties, the Administration has considered disposal of a portion of the lane right-of-way as shown cross-hatched on Map #1, subject to the following conditions:

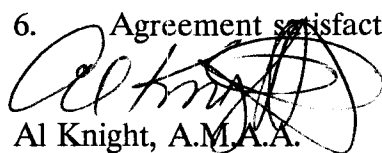
1. City Council approval.
2. An exchange of land - Parkland Properties to acquire lands cross-hatched and City to acquire these lands designated by a "C" on attached map. Purchaser to pay for additional area acquired at \$6.00/sq. ft.

Areas of Exchange

City to Parkland Properties	=	141 sq. m.
Parkland Properties to City	=	70 sq. m.

As noted the City is to acquire additional lands to be added to 51 Avenue. Even though the Administration agreed these lands would be of limited value to the City, it was agreed to present this exchange to City Council for consideration.

3. All legal fees, legal survey fees, and fees pertaining to lane closure to be paid by Parkland Properties. Estimate \$3,000.00.
4. Turn-around proposed to have 2-metre corner cutoff, as agreed to by Engineering Department, rather than the normal 5 metres.
5. An easement to be granted on that portion of the lane right-of-way to be exchanged to cover access to an existing overhead power line which runs on an alignment between the north bank of the Wasakasoo Creek and the south property line of the lane in question.
6. Agreement satisfactory to City Solicitor.


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

Commissioner's Comments

We would concur with the recommendation of the City Assessor.

"M.C. DAY", City Commissioner

AK/ngl

45 STREET

MAP #1



51 AVENUE

M

LANE

9

8

11A



PRIVATE PROPERTY EXCHANGED
FOR CITY PROPERTY
30+40=70 sq.m.



CITY PROPERTY EXCHANGED
FOR PRIVATE PROPERTY
141 sq.m.

12A

GAETZ AVENUE

92-08-11

96

WASKASOO CREEK

30sq.m.

141sq.m.

BLDG.

10

6

PROP. P/L

40sq.m.

DATE: August 20, 1992

TO: City Assessor

FROM: Assistant City Clerk

RE: CITY LANE RIGHT OF WAY WEST OF PORT-O-CALL OFFICE CENTRE - 4406 - 50 AVENUE - ADJACENT LOT 10 BLOCK 6 PLAN 1551 HW/PARKLAND PROPERTIES LTD.

At The City of Red Deer Council meeting held on August 17, 1992, consideration was given to the above topic and at which meeting the following motion was passed.

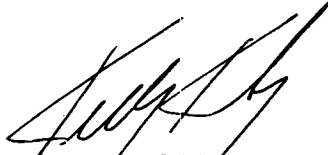
***RESOLVED** that Council of The City of Red Deer having considered report from the City Assessor dated August 12, 1992, re: City Lane Right-of-Way West of Port-O-Call Office Centre - 4406 - 50 Ave. and adjacent to Lot 10, Block 6, Plan 1551 H.W./Request to acquire portion of lane - Parkland Industries hereby approves of the disposal of a portion of the lane right-of-way as outlined in the above noted report subject to the following conditions:

1. That the exchange of land as outlined in the above noted report from the City Assessor be approved;
2. That the purchaser pay for any additional area acquired at a cost of \$4.00 per square foot;
3. That all legal fees, legal survey fees, and fees pertaining to lane closure to be paid by the City;
4. That the turnaround proposed be approved with a 2 metre corner cut-off as opposed to the normal 5 metre corner cut-off;
5. That an easement be granted on that portion of the lane right-of-way to be exchanged to cover access to an existing overhead power line which runs on an alignment between the north bank of the Waskasoo Creek and the south property line of the lane in question;
6. An agreement satisfactory to the City Solicitor;

and as presented to Council August 17, 1992."

City Assessor
August 20, 1992
Page -2-

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now proceed with the necessary arrangements relative to this land transaction.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the typed name and title.

KELLY KLOSS
Assistant City Clerk

KK/dls

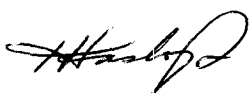
c.c. Director of Engineering Services
 Director of Financial Services
 City Solicitor

DATE: August 12, 1992
TO: Land Supervisor
FROM: Streets and Utilities Engineer
RE: **4406 - 50 AVENUE**
LANE WEST OF PORT-O-CALL OFFICE CENTRE

As per your request of July 17, 1992, attached please find a map of the above noted to attached to your Council report.

As discussed with Tony Woods, we have adjusted the land areas, taking out the portion that is already designated as lane (east of 51 Avenue and north of Waskasoo Creek).

The agreement will have to be revised to include a cash payment to the City for the difference in square footage based on appraised or market value.


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

/cy
Att.

45 STREET

51 AVENUE

M

LANE

9

8

11A



PRIVATE PROPERTY EXCHANGED
FOR CITY PROPERTY
30+40=70 sq.m.



CITY PROPERTY EXCHANGED
FOR PRIVATE PROPERTY
141 sq.m.

12A

BLDG.

10

6

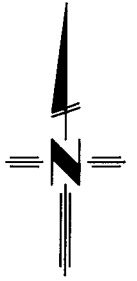
PROP. P/L

30sq.m.

141sq.m.

40sq.m.

WASKASOO CREEK



1:500

GAETZ AVENUE

92-08-11

45 STREET



51 AVENUE

M

LANE

9

8

11A



PRIVATE PROPERTY EXCHANGED
FOR CITY PROPERTY
30+40=70 sq.m.



CITY PROPERTY EXCHANGED
FOR PRIVATE PROPERTY
141 sq.m.

12A

GAETZ AVENUE

92-08-11

30sq.m.

BLDG.

10

6

PROP. P/L

141sq.m.

40sq.m.

WASKASOO CREEK

NO. 13

DATE: 11 August 1992
TO: City Clerk
FROM: City Assessor
RE: REQUEST FOR A LICENSE TO OCCUPY
ROAD PLAN 922-1844 - LEE-ROY ENTERPRISES LTD.
7998 - 50 AVENUE (SEE ATTACHED SKETCH)

The attached letter and map from Lee-Roy Enterprises, indicating that portion of the Gaetz Avenue service road proposed to be occupied, has been circulated to the applicable City Departments. No objections were received to the request.

Therefore, we would recommend Council of The City of Red Deer approve the requested License to Occupy Road Plan 922-1844 received from Lee-Roy Enterprises Ltd., subject to the following:

1. Annual License fee \$30.00
2. 90-day cancellation clause either party
3. Five-year term
4. Comprehensive Liability Insurance for \$1,000,000 naming The City of Red Deer as additional insured.
5. An Agreement satisfactory to the City Solicitor.



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

PAR/ngl

Enc.

c.c. Land Supervisor

May 25, 1992

The City of Red Deer
ATTN: Mr. Bill Lees
Box 5008
Red Deer, AB T4N 3T4

THE CITY of RED DEER	
LAND & TAX DEPARTMENT	
RECEIVED	
TIME	3:45
DATE	92/5/26
BY	N. Lovell

Dear Sirs:

RE: 7998 - 50 th. Ave., Lot 2 Plan 800 H W

I would refer to the agreement of November 1991 between the City of Red Deer and Lee-Roy Enterprises Ltd. which provides for acquisition by the city of the easterly 5.029 m of Lot 2 for road right of way.

We have had conversations with Mr. Peter Anderson of the Engineering Office with regards to removing all improvements from this land and are in the process of doing so, especially the railroad ties. In my conversation with Mr. Anderson, it was his opinion that it may well indeed be quite some time before the road widening of utility serviceing may proceed. With this in mind we would request that the City perhaps consider renting us this land to use until such time as it is actually needed. We of course realize that this would be temporary and no further site improvements would be allowed by ourselves. The space would of course be maintained by ourselves.

Mr. Anderson could not see any objection to this type of

- 2 -

arrangement from his department. Will you consider our request and advise us accordingly.

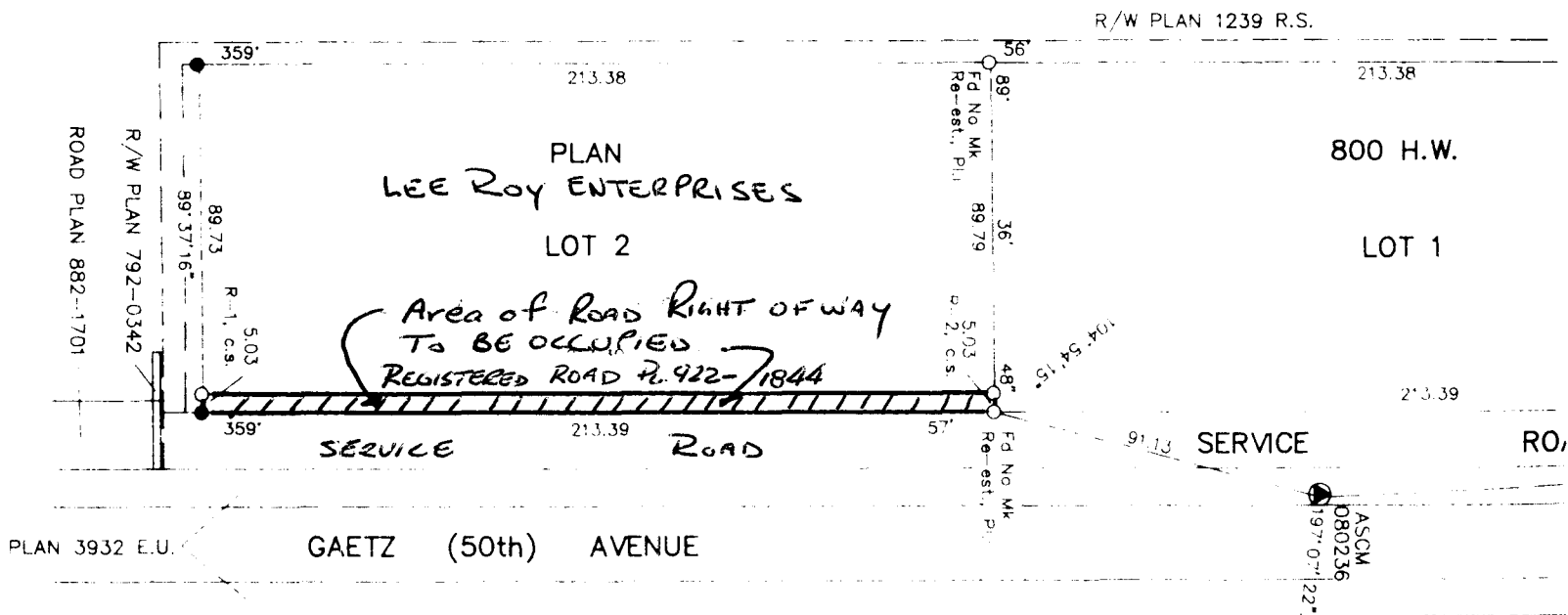
Sincerely,

LEE-ROY ENTERPRISES LTD.

A handwritten signature in cursive script that reads "Mike Conroy". The signature is written in dark ink and is positioned above the printed name.

MICHAEL L. CONROY
MLC/eas

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



Commissioner's Comments

We would concur with the recommendation of the City Assessor.

"M.C. DAY"
City Commissioner

DATE: August 18, 1992
TO: City Assessor
FROM: Assistant City Clerk
RE: REQUEST FOR LICENSE TO OCCUPY ROAD PLAN 922-1844/LEE-ROY
ENTERPRISES LTD./7998 - 50 AVENUE

At the Council Meeting of August 17, 1992, your report of August 11, 1992, in regard to the above, was considered, and the following motion was passed by Council.

"RESOLVED that Council of The City of Red Deer having considered report from the City Assessor dated August 11, 1992, re: Request for a License to Occupy Road Plan 922-1844 - Lee-Roy Enterprises Ltd., 7998 - 50 Ave. hereby approves the License to Occupy subject to the following conditions:

1. Annual License fee \$30.00
2. 90-day cancellation clause either party
3. Five-year term
4. Comprehensive Liability Insurance for \$1,000,000 naming The City of Red Deer as additional insured
5. An Agreement satisfactory to the City Solicitor

and as presented to Council August 17, 1992."

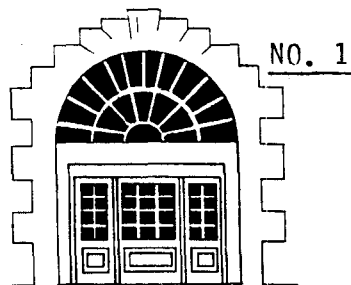
Trusting this is satisfactory and that you will now proceed in accordance with the resolution of Council. We would also request that you advise Commonwealth Homes (Lee-Roy Enterprises Ltd.) of Council's decision in this instance.

Thank you for your submission on this matter.



Kelly Kloss
Assistant City Clerk

/ds
c.c. Land Supervisor



Red Deer & District Allied Arts Council

P.O. Box 255
4836 Ross Street
Red Deer, Alberta T4N 5E8
Telephone: 403/346-1565

July 23, 1992

Mayor McGhee and
Members of Council
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Your Worship and Members of Council:

The Red Deer & District Allied Arts Council wishes Council to consider removing the amount of \$497.00, pertaining to the tenancy of Manuel Estabrooks in the Old Court House, from the Arts Council's 1992 Municipal tax bill.

Mr. Estabrooks ceased to be a tenant of the Old Court House prior to December 31, 1991. As the Arts Council was not aware that Mr. Estabrooks would be included in its bill prior to July of this year no appeal for an adjustment could be made prior to this date. The province of Alberta as the previous owner of the facility forwarded a grant in lieu of Municipal taxes for 1991.

Your consideration would be greatly appreciated.

Yours truly,

Gary Pottage
President
/kjt



DATE: August 4, 1992

FILE NO. R-39053

TO: Charlie Sevcik
City Clerk

FROM: Lowell R. Hodgson
Recreation & Culture Manager

RE: ALLIED ARTS COUNCIL--MANUEL ESTABROOKS TENANCY

This memo is in response to your request for comments for consideration of City Council August 17.

The whole matter of taxation for tenants in the Old Court House has been confusing for me in that earlier we had assumed the Province would continue to be the owner of this facility and that we were simply the lessee, renting it out to a sub-lessee (Allied Arts Council) and that the Province would then be paying a grant in lieu of taxes on this facility. This, however, is no longer the case, with the facility being transferred to us, and now we, as the owner of it, lease it to the Allied Arts Council; they, in turn, sub-lease it to various arts groups and individuals.

When the Assessment Notice was received in February, I incorrectly assumed that when it came due for payment in June, we could then determine the number of groups renting space in the facility that were profit-motivated and adjust the Assessment based on the actual tenancy, as these groups have been known to come and go throughout the course of a year. I thus never considered appealing the Assessment, even though I knew Manuel Estabrooks had vacated the premises. I now understand that as it is on the Assessment Roll, the taxes must be levied, and whether Council chooses to forgive them or not is a matter for Council's own deliberations. It would appear that an error was made in not making this appeal when the Assessment was received. In the future we will submit the Assessment to the Allied Arts Council upon its receipt to determine the accuracy of it based on the tenancy at that time; therefore, this should not recur.

The taxes for this facility have already been paid through Recreation & Culture Department accounts, and we, in turn, have invoiced the Allied Arts Council for these taxes, which they are now collecting through increased rents. However, in the case of this outstanding amount (\$497.00), they do not have a tenant from whom to collect; therefore, I would recommend that this amount be charged as an overexpenditure in the Recreation & Culture Department accounts.


LOWELL R. HODGSON
Recreation & Culture Manager

/mm

c Craig Curtis, Director of Community Services
Lesia Davis, Culture Program Superintendent
Gary Pottage, Red Deer and District Allied Arts Council

FILE: data\alan\memos\allied.tax

DATE: August 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: ALLIED ARTS COUNCIL - MANUEL ESTABROOKS TENANCY FORMER
COURT HOUSE

The 1992 Tax billing for the Court House is:

Municipal Property Tax	\$2,689.80
Frontage Tax	813.00
Education Taxes	3,371.54
TOTAL TAX BILL	6,874.34

On December 19, 1991 the Allied Arts Council indicated in a letter to Council they had not anticipated having to pay 1992 property taxes because the Province had been paying them and they had anticipated it continuing for another year.

The lease between The City and the Allied Arts Council requires the Allied Arts Council to pay the property taxes on the building and then in turn collect from its tenants. Unfortunately, the existing tenant leases do not allow the Allied Arts Council to recover property taxes. The agreements are being revised as they expire, however.

To assist the Allied Arts Council until they could collect property taxes from the tenants, City Council agreed to pay \$2,696 as a one time grant for 1992.

It is not clear whether the grant of \$2,696 was intended to include the taxes to be paid for the area occupied by Mr. Estabrooks.

The Tax Department was not advised that Mr. Estabrooks had moved out prior to 1992. Notice should have been given when the assessment was issued. Because notice was not given, there was \$497.00 in taxes included in the \$6,874.34 tax bill. The major part of the \$497.00 would be related to education taxes The City cannot recover.

City Clerk
August 6, 1992
Page 2 of 2 File: alan\memos\allied.tax

If Council wants to consider refunding any portion of the \$497.00; the following should be considered:

- Does the \$2,696 grant toward the 1992 property taxes include any or all of the taxes related to the area that was occupied by Mr. Estabrooks?
- Should Council refund only the Municipal portion?

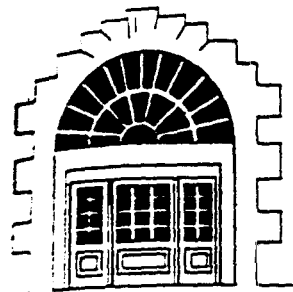


A. Wilcock, B. Comm., C.A.
Director of Financial Services

AW/mrk

c.c. City Assessor

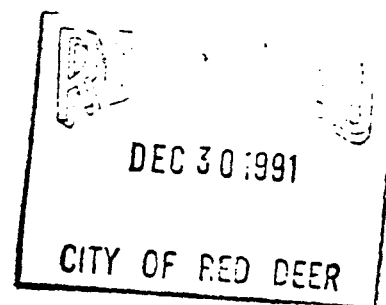
Att.



Red Deer & District Allied Arts Council

4836 Ross Street
Red Deer, Alberta
T4N 1X4
Telephone: 403/346-1565

December 19, 1991



Mayor McGhee and City Councillors
City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

Your Worship and Members of Council:

The Red Deer & District Allied Arts Council is approaching the City of Red Deer for financial assistance with regards to an unforeseen contingency that has developed in the operation of the Old Court House. This pertains to the transfer of ownership from the Province of Alberta to the City, and the impending assessment of municipal taxes on the facility operator - the Arts Council.

There was an expectation among City and Arts Council representatives that the Province would renew its lease as facility owner for another term. However, as this has not occurred there is an ensuing problem with the collection of municipal taxes on the commercial operators in the facility.

The Province, of course, no longer has any responsibility for these obligations and, as the expectation was, which has now proved incorrect, that they would continue on as facility owners, the Arts Council's existing leases with its tenants preclude it from collecting the municipal taxes from them. As the leases expire they will be redrafted to reflect an amount for municipal taxes and this obligation will be met.

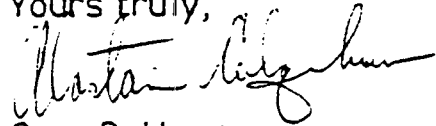
It is the interim period before these taxes can be collected in the form of increased rent that the Arts Council is requesting assistance from the City of Red Deer. The amount, based on the 1991 assessment, has been calculated at \$2,696.00.

Mayor McGhee
Municipal Taxes
Page 2

The Arts Council requests assistance in this amount in a one-time-only grant from the City of Red Deer.

Thank you for your consideration of this request.

Yours truly,



La- Gary Pottage
President

GP/ms

enclosures: budget

1990-91 Auditor's Report

DATE: 10 August 1992

TO: City Clerk

FROM: City Assessor

RE: RED DEER & DISTRICT ALLIED ARTS COUNCIL
LOTS 1-4, BLK. 28, PL. K - OLD COURT HOUSE BUILDING

Title to the above property has been obtained by The City of Red Deer and is administered by the Red Deer Recreation Department and the Red Deer & District Allied Arts Council. Terms of the purchase agreement by the City from the Province were such that up to and including 1991, the Province paid a grant in lieu of property taxes on the total structure, including land assessment. However, in 1992 the property and assessment became the total jurisdiction of The City of Red Deer. In reviewing the status of lessees within this improvement, it was evident that portions of the building were leased by non-taxable, non-profit organizations, and portions of the improvement were leased by taxable companies. Therefore, a portion of the building was, for 1992 property taxes, put on the taxable roll, and a portion was carried on the assessment roll as "exempt", pursuant to Sections 24 and/or 25 of the Municipal Taxation Act.

At the time that the survey and information was gathered, pertinent to the building, to ascertain the areas that were taxable, a report noted that Manuel Estabrooks was a tenant within the structure, and, in our opinion, fell to taxable assessment. Therefore for assessment purposes in 1992, the assessment notice was issued to The City of Red Deer, Recreation Department, including the area Mr. Estabrooks occupied, as taxable. The assessment notice was not contested. The assessment that is presently on the assessment and tax rolls includes an amount of approximately \$497.00, which is directly related to the area that Mr. Estabrooks was occupying.

It is apparent from information now available that Mr. Estabrooks is not a tenant and may not have been a tenant as of December 31, 1991, the date at which we are to ascertain the tax status of properties for the next following year, by legislation. However, having missed the appeal period, the assessment, and therefore the taxation, on this property cannot be altered on the assessment and tax rolls. The only option available to the building owner, lessee, and/or building operator is to have the taxes forgiven by City Council, as is provided under Section 106 (1) of the Municipal Taxation Act. This is quoted as follows:

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

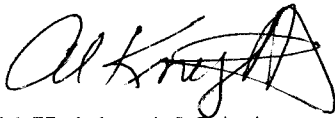
- (a) to cancel or refund all or any part of a tax levy,
- or"

City Clerk
Page 2
10 August 1992

All requirements of legislation have been adhered to with regard to the assessment and taxation of this property. The owners and/or operators have not appealed the assessment pursuant to the required time periods, etc. Therefore, the assessment cannot be altered for the 1992 taxation year. While it may seem unfair that a portion of the building cannot be changed during the year, may I also remind Council that, should a tenant move into the premise during the year, the assessment and taxation situation cannot be changed until the next following year as well. Property taxes on this account, in total, have been paid by the Recreation Department, and, in turn, they are endeavouring to collect from the management group and/or lessees of the building itself.

RECOMMENDATION

We cannot respectfully recommend that a refund of the property taxes in the amount of \$497.00 be given at this time.



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

AK/ngl

c.c. Director of Finance

Commissioner's Comments

We would recommend that Council not grant the relaxation in this instance and that the taxes be charged as an overexpenditure to the Recreation Department Budget, as outlined by the Recreation & Culture Manager.

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Red Deer & District Allied Arts Council
P.O. Box 255
4836 - Ross Street
Red Deer, Alberta
T4N 5E8

Attention: Gary Pottage, President

Dear Sir:

RE: MUNICIPAL PROPERTY TAX - MANUEL ESTABROOKS/OLD COURT HOUSE

At the City of Red Deer Council Meeting held on August 17, 1992, consideration was given to your letter dated July 23, 1992, concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Red Deer Allied Arts Council dated July 23, 1992, re: Tenancy of Manuel Estabrooks in the Old Court House - 1992 Municipal Tax Bill hereby agrees to charge the 1992 municipal taxes in the amount of \$497.00 as it relates to the tenancy of Manual Estabrooks in the Old Court House as an overexpenditure to the 1992 Recreation & Culture Department Budget, and as presented to Council August 17, 1992."

The decision of Council in this instance is submitted for your information. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss
Assistant City Clerk
KK/ds

c.c. Director of Financial Services City Assessor
Director of Community Services Recreation & Culture Manager



*a delight
to discover!*



July 17, 1992

Mayor McGhee and Members of Council
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee and Members of Council:

One of the priorities identified in Red Deer's Tourism Action Plan is to install introductory signs on Highway 2 north and south of Red Deer. City Council has previously designated \$7,000 of the funding allocated to the Visitor Bureau for the Highway 2 south sign, with the remaining funds to be generated through community contributions and the Community Tourism Action Program.

A design for the sign, featuring the Red Deer logo and a changeable message panel to promote attractions and events, has been presented to Council.

Alberta Transportation has recently indicated that they are prepared to approve construction of the introductory signs in the Highway right-of-way at existing lay-bys north and south of the City. In considering this and other locations for the signs previously discussed, the Visitor Bureau has agreed that these would be the most desirable locations for the following reasons:

- Smaller and therefore less expensive signs would be required to be visible to Highway traffic, due to the location within the right of way. This may enable construction of both signs, rather than just the south sign, within the existing budget.
- The sign locations are in advance of all major accesses to Red Deer



The existing map sign at the north layby appears not to be used extensively and requires considerable updating. It could be replaced by the introductory sign and, budget permitting, be relocated to a more appropriate location.

We wish to advise Council of our intent to proceed with the introductory signs, at the locations described above, with the previously approved funding. These attractive visible signs will highlight the variety of reasons for visiting Red Deer, for the high volume of traffic passing by on Highway 2.

Sincerely,

Bill Olafson
Chairman

WM/th

DATE: July 28, 1992

CS-3.711

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

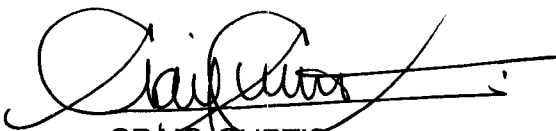
RE: RED DEER VISITOR & CONVENTION BUREAU:
INTRODUCTORY SIGNS
Your memo dated July 24, 1992 refers.

1. The Red Deer Visitor & Convention Bureau previously proposed to develop major entry/information signs on Highway 2 north and south of the city. The purpose of these signs is:

- To establish Red Deer's presence and image through an appropriate, highly-visible sign, featuring the Red Deer logo and slogan.
- To encourage visitors to Red Deer by providing information on the city's attractions and events.

City Council previously approved \$7,000 for the Highway 2 south sign, with the remaining funds to be generated from community contributions and the Community Tourism Action Program (CTAP).

2. Various sites for the proposed entry/information signs were reviewed by the Visitor & Convention Bureau. These included sites at Heritage Ranch, at the Red Deer College immediately south of 32 Street, and at the Alberta Transportation lay-bys north and south of the city. The sites at the lay-bys were preferred, as they are in advance of all major accesses to the city. Alberta Transportation has now indicated that it is prepared to approve construction of the signs at both lay-bys within the highway right-of-way. This will result in smaller and less expensive signs than those previously under consideration.
3. I have discussed the new sign proposal with the Parks and Recreation & Culture Managers. We support the entry/information signs in the locations now proposed.



CRAIG CURTIS

:dmg

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Wendy Martindale, Manager, Visitor & Convention Bureau



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

TO: Charles Sevcik
City Clerk

FROM: Frank Wong
Planning Assistant

DATE: July 29, 1992

RE: Red Deer Visitor & Convention Bureau
Introductory Signs

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

The Red Deer Visitor & Convention Bureau's intention to proceed with the construction and placement of the introductory signs is consistent with the objectives of the Red Deer Tourism Action Plan.

Planning staff have no objection to the introductory signs.

Yours truly

Frank Wong

FRANK WONG
PLANNING ASSISTANT

FW/pim

c/c Director of Community Services
Director of Engineering Services
Director of Financial Services
Economic Development Manager

Commissioner's Comments

We would recommend Council approve the entry/information signs in the locations as proposed by the Red Deer Visitor & Convention Bureau.

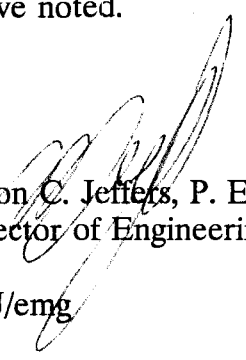
MUNICIPALITIES WITHIN COMMISSION AREA

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 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 STETTLE TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND WOLD SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

"M.C. DAY", City Commissioner

DATE: July 28, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **RED DEER VISITOR AND CONVENTION BUREAU
HIGHWAY DIRECTIONAL SIGNS**

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



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

BCJ/emg

DATE July 24, 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: RED DEER VISITOR & CONVENTION BUREAU -
INTRODUCTORY SIGNS

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992 .


C. SEVCIK
City Clerk

DATE

92/07/24

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: Red River Visitor & Convention Bureau - Introductory Signs

Please submit comments on the attached to this office by Aug
10 for the Council Agenda of Aug. 17.

 ACKNOWLEDGE

C. SEVCIK
City Clerk

DATE July 24, 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: RED DEER VISITOR & CONVENTION BUREAU -

INTRODUCTORY SIGNS

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992 .

No Comments
Be.

C. Sevcik
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

August 20, 1992

Red Deer Visitor and Convention Bureau
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

ATTENTION: BILL OLAFSON, CHAIRMAN

Dear Sir:

RE: INTRODUCTORY SIGNS

At The City of Red Deer Council meeting held on Monday, August 17, 1992, consideration was given to your letter dated July 17, 1992, concerning the above topic and which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Red Deer Visitor and Convention Bureau dated July 17, 1992, re: Location of Introductory Signs, hereby approves the location of the proposed introductory signs as outlined in the above noted correspondence, and as presented to Council August 17, 1992."

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

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

Sincerely,

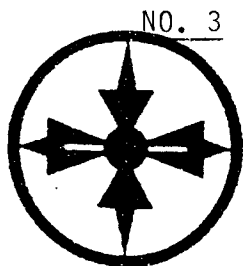


KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Director of Community Services
Parks Manager
Recreation & Culture Manager
Director of Engineering Services
Director of Financial Services
Principle Planner
Economic Development Manager

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to discover!*



**THE GOLDEN CIRCLE
SENIORS CENTRE**

"A Resource Centre for the Retired"

4620 - 47 AVENUE - RED DEER, ALBERTA T4N 3P5 Phone 343-6074

July 21, 1992

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

Attention: Grant Howell/Greg LeBlanc

Dear Sirs,

The Red Deer Golden Circle Society would like to receive information on salary ranges for the following positions in City Hall:

Social Planning Manager, Community Services Division
Projects Supervisor, Social Planning Department
Research & Planning Officer, S.P.D.
Community Worker, S.P.D.
Secretary
Payroll Clerk

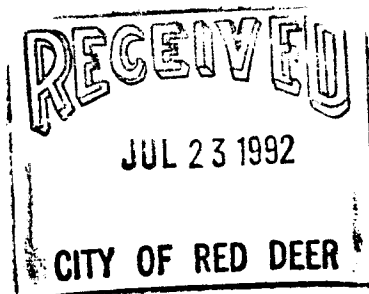
The Society is seeking information from various sources to assist in budget preparation and salary grid revision for the agency. If you have any questions regarding this request do not hesitate to call the Administrator.

Sincerely,

Bud Atkin
Personnel Chairman

BD/evb

c.c. Gail Surkan



FILE: data\alan\memos\golden.sal

DATE: July 31, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: THE GOLDEN CIRCLE SOCIETY - SALARY RANGES

The Personnel Department is responsible for releasing any information on individual staff salaries as requested by the Golden Circle.

In the budget documents available to the public salary sheets detailing individual salaries are not made available. The reason for this is that misunderstandings have occurred when such information is made available without comparisons also being made available from similar organizations such as the hospital or schools or the private sector. Without such comparisons being available, the information can be misrepresented and misunderstood. In addition, salary information for individuals is considered to be personal.

The salary information requested by The Golden Circle is apparently to be used to review the existing salaries at The Golden Circle. The Personnel Department should comment on whether the information should be released. If it is released without the accompanying job descriptions, it could be difficult to make meaningful comparisons.



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

AW/mrk

c.c. Personnel Manager
Director of Community Services

SP-3.684

DATE: August 4, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: COLLEEN JENSEN
Social Planning Manager

RE: GOLDEN CIRCLE SOCIETY:
SALARY RANGES

I have discussed the Golden Circle request for the salary ranges of all Social Planning staff with Craig Curtis, Community Services Director. We have no concern with the information being given to the Golden Circle. I would, however, caution the Golden Circle Board in using the information in preparing their own salary grid, as job qualifications, experience, and overall responsibilities and duties must also be used as a comparative.

RECOMMENDATION:

That the salary ranges for the Social Planning staff be released to the Golden Circle Board.



COLLEEN JENSEN

CJ/kl

c. Craig Curtis, Community Services Director

DATE: August 6, 1992
TO: City Clerk Charlie Sevcik
FROM: Personnel Manager Grant Howell
RE: RELEASE OF SALARY RANGES TO THE GOLDEN CIRCLE SOCIETY

We have responded to the Golden Circle Society request as per the attached copy of the letter from Greg LeBlanc to Mr. Atkin. Ranges for four of the positions were provided as they are covered by a Collective Agreement, which is a matter of public record. The two management (exempt) positions were not provided as it is The City's practice to have those requests referred to Council for a decision as to whether or not that information will be provided.

The Personnel Department has a concern that responding to requests for information such as this by providing **only** ranges and classification titles will not give the requesting organization enough of the right information to make effective comparisons. We would be happy to provide them with assistance in comparing positions, then making available salary range information on those positions for which there is a reasonable match.



GH:hs

Attach.

Commissioner's Comments

We would have no objection to the provision of the salary ranges of the positions requested, but as pointed out by the Personnel Manager this information may not serve the purpose intended and would therefore strongly recommend that the Golden Circle Society take advantage of the assistance offered by the Personnel Manager.

"M.C. DAY"
 City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

Personnel Department 342-8148

July 23, 1992

Mr. Bud Atkin
 Personnel Chairman
 The Golden Circle Seniors Centre
 4620 - 47 Avenue
 RED DEER, AB
 T4N 3P5

Dear Mr. Atkin:

In response to your request for salary range information on specific City job classifications I have compiled the following information:

CUPE affiliated classification ranges:

Research & Planning Officer	\$16.51 - 17.38/hr	max \$34,021/yr
Community Worker	\$18.29 - 19.25/hr	max \$37,682/yr
Comm Serv Clerk Steno	\$13.59 - 14.30/hr	max \$27,992/yr
Payroll Clerk	\$14.45 - 15.21/hr	max \$29,774/yr

In providing this information the Personnel Department encourages the use of responsible job matching techniques. Salary comparisons are seldom valid when the only source of information is the classification titles.

You may notice that information on two classifications have not been included (Social Planning Manager & Projects Supervisor). These classifications are both exempted. Information on these salary ranges can only be obtained through a direct request to City Council.

If you have any other questions please do not hesitate to call me at 342-8150.

Sincerely,

Greg LeBlanc
 Human Resources Coordinator
 Personnel Department



RED DEER

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to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 30, 1992

The Golden Circle Seniors Centre
4620 - 47 Avenue
RED DEER, Alberta
T4N 3P5

Attention: Bud Atkin, Personnel Chairman

Dear Sir:

RE: SALARY RANGES

I acknowledge receipt of your letter dated July 23, 1992, regarding the above noted.

Your request will be considered by Red Deer City Council at its meeting on Monday, August 17, 1992. We will advise you immediately thereafter of Council's decision.

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

Yours truly,

C. SEVCIK
City Clerk

CS/jt



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DATE July 30, 1992

TO:

<input checked="" 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 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 checked="" 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"/>	PRINCIPAL PLANNER
<input type="checkbox"/>	CITY SOLICITOR
<input type="checkbox"/>	_____

FROM:

CITY CLERK

RE: THE GOLDEN CIRCLE SOCIETY - SALARY RANGES

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 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

August 20, 1992

The Golden Circle Seniors Centre
4620 - 47 Ave.
Red Deer, Alberta
T4N 3P5

Attention: Bud Atkin, Personnel Chairman

Dear Bud:

At the City of Red Deer Council Meeting held on August 17, 1992, consideration was given to your letter dated July 21, 1992, concerning a request to receive information on salary ranges for various City positions and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Golden Circle Seniors Centre dated July 21, 1992, re: Request to receive information on Salary Ranges on various City positions hereby agrees that said request be approved and as recommended to Council August 17, 1992."

The decision in this instance is submitted for your information. It is my understanding that the City's Personnel Department has already been in contact with representatives from the Seniors Centre in order to provide you with the information and provide any additional assistance that may be required.

If you have any questions, please do not hesitate to call.

Sincerely,

Kelly Kloss
Assistant City Clerk

c.c. Director of Community Services
Personnel Manager

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



Red Deer Public Library

4818 - 49th Street, RED DEER, Alberta, Canada T4N 1T9
Telephone: (403) 346-4576 Fax: (403) 346-6195

July 16, 1992

His Honour Mayor McGhee
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

Enclosed is a copy of the Library's 1991 Annual Report, which we would request be filed at your next City Council meeting.

Sincerely,

Dean Frey
Director

Commissioner's Comments

Submitted for Council's information only.

"M.C. DAY"
City Commissioner

**RED DEER
PUBLIC LIBRARY**

**ANNUAL REPORT
1991**

1991 LIBRARY BOARD MEMBERS

Chris Warren, Chairman
Mary Lou Armstrong
Alan Chan **
Joe Foley
Gail Garbutt
Alderman Tim Guilbaut
Ian Hills **
Angela Jeske *
Harold Mah **
Oscar Orr *
Barbara Scammell
Ed Somerville

* to November 1991

** from November 1991

LIBRARY ADMINISTRATION

Marilyn Corbett, Director (to November 1991)
Donna Alberts, Children's Services Librarian
Cindy Belanger, Adult Services Librarian
Dean Frey, Systems & Technical Services Librarian
Acting Director (from November 1991)

LIBRARY STAFF

Maureen Barmby	Priscilla McLaughlin
Heather Birbeck	Norma-Jean Meggison
Lois Blackwell	Marge Pardue
Laural Chvojka	Ati Powell
Audrey Cordell	Marjorie Rafuse
Rita Crummy	Mary-Ann Raivio
Sue Duong	Shelley Rideout
Ebba Dyck	Glenys Russell
Penny Hanson	Arlene Stang
Frances Harris	Vanessa Stoness Cook
Patricia Klein	Joan Tebbutt
Anne Knight	Jan Underwood
Violet Knoss	Lolita Wiesner
Debbie McBeth	Frank Winnie

STATISTICS

	1991	1990
Items Borrowed	444,961	418,643
Questions Answered	78,043	69,312
Programs Offered	490	421
Program Attendance	14,932	9,030
Interlibrary Loans	469	692
Patron Count	240,689	221,236
Items Ordered	8,926	8,437
Collection Size		
Titles	115,945	110,174
Items	157,067	149,023

CHAIRMAN'S REPORT

An important function for the Library Board in 1991 was planning. The Board approved and submitted to Alberta Culture and Multiculturalism a Plan of Service for the period 1991 to 1996. As well, the library featured prominently in the City's Community Services Master Plan, approved by City Council, which covers the cultural and recreational programs for Red Deer in the next five years. The library also had input into the Vision 2020 program, a long-range planning exercise for Red Deer.

Director Marilyn Corbett was also involved in planning on the provincial scale, with her involvement in the Alberta Public Libraries Futures Conference, and the Alberta Public Libraries Directors Council's Marketing Task Force. The work done in these areas will benefit Red Deer's library patrons in the future.

The library of the future will have a new look, with planning under way for the expansion into the historic Armoury/Firehall next door to the present downtown site. Hazel Flewwelling heads up the library expansion fund-raising campaign, entitled Literacy and Legacy. By the end of the year Literacy and Legacy had reached two-thirds of the \$2.5 million goal. A schedule for staffing the new facility was presented at a special information session for City Councillors, and in August City Council approved in principle the establishment of 4.3 new full time equivalent positions for 1993 and 1994, the first two years for the expanded facility.

In November Marilyn Corbett resigned as Library Director. Systems and Technical Services Librarian Dean Frey was named as Acting Director.

Chris Warren
Chairman, Red Deer Library Board

FINANCIAL REPORT

ADMINISTRATION REPORT

The highlight in library programs for 1991 was the Summer Reading Program. The "Intergalactic Quest" program attracted more than 1,000 registrants between the downtown and Dawe libraries. The success of the program was due to the superb marketing job of Children's Librarian Donna Alberts, Children's and Dawe staff, and summer program assistant Sheena McNiff. Another stand-out program was Adult Services Librarian Cindy Belanger's "All Star Hockey Writer's Show" (starring writers Frank Pavlick, Fred Stenson, Stephen Scrivner and Birk Sproxtton). It was featured on the national CBC-FM program "Arts Tonight". The most delicious program was Dennis Lee's reading of his new book *The Ice-cream Store*. It attracted an enthusiastic crowd of 300 people to the library's main floor.

The Dawe library went online with the MultiLIS system in September. More than 800 student records were loaded from the two school student information systems, and all circulation functions were made available to public library patrons both downtown and at Dawe. The MultiLIS system reached an important milestone in April, when Mayor Robert McGhee checked out the one-millionth item on the MultiLIS system. Though it took nearly two and a half years to reach this plateau, steady increases in circulation indicate that the two-millionth item will be checked before two more years pass by.

Two important grants were received by the Library in 1991. A grant from Alberta Social Services for \$2,000 allowed us to purchase library materials to help prevent family violence. As well, the Red Deer Community Foundation gave \$4,500 to allow the library to purchase a CD-ROM/Electronic Publishing workstation. Final purchases from the provincial government's Community Facilities Enhancement Program were made in 1991: staff and patrons of the library are certainly appreciative of the library's new look resulting from this \$200,000 grant.

A very successful Large Print book loan program was undertaken in the summer, in cooperation with Parkland Regional Library. The books were lent to 10 central Albertan libraries for a period of four months.

Dean Frey, Acting Director

RED DEER PUBLIC LIBRARY STATEMENT OF REVENUE AND EXPENDITURES YEAR ENDED DECEMBER 31, 1991

	1991	1990
OPERATING REVENUE		
Grants		
City of Red Deer - annual grant	\$ 857,412	\$ 859,542
- debenture levy	102,520	102,411
Government of Alberta - annual operating grant	237,934	228,264
Other	10,946	-
Library card fees	51,936	10,378
Fines, book sales and other	48,305	55,320
Interest income	32,982	65,232
	<u>1,343,035</u>	<u>1,321,147</u>
RESTRICTED REVENUE		
Community facility enhancement program	41,080	157,628
Community recreation cultural audiovisual	2,232	2,768
Red Deer Community Foundation	9,000	-
	<u>52,322</u>	<u>160,396</u>
	<u>1,395,357</u>	<u>1,481,543</u>
EXPENDITURES		
Advertising	2,530	2,201
Bank charges	2,442	2,341
Board expenses	880	825
Building maintenance	65,141	50,890
Building fundraising	2,900	918
Computer operations	23,297	26,772
G.H. Dawe Community Centre library	56,740	56,873
Debt repayment - City of Red Deer	102,520	102,411
Equipment rental/maintenance	13,361	10,582
Fees and memberships	1,254	904
Goods and Services Tax expense	13,012	-
Insurance	6,005	6,510
Library material	185,571	182,697
Postage and courier	6,160	6,164
Professional fees	8,318	24,195
Program supplies	2,283	2,271
Printing	3,937	3,664
Purchases of capital assets	81,237	208,188
Red Deer Community Foundation	10,000	-
Staff development	6,036	5,305
Stationery and library supplies	20,284	21,305
Telephone	5,877	7,229
Utilities	37,851	33,002
Wages and employee benefits	728,941	669,349
	<u>1,388,578</u>	<u>1,424,616</u>
SURPLUS	<u>\$ 8,779</u>	<u>\$ 56,927</u>

C. Sevcik
City Clerk
City of Red Deer

file

**RED DEER
PUBLIC LIBRARY**

**ANNUAL REPORT
1991**

CHAIRMAN'S REPORT

An important function for the Library Board in 1991 was planning. The Board approved and submitted to Alberta Culture and Multiculturalism a Plan of Service for the period 1991 to 1996. As well, the library featured prominently in the City's Community Services Master Plan, approved by City Council, which covers the cultural and recreational programs for Red Deer in the next five years. The library also had input into the Vision 2020 program, a long-range planning exercise for Red Deer.

Director Marilyn Corbett was also involved in planning on the provincial scale, with her involvement in the Alberta Public Libraries Futures Conference, and the Alberta Public Libraries Directors Council's Marketing Task Force. The work done in these areas will benefit Red Deer's library patrons in the future.

The library of the future will have a new look, with planning under way for the expansion into the historic Armoury/Firehall next door to the present downtown site. Hazel Flewelling heads up the library expansion fund-raising campaign, entitled *Literacy and Legacy*. By the end of the year Literacy and Legacy had reached two-thirds of the \$2.5 million goal. A schedule for staffing the new facility was presented at a special information session for City Councillors, and in August City Council approved in principle the establishment of 4.3 new full time equivalent positions for 1993 and 1994, the first two years for the expanded facility.

In November Marilyn Corbett resigned as Library Director. Systems and Technical Services Librarian Dean Frey was named as Acting Director.

Chris Warren
Chairman, Red Deer Library Board

ADMINISTRATION REPORT

The highlight in library programs for 1991 was the Summer Reading Program. The "Intergalactic Quest" program attracted more than 1,000 registrants between the downtown and Dawe libraries. The success of the program was due to the superb marketing job of Children's Librarian Donna Alberts, Children's and Dawe staff, and summer program assistant Sheena McNiff. Another stand-out program was Adult Services Librarian Cindy Belanger's "All Star Hockey Writer's Show" (starring writers Frank Pavlick, Fred Stenson, Stephen Scrivner and Birk Sproxton). It was featured on the national CBC-FM program "Arts Tonight". The most delicious program was Dennis Lee's reading of his new book *The Ice-cream Store*. It attracted an enthusiastic crowd of 300 people to the library's main floor.

The Dawe library went online with the MultilIS system in September. More than 800 student records were loaded from the two school student information systems, and all circulation functions were made available to public library patrons both downtown and at Dawe. The MultilIS system reached an important milestone in April, when Mayor Robert McGhee checked out the one-millionth item on the MultilIS system. Though it took nearly two and a half years to reach this plateau, steady increases in circulation indicate that the two-millionth item will be checked before two more years pass by.

Two important grants were received by the Library in 1991. A grant from Alberta Social Services for \$2,000 allowed us to purchase library materials to help prevent family violence. As well, the Red Deer Community Foundation gave \$4,500 to allow the library to purchase a CD-ROM/Electronic Publishing workstation. Final purchases from the provincial government's Community Facilities Enhancement Program were made in 1991: staff and patrons of the library are certainly appreciative of the library's new look resulting from this \$200,000 grant.

A very successful Large Print block loan program was undertaken in the summer, in cooperation with Parkland Regional Library. The books were lent to 10 central Albertan libraries for a period of four months.

Dean Frey, Acting Director

FINANCIAL REPORT

RED DEER PUBLIC LIBRARY STATEMENT OF REVENUE AND EXPENDITURES YEAR ENDED DECEMBER 31, 1991

	1991	1990
OPERATING REVENUE		
Grants		
City of Red Deer - annual grant	\$ 857,412	\$ 859,542
- debenture levy	102,520	102,411
Government of Alberta - annual operating grant	237,934	228,264
Other	10,946	-
Library card fees	51,936	10,378
Fines, book sales and other	49,305	55,320
Interest income	32,982	65,232
	<u>1,343,035</u>	<u>1,321,147</u>
RESTRICTED REVENUE		
Community facility enhancement program	41,090	157,628
Community recreation cultural audiovisual	2,232	2,768
Red Deer Community Foundation	9,000	-
	<u>52,322</u>	<u>160,396</u>
	<u>1,395,357</u>	<u>1,481,543</u>
EXPENDITURES		
Advertising	2,539	2,201
Bank charges	2,442	2,341
Board expenses	880	825
Building maintenance	65,141	50,890
Building fundraising	2,900	918
Computer operations	23,297	26,772
G.H. Dawe Community Centre library	56,740	56,873
Debt repayment - City of Red Deer	102,520	102,411
Equipment rental/maintenance	13,361	10,582
Fees and memberships	1,254	904
Goods and Services Tax expense	13,012	-
Insurance	6,005	6,510
Library material	185,571	182,697
Postage and courier	6,160	6,184
Professional fees	8,318	24,195
Program supplies	2,293	2,271
Printing	3,937	3,664
Purchases of capital assets	81,237	208,188
Red Deer Community Foundation	10,000	-
Staff development	6,038	5,305
Stationary and library supplies	20,264	21,305
Telephone	5,877	7,229
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	<u>1,386,578</u>	<u>1,424,616</u>
SURPLUS	<u>\$ 8,779</u>	<u>\$ 56,927</u>

STATISTICS

	1991	1990
Items Borrowed	444,961	418,643
Questions Answered	78,043	69,312
Programs Offered	490	421
Program Attendance	14,932	9,030
Interlibrary Loans	469	692
Patron Count	240,689	221,236
Items Ordered	8,926	8,437
Collection Size		
Titles	115,945	110,174
Items	157,067	149,023

1991 LIBRARY BOARD MEMBERS

Chris Warren, Chairman
Mary Lou Armstrong
Alan Chan **
Joe Foley
Gail Garbutt
Alderman Tim Guilbaut
Ian Hills **
Angela Jeske *
Harold Mah **
Oscar Orr *
Barbara Scammell
Ed Somerville

* to November 1991

** from November 1991

LIBRARY ADMINISTRATION

Marilyn Corbett, Director (to November 1991)
Donna Alberts, Children's Services Librarian
Cindy Belanger, Adult Services Librarian
Dean Frey, Systems & Technical Services Librarian
Acting Director (from November 1991)

LIBRARY STAFF

Maureen Barmby	Priscilla McLaughlin
Heather Birbeck	Norma-Jean Meggison
Lois Blackwell	Marge Pardue
Laural Chvojka	Ati Powell
Audrey Cordell	Marjorie Rafuse
Rita Crummy	Mary-Ann Raivio
Sue Duong	Shelley Rideout
Ebba Dyck	Glenys Russell
Penny Hanson	Arlene Stang
Frances Harris	Vanessa Stoness-Cook
Patricia Klein	Joan Tebbutt
Anne Knight	Jan Underwood
Violet Knoss	Lolita Wiesner
Debbie McBeth	Frank Winnie

DATE: August 18, 1992
TO: Red Deer Public Library
FROM: Assistant City Clerk
RE: 1991 LIBRARY ANNUAL REPORT

The above noted report was presented to Council at their meeting of August 17, 1992, for information purposes.

Council members wish to convey their appreciation to you for your time and effort in compiling this report.

Thank you for your submission in this instance.

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

Kelly Kloss
Assistant City Clerk

/ds



ENVIRONMENT

130 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-2391 Fax 403/422-6259

July 9, 1992

His Worship R. J. McGhee
Mayor
City of Red Deer
P.O. Box 5008
RED DEER, AB
T4N 3T4

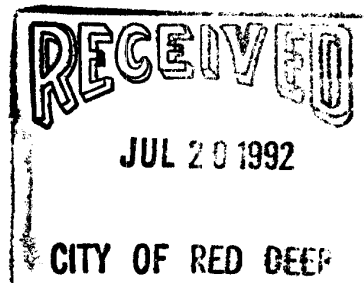
Dear Mayor McGhee:

Thank you for your letter of April 29, 1992 about recycling paper.

Like all industries, recycling industries are market-driven, and there is more and more interest in manufacturing recycled paper products. A major de-inking facility, Newstech Recycling Inc., will soon be opening a plant in Port Coquitlam, B.C. It is possible this facility could absorb all the waste newsprint generated in western Canada and function as a regional recycled product supplier. In addition to the Newstech facility, there are investors who are looking at building a tissue manufacturing plant in southern Alberta that would use fine papers. The Alberta Newsprint Company is starting a pilot newsprint recycling operation at Whitecourt. With these initiatives, requiring Alberta's pulp mills to incorporate waste paper as feedstock would be uneconomical.

Through Action on Waste, we are preparing a guidebook for municipalities to aid them in refining techniques of source separation and improve the marketability of their recyclables. We have also undertaken a study of recycling markets to investigate ways of enhancing these markets.

.../2



The Government of Alberta has also implemented, through Alberta Public Works, Supply and Services, a province-wide procurement program for recycled and environmentally-friendly products. There are currently over 250 such products available to provincial government departments.

The Government of Alberta has adopted the goal of a 50 percent reduction in municipal solid waste by the year 2000, established by the Canadian Council of Ministers of Environment (CCME). We have adopted an approach of working cooperatively with industry to establish recycling policies and programs that will reduce the volume of wastes landfilled in the province.

There are currently no plans to legislate the use of recycled paper, either on a consumer basis or in Alberta's pulp mills. I hope, however, that I have clarified some of the initiatives that have been taken to expand paper recycling.

Sincerely yours,



RALPH P. KLEIN
Minister

cc: Hon. John Oldring
M.L.A., Red Deer South
Mr. Stockwell Day
M.L.A., Red Deer North

120
Office of the Mayor



April 29, 1992

The Honourable Ralph Klein
Minister of the Environment
130 Legislature Building
Edmonton, Alberta
T5K 2B7

Dear Mr. Klein:

RE: USE OF RECYCLED PAPER

At the Council Meeting of April 27, 1992, Council of The City of Red Deer agreed to recommendations from the Environmental Advisory Board that a letter be sent to the Provincial Government requesting the following information:

- 1) What initiative is the Provincial Government taking or planning to take with regard to legislating the use of recycled paper and newsprint?
- 2) What initiative is the Provincial Government planning to take with regard to legislating the use of recycled paper in new Alberta pulp mills?

Your attention to this matter is appreciated.

Sincerely,

R. J. McGHEE
Mayor

/clr

c: Environmental Advisory Board
Public Works Manager
Fire Chief

Commissioner's Comments

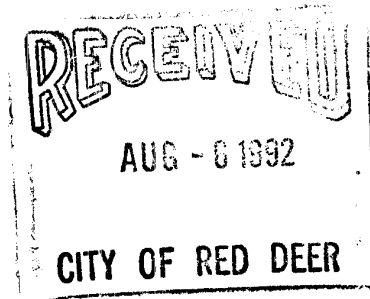
Submitted for Council's
information.

"M.C. DAY"
City Commissioner



July 31, 1992

Mr. C. Sevick
 City Clerk
 City of Red Deer
 4914 48 Avenue
 Red Deer, Alberta
 T4N 3T4



Dear Sir:

Re: **BOWER PLAZA - CHIROPRACTOR TENANCY**

On behalf of the Owner, Bower Plaza Inc., and the Director of Leasing Mr. Gord Bertie, we would request that City Council amend the Land-Use Bylaw to allow for a Chiropractors office in Bower Plaza (2325 - 50th Avenue).

Since 1988 the Owners of Bower Plaza have worked diligently to fill the plaza. In 1989, after limited success, they approached City Council to change the entire zoning to C2. This was rejected. Since that time the following prospective tenants have been lost due to restrictions applying for C4:

SAAN	12,000	SF
Medical Clinic	1,500	SF
Western Wear	3,000	SF
Sony Store	3,000	SF
Real Estate Office	3,000	SF
Wedding Apparel	2,000	SF
Dental Clinic	1,500	SF
Florist	3,000	SF

This request comes in response to the compromise solution suggested by Mr. Al Knight in his memo to the City Clerk of November 30, 1989, to deal with individual, specific businesses. Much of the plaza has been filled with tenants conforming with C4, however several excellent reasons exist to allow for a Chiropractors office. They may be summarized as follows:

1. Bower Plaza is an excellent location with patient parking adjacent to the tenancy and full handicapped access at grade.

...2/

G²A

...2/

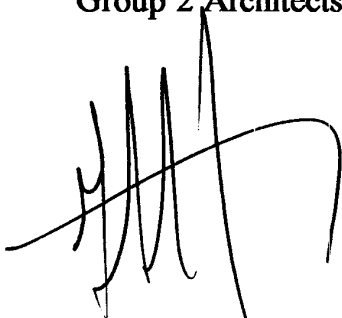
2. The Chiropractor services clients in the adjacent Bower Place and Southill regions.
3. Similar personal professional services (dental and optometrist) are available next door in the Bower Mall.

For these reasons we would ask that serious consideration be given to this minor change in Land-Use.

We will be pleased to present further information and respond to questions at the August 17, 1992 meeting of City Council.

Yours truly,

Group 2 Architects

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

Graeme Leadbeater
GL:sd

- c. Mr. Gord Bertie

DATE: November 30, 1989

TO: City Clerk

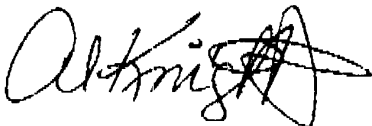
FROM: City Assessor

RE: FIRST CITY - BOWER PLAZA, 2325 - 50 AVENUE
REZONING REQUEST FROM C4 TO C2

We have reviewed the correspondence that has been forwarded by the owners of the Bower Plaza located at 2325 - 50 Avenue and cannot agree totally with the comments made in their submission. We are not aware of the rental structures that are in place in this plaza, however, feel that possibly a combination of rental rates and accessibility to certain areas within this site may be part of the chronic problem as they state in their correspondence.

Subject to the Bylaws/Inspector comments, it is, in my opinion, always at the discretion of the owner of the property, to request spot zoning for particular businesses should they desire to locate within an area or property. This may, in fact, be a partial solution to the, as stated, chronic problem. It may be that the shopping centre was envisioned as a development that could be marketed for more than is feasible and possible when the property was purchased.

In conclusion, and subject to comments by the Bylaws/Inspections Manager, Mr. Ryan Strader, it would be our considered opinion that the C2 zoning not be considered in this area.



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

AKch

cc: Ryan Strader, Bylaws/Inspections Manager



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

TO: C. Sevcik
City Clerk

FROM: Paul Meyeette
Principal Planner

DATE: August 6, 1992

RE: Bower Plaza - Group 2 Architects
Chiropractor Tenancy Application

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

Group 2 Architects is requesting that the City approve a chiropractors office for the Bower Plaza shopping centre.

The site is currently zoned C4 which is the City's major arterial district. The proposed use is for an office. Office use is currently allowed in the C1 (City Centre) District and to a limited extent in the C2 (Shopping Centre) District and C3 (Local Convenience) District.

Comments

City Council policy as adopted through the Downtown Concept Plan has been to direct office use to the downtown, as part of the City's efforts to revitalize the downtown. There is currently no provision for office use in the C4 District; Bower Plaza is requesting an exception to the Land Use Bylaw in order to accommodate a chiropractors office. There are two major factors to consider with regard to this proposal.

The first factor relates to the City's policy of directing office use to the downtown. Council has reaffirmed this policy over a number of years as one of several initiatives to encourage investment and redevelopment in the downtown. The chiropractic office proposal is in direct contravention of this policy.

The second factor relates to the function of the C4 (Arterial Commercial) District. Over the past several years, Council has allowed a number of additional uses, on a site specific basis within the C4 District. These exceptions have ranged from drug stores to hair dressing salons to personal services to the Family Resource Centre. In the case of Pines Plaza, health care offices were

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

- 2 -

C. Sevcik

August 7, 1992

allowed. The Development Appeal Board has also allowed a number of additional uses in the C4 District including stereo shops and a small furniture store. The purpose of the C4 District has become less clear and less focused than its original intent which was generally auto related. There is a need to review all of the City's commercial districts to rationalize the uses in terms of what is being approved by the City, commercial business requirements, parking and aesthetic considerations and Council policy.

RECOMMENDATIONS

The request for a chiropractic office in the Bower Plaza is inconsistent with Council policy but consistent with a previous approval at the Pines Plaza. Planning staff did not support health care office use at the Pines Plaza and does not support the proposal for a chiropractic office in the Bower Plaza.

Notwithstanding the recommendation regarding this proposal, planning staff recommend that Council authorize a review of all of the City's commercial districts to provide a more consistent approach to commercial development within the City.



PAUL MEYETTE
PRINCIPAL PLANNER, CITY SECTION

PM/pim

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

DATE: August 4, 1992

FILE NO. 92-1727

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **BOWER PLAZA - 2325-50 AVENUE**

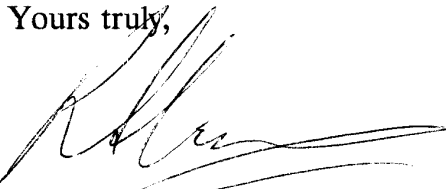
In response to your memo concerning the above, we have the following comments for Council's consideration.

The request and supporting comments in the letter from the applicant are comments that could apply to any C4 site in the City. C4 zoning is intended to be more restrictive than C1 or C2 zoning, as these are office/retail zones. The intent of the C4 district is outlined in the title (C4 - Commercial (Major Arterial) District).

Also, Council policy, as outlined in the Downtown Concept Plan, is to locate offices such as are being requested in this application, in the C1 district.

Recommendation: That the application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: August 5, 1992
TO: City Clerk
FROM: Fire Chief
RE: GROUP 2 ARCHITECTS - BOWER PLAZA
CHIROPRACTOR TENANCY APPLICATION

We have no objection to a change in zoning for this property, however, if approved any renovations must be in accordance with all applicable building and fire codes.



R. Oscroft
FIRE CHIEF

RO/cb

Commissioner's Comments

The attached application is in essence a request for yet another review of the C4 zone with the intention of adding further uses to the use table. This question has been reviewed by Council several times in the last few years and we cannot recommend any further relaxation. We concur fully with the comments of the Planning Commission and recommend the application be not approved.

"M.C. DAY"
City Commissioner

DATE August 4, 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

GROUP 2 ARCHITECTS - BOWER PLAZA

RE: CHIROPRACTOR TENANCY APPLICATION

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992.


C. SEVCIK
City Clerk

FACSIMILE TRANSMITTAL

Group² Architects

GRAEME LEADBEATER • RON CHIKMOROFF • RON MORRISON
Architecture • Urban Planning • Interior Design
#200, 4706 - 48 Avenue • Red Deer, Alberta • T4N-6J4
Phone 403-340-2200 • Fax 403-346-6570

DATE: July 31, 1992 No. OF PAGES INCLUDING COVER SHEET: _____ FILE No. : _____
TO: Mr. C. Sevick - City Clerk/City of Red Deer
ATTN: City Clerks Office
FROM: Graeme Leadbeater - Group 2 Architects
RE: Bower Plaza

Revised letter as requested.

Do not
copy



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 4, 1992

Group 2 Architects
#200, 4706 - 48 Avenue
RED DEER, Alberta
T4N 6J4

Attention: Mr. Graeme Leadbeater

Dear Sir:

RE: BOWER PLAZA - CHIROPRACTOR TENANCY

I acknowledge receipt of your letter dated July 31, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Monday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

C. SEVCIK
City Clerk
CS/jt



*a delight
to discover!*

July 31, 1992

Mr. C. Sevick
 City Clerk
 City of Red Deer
 4914 48 Avenue
 Red Deer, Alberta
 T4N 3T4

Dear Sir:

Re: **BOWER PLAZA - CHIROPRACTOR TENANCY**

On behalf of the Owner, Bower Plaza Inc., and the Director of Leasing Mr. Gord Bertie, we would request that City Council amend the Land-Use Bylaw to allow for a Chiropractors office in Bower Plaza (2325 - 50th Avenue).

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This request comes in response to the compromise solution suggested by Mr. Al Knight in his memo to the City Clerk of November 30, 1989, to deal with individual, specific businesses. Much of the plaza has been filled with tenants conforming with C4, however several excellent reasons exist to allow for a Chiropractors office. They may be summarized as follows:

1. Bower Plaza is an excellent location with patient parking adjacent to the tenancy and full handicapped access at grade.

...2/

G²A

...2/

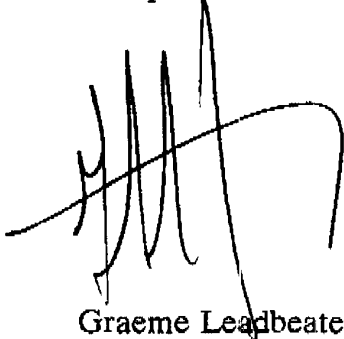
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We will be pleased to present further information and respond to questions at the August 17, 1992 meeting of City Council.

Yours truly,

Group 2 Architects

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

Graeme Leadbeater
GL:sd

c. Mr. Gord Bertie

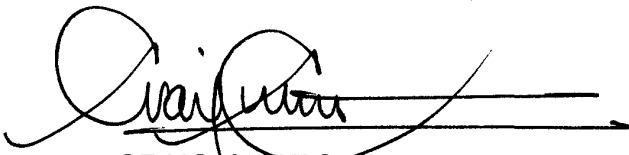
DATE: August 5, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: GROUP² ARCHITECTS: BOWER PLAZA
CHIROPRACTOR TENANCY APPLICATION
Your memo dated August 4, 1992 refers.

I have discussed this application with the Parks, Social Planning and Recreation & Culture Managers. We have no objections from a Community Services perspective.



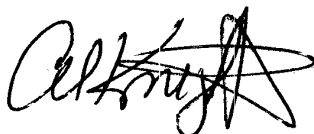
CRAIG CURTIS

:dmg

- c. Don Batchelor, Parks Manager
Colleen Jensen, Social Planning Manager
Lowell Hodgson, Recreation & Culture Manager

DATE: 6 August 1992
TO: City Clerk
FROM: City Assessor
RE: GROUP 2 ARCHITECTS - BOWER PLAZA
CHIROPRACTOR TENANCY APPLICATION

The Assessment, Tax and Land Department has no comment regarding the above application.



A handwritten signature in black ink, appearing to read 'Al Knight', with a large, stylized flourish extending from the end of the signature.

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

AK/ngl

DATE: August 5, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **GROUP 2 ARCHITECTS - BOWER PLAZA
CHIROPRACTOR TENANCY APPLICATION**

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


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

BCJ/emg

DATE August 4, 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

GROUP 2 ARCHITECTS - BOWER PLAZA

RE: CHIROPRACTOR TENANCY APPLICATION

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992

No objection



C. SEVCIK
City Clerk

DATE: August 4, 1992
TO: City Clerk
FROM: E. L. & P. Manager
RE: GROUP 2 ARCHITECTS - BOWER PLAZA
CHIROPRACTOR TENANCY APPLICATION

The E. L. & P. Department has no comments respecting this application.

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

A. Roth,
Manager

AR/jjd



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 19, 1992

Group 2 Architects
#200, 4706 - 48 Avenue
RED DEER, Alberta
T4N 6J4

ATTENTION: MR. GRAEME LEADBEATER

Dear Sir:

RE: BOWER PLAZA - CHIROPRACTOR TENANCY

At The City of Red Deer Council meeting held on August 17, 1992 your letter dated July 31, 1992, concerning the above topic was presented to Council and which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report from Group 2 Architects dated July 31, 1992, re: Bower Plaza - Request to allow a Chiropractic Office hereby agrees that said request be denied, and as presented to Council August 17, 1992."

Although Council did not support your application, the following additional resolution was introduced and passed by Council authorizing the administration to review The City's commercial district zoning.

"Whereas a number of significant issues have arisen related to the current Red Deer City land use bylaw; and

Whereas the resulting pressure for spot zoning is increasing, creating uncertainty for both existing businesses and proposed new developments

Be it resolved that City Council authorize a review of all The City's commercial district zoning to provide a more consistent approach to commercial development within The City."

With regard to the second motion, your client, Mr. Bereznicki of North American Property Group indicated that he would be willing to assist in the review of The City's commercial district zoning. In this regard, I will be advising The Red Deer Regional Planning Commission of this as it is my understanding that they will be allowing for public input into this review.

.....2

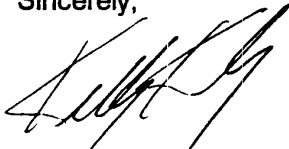


*a delight
to discover!*

Group 2 Architects
Page - 2 -

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

Sincerely,

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

KELLY KLOSS
Assistant City Clerk

c.c. Bylaws & Inspections Manager
 City Assessor
 Principle Planner
 Fire Chief
 Henry Bereznicki
 c/o North American Property Group
 Suite #1, 10407 - 51 Avenue
 EDMONTON, Alberta
 T7H OK4

CANADA - ALBERTA Crop Insurance

5718 56th AVENUE, BAG SERVICE NO. 16, LACOMBE, ALBERTA T0C 1S0

TELEPHONE 782-4661

NO. 7

July 31, 1992

City Council
City of Red Deer
c/o G.A. (Toby) Lampard
Santo Property Management Inc.

RE: RED DEER - REGIONAL OFFICE LOCATION

Our facility for the Red Deer area is presently located at 4342 - 50 Avenue. Due to recent program changes, we have seen the Corporations annual budget increase from \$200,000 to over \$500,000 creating a situation whereby the existing space is inadequate for our needs.

Our proposed relocation space at 5579 - 47th Street meets our requirements more adequately but is conditional upon receiving zoning approval from City Council. To this end we provide an overview of our Red Deer operation and requirements as follows:

1. Our facility houses seven staff members who perform various functions. The employees live in Red Deer and contribute economically to the community. We also employ adjusting staff on a seasonal basis, numbers ranging from 10 to 65. These staff often require lodging and meals in Red Deer, as this facility is used as a meeting place to set up work schedules and staff training. Their work requires the use of some specialized equipment such as, measuring wheels, grain probes etc., which makes a storage area necessary.

Our Region #4 headquarters in Red Deer, has a number of other locations which administratively report through this facility. These are located in the following towns: Lacombe #402, Ponoka #403, Wetaskiwin #404, Stettler #405, Camrose #406, Castor #407, Sedgewick #408, Rocky Mountain House (satellite) #409 and Consort (satellite) #410. This region covers a large area and draws clients from many communities into Red Deer strengthening the economic potential. The present client base for this region is approximately 9,000 contracts.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:20 pm
DATE	August 5/92
BY	C. J. Smith

Red Deer Council
July 31, 1992

Page 2

2. Our local Red Deer clients consist of approximately 1200 producers from the agriculture community. As a public corporation it is our goal to provide a facility with adequate parking and easy accessibility. This location accommodates both these requirements. When our clients come into Red Deer it is often to take care of a number of business transactions, and often the mode of transportation is a large truck to pick up supplies or deliver product. In our present location, parking and access is a constant concern expressed by our clients (see attached letters). With the new road work being done, the new location will provide easy access to the proposed facility from most outlying areas. Its close proximity to other agriculture business facilities makes it convenient for our clients as well.
3. Due to the type of clientele we serve, a downtown location causes a number of concerns. We feel some background information may be helpful.

Our Corporation Head Office is located in Lacombe Alberta where the majority of office functions as described under the C1 zoning are conducted. In addition we have fifty - five field locations throughout the province which provides our field support, grain grading and customer liaison. These functions in our opinion are more representative of the I1 zoning bylaw. As our business is Agriculture based providing facilities with ease of access and good parking for large vehicles has been a priority. For example, our clients at other centers have been accommodated in: a) Calgary - our location is in the Rockyview District just off DeerFoot Trail on 32 Ave N.E, b) Edmonton - our locations are outside the large center in Leduc and Stony Plain, c) Medicine Hat - our location is the Silcher Building in a light Industrial area outside the downtown core.

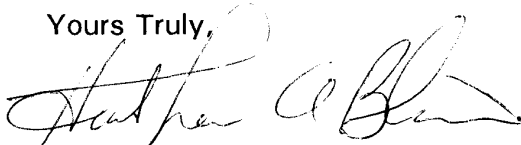
The proposed new location provides us with the increased administrative space, a meeting area and storage facility. As well, parking, accessibility, compatibility with the existing businesses and a positive facility profile make this location ideal for our requirements.

In our efforts to relocate from our existing facility, we considered a number of locations within the city, none of which were satisfactory. Should Mr. Lampard be unsuccessful with his request, we may have to consider relocating our Regional Facility to another community.

We feel our Regional presence with our 9000 contract client base adds to the economic well-being and community spirit of Red Deer. We look forward to your support in relaxing the zoning restrictions if it is deemed to be required.

I trust this information will assist with your decision-making process. If we can be of further assistance, please do not hesitate to contact myself or Mr. Ray Block, Director Finance and Administration.

Yours Truly,



Heather A. Blair, Manager
Administrative Services

July 31, 1992

Alberta Hail and Crop Insurance Corporation
4342 - 50 Ave
Red Deer, Alberta
T4N 3Z6

ATTN: JOHN KRESOWATY

With this letter we would like to express our concerns regarding the available parking and access to your Red Deer facility.

It is our understanding that you are proposing a relocation outside the downtown core. Armitage Farms, as one of your clients, would appreciate and support such a positive move.

Feed Lots Inc.

Yours Truly,

A handwritten signature in cursive script, appearing to read "M. W. Armitage".

To Whom It May Concern

The present location of Alberta Hail & Crop Insurance is an unfortunate choice for many reasons.

1. Shortage of parking area since A.H.C.I. moved in, some parking space rented out by Landlord.
2. Office of Accountant close by competes with A.H.C.I. . Both at peak time of year due to income tax deadline and A.H.C.I. deadline conflict.
3. No privacy! Shortage of space in office means no privacy for clients as business has to be done at the reception desk and waiting rooms.
4. No public washrooms.
5. One-way traffic and shortage of parking area for farm trucks.
6. Since A.H.C.I. was located at present address, a large neon sign went up, making A.H.C.I. location hard to see.
7. There is no agriculture - related businesses in immediate area.
8. We would like to think Red Deer valued the contribution made by agriculture in the area more than to saddle us with this dilapidated building. The eaves were off and pigeons gained access to building and occasionally a pigeon will fall through the ceiling tiles.

We know the Council does not have a lot of time to review each part of your schedule before Council meets, but would you please take time and drive down and inspect for yourselves, this disgraceful location.

Yours truly,



W. EDGAR



Hollman Seed Farm

Penhold, Alberta T0M 1R0

Aug 4/92

re: Alberta Grain Crop Insurance.

To whom it may concern.

As a farmer we wish to voice our opinion on the present facilities of Alberta Crop Insurance Corp. We find the present location very inadequate on several issues.

- issue #1 Parking - Many farmers come to town to combine business with hauling grain or livestock with trailers & there is absolutely no place in the lot, no place to street park so farmers just cannot stop, it just to much hassle.
- #2 Front lobby - The front lobby is very small & very unsuitable, limited seating, room for only a few people to stand so many people are lined up outside in all kinds of weather.
- #3 Privacy - The offices are small, too close to main lobby area so your business is heard by almost everyone. Some farmers are even served at the front desk which offers absolutely no privacy at all. We are not buying hamburgers, we are dealing on insurance which may cost 20-\$50,000% and so one's privacy at this level should be honored & respected.
- #4 Washrooms - To my knowledge there are no washrooms available to customers
- #5 Refreshment - A simple coffee pot with paper cups would make a person feel at home feel appreciated and help to relieve tension while you wait. Your facilities doesn't have this extra space.

(Over)



Hollman Seed Farm

Penhold, Alberta T0M 1R0

(continued)

- We feel a location away from downtown on the outskirts of city, like the south hill with a building dedicated to Agriculture including D.A. offices we be very nice and also handy. Please try to accomodate all Ag-related offices in one building for convenience sake.

We hope our input may help the city of Red Deer find a more suitable location for Alberta Hail Corp.

Thanking You we are.

James Hollman
Hollman Seed Farm

DATE: August 6, 1992

FILE NO. 92-1727

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **ALBERTA HAIL & CROP INSURANCE**
5579-47 STREET
LOT 4, BLOCK 2, PLAN 782-0286

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

The site in question is zoned I1, in which an "office" type of use is neither permitted nor discretionary. The proposed use is, in our opinion, clearly an office use. Storage for this use, such as the items mentioned, can be accommodated in storage areas and do not require warehouse space. The applicant does not mention the anticipated storage area; however, from conversations with them, it is our impression that 200 square feet would be more than adequate.

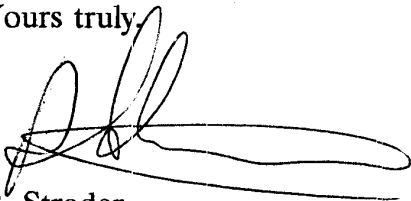
Insofar as their customers requiring space for large trucks - without grain elevators in Red Deer, it seems unlikely that a farmer would be using a grain truck to visit the insurance office. The livestock trailers can usually be left at the veterinarian's office or at the auction mart, if bringing them creates parking problems.

The other comments about the state of the building are not the responsibility of the City; they should be discussed with the applicant's landlord.

In addition to the zoning concerns, Council should also consider the storage of dangerous goods, which is permitted in an I1 district. City policy, as outlined in the Downtown Concept Plan, is to continue to allow this type of use in the C1 district only.

Recommendation: That the application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs



RED DEER
REGIONAL PLANNING COMMISSION

135

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

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

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

August 7, 1992

Mr. C. Sevcik, City Clerk
City Hall
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: ALBERTA HAIL AND CROP INSURANCE
REGIONAL OFFICE LOCATION

Alberta Hail and Crop Insurance is requesting City Council's approval to locate their operation in the Cronquist Business Park located at 5579 - 47th Street.

The site is designated as I1 or light industrial area and the proposed Regional Office Use is neither permitted or discretionary in that district.

The Alberta Hail and Crop Insurance is planning to relocate their operation from the C1 District (office is a permitted use) at 4342 - 50th avenue to a site in the Cronquist Business Park which is designated as an industrial area.

We support City Council's policy of not permitting office uses in an industrial area in order to vitalize the City Centre.

At the last meeting of City Council dated July 20, 1992 City Council rejected the application by Swell Investments to locate General Offices at 4342 - 54th Avenue.

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

MUNICIPALITIES WITHIN COMMISSION AREA

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

Page 2

Based on this information provided, it would appear that this operation is more than offices. It includes staff training, the use of specialized equipment; such as measuring wheels, grain probes, storage, grain grading and customer liaisons. However, the main use appears to be administrative offices and therefore we can not support the request and recommend the application be denied.

Sincerely,



Djamshid Rouhi, ACP, MCIP
SENIOR PLANNER

DR/eam

cc. Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Officer

Commissioner's Comments

The application from Canada Alberta Crop Insurance is yet another application to relocate an office out of the downtown area. In accordance with Council's policy as expressed in the Downtown Concept Plan, we cannot support the application and recommend Council not approve same.

"M.C. DAY"
City Commissioner

DATE August 5, 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
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- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: ALBERTA HAIL & CROP INSURANCE -
REGIONAL OFFICE LOCATION

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992.


C. SEVCIK
City Clerk



**ALBERTA HAIL AND CROP
INSURANCE CORPORATION**

ALBERTA AGRICULTURE
Government of Alberta

HEATHER A. BLAIR

MANAGER, ADMINISTRATIVE SERVICES

Bus. Ph: (403) 782-4661
Fax: (403) 782-5650

5718 - 56 Avenue
Bag Service No. 16
Lacombe, Alberta T0C 1S0

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 5, 1992

Canada - Alberta Crop Insurance
5718 - 56 Avenue
Bag Service No. 16
LACOMBE, Alberta
T0C 1S0

Attention: Heather A. Block, Manager
Administrative Services

Dear Ms. Blair:

RE: RED DEER - REGIONAL OFFICE LOCATION

I acknowledge receipt of your letter dated July 31, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Monday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

C. SEVCIK
City Clerk
CS/jt

*a delight
to discover!*

DATE August 5, 1992

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
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- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐

*No objection
(over phone)*

A. Roth.

FROM:

CITY CLERK

RE: ALBERTA HAIL & CROP INSURANCE -
REGIONAL OFFICE LOCATION

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992.


C. SEVCIK
City Clerk

Copy to Planners Only.

CANADA · ALBERTA Crop Insurance

5718 56th AVENUE, BAG SERVICE NO. 16, LACOMBE, ALBERTA T0C 1S0

TELEPHONE 782-4661

MEMORANDUM

DATE: August 4, 1992

MEMO TO: Charlie Sevcik
City Clerk

FROM: Heather A. Blair
Manager, Administrative Services

RE: REQUEST FOR REZONING

Should the request for rezoning be approved we would ask that the first reading of the by-law be presented at the August 17th Council meeting.

Thank you.



Heather A. Blair

cc: Ray Block, Director Finance and Administration
Alberta Hail and Crop Insurance Corporation

HAB:tw

DATE August 5, 1992

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
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- ☐ _____

FROM:

CITY CLERK

RE: ALBERTA HAIL & CROP INSURANCE -
REGIONAL OFFICE LOCATION

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992.

No Comments
[Signature]

[Signature]
C. SEVCIK
City Clerk

CANADA - ALBERTA Crop Insurance

5718 56th AVENUE, BAG SERVICE NO. 16, LACOMBE, ALBERTA T0C 1S0

TELEPHONE 782-4661

July 31, 1992

City Council
City of Red Deer
c/o G.A. (Toby) Lampard
Santo Property Management Inc.

RE: RED DEER - REGIONAL OFFICE LOCATION

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THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:20 pm
DATE	August 5/92
BY	<i>C. Purvis</i>

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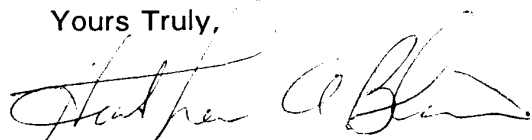
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I trust this information will assist with your decision-making process. If we can be of further assistance, please do not hesitate to contact myself or Mr. Ray Block, Director Finance and Administration.

Yours Truly,



Heather A. Blair, Manager
Administrative Services

July 31, 1992

Alberta Hail and Crop Insurance Corporation
4342 - 50 Ave
Red Deer, Alberta
T4N 3Z6

ATTN: **JOHN KRESOWATY**

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Feed Lots Inc.

Yours Truly,

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To Whom It May Concern

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1. Shortage of parking area since A.H.C.I. moved in, some parking space rented out by Landlord.
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4. No public washrooms.
5. One-way traffic and shortage of parking area for farm trucks.
6. Since A.H.C.I. was located at present address, a large neon sign went up, making A.H.C.I. location hard to see.
7. There is no agriculture - related businesses in immediate area.
8. We would like to think Red Deer valued the contribution made by agriculture in the area more than to saddle us with this dilapidated building. The eaves were off and pigeons gained access to building and occasionally a pigeon will fall through the ceiling tiles.

We know the Council does not have a lot of time to review each part of your schedule before Council meets, but would you please take time and drive down and inspect for yourselves, this disgraceful location.

Yours truly,



W. EDGAR



Hollman Seed Farm

Penhold, Alberta T0M 1R0

Aug 4/92

re: Alberta Grain's Crop Insurance.

To whom it may concern.

As a farmer we wish to voice our opinion on the present facilities of Alberta Crop Insurance Corp. We find the present location very inadequate on several issues.

- issue #1 Parking - Many farmers come to town & combine business with hauling grain or livestock with trailers & there is absolutely no place in the lot, no place to street park so farmers just cannot stop, it's just too much hassle.
- #2 Front lobby - The front lobby is very small & very unsuitable, limited seating, room for only a few people to stand so many people are lined up outside in all kinds of weather.
- #3 Privacy - The offices are small, too close to main lobby area so your business is heard by almost everyone. Some farmers are even served at the front desk which offers absolutely no privacy at all. We are not buying hamburgers, we are dealing on insurance which may cost 20-50,000% and so one's privacy at this level should be honored & respected.
- #4 Washrooms - To my knowledge there are no washrooms available to customers.
- #5 Refreshments - A simple coffee pot with paper cups would make a person feel at home feel appreciated and help to relieve tension while you wait. Your facilities doesn't have this extra space.

(Over)



Hollman Seed Farm

Penhold, Alberta T0M 1R0

(continued)

- We feel a location away from downtown on the outskirts of city, like the south hill with a building dedicated to Agriculture including D.A. offices we be very nice and also handy. Please try to accomodate all Ag-related offices in one building for convenience sake.

We hope our input may help the city of Red Deer find a more suitable location for Alberta Hail Corp.

Thanking You we are.

James Hollman
Hollman Seed Farm

DATE: August 6, 1992

TO: City Clerk

FROM: Fire Marshal

RE: Alberta Hail & Crop Insurance

This department has no objections to this company locating at 5579 - 47 Street.

A handwritten signature in black ink, appearing to read "Cliff Robson", with a long horizontal stroke extending to the right.

Cliff Robson
Fire Marshal

DATE: 7 August 1992
TO: City Clerk
FROM: City Assessor
RE: ALBERTA HAIL & CROP INSURANCE -
REGIONAL OFFICE LOCATION

The Assessment, Tax and Land Department has no comment regarding the above.

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

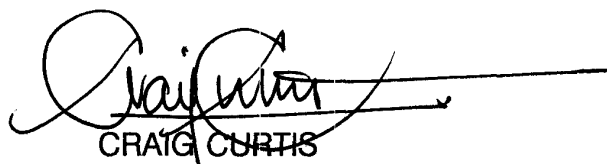
DATE: August 7, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: ALBERTA HAIL & CROP INSURANCE:
REGIONAL OFFICE LOCATION
Your memo dated August 5, 1992 refers.

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



CRAIG CURTIS

:dmg

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

DATE

92/07/29

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: Allied Arts Council - Manuel Estabrooks
Tenancy Former Court House

Please submit comments on the attached to this office by Aug
10 for the Council Agenda of August 17.




ACKNOWLEDGE

C. SEVCIK
City Clerk



DATE: August 6, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **ALBERTA HAIL AND CROP INSURANCE
REGIONAL OFFICE LOCATION**

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


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

BCJ/emg

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Alberta Hail and Crop Insurance Corporation
5718 - 56 Avenue, Bag Service No. 16
Lacombe, Alberta
TOC 1SO

Attention: Heather Blair, Manager, Administrative Services

Dear Ms. Blair:

**RE: LAND USE BYLAW AMENDMENT 2672/AA-92 - OFFICE LOCATION IN CRONQUIST
BUSINESS PARK**

At the City of Red Deer Council meeting held on August 17, 1992, consideration was given to your letter dated July 31, 1992, concerning the above topic, and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Alberta Hail & Crop Insurance Corporation dated July 31, 1992, re: Request to locate Regional Office in Cronquist Business Park hereby agrees that said request be approved and as presented to Council August 17, 1992."

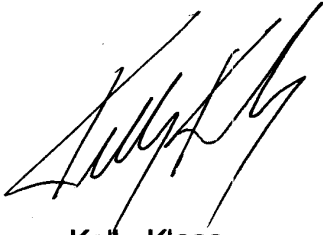
Also at the above noted meeting, Council gave first reading to Land Use Bylaw Amendment 2672/AA-92, a copy of which is attached.

This office will now proceed with preparation of advertising for a Public Hearing to be held on Monday, September 14, 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 Friday, August 28 and September 4. 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 \$500.00. We require this deposit by no later than Tuesday, August 25, 1992, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

*a delight
to discover!*

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

Sincerely,

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

Kelly Kloss
Assistant City Clerk

KK/ds

Encl.

c.c. Bylaws & Inspections Manager
Principal Planner
Director of Engineering Services
City Assessor
Fire Chief
Council & Committee Secretary - S. Ladwig

File: 2704-2-4

July 21, 1992

Mayor Robert J. McGhee
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

This is to confirm that some members of the Alberta Round Table members will meet with members of the Red Deer City Council on July 27, 1992, at 4:30 p.m. We understand that the meeting will be held in Council Chambers located at 4914 - 48 Avenue, Red Deer. Mrs. Rosemary Brown and Mr. Norman Stanger will be attending on behalf of the Round Table.

The purpose of this meeting is to present to Council members the vision and principles outlined in the Round Table's report: Alberta: Working for a Sustainable Future. Ten copies of this report have been enclosed for Council's information.

Thank you for your assistance in organizing this meeting.

Yours truly,



Aniko Szojka

11-189

Commissioner's Comments

Most members of Council met with the Alberta Round Table representative, Mr. Norman Stanger, Monday, July 27. At the aforesaid meeting, it was generally agreed that Council would consider passing a motion endorsing the concept of "sustainable development" including the vision and principles outlined by the Alberta Round Table on Environment and Economy in its report, "Alberta: Working for a Sustainable Future" enclosed with this agenda. You will note that the draft resolution makes reference to "sustainable development" as also outlined in the Community Services Master Plan. The attached resolution is submitted as per Council's request.

"M.C. DAY", City Commissioner

File: 2704-2-4

July 21, 1992

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

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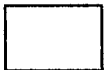
"M.C. DAY", City Commissioner

THE CITY OF RED DEER

DATE: July 28, 1991 NO. 1

Moved by Alderman _____ Seconded by Alderman _____

"RESOLVED that Council of The City of Red Deer hereby endorses the concept of sustainable development including the visions and principles outlined in the 'Community Services Master Plan' and the Alberta Round Table on Environment and Economy report, Alberta: 'Working for a Sustainable Future'."



Lawrence



Surkan



Pimm



Moffat



McGregor



Campbell



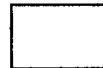
Guilbault



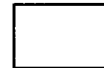
Statnyk



McGhee



Carried



Defeated



Withdrawn

Prepare Notice
Wed @ 4:30 pm - send out notice

Norm Stanger - May 1990 Roundtable
set up.

Pass a resolution adopting
"Sustainable Development."

"Be it resolved that the _____
endorse the concept of Sustainable
development ^{and} include the vision
& principles, outlined by the
Alberta Rd Table on Environment
& Economy in its report, Alberta:
Working for a Sustainable Future

in the Community Services Master Plan
(Craig)

"Bring forward to the August 17 meeting."

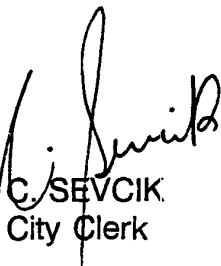
~~Held in July~~

DATE: May 13, 1992
TO: Mayor McGhee
FROM: City Clerk
RE: MEETING WITH ALBERTA ROUND TABLE
ON ENVIRONMENT AND ECONOMY

At the Council meeting of May 11, 1992, Council agreed to a meeting between members of the Alberta Round Table on Environment and Economy, and City Council. The date, place and time of the meeting was left with your office to finalize arrangements.

Please accept this memo as a reminder. The Parks Manager, Mr. D. Batchelor, has suggested that perhaps the Environmental Advisory Board should be included in this particular meeting.

If you require any assistance, please advise.


C. SEVCIK
City Clerk

CS/jt

c.c. Parks Manager

Bob
Just a reminder, as per your request, for your
office to follow up on this matter

92/06/30
KK



Alberta Round Table on Environment and Economy

Chair:

April 24, 1992

Ken McCready

Members:

Chris Andersen Mayor Robert J. McGhee
City of Red Deer
Doug Baldwin P.O. Box 5008
Reg Basken Red Deer, Alberta
David Bromley T4N 3T4

Rosemary Brown Dear Mayor McGhee:

Gordon Brown

Doug Cattran

I am writing to ask your assistance in arranging a meeting between members of the Alberta Round Table on Environment and Economy and you and your Council.

Jean DeChamplain

Larry Desmeules

Hon. Peter Elzinga

Del Harbourne

Walter Janvier

Hon. Ralph Klein

Patricia Mackenzie

Robin Mayor

Wanda Prather

Ray Rasmussen

David Simpson

Brian Sproule

Norman Stanger

Donald Stanley

Brian Staszewski

Donna Tingley

Stan Wilson

As you may be aware, the Alberta Round Table on Environment and Economy was appointed by the provincial government in 1990. Our mission is to work to achieve sustainable development by providing leadership, policy advice, and long-term strategies to government, business and the general public. To us, sustainable development is a way of thinking that allows us to make progress on both the environment and the economy at the same time.

Our first report, which we completed and made public last fall, contains our vision for sustainable development as well as a statement of principles that can be applied to achieve that vision. The Round Table's vision and principles for sustainable development represent the views of a group of Albertans with very diverse interests and backgrounds. A copy of our report is attached for your information.

All members are committed to sustainable development, and the work of enrolling all Albertans into our vision. In our view, the formal endorsement by the provincial and municipal governments is an important step in achieving this objective. Accordingly, we would appreciate the opportunity to meet informally with you and your Council to review our report with you. At this meeting we will provide you with a resolution supporting the Round Table's vision and principles which we would ask you to formally adopt at a meeting of your Council.

.. 2




- 2 -

We would like to meet with you in May, perhaps dinner on a Council Day. I would ask your office to contact Barbara Zach at 427-0047 to provide alternate dates for the meeting. Ms. Zach will follow up within one week to discuss final arrangements.

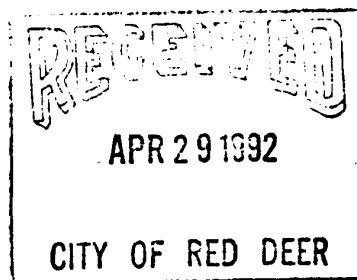
Thank you for your assistance.

Yours sincerely,

 *Patricia Mackenzie*
Patricia Mackenzie

Attachment

cc: Ken McCready
Chair



Commissioners' Comments

Would Council like to meet with this group and establish a date for such a meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



ALBERTA
ROUND TABLE
ON
ENVIRONMENT
AND ECONOMY



**Report of
the Alberta Round Table
on Environment and Economy**

October 1991

Members of the Round Table and the Sectors They Represent

Ken McCready (Chair)

Chris Andersen, Forestry

Doug Baldwin, Energy

Reg Basken (Vice-Chair), Labor

David Bromley, Citizen-at-Large

Gordon Brown, Q.C., Law

Rosemary Brown, Citizen-at-Large

Doug Cattran, Citizen-at-Large

Jean DeChamplain, Community Health

Larry Desmeules, Metis Association of Alberta

Del Harbourne, Citizen-at-Large

Patricia Mackenzie, Urban Local Government

Robin Mayor, Academic

Sherrold Moore, Citizen-at-Large

Wanda Prather, Citizen-at-Large

Ray Rasmussen, Citizen-at-Large

David Simpson, Citizen-at-Large

Brian Sproule, Health

Norman Stanger, Rural Local Government

Don Stanley, Business

Brian Staszewski, Environmental Organization

Donna Tingley, Citizen-at-Large

Stan Wilson, Agriculture

Ex-Officio Members

Minister of Economic Development and Trade, Hon. Peter Elzinga

Minister of the Environment (Vice-Chair), Hon. Ralph Klein

Secretariat

Executive Director, Natalia Krawetz

Fellow Albertans,

.....

"A shared vision is the first step in allowing people who mistrusted each other to begin to work together. It creates a common identity."

Peter Senge,
American Professor of
Business

.....

The Alberta Round Table on Environment and Economy is a group of Albertans from different segments of our society selected by Cabinet in May, 1990. Our mission is to work to achieve sustainable development by providing leadership, policy advice and long-term strategies to government, business and the general public.

Sustainable development has many different and useful definitions which helped improve our understanding. We concluded that sustainable development **must be** our future, a future in which we concentrate on our quality of life by paying careful attention to both the environment and the economy at the same time. In the past, we have thought of the environment and the economy as two separate entities independent of each other. For the future, we must go beyond the idea that we must sacrifice one to the other by committing to both.

Sustainable development is part of a global agenda for change. The move toward sustainable development is international (as described in Appendix One). Within the global context, we are part of a unique, Canada-wide movement of establishing Round Tables on this topic at the provincial, territorial and national levels. These Round Tables are advisory bodies to government, and their members reflect the broadest possible representation of society. Round Table members are charged with working together co-operatively to create sustainable development strategies.

We started our work in June, 1990. At our first meeting we were a collection of individuals, most of whom had never met before. Each of us has a different background and life experience (as shown by our biographies in Appendix Two), resulting in differing priorities and expectations. Some of us were uncertain of each other's willingness to undertake our mission openly and as a team. We were expecting to argue, or to watch arguments about the environment versus the economy, looking to see which side would prevail. This did not happen. Instead we grew to understand that our concerns about the economy and the environment are interdependent.

We began by working on our relationships with each other as individual human beings with equal stakes in the future. By being willing to listen to each other, everyone has had a chance to contribute. Sometimes we have accepted each other's views as valid even when we disagreed, and we all have changed our minds on some points. In other words, we began to develop a commitment to work together. And through the process of working together we have realized that our differences, both in background and experience, are our strength.

To deal with the task we were called to do, we chose to start from scratch. Rather than relying on experts or going along with conventional wisdom, we placed ourselves in the future and assumed that sustainable development was a reality in Alberta. Then we asked ourselves: What does Alberta look like, now that sustainable development has been achieved?

We have imagined a future in which sustainable development is a way of life. We are committed to this possibility. It is our vision. It gives us a common direction. And it presents us with the challenge of closing the gap between the current reality and our dream.

Our vision calls for change and, as agents of change, we, too, are willing to be transformed by the process of realizing our vision. Likewise, our vision is a living statement that will evolve as we move forward.

To guide us, we developed principles by which to achieve our vision. These are our values and beliefs. They support our vision by setting the boundaries within which actions to achieve sustainable development can be taken.

The vision and principles form a framework we hope all Albertans can share. There is a role for every person, organization and institution in this province. We want to enlist you in realizing this vision of sustainable development, so that each of us can use our skills and talents to influence and direct change.

We ask that you

- **Consider the opportunities provided if there is broad acceptance of this vision.**
- **Make your own personal commitment to the vision and the principles, for your own benefit and that of your children and grandchildren.**
- **Become personally involved in moving Alberta toward a sustainable future.**

Obviously there is much left to do. We are committed to continuing participation by Albertans, as the process of achieving sustainable development moves forward.

Our Vision for Alberta

(What Alberta looks like when sustainable development is achieved)

“Where there is no vision,
the people perish.”

Proverbs 29:18

Alberta, a member of the global community, is a leader in sustainable development, ensuring a healthy environment, a healthy economy, and a high quality of life in the present and the future.

Our vision encompasses all of the following elements:

- **The quality of air, water, and land is assured.**

Environmentally sound use of air, water, and land safeguards essential life-support systems. There is continuous improvement in practices affecting their quality.

- **Alberta's biological diversity is preserved.**

Biogeographical areas, habitat, and wildlife are protected. Aesthetically attractive areas are set aside for recreational, cultural, and spiritual needs.

- **We live within Alberta's natural carrying capacity.**

Renewable resources are used in a sustainable manner. Non-renewable resources are used responsibly and contribute to the attainment of a sustainable future. Our values and consumption patterns recognize Alberta's true carrying capacity.

- **The economy is healthy.**

The economy is diversified, resilient, globally competitive, and environmentally responsible. Employment and other roles are meaningful, productive, creative, and rewarding.

- **Market forces and regulatory systems work for sustainable development.**

There are economic incentives to encourage environmentally responsible behavior, with full-cost accounting for the life cycle of products. Where regulatory systems are required to shape the market, they foster sustainable development and choice.

- **Urban and rural communities offer a healthy environment for living.**

Human settlements are shaped by principles of sustainability, offering healthy work environments, usable open space, efficient transportation, and accessible natural areas. Work, residence, and leisure places are closely integrated.

- **Albertans are educated and informed about the economy and the environment.**

Education begins at an early age so that all citizens understand the issues and the elements of this vision. Everyone has access to the information necessary to exercise good judgement.

- **Albertans are responsible global citizens.**

We join with the global community in making decisions about economic and environmental issues. We exchange knowledge and technology with other nations. Our policies recognize the link between world population and sustainability. In making local decisions, we take into account global economic and environmental impacts.

- **Albertans are stewards of the environment and the economy.**

As individuals, we actively employ our understanding and knowledge to hold in trust, for future generations, both the environment and the economy.

Guiding Principles

• • • • •
"Plans don't make things
happen. People do."

Anonymous
• • • • •

***T**o support our vision, we developed principles to set the boundaries within which actions to achieve sustainable development can be taken. These principles are as follows.*

We believe that

- there are consumption limits to the earth's resources;
- the increasing rate of consumption by the exploding world population is the largest contributor to the global environmental crisis;
- the co-existence of human and non-human species is essential for our well-being and for the preservation of the planet's ecosystems;
- individual enterprise, initiative, and creativity, as well as public and private sector actions, are critical in the attainment of sustainable development;
- what we do in Alberta is significant globally and locally.

Consequently, as Albertans, we believe that

- we should preserve biological diversity;
- we should ensure the viability of our economic system;
- we should exhibit a respect for place by preserving spiritual, cultural, aesthetic and historic values;
- we should foster a healthy human existence by ensuring the quality of the environment;
- we, both as individuals and as organizations, should be stewards of the environment and the economy and accountable for our actions;
- we should harness market forces and design regulatory systems to allow maximum choice by individuals and organizations in working toward sustainable development.

In order to accomplish this, we believe that:

- all people should be educated about the environment and the economy and their interrelationship;
- resources should be used efficiently;
- there should be access to information pertaining to environmental/economic decisions;
- decision making should be participatory, broadly integrated, considerate of the future, and globally responsible;
- decision processes should be effective, efficient, and timely.

The Coming Year

Our work for this year is about strategies for enrolling all segments of Alberta society to work toward sustainable development:

- individuals and families,
- organizations,
- education,
- business and industry,
- government.

Our overall plan of work is shown in the figure below.

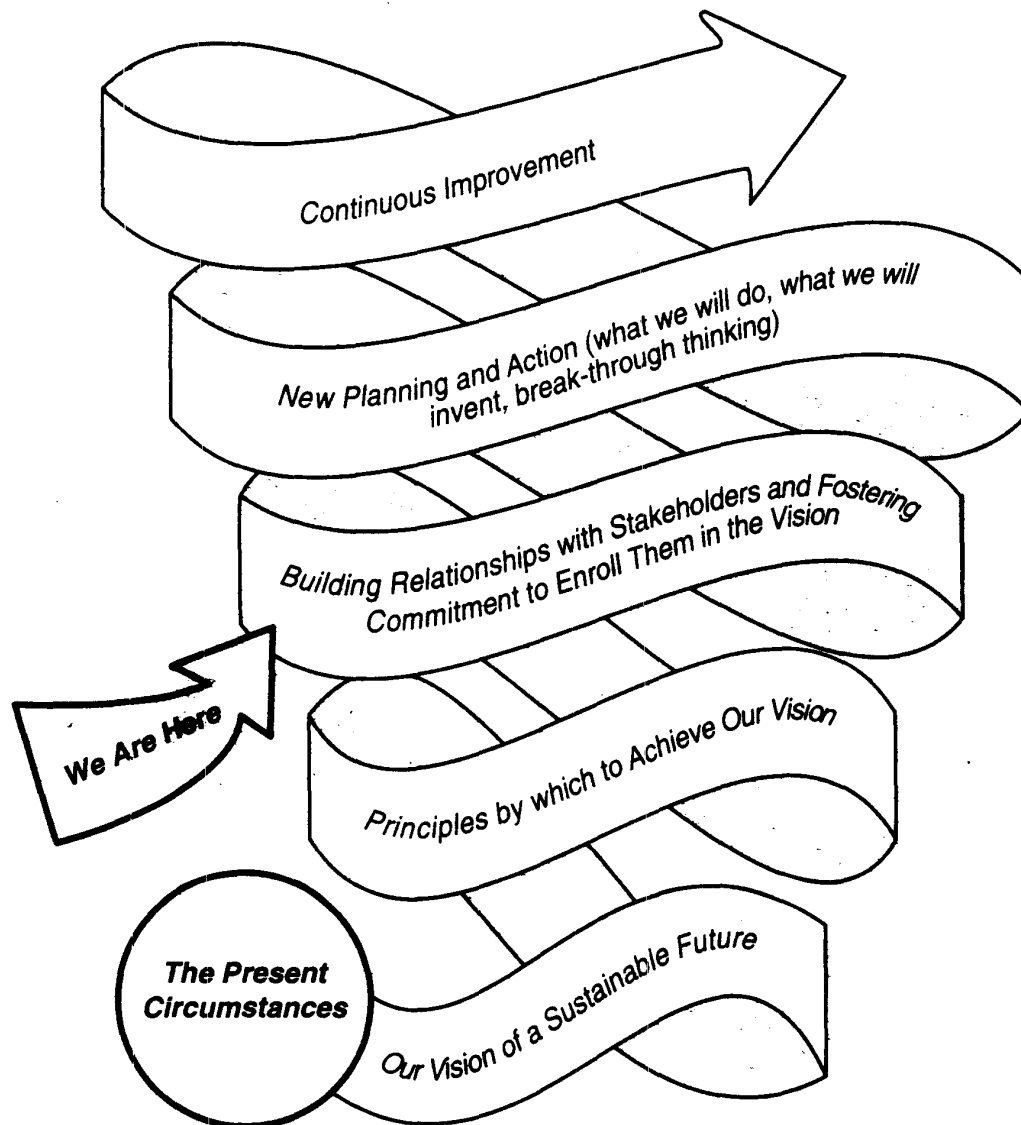
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"Let everything you do be done as if it makes a difference."

William James,
American Philosopher

• • • • •

Steps to Realizing a Sustainable Future



We intend this vision to be a living statement. It is meant to start an ongoing dialogue about the environment and the economy. Vision without action, however, is insufficient. So in addition, we plan a series of activities through which you can participate with us in considering how this vision can be implemented. Beyond this, we encourage you, both by yourself and with others, to find or invent ways to make this vision our common reality.

Respectfully submitted,



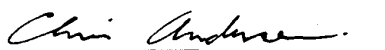
Ken McCready, Chair



Jean DeChamplain



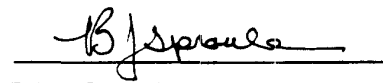
David Simpson



Chris Andersen



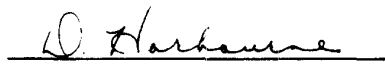
Larry Desmeules



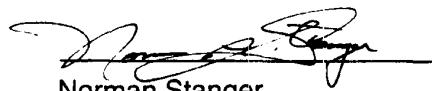
Brian Sproule



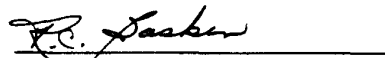
Doug Baldwin



Del Harbourne



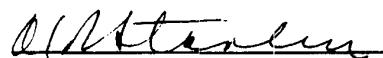
Norman Stanger



Reg Basken



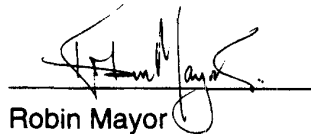
Patricia Mackenzie



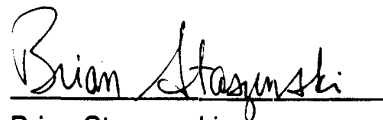
Don Stanley



David Bromley



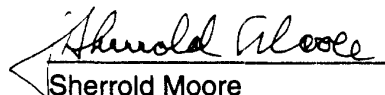
Robin Mayor



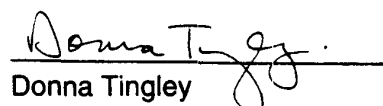
Brian Staszewski



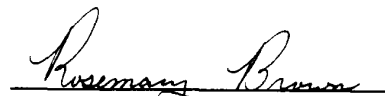
Gordon Brown



Sherrold Moore



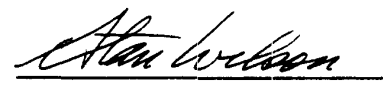
Donna Tingle



Rosemary Brown



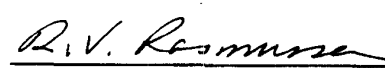
Wanda Prather



Stan Wilson



Doug Cattran



Ray Rasmussen

Appendix One

History of Round Tables

History of Round Tables in Canada

In 1983, the United Nations General Assembly asked the Prime Minister of Norway, Gro Brundtland, to chair an independent World Commission on Environment and Development. Its mandate was to devise a "global agenda for change" which would lead to the implementation of sustainable development around the world by the turn of the century. Sustainable development is defined in the Brundtland Commission's Report, *Our Common Future*, as the following: "Sustainable development ensures that the use of our resources and environment today does not damage prospects for their use by future generations."

The World Commission on Environment and Development visited Canada in May of 1986, holding a special meeting in Edmonton with members of the Canadian Council of Resource and Environment Ministers (CCREM). As a result of this meeting, CCREM established The National Task Force on Environment and Economy in October of the same year, assigning it a mandate to foster and promote environmentally-sound economic development.

The National Task Force reported in September of 1987, supporting and reinforcing the conclusions of the Brundtland Report, that those who want economic development and those who want environmental protection must work cooperatively in a new era of economic growth based on environmentally-sound sustainable development practices. Among the important recommendations of the National Task Force was the establishment of Round Tables in Canada.

In October, 1988 the Prime Minister announced the creation of the National Round Table on the Environment and the Economy, with the first appointments effective early in 1989. Reflecting the broadest possible representation of Canadian social, political and economic spheres, members from government, industry, environmental groups, unions, universities and native peoples took their places at the National Round Table at the first meeting the following June. Concurrently, provincial and territorial Round Tables were in the planning stages: Nova Scotia, Quebec, Ontario, New Brunswick and Manitoba established Round Tables in 1988; Prince Edward Island, Saskatchewan and Yukon Territory, in 1989; British Columbia, Alberta, The Northwest Territories and Newfoundland, in 1990.

Although these Round Tables share a commitment to both the Round Table process of consensus and to sustainable development, each has an independent mandate and establishes its priorities and objectives to reflect its own particular economy and environment. And each is chaired differently. For example, a member of the academic community chairs the National Round Table, the Premier chairs Manitoba's and Nova Scotia's Round Tables, and a labor relations expert chairs the Round Table in British Columbia.

History of the Round Table in Alberta

The Alberta Government appointed twenty-four individuals to the Alberta Round Table on Environment and Economy in May, 1990. This group of Albertans represents a wide range of interests, views, and sectors of society. The Round Table's mandate is to advise the government on policy which moves the province toward sustainable development, protecting its natural heritage while at the same time developing a strong economy. As an advisory body, the Round Table aims to provide guidelines and principles which reflect a balanced approach to achieving economic, environmental, and social objectives. The Round Table reports to The Executive Council of the Alberta Government. The Minister of the Environment and the Minister of Economic Development and Trade are ex-officio members.

The Round Table's terms of reference are to:

- 1. Advise government on matters of policy related to the integration of the economy and the environment leading to a formalized sustainable development strategy. This would involve providing leadership in reaching consensus on emerging environmental and economic issues.**
- 2. Provide leadership to promote demonstration projects and activities.**
- 3. Provide leadership in education and communication actions.**
- 4. Monitor and review implementation of Round Table recommendations accepted by government.**
- 5. Link the Alberta Round Table with the National Round Table.**
- 6. Identify the need for and advise on major studies undertaken to further sustainable development.**

The Alberta Round Table examined the experiences and approaches taken by the other Round Tables and determined to extract and endorse information best applicable to Alberta's needs. Meanwhile, it set about to make its own contribution. Its first emphasis was to develop a vital process to enable its members to arrive at their strategy; unlike other Round Tables which were working from specific economic sectors such as agriculture or forestry, the Alberta Round Table stressed a non-sectoral approach in its cultivation of sustainable development in the province. The Alberta Round Table seeks to find ways for all Albertans to make contributions to realizing the vision of sustainable development.

Members of the Round Table call on their own constituencies for feedback and assistance as required. For example, the Alberta Environmental Network, the Alberta Cattle Commission, the Alberta Forest Products Association, the Alberta Urban Municipalities Association, the Canadian Petroleum Association, the Christian Farmers Federation, the Mackenzie Regional Planning Commission and Unifarm are a few of the constituencies engaged in discussion with members of the Round Table.

The Round Table functions with the support of a secretariat. These individuals contribute time and expertise from their various positions in the Environment Council of Alberta, the Departments of Environment and of Economic Development and Trade, from TransAlta Utilities Corporation, Esso Resources Canada Limited, and Dow Chemical Canada Inc., as well as from private consulting firms. Consultants to the process have included W. Blair Little and Associates, ParaComm International Corporation, and Phrenic Resources Ltd. The assistance of the secretariat allows Round Table members to work with greater ease and efficiency in a unique and successful arrangement.

Appendix Two

Members of the Round Table

Ken McCready (Chair) is President, Chief Executive Officer and Director of TransAlta Utilities Corporation, an investor-owned utility serving 1.5 million Albertans with electrical energy. He is involved in Canada's Business Council on National Issues and its task force on the Environment and Economy, the International Business Council for Sustainable Development, and The Conference Board of Canada's Interim Board of Sustainable Development Education Program. He is a director of businesses and associations related to electric utilities and electrotechnologies. He is also involved in various community activities. Mr. McCready graduated from the University of Alberta in 1963 with a Bachelor of Science degree (Electrical Engineering).

Chris Andersen is the General Manager of Grande Prairie Woodlands and Lumber Division, Canadian Forest Products Ltd., Alberta Operation, having served with the company since 1969. He is Past President of the Alberta Forest Products Association and has been a member of the Canadian Institute of Forestry since 1969. As well, he has been a member of the Advisory Committee on Wilderness Areas and Ecological Reserves since 1983. Mr. Andersen holds a Bachelor of Science degree (Forestry) from the University of British Columbia. He is married and has four children. He still operates the farm which has been in his family since 1928.

Doug Baldwin is President and Chief Executive Officer of Esso Resources Canada Limited, a wholly-owned subsidiary of Imperial Oil Limited. His business career spans 32 years with Imperial Oil and affiliated organizations, as Assistant General Manager of the Production Department in Calgary, as Production Manager of the Exxon Corporation in New York, and then as Vice-President of Business Services for Esso Resources. Mr. Baldwin is a director of both Imperial Oil Limited and the Exxon Production Research Company. He is immediate Past Chairman of the Canadian Petroleum Association for the 1990-1991 term. He graduated from the University of Saskatchewan with a Bachelor of Science degree (Chemical Engineering).

Reg Basken (Vice-Chair) has been President of the Energy and Chemical Workers Union, based in Edmonton, since 1984. He is also a member of the Executive Council of the Canadian Labour Congress. Mr. Basken was the first graduate of The Labour College of Canada, Ottawa. He began his career in 1957 with the Saskatchewan Power Corporation and was elected President of its 2300-member local of the Oil, Chemical and Atomic Workers International Union (OCAWIU) in 1962. He has been active in the Governor General Study Conference, the Duke of Edinburgh Study Conference, the Boards of Directors of the Canadian Foundation for Economic Education, the Canadian Cancer Society, Edmonton United Way, and the Senate of the University of Alberta.

David Bromley lives in St. Albert and has three children ranging in age from 5 to 13 years. He is the founder and President of the Alberta-based environmental engineering firm, David Bromley Engineering Limited. The firm has been involved in numerous projects over the last 11 years for industrial and municipal clients. Mr. Bromley was the principal author of the Canadian Petroleum Association's "Environmental Operating Guideline Handbook for the Alberta Petroleum Industry," and is now preparing similar documents for British Columbia and Saskatchewan. He holds a Bachelor of Applied Sciences degree from the University of Toronto and a Master's degree (Environmental Engineering) from McMaster University.

Gordon Brown is head of the Energy and Natural Resources Department of the Bennett Jones Verchere law firm in Calgary. In over 30 years of practice, he has played a significant role in structuring major transactions in the natural resources and energy field. His practice has included complex joint ventures for the exploration and development of conventional and heavy oil, tar sands, coal and uranium. Mr. Brown is Director of many corporations involved in the energy field and is a Director of The Canadian Institute of Resources Law. He obtained a law degree from the University of Alberta and is a member of the Law Society of Alberta.

Rosemary Brown is a native Albertan jointly operating a successful mixed farming operation in the Caroline area with her husband. They have three sons and one daughter, ranging in age from 9 to 14 years. In 1988, she was appointed to the Caroline Gas Field Advisory Board, a municipal body which worked closely with industry, the public and the regulatory agencies, on the proposed development of the Caroline Gas Field. She has been an elected trustee of the Innisfail General and Auxiliary Hospital and Nursing Home District since 1983 and has been active in many other community organizations. Mrs. Brown was educated at the University of Alberta and holds a Master of Science degree (Agricultural Economics).

Doug Cattran is Vice President Manufacturing, Hydrocarbons and Energy, Dow Chemical Canada Inc., and a member of the Operating Committee and Policy Board. In 1985 he moved to Alberta as Manager, Western Canada Division in Fort Saskatchewan. He came from the Sarnia Division where he had held a similar position since 1980. His 30 years with Dow have included a variety of manufacturing positions, a year in U.S. Research and three years as Manager, Corporate Safety, Health and Loss Prevention. He has been active in the Canadian Chemical Producers Association, Fort Saskatchewan Regional Industrial Association and the Lambton Industry Society and as a Governor of Lambton College. Mr. Cattran is a graduate of the University of Toronto with a Bachelor of Science degree (Chemical Engineering).

Jean DeChamplain is Chair of the Sturgeon Health Unit Board of Directors, a position he has held since 1980. He was elected to the Health Unit Association of Alberta Board as the North-Central Region representative in 1979 and served as Chairman of the Health Unit Association (1987 – 1988). He has also served as Councilor for the Municipal District of Westlock since October 1977. He was elected to the Alberta Association of Municipal Districts and Counties Board in November 1989 as Director for the Edmonton District, representing 23 rural municipalities. Mr. DeChamplain completed his education at St. John's College, Edmonton. He holds a Certificate in Farm Management from Alberta Agriculture.

Larry Desmeules is the President of the Metis Association of Alberta. He founded the Metis Urban Housing Corporation and was its Manager from 1983 to 1987. He served as Executive Director of the Alberta Native Communications Society during the 1970s, developing programs and standards which are still a yardstick for measuring success in that field: the first Native-controlled satellite communications experiment, Project Native Star; the first weekly Native newspaper, *The Native People*; the Native Communication Program through Grant MacEwan Community College; the first Native television programs and the first Native-conceived radio programs with printed supplements for Alberta School Broadcasts. Mr. Desmeules received the Premier Lougheed Outstanding Albertan Award in 1978. He was educated in Thunder Bay, Ontario.

Del Harbourne has owned a clothing business in Manning for over 20 years; in 1987 she was awarded the Small Business Owner of the Year Award. She was Mayor of the Town of Manning from 1974 to 1989 and had been on the Town Council since 1969. She has participated on committees concerned with community services, economic development, tourism and municipal finance. She has served as a member and as Chair of the North Peace Foundation for several years. In 1986, Mrs. Harbourne was awarded an Alberta Achievement Award for outstanding contribution to her community. In 1990, she was given the Alberta Urban Municipalities Association Award of Excellence in recognition of outstanding service to municipal government in Alberta.

Patricia Mackenzie is Alderman for Ward 5 in the City of Edmonton. She chaired the city's Budget Committee in 1987-88 and has been a member of various committees and associations including the Community and Family Services Advisory Committee and the Edmonton Downtown Business Association. She is a board member of the Federation of Canadian Municipalities and the Alberta Urban Municipalities Association. She has served as Treasurer and Board Member of the Environmental Law Centre Society in Alberta and has been on the executive of charitable organizations including the United Way Campaign and Big Sisters Association. Mrs. Mackenzie was educated at the University of Saskatchewan where she received a Bachelor of Education degree prior to teaching high school for over ten years.

Robin Mayor has held the position of President, Alberta College of Art since 1988. He served as Senior Academic Vice President of the Massachusetts College of Art from 1985 to 1987 and was President of the Emily Carr College of Art and Design from 1972 to 1985. In his current position, Mr. Mayor was instrumental in successfully instituting a comprehensive recycling program at the Alberta College of Art, the first of its kind in a post-secondary institution in the province. He was educated at the St. Martin's School of Art and the Ecole des Beaux Arts in Paris.

Sherrold Moore is Senior Vice President, Production Services, Drilling, Environmental and External Affairs for Amoco Canada Petroleum Company Ltd. He received the Canadian Institute of Mining and Metallurgy Achievement Award (1977) and a special award from the Association of Professional Engineers, Geologists and Geophysicists of Alberta (1990). His community activities include membership on the Boards of Directors of Alberta Theatre Projects and the Canadian Mental Health Association and active involvement in the Canadian Amateur Swimming Association and the Aquatic Foundation of Canada. He is Chair of the Alberta Sport Council and past Chair of the Recreation, Parks and Wildlife Foundation. Mr. Moore is a graduate of the Montana School of Mines with a Bachelor of Science degree (Petroleum Engineering).

Wanda Prather is a teacher with the Fort McMurray Public School District. She worked in the Edmonton Public and St. Albert Protestant School Districts prior to moving to Fort McMurray in 1979. Her current work and her major professional interest involve children with learning disabilities. She is a member of the Special Education Council of the Alberta Teachers Association and of the Fort McMurray Library Board. She is also an active volunteer supporter of the Alberta Multiple Sclerosis Society, the Canadian Mental Health Association, the Alberta Heart Fund and the 1992 Alberta Winter Games. Mrs. Prather has a Bachelor of Arts degree (Psychology) from the University of Alberta and professional qualification in Education.

Ray Rasmussen is a graduate engineer and has a doctorate degree in Business Administration. He has been a faculty member at the University of Alberta since 1970. He received the Rutherford and Labatt's Awards for Excellence and the 3M Canada Teaching Award. Dr. Rasmussen is the Alberta Chapter President of the Canadian Parks and Wilderness Society; a board member of the Alberta Wilderness Association; President of the Toxics Watch Society of Alberta; and Chair of the National Wilderness Caucus which comprises more than 50 local and national parks, wildlife, and wilderness groups representing every province and region of Canada. He and his wife Sandra, originally from Yorkton, Saskatchewan, have two daughters, Teal 12, and Terra, 6.

David Simpson owns and operates Timbermountain Packtrain, a beef cattle ranch and a horse-shoeing operation in Claresholm. He is currently South Vice-President of the Professional Outfitters Association, Director of the Alberta Outfitters Association and is active on the Fish and Wildlife Advisory Council. Mr. Simpson is a member of several wildlife foundations, has served three terms as President of the Pincher Creek Fish and Game Association and two terms as Big Game Chair for Zone 1 Fish and Game Association. He has also been President of the Pincher Creek Chamber of Commerce. He has been a member of the Waterton Lions Club for eight years. Mr. Simpson was educated in Pincher Creek.

Brian Sproule is a Professor of Medicine at the University of Alberta. He set up the Division of Pulmonary Medicine at the University of Alberta which he headed until 1987. Dr. Sproule has been Chair of the Medical Advisory Board to Respiratory Technology, President of the Canadian Thoracic Society, Vice-President of the Royal College of Physicians and Surgeons of Canada and Chair of its Accreditation Committee. As President of the Edmonton Chapter of Canadian Physicians for the Prevention of Nuclear War, he co-chaired the True North Strong and Free Conference. He is presently on the Board of Directors of the Canadian Council on Accreditation of Health Care Facilities and is Chair of the Research Ethics Board of the University of Alberta.

Norman Stanger has been an elected Councillor of the Municipal District of Starland since 1980 and served as Reeve from 1982 to 1987. He was recently re-elected Director of the Alberta Association of Municipal Districts and Counties for the Central District representing 13 rural municipalities. As Director of the Association, Mr. Stanger serves on the Agricultural and Rural Affairs Caucus Committee, the Agricultural Chemicals Advisory Committee and is a member of the Prairie Conservation Coordinating Committee. He has worked for the Treasury Branch of Alberta and presently operates a grain farm northeast of Drumheller. Mr. Stanger was educated in Morrin.

Donald Stanley is Chair of Stanley Technology Group Inc. After receiving his Doctor of Science (Environmental Engineering) from Harvard University in 1954, he founded the firm which developed into the Stanley Technology Group of Companies. He is Past President of the Edmonton and Alberta Chambers of Commerce, the Western Canada Water and Waste Water Association, and the University of Alberta Alumni Association. He served on the Expert Advisory Panel on Environmental Health of the World Health Organization and has provided consultation on international environmental engineering problems. Dr. Stanley was awarded an Honorary Degree of Doctor of Science by the University of Alberta in 1988.

Brian Staszewski is the founder and Executive Director of the Environmental Resource Centre in Edmonton. Much of his environmental work has been in organizing the Alberta Environmental Network and the Canadian Environmental Network. Previously, he co-ordinated community-based recreation and leisure programs for the City of Edmonton and was Public Participation Officer for the Edmonton Regional Planning Commission. He is a Director of the Alberta Environmental Network, Chair of Energy Awareness Week, and is involved in the Clean Air Strategy for Alberta and the Canadian Environmental Energy Caucus. Mr. Staszewski holds a Masters of Arts degree (Community Development) from the University of Alberta.

Donna Tingley is the Executive Director of the Environmental Law Centre (Alberta) Society (ELC) in Edmonton. The ELC is a non-profit, charitable organization founded in 1981 in response to the need for public information and assistance on environmental and natural resources law. Ms. Tingley is a member of the Advisory Committee to the Canadian Environmental Defense Fund, the Alberta Selection Committee for the Environmental Partners Fund, and the Law Reform Commission of Canada's Advisory Committee on Environmental Law. She served on the Alberta Minister of the Environment's Review Panel on Environmental Law Enforcement. She graduated from the Faculty of Law at the University of Calgary and is a member of the Law Society of Alberta. She is married and the mother of two young children.

Stan Wilson, a native-born Albertan, has been involved in beef cattle production in the province for most of his life. He and his family have a ranch and farm operation in the Nanton area. In the late 1970s he chaired the Land Use Committee of the Alberta Cattle Commission and in 1980 was elected Chair of the Cattle Commission. Mr. Wilson became President of the Canadian Cattleman's Association in 1986 and represented the Canadian beef industry in national and international forums. He has been involved in community organizations such as the Nanton Agricultural Society and the Senior Citizens Lodge administration; he has served for 19 years on the Advisory Council of Improvement District No. 6. Mr. Wilson is a graduate of Perth Collegiate Institute, Ontario.

Ex-Officio Members

The Ministers of Economic Development and Trade, and of Environment are members by virtue of their position.

The Minister of Economic Development and Trade, the Honorable Peter Elzinga, is a native-born Albertan. Since his election to the Provincial Legislature in 1986, he has been the MLA for Sherwood Park; and has held Cabinet portfolios, first as Minister of Agriculture and now with Economic Development and Trade. Prior to serving the Province, Mr. Elzinga was the MP for Pembina in the Parliament of Canada for 12 years. He is a member of the Chamber of Commerce and Associated Canadian Travellers. He was Kinsman of the Year for 1972 – 1973 and is an Honorary member of the Royal Canadian Legion and the Rotary Club. Mr. Elzinga was recently appointed Honorary Lieutenant Colonel of 15 (Edmonton) Service Battalion.

The Minister of Environment, the Honorable Ralph Klein (Vice-Chair), has been the MLA for Calgary-Elbow since 1989. Prior to serving with the Province, he was Mayor of Calgary (1980 – 1989). As Mayor, he was successful in bidding for the 1988 Olympic Winter Games, the development of Calgary's Light Rail Transit System, and the ongoing protection of the Bow River. He has had 14 years' experience in public affairs, with CFCN Radio and Television, the United Way of Calgary and District, and the Alberta Division of the Red Cross. In 1986, he was awarded the Order of St. John and in 1988 following the Winter Games, was inducted into the Olympic Order. Mr. Klein was born and educated in Calgary.

Secretariat

The Executive Director of the Secretariat, Natalia Krawetz, is also Chief Executive Officer of the Environment Council of Alberta, a post she has held since 1990. Dr. Krawetz has extensive experience both in the private and public sectors, having served with a major consulting firm, with a government department, and as a private consultant. She received her doctorate (Environmental Psychology) from the City University of New York, and has specialized in the social aspects of environmental issues. She has worked with voluntary organizations for over 25 years and continues to work on improving her daily actions toward an environmentally-friendly life.

For Information Please Contact

Alberta Round Table on Environment and Economy

c/o The Environment Council of Alberta,
4th Floor, Alberta Treasury Branches Plaza
9925 – 109 Street
Edmonton, Alberta
T5K 2J8

Telephone: 403-427-5792

Within Alberta, toll-free calls from outside Edmonton can be placed through the Regional Information Telephone Enquiries (R.I.T.E.) operator (listed under Government of Alberta in the phone book). Callers from areas that are not on the R.I.T.E. system can call the operator and ask for Zenith 06075.

Fax: 403-427-0388

If you received this publication in the mail, it was probably because your name is on the mailing list of an agency that has an interest in the work of the Alberta Round Table on Environment and Economy. The Round Table is now establishing its own mailing list to notify people of future publications and other events involving the Alberta Round Table. If you would like to be on this mailing list, please fill in this postcard and return it to us.

Alternately, you can call (403) 427-5792 and ask to be put on the Round Table mailing list.

Please Print!

Name _____

Position _____

Organization _____

Address _____

City _____ Province _____ Postal Code _____

Please indicate into which one of the following categories you best fit (only one please):

☐ Municipal Government ☐ Industry/Business ☐ Professional Association

☐ Provincial Government ☐ Education ☐ Community Group

☐ Federal Government ☐ Environmental Group

Affix
Postage

Round Table Secretariat
c/o Environment Council of Alberta
4th Floor, Alberta Treasury Branches Plaza
9925 – 109 Street
Edmonton, Alberta
T5K 2J8

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Alberta Environment
Corporate and Strategic Management Division
Oxbridge Place, Main Floor
9820 - 106 Street
Edmonton, Alberta
T5K 2J6

Attention: Aniko Szojka

Dear Sir:

RE: ROUND TABLE REPORT, ALBERTA: WORKING FOR A SUSTAINABLE FUTURE

At the City of Red Deer Council Meeting held on Monday, August 17, 1992, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby endorses the concept of sustainable development including the vision and principles outlined in the Community Services Master Plan and the Alberta Round Table on Environment and Economy Report, Alberta: Working for a Sustainable Future."

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Director of Community Services
Parks Manager
Director of Engineering Services

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NO. 9**THE CITY OF RED DEER
CLERK'S DEPARTMENT**

RECEIVED	
TIME	10:07 AM
DATE	July 21/92
BY	GT

July 20, 1992
108 Dowler Street
Red Deer, Alberta
T4R 2J4

City Council
Red Deer, Alberta

Dear Council:

Re: Taxes for 70 Dunning Crescent

We were the victims of an Explosion on our property
January 31, 1992, which demolished our home and all
our personal belongings.

We feel due to the fact we were with out a Roof over our heads
from January 31, 1992 , till March 8, 1992, we should recieve a
break on our 1992 taxes for this property. As of March 8, 1992
we sold this lot and moved to another location.

Thank You for your consideration.

Sincerely

Marlene Lang
Ray Lang
Ray & Marlene Lang

FILE: alan\memos\dunning.tax

DATE: August 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: TAXES FOR 70 DUNNING CRESCENT - GAS EXPLOSION

In accordance with previous decisions of Council on two nearby properties, it is recommended the Municipal portion only of the improvement property tax be refunded for the period February 1 to March 8, 1992.



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

AW/mrk

c.c. City Assessor

DATE: 10 August 1992
 TO: City Clerk
 FROM: City Assessor
 RE: TAXES FOR 70 DUNNING CRESCENT/GAS EXPLOSION

Further to correspondence from Mr. & Mrs. Lang dated July 20, 1992, on property civically addressed as 70 Dunning Crescent, this will confirm that the above-noted property was demolished by fire on or about January 31, 1992, and that our records indicate that the sale of said property as of March 8, 1992, to Mr. & Mrs. James.

In recent Council Agendas, applications have been received and dealt with on 66 Dunning and 74 Dunning for the refund of property taxes, which is a direct result of the explosion to subject property. Council approved the respective accounts for the above properties to be refunded property taxes pertinent to the improvement only, municipal portion only for the time that the property was unoccupied.

Property taxes on subject property, 70 Dunning Crescent, for 1992, are as follows:

Municipal	-	\$1,041.77
Public School	-	\$ 985.48
Frontage	-	\$ 5.17
<hr/>		
Total Taxes 1992	-	<u>\$2,032.42</u> (Paid)

We respectfully request direction from Council as to their wishes with regard to this property and specific direction as to who is to receive a refund, if there is to be one.

Section 106(1) of the Municipal Taxation Act is quoted as follows:

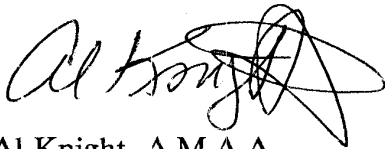
"A Council may, with a respect to a specific property or business, pass a resolution in any case where the Council considers it equitable to do so

- (a) to cancel or refund all or any part of a tax levy,
 or"

City Clerk
Page 2
10 August 1992

RECOMMENDATION

City Administration respectfully request direction from City Council with regard to this request for a cancellation of property taxes.

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

Commissioner's Comments

We would concur with the recommendation of the Director of Financial Services.

"M.C. DAY"
City Commissioner

DATE July 23, 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
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: TAXES FOR 70 DUNNING CRESCENT - GAS EXPLOSION

Please submit comments on the attached to this office by August 7

for the Council Agenda of August 17, 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

July 23, 1992

Ray and Marlene Lang
108 Dowler Street
RED DEER, Alberta
T4R 2J4

Dear Mr. and Mrs. Lang:

RE: TAXES FOR 70 DUNNING CRESCENT

I acknowledge receipt of your letter dated July 20, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on ^{Mon} Tuesday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

KELLY KLOSS
Assistant City Clerk

KK/jt

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**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Mr. & Mrs. Ray Lang
108 Dowler Street
Red Deer, Alberta
T4R 2J4

Dear Sir & Madam:

RE: TAXES FOR 70 DUNNING CRESCENT

At the City of Red Deer Council meeting held on August 17, 1992, consideration was given to your letter dated July 20, 1992, concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Ray & Marlene Lang dated July 20, 1992, re: Taxes for 70 Dunning Crescent hereby agrees that the municipal portion only of the improvement property tax for 70 Dunning Crescent be refunded to Ray & Marlene Lang for the period February 1 to March 8, 1992, and as presented to Council August 17, 1992."

The decision of Council in this instance is submitted for your information. By way of a copy of this letter, I will be asking the City's Land Department to refund the portion of taxes as outlined in the above motion to your attention in due course.

Trusting you will find this satisfactory.

Sincerely,

Kelly Kloss
Assistant City Clerk
KK/ds

c.c. Director of Financial Services
City Assessor
Tax Supervisor

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to discover!*

NO. 10**THE CITY OF RED DEER**
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:45 PM
DATE	July 21/92
BY	ST

July 20, 1992

To Whom It May Concern,

My husband and I purchased a lot in Victoria Park Subdivision in October 1991. We did not start construction until April 1992 and moved into our new home on July 1, 1992. When I picked up the key for the mailbox, I received our 1992 tax assessment for our new property. However, the deadline had already passed.

We have lived in Red Deer and owned property for over 12 years, we have never paid our property taxes late and I feel that we should not be penalized for a situation we had no control over. Our previous address was accessible to the tax department personnel through City records and I feel that the bill could have been mailed to our previous address within the City of Red Deer. Please consider our request to have the 9% penalty waved.

Thank You

Joe and Diane Metzger

FILE: alan\memos\metzger.tax

DATE: August 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: TAX PENALTY - JOE AND DIANE METZGER

The Metzgers had two opportunities to advise the tax Department of the proper mailing address:

- When the property was registered at Land Titles.
- Directly advise the Tax Department of the mailing address

When there is not direct advice from the owner the Tax Department uses the mailing address supplied to Land Titles.

The tax Department placed three notices in the newspaper advising of the due date. The Metzgers have paid taxes in previous years so they should have been aware of the due date.

I cannot recommend the penalty be cancelled.



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

AW/mrk

c.c. City Assessor

DATE: 7 August 1992
TO: City Clerk
FROM: City Assessor
RE: TAX PENALTY - JOE & DIANE METZGER

This property was obviously purchased by Mr. & Mrs. Metzger in 1991, as we are in receipt of a Transfer of Land from Land Titles Office dated November 19, 1991, a copy of which is attached, indicating that the owners of the property are Joseph J. & Diane M. Metzger, as Joint Tenants, both of 115 Armitage Close, Red Deer, Alberta. The Assessment and Tax Roll is structured such that the address that is given on the title and/or updated by correspondence from the owners is utilized for mailing of notices, etc. In this case, Mr. & Mrs. Metzger have utilized the address of 115 Armitage Close, and no other address was forwarded to us. We cannot assume, should there be another address on the tax roll for a different property, that one or the other address is the correct one to be utilized. Therefore, we have, in fact, utilized the address as indicated for the property.

Property taxes owing on this account were \$431.89 prior to penalty, and now are outstanding in the amount of \$470.76.

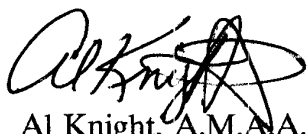
Section 106(1) of the Municipal Taxation Act is quoted as follows:

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

- a) To cancel or refund all or any part of a tax levy, or"

RECOMMENDATION

The Tax Department cannot recommend a reduction in the penalty or forgiveness of the penalty as the taxes were clearly outstanding as of July 1, 1992, and notices were mailed as was directed by the address on the title.


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

AK/ngl

Enc.

c.c. Director of Finance

10-1-0120 115 Armitage

LAND TITLE CHANGES IN ALBERTA, AN INFORMATION SERVICE FOR MUNICIPALITIES
PROVIDED BY ALBERTA ATTORNEY GENERAL, LAND TITLES OFFICES.
LAND TITLES INFORMATION SHEET - ALBERTA REMAINDER

PARCEL LINC: SHORT LEGAL:
0018960484 9122089;1;23

MUNICIPALITY: CITY OF RED DEER

LEGAL DESCRIPTION:

PLAN 9122089

BLOCK 1

LOT 23

EXCEPTING THEREOUT ALL MINES AND MINERALS

AT S REFERENCE: 4;27;38;10;SE

E STATE: FEE SIMPLE

REFERENCE TITLE: 912 176 202 +20

REGISTRATION	NEW REGISTERED DATE(YMD)	OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
912 316 992	91/11/19	TRANSFER OF LAND	\$49,300	\$49,300

OWNERS:

JOSEPH J METZGER

AND

DIANE M METZGER

AS JOINT TENANTS

BOTH OF:

115 ARMITAGE CLOSE

RED DEER

ALBERTA

* END OF SHEET *

Commissioner's Comments

We concur with the recommendations that the penalty be not cancelled.

"M.C. DAY"

City Commissioner

DATE July 23, 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
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: TAX PENALTY - JOE & DIANE METZGER

Please submit comments on the attached to this office by August 7, 1992

for the Council Agenda of August 17, 1992.


C. SEVCIK
City Clerk

DATE

July 21/92

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:

Tnx Penalty Joe + Dinne Metzger

Please submit comments on the attached to this office by

Aug 7

_____ for the Council Agenda of

Aug 17/92



ACKNOWLEDGE

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

July 23, 1992

Joe and Diane Metzger
115 Armitage Close
RED DEER, Alberta
T4R 2K6

Dear Mr. and Mrs. Metzger:

RE: TAX PENALTY - 115 ARMITAGE CLOSE

I acknowledge receipt of your letter dated July 20, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Tuesday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

KELLY KLOSS
Assistant City Clerk

KK/jt

*a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Mr. & Mrs. Metzger
115 Armitage Close
Red Deer, Alberta
T4R 2K6

Dear Mr. & Mrs. Metzger:

RE: TAX PENALTY

At the City of Red Deer Council Meeting held on Monday, August 17, 1992, consideration was given to your letter dated July 20, 1992, concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Joe and Diane Metzger dated July 20, 1992, re: Request to cancel Tax Penalty/Anders Park hereby agrees that said request be denied, and as presented to Council August 17, 1992."

The decision in this instance is submitted for your information. I would also advise that should any property taxes or penalties be outstanding as of August 31 of this year, an additional penalty will be applied.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Director of Financial Services
City Assessor

*a delight
to discover!*

July 30, 1992

NO. 11

Dear Council:

I received my tax reminder in the mail on July 27, could not understand why as I thought I was accepted on the pre-authorized tax payment plan to pay 1991 taxes, but realized the plan was for 1992 taxes when it was pointed out to me!

This is my first time for owning my own home so did not understand the plan .

I would most certainly would have paid my 1991 taxes in full when I went to City Hall in June if I read it right.

I realize it was my mistake in not understanding the plan but please would Council consider dropping the tax penalty and still accept me on the pre-authorized tax payment plan for 1992 taxes!

As I mentioned above this is my first time in owning my own home and as I am a single homeowner a \$150.00 penalty means a lot to me!

Please contact me as soon as possible as to what Council's decision is so I can pay my 1991 taxes.

My home phone No. is 347-6854. Work No. 346-2091 (The Lemon Tree)

Thank you

"Val Wiltsa"
160 Glendale Blvd.
Red Deer
T4P 2Z7

FILE: alan\memos\wiltse.tax

DATE: August 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: VAL WILTSE - TAX PAYMENT/LATE PENALTY

The letter from Val Wiltse contains incorrect year references.

Ms. Wiltse signed up for the 1993 Tax prepayment plan thinking it was for 1992 taxes. As a result, she did not pay her 1992 taxes and a penalty was assessed.

Council will need to decide if an honest error was made by Ms. Wiltse and whether cancellation of the penalty is justified.



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

AW/mrk

c.c. City Assessor

DATE: 7 August 1992
 TO: CITY CLERK
 FROM: AL KNIGHT, CITY ASSESSOR
 RE: VAL WILTSE - TAX PENALTY/LATE PAYMENT

In reviewing correspondence as received from Val Wiltse dated July 30, 1992, clarification of some dates within said correspondence is required. Said correspondence refers to Preauthorized Payment Plan to pay 1991 taxes; however, this should, in my opinion, refer to 1992 taxes that she felt she was paying but was, in fact, signed up for 1993 taxes. This fact was pointed out to her. She also stated that she would certainly have paid her 1991 taxes in full; however, I believe this is in reference to the 1992 taxes.

On June 22, 1992, Val Wiltse attended the City Hall Tax Department and asked that she be placed on the Tax Prepayment Plan. It was explained to her at that time that the 1992 property taxes must be paid in full prior to her being eligible to participate in the prepayment plan which prepays the 1993 taxes, or a portion thereof.

There are no outstanding property taxes owing on this account for 1991. Property taxes for 1992 in the amount of \$1,570.02 remain outstanding, plus a penalty in the amount of \$141.30, for a total of \$1,711.32 outstanding to this account as at today's date. A further penalty of 4.5% will be allocated to this account should it not be paid prior to September 1, 1992, subject to Council's deliberations on this application.


Section 106(1) of the Municipal Taxation Act is quoted as follows:

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

- a) To cancel or refund all or any part of a tax levy, or"

RECOMMENDATION

The Tax Department staff have explained to Val Wiltse that property taxes are payable for the calendar year and must be paid prior to partaking in the Prepayment Plan to prepay 1993 taxes. Therefore, we cannot recommend that the tax penalty be waived in this instance.


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

AK/ngl

c.c. Director of Finance

Commissioner's Comments

We concur with the comments of the City Assessor and recommend that the tax penalty in this instance be not cancelled.

"M.C. DAY"
 City Commissioner

DATE July 31, 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
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- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: VAL WILTSE - TAX PENALTY / LATE PAYMENT

Please submit comments on the attached to this office by August 10th

for the Council Agenda of August 17, 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

July 31, 1992

Val Wiltse
160 Glendale Boulevard
RED DEER, Alberta
T4P 2Z7

Dear Sir/Madam:

RE: TAX PENALTY / LATE PAYMENT

I acknowledge receipt of your letter dated July 30, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Monday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

C. SEVCIK
City Clerk
CS/jt

*a delight
to discover!*

July 30, 1992.

Dear Council

I received my tax reminder in the mail on July 27, could not understand why as I thought I was accepted on the pre-authorized tax payment plan to pay 1991 taxes, but realized the plan was for 1992 taxes when it was pointed out to me.

This is my first time for owning my own home so did not understand the plan.

I would most certainly would of paid my 1991 taxes in full when I went to city Hall in June if I read it right.

I realize it was my mistake in not understanding the plan but please would council consider dropping the tax penalty & still accept me on the pre-authorized tax payment plan for 1992 taxes!

As I mentioned above this is my first time in owning my own home & as I am a single homeowner a \$150.00 penalty means a lot to me!

Please contact me as soon as possible as to what council's decision is so I can pay my 1991 taxes

My home phone no. is 347-6854
work no 346-2091 (The Lemon Tree)

Thank-you
Val Wiltse
160 Glenlake Blvd.
T4P 2Z7 Red Deer.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 19, 1992

Val Wiltsa
160 Glendale Blvd
RED DEER, Alberta
T4P 2Z7

Dear Ms. Wiltsa:

RE: TAX PENALTIES/160 GLENDALE BLVD.

At The City of Red Deer Council meeting held on August 17, 1992, consideration was given to your letter dated July 30, 1992, concerning the above topic and at which meeting the motion as set out hereunder was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Val Wiltsa dated July 30, 1992, re: Request to cancel Tax Penalty/160 Glendale Blvd. hereby agrees that said request be denied, and as presented to Council August 17, 1992."

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

I would also advise that any outstanding taxes and/or penalties which have not been paid by August 31 of this year, will be assessed an additional penalty.

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

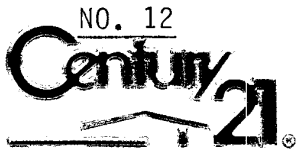
Sincerely

KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Director of Financial Services
City Assessor

*a delight
to discover!*

**Advantage Realty Corp.**

4728 Ross Street
 Red Deer, Alberta T4N 1X2
 Bus. (403) 346-0021
 Fax. (403) 347-2499

July 31, 1992

City of Red Deer Council
 Box 5008
 RED DEER, Alberta
 T4N 3T4

Dear Sirs:

RE: TAX PENALTIES Roll # 91-1-9275 and 91-1-9277

Please be advised that both of these accounts were paid on June 30, 1992 at 1:30 P.M., as I personally walked them over and deposited them in your outside mail slot, on my lunch hour.

What is ironic about this is that there were two other gentlemen on the City Hall steps, discussing whether or not we all should take each others names and phone numbers to verify that we all deposited our tax cheques on time. Of course, we didn't do this and now I really wish we had of. At any rate, it is unbelievable to me that these transactions were not processed until July 9, 1992. It is my belief that these must have gotten misplaced, after being retrieved from the mail slot, in order for them not to be date stamped until this time.

Please take this information under perusal and it would be very much appreciated to have the penalties reversed, under the circumstances.

In respect to Roll # 91-1-9275, please find enclosed a copy of our letter dated June 26, 1992 explaining why only 1/2 of the assessment was paid. This was done under the direct instructions from the tax department, and yet your records show that \$ 775.00 is still outstanding. Please correct your records.

Thank you very much for your attention to this matter.

Yours truly,

Wanda Johnson
 Bookkeeper

THE CITY of RED DEER
 LAND & TAX DEPARTMENT

RECEIVED	
TIME	1:20 PM
DATE	Aug 5/92
BY	AK





Advantage Realty Corp.
4728 Ross Street
Red Deer, Alberta T4N 1X2
Bus. (403) 346-0021
Fax. (403) 347-2499

June 26, 1992

City of Red Deer
Box 5008
RED DEER, ALBERTA
T4N 3T4

Dear Sirs:

Please be advised that as of July 1, 1992 Century 21 Red Deer Realty Ltd. Roll # 91-19275 ceases as a business. Therefore we are remitting \$ 711.01 which is half of the taxes.

Hoping all is in order.

Thank you.

Yours truly,

John W. Anderson
Manager

wj

CITY OF RED DEER
LAND & TAX DEPARTMENT

RECEIVED	
TIME	1:20 PM
DATE	Aug 5/92
BY	alk



FILE: alan\memos\century.tax

DATE: August 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: CENTURY 21 - TAX PENALTIES

Ms. Johnson has two concerns:

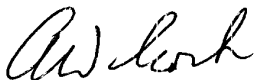
- She claims to have placed a tax payment in the outside mail box of City Hall on June 30, 1992 but The City does not record receipt until July 9, 1992.
- A business tax account had 50% paid and balance was to be cancelled.

In reference to the first concern, the outside mail boxes were cleared on June 30, 1992 after 1:30 p.m. and again on July 1, 2, 3, 6, 7 and 8, 1992. All mail received was listed and processed.

Ms. Johnson's payment was processed on July 9, 1992 so if it was placed in the mail box it should have been placed there on either July 8, 1992 or early on July 9, 1992.

According to our records the payment was not received as required prior to the due date so the penalty is properly assessed.

The concern regarding the business tax is for a business that has ceased operation. A credit is being processed but it was not processed prior to the billing being issued.



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

AW/mrk

c.c. City Assessor

DATE: August 10, 1992
TO: City Clerk
FROM: Assistant City Clerk
RE: CENTURY 21 - TAX PENALTIES

Ms. Johnson claims to have placed a tax payment in the outside mail box at City Hall on June 30, 1992 but the City does not record receipt until July 9, 1992.

I would advise that on June 30, the outside mailboxes were cleared after 1:30 p.m. by our mail staff. Any contents in the outside boxes were immediately written up by our staff and forwarded to the Treasury Department. In addition to emptying the outside mailboxes on June 30th, the boxes were again cleared on July 1st, 2nd, 3rd, 6th, 7th and 8th. My staff indicate that all mail received each day was processed on that day and no items were misplaced.

As you are aware, our mail staff are extremely cautious when clearing the outside mailboxes to ensure that all mail placed in these boxes are accounted for. Also, at all times, two staff members are present when any mail is opened, to ensure the integrity of our mail processing system.

This is submitted for your information.



KELLY KLOSS
Assistant City Clerk

KK/jt

DATE: 10 August 1992
TO: City Clerk
FROM: City Assessor
RE: ROLL NOS. 91-1-9275 & 91-1-9277

As indicated on the correspondence, there are two roll numbers involved in this. We will treat each one individually.

Firstly, pertaining to Roll No. 91-1-9277. This is the account whereby the representative from Century 21, Wanda Johnson, indicates that payment was deposited in the outside mail slot on her lunch hour, June 30, 1992. It is my understanding that the outside mail drop boxes were cleared on June 30, 1992, late in the afternoon, in anticipation of numbers of payments being made during the latter part of the day and evening. The box was also cleared on the morning of July 1, 1992, by City Clerk staff. I will leave comments to them pertaining to this. Any correspondence that was included in the box in the late afternoon of June 30 and early July 1 was processed, and the accounts that were paid were not charged a penalty. Payments received by the City from outside drop boxes are recorded by the City Clerk's Department. Copies of the records indicate that payment of \$943.95, Account No. 91-1-9277, was processed July 9, 1992, along with other payments from Century 21 for amounts of \$299.60 and \$89.50.

Section 106(1) of the Municipal Taxation Act is quoted as follows:

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

(a) To cancel or refund all or any part of a tax levy, or"

RECOMMENDATION

We cannot recommend that the tax penalty be waived or refunded on this account at this time.

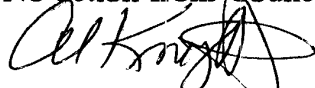
City Clerk
Page 2
10 August 1992

Account No. 91-1-9275, as indicated in the correspondence dated June 26, 1992, was received and has been processed. This indicates receipt of \$711.01, payment of Account #91-1-9275, being received through outside box on June 30, 1992.

As indicated the business was, in fact, closed, and under terms of the legislation for business tax, a refund may be made in these situations. Therefore, the Tax Department has verified the business closure, and has processed recently a credit for the amount shown. Therefore, this account is satisfied in total. In this instance, the amount remitted was credited to the account prior to the July 1 deadline; therefore, no penalty has been incurred.

RECOMMENDATION

No action from Council on Account No. 91-1-9275 is required at this time.



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

AK/ngl
c.c. Director of Finance

OUTSIDE BOXES



MAIL



MAIL PAYMENT WORKSHEET

DATE: 92 07 09
YY MM DDPREPARED BY: Karen Gitter
(Treasury Department)

PAGE	CATEGORIES							TOTAL
	BY-LAWS	UTILITIES	ACC. REC.	TAXES	SUNDRY	MOBILE HOME	LICENSE	
1		1797.06						1797.06
2		41.84	374.44			608 192.51		608.79
3				943.95		91-19277		943.95
4			89.50					89.50
5	98.00							98.00
6					128.00			128.00
7		4077.37						4077.37
GRAND TOTALS*	98.00	5916.27	463.94	943.95	128.00	192.51		7742.67

155

*CASHIERS:

1. Verify individual receipts to cheque/cash and mark required information on receipt and cheque
2. Balance each category grand total to total receipts for that category.
3. Balance total monies to overall grand total.

Hessinkawer D. Leach

CATEGORIES								
NAME OF REMITTER	MO/CK	CSH	BYLAWS	UTILITIES	ACC.REC.	TAXES	MOBILE/MIS SUNDRY	DISCREPANCY
Century 21 Advantage	✓				299.60		299.60	
✓	✓				74.84		74.84	
Cornell, N.	✓	}					MOBILE 192.51	
✓	✓			41.84			41.84	

Mobile 192.51

List Post-Dated Cheques or Items Otherwise Pulled

NAME OF REMITTER	BYLAWS	Utilities	ACCTS.REC.	TAXES	SUNDRY/MISC	PD	DATE YY/MM/DD	REASON IF OTHER	INIT
TOTALS	(Completed by Treasury)								

OUTSIDE BOXES

MAIL

☒ ☐

DATE: 92 07 09
YY MM DD

PREPARED BY:

NAME OF REMITTER

MO/
QK

CSH

BYLAWS

UTILITIES

ACC.REC.

TAXES

MOBILE/MIS	
SUNDRY	

DISCREPANCY

Century 21 Realty

89.50

TOTALS

(Completed by
Treasury)

89.50

ky

List Post-Dated Cheques or Items Otherwise Pulled

[illegible]

OUTSIDE BOXES

MAIL

DATE: 92 06 30
YY MM DD

PREPARED BY

List Post-Dated Cheques or Items Otherwise Pulled

NAME OF REMITTER	BYLAWS	Utilities	ACCTS.REC.	TAXES	SUNDRY/MISC	PD	DATE YY/MM/DD	REASON IF OTHER	INIT
TOTALS	(Completed by Treasury)								

Commissioner's Comments

We would concur with the recommendation of the City Assessor. Council should note that due to previous complaints about the delivery of payments at tax time, the Assistant City Clerk personally empties the mail box on July 1 to ensure the integrity of the system.

"M.C. DAY"
City Commissioner

DATE

92/08/05

TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR *(has copy)*
- ☐ 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: Century 21 - Tax Penalties

Please submit comments on the attached to this office by

10

for the Council Agenda of

Aug 17



ACKNOWLEDGE

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

August 6, 1992

Century 21
Advantage Realty Corp.
4728 Ross Street
RED DEER, Alberta
T4N 1X2

Dear Ms. Johnson:

RE: TAX PENALTIES Roll # 91-1-9275 and 91-1-9277

I acknowledge receipt of your letter dated July 31, 1992.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, August 17, 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, August 14, 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 park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, August 14, 1992.

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

Yours truly,


C. Sevcik
City Clerk

CS/ds

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**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 19, 1992

Advantage Realty Corporation
4728 - Ross Street
RED DEER, Alberta
T4N 1X2

ATTENTION: WANDA JOHNSON
BOOKKEEPER

Dear Madame:

RE: TAX PENALTIES ROLE # 91-1-9275 & 91-1-9277

At The City of Red Deer Council meeting held on Monday, August 17, 1992, consideration was given to your letter dated July 31, 1992, concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Century 21 Advantage Realty Corporation dated July 31, 1992, re: Request to cancel Tax Penalty/Roll 91-1-9275 and 91-1-9277 hereby agrees that said request be denied, and as presented to Council August 17, 1992."

The decision of Council in this instance is submitted for your information. Although Council did not support your request, I would like to thank you for taking the time to speak to Council relative to this matter.

I would also advise that any outstanding taxes and/or penalties which have not been paid as of August 31 of this year, will be assessed an additional penalty.

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

Sincerely

KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Director of Financial Services
City Assessor

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20 Macleod Close
Red Deer, Alberta
T4N 0K4

July 29, 1992

THE CITY OF RED DEER
LAND & TAX DEPARTMENT

RECEIVED	
TIME	11:25
DATE	July 29/92
BY	[Signature]

Allan Knight, City Assessor
The City of Red Deer
City Hall
Red Deer, Alberta T4N 3T4

Dear Mr. Knight

Re: Property Tax Roll No 10-3-0425
Tax Reminder, July 22, 1992

Enclosed please find original copy of the City Tax Notice (Stamped paid on the back - Bank of Montreal, etc) and a copy of the Tax Reminder of July 22, 1992.

We would like to appeal the extra charges of \$135¹⁵ which represents a 9% penalty for failure to make the payment at City Hall as stated in the Terms of Payment on the City Tax Notice, that we did not read, and ask you to drop the extra charges.

This expensive "inconvenience" developed when in haste, the Bank clerk accepted the responsibility to receive payment for this years taxes.

However, we have paid our taxes faithfully on our property for the past 24 years without any penalty ever. But the 25th year developed a "hitch" probably due to some unknown force.

We ask you to please reconsider this assessment as a legitimate "error" with no malice to "break the law" and drop the additional charges.

We look forward to hearing from you as soon as possible

Respectfully yours

Olga Kolasa Hlave hl Kolasa

FILE: data\alan\memos\kolasa.tax

DATE: August 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: DAVE KOLASA - LATE PAYMENT - TAX PENALTY

Mr. Kolasa's bank accepted payment for his property taxes even though:

- The banks have been instructed not to accept property tax payments.
- The tax bill indicates payment "must be made at City Hall" or by mail.

The penalty was levied because the payment was not made in accordance with the requirements of the tax collection by-law.

In reviewing the circumstances that Mr. Kolasa did make payment to the bank prior to the due date and the bank erred in accepting the payment, it is recommended the penalty be waived.

RECOMMENDATION

As an administrative policy it is recommended that if financial institutions accept property tax payments in error prior to the due date, that the penalty be waived.



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

AW/mrk

c.c. City Assessor

DATE: 7 August 1992
 TO: City Clerk
 FROM: City Assessor
 RE: TAX PENALTY - ROLL NO. 10-3-0425
 20 MACLEOD CLOSE - OLGA KOLASA/DAVE D. KOLASA

Correspondence dated July 29, 1992, has indicated that the above property tax bill in the amount of \$1,501.64 was paid at the Bank of Montreal on June 29, 1992. We have on file confirmation that the bank accepted payment of the above-noted taxes on June 29, 1992, in the amount of \$1,501.64. We also have on file within our department a daily cashier's report that indicates that the \$1,501.64 was not received by City Hall until July 2, 1992. Therefore, we have allocated a penalty in the amount of \$135.15 to this account, which is outstanding at this time.

Section 106(1) of the Municipal Taxation Act reads:

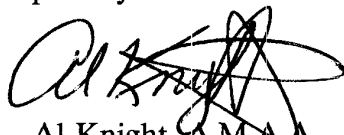
"A Council may, with respect to a specific property or business, pass a resolution in any case where the Council considers it equitable to do so

(a) To cancel or refund all or any part of a tax levy, or"

It is our opinion that the bank and the property owners are both liable for the situation that has been created. The property tax notice clearly indicates that this is payable only by mail or at City Hall. However, the bank has taken this payment.

RECOMMENDATION

While we understand that the banks receive payments for utilities, etc., that are payable to the City, it is clearly indicated that they should not accept payments for property taxes. Within the terms of the bylaw as approved by Council, we cannot recommend that the penalty be waived.


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

AK/ngl

Commissioner's Comments

We concur with the comments of the Dir. of Financial Services and recommend that the penalty in this instance be waived. However, we believe that policy with respect to financial institutions should be a Council policy and not an administrative policy and we will be requesting a further report on this matter for Council's consideration.

"M.C. DAY", City Commissioner

DATE August 4, 1992

TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR (has a copy of this letter & will comment)
- ☐ 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
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: DAVE KOLASA - LATE PAYMENT - TAX PENALTY

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992.


C. SEVCIK
City Clerk

DATE: 31 July 1992
TO: City Clerk
FROM: City Assessor
RE: TAX PENALTY
ROLL NO. 10-3-0425

I forward correspondence pertaining to a tax penalty.

The property owners have verbally advised me that this is to be construed as a request to City Council for consideration of relaxation of the penalty.

I have retained a copy of the correspondence and will provide a report to go on the August 17, 1992, Council Agenda.

A handwritten signature in black ink, appearing to read 'Al Knight', with a large, stylized star or asterisk symbol drawn over the end of the signature.

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

AK/ngl

Enc.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 4, 1992

Mr. and Mrs. D. Kolaso
20 MacLeod Close
RED DEER, Alberta
T4N 0K4

Dear Mr. and Mrs. Kolasa:

RE: TAX PENALTY / LATE PAYMENT

I acknowledge receipt of your letter dated July 29, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Monday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

C. SEVCIK
City Clerk
CS/jt



RED DEER

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**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Olga and Dave Kolasa
20 Macleod Close
RED DEER, Alberta
T4N 0K4

Dear Sir and Madame:

RE: PROPERTY TAX PENALTY

At The City of Red Deer Council meeting held on August 17, 1992 your letter dated July 29, 1992, concerning the above topic was presented to Council and at which meeting the following motion was passed.

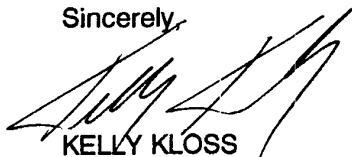
"RESOLVED that Council of The City of Red Deer having considered correspondence from Olga and Dave Kolasa dated July 29, 1992, re: Request to cancel Tax Penalty/20 Macleod Close hereby agrees that said request be approved.

Council further agrees that a Council policy be brought back for consideration with respect to the issue that if financial institutions accept property tax payments in error prior to the due date, that any penalty applied be waived."

As outlined in the above motion, Council agreed to waive the tax penalty in this instance and in this regard I will be instructing the Tax Department by way of a copy of this letter to remove any penalty from your account.

Trusting you will find this satisfactory. If you have any questions please do not hesitate to call.

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. Director of Financial Services
City Assessor
Tax Supervisor

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to discover!*

DATE: August 20, 1992
TO: Director of Financial Services
FROM: Assistant City Clerk
RE: COUNCIL POLICY - PAYMENT OF PROPERTY TAXES AT FINANCIAL INSTITUTIONS

At the Council meeting of August 17, 1992, consideration was given to the above topic and at which meeting the following was passed.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Olga and Dave Kolasa dated July 29, 1992, re: Request to cancel Tax Penalty/20 Macleod Close hereby agrees that said request be approved.

Council further agrees that a Council policy be brought back for consideration with respect to the issue that if financial institutions accept property tax payments in error prior to the due date, that any penalty applied be waived."

It was indicated by The City Commissioner at said meeting that you and the Commissioner will be bringing back to Council for consideration a Council policy which address not only tax payments at financial institutions but also other city type payments.

I look forward to your report in due course.



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. City Commissioner

Stettler Economic Development Board

NO. 14

P.O. Box 280, Stettler, Alberta, Canada
T0C 2L0

Phone (403) 742-8305
FAX (403) 742-1404



July 23, 1992

Mayor Robert McGhee
and Council
City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee and Council:

As Mayor Stewart is on vacation, I have taken the liberty to write to you on behalf of the Stettler Economic Development Board.

Two recent articles in the Red Deer Advocate on July 21, 1992 titled Power "thugs" win another rate increase and "Stettler power bid rebuffed" are of interest to Stettler. As such I feel there may be some confusion over the Energy Consulting Inc./Town of Stettler application before the Energy Resources Conservation Board for approval to construct a cogeneration/greenhouse project at Stettler.

While one of the Advocate articles refers to your Council's opposition to rate increases by TransAlta Utilities Limited, the other refuses support for our project based upon lack of need for additional power and also an *assumed* cost for the power being higher than the utilities cost of power.

I would like to explain the situation to you and your Council and request that you re-examine the request by our Mayor Mr. Robert Stewart.

The application before the ERCB quotes a requested date of 1994 for permission to commence construction with delivery of power in 1995. The application further states that *the applicant is willing to accept any alternate date that the ERCB determines the power will be required.*

The application was worded this way because the ERCB required the applicant to quote a preferred delivery date.

Recent evidence presented before the ERCB by the Alberta Independent Power Producers stated that Independent Power Producers (IPP) were experiencing difficulty in entering the generation arena because the utilities were saying

Page 2

that new power was not required and then proceeding with their own application for large thermal stations thereby excluding the introduction of more competitive generation methods.

IPP development has been growing in the United States ever since the introduction of the Public Utilities Regulatory Act of 1978, (PURPA). The effect of PURPA has been to control the rapid escalation in electrical energy prices in the U.S. that was reaching as high as 19% per year during the 1970's and early 1980's. IPP's have been very effective in reducing energy costs and helping the U.S. to regain its competitive position in world trade. Many other countries have followed the U.S. lead and Canada, and particularly Alberta is being left behind because of our protectionist policy towards regulated utilities.

For your information, I have enclosed two charts that indicate the "assumptions" used in calculating the development and operating costs. These charts "DKWH-1" show ECI's method of calculating fixed demand costs and variable energy costs. This was one of the methods requested by the ERCB and is anticipated to be the preferred method selected by the ERCB.

You will note that the capacity charge remains constant for the life of the plant while the energy costs escalate at 4% per annum. The 4% escalation was used as this was the recommended escalation included in the Alberta Small Power Enquiry.

The "Avoided Cost" chart shows that in 1995 the total cost per Kwh to the Alberta Interconnect System is calculated to be 4.13 cents/Kwh. The ERCB Annual Report for 1990 indicated that the average sale price per Kwh for power in Alberta was 5.18 cents/Kwh, this has also been escalated at an average of 4% per annum to 1995, resulting in a price of 6.3 cents/Kwh. This means that power generated by our plant would be 52.629% below the average cost of power in 1995. While this appears to be a dramatic difference, it should be considered that the Average Sale Price quoted by the ERCB also includes the cost of transmission and approximately 13% rate of return to the utilities.

Of interest is a further chart that shows the spread between ECI's Kwh cost and the utilities Kwh cost, utilizing a 4% escalation in both instances.

I feel certain you will agree that the Stettler Cogeneration/Greenhouse project is a worthwhile project and a benefit to Alberta. Would you reconsider our Mayor's request and offer your full support.

Should you require further clarification of this information or further information on the project, please contact either Mayor Stewart or myself.

Yours truly



Ms. Colleen Jackson
Economic Development Coordinator

cc: Mayor Bob Stewart

STETTLER/COGENERATION/GREENHOUSE PROJECT

Pro Forma Cash Flow Analysis:

22-Jul-92

ASSUMPTIONS 25Mw STIG cycle gas turbine

09:50 AM

Number:

Item

Value

EXHIBIT "DKWH-1" CALCULATED FIXED DEMAND & VARIABLE ENERGY COSTS

A: POWER PLANT

BASE YEAR 1995

8	Capacity sold to Alberta Power (KW/Month)	21,723
9	Capacity Sales to Alberta Power (\$)	\$2,548,184
10	Energy Sales To Alberta Power (Kwh)	171,264,132
11	Energy Sales to Alberta Power (\$)	\$4,376,999
12	Capacity sold to Greenhouse (KW/Month)	2,383
13	Capacity Sales to Greenhouse (\$)	\$23,099
14	Energy Sales Greenhouse (Kwh/Month)	8,759,124
15	Energy Sales to Greenhouse (\$)	\$0.0413
16	Thermal Sales to Greenhouse (MMBTU's)	276,656
17	Cost per MMBTU (\$)	\$0.85
18	Annual thermal sales Greenhouse (\$)	\$235,158
19	Interest rate earned on reserves	5.000%
20	Gas consumed (mmbtu/yr, higher heating)	1,723,315
21	Gas Commodity cost (\$/mmbtu)	\$0.85
22	Gas transportation: (\$/mmbtu) NOVA	\$0.086
23	Gas demand cost (\$/mmbtu/month) NOVA	\$2.08
24	Gas service charge ICG (5 year term \$250/mth)	\$0
25	Gas Demand charge ICG (5 year term \$1.77/GJ demand)	\$0.00
26	Gas Commodity cost ICG (5 year term \$0.013 GJ)	\$0.0000
27	Gas balancing/nominating fee (% of gas cost)	3.000%
28	Gas procurement Royalty (\$/mmbtu)	\$0.030
29	Gas line loss factor	Incl
30	Gas commodity escalation factor	4.000%
31	Gas transportation escalation factor (NOVA)	3.000%
32	General & administration expense factor	\$240,000
33	Water consumption cost(250000g/day/*\$2.64/1000)	\$216,810
34	Sewer cost (40%/watercost)	\$86,724
35	Maintenance Expense Factor	\$2,184,602
36	O&M Escalation rate	4.00%
37	G&A Escalation rate	4.00%
38	Insurance (2% of gross)	2.00%
39	Property Taxes & Insurance escalation Rate	4.00%
40	Capital cost Thermal Host	\$0
41	Land cost	\$38,000
42	Capital Cost Power Plant	\$25,308,096
43	Amortization:Term	30
44	Depreciation method (straight line x 75%)	\$692,702
45	Depreciation period (NOTE 1.)	30
46	Interest rate: Loan	8.500%
47	Weighted cost of Capital	
48	Equity contribution	\$7,592,429
49	Amount financed excluding debt reserve	\$17,715,667
50	Annual payment excluding debt reserve	\$1,648,453
51	Interest (year 1)	\$1,505,832
52	Income tax:Alberta	6%(\$200k)/15.5% Over
53	Income Tax: Federal	12.8%(\$200k)28.8%over
54	Net Present Value discount rate	15.000%
55	Retention Rate from after tax cash flow	25.00%
56	Interest Payment (Initial)	\$127,996
57	Property Tax Payment	\$259,613
58	Goods & Services Tax Rate	7.000%
59	Percentage Owned by Stettler	25.000%
60	Percentage owned by ECI (& others)	75.00%
61	NOTE 1. As Stettler is part owner it is assumed	
62	that only 75% of the unit will be subject to depreciation	

COGENERATION/GREENHOUSE PROJECT
DETERMINATION OF "AVOIDED COST" PAYABLE
22-Jul-92
09:50 AM

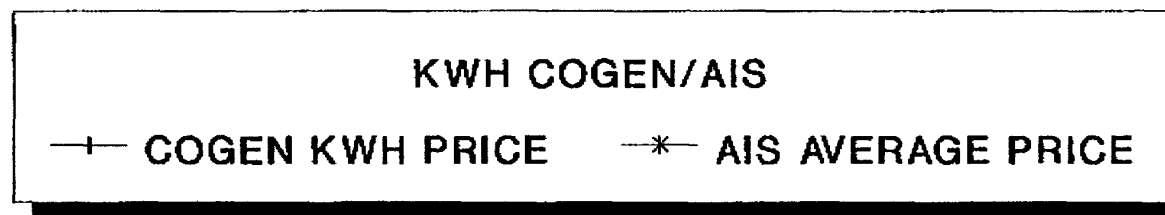
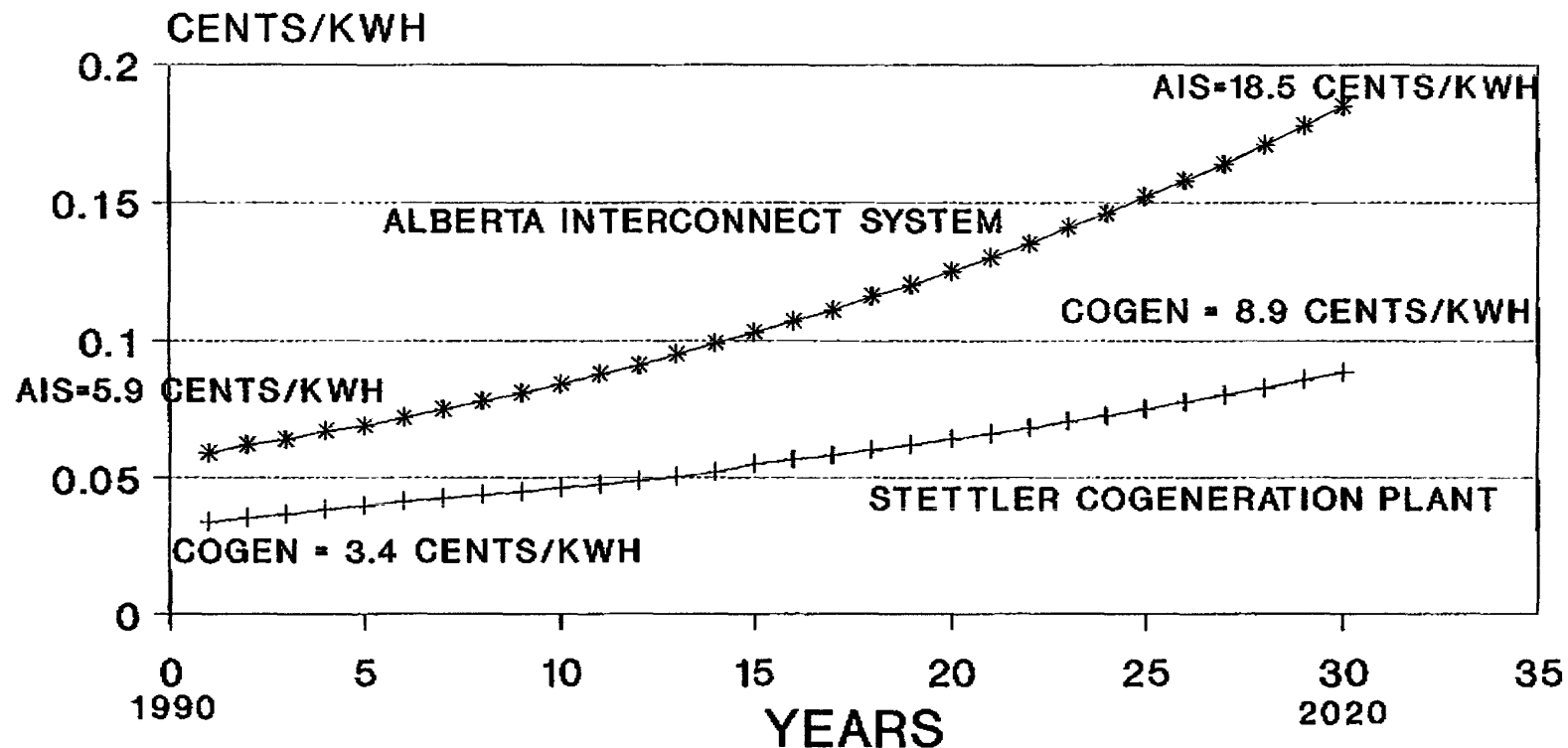
EXHIBIT "DKWH-1" METHOD OF CALCULATING CAPACITY & ENERGY PAYMENTS/30 YEAR CONTRACT
ASSUMES: START YEAR 1995 - DEBT INTEREST 8.50%

		Years of Operation															
A: POWER PLANT	year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
CAPITAL COST (incl land)		\$25,308,006															
EQUITY		\$7,592,429															
DEBT AMOUNT		\$17,715,667															
AMORTIZATION		\$1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453
ROI (15%) (Equity only)		1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864
DEPRECIATION (30 YEAR X 75%)		(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)
PROVINCIAL TAX		118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143
FEDERAL TAX		221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995
ANNUAL COST (Capital + Debt Service)		2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753
COST PER KWH/MONTH		\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78
KW DEMAND (@KWH COST)		\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128
TOTAL OPERATING COSTS (\$)		5,128,398	5,331,452	5,544,710	5,766,499	5,997,159	6,237,045	6,486,527	6,745,968	7,015,827	7,296,400	7,598,319	7,921,852	8,267,528	8,635,827	9,027,260	9,432,350
OPERATING COST @ COST/KWH)		\$0.0285	\$0.0296	\$0.0308	\$0.0320	\$0.0333	\$0.0346	\$0.0360	\$0.0375	\$0.0390	\$0.0405	\$0.0422	\$0.0438	\$0.0456	\$0.0474	\$0.0493	\$0.0513
TOTAL COST PER KWH		\$0.0413	\$0.0424	\$0.0436	\$0.0448	\$0.0461	\$0.0474	\$0.0488	\$0.0503	\$0.0518	\$0.0533	\$0.0550	\$0.0566	\$0.0584	\$0.0602	\$0.0621	\$0.0641
AVERAGE REVENUE PER KWH 1990 (AIS/Kwh/avg cost)																	
(ERCB Annual Report for 1990)			\$0.0518														
AVERAGE Kwh COST ESCALATED (1995 @ 4%)			\$0.0630														
KWH COST 1995 THIS PROPOSAL			\$0.0413														
% DIFFERENCE (COGEN TO AIS)			62.629%														

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453	1,648,453
1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864	1,138,864
(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)	(632,702)
118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143	118,143
221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995	221,995
2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753	2,494,753
\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78	\$9.78
\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128	\$0.0128
9,801,644	9,985,710	10,385,138	10,800,544	11,232,668	11,881,868	12,149,143	12,635,109	13,140,519	13,666,134	14,212,779	14,781,290	15,372,642	15,987,443
\$0.0533	\$0.0556	\$0.0577	\$0.0600	\$0.0624	\$0.0649	\$0.0675	\$0.0702	\$0.0730	\$0.0759	\$0.0789	\$0.0821	\$0.0854	\$0.0888
\$0.0861	\$0.0883	\$0.0906	\$0.0928	\$0.0952	\$0.0977	\$0.0993	\$0.0930	\$0.0858	\$0.0887	\$0.0917	\$0.0949	\$0.0982	\$0.1016

COGENERATION KWH COST COMPARISON

AIS v STETTLER COGEN



By: Dr. A.C.Jackson - ENERGY CONSULTING INC.

DATE: August 5, 1992

TO: City Clerk

FROM: E. L. & P. Manager

RE: Stettler Economic Development Board
25 MW Co-generation Plant

The Council of the City of Red Deer at its meeting of July 20, 1992 passed a motion to not support the Town of Stettler's Co-generation Project as requested by the Town of Stettler. The Town of Stettler, by letter dated July 23, 1992, has requested The City of Red Deer to reconsider their earlier decision.

The Town of Stettler letter of July 23, 1992 makes reference to some newspaper articles. I will not comment on these articles nor on how Stettler may have understood these articles. My comments will, rather, address the issues raised by Stettler.

Need For Capacity

The Electric Utility Planning Council's (EUPC) "1992 EUPC Electric Forecast Working Range for Resource Planning" is the most appropriate forecast to test "need" for additional generating capacity in Alberta. Another EUPC document, "1991 Generation Planning Characteristics", outlines the Alberta generation capability resulting from utility owned operating units, generation contracted under the Small Power Research and Development Program and reserve sharing agreements with neighbouring provincial utilities.

Based on the EUPC documents, there is no further generation forecast to be required in Alberta until 1998 under the assumptions of the high bound of the planning range or until 2003 under the low bound assumptions. Constructing surplus capacity should not be supported.

Timing of Stettler Application

The Stettler project has forecast a lead time (time between approval and commissioning) of approximately one year. There is absolutely no need under the present circumstances to approve the Stettler application at this time to serve a need which is between six and eleven years into the future. The need to approve the Stettler project at this time is premature and should not be supported.

Competition For Generation in Alberta

Stettler should be involved in the competitive process if they wish. Wherever possible, market forces should be the basis for determining additional generating capacity and the

City Clerks
Page 2
August 5, 1992

prices to be paid for the output.

However, Stettler is not engaging in a competitive process. They are proposing a project for which no need has been identified and they are not in competition with anyone as no one else has been invited to submit a competitive application. The Stettler position is simply one of requesting the Energy Resources Conservation Board (ERCB) to approve a future project today because this project is the "first one in line". This is not a competitive procurement process, regardless of when the additional capacity is required, and should not be supported.

It should be noted that TransAlta Utilities is presently actively involved in a competitive procurement process for future generation. Contrary to the Stettler claim, Independent Power Producers are being given an opportunity to compete. As well, there are already several Independent Power Producers providing generation output to the Alberta system.

The Alberta Situation

Exception will be taken to the claim of Stettler that Alberta is being left behind in its regulatory policy. In 1987 the Alberta government requested the Energy Resources Conservation Board (ERCB) and the Public Utilities Board (PUB) to inquire into, report upon, and make recommendations respecting electricity generation by small power generators. A report was presented and in 1988 the provincial government initiated the Small Power Research and Development Program.

This approach to the issue is one which will hopefully avoid the problems associated with the American legislation referenced in the Stettler letter. The American legislation is not a panacea nor is it without cost to the taxpayer.

The Alberta program will expire at the earlier of, the end of 1994 or when 125,000 kilowatts of capacity are installed. Each installation, with limited exceptions, is limited in size to 2500 kilowatts. Only renewable resource such as wind, hydro, and biomass (garbage, etc.) are eligible. At present this program has all 125,000 kilowatts allocated.

While the Stettler project does not qualify under this program, there is a program in Alberta in which a number of Independent Power Producers are participating.

Furthermore, the Alberta Department of Energy is currently conducting a study into co-generation as a possible source of electricity. Very preliminary results seem to indicate that while there is significant technical potential, the economic or market potential is significantly less.

City Clerks
Page 3
August 5, 1992

Market Demand

A market test, as would be provided through an open competitive process, would enable the ERCB to determine if the proposed project was the best economic alternative. Such a test would involve an agreement between a willing buyer and a willing seller.

The proposed project does not have a willing buyer for the majority of the electricity output which indicates that the price is wrong, there is no market demand, or both. The need for a market is evidenced by the following excerpt from Stettler's application to the ERCB, "... heat from a co-generation system coupled with the strength of a power purchase contract with an AA+ financially rated, regulated utility will make it possible for the applicant to finance and develop both the co-generation system and the greenhouse..."

The proposed project does not have a market and is not viable, unless a forced market is approved, and therefore should not be supported.

Pricing

The Town of Stettler is requesting a price for the output which is equivalent to that applicable under the provincial government Small Power Research and Development Program. One of the primary considerations of that program was that the Alberta electricity consumer was to be left price neutral. One of the reasons for the research and development label was the high uncertainty concerning the cost of integrating small power production into the Alberta system without an adverse impact on the consumer or without government subsidy. If the proposed project is to receive the program price, they should have to qualify for the program which is an orderly and logical method to develop new types of resources with due consideration to the output price required and who should pay.

The Town of Stettler has presented some economic evaluations which will be scrutinized by one of the Alberta regulatory boards if the project is given approval. However, as acknowledged in the Stettler letter, the comparison is not correct as the ERCB quoted price includes transmission costs. It should also be noted that the ERCB price would also include distribution costs.

City Clerk
Page 4
August 5, 1992

Recommendation

It is my recommendation that the original motion of Council to not support the Town of Stettler proposal be upheld.

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

A. Roth,
Manager

AR/jjd

Commissioner's Comments

We would concur with the comments contained in the very well written report of the E.L. & P. Manager and would recommend Council not support reconsideration of this issue.

"M.C. DAY"
City Commissioner



Town of Stettler

ADMINISTRATION OFFICE
P.O. Box 290
Stettler, AB Canada
T0C 2L0
Phone: (403) 742-8305
Fax: (403) 742-1404

Date: AUGUST 4/92

Company: CITY OF RED DEER

To: C. SEVCIK

Title: CITY CLERK

Fax: 346-6195

From: Colleen J. Jackson

Title: Economic Development Coordinator

Department: Economic Development

Document Description: _____

Number of Pages: (including cover letter) _____

Comments: IN YOUR LETTER DATED JULY 27/92
TO STETTNER ECONOMIC DEVELOPMENT
BOARD - would it be possible to
PICK UP A COPY OF ADMINISTRATIVE
COMMENTS PRIOR TO AUGUST 14th. IF
POSSIBLE AUGUST 7th?

Thank you

Colleen Jackson

Kelly - I phoned Colleen
and advised we would
"Fax" comments over to
her as soon as they are
available. Their hearing
is on the 11 & 12th reason for
early receipt request. c.

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

DATE: August 11, 1992

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 5

FAX TO: TOWN OF STETTLER

ATTENTION: Colleen J. Jackson, Economic Development Coordinator

THEIR FAX NO: 742-1404

FROM: Kelly Kloss, Assistant City Clerk

DEPARTMENT: City Clerk's

MESSAGE AREA (if required):

Administrative comments which will appear on the Council Agenda of August 17, 1992.

Kelly Kloss

*a delight
to discover!*

Office of the Mayor



July 22, 1992

Town of Stettler
P.O. Box 280
Stettler, Alberta
T0C 2L0

ATT: Mayor Bob Stewart

Dear Sir:

At the City of Red Deer Council Meeting held on July 20, 1992, consideration was given to a letter dated July 9, 1992 relative to a Cogeneration/Greenhouse Project. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from The Town of Stettler dated July 9, 1992 re Cogeneration Project, hereby agrees not to support the said project and as presented to Council July 20, 1992."

Although the above resolution was passed, Council did in principle like the idea. Their concerns, however, are raised in the following areas:

- 1) You are requesting the Energy Resources Conservation Board to issue an order directing Alberta Power Ltd. to purchase the majority of the plant output. The City is concerned that the cost to purchase this output would be higher than what we pay now as Alberta Power Ltd. may be able to generate the same output at less cost.
- 2) At this point in time, there is no need for extra capacity in Alberta.
- 3) You are requesting the Energy Resources Conservation Board to define the basis for determining the value of the power plant output. We would question the rationale of the Energy Resources Conservation Board being involved in this determination if this is truly a competitive supply option, in which case you would establish the value.

... / 2

Town of Stettler
July 22, 1992
Page 2

As stated earlier, Council agrees in principle to your project. There is uncertainty however, that although this will benefit Stettler will it benefit Red Deer at all or in fact be an added cost to Red Deer because of premature timing and a lack of any test to ensure that it is the most economical added capacity.

If you have any questions with regard to the preceding, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "R. J. McGhee". The signature is stylized with a large, looped "M" and a cursive "Ghee".

R. J. McGHEE
Mayor

/clr

cc: City Clerk
E. L. & P. Manager

DATE July 27, 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
- ☐ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: STETTLER ECONOMIC DEVELOPMENT BOARD

Please submit comments on the attached to this office by August 10

for the Council Agenda of August 17, 1992 .


C. SEVCIK
City Clerk

DATE

92/07/27

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:

Plattler Economic Development Board

Please submit comments on the attached to this office by August
10 for the Council Agenda of August 17.



ACKNOWLEDGE

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

July 27, 1992

Stettler Economic Development Board
P.O. Box 280
STETTLER, Alberta
T0C 2L0

Attention: Ms. Colleen Jackson
Economic Development Coordinator

Dear Ms. Jackson:

RE: STETTLER COGENERATION PROJECT - POWER RATES

I acknowledge receipt of your letter dated July 23, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Monday, August 17, 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, August 14, 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, August 14th.

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

Yours truly,

C. SEVCIK
City Clerk
CS/jt

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to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1992

Stettler Economic Development Board
P.O. Box 280
STETTLE, Alberta
TOC 2L0

ATTENTION: MS. COLLEEN JACKSON, ECONOMIC DEVELOPMENT COORDINATOR

Dear Ms. Jackson:

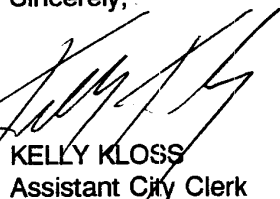
At The City of Red Deer Council meeting held on Monday, August 17, 1992, consideration was given to your letter dated July 23, 1992, concerning Stettler's Cogeneration/Greenhouse Project.

At the above noted meeting, Colin Jackson who indicated that he was speaking on behalf of the town of Stettler, indicated that at this point in time Red Deer's support of your project was not required as the hearings regarding your application have already passed.

In this regard, no further action was taken by City Council regarding your application. I would like to take this opportunity however to thank Colin Jackson for attending our Council meeting to speak relative to this matter.

Trust you will find this satisfactory.

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/dls

c.c. E.L.P. Manager

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WRITTEN ENQUIRIESNO. 1

DATE: July 30, 1992
TO: City Council
FROM: City Clerk
RE: WRITTEN ENQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5 COUPONS BY CITY RESIDENTS

At the Council meeting of July 20, 1992, Council agreed that the administration respond to the following Written Enquiry submitted by Alderman Guilbault regarding the above matter.


"I am concerned about the amount of administrative procedures involved with Council's decision to provide City residents with coupons at the same time as we implemented charging a \$5.00 minimum fee for anyone using the landfill.

I note residents' names and addresses are recorded. I've had concerns expressed that if the weight of a load exceeds the allowable limit, additional billing, of at times only a few cents, occurs. (This could easily happen when hauling yard refuse or when residents are undertaking home renovations).

The spirit of the decision was to allow City residents an opportunity to use the landfill to dispose of yard and home refuse without being billed. I am concerned we may be overzealous with the procedures for managing this system. If there is additional administrative costs, I am even more concerned.

Please provide an update as to the amount of administration required to track the acceptance of the coupons, the amount of extra billing being done, and the amount and cost of administration involved."

Enclosed hereafter is the response in regard to the aforementioned Enquiry.


C SEVCIK
City Clerk

CS/jt
Att.

DATE: August 5, 1992
TO: City Clerk
FROM: Public Works Manager
**RE: WRITTEN INQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5.00 COUPONS BY CITY RESIDENTS**

In response to Alderman Guilbault, there has been some additional administration time involved due to the implementation of the \$5.00 minimum charge and coupon system at the Solid Waste Disposal Site. The majority of this is related to educating customers on how the new system works.

Some time has been spent in dealing with telephone inquiries and complaints. In addition, in the month of June the Treasury Department sent out 41 invoices related to this charge. In July, this number has dropped to 30. We anticipate this will continue to decrease.

We have added an additional sign, reminding customers that we require payment in cash.

We do have instances where the charge will be slightly over the coupon value and the customer has neglected to bring cash. Since the Treasury Department does not issue an invoice for less than \$5.00 we suggest to the customer that they save their coupon for use at a later date and be invoiced for the entire cost. If they desire, we accept the coupon and then an invoice is issued for \$5.00. This is the same policy that is used for collections at manned City parking lots.

If we were to "forgive" small amounts over the coupon value, we would lose our ability to reconcile our cash register and with that, our ability to audit.

We have incurred some additional costs with our commissionaires, due to the additional money collected; this amounts to about \$30.00 per week.

We estimated the additional revenue for the month of June, due to the minimum charge, to be approximately \$4,000.

There has been some decrease in the amount of tabulations required as well, since we now do not have to keep track of and tabulate all the County of Red Deer customers.

We have incurred some additional costs and spent some additional administrative time to implement this system. We do not believe it has been excessive and we anticipate it will continue to decrease as customers become used to the system.

RECOMMENDATION

Submitted for the information of Council.


Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services
 Director of Financial Services
 Solid Waste Superintendent

DATE: July 22, 1992
TO: Public Works Manager
FROM: Assistant City Clerk
RE: WRITTEN ENQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5.00 COUPONS BY CITY RESIDENTS

At the Council meeting of July 20, 1992, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered the Written Enquiry submitted by Alderman Guilbault re: City Landfill - Use of \$5 Coupons by Residents, hereby direct the City administration to respond to said enquiry, with a report being presented back to Council in due course, and as presented to Council July 20, 1992."

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

It is anticipated that this matter will be placed on the August 17, 1992 Council agenda and, as such, we would request your report by August 10, 1992 concerning the above matter.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Engineering Services

WRITTEN ENQUIRIESNO. 1

DATE: July 8, 1992
TO: City Council
FROM: Assistant City Clerk
**RE: WRITTEN ENQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5 COUPONS BY CITY RESIDENTS**

At the Council meeting of July 6, 1992, the following Written Enquiry was submitted by Alderman Guilbault.

"I am concerned about the amount of administrative procedures involved with Council's decision to provide City residents with coupons at the same time as we implemented charging a \$5.00 minimum fee for anyone using the landfill.

I note residents' names and addresses are recorded. I've had concerns expressed that if the weight of a load exceeds the allowable limit, additional billing, of at times only a few cents, occurs. (This could easily happen when hauling yard refuse or when residents are undertaking home renovations).

The spirit of the decision was to allow City residents an opportunity to use the landfill to dispose of yard and home refuse without being billed. I am concerned we may be overzealous with the procedures for managing this system. If there is additional administrative costs, I am even more concerned.

Please provide an update as to the amount of administration required to track the acceptance of the coupons, the amount of extra billing being done, and the amount and cost of administration involved."

The preceding is submitted for Council's consideration.



KELLY KLOSS
Assistant City Clerk

KK/jt

DATE: July 8, 1992
TO: Public Works Manager
FROM: Assistant City Clerk
RE: WRITTEN ENQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5 COUPONS BY CITY RESIDENTS

Attached please find a copy of a Written Enquiry as submitted by Alderman Guilbault at the Council meeting of July 6, 1992. Could you please respond to his request to provide an update as to the amount of administration required to track the acceptance of the coupons, the amount of extra billing being done, and the amount and cost of administration involved.

It would be appreciated if you could forward your comments regarding this to me by July 13th. If more time is needed, please contact me.

Thanks.

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

KELLY KLOSS
Assistant City Clerk

/jt

Att.

COMPTROLLER HIGDON

RE: City Landfill - Use of \$5.00 Coupons by
City Residents

I am concerned about the amount of Administrative Procedures involved with Council's decision to provide City residents with coupons at the same time as we implemented charging a \$5.00 minimum fee for anyone using the Landfill.

I note residents names and addresses are recorded. I've had concerns expressed that if the weight of a load exceeds the allowable limit, additional billing of at times only a few cents, occurs. (This could easily happen when hauling yard refuse or when residents are undertaking renovations) home

Please provide an update as to the amount of administration required to track the acceptance of the coupons, the amount of extra billing being done, and the amount and cost of administration involved.

The spirit of the decision was to allow City residents an opportunity to use the Landfill to dispose of yard and home refuse without being billed. I am concerned we may be overzealous with the procedures for managing this system. If there is additional administrative costs, I am even more concerned.

NO. 2

DATE: July 30, 1992,
TO: City Council
FROM: City Clerk
RE: ALDERMAN CAMPBELL - WRITTEN ENQUIRY
NO COST RESIDENTIAL COMPOSTING SITE

At the Council meeting of May 25, 1992, the following Written Enquiry submitted by Alderman Campbell received consideration and at which meeting Council agreed that a response be received from the administration.

"Mr. Tim Smith contacted me asking City Council to consider developing an area near the landfill site for a no cost residential composting site.

Mr. Smith agrees in principle with the newly implemented "fee for service" charge recently passed by Council but feels we could and should continue to encourage citizens in separating compostable materials when practical.

If the City developed a no charge composting area, we believe that citizens would clearly see the benefits (financially and environmentally) in separating compostable materials (no charge dumping) from regular dumping (\$5.00 minimum dumping charge).

I believe we would see a greater effort by many to separate their garbage thus reducing the need for landfill area. These citizens would see the benefits and be rewarded accordingly. These people who choose not to participate would continue to pay for their decision but would not be subsidized by those who do.

Would all departments affected by this concept please comment."

Enclosed hereafter is a report from the Public Works Manager.



C. SEVCIK
City Clerk

CS/dls

Encl.

FILE: gord\memos\compost.enq

DATE: June 24, 1992
TO: City Clerk
FROM: Public Works Manager
**RE: ALDERMAN CAMPBELL - WRITTEN ENQUIRY
NO COST RESIDENTIAL COMPOSTING SITE**

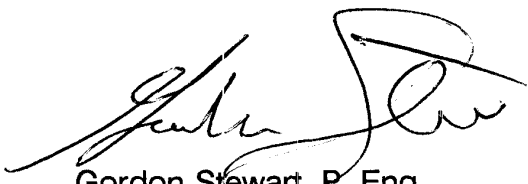
In response to the written request of Alderman Campbell, we have met and discussed this with the Parks Department.

In our Solid Waste Master Plan, which we are now in the final stages of drafting for presentation to Council, composting is one of the proposed initiatives.

Composting may also be an alternative to backyard burning.

RECOMMENDATION

We respectfully suggest that Council consider composting as part of the comprehensive Solid Waste Master Plan when this is presented to Council.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services
Parks Manager

Commissioner's Comments

As can be seen from the Solid Waste Master Plan, one of the recommendations is that further evaluation and a pilot program be undertaken for composting. We believe the answer to Alderman Campbell's written enquiry will come as a result of this evaluation if Council approves the Solid Waste Master Plan.

"M.C. DAY"
City Commissioner

DATE: May 27, 1992
TO: Public Works Manager
FROM: City Clerk
RE: ALDERMAN CAMPBELL - WRITTEN ENQUIRY
NO COST RESIDENTIAL COMPOSTING SITE

Council considered the following Written Enquiry submitted by Alderman Campbell at its meeting of May 25, 1992.

"Mr. Tim Smith contacted me asking City Council to consider developing an area near the landfill site for a no cost residential composting site.

Mr. Smith agrees in principle with the newly implemented "fee for service" charge recently passed by Council but feels we could and should continue to encourage citizens in separating compostable materials when practical.

If the City developed a no charge composting area, we believe that citizens would clearly see the benefits (financially and environmentally) in separating compostable materials (no charge dumping) from regular dumping (\$5.00 minimum dumping charge).

I believe we would see a greater effort by many to separate their garbage thus reducing the need for landfill area. These citizens would see the benefits and be rewarded accordingly. These people who choose not to participate would continue to pay for their decision but would not be subsidized by those who do.

Would all departments affected by this concept please comment."

I would further advise that at the aforesaid meeting, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that all affected departments respond to the Written Enquiry submitted by Alderman Campbell pertaining to the development of an area near the landfill site for a no cost residential composting site."

Public Works Manager
May 27, 1992
Page 2

As suggested by the Mayor, we are passing on this matter to you and your Committee which is reviewing the whole matter of waste management, and look forward to your response in due course.



C. SEVCIK
City Clerk

CS/jt

c.c. City Commissioners
Director of Engineering Services
Director of Community Services
Parks Manager
Principal Planner

BY-LAW NO. 2672/W-92

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

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

1 That By-law No. 2672/80 is hereby amended by adding thereto the following:

"5.4 BUILDING AND LANDSCAPE DESIGN STANDARDS FOR DEVELOPMENT ON MAJOR ENTRY AREAS

5.1.1 GENERAL PURPOSE

To establish architectural, landscaping and site planning development criteria for the purpose of ensuring that development along major commercial corridors leading into the City is visually attractive and does not prejudice pedestrian and traffic safety and the function of the adjacent public roadways.

5.4.2 APPLICATION

5.4.2.1 All lands situate within the Major Entry Areas identified in Map No. 15/92 annexed hereto and made part of this bylaw (herein called "the Major Entry Areas") shall be subject to the landscaping requirements of section 5.4 of this Bylaw which shall be applied in conjunction with the requirements of other sections of this Bylaw, provided however, that where the provisions of the Landscaping Regulations conflict with any other section of this Bylaw, the provisions of the Landscaping Regulations shall take precedence.

5.4.2.2 The Development Officer shall apply the Landscaping Requirements in conjunction with a development permit application involving new development or when any existing development is, in the opinion of the Development Officer, substantially enlarged or increased in intensity.

5.4.2.3 Notwithstanding that a use, building or development does not conform to section 5.4, where a development permit was issued for the use, building or development prior to the adoption of section 5.4, such use, building or development shall be deemed conforming to the Landscaping Requirements. However, any subsequent extension, enlargement or addition of uses, buildings or developments shall conform to the provisions of section 5.4.

5.4.3 BUILDINGS

- 5.4.3.1 All buildings on a lot shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual buildings dictates a specific style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Officer.
- 5.4.3.2 All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
- 5.4.3.3 Any business premises or multiple occupancy building having a gross floor area greater than 2,000 square meters or a single wall length greater than 30 meters visible from an adjacent public road, other than a lane, shall comply with the following design criteria, to the satisfaction of the Development Officer:
- a) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - b) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
- 5.4.3.4 Vehicular entrances and exits, as well as on-site and off-site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, efficient and convenient on-site and off-site vehicular traffic and pedestrian circulation pattern. Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- 5.4.3.5 Development on adjoining lots shall be integrated by direct on-site access connections to provide opportunities for convenient and free flowing traffic movements between lots where such integration is advantageous, in the opinion of the Development Officer, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as grade elevations, site configurations and location of existing buildings.
- 5.4.3.6 Notwithstanding any other provision of this Bylaw, no billboard signs shall be permitted on lands situate in the Major Entry Areas.

5.4.3.7 Notwithstanding any other provision of this Bylaw, individual business identification signs located on the facades of buildings upon lands situate in the Major Entry Areas shall be similar as to proportion, construction materials and placement. The design and placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive.

5.4.3.8 The Development Officer may grant a variance to any of the development criteria of this Section if such variance is required to adequately serve a development upon lands in the Major Entry Areas.

5.4.3.9 Gas bars, minor and major service stations and drive-through fast food services shall be developed in accordance with the following additional criteria:

- a) the design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off-site and on-site; and
- b) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal buildings, with the overall height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

5.4.4 CITY RESPONSIBILITY

5.4.4.1 The City will be responsible for landscaping all center medians and all buffer areas between the service road and main arterial roadway. A conceptual plan will form the basis for landscaping and be flexible enough to be applied throughout the Major Entry Areas.

5.4.5 DEVELOPER RESPONSIBILITY

5.4.5.1 The Developer shall submit detailed landscaping plans with his application for development upon lands situate in the Major Entry

Areas for approval by the Development Officer in compliance with the Landscaping Requirements specified herein. The landscaping plans shall include the lands proposed for development as well as all adjacent boulevards and municipal reserves.

5.4.5.2 Six sets of site plans shall be filed with the application for development permit which shall show and include the following information:

- a) north arrow;
- b) scale of plan;
- c) legal description of property;
- d) municipal address;
- e) property lines shown and labelled;
- f) property line setbacks (in accordance with the Land Use Bylaw) shown and labelled;
- g) side yard requirements, shown and labelled;
- h) location of sidewalks and curbs;
- i) location of any building (dimensioned to property lines) or structure including utility poles, retaining walls, trees, landscaping and other physical features distinguishing between both existing and proposed improvements on the site;
- j) dimensioned layout of parking areas, entrances and exits;
- k) abutting streets, avenues and lanes shown and labelled;
- l) existing utilities shown in roadways, boulevards and lanes;
- m) all easements shown and labelled;
- n) common botanic names;
- o) planting standards - excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be .6 m x .6 m; and
- p) number of trees and shrubs.

5.4.5.3 The detailed landscape design plans shall include landscape details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year-round effect.

5.4.5.4 Landscape details shall consist of not less than the following standard:

- a) deciduous trees - minimum calliper 75 mm (measured 450 mm from ground level);
- b) coniferous trees - minimum height 2.5 m;
- c) deciduous shrubs - minimum .6 m height;
- d) coniferous shrubs - minimum .4 m height or spread;

5.4.5.5 For all lands situate in the Major Entry Area, the following minimum standards shall be met:

- a) one tree is required for each 40 m² of landscape area;
- b) the proportion of deciduous and coniferous shall be approximately 50:50;
- c) where new tree plantings are otherwise required, existing trees having a height of 2.5 m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the tree) remains undisturbed during construction and final grades are not significantly changes;
- d) two deciduous shrubs are required for each 100 m² of landscape area;
- e) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1;
- f) notwithstanding the above requirements, minimum landscaping area scheme will require the following:

4 trees - 2 deciduous and 2 coniferous;

6 shrubs - 4 deciduous and 2 evergreen;

- g) the use of landscaping is required adjacent to exterior walls which are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest; and
- h) the landscaping of boulevard and front yards shall include a mixture of coniferous/deciduous tree and shrubs.

5.4.5.6 Where off-street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells. The landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls; or some other form or combination of landscaping treatments. The location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Officer.

5.4.5.7 The applicant shall, as a condition of Development Permit approval, provide an irrevocable letter of credit to the City equal to 100% of the estimated landscaping costs, with the conditions of the security being that:

- a) if the landscaping is not completed in accordance with the provisions of this Bylaw and the approved landscaping plan within one growing season after the completion of the

development, then the amount specified in the letter of credit shall be paid to the City on demand for its use absolutely; and

- b) the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Officer within four weeks from the date of receiving a written request for the applicant to perform said inspection."

2 In all other respects, By-law No. 2672/80 is ratified and confirmed.

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

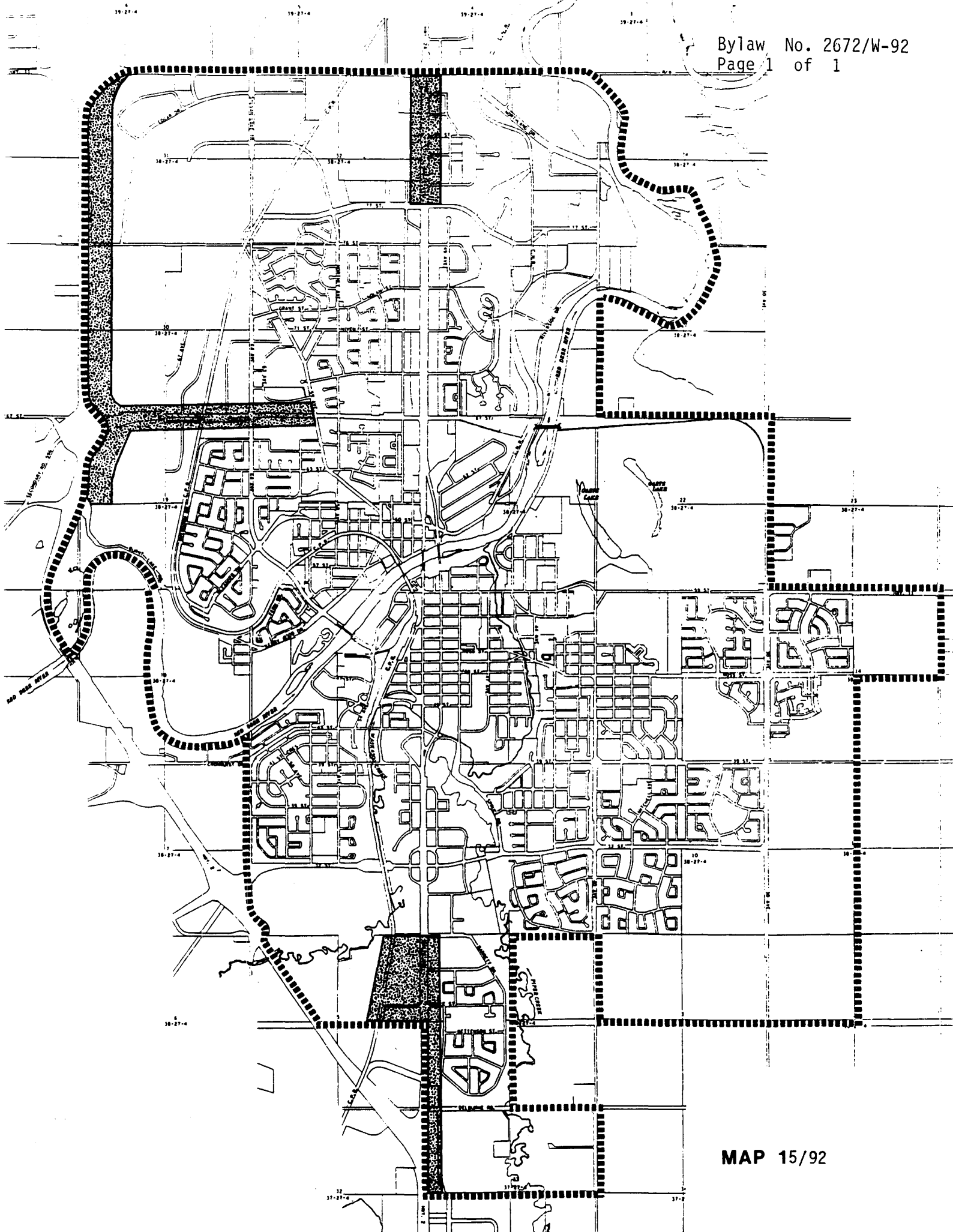
READ A FIRST TIME IN OPEN COUNCIL this DAY OF , A.D. 19

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

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

MAYOR

CITY CLERK



BYLAW NO.2672/X-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:
 - (44) on those sites or portions thereof, hereinafter listed, "office uses" is a permitted use provided the combined floor areas of the offices on both sites listed do not exceed 372 square metres (Highland Green Mall and Highland Park Plaza).
 - (a) Lot 58, Block 14, Plan 792 0555 and Lot 30, Block 14, Plan 4332 T.R.
- 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 NO. 2672/Y-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 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 16/92 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

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

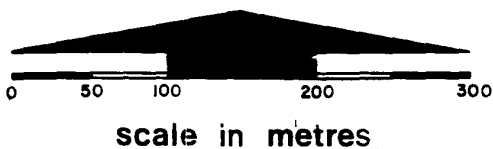
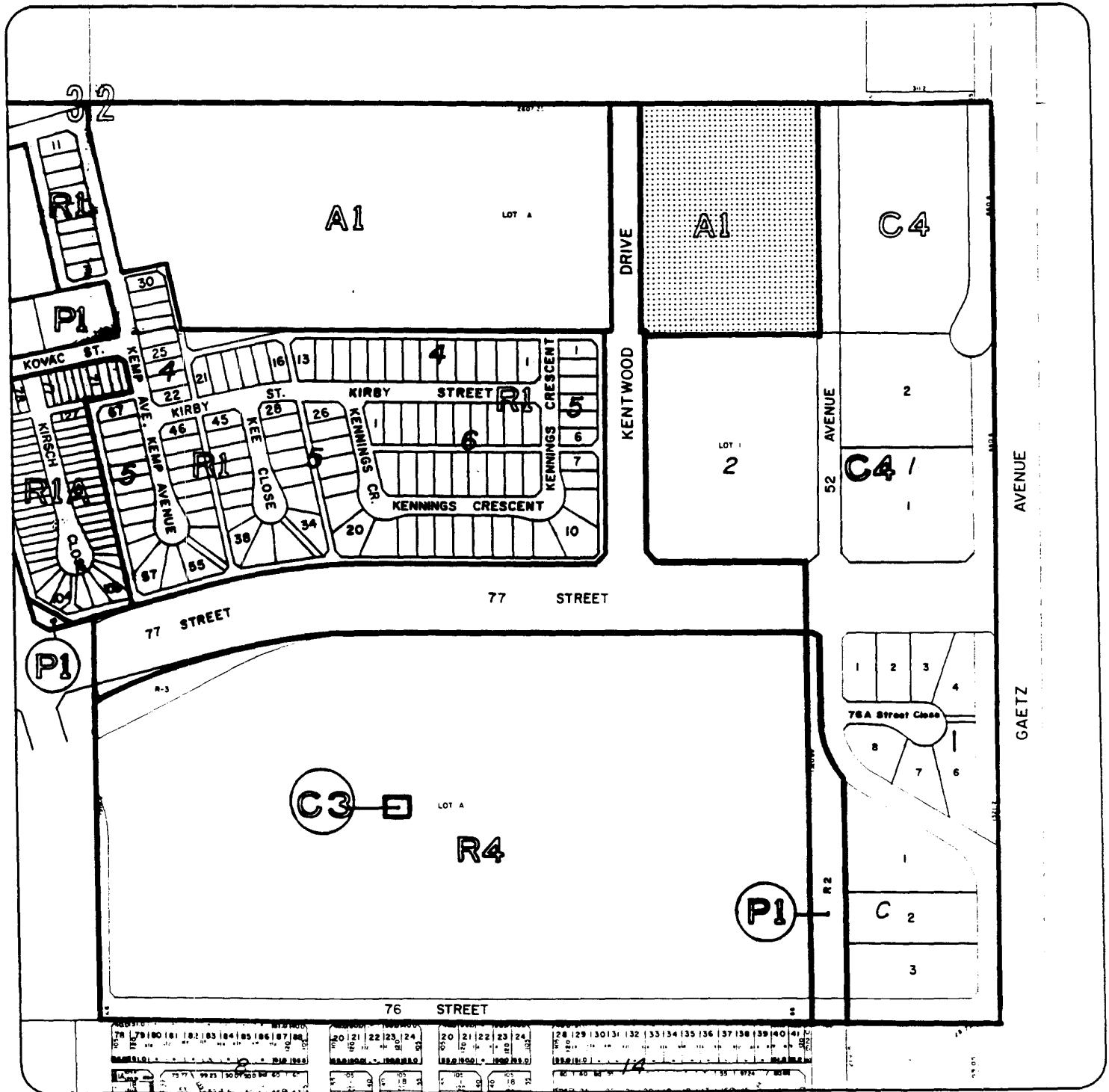
MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

F14



Revisions :

MAP NO. 16/92
(BYLAW NO. 2672/Y-92)

Change from C4 to A1

BYLAW NO. 2672/Z-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 ENACTS AS FOLLOWS:

- 1 Section 1.2.2 is amended by adding the following:

Definition,

Garden Suite means a temporary dwelling unit which complies with the garden suite project sponsored by the Government of Alberta and Canada Mortgage and Housing Corporation.

- 2 Section 6.6.1.3 is amended by adding the following:

(8) Garden Suite

- 3 Section 6.6.2.3 is amended by adding the following:

(10) Garden Suite

- 4 Section 5.3.5 is added

Garden Suite Building Regulations

(1) Garden Suite shall

- (a) not be located in the front yard
- (b) not exceed one storey in height
- (c) maintain a minimum side yard of 1.5 m
- (d) maintain a rear yard of
 - (i) 2.0 m when there is a lane
 - (ii) 2.0 m when there is no lane and the garden suite has a blank wall facing the rear parcel line
 - (iii) 3.0 m when there is no lane and the garden suite has a window opening on the wall facing the rear parcel line
- (e) have a minimum separation distance of 2.4 m from the principal building and 1.5 m from all other buildings on the same site.
- (f) not to be located on any site which contains two or more permanent dwelling units.
- (g) be granted an exception from Section 78 subsection (1) of the Planning Act.

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

READ A FIRST TIME IN OPEN COUNCIL, this ____ day of _____ A.D. 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 NO. 2589/A-92

Being a Bylaw to amend Bylaw No. 2589/78, the Development Appeal Board 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. 2589/78 is hereby amended by deleting Form 3, Notice of Decision of Appendix "A", and substituting in its place the attached Form 3.

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

RED DEER DEVELOPMENT APPEAL BOARD
NOTICE OF DECISION

Pursuant to Section 2.18.2 of the Development Appeal Board Bylaw 2589/78

TO:

DATE:

**COPY OF APPEAL BOARD MINUTE STATING
SUBJECT OF APPEAL, DATE OF HEARING,
THE DECISION, AND REASONS THEREFORE**

RE:

DATE OF HEARING:

DECISION OF BOARD:

NOTE: (Excerpt from The Planning Act, 1980)

"152 (1) Subject to subsection (2), on a question of law or on a question of jurisdiction, an appeal lies to the Court of Appeal from the Board or a development appeal board.

- (2) An application for leave to appeal pursuant to subsection (1) shall be made
- (a) to a judge of the Court of Appeal, and
 - (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed,

and notice of the application shall be given to the Board or the development appeal board, as the case may be, and such other persons as the judge may direct."

A decision of the Development Appeal Board is not a Development or Building Permit. In compliance with Section 2.2.9 of the Land Use Bylaw, construction of a development which has been approved by the Development Appeal Board must begin within 12 months from the date appearing on the Development Permit, said Development Permit being mailed by ordinary mail to the Appellant at the address appearing on the Appellant's application. If construction has not commenced prior to the end of the 12 month period, the Appellant will be required by The Planning Act to reapply for all necessary approvals.

RED DEER DEVELOPMENT APPEAL BOARD

PER: _____

Chairman

c.c. Building Inspection
Planning Director

BYLAW NO. 2800/C-92

Being a Bylaw to amend Bylaw No. 2800/82, The Traffic 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. 2800/82 is hereby amended as follows:

(1) By adding the following new section:

"100.15 No person shall dump or spill, or suffer, allow or permit the dumping or spilling of any dangerous goods for which placards are required by the transportation of Dangerous Goods Control Act and regulations made thereunder, on any highway in the City"

(2) By adding to section 110 the following:

- "(i) \$85.00 for contravention of any section listed in Schedule M-1
- (j) \$510.00 for contravention of any section listed in Schedule N-1
- (k) \$60.00 for contravention of any section listed in Schedule M-2"

(3) By adding Schedule N-1 annexed hereto

(4) By deleting the following from Schedule J:

"Section 100.7 Draining Radiator on Roadway"

(5) By deleting the following from Schedule K:

"Section 20(j) Park in a Fire Lane"

(6) By deleting the following from Schedule L:

"Section 20(f) Park to Obstruct Fire - Emergency Door

Section 20(g) Park in Entrance, Fire Hall or Hospital"

(7) By deleting the following from Schedule M:

"Section 20.1(f) within 5 metres of any fire hydrant"

(8) By adding Schedule M-2 annexed hereto

- 2 In all other respects, Bylaw No. 2800/82 is ratified and confirmed.
- 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 N-1

Page 1 of 1

Penalty \$510.00

Section 100.7 - draining radiator on roadway

Section 100.15 - dumping of dangerous goods on highway

SCHEDULE M-2

Page 1 of 1

Penalty \$60.00

Section 20.1(f) - parking within 5 meters of any fire hydrant

Section 20(f) - park to obstruct fire emergency door

Section 20(g) - park in an entrance, fire hall or hospital

Section 20(j) - park in a fire lane

BY-LAW NO. 2960/H-92

BEING a By-law to amend By-law Number 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 THAT BYLAW 2960/88 BE AMENDED AS FOLLOWS:

1 By adding to section 73 the following:

"73(gg) 'Dangerous Goods' shall mean dangerous goods as defined in the
Dangerous Goods Control Act."

2 By amending section 76(1) by adding thereto the words:

"or dangerous goods".

3 By amending section 76(2) by inserting the words "Dangerous goods" immediately following words "industrial waste".

4 By amending section 91(1) by deleting subsections (a) and (b) and substituting in their place and stead the following:

"(a) Dangerous Goods".

5 By amending section 91(1) by deleting subsections (f), (h) and (i).

6 By amending section 121(a) by inserting the following numerals "76(1) and 76(2)" immediately following the numerals "91".

7 By adding thereto the following section:

"93.1 Any person who contravenes any of the provisions of section 91(1) shall, in addition to any penalty for infraction of this bylaw, be liable to and shall on demand pay to the City all costs of cleaning up and removing any of the materials listed in section 91(1) and removing and cleaning up an contamination resulting from the discharging of any such materials into a sanitary sewer, and for any other amount for which the City may be held legally liable because of such contamination."

- 8 In all other respects, By-law No. 2960/88 is ratified and confirmed.
- 9 This by-law shall come into full force and effect upon the passage of third reading.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3044/B-92

Being a Bylaw to amend Bylaw No. 3044/91, the Municipal Planning Commission 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. 3044/91 is hereby amended by deleting Form 1, Notice of Decision of Schedule "B", and substituting in its place the attached Form 1 Notice of Decision.
- 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

SCHEDULE "B"
FORM 1

(APPLICANT)

Dear Sir/Madam:

The decision of the Municipal Planning Commission at its meeting of _____, 199 , in regard to the above application was as follows:

A decision of the Municipal Planning Commission is not a Development or Building Permit. In compliance with Section 2.2.9 of the Land Use Bylaw, construction of a development which has been approved by the Municipal Planning Commission must begin within 12 months from the date appearing on the Development Permit, said Development Permit being mailed by ordinary mail to the Applicant at the address appearing on the Applicant's application. If construction has not commenced prior to the end of the 12 month period, the Applicant will be required by The Planning Act to reapply for all necessary approvals.

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 day of , 199 .

Yours sincerely,

CITY CLERK

BYLAW NO.3075/92

Being a Bylaw to adopt the Easthill Area Structure Plan in the City of Red Deer.

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

1. That Schedule "A" attached hereto is hereby adopted as the Easthill Area Structure Plan in the City of Red Deer.
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

SCHEDULE "A"

EASTHILL AREA STRUCTURE PLAN

Prepared for the City of Red Deer

by the
City Section
Red Deer Regional Planning Commission

July, 1992

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EASTHILL AREA STRUCTURE PLAN

INTRODUCTION

Enabling Legislation

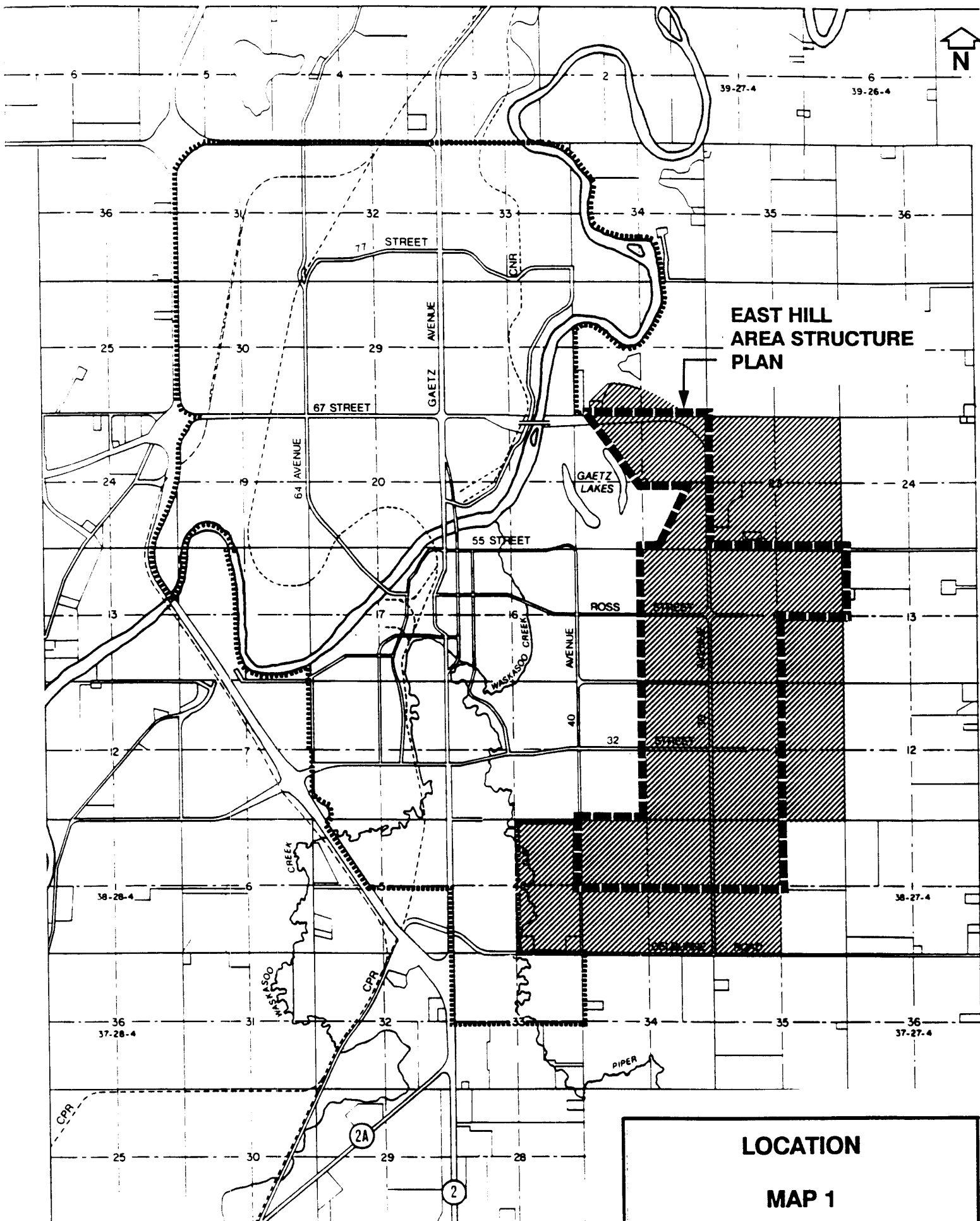
This plan, known as the Easthill Area Structure Plan, is in effect as a statutory plan within the City of Red Deer boundary. The lands which are situated beyond the City of Red Deer boundary are beyond the statutory limits of this plan and are included in this plan for advisory purposes to indicate the City's proposed long term land use. This plan has been prepared and adopted by the City of Red Deer pursuant to Section 64 of the Planning Act, being the enabling legislation.

Location

The area covered under that plan is located to the east and south east part of the City. Map 1 locates the plan area with respect to the City boundaries. The area inside the City boundary will be known as Easthill Area Structure Plan and this area as well as land presently located in the County of Red Deer form the whole Easthill Study Area (see Map 1).

PLANNING FRAMEWORK

The Easthill Area Structure Plan falls within a framework of plans and bylaws, provided for by the



LOCATION

MAP 1

Dated: June 1992

RDRPC

Planning Act, to guide municipalities in planning for their future.

Red Deer Regional Plan

The Red Deer Regional Plan was ratified by the Minister of Municipal Affairs on May 9, 1986. The purpose of the plan is to guide municipalities in the management of local land use planning. The Regional Plan provides broad policy guidelines and gives sufficient flexibility to municipalities to reflect their local wishes and needs. All statutory plans and land use bylaws must conform to the Regional Plan.

General Municipal Plan

The Planning Act requires all incorporated urban municipalities with a population of 1,000 or more to prepare a general municipal plan (GMP). The purpose of this plan is to describe the land uses proposed and the manner of future development in a municipality. A general municipal plan also is to designate or describe areas where more detailed development or redevelopment plans are desirable.

The Red Deer General Municipal Plan was adopted by the City Council on March 31, 1980 under Bylaw 2663/80. The GMP was amended on November 25, 1991 under Bylaw 2663/A-91. The GMP was further amended on June 22, 1992 under By-law 2663/A-92. The GMP recommends an area structure plan for the Easthill area of the City.

Land Use Bylaw

It is mandatory for municipalities with a population of 1,000 or more to adopt a land use bylaw, which generally divides a municipality into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the General Municipal Plan and any area structure plan. The current Red Deer Land Use Bylaw was adopted by City Council on August 18, 1980 under Bylaw 2672/80.

Area Structure Plan

An area structure plan is intended to provide a more detailed plan for the future development of an area of a municipality. The plan is expected to describe the land use, sequence of development, road patterns, population density, provision of public utilities and other necessary matters. An area structure plan provides useful guidelines for a developer in proposing detailed subdivision plans for development in the area.

BACKGROUND

Easthill Concept Plan 1978

The Easthill Concept Plan was prepared in 1977 - 1978 and was adopted by the City Council on June 26, 1978. The plan consisted of 22 quarter sections of land with an area of 1,425 hectares (3,520 acres). Four of these quarter sections were located inside the City and the remaining eighteen

quarters were located in the County of Red Deer, at that time.

In the 1978 Easthill Concept Plan seventeen quarter sections were allocated for residential use and the remaining five quarter sections, located north of Delburne Road, were planned for industrial use.

Easthill Concept Plan 1985

In 1980 the City boundary was expanded, through annexation, to include eight more quarter sections of land in the Easthill area of the City. In this plan the boundary of the concept plan was changed by adding more areas north of 55th Street and deleting from the plan three quarter sections of land located to the south-east section of the plan.

The total area under this plan was twenty three quarter sections of land with an area of 1,490 hectares (3,680 acres). The major land use amendment was the change of five quarter sections of land previously designated as industrial area to residential use located north of the Delburne Road. This plan was adopted in principal in October 15, 1985.

Easthill Concept Plan 1989

This plan was adopted by the City Council in January 23, 1989. The boundary of this plan remained the same as the 1985 plan. In 1978 G.C.G. Dillon, Traffic Consultant was hired to analyze the road pattern planned for the Easthill area of the City. The recommended changes were incorporated in the revised plan plus changes in the school distribution and locations.

The Need for Revision

There have been a number of reports and studies prepared since the 1989 Easthill Plan was adopted.

The Easthill Area Structure Plan has been influenced by the following studies:

- South Area Servicing Study 1989
- Transit Study 1990
- Transportation Study 1990
- Community Service Master Plan 1991
- Update of Growth Study 1991
- City Council request to review the school location 1991
- Annexation Report 1992

For the last fourteen years, the development of the Easthill has been guided by the Easthill Concept Plan which has been revised from time to time. To give the plan official status it is being adopted as an Area Structure Plan under Section 64 of the provision of Planning Act.

The area presently located in the County of Red Deer (810 hectares) is not subject to Easthill Area Structure Plan, but still forms part of the study area. The study area lands which are located in the County of Red Deer are proposed to be annexed by the City.

EASTHILL AREA STRUCTURE PLAN

The new plan, if adopted by City Council replaces the Easthill Concept Plan 1989 and will be effective for the area within the city boundary.

The Goal

The goal of the Easthill Area Structure Plan is to provide a framework for an orderly and economical growth of the City in the east and south east area of the City with regard to an overall objective of creating a safe and healthy living environment.

Objectives

The objectives of the Easthill Area Structure Plan are:

- (a) to guide City expansion in an orderly and economical manner with respect to the agricultural resources of the area,
- (b) to provide a framework and guidance for neighbourhood land use planning leading to subdivision and development,
- (c) to outline the location of roads, in keeping with the City's Transportation Study,

- (d) to provide for an open space and trail system, in keeping with the Community Services Master Plan.


The study area covers an area of about 26.5 quarter sections or 1,716 hectares of which 12 quarter sections lie within the County of Red Deer. The existing developed area in the Easthill Area Structure Plan is about 6 quarter sections of land.

Natural Features

Map 2 provides an overview of the natural features of the area, which is generally flat, rising gradually towards the Balmoral district to the east. Most of land in the study area has been used primarily for agricultural purposes with little vegetation and trees left. The north east area of the plan has been subject to gravel, oil and gas extraction in the past and most of the oil wells have been abandoned (see Map 3).

CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

-  STUDY AREA BOUNDARY
-  AREA STRUCTURE PLAN BOUNDARY
-  CONTOURS
-  VEGETATION



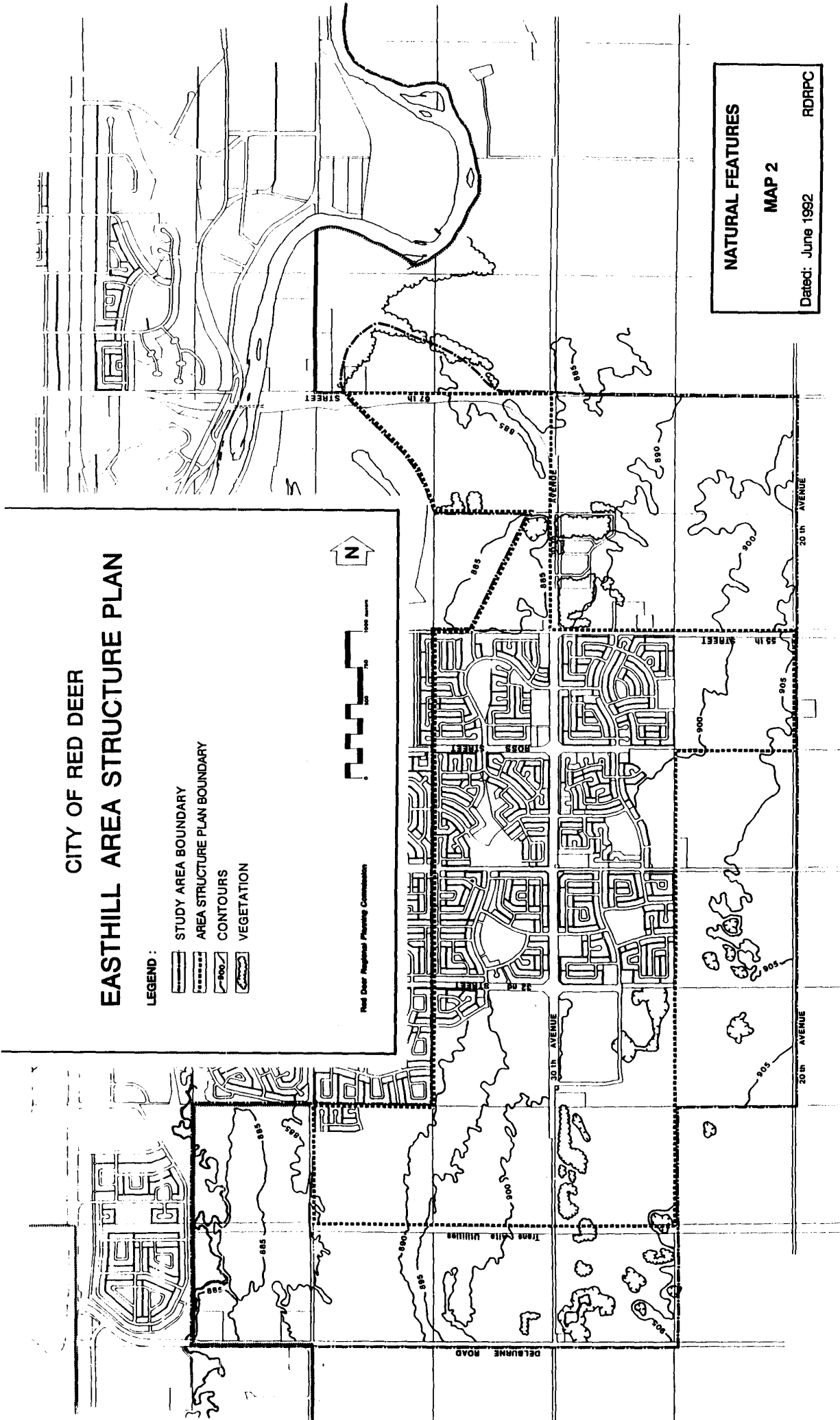
Red Deer Regional Planning Commission

NATURAL FEATURES

MAP 2











Dated: June 1992

RDRPC



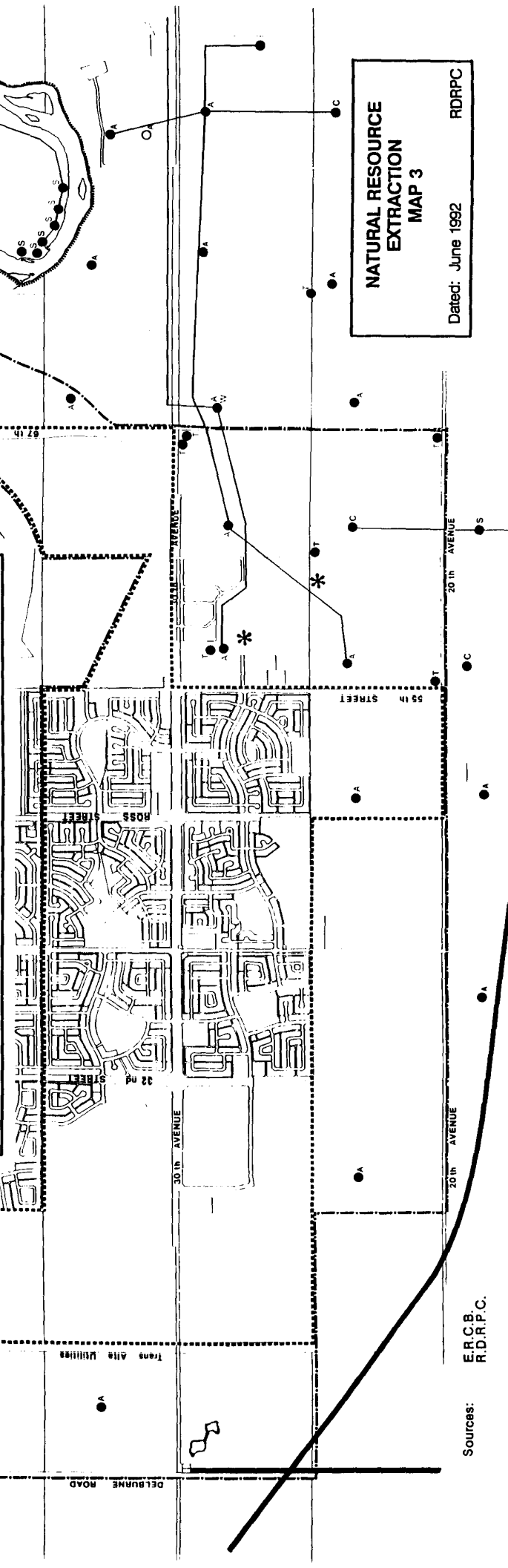
CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

-  STUDY AREA BOUNDARY
-  AREA STRUCTURE PLAN BOUNDARY
-  GRAVEL/SAND PIT
-  PIPELINE
-  OIL/GAS WELL
-  C - Active
-  A - Abandoned
-  S - Suspended
-  T - Test Hole
-  W - Water Injection/Supply



Red Deer Regional Planning Commission



NATURAL RESOURCE
EXTRACTION
MAP 3

Dated: June 1992

RDRPC

Sources:
E.R.C.B.
R.D.R.P.C.

Land Ownership






The distribution of land ownership in the study area is as follows:

	HECTARES	ACRES	PERCENT
CITY	156	386	9%
CROWN	57	140	3%
PRIVATE LAND IN THE CITY	259	640	15%
PRIVATE LAND IN THE COUNTY	809	1,999	47%
DEVELOPED LAND	435	1,075	26%
TOTAL	1,716	4,240	

About 435 hectares or approximately 26 percent of land are currently developed namely Clearview Meadows, Eastview Estates, Morrisroe, Deer Park and Rosedale (see Map 4).

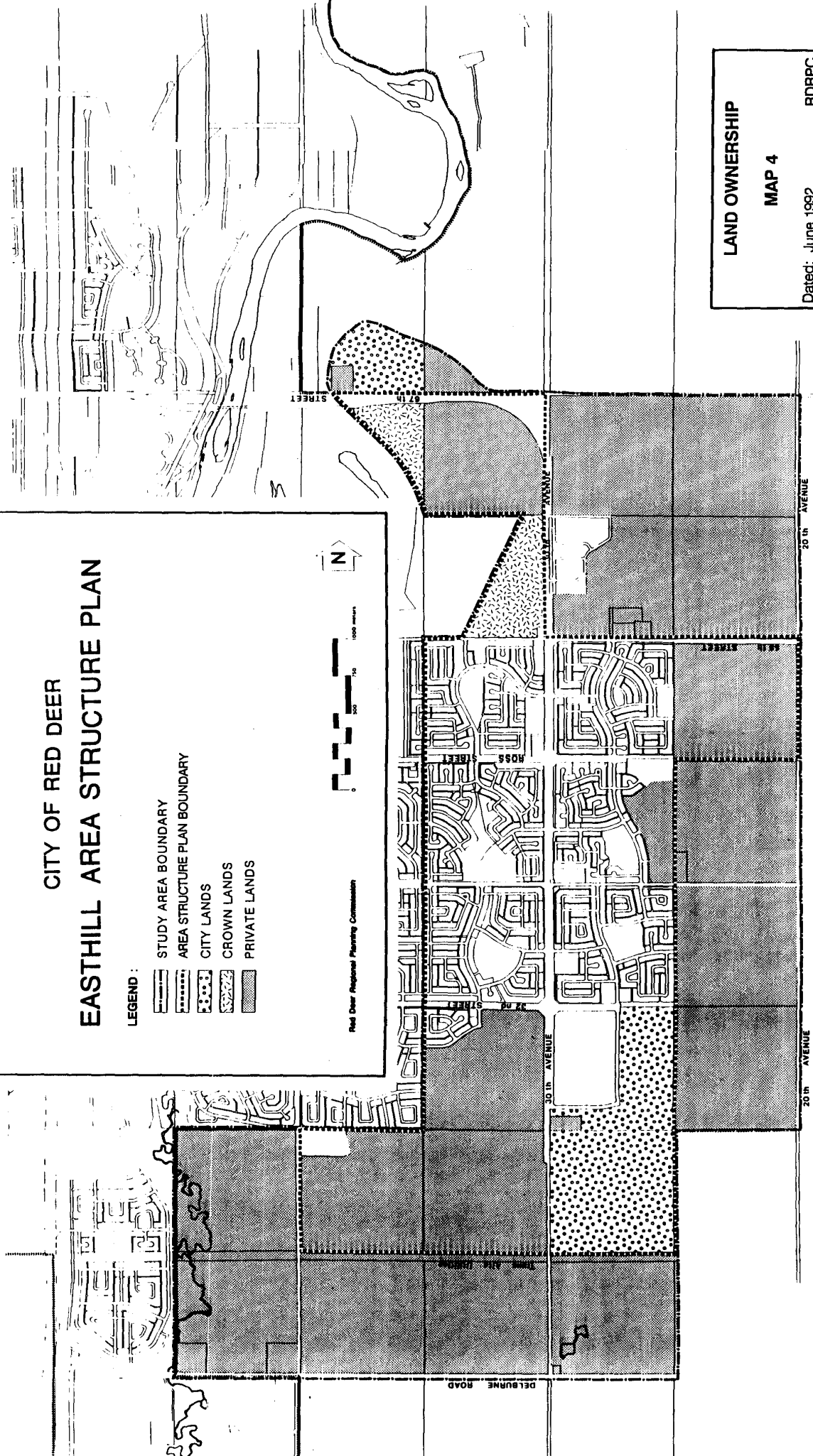
CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

-  STUDY AREA BOUNDARY
-  AREA STRUCTURE PLAN BOUNDARY
-  CITY LANDS
-  CROWN LANDS
-  PRIVATE LANDS



Red Deer Regional Planning Commission



LAND OWNERSHIP
MAP 4
Dated: June 1992
RDRPC

Utility Services

Storm Drainage

The storm water in the Easthill area is drained to the Red Deer River directly or via Piper and Waskasoo creeks.

Based on the recommendations of the South Area Servicing Study (1990), the City has adopted the policy of restricting discharges to the creeks and river in order to limit potential damage associated with increased rates of runoff from urban development. The restrictions are imposed through the use of storm water detention ponds within the Easthill Area (see Map 5). In this area about eighteen detention ponds are planned. They range from 1 to 2 hectares of land in areas and in most cases they have been located next to park and recreation area.






The Easthill area has been divided into five catchment areas. The area north of 55th Street, area east of Deer Park, area south of Deer Park, area north of TransAlta right-of-way and the area south of TransAlta right-of-way. All these areas except the area east of Deer Park require detention ponds as indicated on the storm drainage map.

Sanitary Sewer

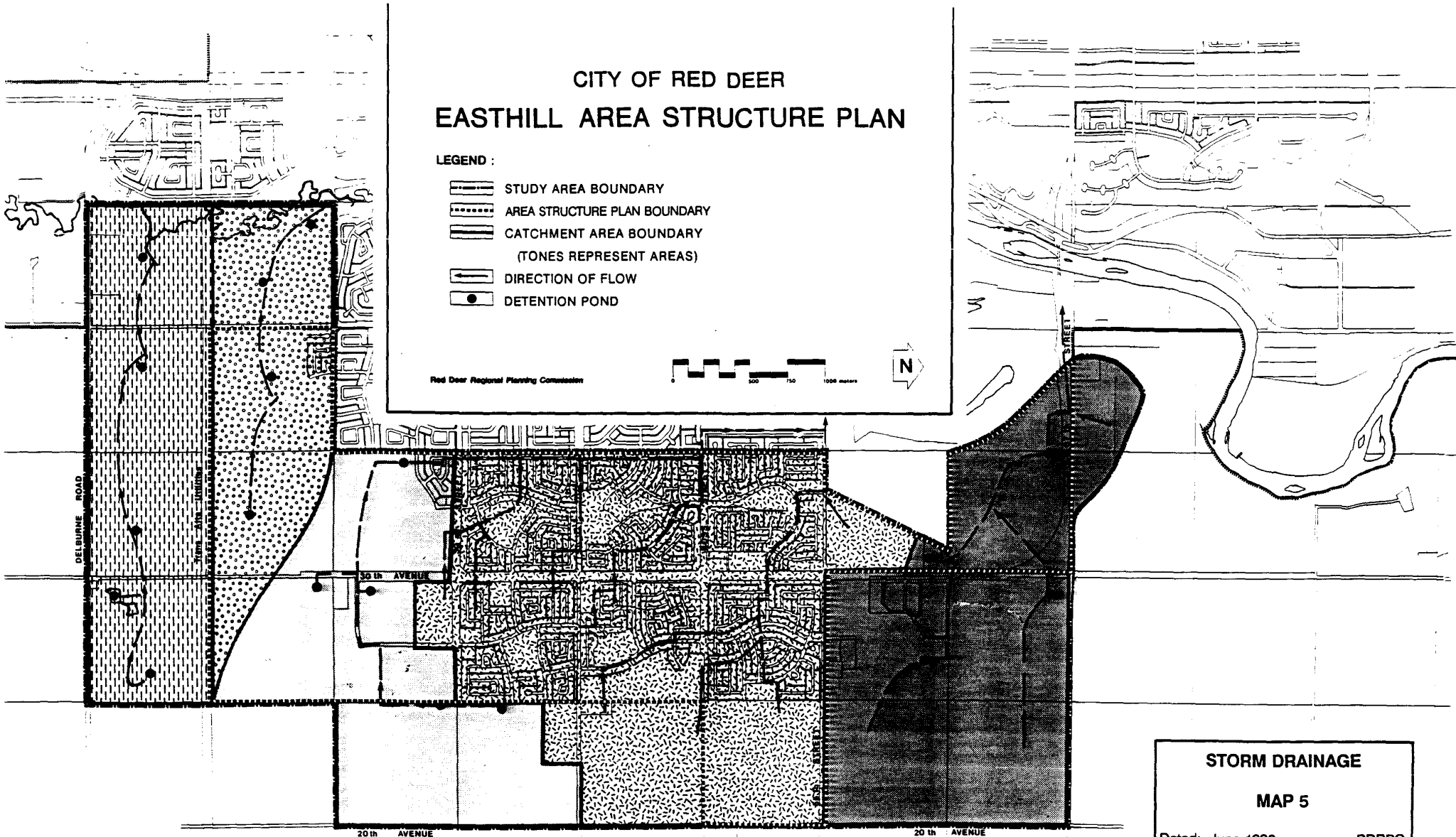
Similar catchment basins are planned for the sanitary sewer system. The use of a lift station on the north-west quarter of section 3 is recommended. The trunk main within Sunnybrook has sufficient capacity to serve the four quarter sections of land to the south provided that a lift station is developed

CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

-  STUDY AREA BOUNDARY
-  AREA STRUCTURE PLAN BOUNDARY
-  CATCHMENT AREA BOUNDARY
(TONES REPRESENT AREAS)
-  DIRECTION OF FLOW
-  DETENTION POND

Red Deer Regional Planning Commission



STORM DRAINAGE

MAP 5

Dated: June 1992

RDRPC

and minor portions of the downtown trunk mains are upgraded. The area north of 55th Street will use the county line to direct it to the sewage treatment plant in the north (see Map 6).

Transportation

The road system in the study area is classified into three main categories. These categories are arterial, collector, and local roads. The local roads are not shown on the Area Structure Plan mainly because it is part the of detailed subdivision design.






The major arterial roads in the study area, from north to south, are 67th Street (Highway 11 East), Ross Street, 28th Street and Delburne Road (Secondary Road 595). The north south arterials from the west to the east, in the study area, are 40th Avenue, 30th Avenue and 20th Avenue. These roads are designated to carry four lanes of traffic with limited access to collector road. They are generally established in accordance with the City's and provincial standards based on transportation studies, primarily the City of Red Deer Transportation Study of 1990 (see Map 7).

Land Uses

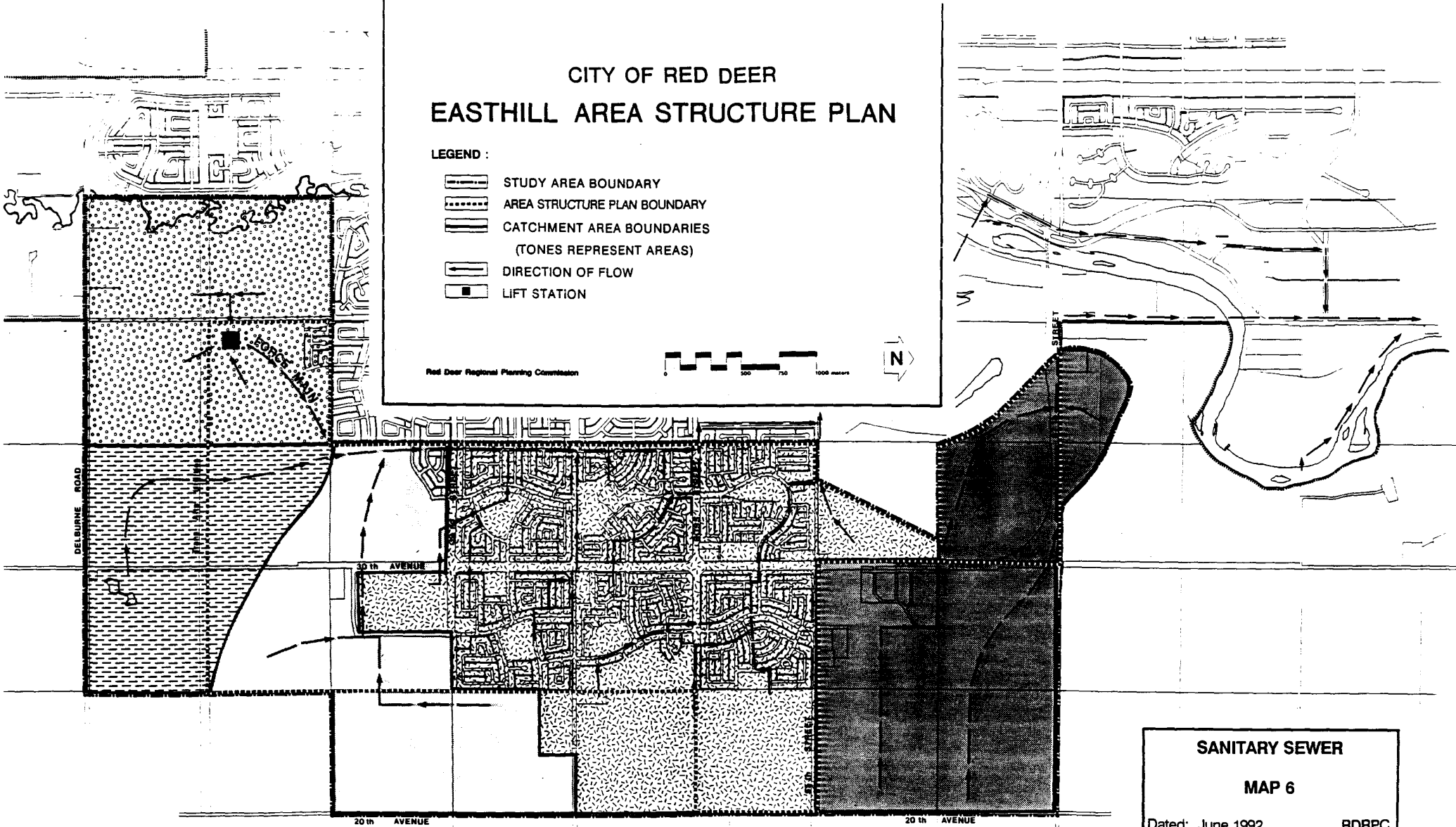
The existing land uses are shown on Map 8. The proposed primary use of land is residential followed by parks, recreation, schools, district commercial, local commercial and utilities as shown on Map 9.

CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

-  STUDY AREA BOUNDARY
-  AREA STRUCTURE PLAN BOUNDARY
-  CATCHMENT AREA BOUNDARIES
(TONES REPRESENT AREAS)
-  DIRECTION OF FLOW
-  LIFT STATION

Red Deer Regional Planning Commission



SANITARY SEWER

MAP 6

Dated: June 1992

RDRPC

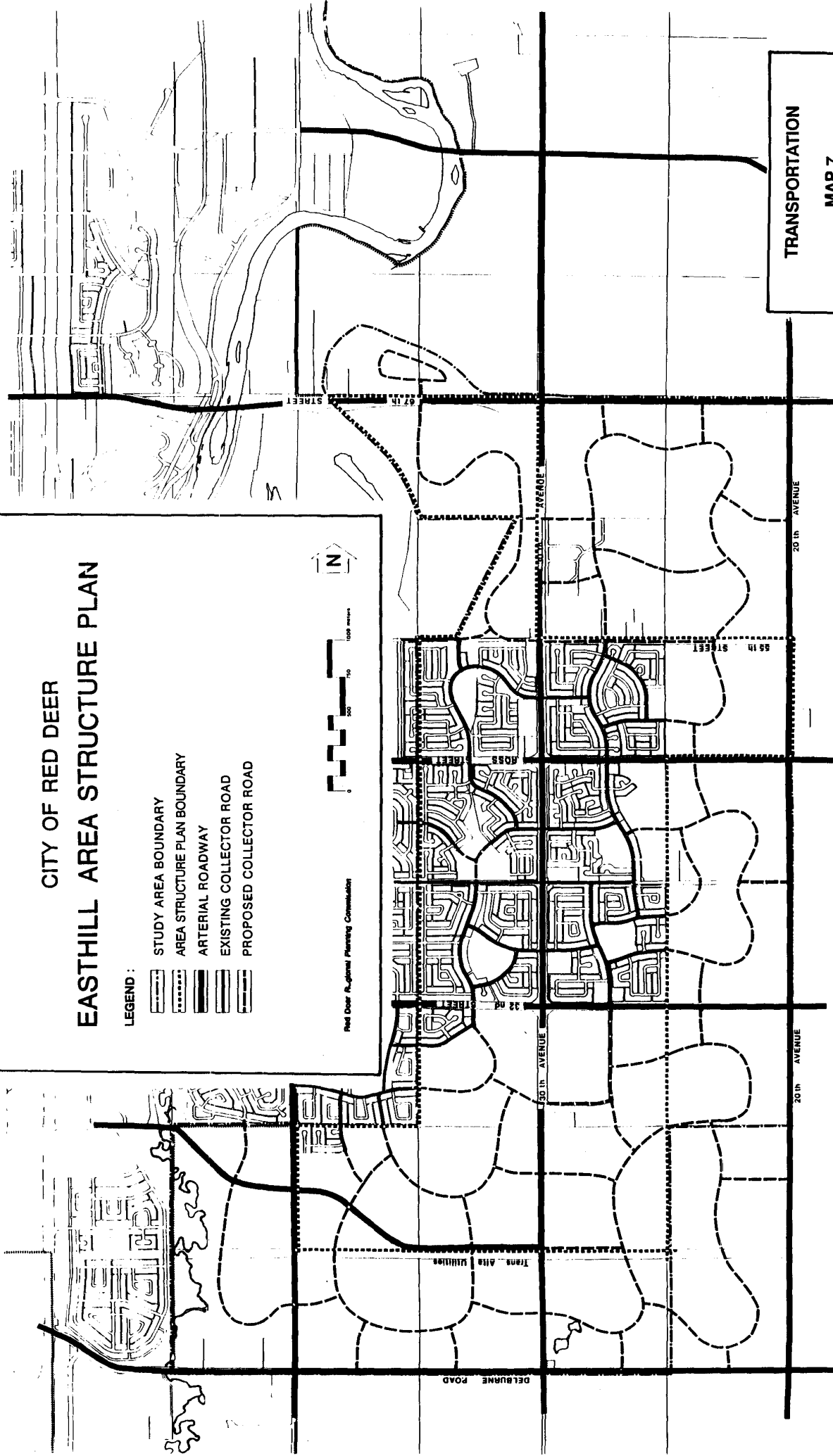
CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

- STUDY AREA BOUNDARY
- AREA STRUCTURE PLAN BOUNDARY
- ARTERIAL ROADWAY
- EXISTING COLLECTOR ROAD
- PROPOSED COLLECTOR ROAD



Red Deer Regional Planning Commission



TRANSPORTATION













MAP 7

Dated: June 1992

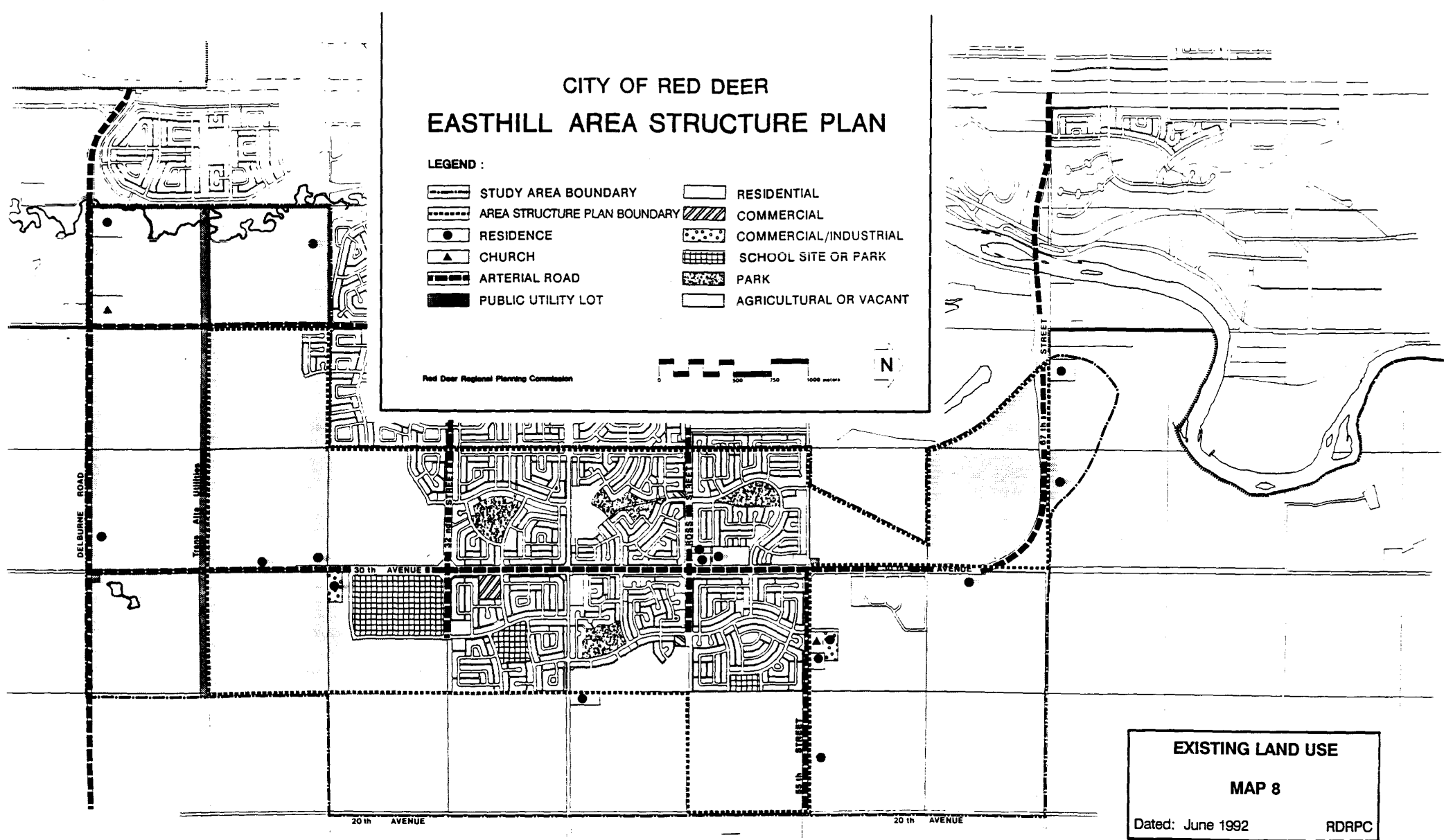
RDRPC

CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

	STUDY AREA BOUNDARY		RESIDENTIAL
	AREA STRUCTURE PLAN BOUNDARY		COMMERCIAL
	RESIDENCE		COMMERCIAL/INDUSTRIAL
	CHURCH		SCHOOL SITE OR PARK
	ARTERIAL ROAD		PARK
	PUBLIC UTILITY LOT		AGRICULTURAL OR VACANT

Red Deer Regional Planning Commission



EXISTING LAND USE

MAP 8

Dated: June 1992

RDRPC

Land Use Areas	Hectares	Acres	
• Residential	1,497	3,700	87%
• School/Reserve	189	468	11%
• District and Local Commercial	7	17	0.4%
• Utilities (TransAlta, electrical; substation water booster, rain hall and lift station)	23	57	1.6%
Total Study Area	1,716	4,420	

Residential

The planning for the Easthill Study Area will be based on the neighbourhood concept consisting mainly of four quarter sections of land. Each quarter will have its own park and recreation area and in some cases the park and recreation areas are combined with school facilities.

A total of 1,497 hectares of land is being designated for residential use plus an additional 189 hectares for neighbourhood centres pathways and small parks.

The utility servicing will be based on 50 persons per hectare, but because of the recent trend towards longer lots, the expected population is around 32 persons per gross hectare.

The projected population for the study area is 55,000 persons. The existing population of the study area (1991) was 10,500 persons. The plan provides for 44,500 additional population when the area is fully developed.

The density of 32 persons per hectare permits a variety of housing types from single family to town house development. The housing types and their distribution will be determined when detailed design of each subdivision is being considered.

Open Space and School Facilities

The Red Deer Community Services Master Plan adopted by City Council in 1991 sets the standards required for each type of facility. They are neighbourhood, district and city level recreational facilities.

City Level Facilities

These facilities are intended to serve the needs of the whole community such as the Memorial Centre, Recreation Centre or Waskasoo Park. There are no City wide facilities planned for the study area, however the area is close the Westerner, Memorial Centre, MacKenzie Trail and River Bend Golf Course.

District Level Facilities

District level facilities serve a section of the City consisting of a number of neighbourhoods. They are normally associated with junior and senior high school such as G.H. Dawe Centre in the north and Eastview Junior High School in the east.

The facilities associated with these centres are the district library, indoor swimming pool, ice arena and outdoor sports facilities including tennis courts and ball diamonds.

Eastview Junior High School is one of the district centres operating west of the study area. The Eastview Community Centre does not have the full range of facilities associated with a district centre, however the proposed new district centre located at the south east corner of 32nd street and 30th avenue is planned to have all of the recreational facilities including two senior high schools, (Public and Catholic). The public high school, to be known as Hunting Hills, is planned to open in September 1994.

Neighbourhood Level

There are a total of 23 neighbourhood centres planned for the study area. Six of these are operating at the present time. The neighbourhood centres serve the day to day recreational needs of the people living in the neighbourhood. Each neighbourhood centre is designated to have a community shelter, playground and sport fields as outlined in the Community Services Master Plan. Most neighbourhood centres will have park and recreational facilities plus a school site which could be elementary, K to 9 or middle school. If there is no school planned for the site, then the whole site will be used as a park and recreation area.

The neighbourhood centres wherever possible are expected to be linked to each other through a system of a pedestrian/bicycle paths. In addition to neighbourhood centres, a number of small parks (Parkettes) will be provided for use by pre-school children, as well as to provide a visual attraction for the adjacent areas.

The neighbourhood centres, parkettes, park linkage and school sites are expected to be provided for by means of reserve dedication through the provisions of the Planning Act, with the exception of the major high school complex planned for Lancaster Meadows.

Trail System

There is an elaborate trail system planned for the Easthill area. The main ones are:



















- East side of 40th Avenue up to Delburne Road
- West side of 30th Avenue from 55th to Delburne Road
- North or south side of 55th Street
- South side of Ross Street
- North side of 32nd Street
- on the TransAlta right-of-way from Bower Place to 20th Avenue.

Wherever possible the neighbourhood centres are expected to be linked to each other and to the main trail system (see Map 9).

Commercial

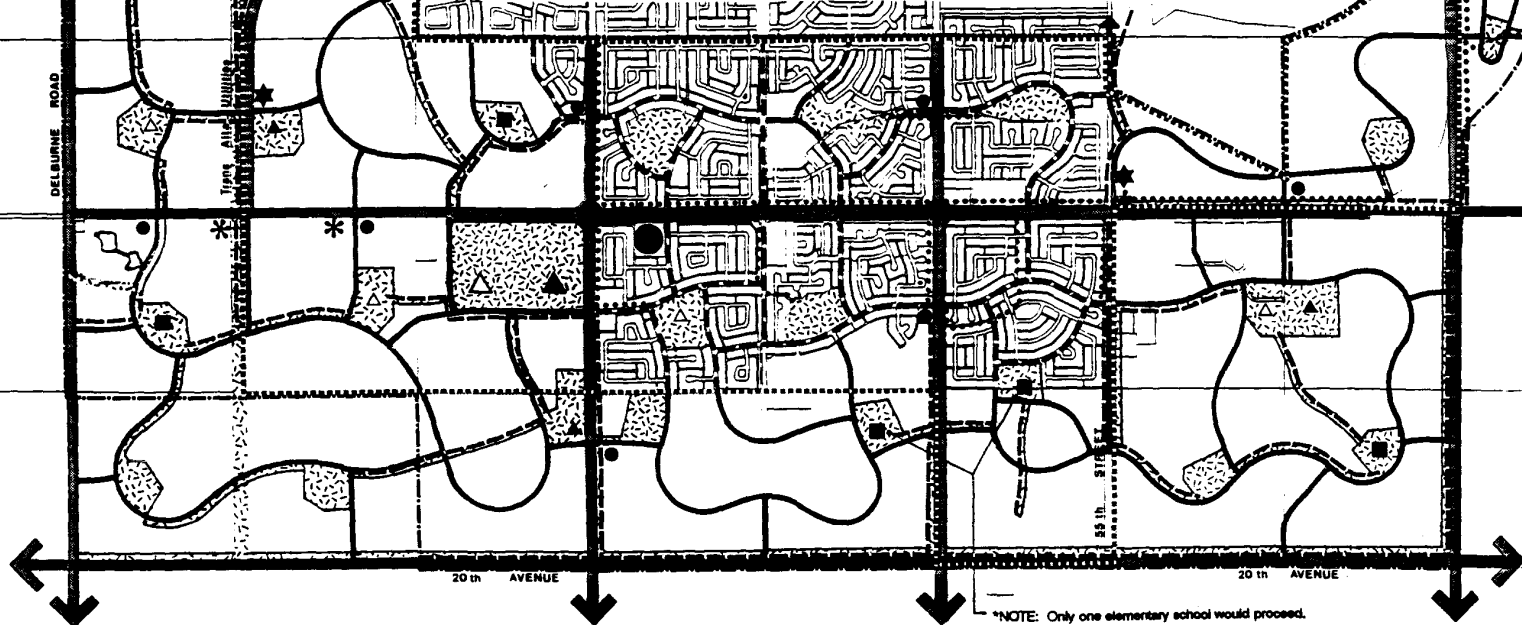
A district shopping centre, known as Deer Park Plaza is developed along the east side of 30th Avenue to serve the Easthill area of the City. To serve the day to day needs of the neighbourhood residents, there are provisions for six more local commercial centres throughout the Easthill Study area.

CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

- | | |
|--|---|
|  AREA STRUCTURE PLAN BOUNDARY |  DISTRICT COMMERCIAL |
|  STUDY AREA BOUNDARY |  LOCAL COMMERCIAL |
|  RESIDENTIAL |  ARTERIAL ROAD |
|  SCHOOL SITE OR PARK |  EXISTING COLLECTOR |
|  Public Senior High School |  PROPOSED COLLECTOR |
|  Public Middle School |  EXISTING TRAILS |
|  Public Elementary School |  PROPOSED TRAILS |
|  Catholic Senior High School | |
|  Catholic K-9 School | |
|  FIREHALL | |
|  PUBLIC UTILITY SITE | |



N



AREA STRUCTURE PLAN

MAP 9

Dated: June 1992

RDRPC

*NOTE: Only one elementary school would proceed.

Phasing

Presently about six quarter sections of land are either developed or under development in the study area. They are Clearview Meadows, Rosedale, Eastview, Deer Park, (two quarters) and Morrisroe. The development and phasing is dictated to a large extent, by the most economical extension of utility services. The existing utility service can be extended to the area east of Deer Park without much expenditure (see servicing Map 5 & 6). The area north of 55th Street and the south east is part of Phase II and requires more expensive extension of services (see Development Phasing Map 10).

IMPLEMENTATION AND AMENDMENT

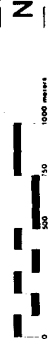
The Easthill Area Structure Plan will be implemented through the requirements for an outline plan for each quarter section of land under "outline plan and subdivision guidelines" adopted by City Council in 1991. The subdivision process will be guided by the approved outline plan and followed by the land use bylaw amendment.

Throughout the process the public and City Council will be involved through formal and informal public meetings and public hearings. After adoption of this plan, City Council may amend the plan by bylaw in accordance with the provisions of the Planning Act.

CITY OF RED DEER EASTHILL AREA STRUCTURE PLAN

LEGEND :

- STUDY AREA BOUNDARY
- AREA STRUCTURE PLAN BOUNDARY
- EXISTING DEVELOPMENT
- PHASE I DEVELOPMENT
- PHASE II DEVELOPMENT



Red Deer Regional Planning Commission

DEVELOPMENT PHASING

MAP 10

Dated: June 1992

RDRPC

DATE: August 21, 1992
TO: Red Deer Regional Planning Commission
FROM: Assistant City Clerk
RE: REVIEW OF ALL THE CITY'S COMMERCIAL DISTRICT ZONING

At the City of Red Deer Council Meeting of August 17, 1992, the following motion was passed relative to the above topic.

"WHEREAS a number of significant issues have arisen related to the current Red Deer City Land Use Bylaw, and

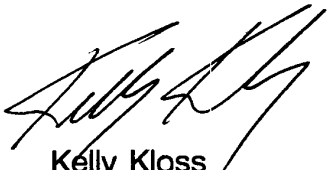
WHEREAS the resulting pressure for spot zoning is increasing creating uncertainty for both existing businesses and proposed new developments

BE IT RESOLVED that City Council authorize a review of all the City's commercial district zoning to provide a more consistent approach to commercial development within the City."

The decision of Council in this instance is submitted for your information and appropriate action. I would ask that you now proceed with the review and that you take the necessary steps to ensure that both the business community and the public have an opportunity to provide input into this review. In this regard, Mr. Henry Bereznicki of North American Property Group indicated at the August 17 Council meeting that he would be willing to assist in this review.

I would ask that you keep this office, as well as Council members, informed on your progress in this review, as well as any public meetings which you are planning to schedule.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Bylaws and Inspections Manager
City Assessor

M I N U T E S

of the **COMMITTEE OF THE WHOLE** meeting of RED DEER CITY COUNCIL, held on Monday, **AUGUST 17, 1992**, in the Council Chambers of City Hall, commenced at 9:32 p.m.

PRESENT:

Mayor R.J. McGhee

Alderman J. Campbell

Alderman T. Guilbault

Alderman D. Lawrence

Alderman R. McGregor

Alderman D. Moffat

Alderman L. Pimm

Alderman B. Statnyk

Alderman G. Surkan

Assistant City Clerk, K. Kloss

Council & Committee Secy., C. Adams

City Commissioner, M. Day

Personnel Manager, G. Howell

Associate Solicitor, N. Riebeek

I.B.E.W. CONTRACT

Council discussed with the Personnel Manager the proposal from the Personnel Committee regarding the contract with the International Brotherhood of Electrical Workers. Following consideration of the proposal, Council agreed to pass a resolution in open meeting.

MARKETING BETWEEN THE WESTERNER, THE CITY OF RED DEER AND THE HOTELS

Alderman Surkan spoke to Council with regard to a plan for a 3 year, 3-way marketing program to be jointly financed by participating partners specifically, the Westerner, The City of Red Deer, and involved hotels in the City. Alderman Statnyk spoke to the proposal indicating that the group is looking for a commitment of \$75,000 per partner for the program for a 3 year period.

It was agreed that Council take some time to digest this proposal and further discussion will be held at a subsequent meeting.

C of W - Aug. 17, 1992.

The following resolution was passed agreeing to revert to open Council.

Moved by Alderman McGregor, seconded by Alderman Guilbault

"RESOLVED that Council of The City of Red Deer hereby agrees to revert to an Open Meeting of Council on Monday, August 17, 1992, commencing at 9:50 p.m."

MOTION CARRIED

SUMMARY OF AGREEMENT

**between
IBEW Local 254
and
The City of Red Deer**

Submitted to City Council

Date: Aug 17/92

Two-Year Agreement, effective July 10, 1992

A. Wage Increase

- 3.0% effective July 10, 1992
- 1.5% effective July 10, 1993

B. Benefit Enhancements

- City to pay 50% of Alberta Health Care Premiums
(Recently awarded to Firefighters in arbitration, and agreed to with CUPE)
- Enhancements to Blue Cross coverage
(As per attachment, agreed to with CUPE)

C. Language Changes

- Senior Work clause clarified
- Several other minor wording changes were agreed to that clarify understanding of affected clauses

ALBERTA BLUE CROSS BENEFITS

OFFER:

1. Increase dental provisions

From: \$1,500 per year per participant maximum for basic and extensive AND \$1,000 lifetime maximum per dependent child for orthodontic

To: \$2,000 maximum per participant per year for basic and extensive AND \$2,000 lifetime maximum for ALL participants for orthodontic

2. Increase the maximum payable per contract to \$200,000 per benefit year from \$25,000 per benefit year (cost for this item = \$.04 per month per family).
3. Increase home nursing provision from \$100 per contract per benefit year to \$10,000 per participant for any consecutive three (3) year period.
4. Provide 100% reimbursement, up to \$200 for single mastectomy prosthesis or \$400 for double prosthesis per 24 month period, from current 50% of actual cost.
5. Increase reimbursement for visits to psychologist from \$20 per visit (maximum five) to \$50 per visit to a maximum of \$500 per participant per year.
6. Introduce provision for paramedical practitioners (chiropractor, physiotherapist, speech therapist, masseur, osteopath, chiropodist, podiatrist).


\$35 per visit to a maximum of 20 visits per benefit year per participant.

DATE: August 20, 1992
TO: Personnel Manager
FROM: Assistant City Clerk
RE: I.B.E.W. NEGOTIATIONS

At the Council Meeting of August 17, 1992, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby ratify the Memorandum of Agreement signed on July 21, 1992, for a two year agreement effective July 10, 1992, with I.B.E.W. Local 254, and hereby authorizes the Mayor and City Clerk to execute said agreement on behalf of the City."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will convey the appreciation of Council to your negotiating team for reaching an agreement relative to these negotiations.



Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Director of Financial Services
E.L. & P. Manager

DATE: August 20, 1992
TO: City Council
FROM: Assistant City Clerk
RE: WESTERNER/HOTELS/CITY MEETING

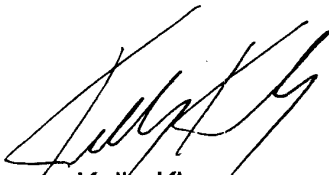
As you will recall, at the Committee of the Whole Meeting of Council on August 17, 1992, Alderman Surkan and Alderman Statnyk updated members on the meeting between the Westerner, Hotels and the City.

Alderman Surkan and Alderman Statnyk indicated that all parties had supported in principle a three year, three way partnership for the marketing of Red Deer.

It was also indicated that for such a venture to proceed, a financial commitment of \$25,000 per year for each of the three years was required from each participant group.

Prior to any decision being made on this matter, it was agreed that same be set over to the August 31, 1992, Council meeting in order to allow Council members additional time to consider this request.

This is again presented to Council for their consideration.



Kelly Kloss
Assistant City Clerk

KK/ds