

A G E N D A

for the **REGULAR MEETING** of **RED DEER CITY COUNCIL**
to be held in the Council Chambers, City Hall,
MONDAY, MARCH 17, 1986, commencing at 4:30 p.m.

- (1) Confirmation of the March 3, 1986, minutes.

(2) UNFINISHED BUSINESS

- 1) City Clerk - Re: **Cemetery Bylaw 2890/86** - Re:
Adjustments & Rate Increases ..1
- 2) City Assessor - Re: **Road Closure Bylaw 2893/86** - Hospital
Hill/Re-alignment of 50A Ave. North of 39 St. ..5
- 3) City Engineer - Re: **Water Utility Bylaw Amendment 2343/B086** -
Emergency Work Orders & Sewer & Water Connections ..6

(3) REPORTS

- 1) City Assessor - Re: Pt. of N.E. 1/4 21-38-27-W4, 3.04 acres/
Offer to Sell/**Boomers' Property** ..7
- 2) Recreation, Parks & Culture Board - Re: **C.R.C. Community
Recreation/Cultural Grant Program 1986** ..8
- 3) City Treasurer - Re: **Debenture Bylaw 2891/86** - 67 St.
River Bridge & Connecting Roads ..10
- 4) City Treasurer - Re: **Debenture Bylaw 2892/86** - Various Road,
Sidewalk, Curb and Gutter Projects ..11
- 5) City Engineer - Re: **Bylaw 2894/86** - Alberta Municipal Water
Supply and Sewage Treatment Grant Program/Water Treatment
Plant High Lift Pump ..12
- 6) City Engineer - Re: **Uniform Rate Bylaw
Amendment 2865/A-86** ..13
- 7) City Clerk - Re: **Offsite Levies Bylaw
Amendment 2630/B-86** ..15
- 8) Rec. Supt. - Re: **Environmental Improvement Award -
Heritage Ranch** ..16
- 9) Waskasoo Park Policy Committee - Re: **Grant Applications** ..17
- 10) Waskasoo Park Policy Committee - Re: **1986 Waskasoo Park
Budget** ..18

- 11) Waskasoo Park Policy Committee - Re: **CTC & CPR/Trail Path/Agreement** ..23
- 12) Dir. of Community Services - Re: **Waskasoo Park Official Openings/Fort Normandeau/Kerry Wood Nature Centre/Gaetz Lakes and McKenzie Trail** ..24
- 13) Red Deer Regional Planning Commission - Re: **Regional Plan** ..25
- 14) Administrative Planner - Re: Application for Alberta Manpower Environment **Employment Program** ..34
- 15) Personnel Manager - Re: Contract Demands/**IAFF Local 1190** ..42

(4) **WRITTEN ENQUIRIES**

(5) **CORRESPONDENCE**

- 1) Imperial Freeholds Canada Ltd. - Re: Land Use Bylaw Amendment **2672/H-86** - Lot 8, Block A, Plan 782-0258/11 to C4/West Side of Gaetz opposite Bower Mall ..47
- 2) Midwest Mobile Homes (Red Deer) Ltd. - Re: Proposed **Building Development/Lot 2, Plan 800 H.W./7910 - 50 Ave.** ..55
- 3) **C.N.I.B.** - Re: Letter of Appreciation ..64
- 4) Chamber of Commerce - Re: **Commemorative Coin** ..65
- 5) Land Bank Real Estate Ltd. - Re: **Rezoning Application/Pistol Range, Club and Sales/Discretionary Use in CN Industrial Park, Bay 6 - 4360 - 61 St.** ..68
- 6) Towne Centre Association of Red Deer - Re: **Appointment to Board/Ron Chickmoroff** ..76

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **BYLAWS**

- 1) **2343/B-86** - Water Utility Bylaw Amendment - 3 readings ..5
- 2) **2630/B-86** - Offsite Levies Bylaw Amendment -3 readings ..15
- 3) **2672/H-86** - Land Use Bylaw Amendment/Lot 8, Blk. A, Plan 782-0258/West of Gaetz opposite the Bower Mall/11 to C4 - 1st reading ..47
- 4) **2865/A-86** - Uniform Rate Bylaw Amendment - 3 readings ..13

- 5) 2890/86 - Cemetery Bylaw - 3rd reading ..1
- 6) 2891/86 - Debenture Bylaw/Construction of 67 St. River Bridge
and connecting roads - 1st reading ..10
- 7) 2892/86 - Debenture Bylaw/Road, Sidewalk, Curb and Gutter
Projects - 3 readings ..11
- 8) 2893/86 - Road Closure Bylaw/50A Ave. adjacent the
Hospital Site - 1st reading ..6
- 9) 2894/86 - Agreements/Alberta Municipal Water Supply & ..49
Sewage Treatment Grant Program/Water Treatment Plant
High Lift Pump - 3 readings ..12

Alderman Gerdtz - Pedestrian & Cycle Safety

COMMITTEE OF THE WHOLE

- 1) Legal Matter

ADDITIONAL AGENDA

for the REGULAR MEETING of RED DEER CITY COUNCIL
to be held on
MONDAY, MARCH 17, 1986, commencing at 4:30 p.m.
in the Council Chambers, City Hall, Red Deer.

UNFINISHED BUSINESS

1.

NO. 1

March 4, 1986

TO: CITY COUNCIL

FROM: CITY CLERK

RE: CEMETERY BYLAW #2890/86

The above noted bylaw was given first and second reading at the Council meeting of March 3rd, 1986. As unanimous consent was not obtained at the aforesaid meeting to give the bylaw three readings, the bylaw is presented on this agenda for consideration of third reading.

The said bylaw incorporates adjusted rates in accordance with the primary rate increases considered by Council during budget consideration. In addition said bylaw encompasses the changes as outlined in the report February 19th, 1986 from the Parks Superintendent, a copy of which is enclosed herewith, and eliminates other inconsistencies contained in the former bylaw.

C. SEVCIK,
City Clerk

CS/gr

Attach:

File: CS-P-15

February 19th, 1986

MEMORANDUM

TO: CHARLIE SEVCIK
CITY CLERK

FROM: LLOYD McMURDO
PARKS SUPERINTENDENT

RE: AMENDMENTS TO CEMETERY BY-LAW #2379

During budget deliberations (February 6th, 1986), City Council approved the increase of certain rates and charges at Red Deer's two municipal cemeteries as follows:

- a) Single adult plot sites to rise from \$160.00 to \$200.00
- b) Single adult perpetual care charge to rise from \$110.00 to \$130.00
- c) Adult interment charge to rise from \$150.00 to \$165.00

Although Council did not deal specifically with the several other charges, I assume they intended all rates to be pegged to the above framework. The following is our recommended new rate structure and we ask Council to ratify it so that Schedule A-85 of the By-law can be accordingly amended.

SCHEDULE A-85 BY-LAW NO. 2379/A-85

Plot	Size	Resident	Perpetual Care	Non- Resident
Single Plots (5 years or over)	4' x 12' or 4' x 10' or 4' x 9'	\$160.00 (\$200.00)	\$110.00 (\$130.00)	\$190.00 (\$230.00)
Double Plot (5 years or over)	8' x 12' or 8' x 10' or 8' x 9'	\$320.00 (\$400.00)	\$220.00 (\$260.00)	\$380.00 (\$460.00)
Children 1 to 5 years of age	4' x 6'	\$ 80.00 (\$100.00)	\$ 50.00 (\$ 60.00)	\$ 90.00 (\$110.00)
Children 1 year and under and still born baby plots	2' x 4'	\$ 65.00 (\$ 80.00)	\$ 30.00 (\$ 40.00)	\$ 75.00 (\$ 90.00)
Cremated Remains	24" x 24"	\$ 40.00 (\$ 50.00)	\$ 20.00 (\$ 25.00)	\$ 55.00 (\$ 65.00)

Charges

BURIALS

For the burial of the body of a deceased person five years or over, opening and closing grave.	\$150.00 (\$165.00)
For the burial of the body of a deceased child under the age of one year, or a still born child opening and closing grave.	\$ 35.00 (\$ 40.00)
For the burial of the body of a deceased child between the ages of one year and five years.	\$ 75.00 (\$ 85.00)
For extra depth, to permit immediate or non-immediate double burial of bodies or persons of any age, or still born babies (extra charge).	\$ 40.00 (\$ 50.00)
For the burial of cremated remains of any body.	\$ 25.00 (\$ 30.00)
Additional charges in respect of any burials carried out on a Saturday, Sunday, Statutory Holiday or a Declared Holiday.	\$100.00 (\$110.00)

INTERMENTS AND DISINTERMENTS

For the disinterment of a deceased person under the age of five years (or a still born child).	\$120.00 (\$120.00)
For the disinterment of a deceased person of the age of five years or over.	\$160.00 (\$175.00)
For the disinterment of the cremated remains of any body.	\$ 20.00 (\$ 30.00)

Reinterments shall be at burial rates.

NOTE: The figures in brackets are the proposed rates.

While Council is considering this By-law, I have some other areas of concern where minor changes are requested.

1. Section 1 - Definitions

Sub-section a) replace fourth word "Superintendent" with "Manager".

Sub-section f) the word "Division" (appearing twice) should be replaced by "Department".

File: CS-P-15
 Page 3
 February 19th, 1986

Sub-section m) the term "City Engineer" (appearing twice) should be replaced by "Director of Community Services".

Sub-section n) strike from the By-law.

Sub-section o), p), q) become n), o), p) respectively.

2. Section 2

Sub-section 1) the term "City Engineer" should be replaced by "Director of Community Services".

3. Section 3

Sub-section 1) the term "City Engineer" should be replaced with "Manager of Parks Department".

4. Section 5 - Monuments

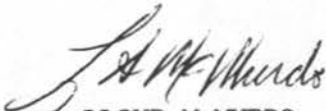
Sub-section 4), item b) strike from the By-law and replace with "The Superintendent shall have authority to determine if flat grave markers shall require a concrete foundation. If a concrete foundation is required, it shall be in accordance with sub-section(4)".

Sub-section 4), item c) strike from By-law.

There is ongoing public demand for areas of the cemetery which allow upright grave markers. We have allowed them in the Red Deer Cemetery, but Section 5, Sub-section 11) of the By-law prohibits the installation of upright markers in the Alto Reste Cemetery. Nearly all plots are now presold in the Red Deer Cemetery so that we will soon be unable to offer plots which allow upright markers. Although such monuments will increase maintenance costs, I believe we must respond to a public need by designating certain areas of the Alto Reste expansion to upright markers.

I recommend that Council strike Section 5, Sub-section 11) from the By-law. Sub-section 9) would appear to give the Superintendent the necessary authority to create "flush marker" or "upright marker" areas as he sees fit.

I would be grateful if you will arrange to place this on the agenda of the next Council Meeting. I will be present to answer any questions which may arise.



LLOYD McMURDO
 Parks Superintendent

LM:pw
 c.c. Don Moore
 Director of Community Services

March 18, 1986

TO: PARKS SUPERINTENDENT
FROM: CITY CLERK
RE: CEMETERY BYLAW 2890/86

Council of the City of Red Deer at its meeting held on Monday, March 17th, 1986 gave third and final reading to the above noted bylaw.

This bylaw incorporates adjusted rates in accordance with the primary rate increases considered by Council during budget consideration and as further recommended by yourself. In addition, the bylaw encompasses those changes outlined in your report of February 19, 1986 and eliminates other inconsistencies contained in the previous bylaw. I am enclosing herewith a copy of the aforesaid bylaw for your information which becomes effective immediately.

By way of a copy of this memo, I am requesting the Council/Committee Secretary, Cheryl to notify and send a copy of the new bylaw to all Central Alberta Funeral Directors. The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory.

C. SEVCIK,
City Clerk

CS/gr
Encl:
c.c. Council/Committee Secretary Cheryl
Cemetery Sexton, W. Fawcett

NO. 2

1986 02 24

TO: City Clerk

FROM: City Assessor

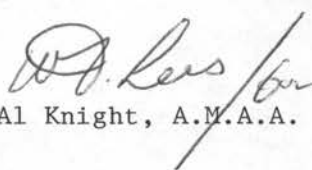
RE: Hospital Hill
Realignment of 50A Avenue North of 39 Street

To complete the legal survey for the realignment of 50A Avenue and lands to be exchanged with the Red Deer Regional Hospital, a Council resolution is required to close that portion of the 50A Avenue right of way to be acquired by the Red Deer Regional Hospital.

The description of the 50A Avenue right of way to be closed is submitted as follows:

"All the portion of 50th A Ave. lying easterly of and adjacent to Block 1, Plan 802-0973 shown tinted red on the attached sketch plan and surveyed by Gillis Olsund A.L.S. between the dates of January 13, 1986 and January 29, 1986 and containing 232.35 square meters more or less."

The December 9, 1985, meeting of City Council approved the exchange of lands and authorization to proceed with the legal survey.


Al Knight, A.M.A.A.

WFL/bt
att'd.

Commissioner's Comments

We would concur with the comments of the City Assessor and recommend Council give 1st reading to the bylaw following which it will be necessary to advertise the said closure.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

December 10, 1985

TO: CITY ASSESSOR
FROM: CITY CLERK
RE: LAND EXCHANGE, CITY OF RED DEER AND
RED DEER REGIONAL HOSPITAL,
REALIGNMENT OF 50A AVENUE, NORTH OF 39 STREET

Your report dated December 3, 1985, concerning the above topic, was presented to Council December 9, 1985 and at which meeting the following motion was passed in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer having considered the report from the City Assessor dated December 3, 1985, re: land exchange, City of Red Deer and Red Deer Regional Hospital, realignment of 50A Ave., north of 39 Street, hereby approve said land exchange subject to the following conditions:

1. The City of Red Deer being responsible for all legal survey fees, road closure costs, survey costs and advertising cost, estimated to be \$2,500.00 and to be charged as an overexpenditure to this project.
2. An agreement satisfactory to the City Solicitor.

and as recommended to Council December 9, 1985, by the City administration."

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

I trust that you will have the necessary legal documentation prepared for execution by both parties. In addition, it will be necessary to have a bylaw to formally close that portion of 50A Avenue as outlined in the plans submitted to Council. In this regard it is my understanding that you are obtaining the description which is required for the bylaw and upon receipt of said description, we will prepare the necessary bylaw for Council's consideration at a future date.

Trusting you will find this satisfactory.

10
C. SEVCIK,
City Clerk

CS/gr

c.c. City Treasurer
City Engineer

Follow up copy sent to Bill Lee Feb. 10/86

Donna

Please prepare Bylaw

1986 02 24

TO: City Clerk

FROM: City Assessor

RE: Hospital Hill


Realignment of 50A Avenue North of 39 Street

To complete the legal survey for the realignment of 50A Avenue and lands to be exchanged with the Red Deer Regional Hospital, a Council resolution is required to close that portion of the 50A Avenue right of way to be acquired by the Red Deer Regional Hospital.

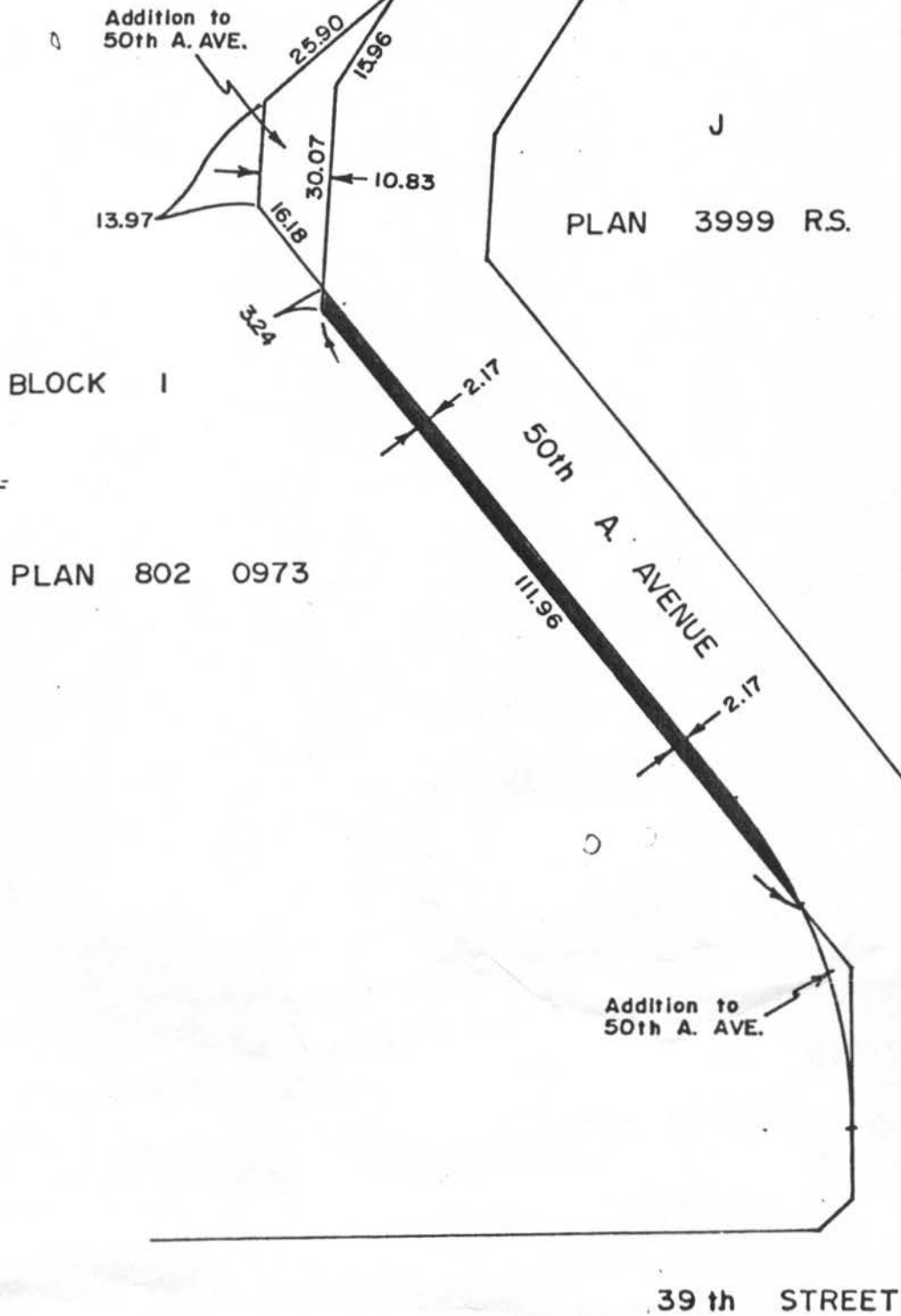
The description of the 50A Avenue right of way to be closed is submitted as follows:

"All the portion of 50th A Ave. lying easterly of and adjacent to Block 1, Plan 802-0973 shown tinted red on the attached sketch plan and surveyed by Gillis Olsund A.L.S. between the dates of January 13, 1986 and January 29, 1986 and containing 232.35 square meters more or less."

The December 9, 1986⁵, meeting of City Council approved the exchange of lands and authorization to proceed with the legal survey.


Al Knight, A.M.A.A.

WFL/bt
att'd.



March 18, 1986

TO: CITY ASSESSOR

FROM: CITY CLERK

RE: HOSPITAL HILL RE-ALIGNMENT,
50A AVENUE NORTH OF 39 STREET
ROAD CLOSURE BYLAW 2893/86

I would advise that your report dated February 24, 1986 concerning the above topic, was presented to Council March 17th and at which meeting Council gave first reading to Road Closure Bylaw 2893/86. Enclosed herewith is a copy of the above noted bylaw.

This office will now proceed with advertising and notification to every person assessed as or registered as the owner of land abutting on the portion of the street to be closed with regard to a Public Hearing in accordance with provisions of the Municipal Government Act.

Trusting you will find this satisfactory.

C. SEVCIK,
City Clerk

CS/gr

Encl:

c.c. City Engineer
Manager Urban Planning Section
City Treasurer
Council & Committee Secretary, Wilma

NO. 3

March 7, 1986

TO: City Clerk

FROM: City Engineer

RE: Proposed Amendments to By-law No. 2343 Affecting
"Emergency Work Orders" and "Sewer and Water Connections"

The attached rate increases/changes were approved by Council on March 3, 1986. Please prepare the necessary By-law amendments for Council's approval.



B. C. Jeffers, P. Eng.
City Engineer

SB/emg
attach

Commissioner's Comments

We would recommend Council give the bylaw 3 readings at this meeting. As noted by the City Engineer, the rates were approved by resolution at the last Council meeting, however the bylaw amendment 2343/B-86 is necessary to give formal approval.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 7, 1986

TO: City Clerk
FROM: City Engineer
RE: Proposed Amendments to By-law No. 2343 Affecting
"Emergency Work Orders" and "Sewer and Water Connections"

The attached rate increases/changes were approved by Council on March 3, 1986. Please prepare the necessary By-law amendments for Council's approval.



B. C. Jeffers, P. Eng.
City Engineer

SB/emg
attach

7. RATE SCHEDULEB. MISCELLANEOUS RATES

1. Requested service calls where City employee unable to enter premises or make connection

(a) during regular working hours	\$ 22.00
(b) after regular working hours	68.00
2. Additional fee for Winter Construction of service (November 15 - May 15) 570.00
3. Special Meter Reading

(a) during regular working hours	10.00
(b) after regular working hours	66.00
4. Meter Test Smaller than 25 mm 21.00
 25 mm or larger 28.00
5. New Service Connection

	<u>FROM MAIN IN STREET</u>	<u>FROM MAIN IN LANE</u>
(a) Basic Charge for 25 mm Water and 150 mm Sanitary	\$ 1,910.00	\$ 1,230.00
(b) Basic Charge for 25 mm Water	1,810.00	1,110.00
(c) Basic Charge for 150 mm Sanitary	1,810.00	1,110.00
(d) Basic Charge for service from one available main	1,810.00	1,110.00
(e) Basic Charge for 150 mm Storm	1,810.00	1,110.00

Extra Charge for

Larger Water: 38 mm - \$600.00, 50 mm - \$1,125.00, 100 mm - \$2,750.00,
 150 mm - \$2,500.00, 200 mm - \$4,320.00

Larger Sanitary or Storm: 200 mm - \$70.00, 250 mm - \$75.00, 300 mm -
 \$125.00, 375 mm - \$235.00, 450 mm - \$500.00
6. Temporary Water Supply for Construction Purposes (Includes one water turn on)

Up to and including 38 mm service	\$ 28.00
Over 38 mm service	56.00

- | | | | |
|-----|---|---------|----------|
| 7. | Disconnection of Service (Water Kill) | | |
| | In Pavement | \$ | 910.00 |
| | Other than Pavement | | 725.00 |
| 8. | Turn Water Off or On for Repairs or Line Testing | | |
| | (a) during regular working hours | \$ | 22.00 |
| | (b) after regular working hours | | 68.00 |
| 9. | Deposit | | 25.00 |
| 10. | Other Charges | | |
| | Construction of manhole | \$ | 2,080.00 |
| | Cutting and replacing pavement | | 2,720.00 |
| | Replacing and/or tunnelling sidewalks - Residential | | 620.00 |
| | - Commercial | | 1,165.00 |
| | Replacing curb only | | 455.00 |
| 11. | Clearing Plugged Sewer | | |
| | (a) during regular working hours | \$ | 48.00 |
| | (b) after regular working hours | | 64.00 |
| | (c) power auger | | 76.00 |
| 12. | Repairs to Water Meters | | |
| | Smaller than 25 mm | \$ | 20.00 |
| | 25 mm or larger | | 27.00 |
| 13. | Thawing Water Service | At Cost | |
| 14. | Repair to Damaged Stand Pipe | At Cost | |

7. RATE SCHEDULE

B. MISCELLANEOUS

1. Requested service calls where City employee unable to enter premises or make connection.
 - (a) during regular working hours \$ 22.00
 - (b) after regular working hours 68.00
2. Additional fee for Winter Construction of service (November 15 - May 15) \$ 625.00
3. Meter Test (No charge if meter found faulty) 44.00
4. New Service Connection

	<u>From Main In Street</u>	<u>From Main In Lane</u>
(a) Basic Charge for 25mm Water and 150mm Sanitary	\$ 2650.00	\$ 2080.00
(b) Basic Charge for 25mm water	2550.00	1900.00
(c) Basic Charge for 150 mm Sanitary	2550.00	2550.00
(d) Basic Charge for 100 mm Storm	2550.00	1900.00
(e) Basic Charge for 25mm water, 150mm Sanitary and 100 mm Storm	3535.00	2810.00
(f) Dual service upon approval	3975.00	3120.00

Extra Charge for

Larger Water: 38 mm - \$210.00 , 50 mm - \$730.00 , 100 mm - \$1975.00 , 150 mm - \$2910.00 , 200 mm - \$3535.00

Larger Sanitary or Storm: 200 mm - \$105.00 , 250 mm - \$155.00
 300 mm - \$210.00 , 375 mm - \$310.00
 450 mm - \$570.00

5. Temporary Water Supply for Construction Purposes (includes one water turn on)

Up to and including 38 mm service	\$ 28.00
over 38 mm service	56.00
6. Deleted

7.	Disconnection of Service (Water Kill)	\$ 725.00
8.	Turn Water Off or On for Repairs or Line Testing	
	(a) during regular working hours	\$ 22.00
	(b) after regular working hours	68.00
9.	Deposit	25.00
10.	Other Charges	
	Construction of manhole	\$ 2,165.00
	Cutting and replacing pavement-	
	(a) Single or Double Service 75mm & Under	2000.00
	(b) Single or Double Service 75mm & over	2300.00
	(c) Triple Service 75mm & Under	2600.00
	(d) Triple Service 75mm & over	2900.00
	(e) Kill 75mm & Under	325.00
	(f) Kill 75mm & Under	475.00
	Replacing and/or tunnelling sidewalks-	
	(a) Single or Double Service Res.	\$ 900.00
	(b) Single or Double Service Comm.	2,020.00
	(c) Triple Service Res.	1,200.00
	(d) Triple Service Comm.	2,320.00
	Replacing curb only-	
	(a) Single or Double Service	\$ 650.00
	(b) Triple or Dual Service	850.00
11.	Clearing Plugged Sewer	
	(a) during regular working hours	\$ 48.00
	(b) after regular working hours	64.00
	(c) power auger	76.00
12.	Repairs to Water Meters	At Cost
13.	Thawing Water Service	At Cost
14.	Repair to Damaged Stand Pipe	At Cost

March 4, 1986

TO: CITY ENGINEER

FROM: CITY CLERK

RE: 1986 Rate Revisions for Engineering Services

I would advise that your report dated February 24th, 1986 concerning the above, was presented to Council March 3rd, 1986 and at which meeting the following motion was passed by Council:

"RESOLVED that Council of The City of Red Deer having considered report dated February 24, 1986, from the City Engineer re: 1986 Rate Revisions for Engineering Services hereby approve the new 1986 rate structure and as recommended to Council March 3, 1986."

The decision of Council in this instance is submitted for your information and I trust that you will implement the new rates for use in the 1986 construction season, and as per your recommendations.

Trusting you will find this satisfactory. I also trust you will provide us with whatever information is necessary to prepare the appropriate by-law amendments.

C. SEVCIK,
City Clerk

CS/gr

c.c. City Treasurer

NO. 10

February 24, 1986

TO: City Clerk

FROM: City Engineer

RE: 1986 Rate Revisions for Engineering Services

Attached herewith are 4 sets of proposed rates that require Council approval for use in the 1986 construction season. The rates have been revised based on the following:

A. SIDEWALK AND/OR CURB CROSSINGS

We recommend these rates remain unchanged.

B. EMERGENCY WORK ORDERS

1. We recommend that all repairs to water meters be "at cost" as replacement costs for parts have increased substantially and charges for service call(s) must be incorporated.

2. The cost of a meter test has been increased to reflect the cost of two service trips.

C. SEWER AND WATER CONNECTIONS

1. The total revenue for 1985 services was \$77,060 and total expenditures were \$75,941.54 (excluding landscape, asphalt, and concrete repairs), we, therefore, recommend an overall increase of 4% to cover the anticipated increases in labor, equipment, and material costs.

2. The total revenue for 1985 water kills was \$10,150 and the total expenditures were \$13,099.22 (excluding asphalt repairs), we, therefore, recommend an increase of 5% to cover the anticipated increases in labor and equipment costs plus cover the shortage reflected on present rates.

3. The total revenue and expenditures respectively for asphalt repairs on services were \$27,250 and \$27,844.56. Total revenue and expenditures respectively for asphalt repairs on water kills were \$3,250

and \$2,900. Upon examination of the asphalt costs, it was found that trenches having an asphalt depth of 75 mm and less were repaired within the current rates, we, therefore, recommend these rates remain unchanged. Those trenches having an asphalt depth of more than 75 mm were being repaired at a loss to the City and we, therefore, recommend establishing a new rate for asphalt repairs over 75 mm.

4. We recommend the rates for concrete repairs for services remain unchanged as repairs were made within the current rates.

5. Repairs to landscape have been raised upon the recommendation of the Parks Department.

D. UNDERGROUND PERMITS

There are no changes in the rates for asphalt and concrete repairs and a slight increase in turf repairs as recommended by the Parks Department.

We ask that you present Council with the new 1986 rate structure and request approval to formally adopt the rates for the 1986 construction season.


B. C. Jeffers, P. Eng.
City Engineer

SB/emg
attach

2 Required

REVISED MARCH 4, 1985

THE CITY OF RED DEER
ENGINEERING DEPARTMENT

Invoiced _____
Number _____
Credit _____

APPLICATION FOR SIDEWALK AND/OR CURB CROSSING #
(No Concrete Construction Between October 15 and May 15)

60.

DATE _____ ISSUED BY _____ PROPERTY OWNER _____

LOT _____ BLOCK _____ PLAN _____ CIVIC ADDRESS _____

Location of Crossing (sketch complete with necessary dimensions to locate driveway)

1. Monolithic Sidewalk - \$65.00 per square metre
2. Curb and Gutter Only - \$68.00 per lineal metre
3. Concrete in Boulevard Areas and Separate Sidewalks - \$47.55 per square metre

NOTE: Above unit rates include removal of existing concrete where necessary.

FIRM TO BE INVOICED _____

MAILING ADDRESS _____

AUTHORIZED SIGNATURE _____

CITY AUTHORIZATION

Estimated
Calculations:

Actual
Calculations:

COMPLETED _____

TOTAL CHARGE \$ _____

DATE _____

THE CITY OF RED DEER
ENGINEERING DEPARTMENT

EMERGENCY WORK ORDER

61.

AS PER COUNCIL'S RESOLUTION MARCH 4, 1985

DATE _____ ISSUED BY _____ WORK ORDER NUMBER _____

ADDRESS WHERE MAINTENANCE REQUIRED _____

- | | | | |
|--|---|---|---|
| 1. Requested Service Call and City Employee
Unable to Enter Premises or Make
Connection | REG HRS
AFTER HRS | <div style="border: 1px solid black; padding: 2px;">\$22.00</div> <div style="border: 1px solid black; padding: 2px;">\$68.00</div> | <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> |
| 2. Temporary Water Supply for Construction Purposes
(Includes one (1) Water Turn On)
Up to and Including 38 mm service
Over 38 mm Service | | <div style="border: 1px solid black; padding: 2px;">\$28.00</div> <div style="border: 1px solid black; padding: 2px;">\$56.00</div> | <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> |
| 3. Turn Water Off & On for Repairs | DURING REG HRS
(PER TRIP)
AFTER REG HRS
(PER TRIP) | <div style="border: 1px solid black; padding: 2px;">\$22.00</div> <div style="border: 1px solid black; padding: 2px;">\$68.00</div> | <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> |
| 4. Repairs to Water Meters | At Cost | | <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> |
| 5. Thawing Water Service
(Be Sure to Have the "NOTICE TO WATER USERS" Form
Signed) | At Cost | | |
| 6. Repair to Damaged Stand Pipe | At Cost | | |
| 7. Clearing Plugged Sewer | REG HRS
AFTER HRS
POWER AUGER | <div style="border: 1px solid black; padding: 2px;">\$48.00</div> <div style="border: 1px solid black; padding: 2px;">\$64.00</div> <div style="border: 1px solid black; padding: 2px;">\$76.00</div> | <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> |
| 8. Meter Test
(No Charge if meter is found to be Faulty) | | <div style="border: 1px solid black; padding: 2px;">\$44.00</div> | <div style="border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"></div> |
| 9. Description of Work (Other Than Above) | | | |

TOTAL CHARGE \$ _____

PLEASE PRINT

FIRM TO BE INVOICED

MAILING ADDRESS

PHONE NUMBER

AUTHORIZED SIGNATURE

AS PER COUNCIL'S RESOLUTION OF MARCH 4, 1985 APPLICATION NO. _____

SEWER & WATER CONNECTION (to property line only) SERVICE WORK ORDER _____

DATE _____ ISSUED BY _____ KILL WORK ORDER NO. _____

LOT _____ BLOCK _____ PLAN _____ CIVIC ADDRESS _____

PROPERTY OWNER _____ DATE & RECEIPT _____

BASIC CHARGES

	FROM MAIN IN STREET	FROM MAIN IN LANE
1. Basic Charge for 25 mm Water & 150 mm Sewer	\$2650	\$2080
2. Basic Charge for 25 mm Water, 150 mm Sewer, & 100 mm Storm	\$3535	\$2810
3. Basic Charge for 25 mm Water <u>OR</u> 150 mm Sewer <u>OR</u> 100 mm Storm	\$2550	\$1900
4. Dual Service Upon Approval	\$3975	\$3120

EXTRA CHARGES

1. Larger Water - 38 mm-\$210 ☐, 50 mm-\$730 ☐, 100 mm-\$1975 ☐, 150 mm-\$2910 ☐, 200 mm-\$3535 ☐
2. Larger Sanitary/Storm - 200 mm-\$105 ☐, 250 mm-\$155 ☐, 300 mm-\$210 ☐, 375 mm-\$310 ☐, 450 mm-\$570 ☐
3. Construction of a Manhole \$2165 ☐
4. Winter Construction \$ 625 ☐
5. Landscape Repairs \$ 100 ☐

Total Credited to Service 5 - 937 - _____ - 870

\$ _____

WATER KILL

\$ 760 ☐

Total Credited to Kill 5 - 938 - _____ - 870

\$ _____

ASPHALT & CONCRETE CHARGES

	Total Asphalt Depth	
	75mm & Under	Over 75 mm
1. Cutting & Replacing Pavement		
- Single or Double Service	\$2000 <input type="checkbox"/>	\$2300 <input type="checkbox"/>
- Triple Service	\$2600 <input type="checkbox"/>	\$2900 <input type="checkbox"/>
- Kill	\$ 325 <input type="checkbox"/>	\$ 475 <input type="checkbox"/>
Total Credited to 1 - 3204 - 0000 - 432		
2. Replacing &/or Tunnelling Sidewalks		
- Single or Double Service, Res.	\$ 900 <input type="checkbox"/>	
- Single or Double Service, Comm.	\$2020 <input type="checkbox"/>	
- Triple Service, Res.	\$1200 <input type="checkbox"/>	
- Triple Service, Comm.	\$2320 <input type="checkbox"/>	
3. Curb Replacement		
- Single or Double Service	\$ 650 <input type="checkbox"/>	
- Triple Service	\$ 850 <input type="checkbox"/>	

Total Credited to 1 - 3203 - 0000 - 432

\$ _____

TOTAL COST OF SERVICE/KILL

\$ _____

APPLICANT

Location of service (sketch complete with necessary dimensions from property line to located service).

NOTE: APPLICANT WILL BE REQUIRED TO PAY FOR THE COST OF SERVICES AT THE RATES IN EFFECT AT TIME OF PAYMENT.
APPLICANT MUST NOTIFY THE CITY OF ANY CHANGE IN SERVICE LOCATION. WORK ORDER WILL NOT BE AUTHORIZED
AND BUILDING GRADE WILL NOT BE ISSUED IF SERVICE LOCATION IS NOT SHOWN.

FIRM & ADDRESS _____

PHONE NUMBER _____ AUTHORIZED SIGNATURE _____

CITY AUTHORIZATION _____ FOREMAN'S SIGNATURE _____

DATE COMPLETED _____ UNDERGROUND PERMIT NO. _____

REVISED MARCH 3, 1986

CITY OF RED DEER

UNDERGROUND PERMIT REGULATIONS

MAINTENANCE OF UTILITY CUT, BARRICADES, AND LIGHTS

The Permit holder shall be responsible for the maintenance of the excavated area during construction and for a maximum period of 7 days after the City of Red Deer has been advised that all work on the excavation has been completed, inspected, and a standard proctor density of 100% has been recorded for the backfill material.

In addition, the Permit holder shall erect and maintain adequate barricades, signs, and lights during the entire period of his operation. This period shall be from the commencement of work until a maximum of seven days after notification has been received by the City.

In the event that the barricades and/or lights are removed, damaged, or destroyed while under the Permit holder's responsibility, and if it is found necessary for the City to re-establish such barricades and/or lights, this work will be done at the expense of the Permit holder.

If final repairs, ie. pavement replacement, have not been completed within seven days by the City, the City will assume responsibility for maintenance of the excavated area, including barricades, signs, and lights.

OTHER UTILITIES

The Permit holder shall be responsible for checking the location of other utilities and facilities in the working area either below or above ground, as related to the following agencies.

Northwestern Utilities Ltd.
Alberta Government Telephones
Shaw Cable Systems Ltd.
City Electric, Light and Power Department
City Water and Sewer (Engineering Department)
City Parks Department

LIABILITY

The Permit holder undertakes and agrees to indemnify and save harmless the City of Red Deer from, of, and against any and all liability and claims for damages of any nature

and kind, or any judgements related thereto, caused to persons or property by reasons of his activities upon City property, roads, rights of way, easements, or utility lots.

BACKFILL REQUIREMENTS FOR EXCAVATIONS

The applicant shall backfill and compact excavations as outlined under the items hereinafter listed. Upon removal of excess material from the area, the applicant shall request, through the City Engineering Department, an inspection of their completed work.

1. ASPHALTIC PAVEMENT

Pavement shall be cut by approved mechanical means to form a straight vertical edge. Pavement fragments and unsuitable excavated material shall be removed from the site area and disposed of at the Sanitary Landfill Site. Excavations shall be backfilled and compacted with suitable excavated material as approved by the City Engineer. Crushed gravel meeting the following gradation requirements may be used.

<u>SIEVE SIZE</u>	<u>% PASSING BY WEIGHT</u>
20 mm	100
12.5 mm	70-100
4.75 mm	46- 60
1.18 mm	25- 45
0.30 mm	10- 25
0.075 mm	2- 12

Backfill material shall be placed in layers not exceeding 150 mm after compaction. Compaction shall be carried out by approved mechanical methods to a depth of 1 m below finished road grade to obtain a minimum density of 100% Standard Proctor Density at optimum moisture content. Material below the top 1 m shall be compacted to 95% Standard Proctor Density at optimum moisture content. The backfill shall be placed to an elevation flush to the existing roadway. The above work shall be carried out by the Permit holder at no expense to the City of Red Deer. Should density test results reveal that compaction does not meet required densities, the City shall recompact the deficient portions and charge the Permit holder at the rate shown below under additional subgrade compaction. The Permit holder will not be allowed to undertake any asphalt pavement restorations. City crews will arrange to have the pavement replaced at a charge to the Permit holder as follows:

First 50 mm compacted lift	\$26.00/square metre
First 75 mm compacted lift	\$30.00/square metre
Each additional 50 mm compacted lift	\$22.00/square metre

Each additional 75 mm compacted lift	\$26.00/square metre
Additional Subgrade Compaction	\$18.50/square metre

2. GRAVEL OR OILED SURFACES

Unsuitable excavated material shall be removed from the site area and disposed of at the Sanitary Landfill Site. Excavations shall be backfilled with suitable excavated material as approved by the City Engineer. Crushed gravel meeting the gradation requirements as specified in Item 1 - Asphaltic Pavement may be used. Backfill material shall be placed in layers not exceeding 150 mm after compaction. Should density test results reveal that compaction does not meet required densities, the City shall recompact the deficient portions and charge the Permit holder at the rate shown in Section 1 as additional subgrade compaction. Compaction shall be carried out by approved mechanical methods to a depth of 1 m below finished road grade to obtain a minimum density of 100% Standard Proctor Density at optimum moisture content. Material below the top 1 m shall be compacted to 95% Standard Proctor Density at optimum moisture content. The backfill shall be placed to an elevation flush to the existing roadway. The above work shall be carried out by the Permit holder at no expense to the City of Red Deer. City of Red Deer crews will arrange to have the surface reoiled at a charge to the Permit holder of \$4.00 per square metre.

3. UNIMPROVED OR UNDEVELOPED AREAS

Excavations shall be backfilled with select non-organic material and adequately compacted so no trench settlement occurs. The trenches shall be left in a state at least equivalent to the original condition. The Permit holder will be responsible to correct any and all deficiencies causing trench settlement. Failure to correct the deficiencies will result in the City of Red Deer taking the necessary corrective measures and charging the costs back to the Permit holder.

4. CONCRETE AREAS

Concrete shall be cut by approved mechanical means to form a straight vertical edge. Concrete waste, debris and unsuitable excavated trench material shall be removed from the site area and disposed of at the Sanitary Landfill Site. Granular material meeting the gradation requirements in Item 1 shall be placed and compacted by approved mechanical methods to a depth of 1 m below top of concrete to obtain a minimum density of 97% Standard Proctor Density at optimum moisture content. Material below the top 1 m shall be compacted to 95% Standard Proctor Density at optimum moisture content. The backfill shall be placed to an eleva-

tion flush to the original elevation of the concrete works prior to excavation. City of Red Deer crews will arrange to have the concrete replaced at a charge to the Permit holder of \$65.00 per square metre for sidewalks and \$68.00 per lineal metre for curb and gutter. The Permit holder will not be allowed to undertake take any concrete repairs.

5. BOULEVARD AREAS

A. Grassed

The Parks Department will undertake the cultivation and repair at a cost to the Permit holder of \$6.80 per square metre for sod and \$3.85 per square metre for seed. The decision to sod will be at the sole discretion of the City of Red Deer.

NOTE: The square metre charge will be based upon the total area which requires repair. It is, therefore, to the advantage of the Permit holder to confine the work to as small an area as possible, and to carefully rake any clay or other material from turf beyond the bounds of the excavations properly before vacating the site.

Should extra work be required by the Parks Department, all work will be charged to the Permit holder at cost plus administration charges.

Minimum charge for any single job shall be \$65.00.

B. Trees and Shrubs

If plantings must be disturbed, the applicant is required to advise the Parks Superintendent. The plantings will be transplanted or replaced by City Parks crews or by a landscaping contractor. Costs involved in transplanting or replacing will be charged to the Permit holder.

NOTE: Any work undertaken by the Permit holder found to be deficient or defective will result in the City of Red Deer taking the necessary measures to correct the deficiencies at the Permit holder's expense.

COMPACTION TESTING

The Permit holder shall arrange to obtain the services of an approved Geotechnical Soils Testing Firm to conduct moisture/density tests at no expense to the City of Red Deer. The results of the testing shall be forwarded to the City Engineering Department.

Frequency of testing shall be a minimum of 1 moisture/density test of every 150 lin m of construction. No less

than 1 compaction test will be required unless otherwise approved by the City Engineering Department for each construction section less than 150 m.

ISSUANCE OF UNDERGROUND PERMITS

Underground Permits will only be issued to companies or agencies owning the utility. Permits will not be issued to subcontractors doing work for the utility company or agency unless the owner of the utility undertakes and agrees to be responsible for all obligations of the Permit holder and to make payment of all funds for which the Permit holder is responsible under the terms of these regulations.

SIGNING

Permit holders must adequately sign any construction on City property indicating to the general public the name of the agency undertaking the work.

Commissioners' Comments

We concur with the comments of the City Engineer and recommend that Council approve the rate changes.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 18, 1986

TO: CITY ENGINEER

FROM: CITY CLERK

RE: AMENDING BYLAW 2343/B-86 AFFECTING EMERGENCY WORK ORDERS
AND SEWER & WATER CONNECTIONS

Your report of March 7th, 1986 concerning the above was presented to Council March 17, 1986 and at which meeting Bylaw 2343/B-86 was given three readings. I am enclosing herewith a copy of the Bylaw as passed by Council. Please ensure that all copies of the Office Consolidation Bylaw 2343 in your office are updated accordingly.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory.

C. SEVCIK,
City Clerk

CS/gr

Encl:

c.c. City Treasurer

REPORTS

7.

NO. 1

1986 03 11

TO: City Clerk

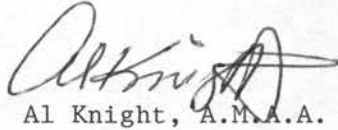
FROM: City Assessor

RE: Pt. of NE $\frac{1}{4}$ 21-38-27-W4, 3.04 acres
Offer to Sell Boomers' Property

The March 3, 1986, City Council meeting rejected the Boomers' offer to sell their above described lands at the value of \$110,000.00/acre plus \$3,000.00 owners' costs incurred to date.

Since that time we have received no further information to revise the City's position of \$7,500.00/acre for the lands. In view of the fact that our negotiations to date have not produced agreement, we recommend that the resolutions to expropriate the land pursuant to the provisions of Section 132(1) of The Municipal Government Act and The Expropriation Act, be approved by City Council.

This procedure does not preclude further negotiations and we advise that an interest has been expressed by all parties to meet once the updated appraisal report authorized by the March 3, 1986, meeting of City Council has been received. This report is projected to be ready by the week of March 24, 1986.


Al Knight, A.M.A.A.

WFL/bt

cc City Treasurer
City Engineer

Commissioner's Comments

We would concur with the comments of the City Assessor and recommend that Council pass the appropriate resolution.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 5, 1986

TO: CITY ASSESSOR

FROM: CITY CLERK

RE: PART OF N.E. 1/4 21-38-27-4, 3.04 ACRES
BOOMER PROPERTY

I would advise that your report dated February 25, 1986 concerning the above matter was presented to Council March 3, 1986 and at which meeting Mr. Allan Service and Mr. A. Boomer were present.

Following Mr. Service's presentation, the following motion was unanimously passed by Council:

"RESOLVED that the offer to sell part N.E. 1/4 21-38-27-W4 containing 3.04 acres more or less submitted by Allan L. Service Appraisals Ltd. on behalf of the registered owner for the sum of \$334,000.00 and costs of \$3,000.00 be rejected and that the City instruct an up-to-date appraisal of the said lands to be completed."

The decision of Council in this instance is submitted for your information and I trust that you will formally convey this decision to the owners and proceed with the up-dated appraisal of the property. It is my understanding that this appraisal would be utilized in any further negotiations relative acquisition of said lands.

At the above noted meeting, it was also noted by the Commissioner that the the City is presently investigating as to whether the alignment of 67 Street could be changed so as to avoid any encroachment whatsoever into the Boomer property. I assume that the Engineering Department will be submitting a report back to Council at the earliest opportunity in regard this matter.

Trusting you will find this satisfactory.

C. SEVCIK,
City Clerk

CS/gr
c.c. City Commissioner
City Engineer
City Treasurer

NO. 16

1986 02 25

TO: City Clerk

FROM: City Assessor

RE: Pt. of NE $\frac{1}{4}$ 21-38-27-4, 3.04 acres
Offer to sell - Boomers' Property

The alignment of the westerly approach to the proposed 67 Street Bridge is through property owned by Harry, Gerald & Arnold Boomer.

The June 24, 1985, resolution of City Council authorized that negotiations proceed for the acquisition of lands required for the 67 Street project. Initial contact was made with the Boomer brothers on September 9, 1985, with the attached offer to sell received on February 6, 1986. The attached correspondence submitted by Mr. A. Service on behalf of the Boomers is an offer to sell the 3.04 acre parcel at \$110,000.00/acre plus \$3,000.00 incurred to date.

The negotiations have addressed purchasing a portion of these lands, an exchange of lands (area equal to portion required for road to be added on to east end of existing parcel) and/or purchase of the whole site. It has been agreed to purchase the whole site subject to City Council approval. The total costs, based on the offer, would be \$334,000.00 for land and an additional \$3,000.00 for owners' costs.

As indicated by the correspondence, this offer has been based on an independent appraisal commissioned by the property owners. This appraisal considers the highest and best use of the property as a multiple family site.

An independent appraisal dated August 21, 1985, on behalf of the City, considered the present A2 zoning (Environmental Reserve) as the highest and best use and evaluated these lands at \$7,500.00/acre for a total acquisition of \$22,500.00. This value was utilized in opening negotiations with the property owners and was rejected.

In analysis of the above noted appraisals and positions it is evident that a large difference exists in valuation. Boomer value is predicated on R3 zoning. City value is predicated on A2 zoning. Property is presently zoned A2.

Information available from the Boomer appraisal report does not substantiate their offer of \$110,000.00/acre in a detailed approach and therefore, we would recommend to:

1. Not accept the offer of \$110,000.00/acre plus
2. Authorize an updated appraisal of the property.

This appraisal to be utilized in further negotiations to acquire these lands.

Al Knight, A.M.A.A.

WFL/bt cc City Treasurer, City Engineer

allan I. Service Appraisals Ltd.

allan I. Service Appraisals Ltd.
R.R. #1, Site #1, Box 25
RED DEER - ALBERTA
T4N 5E1

phone 347-5664 or 343-0347

February 5, 1986

City of Red Deer
Land Department
City Hall,
Red Deer, Alberta

Attn: Bill Lees

Dear Sir;

Re: Boomer: 3.04 acres as part of NE $\frac{1}{4}$ 21-38-27-W 4
City of Red Deer

Further to our conversation regarding the above property, and subsequent preliminary appraisal of it supplied by Braa Appraisals of Calgary.

Please be advised the value shown at \$110,000.00 per acre (\$334,000.00 in total) is considered by the owner as bottom figure for negotiation purposes. However, are prepared to consider such an offer should the City wish to make it.

I would not personally recommend to them it be accepted, as I feel it is too low. Our review of information regarding Highest & Best Use, engineering information and market demand, would suggest this to be the least amount they would receive for their interests should they be expropriated.

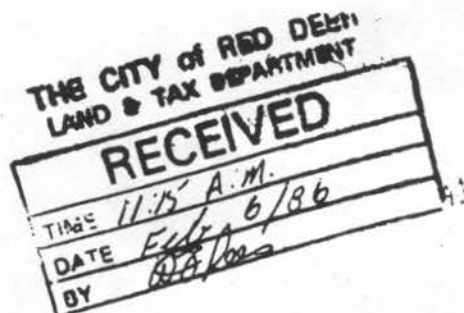
If an offer is to be made, please extend it to include the owners' costs incurred to date, amounting to approximately \$3,000.00.

I trust this meets with your approval and anticipate hearing from you at your earliest convenience.

Yours very truly,


A.L. Service, A.A.C.I.

ALS/ics



Commissioners' Comments

The attached report and offer to sell the noted property was considered by Council at the last meeting and the offer rejected. The applicant has subsequently indicated that he did not have an opportunity to make verbal representation to Council. Accordingly, we would recommend Council reconsider this matter at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

February 18, 1986

TO: CITY ASSESSOR
FROM: CITY CLERK
RE: Part of NE 1/4 Sec. 21-38-27-4 (3.04 acres)
Owner: Boomer

At the Council meeting of February 17, 1986 the following motion was passed in regard to the above matter:

"RESOLVED that he offer to sell part NE 1/4 21-38-27-W4 containing 3.04 acres + submitted by Alan L. Service Appraisals Ltd. on behalf of the registered owners for the sum of \$334,000.00 and costs of \$3,000.00 be rejected and that the City instruct an up-to-date appraisal of the said lands to be completed."

The decision of Council in this instance is submitted for your information and trust that you will convey the decision of Council in this instance to the owner and proceed with an appraisal of the said lands.

We assume that the City Solicitors will be preparing a report and resolution for expropriation of the said lands to be considered by Council at the next meeting or at the earliest meeting possible. We would request that you follow this matter up with the City Solicitor's office to ensure that all necessary legal steps in the expropriation process are followed.

Trusting you will find this satisfactory.

C. SEVCIK,
City Clerk

CS/gr

c.c. City Solicitor
City Treasurer

March 18, 1986

TO: CITY SOLICITOR

FROM: CITY CLERK

RE: NOTICE OF INTENTION TO EXPROPRIATE
PT. OF NE 1/4 OF SECTION 21-38-27-4
3.04 MORE OR LESS, BOOMER'S PROPERTY

At the Council meeting of March 17th, 1986, the following resolution was passed agreeing to proceed with expropriation of the aforementioned property.

"RESOLVED that Council of The City of Red Deer having considered correspondence dated February 5, 1986, from Allan L. Service Appraisals Ltd. and report dated February 25, 1986, from the City Assessor as appearing on the Council Agenda of March 3, 1986, and further report from the City Assessor dated March 11, 1986, as appearing on the March 17, 1986, Council Agenda, re: Part of N.E. 1/4 of Sec. 21-38-27-W4, 3.04 acres, more or less, hereby agree to proceed to acquire the above described lands by expropriation and that a notice of intention to expropriate the said lands pursuant to the Expropriation Act be issued and served upon the said owners."

I am enclosing herewith copies of the reports and correspondence referred to in the resolution for your information.

As verbally discussed at the Council meeting, I trust that you will proceed with preparation of the appropriate notices and advertising as required under the Expropriation Act. Your early attention to this matter is appreciated.

C. SEVCIK,
City Clerk

CS/gr
Encl:
c.c. City Assessor
City Treasurer
City Engineer
Manager Urban Planning Section

File No.: R-25021

MEMORANDUM

DATE: March 11, 1986
TO: Mayor and Council
FROM: Eugene Kulmatycki, Chairman
 Recreation, Parks & Culture Board

SUBJECT: CRC COMMUNITY RECREATION/CULTURAL GRANT PROGRAM 1986

Attached to this memo are two reports dealing with this grant program. Both require Council approval in order that we can apply for these Provincial Grants early in April.

Funds Available For 1986

Population 52,620 X \$20.00 per capital = \$1,052,400.00

Community/Service Projects	\$	526,200.00
Municipal Projects	\$	526,200.00

Our Board has spent three full evenings studying, evaluating and prioritizing these applications. A summary is as follows:

REPORT "A"Community Service Projects

113 Applications Received	Amount	\$1,271,563.66
	<u>NOT APPROVED</u>	<u>APPROVED</u>
46 applications approved for full funding		\$350,379.06
22 applications approved for partial funding	\$166,272.66	\$175,820.94
<u>68</u>		
45 applications not approved for funding	\$579,091.00	
113	\$745,363.66	\$526,200.00

\$1,271,563.66

File No.: R-25021
 March 11, 1986
 Page 2

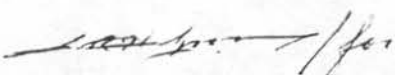
REPORT "B"

Municipal Projects

9 applications		\$581,770.00
	<u>NOT APPROVED</u>	<u>APPROVED</u>
5 applications approved		\$526,200.00
4 applications not approved	\$55,570.00	
9	\$55,570.00	\$526,200.00
		<u>\$581,770.00</u>

All of the government percentage guidelines have been met in this prioritization and our total summary is as follows:

Cultural applications	\$300,369.83	28.5% (25% minimum required)
Planning applications	\$ 59,000.00	5.6% (10% maximum available)
Capital applications	\$678,394.41	64.5% (75% maximum available)
Operating applications	<u>\$315,005.59</u>	29.9% (60% maximum available)
	<u>\$1,052,400.00</u>	


 Eugene Kulmatycki, Chairman
 Recreation, Parks & Culture Board

EK/cs
Attachment
 cc: Don Moore

Commissioner's Comments

We would recommend Council support the recommendations of the Recreation Board.

Note: Reports A & B referred to in the report from the Board are submitted separate from the agenda.

"R.J. MCGHEE"
 Mayor
 "M.C. DAY"
 City Commissioner

File: CS-129

March 17th, 1985

MEMORANDUM

TO: MAYOR AND COUNCIL
FROM: DIRECTOR OF COMMUNITY SERVICES
RE: CRC GRANT APPLICATIONS

Application #6 from the Red Deer International Folk Festival Society as presented under CRC applications recommended for approval, requires further comment.

We wish to make it clear to City Council Members that the Red Deer Folk Festival Society made application for a planning grant in the amount of \$6,000.00 to do a preliminary design for an Ethno-Cultural Centre. It was the Recreation Board's intention that a Feasibility/Viability Study be undertaken for a similar project and therefore preliminary contact was made with the Folk Festival Society asking them if they would be prepared to apply for the project as envisioned by the Recreation Board, but there has been no time to negotiate the terms and conditions of such an arrangement and therefore we wish to recommend that this particular application be approved, subject to successful negotiations with the Folk Festival Society or some other community service organization.



DON MOORE

DM:pw

March 18, 1986

TO: RECREATION, PARKS & CULTURE BOARD
FROM: CITY CLERK
RE: CRC COMMUNITY RECREATION/CULTURAL GRANT PROGRAM 1986

I would advise that your memo dated March 11, 1986 and reports A and B pertaining the above topic were presented to Council March 17, 1986.

At the above noted meeting, it was noted that the project description for Item 26 in Report A should be changed to read "feasibility and viability study for ethno-cultural facility". In addition, prior to acceptance of the recommendations of the Board, Council agreed that the amount for the Eastview Multicultural addition (Item 5 of Report B) be reduced by \$20,000.00 and that said amount be transferred to the Red Deer Public Library for purchase of computer software (Item No. 7 of Report B).

With the above noted changes in mind, Council passed the following motion accepting the recommendations of the Recreation, Parks & Cultural Board.

"RESOLVED that Council of The City of Red Deer having considered recommendations from the Recreation, Parks & Culture Board re: CRC Community Recreation/Cultural Grant Program 1986 hereby approve said recommendations as outlined in report A and report B and as presented to Council March 17, 1986, and as amended."

The decision of Council in this instance is submitted for your information and appropriate action. Trusting you will find this satisfactory and that you will proceed with the Grant Applications and notifications of all applicants.

C. SEVCIK,
City Clerk

CS/gr

c.c. Director of Community Services
Manager of Recreation Department
City Treasurer

REPORT "A"

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

*Copy Revised and as
Approved by Council March 17/86
E.*

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
1.	Rosedale Acres Community Association	Build and erect rink boards for outdoor skating rink.	\$1,816.62	\$1,816.62	
2.	Piper Creek Optimist Club of Red Deer	A town plaza concept plan.	12,000.00	12,000.00	
3.	Kinsmen Club of Red Deer	Creative playground at Annie L. Gaetz School.	7,450.00	7,450.00	
4.	Clearview Meadows Community Association	Complete proposed community shelter building.	24,000.00	24,000.00	
5.	Northside Community Association	Screening for penalty box side of centre skating rink.	351.00	351.00	
6.	West Park Community Association	Final phase of St. Martin de Porres School playground.	2,303.90	2,303.90	
7.	Kinsmen Club of Red Deer	Twinning of Kin City arena.	80,000.00	80,000.00	To be banked until full funding is available.

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
8.	Red Deer Marlin Swim Club	Electronic timer.	\$3,000.00	\$3,000.00	
9.	West Park Community Association	5 foot fence by play areas.	1,340.20	1,340.20	
10.	Red Deer Minor Baseball Association	Upgrading of ball diamond at River Glen School.	4,500.00	4,500.00	
11.	Red Deer Minor Softball Association	Batting cage, fence and sound system.	3,083.50	3,083.50	
12.	Central Alberta Theatre	Follow spot and storage shelving.	3,800.00	3,800.00	
13.	Red Deer Allied Arts Council	1 piano and portable dance floor.	14,450.00	9,450.00	Some operational requests were denied.
14.	Oriole Park School playground Development Society	Playstructure, fencing tables and benches.	22,500.00	20,000.00	A gazebo applied for was seen to be beyond the standard for neighborhood sites.

1988 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
15.	Red Deer International Folk Festival Society	Operating costs associated with annual Folk Festival.	\$6,100.00	\$6,100.00	
16.	Central Alberta Theatre	Fine Arts Centre Opening Festival Review.	27,930.00	3,500.00	
17.	Pines Community Association	Construction of skate change facility.	12,500.00	12,500.00	
18.	Red Deer Community Band Society	A marching quint Tom Tom drum	700.00	700.00	
19.	Northside Community Association	North Red Deer Reunion	3,374.00	3,374.00	
20.	Red Deer Titans R.F.C.	Sportsfield service building concept plan.	20,000.00	20,000.00	
21.	Red Deer Museum Society	A day to celebrate past and present authors.	618.00	618.00	

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
22.	Red Deer & District Allied Arts Council	Children's Festival	\$3,900.00	\$3,900.00	
23.	Bower Place Community Association	Complete rink lighting and capital equipment.	15,350.00	15,350.00	
24.	Red Deer Concert Society	Operating assistance for series of five concerts.	13,665.00	5,000.00	
25.	Red Deer Shooting Sports Association	Construction of shooting range facility.	7,441.00	5,000.00	Conditional to cooperating with Biathlon and/or the Trap & Skeet interests.
26.	Red Deer Gymnastics Association	New gymnastic equipment.	9,090.00	4,000.00	
27.	Red Deer International Folk	Operating costs for the Cronquist House.	6,000.00	6,000.00	
28.	Central Alberta Telugu Association	Musical instruments and costumes.	1,300.00	1,300.00	

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
29.	Central Alberta Refugee Effort Committee	Program activities for children.	\$5,897.00	\$5,897.00	
30.	Red Deer Windrider Ski Jumping Club & Parkland Cross-Country Ski Club	Development of ski jump facilities.	27,796.00	27,796.00	
31.	Red Deer Motorcycle Club	Fencing for motorcycle track.	12,750.00	1,500.00	Temporary portable fencing only.
32.	Red Deer Native Friendship Society	4 workshops in native crafts.	2,041.59	2,041.59	Conditional to workshops offering leadership training opportunities
33.	Red Deer Kiwanis Festival of the Performing Arts	Operating assistance for the annual Festival.	4,285.00	3,000.00	
34.	Red Deer & District Allied Arts Council	Management workshops.	775.00	775.00	
35.	Parkland Soccer Association	Equipment and uniforms.	5,000.00	5,000.00	

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
36.	Red Deer International Folk Festival Society	Preliminary design for ethno-cultural facility. <i>Feasibility & Viability Study</i>	\$6,000.00	\$6,000.00	Conditional to cooperating with the Westerner Exhibition Board.
37.	Red Deer Sports and Leisure	Purchase of wheelchairs.	11,675.00	1,100.00	One chair only.
38.	Central Alberta Indo-Canadian Association	Instruments and costumes.	3,000.00	3,000.00	
39.	Red Deer College Foundation	Concerts in the Park 1986.	4,500.00	4,500.00	
40.	Girl Guides of Canada Parkland Area	History book of Girl Guides	4,550.00	4,550.00	
41.	Red Deer & District Allied Arts Council	Operating expenses for Allied Arts Council.	14,000.00	24,000.00	A lump sum equal to last year's level of service. Lump sum given equal to 1985 for operating assistance. See #69 NOT RECOMMENDED FOR APPROVAL
42.	Red Deer & District Ukrainian Canadian Club	Costumes	2,950.00	2,000.00	

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
43.	Aspelund Laft Hus Society	Completion of Laft Hus.	\$6,205.00	\$6,205.00	
44.	Red Deer & District Vasa Lodge	Swedish ethnic costumes.	500.00	500.00	
45.	Red Deer YMCA	Debt retirement.	35,000.00	10,000.00	
46.	Red Deer Highland Games Association	Operating costs for annual Highland Games.	3,000.00	2,000.00	
47.	Red Deer College Foundation	Funding for Centre Stage.	20,000.00	7,500.00	
48.	Freestyle Committee Canadian Ski Association, Alberta Division	Water ramp for aerial maneuvers.	7,196.25	7,196.25	
49.	Central Playground Society	Ball walls and extension and upgrading asphalt area.	17,500.00	5,500.00	Upgrading of asphalt area only.

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
50.	Red Deer & District Allied Arts Council	Books and subscriptions for information and resource centre.	\$600.00	\$300.00	
51.	Red Deer Curling Club	Debt retirement	24,000.00	10,000.00	
52.	Central Alberta Theatre	Policy handbook	10,000.00	700.00	
53.	Red Deer & District Allied Arts Council	Cultural history of Red Deer.	1,200.00	1,200.00	
54.	Red Deer Titan R.F.C.	Service building for new sports-field complex	12,500.00	12,500.00	To be banked until full funding is available.
55.	Red Deer & Central Alberta Irish Canadian Society	Music and tape.	4,600.00	500.00	
56.	Red Deer Minor Hockey Association	Annual Royal Canadian Legion Minor Hockey Invitational Tournament.	9,143.00	2,000.00	

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
57.	Central Alberta Irish Canadian Sports & Culture Association	5 dance costumes.	\$2,240.00	\$600.00	
58.	Youth and Volunteer Centre (Big Brother & Sisters)	Development of Camp Alexo.	66,274.60	51,170.94	
59.	Red Deer Society for Child Study	Child's play area adjacent to Red Deer Regional Hospital	5,000.00	5,000.00	
60.	Lettering Art Guild of Red Deer	Gocco printer.	200.00	200.00	
61.	Caribbean Association of Adventist in Alberta	Cricket equipment.	2,500.00	2,500.00	
62.	Red Deer Curling Club	Determine feasibility of expanding current facility.	\$17,000.00	6,000.00	
63.	Red Deer Minor Football Association	48 Riddell football helmets.	3,216.00	3,216.00	

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
64.	Red Deer Christian School	Playground equipment.	\$1,200.00	\$1,200.00	
65.	Red Deer All City Junior Band	Uniforms for 55 members.	4,125.00	4,125.00	
66.	Red Deer Curling Club	Improvements to rangehood fan in kitchen.	2,395.00	2,395.00	
67.	Central Alberta Regional Science Fair Society	Equipment for science fair.	2,095.00	2,095.00	
68.	Red Deer Minor Hockey Association	Twinning of Kin City Arena	30,000.00	30,000.00	To be banked for twinning of Kin City Arena until full funding is available.
		TOTAL	<u>\$692,472.66</u>	<u>\$526,200.00</u>	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
69. Red Deer & District Allied Arts Council	Full-time Facility Manager for Court House	\$20,000.00	
70. Central Alberta Pioneers & Oldtimers Association	Sidewalk, steps and ramp at the Pioneer Lodge.	1,428.00	Recommend they apply through City/ County Grant available for this purpose.
71. Red Deer Kiwanis Festival of the Performing Arts	Computer, printer, software and filing cabinet.	2,625.00	Operating support in the amount of \$3,000.00 was given, see #33 on APPROVED sheets.
72. German Canadian Club of Red Deer	Debt retirement	50,000.00	
73. Knights of Columbus Council 6563	Basketball and tennis courts	166,000.00	Project not yet ready to proceed.
74. Red Deer Boys Choir Association	Purchase of uniforms, equipment, etc.	10,020.00	
75. Red Deer Clay	Assistance with equipment for studio at the Court House.	2,340.00	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
76.	Anders Park Community Association	Over expenditure on 1985 CRC Project.	292.00	
77.	Navy League of Canada Branch #52	Sixteen foot powerboard	5,000.00	
78.	Red Deer Gymnastics Association	Market a feasibility study for an indoor olympic sports facility.	10,000.00	Approval was given for some additional apparatus, see APPROVED listing #26
79.	Red Deer College Foundation	Workshops in acting, directing, production, choreography, lighting, sound, etc.	7,000.00	
80.	Red Deer Ukrainian Dance Club	Operating expenses for Dance group.	4,067.00	
81.	Alberta Golf Prospectors Association	Develop video tape on recreational gold panning.	5,990.00	
82.	Red Deer Branch Alberta Geneology Society	Book cabinet, book trolley and Rolladex file.	400.00	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
83. Red Deer Gymnastics Association	Funding for two new programs.	\$10,724.00	Approval was given for some additio apparatus, see approved listing #26
84. Gaetz Memorial United Church Centenary Pipe Organ	Planning for pipe organ.	2,000.00	
85. Red Deer College Foundation	Dance master classes.	4,000.00	
86. Red Deer BMX Association	Lighting for BMX track.	4,600.00	
87. Red Deer Branch Alberta Geneology Society	Production costs for newsletter.	154.00	
88. Aspelund Laft Hus Society	Operating assistance	1,645.00	
89. Red Deer College Foundation	Saturday high school of the Performing Arts	14,000.00	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
90. Red Deer College Foundation	Red Deer College road show.	\$15,000.00	
91. Red Deer Catalina Swim Club	Tiny tanker program.	1,235.00	
92. Red Deer Community Band Society	Travel assistance to expo and Alaska.	5,000.00	
93. L'aurore Association de Danse Folklorique	Operating expenses.	1,500.00	
94. Red Deer Ringette Association	Video equipment.	1,500.00	
95. Gaetz Memorial United Church Centenary Pipe Organ	Purchase of pipe organ.	42,000.00	
96. Red Deer College Foundation	Community musician project.	28,000.00	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
97.	Red Deer All City Junior Band	Trip to Expo.	\$7,500.00	
98.	Red Deer Square Dance Club	Wheelchair square dancing.	3,190.00	
99.	Canadian Mental Health Association	Material for information on mental health.	1,500.00	
100.	Red Deer College Foundation	Perofrming Arts and publicity plus.	10,000.00	
101.	Freestyle Committee Canadian Ski Association Alberta Division	Hire a full-time coach.	15,330.00	
102.	Canadian Red Cross Society	Renovations to existing premises.	15,000.00	
03.	Glendale Junior High School Parent Association	Purchase a bus.	10,000.00	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
104.	Lettering Art Guild of Red Deer	Operating costs for a newsletter.	\$250.00	
105.	Central Alberta Telugu	Operating costs.	1,400.00	
106.	Red Deer Chamber Music Society	Trip to Jazz Festival in Vancouver.	2,000.00	
107.	Red Deer Boys Choir Association	Operating expenses.	30,310.00	
108.	Red Deer & District Ukrainian Canadian Club	Operating costs and trip to Expo.	5,866.00	
109.	Anders Park Community Association	Operating costs.	920.00	
110.	Red Deer Minor Baseball Association	Study/appraisal of lighting on baseball diamond #1 Great Chief Park	10,000.00	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
111. Central Alberta Regional Science Fair Society	Operating costs.	\$8,665.00	
112. Central Alberta Indo-Canadian Association	Operating costs.	2,000.00	
113. Canadian Mental Health Association	Operating costs.	38,640.00	
	TOTAL	<u>\$579,091.00</u>	

REPORT "B"

1986 CRC APPLICATIONS
RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	AMOUNT APPROVED	SPECIAL CONDITIONS/COMMENTS
1.	The City of Red Deer	Recreation Department Operating Budget Administration/Programming Expenses	\$226,950.00	\$226,950.00	
2.	The City of Red Deer	Recreation Centre Indoor Pool Tank Replacement	137,000.00	137,000.00	
3.	The City of Red Deer	Recreation Department Operating Budget Minor Capital Expenditures	39,850.00	39,850.00	
4.	The City of Red Deer	Recreation Department Computeri- zation Feasibility Study	15,000.00	15,000.00	
5.	The City of Red Deer	Eastview Multi-cultural Addition	107,400.00	107,400.00 -20,000.00	To be banked until full funding is available.
				87,400.00	
		TOTAL	<u>\$526,000.00</u>	<u>\$526,200.00</u>	

1986 CRC APPLICATIONS
NOT RECOMMENDED FOR APPROVAL

	APPLICANTS	PROJECT	AMOUNT REQUESTED	COMMENTS
6.	Red Deer Public Library	Comprehensive Plan for building improvements and alterations.	\$15,000.00	
7.	Red Deer Public Library	Purchase computer software.	28,000.00 20,000.00	
8.	G.H. Dawe Management Board	Complete Dawe landscaping.	5,650.00	
9.	City of Red Deer	Parks Department Minor Capital Items	6,920.00	
		TOTAL	<u>\$55,570.00</u>	

1986 03 04

TO: CITY CLERK

FROM: CITY TREASURER

RE: BYLAW TO AUTHORIZE THE CONSTRUCTION AND FINANCING
OF THE 67TH STREET RIVER BRIDGE AND CONNECTING ROADS

Attached is a bylaw for Council's consideration to authorize and finance the construction of the 67th Street River Bridge and connecting roads. The financing for the project is as follows:

Province of Alberta grants	\$12,750,000
City of Red Deer Debenture	4,250,000
	<hr/>
	17,000,000
	<hr/>

The approval procedure required will be to have Council give first reading only to the bylaw. The bylaw will then have to be advertised.

After the advertising period has ended and if no petitions are received second and third readings of the bylaw can then be given by Council. Before second reading it will be necessary to put the Department of environment approval number on the bylaw.

Requested Action

1. Council to give first reading only to the bylaw.
2. The notice of intent to approve the bylaw be advertised as required by legislation.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW:mrk

Att'd.

Commissioner's Comments

We would concur with the comments of the City Treasurer and recommend Council proceed as outlined.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

PUBLIC NOTICE TO ELECTORS
OF THE

CITY OF RED DEER, PROVINCE OF ALBERTA

SECTIONS 324 and 325 - THE MUNICIPAL GOVERNMENT ACT

TAKE NOTICE that the Council of the City of Red Deer, in the Province of Alberta, has given first reading to money Bylaw No. 2891/86 which will, upon final passage and approval, authorize the proper officers of the said City to borrow monies by way of debenture issue, to pay for the cost of the following municipal purpose, namely construction of the 67th Street River Bridge and connecting roads within and outside the limits of the said municipality;

The total cost of the aforesaid project amounts to \$17,000,000.00. After deducting from this cost the amount of \$12,750,000.00 to be received by way of Province of Alberta grants, the net amount to be borrowed on the credit and security of the municipality at large by the issue of debentures is \$4,250,000.00. The debentures are to be repayable to the bearer in Twenty (20) equal consecutive annual instalments of combined principal and interest, the annual interest not to exceed Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation;

AND WHEREAS, pursuant to Section 325 of the Municipal Government Act, a By-law of the City of Red Deer was passed on the 4th day of March, A.D., 1974, authorizing all electors to petition for a vote and to vote on money bylaws requiring the assent of the proprietary electors;

NOW THEREFORE NOTICE is hereby given by the Council of the City of Red Deer that, unless a poll of the above electors is demanded, as provided for by the terms of Section 324 of the Municipal Government Act, the said Council may pass the said money bylaw and submit it to the Local Authorities Board for final approval.

All persons interested are hereby notified and they are required to govern themselves accordingly.

DATED at the City of Red Deer, in the Province of Alberta, this

21 day of March, A.D., 1986.

CITY OF RED DEER

PER: C. SERCIK

(CITY CLERK)

Original given
to Walmsley
86/03/07
as

INFORMATION FOR ELECTORS

"Elector" means a person:

- i) who is 18 years or older
- ii) who is a Canadian citizen, and
- iii) who
 - (A) in the case of an election or the taking of a vote, is eligible to vote at that election or taking of a vote, or
 - (B) in the case of the performance of any other function or the exercise of any right with respect to a municipality, is resident in the municipality on the day on which the function is performed or the right is exercised, and has resided in Alberta for the 6 consecutive months immediately preceding that day.

(Taken from Section 1(d) of the Municipal Government Act)

A poll may be demanded in the City of Red Deer by a petition signed by electors equal in number to at least

- a) 5% of the population of a municipality as determined by the latest census, in a municipality having a population of 1,000 or more persons, or
- b) 10% of the population of a municipality as determined by the latest census, in a municipality having a population of less than 1,000 persons,

in accordance with the provisions of Section 324 of the Municipal Government Act and By-law No. 2432/74 as passed by the Council of the City of Red Deer on March 4th, 1974, in accordance with the provisions of Section 325 of the Municipal Government Act.

The petition for a vote must be received by the Municipal Secretary within 15 days of the last publication of this notice and shall contain on each page "an accurate and identical statement of the purpose and objectives of the petition". (Further requirements of the petition are provided in Section 6 of the Municipal Government Act.)

DATE of the last publication of this notice is the 29 day of March, 1986.

March 18, 1986

TO: CITY TREASURER

FROM: CITY CLERK

RE: DEBENTURE BYLAW 2891/86 AUTHORIZING THE CONSTRUCTION AND
FINANCING, 67 STREET RIVER BRIDGE & CONNECTING ROAD

Your report dated March 4th, 1986 concerning the above topic was presented to Council March 17th and at which meeting the said bylaw was given First Reading.

This office will now proceed with advertising in accordance with the requirements of the Municipal Government Act.

Trusting you will find this satisfactory.

C. SEVCIK,
City Clerk

CS/gr

c.c. City Engineer
Council/Committee Secretary, Wilma

NO. 4

1986 03 06

TO: CITY CLERK

FROM: CITY TREASURER

RE: BY-LAW NO. 2892/86 BORROWING \$458,500
VARIOUS ROAD, SIDEWALK, CURB AND GUTTER PROJECTS

Attached is the above By-law for which Council approval is requested.

The projects and borrowing to be approved by the attached By-law differ from the approved 1986 capital budget as follows:

<u>PROJECT</u>	<u>BORROWING APPROVED PER BUDGET</u>	<u>BORROWING REQUESTED PER BY-LAW</u>	<u>BORROWING INCREASE</u>
1. Parkvale Subdivision - roads	\$107,000	\$110,000	\$ 3,000
2. Riverside Heavy Subdivision - 78 Street Crescent	-	140,000	140,000
3. Road Widening - 51st Ave. & 36 St.	51,000	67,500	16,500
4. Road Improvements - 48th Street Intersections	50,000	50,000	-
5. Sidewalk, Curb and Gutter	56,000	56,000	-
6. Gaetz Avenue and 78th Street Improvements	35,000	35,000	
	<u>299,000</u>	<u>458,500</u>	<u>159,500</u>

REQUESTED ACTION

Council approval is requested. Three readings can be given to the by-law at one meeting.


A. Wilcock, B. Comm., C.A.
City Treasurer

AW:mrk

CC: City Engineer

Commissioner's Comments

We would concur and recommend Council give the bylaw 3 readings at this meeting.

"R.J. MCGHEE", Mayor
"M.C. DAY", City Commissioner

March 18, 1986

TO: CITY TREASURER

FROM: CITY CLERK

RE: DEBENTURE BYLAW #2892/86 - VARIOUS ROADS, SIDEWALK,
CURB AND GUTTER PROJECTS

Your report dated March 6th, 1986 concerning the above, was presented to Council March 17, 1986 and at which meeting Bylaw #2892/86 was given three readings.

Enclosed herewith please find a copy of the following:

1. Certified copy of Bylaw #2892/86
2. Certification of Final Reading.

Submitted for your information and appropriate action.

C. SEVCIK,
City Clerk

CS/gr

Attach:

c.c. City Engineer

CERTIFICATION OF FINAL READING

I, Charlie Sevcik, City Clerk (Position) of and on behalf of The City of Red Deer, in the Province of Alberta, hereby make application for an Order of the Local Authorities Board. I hereby certify that Bylaw No. 2892/86 of The City of Red Deer was read and finally passed at a meeting of Council held on the 17 day of March 1986. Pursuant to Section 27 of the Municipal Government Act, there are nine members of Council, including the Mayor. At the said meeting

eight members were present,

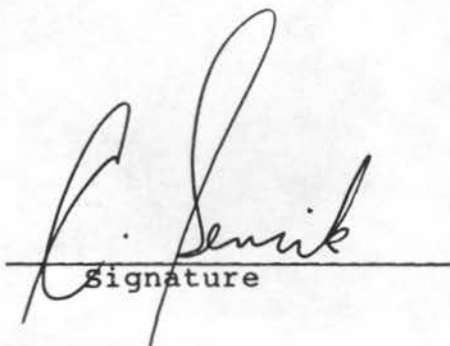
eight members voted in favour of presenting the By-law for third reading*, and

eight members voted in favour of the passing of the Bylaw.

I declare the provisions of the applicable Sections of the Municipal Government Act have been complied with.

Dated at The City of Red Deer, in the Province of Alberta this 18 day of March, A.D., 1986.

*NOTE: Pursuant to Section 105 of the Municipal Government Act "Every bylaw shall have 3 separate readings before it is finally passed, but not more than 2 readings of a bylaw shall be had at any one meeting unless the members present unanimously agree to give the bylaw 3rd reading."


Signature

NO. 5

March 10, 1986


TO: City Clerk

FROM: City Engineer

RE: Alberta Municipal Water Supply and Sewage Treatment Grant Program
Water Treatment Plant High Lift Pump

Attached is a copy of a proposed By-law and Agreement with respect to the construction of the high lift pump at the Water Treatment Plant. The By-law is required to authorize the City of Red Deer to enter an Agreement with the Provincial Government which will provide 50% cost sharing for this Project. The estimated cost of the Project is \$290,000.

Please obtain three readings of the By-law and have two copies of the Agreement executed by the City and return same to the undersigned.


for B. C. Jeffers, P. Eng.
City Engineer

RKP/emg
attach

Commissioner's Comments

We would concur with the comments of the City Engineer and recommend Council give the bylaw 2894/86 three readings at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

BY-LAW NO.

A BY-LAW to authorize the Municipal Council of the City of Red Deer in the Province of Alberta to enter into agreements with Her Majesty, the Queen, in the right of Alberta (represented by the Minister of Utilities).

WHEREAS under the provisions of Section 116 of The Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 1980, (as amended), the Council may pass a By-Law authorizing the making of an agreement with the Province of Alberta, or its agents, for the performance of any matter or thing considered by the Council and the Province or its agents to be a benefit to both parties; and

WHEREAS under the Utilities and Telecommunications Grant Regulations the Minister of Utilities may enter into an agreement with a local authority to provide for any work or undertakings; and

WHEREAS the Council of the City of Red Deer has made application to the Minister of Utilities under the Alberta Municipal Water Supply and Sewage Treatment Grant Program for financial assistance for a project relating to the installation of a Water Treatment Plant High lift Pump in the City of Red Deer.

NOW THEREFORE THE Red Deer City COUNCIL DULY ASSEMBLED ENACTS AS FOLLOWS:

That the Mayor and City Clerk Secretary-Treasurer of the City of Red Deer be and is hereby empowered to execute agreements similar to the form attached and marked Exhibit "A", between the said City of Red Deer and the Minister of Utilities relating to the Alberta Municipal Water Supply and Sewage Treatment Grant Program.

THIS BY-LAW given 1st, 2nd and by unanimous consent 3rd reading, and finally passed this _____ day of _____, A.D. 19 ____.

SEAL

Secretary-Treasurer

City Clerk

BY-LAW NO.

A BY-LAW to authorize the Municipal Council of the _____
_____ to enter into agreements with Her Majesty, the
Queen, in the right of Alberta (represented by the Minister of Utilities).

WHEREAS under the provisions of Section 116 of The Municipal Government
Act, being Chapter M-26 of the Revised Statutes of Alberta, 1980, (as
amended), the Council may pass a By-Law authorizing the making of an agreement
with the Province of Alberta, or its agents, for the performance of any matter
or thing considered by the Council and the Province or its agents to be a
benefit to both parties; and

WHEREAS under the Utilities and Telecommunications Grant Regulations the
Minister of Utilities may enter into an agreement with a local authority to
provide for any work or undertakings; and

WHEREAS the Council of the _____ has made application to
the Minister of Utilities under the Alberta Municipal Water Supply and Sewage
Treatment Grant Program for financial assistance for a project relating to the
installation of a _____ in
the _____.

NOW THEREFORE THE _____ COUNCIL DULY ASSEMBLED ENACTS AS
FOLLOWS:

That the _____ and Secretary-Treasurer of
the _____ be and is hereby empowered to execute
agreements similar to the form attached and marked Exhibit "A", between the
said _____ and the Minister of Utilities relating to
the Alberta Municipal Water Supply and Sewage Treatment Grant Program.

THIS BY-LAW given 1st, 2nd and by unanimous consent 3rd reading, and
finally passed this _____ day of _____, A.D. 19 .

SEAL

Secretary-Treasurer

GOVERNMENT OF THE PROVINCE OF ALBERTA

ALBERTA UTILITIES

Agreement

ALBERTA MUNICIPAL WATER SUPPLY AND SEWAGE TREATMENT GRANT PROGRAM

THIS AGREEMENT made in duplicate this ____ day of _____, 1986.

BETWEEN THE PARTIES:

HER MAJESTY THE QUEEN, in right of Alberta,
as represented by the Minister of Utilities,
hereinafter called the "Minister",

- and -

THE CITY OF RED DEER, in the Province of
Alberta, hereinafter referred to as the
"Local Authority".

RECITALS:

The Local Authority has requested the Minister to assist the Local Authority by providing funds under the Alberta Municipal Water Supply and Sewage Treatment Grant Program for the purpose of water supply upgrading.

The Minister has considered the request of the Local Authority and is prepared to provide financial assistance to the Local Authority in accordance with this Agreement.

Under the provisions of the Utilities & Telecommunications Grants Regulations, being Alberta Regulation 219/75 as amended, the Minister is authorized to make grants and to enter into an agreement with respect to any matter relating to the payment of a grant.

Under section 116 of the Municipal Government Act, the Local Authority is authorized under By-law No. _____, dated _____, 1986, to enter into this agreement.

THE PARTIES AGREE THAT:

1. The financial Assistance Chart - Appendix A is incorporated into and forms part of this Agreement.

2. In consideration of the Minister paying to the Local Authority the financial assistance and performing the obligations provided in the Agreement, the Local Authority, while this Agreement is in effect, will undertake its obligations in accordance with the provisions stated in this Agreement.

Definitions

3. In this Agreement,
- (a) "Local Authority" means the corporation of the The City of Red Deer,
 - (b) "Municipality" means the area of The City of Red Deer,
 - (c) "population count" means the population of the municipality as approved by the Minister,
 - (d) "Project" means the supply, installation, and commissioning of an additional high lift pump in the water treatment plant.

Terms and Conditions

3. The Local Authority hereby agrees to:
- (a) finance the entire cost of the project.
 - (b) undertake to acquire all necessary permits, licences, authorities, property easements and lands required to allow the implementation of the Project.
 - (c) construct the Project at its sole risk in a proper and workmanlike manner, complete in all respects in accordance with the plans and specifications for the Project and shall pay all costs and expenses relating thereto,
 - (d) assume all liability for all damages of any nature whatsoever caused by the Local Authority, its servants, workmen, or agents, in the construction, use, operation, maintenance, repair and replacement of the Project, or any part thereof, and will indemnify and save harmless the Minister in respect of all claims or demands or actions of whatever kind and nature that may be made against the Minister or his employees, workmen, or agents by reason of the financial assistance given to the Local Authority for the construction of the Project under this Agreement,
 - (e) invest all funds (in excess of current expenditures) advanced from this grant, or received from the Alberta Municipal Finance

Corporation with respect to this Project. The interest earned therefrom shall be applied to reduce the costs of the Project,

(f) provide to the Minister, copies, certified in a manner satisfactory to the Minister, of any documents that the Minister may deem necessary for the purpose of this agreement.

4. The Minister hereby agrees:

(a) that the Local Authority is eligible for a grant as provided by the Minister under this Agreement with respect to that portion of the total cost of the Project that is determined eligible by the Minister.

(b) to calculate the amount of the total financial assistance to which the Local Authority is eligible for the Project and shall complete Appendix A by inserting the amounts calculated.

6. The Local Authority and the Minister hereby jointly agree that:

(a) the population count of the Municipality shown in Appendix A is correct,

(b) the amounts and percentages calculated or fixed by the Minister in Appendix A are mutually acceptable,

(c) Notwithstanding (a) or (b), if at any time during, or at the time of completion of, the Project

(i) the population count differs from that first indicated in Appendix A, or

(ii) the actual cost differs from that first estimated in Appendix A,

the Minister, in his discretion, may recalculate the amount of the total financial assistance to which the Local Authority is eligible and may complete a new Appendix A,

(d) if the Minister recalculates the total amount of grant money under the provisions of this Agreement, and if the recalculated amount of grant money is less than the amount of grant monies previously paid to the Local Authority in accordance with this Agreement, the Local Authority shall repay to the Minister the amount calculated to be an overpayment within ninety days after the Local Authority receives the revised Appendix A from the Minister.

(e) the Minister appoints the Executive Director, Municipal Utilities Division, or his representative to communicate with the Local Authority and to administer the provisions of this Agreement.

Payments

7. The Local Authority shall:

(a) submit to a professional accountant, authorized by the Local Authority, a statement of costs incurred and revenues received with respect to the Project, and the professional accountant shall attest in writing that the expenditures and revenues so submitted for the Project are reasonable, are attributable to the Project, and that the accounting of same has been performed in a manner that complies with the intent and meaning of this Agreement,

(b) agree to allow the Minister or his agents access to the project site, any engineering drawings or documents, any books of accounts relating to expenditures claimed under this Agreement, and other such project-related documents as deemed necessary by the Minister in performing an audit of the project.

8. The Minister shall:

(a) upon receipt of a completed application form and satisfactory documentation that the project has commenced, issue an initial payment,

(b) upon receipt of the final statement of costs, audited by a professional accountant, together with:

(i) a certification that the Project is complete and that no additional costs will be submitted, and

(ii) such other documentation as requested by the Minister, make payment of the balance of the grant,

(c) Notwithstanding (a) and (b) above, upon receipt of satisfactory written documentation, issue at his discretion, any payments, including payment in full.

9. This Agreement continues in effect from its date of execution until the date of final grant payment or such other date as the Minister may agree to in writing.

10. This Agreement inures to the benefit of and is binding upon the Parties to this Agreement and their respective successors and approved assigns.

THIS AGREEMENT is executed by the Parties as of the date shown on the first page of the Agreement.

HER MAJESTY THE QUEEN
IN RIGHT OF ALBERTA

Witness

Minister
Alberta Utilities

THE CITY OF RED DEER

(Indicate signing authority)

(seal)

(Indicate signing authority)

March 18, 1986

TO: CITY ENGINEER

FROM: CITY CLERK

RE: ALBERTA MUNICIPAL WATER SUPPLY & SEWAGE TREATMENT GRANT PROGRAM
WATER TREATMENT PLANT HIGH LIFT PUMP, BYLAW #2894/86

Your report concerning the above topic was presented to Council March 17th, 1986 and at which meeting Council gave three readings to the said bylaw.

Enclosed herewith is a copy of the bylaw as passed by Council, along with two copies of the Agreement executed by the City. We assume that once the Agreements have been signed by the Province, one fully executed copy will be returned to us for our files.

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

C. SEVCIK,
City Clerk

CS/gr

Encl:

c.c. City Treasurer

NO. 6

February 27, 1986


TO: City Clerk
FROM: City Engineer
RE: Unit Rate By-law 2865/85 - 1986 Amendment

In order for the City to undertake construction of the local improvement projects approved in the 1986 Budget, two items in the 1985 Unit Rate By-law must be updated to ensure that the City will recover adequate frontage revenue to cover the cost of construction.

The Engineering Department has reviewed these two items and the recommended revisions are shown on the attached table.

The work under consideration involves one gravelled lane and one separate sidewalk - new. Included in the rates, as in previous years, is a 20% flankage factor. A flankage factor is necessary as recoveries are based on assessable frontage only and in some cases sidewalks, lanes, and roads are build adjacent to the sides (flankage) of the properties. The proposed rates reflect changes of 11% and 13% respectively, based on anticipated 1986 construction costs.

All affected ratepayers will be advised of the project costs and the subsequent property tax levy, and will have the opportunity to express any concerns at a public hearing before Council.


for B.C. Jeffers, P. Eng.
City Engineer

TK/jt

Attach.

PROPOSED RATE CHANGES FOR 1986

Type of Improvement	Period of Assessed Years	Annual Rate Per Assessable Metre	Total Cost Per Assessable Metre
1. Residential Gravel Lanes	5	\$ 14.27 / assess. m	\$ 51.00 / m
10. Separate Sidewalk - New	20	\$ 8.60 / m ² / / assess. m	\$ 60.00 / m ² / / assess. m

Commissioner's Comments

We would concur with the comments of the City Engineer and recommend Council give the amending bylaw 2865/A-86 three readings at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 18, 1986

TO: CITY ENGINEER

FROM: CITY CLERK

RE: UNIFORM RATE BYLAW AMENDMENT #2865/A-86

Your report dated February 27th, 1986 concerning the above was presented to Council March 17th, 1986 and at which meeting Amending Bylaw 2865/A-86 was given three readings.

Enclosed herewith is a copy of the aforesaid bylaw and I assume that you will ensure that all Office Consolidation copies in your department are updated. In this regard will you please contact Donna in this department as to the number of revised pages required.

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

C. SEVCIK,
City Clerk

CS/gr

Encl:

c.c. City Treasurer
Development Officer/Building Inspector
City Assessor
Economic Development Director
Manager Urban Planning Section

NO. 7

March 10, 1986

TO: City Council

FROM: City Clerk

RE: Offsite Levies Bylaw 2630/79

At the last Council meeting, Council passed an amending bylaw agreeing to increase the rates for sanitary, storm and water assessments as recommended by the City Engineer.

In preparing the office consolidation copy following the Council meeting, it was noted that the offsite levies bylaw makes reference to the former Planning Act (1977). Accordingly, it is recommended that Council pass a further amending bylaw to make reference to the current section of the 1980 Planning Act.

C. Sevcik
City Clerk

Commissioner's Comments

We would concur with the comments and recommend Council give 3 readings to the amending Bylaw 2630/B-86.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 18, 1986

TO: CITY ENGINEER
FROM: CITY CLERK
RE: OFFSITE LEVIES BYLAW AMENDMENT
AMENDING BYLAW 2630/B-86

At the Council meeting of March 17th, 1986, a further amendment was made by Council of the City of Red Deer to the Offsite Levies Bylaw which was of a housekeeping nature.

In Paragraph 2 of the preamble, please insert the following words and figures: "Section 76 of the Planning Act 1980" in place of the words and figures "Section 74 of the Planning Act 1977". If you require a revised page for your Office Consolidation copy, please advise Donna of this office.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory.

C. SEVCIK
City Clerk

CS/gr

c.c. Red Deer Regional Planning Commission
(Subdivision Authority)
Manager Urban Planning Section
Development Officer/Building Inspector
City Treasurer
City Assessor
Economic Development Director

File No.: R-25014


MEMORANDUM

DATE: March 6, 1986
TO: Mayor and Council
FROM: Lowell R. Hodgson
Recreation Superintendent
SUBJECT: ENVIRONMENTAL IMPROVEMENT AWARD - HERITAGE RANCH

On March 4th, 1986, the City of Red Deer was presented an Environmental Improvement Award by the Landscape Alberta Nursery Trades Association for the landscaping in the Heritage Ranch area of Waskasoo Park. Similar awards for this project were presented to the landscape architectural firm Earthscape Consultants Ltd. and the construction firm Kiwi Landscaping. The award was accepted on behalf of the City by Urban Planning Manager, Craig Curtis.

This is the second prestigious award to be received for the Waskasoo Park. Last year the Red Deer Regional Planning Commission received an "Honourable Mention" in the 1985 Canadian Institute of Planners National Awards Program.

A plaque commemorating this award is enclosed for your display in City Hall.


Lowell R. Hodgson

LRH/ccs
Enclosure
cc: Don Moore

10th March 1986

To: Members of City Council

From: Mayor R.J. McGhee
Chairman
Waskasoo Park Policy Committee

The Waskasoo Park Policy Committee has been advised by the Province that grant applications should be submitted as quickly as possible in the final year of the Urban Parks Program.

Several projects are nearing completion or have been completed, making it possible to apply for supplementary grants, at this time. The Waskasoo Park Policy Committee recommends to Council that the attached resolution and list of supplementary grant requirements be submitted to the Province.

Summary:

Total Eligibility	2,271,756.00
Less:	
Planning	339,403.00
Capital	734,929.00
Land Acquisition	380,875.00
	<hr/>
Remaining Eligibility	816,449.00

Attachment:

:mh

10th March 1986

To: Members of City Council

From: Mayor R.J. McGhee
Chairman
Waskasoo Park Policy Committee

A copy of the Proposed 1986 Waskasoo Park Budget is attached for review and approval of Council. Please note the following:

- 1) The total budget has increased slightly to \$28,475,272.00 as a result of an administration refund from the Province.
- 2) The Planning budget has now been maximized in accordance with the Provincial Guidelines, however, it is assumed that salaries and administration costs in 1987 will be funded through interest allocations.
- 3) Twelve of the capital development projects are either 100% completed or very close to that with the following Park areas to be finished this year: Three Mile Bend, River Bend Recreation Area, Bower Woods Trail, Highland Green Escarpment Trail, Piper's Mountain Trail and the Athletic Park (tentatively). Maskepetoon Park will not be developed as the area will be impacted by railway relocation although to what degree has not been determined.

The Waskasoo Park Policy Committee requests that Council approve the Proposed 1986 Waskasoo Park Budget.

Attachment:

:mh

WASKASOO PARK BUDGET:

	1985 (\$)	1986 (\$)
PLANNING	2,725,208.25	2,847,527.00
LAND ACQUISITION	9,215,870.27	8,626,174.00
CAPITAL DEVELOPMENT	16,516,826.87	17,001,571.00
	28,457,905.39	28,475,272.00

PLANNING BUDGET SUMMARY:
DECEMBER 1985

PROJECTS	1985 BUDGET (\$)	1986 BUDGET (\$)
GENERAL PLANNING	955,238	1,075,008
1. FORT NORMANDEAU	45,000	50,000
2. MASKEPETOON PARK	7,500	-
3. HERITAGE RANCH	210,000	202,500
4. GREAT CHIEF PARK/BOWER PONDS	190,000	180,000
5. NORTH BANK TRAIL	22,100	22,016
6. SOUTH BANK TRAIL	23,500	23,592
7. PINES ESCARPMENT	5,500	5,580
8. DEVONIAN 1981 PROJECT	33,000	30,831
9. DEVONIAN 1982 PROJECT	50,000	50,000
10. GAETZ LAKES SANCTUARY	200,000	200,000
11. MCKENZIE TRAIL RECREATION AREA	118,000	120,000
12. LIONS CAMPGROUND	110,000	110,000
13. THREE MILE BEND	75,000	75,000
14. RIVER BEND	525,070	547,000
15. RIVER BRIDGES	153,000	153,000
16. BOWER WOODS	-	-
17. HIGHLAND GREEN ESCARPMENT	-	-
18. PIPER'S MOUNTAIN TRAIL	2,300	3,000
TOTAL BUDGET	2,725,208	2,847,527

N.B. The general planning budget does not include salaries and administration costs in 1987. These have not been determined and are assumed to be financed through interest allocation.

CAPITAL BUDGET SUMMARY:
DECEMBER 1985

CAPITAL PROJECTS	1985 BUDGET (\$)	1986 BUDGET (\$)	STATUS (% COMPLETE)
1. FORT NORMANDEAU	530,677	550,677	99
2. MASKEPETOON PARK	77,880	-	0
3. HERITAGE RANCH	1,581,514	1,597,714	99
4. GREAT CHIEF PARK/BOWER PONDS	1,861,237	1,893,737	99
5. NORTH BANK TRAIL	176,933	174,938	100
6. SOUTH BANK TRAIL	354,186	354,186	100
7. PINES ESCARPMENT	88,799	88,799	100
8. DEVONIAN 1981 PROJECT	500,069	500,069	100
9. DEVONIAN 1982 PROJECT	669,838	683,838	99
10. GAETZ LAKES SANCTUARY	2,002,633	2,042,859	90
11. MCKENZIE TRAIL RECREATION AREA	913,978	938,978	95
12. LIONS CAMPGROUND	1,125,742	1,130,742	90
13. THREE MILE BEND	363,220	399,220	40
14. RIVER BEND	3,670,416	3,842,314	70
15. RIVER BRIDGES	1,568,204	1,568,204	100
16. BOWER WOODS	177,000	177,000	50
17. HIGHLAND GREEN ESCARPMENT	162,000	162,000	0
18. PIPER'S MOUNTAIN TRAIL	20,000	20,000	0
19. ATHLETIC PARK	-	195,596	0
SUBTOTAL	15,844,326	16,320,871	
1. EROSION CONTROL	110,000	110,000	00
2. MAINTENANCE EQUIPMENT (PARKS)	133,700	133,700	100
3. MAINTENANCE EQUIPMENT (GOLF COURSE)	250,000	250,000	95
4. BUILDING FURNITURE AND EQUIPMENT	60,000	67,000	90
5. MOBILE UNIT, BROCHURES AND MEDIA	118,800	120,000	30
TOTAL PROJECT	16,516,826	17,001,571	
URBAN PARK BUDGET	16,516,826	17,001,571	

CAPITAL BUDGET SUMMARY:
DECEMBER 1985

CAPITAL PROJECTS	PHASE 1 (\$)	PHASE 2 (\$)
1. FORT NORMANDEAU	550,677	7,000
2. MASKEPETOON PARK	-	77,880
3. HERITAGE RANCH	1,597,714	-
4. GREAT CHIEF PARK/BOWER PONDS	1,893,737	247,500
5. NORTH BANK TRAIL	174,938	-
6. SOUTH BANK TRAIL	354,186	-
7. PINES ESCARPMENT	88,799	63,000
8. DEVONIAN 1981 PROJECT	500,069	-
9. DEVONIAN 1982 PROJECT	683,838	85,500
10. GAETZ LAKES SANCTUARY	2,042,859	-
11. MCKENZIE TRAIL RECREATION AREA	938,978	100,000
12. LIONS CAMPGROUND	1,130,742	30,000
13. THREE MILE BEND	399,220	801,900
14. RIVER BEND	3,842,314	215,000
15. RIVER BRIDGES	1,568,204	-
16. BOWER WOODS	177,000	10,000
17. HIGHLAND GREEN ESCARPMENT	162,000	-
18. PIPER'S MOUNTAIN TRAIL	20,000	-
19. ATHLETIC PARK	195,596	-
SUBTOTAL	16,320,871	1,637,780
1. EROSION CONTROL	110,000	-
2. MAINTENANCE EQUIPMENT (PARKS)	133,700	100,000
3. MAINTENANCE EQUIPMENT (GOLF COURSE)	250,000	-
4. BUILDING FURNITURE AND EQUIPMENT	67,000	10,000
5. MOBILE UNIT, BROCHURES AND MEDIA	120,000	50,000
URBAN PARK BUDGET	17,001,571	1,797,780

PHASE 1: 1986 BUDGET

PHASE 2: FUTURE CONSTRUCTION ITEMS IF BUDGET AVAILABLE

dated March 10/86

Be it resolved that the Council of the City of Red Deer, having considered a report of the Waskasoo Park Policy Committee, hereby approve submission of supplementary grant applications as listed, and further be it resolved that the administration be authorized to expend the funds as required:

and as recommended to Council March 17, 1986

RECEIVED '86 BUDGET SUPPLEMENTARY

PLANNING:

General Planning	957,538	1,075,008	117,470
McKenzie Trail Rec. Area	103,026	120,000	16,974
Three Mile Bend	50,000	75,000	25,000
River Bend Rec. Area	367,041	547,000	179,959
TOTAL PLANNING			339,403

CAPITAL:

Fort Normandeau	523,651	550,677	27,026
Great Chief Park/ Bower Ponds	1,639,488	1,893,737	254,249
Gaetz Lakes Sanctuary	1,958,485	2,042,859	84,374
Lions Campground	1,066,080	1,130,742	64,662
Three Mile Bend	334,000	399,220	65,220
River Bend Rec. Area	3,602,916	3,842,314	239,398
TOTAL CAPITAL			734,929

LAND ACQUISITION:

McCullough	1,491,265	1,872,240	380,975
TOTAL LAND ACQUISITION			380,975

Proposed Resolution:

Be it resolved that the Council of The City of Red Deer having reviewed the budget as presented by the Waskasoo Park Policy Committee hereby approve the Proposed 1986 Waskasoo Park Budget and authorize the Policy Committee to approve all expenditures related thereto.

Proposed Resolution:*dated March 10, 1986*

Be it resolved that the Council of The City of Red Deer, having considered a report of the Waskasoo Park Policy Committee, hereby authorize The City of Red Deer to undertake to work with Canadian Pacific Railway to roof the bicycle underpass and to enter into an Agreement with the Railway to indemnify and save harmless Canadian Pacific from liability for damages which may arise as a result of the existence of a roof structure erected beneath the bridge at 0.43 Leduc Subdivision, and the use by persons of the bicycle underpass under such bridge and roof structure.

Further be it resolved that all construction costs and maintenance costs will be borne by The City of Red Deer through Waskasoo Park. *and as recommended to Council*

March 17, 1986.

March 18, 1986

TO: Waskasoo Park Policy Committee

FROM: City Clerk

RE: Proposed 1986 Waskasoo Park Budget

I would advise that your report of March 10, 1986, was presented to Council March 17, 1986, and at which meeting the following resolution was passed by Council approving the proposed 1986 Waskasoo Park Budget.

"RESOLVED that Council of The City of Red Deer having reviewed the budget as presented by the Waskasoo Park Policy Committee to Council March 17, 1986, hereby approve the proposed 1986 Waskasoo Park Budget and authorize the Policy Committee to approve all expenditures related thereto."

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

Trusting you will find this satisfactory.

C. Sevcik
City Clerk

c.c. Dir. of Community Services
Urban Parks Manager
Manager of Rec. Dept.
Manager, Urban Planning Section
City Treasurer

March 18, 1986

TO: The Waskasoo Park Policy Committee
FROM: City Clerk

RE: Supplementary Grant Applications

Your report dated March 10, 1986, concerning the above was presented to Council March 17, 1986, and at which meeting the following resolution was passed in accordance with the recommendations of the Committee:

"Be it Resolved that the Council of The City of Red Deer, having considered report of the Waskasoo Park Policy Committee, dated March 10, 1986, hereby approve submission of supplementary grant applications as listed, and further be it resolved that the administration be authorized to expend the funds as required and as recommended to Council March 17, 1986.

<u>PLANNING:</u>	<u>RECEIVED</u>	<u>'86 BUDGET</u>	<u>SUPPLEMENTARY</u>
General Planning	957,538	1,075,008	117,470
McKenzie Trail Rec. Area	103,026	120,000	16,974
Three Mile Bend	50,000	75,000	25,000
River Bend Rec. Area	367,041	547,000	179,959
		TOTAL PLANNING	339,403

CAPITAL:

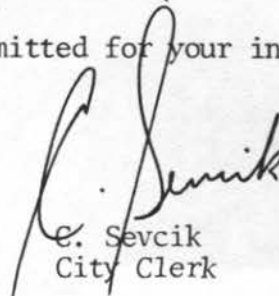
Fort Normandeau	523,651	550,677	27,026
Great Chief Park/Bower Ponds	1,639,488	1,893,737	254,249
Gaetz Lakes Sanctuary	1,958,485	2,042,859	84,374
Lions Campground	1,066,080	1,130,742	64,662
Three Mile Bend	334,000	399,220	65,220
River Bend Rec. Area	3,602,916	3,842,314	239,398
		TOTAL CAPITAL	734,929

LAND ACQUISITION

McCullough	1,491,265	1,872,240	380,975
		TOTAL LAND ACQUISITION	380,975"

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

Trusting you will find this satisfactory


E. Sevcik
City Clerk

c.c. Dir. of Community Services
Urban Parks Mgr.
Mgr. of Rec. Dept.
Mgr. of Urban Planning Section

NO. 11

10th March 1986

To: City Council

From: Mayor R.J. McGhee
Chairman
Waskasoo Park Policy Committee

The Canadian Transport Commission and Canadian Pacific Railway have requested that the City provide protective roofing over the trail path beneath the railway structure on the South Bank Trail and secondly, that the City prepare an Agreement absolving Canadian Pacific Railway of all liability resulting from construction and use of the facility.

The Waskasoo Park Policy Committee has considered the matter and upon the advice of the Solicitor recommend that the attached resolution be endorsed by Council.

Attachment:

:mh

March 18, 1986

TO: Waskasoo Park Policy Committee
FROM: City Clerk

RE: C.T.C. and C.P.R. Protective Roofing Agreement

Your report of March 10, concerning the above topic was presented to Council March 17, 1986, and at which meeting, Council passed the following motion in accordance with the recommendations from the Committee.

"BE IT RESOLVED that the Council of The City of Red Deer, having considered report of the Waskasoo Park Policy Committee, dated March 10, 1986, hereby authorize The City of Red Deer to undertake to work with Canadian Pacific Railway to roof the bicycle underpass and to enter into an Agreement with the Railway to indemnify and save harmless Canadian Pacific from Liability for damages which may arise as a result of the existence of a roof structure erected beneath the bridge at 0.43 Leduc Subdivision, and the use by persons of the bicycle underpass under such bridge and roof structure.

Further be it resolved that all construction costs and maintenance costs will be borne by The City of Red Deer through Waskasoo Park, and as recommended to Council March 17, 1986."

The decision of Council in this instance is submitted for your information and I trust that you will ensure an appropriate agreement is prepared for execution by both parties.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk

c.c. Dir. of Community Services
Urban Parks Manager
Manager, Rec. Dept.
Manager, Urban Planning Section
City Solicitor

March 18, 1986

TO: Waskasoo Park Policy Committee

FROM: City Clerk

RE: C.T.C. and C.P.R. Protective Roofing Agreement

Your report of March 10, concerning the above topic was presented to Council March 17, 1986, and at which meeting, Council passed the following motion in accordance with the recommendations from the Committee.

"BE IT RESOLVED that the Council of The City of Red Deer, having considered report of the Waskasoo Park Policy Committee, dated March 10, 1986, hereby authorize The City of Red Deer to undertake to work with Canadian Pacific Railway to roof the bicycle underpass and to enter into an Agreement with the Railway to indemnify and save harmless Canadian Pacific from Liability for damages which may arise as a result of the existence of a roof structure erected beneath the bridge at 0.43 Leduc Subdivision, and the use by persons of the bicycle underpass under such bridge and roof structure.

Further be it resolved that all construction costs and maintenance costs will be borne by The City of Red Deer through Waskasoo Park, and as recommended to Council March 17, 1986."

The decision of Council in this instance is submitted for your information and I trust that you will ensure an appropriate agreement is prepared for execution by both parties.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk

c.c. Dir. of Community Services
Urban Parks Manager
Manager, Rec. Dept.
Manager, Urban Planning Section
City Solicitor

Kelly Kloss
Please Quote Our File No.

THE CITY OF RED DEER



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

11th July 1986

Canadian Transport Commission
370, 220 - 4th Avenue S.E.
P.O. Box 2917, Station "M"
Calgary, Alberta
T2P 3C3

Attention: I.A. Mann, P. Eng.

Dear Sir:

Re: Waskasoo Park Bicycle Trail Under Bridge
0.43 Leduc Subdivision, Red Deer, Alberta
- Overhead Protection

Attached is the proposed design prepared by the City of Red Deer Engineering Department which will provide overhead protection for users of the pedestrian trail which passes beneath the C.P.R. Bridge 0.43.

We request that you review the plan and should you have any questions, please contact me at the above address or telephone me at (403)342-6100(221) between 8 a.m. and 4:30 p.m..

Construction of the trail was previously authorized 21st March 1986 by Order No. WDR 1986-00049 and upon acceptance of the overhead protective design, we will construct the "roof".

We anticipate that you will prepare the necessary agreement and forward it for execution by the City.

Yours truly,

WASKASOO PARK

TED G. JOHNSON
Project Manager

c.c. Mayor R. J. McGhee, City of Red Deer
Mr. J. L. Bowles, General Solicitor
Canadian Pacific Limited

Office of the Mayor



February 26, 1986

Canadian Transport Commission
370, 220 - 4th Avenue S.E.
P. O. Box 2917, Station 'M'
CALGARY, Alberta
T2P 3C3

ATTENTION: I. A. MANN, P. ENG.

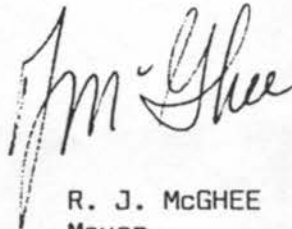
Dear Sir:

RE: WASKASOO PARK BICYCLE TRAIL UNDER BRIDGE
0.43 LEDUC SUBDIVISION, RED DEER, ALBERTA

The City of Red Deer will undertake to work with Canadian Pacific Railway to roof the bicycle underpass and will enter into an Agreement with the Railway to indemnify and save harmless Canadian Pacific from liability for damages which may arise as a result of the existence of a roof structure erected beneath the above bridge, and the use by persons of the bicycle underpass under such bridge and roof structure.

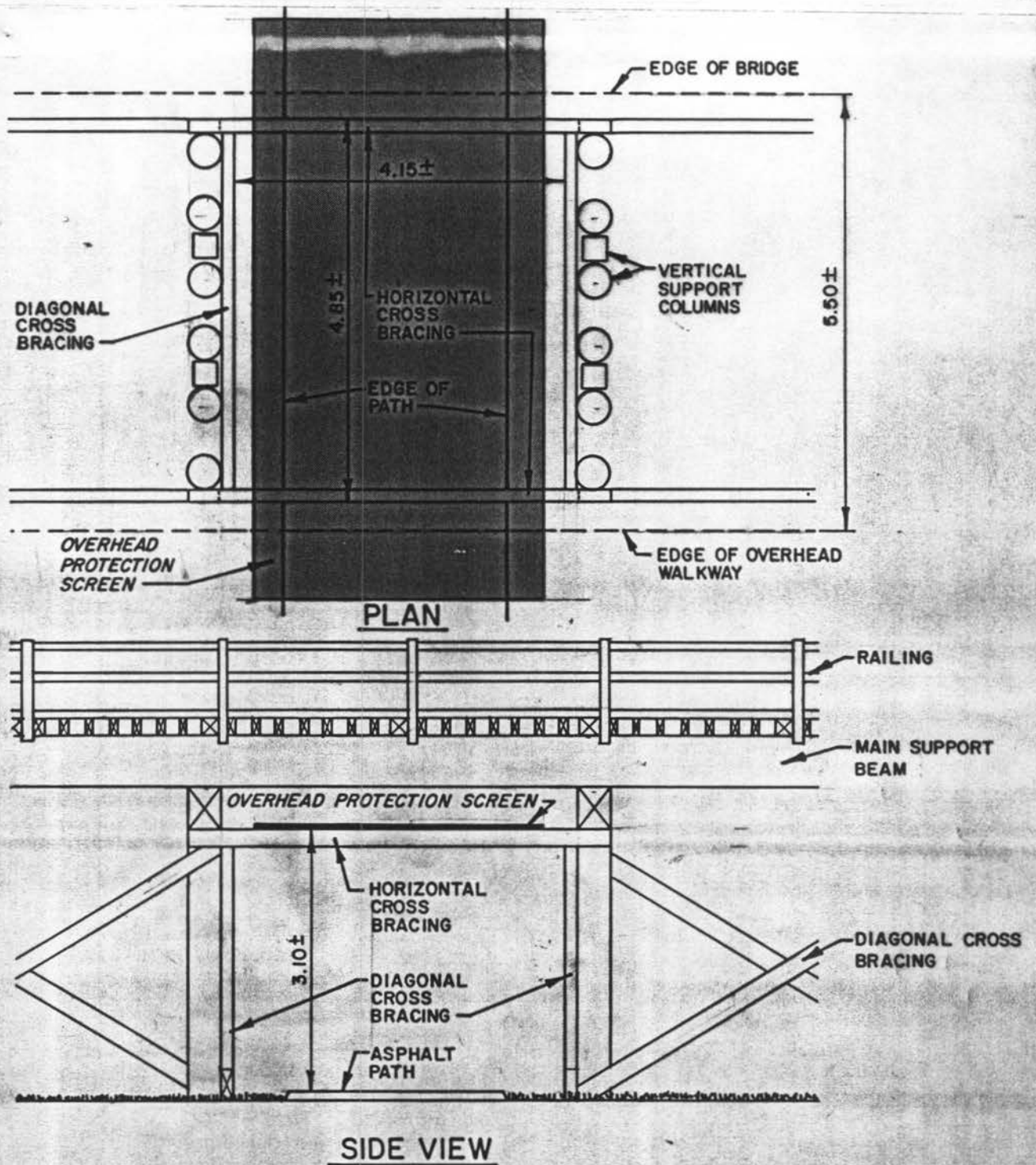
All construction costs and maintenance costs will be borne by The City of Red Deer through Waskasoo Park.

Yours truly,


R. J. MCGHEE
Mayor

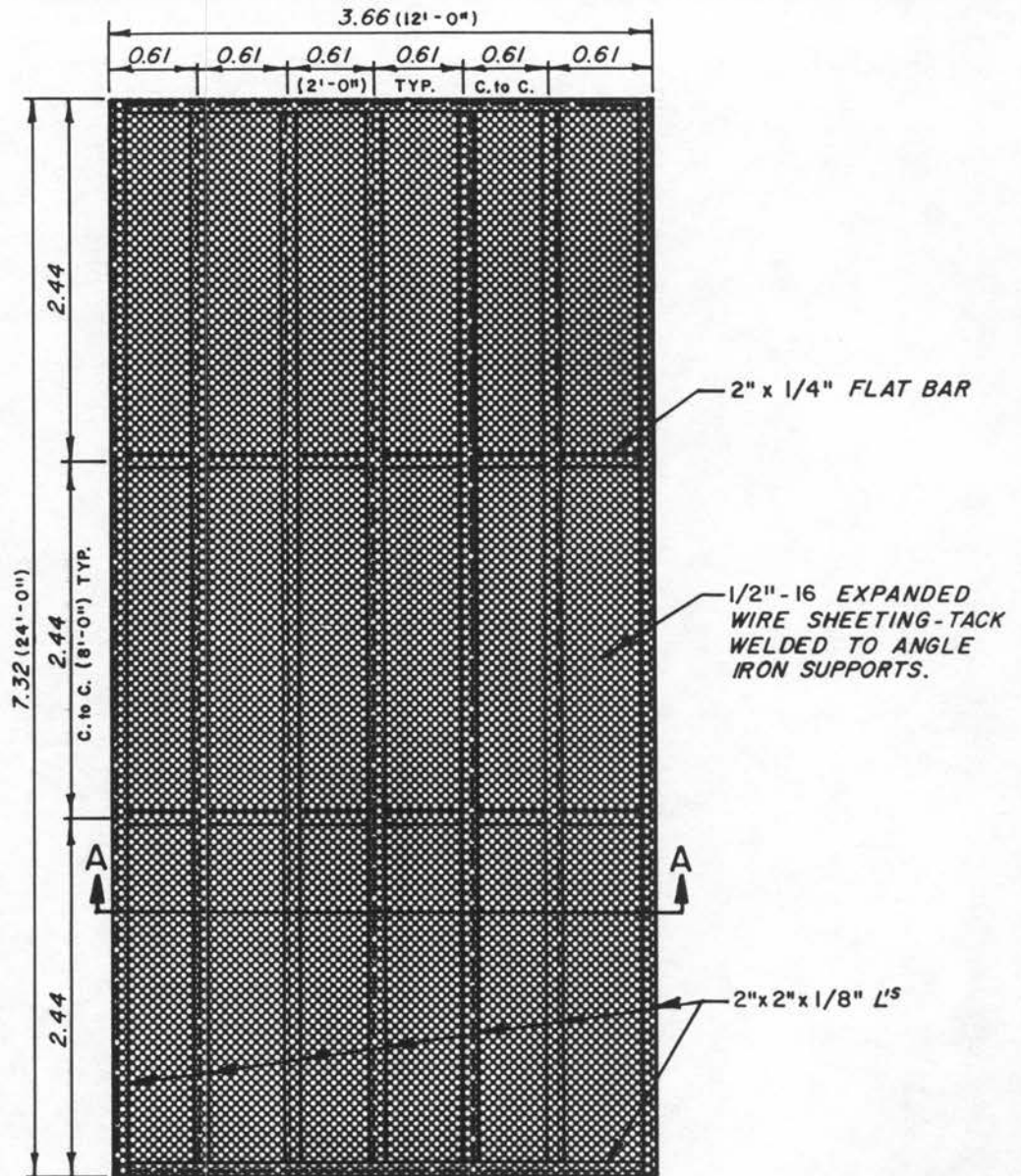
CS/bd

cc: Waskasoo Park, Attn. T. Johnson
Director, F.C.S.S.
Waskasoo Park Policy and Management Committees

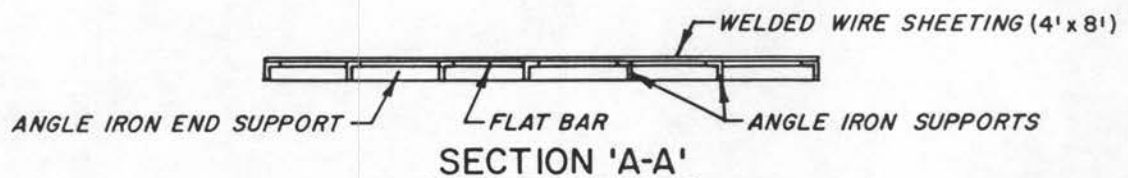


METRIC DIMENSIONS ARE mm
UNLESS OTHERWISE NOTED.

CITY OF RED DEER			
ENGINEERING DEPARTMENT			
PEDESTRIAN TRAIL			
C.P.R. OVERHEAD PROTECTION			
SCALE: 1:75		APPROVED BY	DRAWING NO.
DRWN. BY: C.E.J.B. DATE: 06/85		1 OF 2	
NO.	DATE	REVISION	APPBY



PLAN



METRIC DIMENSIONS ARE mm
UNLESS OTHERWISE NOTED.

				CITY OF RED DEER		
				ENGINEERING DEPARTMENT		
				PEDESTRIAN TRAIL		
				C.P.R. OVERHEAD PROTECTION		
				SCALE: 1:50	APPROVED BY	DRAWING NO.
				DRWN. BY: C.E.J.B. DATE: 06/86		2 OF 2
NO.	DATE	REVISION	APPBY			

March 18, 1986

TO: Waskasoo Park Policy Committee

FROM: City Clerk

RE: C.T.C. and C.P.R. Protective Roofing Agreement

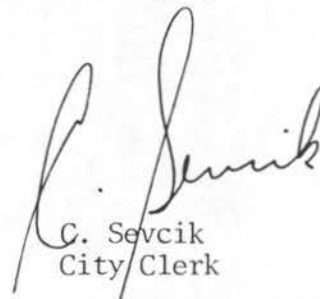
Your report of March 10, concerning the above topic was presented to Council March 17, 1986, and at which meeting, Council passed the following motion in accordance with the recommendations from the Committee.

"BE IT RESOLVED that the Council of The City of Red Deer, having considered report of the Waskasoo Park Policy Committee, dated March 10, 1986, hereby authorize The City of Red Deer to undertake to work with Canadian Pacific Railway to roof the bicycle underpass and to enter into an Agreement with the Railway to indemnify and save harmless Canadian Pacific from Liability for damages which may arise as a result of the existence of a roof structure erected beneath the bridge at 0.43 Leduc Subdivision, and the use by persons of the bicycle underpass under such bridge and roof structure.

Further be it resolved that all construction costs and maintenance costs will be borne by The City of Red Deer through Waskasoo Park, and as recommended to Council March 17, 1986."

The decision of Council in this instance is submitted for your information and I trust that you will ensure an appropriate agreement is prepared for execution by both parties.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk

c.c. Dir. of Community Services
Urban Parks Manager
Manager, Rec. Dept.
Manager, Urban Planning Section
City Solicitor

File: CS-114

March 11th, 1986

MEMORANDUM

TO: CHARLIE SEVCIK
CITY CLERK

FROM: DON MOORE
DIRECTOR OF COMMUNITY SERVICES

RE: WASKASOO PARK OFFICIAL OPENINGS

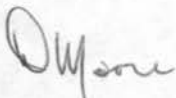
As Council Members are aware, there will be two Park Openings this coming spring and summer. These are:

May 19th - Fort Normandeau

August 4th - Kerry Wood Nature Centre/Gaetz Lakes and McKenzie Trail

Preliminary estimates of the cost of these Openings have been submitted to the Waskasoo Park Management Committee for their consideration, however, it was the Management Committee's opinion that such expenses should be met through operating funds rather than through capital funds, and therefore, assuming City Council agrees with this recommendation, it is recommended that Council authorize the Museums Board to expend a maximum of \$9,600.00 for these two separate openings.

The costs will include the customary invitations, printing, publicity, and will provide for extensive public participation in both of the events. There will of course be appropriate recognition of those that have been involved in the project and hopefully the Minister of Recreation and Parks will be in attendance.



DON MOORE

DM:pw

Commissioner's Comments

We would support the request as outlined. The monies would come from accumulated surpluses for the operation of the park and therefore does not affect any existing budgets.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 18, 1986

TO: Director of Community Services

FROM: City Clerk

RE: Waskasoo Park Official Openings

Your report of March 11, 1986, concerning the above topic was presented to Council March 17th and at which meeting the following motion was passed in accordance with your recommendations:

"RESOLVED that Council of The City of Red Deer having considered report dated March 11, 1986, from the Director of Community Services re: Waskasoo Park Official Openings hereby authorize the Museums Management Board to expend a maximum of \$9,600.00 for the two separate openings and as recommended to Council March 17, 1986, and that the funds be allocated against the operating surplus of the parks."

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

Trusting you will find this satisfactory.

C. Sevcik
City Clerk

c.c. Waskasoo Park Management Committee
Urban Parks Mgr.
Museums Mgr.
Manager, Urban Planning Section



RED DEER REGIONAL PLANNING COMMISSION

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

NO. 13

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

Telephone: (403) 343-3394

February 27, 1986



To all Municipal Administrators
within the Red Deer Regional
Planning Commission area

Dear Sir/Madam,

Re: Adoption of Changes to the Regional Plan

The attached official notice (Attachment A) announces the intention of the Members of the Red Deer Regional Planning Commission to consolidate all changes to the Red Deer Regional Plan and adopt the Regional Plan (Consolidated - April 1986) at a meeting of the Commission on April 21, 1986 at 1:15 p.m.

The Regional Plan was originally adopted by the Commission on August 29, 1983. Changes were adopted on May 14, 1984 at the request of the Alberta Planning Board. Since then, the Board has refused to approve the Red Deer Regional Plan on a number of occasions because the Plan did not meet the advised 'requirements' in their guideline documents. As a consequence of the Board's continual requests for additional changes, the Members of the Commission approved further changes to the Regional Plan at their meetings of May 13, June 24, September 16, November 18 of 1985 and February 17 of 1986. All of these are proposed to be incorporated into the consolidated Plan.

By far the majority of these changes are due to the Board's requests. Some are initiated by the Commission as editorial changes to maintain consistency in the Plan's policies. Your municipality may wish to take an especially close look at the 'first parcel out' provisions in Section 4.5 and discuss these with your Commission representative.

Attachment B provides the illustrated changes to the Plan through the use of handwritten revisions. This attachment 'clearly' indicates the extent and form of changes approved by the Commission over the past 18 months.

Attachment C is the consolidated version of the Regional Plan which the Commission intends to adopt at their meeting on April 21, 1986. Please note that due to the revisions the numbering in the Plan has substantially changed. Maps are not included as they have not yet been updated. They will be similar to those in the May 1984 plan, but as appendices to the Plan they will be for information purposes only.

.... /2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF 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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

All Municipal Administrators
within the Red Deer Regional
Planning Commission area
February 27, 1986
Page two

Would you please inform your Council of the Commission's intention to adopt the consolidated Regional Plan, as explained above, and request that they direct their Commission Member to vote on the matter at the Commission meeting on April 21, 1986. Should you or Council require any explanation on the changes you may contact the undersigned or Allan Williams at 343-3394.

Yours truly,

A handwritten signature in dark ink, appearing to read 'W.G.A. Shaw', written over a horizontal line.

W.G.A. Shaw
Manager

WGAS/lt

Enclosures

c.c. - Commission Members

OFFICIAL NOTICE

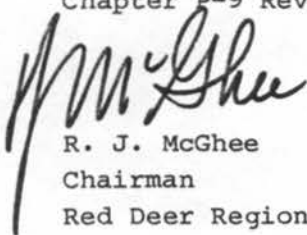
It is the intention of the Red Deer Regional Planning Commission to adopt the Regional Plan (Consolidated - April 1986) at a meeting of the Commission on April 21, 1986 commencing at 1:15 p.m. This will consolidate changes to the August 29, 1983 Plan, as originally adopted by the Commission, with changes adopted on May 14, 1985 and approved on May 13, June 24, September 16 and November 18 of 1985 and approved in principle on February 17 of 1986.

At this meeting the Commission will consider representations from local authorities having jurisdiction in the region and may change the REGIONAL PLAN on the affirmative vote of at least 2/3 of those persons entitled to vote and who are present and vote.

A person who is entitled to vote is:

- (i) a member of the Commission, or his/her alternate, appointed by council of a municipality to the Red Deer Regional Planning Commission pursuant to Section 22(1), 22(2), 22(3) and 22(4) of the Planning Act, these representing the Municipal District of Clearwater No. 99; the Counties of Lacombe No. 14, Mountain View No. 17, Paintearth No. 18, Red Deer No. 23, Stettler No. 6; the City of Red Deer; the Towns of Blackfalds, Bowden, Carstairs, Castor, Coronation, Didsbury, Eckville, Innisfail, Lacombe, Olds, Penhold, Rocky Mountain House, Stettler, Sundre, Sylvan Lake; the Villages of Alix, Bentley, Big Valley, Botha, Caroline, Cremona, Delburne, Donalda, Elnora, Gadsby, Mirror; and the Summer Villages of Gull Lake, Half Moon Bay, Rochon Sands, White Sands, and
- (ii) pursuant to Section 24(2) of the Planning Act a member of council of the Villages of Clive, Halkirk; and the Summer Villages of Birchcliff, Norglenwold and Jarvis Bay.

This notice is given pursuant to Section 50(2) of the Planning Act, Chapter P-9 Revised Statutes of Alberta, 1980.


R. J. McGhee
Chairman
Red Deer Regional Planning Commission
February 27, 1986



Attachment A



RED DEER REGIONAL PLANNING COMMISSION

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

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

March 7, 1986



To All Municipal Administrators
within the Red Deer Regional Planning Commission Area.

Dear Sir/Madam:

Re: Changes to the Regional Plan - proposed adoption April 21, 1986

Since the Commission's February 27 letter to you regarding the above captioned topic, the Commission has received correspondence from the Alberta Planning Board regarding compromise solutions to the remaining differences between the Board and the Commission. These differences pertain to Sections 4.5.6 and 4.5.7 (page 16) of the proposed Regional Plan.

For your information, a copy of the Board's letter is attached hereto. Based upon the advice in this letter from Mr. Grover, the staff herein provide some rewording to Sections 4.5.6 and 4.5.7, which the municipalities may wish to consider in preparing to vote on April 21. The potential rewording is attached on a copy of page 16 of the Plan.

Please note that this suggested wording does the following:

- (a) in 4.5.6 replaces 'removal' with the word 'subdivision', although this change was not suggested by the Board, it would eliminate the potential interpretation noted in the Board's letter.
- (b) the term 'parcel to accommodate an existing residence and related improvements' has been chosen over the alternative offered by the Board - developed residential site - because it clearly states that a developed residence must be present; a developed residential site could imply that only an access and fence, for example, are present.
- (c) the words 'to be created' as suggested by the Board are deleted because they are redundant with the term 'subdivision'.
- (d) in 4.5.7, it is not necessary to include 'parcel' in the term to be defined, but only the conditions which qualify the term parcel - that is 'developed residence and related improvements.'

/2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF 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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

To all Municipal Administrators
Re: Changes to the Regional Plan

Pg. 2

With regards to the staff proposals for rewording to 4.5.6 and 4.5.7 based upon the Board's suggested changes, these have been reviewed with Jack Thomas, Assistant Deputy Minister, who feels this revised wording lies within the spirit of the Board's advised changes.

Should you require any clarification to these points or answers to any questions that you may have regarding the regional plan, please contact the undersigned or Al Williams.

Yours truly,

A handwritten signature in dark ink, appearing to read 'W.G.A. Shaw', with a large, stylized loop at the end.

W.G.A. Shaw, MCIP
MANAGER
RURAL & REGIONAL PLANNING SECTION
WS/cc

c.c. - Commission Members

- 4.5.4 Industrial uses should be protected from encroachment by non-compatible land uses.
- Commercial Uses 4.5.5 A rural commercial use should be directed to a hamlet, unless the use would appropriately function as a highway commercial use or serve an isolated rural area.
- Single Country Residential Parcels 4.5.6 In accordance with the Alberta Planning Board's report on the Framework for Application of Regional Plan Guidelines and Sections 20 and 21 of the Subdivision Regulation and notwithstanding any other provisions in this Plan, the ^{subdivision} ~~removal~~ of a single ^{developed} ~~residence~~ ^{and related improvements} from an unsubdivided quarter section shall be allowed provided that the proposed subdivision complies with the Planning Act and Subdivision Regulation.
to accommodate an existing
- 4.5.7 For the purposes of Section 4.5.6, a municipality shall define the term ~~single developed residence~~ in its land use bylaw.
existing residence and related improvements
- 4.5.8 Notwithstanding any other provision in this Plan, a single undeveloped site shall be allowed to be subdivided from an unsubdivided quarter section, where
- (a) the site is for country residential use and that use is provided for in the land use district for which the land is designated under the land use bylaw, and
 - (b) the proposed subdivision complies with the Planning Act and Subdivision Regulation.
- Grouped Country Residential Subdivisions 4.5.9 Where grouped country residences are permitted, they should be in a manner that would prevent incorporation as a new urban municipality, except:
- (a) for summer resort purposes as a summer village where the number of parcels to be created conforms with the statutory plan provisions of the affected municipality.
- 4.5.10 Notwithstanding any other provisions in this Plan, better agricultural land shall not be subdivided for grouped country residential purposes.
- 4.5.11 Municipalities shall contain provisions in their general municipal plans and land use bylaws to direct country residential uses away from:
- (a) landfill sites, sewage treatment plants and sewage lagoons,
 - (b) intensified livestock operations,
 - (c) sour gas areas and pipelines,
 - (d) highway vicinities, unless contained within an area structure plan that has been approved by the Minister of Transportation, and
 - (e) any other location having characteristics detrimental to rural residential living.
- Mobile Home Parks 4.5.12 A rural mobile home park should be directed to a hamlet.

March 3, 1986



Mr. R.R. Cundy
Director
Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9

Dear Mr. Cundy:

Re: Red Deer Regional Plan

Thank you for your letter of February 18, 1986 requesting Alberta Planning Board's acceptance of four revised policies in the Red Deer Regional Plan.

The Board considered the proposed changes very carefully. We appreciate the commission's effort to accommodate our suggestions. However, we still believe that references to the Framework, the Planning Act and Subdivision Regulation in these provisions are superfluous. Nevertheless, in order to achieve the completion of the Red Deer Regional Plan, the Board is prepared to accept these references.

However, there are two further changes required to the provisions before the Board is prepared to recommend the ratification of the plan to the Minister. These changes are:

1. Delete the phrase "and Sections 20 and 21 of the Subdivision Regulation" from policy 4.5.6. There are two reasons for this suggestion.

First, the provision already indicates that the subdivision must comply with the Planning Act and the Subdivision Regulation (at the end of that policy). It is therefore not necessary to refer to two specific sections of the regulation in the same policy statement.

Furthermore, if you refer to a proposed amendment to section 21(2) of the Subdivision Regulation (which was circulated to your commission in October, 1985), you will note that the proposed provision stipulates that the separation of a developed residential site from an unsubdivided quarter section shall be allowed "notwithstanding any other provision of that (the Subdivision) regulation". In other words, section 20 (relating to distance setback from urban municipalities) and section 21 (subsection 1 relating to the agricultural capability of the subject land) will not apply for such a subdivision under the proposed section 21(2). Therefore, the specific references to sections 20 and 21 in policy 4.5.6. will cause confusion as to whether these sections apply to the subdivision of a developed residential site.

2. Change the phrase "developed residence" to either "developed residential site" or "parcel to be created to accommodate an existing residence and other related improvements" for policies 4.5.6 and 4.5.7.

The purpose of policy 4.5.6 and 4.5.7 is to provide for the subdivision of a piece of land containing a developed residence (and related improvements), rather than the physical "moving" or "removal" of a building from one site to another. Our suggested change is intended to clarify the purpose of these provisions.

I would suggest that your commission include these changes which are suggested by the Board in order to mitigate possible legal and interpretational problems. The changes should help the future operation and implementation of the plan's policy directions.

In conclusion, the Board appreciates the commitment of the commission to complete the Red Deer Regional Plan, and looks forward to further co-operation from your commission.

Yours truly,



Archie R. Grover,
Chairman

ARG/jb
cc: Mr. J.G. Thomas, ADM

Commissioner's Comments

Under the Planning Act each Planning Commission is required to approve a Regional Plan. As a member of the Red Deer Regional Planning Commission, the City of Red Deer is being asked to consider the Plan as attached with this agenda to either ratify or bring forward suggested changes. As the representative of the City in the Commission, we will be required to vote for either the acceptance or the rejection of the Plan at the Commission's meeting of April 21, 1986.

The Commission has spent a number of years considering various drafts. It now appears that we have a Regional Plan that would be acceptable to the Alberta Planning Board and the Minister. Council's direction is requested.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

March 18, 1986

TO: Mayor McGhee

FROM: City Clerk

RE: Adoption of Changes to the Regional Plan

As you are aware, members of the Red Deer Regional Planning Commission will be called upon to vote on the Regional Plan (consolidated - April 1986) at a meeting of the Commission on April 21, 1986, at 1:15 p.m.

This matter was considered by Council of The City of Red Deer Monday, March 17, 1986, at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Red Deer Regional Planning Commission re: adoption of changes to the Regional Plan hereby direct that the City representative on the Commission vote for the acceptance of the said Plan at the Commission's meeting of April 21, 1986."

The decision of Council in this instance is submitted for your information and I trust that you will govern yourself accordingly.

C. Sevcik
City Clerk

ATTACHMENT B
MARCH 1986

RED DEER REGIONAL PLAN



PROPOSED CHANGE

-1-

1.0 INTRODUCTION AND ORIENTATION

PURPOSES OF THE REGIONAL PLAN

Local Planning Framework 1.1 The fundamental purpose of the Regional Plan is to express the manner in which municipalities in the Commission area are to be guided in the management of land use planning. ^{In other words,} ~~As such,~~ the Regional Plan provides a framework to assist local planning and decision making. Since local statutory plans and land use bylaws are expected to implement municipal and regional concerns related to land use planning, within the framework provided by the Regional Plan, the Regional Plan serves as a broad policy document, rather than being one which is detailed and regulatory. This will permit municipalities the degree of flexibility they desire to satisfy local aspirations.

Reflection of Provincial Interests 1.2 ~~A second purpose of~~ ^{needs and also} The Regional Plan ~~is to~~ reflects, within a regional planning framework, provincial goals and objectives regarding areas of regional concern to the Commission and its municipalities.

Regional Guide 1.3 Further, the Regional Plan is intended to act as a policy guide for the Commission, the Alberta Planning Board, the Local Authorities Board and other agencies which, from time to time, are required to deal with land use planning matters affecting the region.

Cooperation 1.4 More importantly, the Regional Plan promotes consultation and cooperation between the Commission, municipalities, other local authorities and senior levels of government in working towards satisfying local and regional needs and aspirations.

THE REGION

Location 1.5 Located in the central part of the Province between Edmonton and Calgary, the Red Deer Regional Planning Commission covers an area of approximately 36,750 square kilometres (14,190 square miles) encompassing the ^{Municipal District of Clearwater} ~~Improvement District No. 40~~, the Counties of Lacombe, Red Deer, Mountain View, Stettler and Paintearth, and ^{all} ~~the~~ thirty-six ^{six} urban municipalities ^{located within that area.} Map 1 shows the geographical setting of the Commission area.

Diversity 1.6 The Commission area is characterized by diversity, its strength being its abundance of natural resources. ^{Being dominated by} The western portion of the region is sparsely settled, ~~as it mostly consists of~~ the Eastern Slopes. ^{Mainly} ~~Predominantly~~ an area of forest-covered mountains and foothills, the Eastern Slopes ^{is} ~~are~~ recognized as ^{the Chocoma headwaters region} ~~a major watershed area~~ for the Prairie Provinces. The area also possesses ^{great} ~~a~~ wealth of other resources, including timber, coal, oil and natural gas and is important for its fisheries and wildlife habitat as well as its recreational opportunities. Moving eastward, the mountains and foothills gradually give way to parkland and eventually prairie landscapes in the extreme south-eastern parts of the Commission area. The entire central and eastern portions of the region make up an important mixed farming area with some of the best

PROPOSED CHANGE

-2-

agricultural land in the Province. Generally speaking, though, the best soils are found in the Highway 2 corridor, precisely where most of the population and economic growth has occurred in the region. Soil quality tends to decrease both east and west. To the east, ^{lower annual precipitation} cooler temperatures and ^{become more evident} frost damage is a problem while to the west, ~~soil erosion or frost damage~~ is a problem. Major oil, gas and coal deposits underlie much of the area.

Population 1.7 Up until the mid-1970s, population growth in the region lagged slightly behind the provincial rate of growth, mainly because of the rapid growth occurring in Edmonton and Calgary. However, since 1976, the region's growth rate has surpassed that of the Province as a whole.

The regional population of ~~over 150,000 in 1985~~ is becoming increasingly more concentrated in the Highway 2 corridor. Indeed, a key characteristic of recent population growth in the region has been the wide difference in the rates of growth from community to community. Unlike communities close to Highway 2 which continue to grow at a rate that exceeds the provincial average, municipalities in the extreme eastern portions of the region have been experiencing relatively little growth and, in some cases, even population decline.

Economy 1.8 The economy of the region has been based primarily on agriculture and the extraction of energy resources, in particular oil and gas. The availability of raw materials and energy resources, however, has helped to establish various other types of industry in the region including a major world-scale petrochemical complex.

Future Prospects 1.9 It is expected that the rate of economic growth will remain close to the provincial average, with most of this increase concentrated in the Highway 2 corridor. Growth in the region will likely continue to be principally related to agricultural production and energy resource development, while efforts continue to further diversify the ~~economic~~ ^{economic} base.

REGIONAL CONCERNS ~~economic~~ ^{economic} base.

1.10 The Regional Plan addresses a number of concerns and issues of regional significance. ~~They are directly related to the problems associated with accommodating economic growth and settlement, as well as to adapting to changing conditions during the late 1970s and early 1980s.~~ They pertain to:

- accommodating growth in an orderly fashion
- ~~growth in the region depends upon finite oil and gas resources~~
- concentration of growth in the Highway 2 corridor
- ~~environmental and socio-community impacts of growth~~
- rapid urban growth and development **settlement and land use**
- location of country residences and industry in rural areas
- urban fringe development
- ~~development in hamlets~~ **expansion**

Growth and Settlement

PROPOSED CHANGE

-3-

Transportation and Utilities

- development of a safe and efficient integrated transportation system
- ~~conflicts between transportation facilities and adjoining land use development~~
- adequacy of utility systems ~~for land use development~~ *powerlines*
- disruptive effects on land use of ~~electrical transmission lines and pipelines~~

Community Facilities and Services

- land use provisions for community facilities and services

Natural Resources

- ~~air pollution by various industry and land users~~
- adequacy of water supplies ~~for regional growth and land use~~
- water quality ~~deterioration by inappropriate land use~~
- loss of agricultural land
- ~~enrichment by incompatible land uses on energy and mineral resources~~ *development*
- ~~environmental disturbance and land use conflicts associated with resource development~~
- ~~inappropriate use of watersheds~~ *protection of recreation resources*
- ~~inappropriate land use encroachment on recreation services~~

• impacts of

Sensitive Environments

- disturbance of highly sensitive, rare or unique environments
- development pressures along lakeshores and in river valleys
- protection of the environmental quality of the Eastern Slopes
- loss of fish and wildlife habitat

General Planning Framework

- the need to
- ~~lack of understanding of the purposes of planning~~
- ~~need for cooperation and coordination in planning~~
- *the need for public participation in the planning process*

Insert ahead of "Growth and Settlement"

GOALS OF THE REGIONAL PLAN

1.11 ~~The~~ *to the* ~~Each goal of the Regional Plan addresses the related~~ *concerns and* ~~issues presented above. They~~ *goals* ~~therefore serve not only as guides to the contents of the Regional Plan and its policy directions, but also are indicative of the broad implications of the use of land in the region. The goals of the Regional Plan are as follows:~~

General Planning Framework	The delivery of efficient and effective <i>Land use</i> planning for land use in the region.
Growth and Settlement	The accommodation of growth and settlement in a socially, economically and environmentally acceptable manner.
Transportation and Utilities	The development and maintenance of comprehensive transportation and utility systems that effectively serve the region and its municipalities.
Community Facilities and Services	The provision of land to accommodate a broad range of community facilities and services accessible to all residents of the region.

PROPOSED CHANGE

-4-

Natural
Resources
Sensitive
Environments

protection of the region's natural resources from encroachment
~~The judicious management and use of the natural resources of the
region by incompatible land uses.~~

The conservation of the physical environment of the region.

~~Land
Utilization~~

~~The effective subdivision of land as an integral component of sound the
land use planning process.~~

PLAN STRUCTURE AND POLICY TONE

Structure 1.12 The Regional Plan is divided into four parts :

PART ONE - INTRODUCTION contains introductory information about the Plan. Section 1 states the purposes of the Regional Plan and briefly describes the major characteristics and trends of the region. It also outlines the regional issues and concerns, and includes a statement of the goals of the Plan.

PART TWO - DEFINITIONS lists key definitions used in the Plan. Section 2 should be consulted for the intended meaning of terms.

PART THREE - ~~REGIONAL PLAN OBJECTIVES AND~~ POLICIES presents the objectives and policies of the Plan. Section 3 establishes a general framework for municipal planning in the region. This is done because implementation of the Plan will rest primarily with municipal governments. Sections 4 through 8 in turn present policies dealing with growth and settlement, transportation and utilities, community facilities and services, natural resources and sensitive environments.

PART FOUR - ~~PLAN~~ MONITORING AND REVIEW describes how the Plan will be kept up-to-date through monitoring, review and amendment.

Advisory
Tone

1.13

In respect of municipal wishes, most of

~~Largely respecting municipal preferences,~~ the policies contained in the Regional Plan are ~~mostly~~ advisory. ~~These policies use the weak word "should" and are not binding on any municipal authority.~~ However, this is not to be interpreted as providing exemption from compliance with any provincial or federal legislation or municipal bylaw.

compliance by

The Regional Plan does contain some policies which require mandatory ~~compliance by~~ ~~some policies are binding on municipal~~ authorities. These policies use the word "shall" and are ~~also to be~~ binding because of the ~~significant~~ regional importance of the issue or topic being addressed, ~~by the policy.~~

It is important to note that the

~~the~~ Provincial and Federal Governments are not legally bound by any of the policies contained in the Regional Plan.

Maps

1.14

Maps are included in the Appendix and are intended for information only. They will help clarify the related policies in the Regional Plan. However, the information shown is not necessarily precise or complete on account of the scale of the maps and/or the lack of original source material.

PROPOSED CHANGE

-5-

2.0 GENERAL PLANNING FRAMEWORK

2.1 INTRODUCTION

The Planning Act generally requires municipalities to have statutory plans and land use bylaws to guide human settlement and the maintenance of environmental quality. ~~Through these requirements,~~ ^{thus} the control of land use and development lies with municipalities. The Commission recognizes ~~this~~ ^{will first} ~~authority~~ and therefore that implementation of the Regional Plan ~~will first~~ ^{will first} ~~lies with local governments.~~ ^{with first} However, in wishing to pursue the goals, objectives and policies of the Regional Plan, the Plan ~~sets out~~ ^{will first} a general planning framework ~~for the region to promote implementation of the Regional Plan through a coordinated and separate land use planning, among all municipalities in the region.~~ ^{that} ~~cooperative approach to~~

2.1 GOAL

Goal 2.1(a) The delivery of efficient and effective ^{land use} planning ~~for land use~~ in the region.

2.2 PLANNING PURPOSES

Objective 2.2 (a) The ~~sound~~ planning of the region and its municipalities in the greater public interest.

Policy

General Purposes 2.2.1 Planning within the region should be for the purposes of:
(a) achieving the orderly, economical and beneficial use and development of land and patterns of human settlement,
(b) maintaining and improving the quality of the environment, including the conservation of resources,
but without infringing on the rights of individuals except to the extent that is necessary for the greater public interest.

2.3 MUNICIPAL PLANNING

Objectives 2.3 (a) The encouragement of effective local planning.
(b) The joint planning ^{of} ~~for~~ areas of common interest ~~among~~ ^{to} municipalities.
(c) The implementation of the Regional Plan through ^{municipal} ~~statutory~~ ^{statutory} ~~municipal~~ plans and land use bylaws.

Policies

General Municipal Plans 2.3.1 Each municipality should adopt a general municipal plan to guide future growth and change in a manner which:
(b) ~~(a)~~ reflects municipal aspirations and needs, and
(c) ~~(b)~~ observes the needs and aspirations of adjoining municipalities, ~~and~~
(a) ~~(c)~~ serves to implement ~~the growth and settlement provisions of~~ ~~Section 3 and other policies of~~ the Regional Plan.

PROPOSED CHANGE

-6-

- 2.3.2 General municipal plans should contain goals, objectives, policies and maps for dealing with land use, economic base, housing, transportation, utilities, parks and recreation, ~~community facilities and services~~, the physical environment, ~~and resource conservation~~, ^{as well as} directions for area structure plans and area redevelopment plans, plan coordination with adjacent municipalities, public participation and plan implementation, review and amendment.
- Urban 2.3.3 Further to Section 2.3.2, a general municipal plan for an urban municipality ~~should~~ ^{shall} contain provisions for:
- (a) the management of urban growth including the direction ~~and~~ ^{phasing} of future urban expansion,
 - (b) the conservation of agricultural land, especially better agricultural land, ~~for as long as practically possible,~~
 - (c) the protection of existing and potential non-renewable resource utilization areas, and
 - (d) the protection of sensitive environments, ^{and} transportation ~~infrastructure~~ and utility infrastructure.
- Rural 2.3.4 Further to Section 2.3.2, a general municipal plan for a rural municipality ~~should~~ ^{shall} contain provisions for:
- (a) the conservation of agricultural land, especially better agricultural land,
 - (b) the protection of existing and potential non-renewable resource utilization areas, and
 - (c) the protection of sensitive environments, ^{and} transportation ~~infrastructure~~ and utility infrastructure.
- Area Structure Plans 2.3.5 Area structure plans should be utilized to provide a detailed planning framework for future subdivision and development in portions of the municipality subject to significant land use change, including:
- (a) for urban municipalities, areas designated for ^{future} urban expansion, and
 - (b) for rural municipalities, hamlets, highway vicinity development ~~and grouped industrial developments~~ ^{uses}.
- Area Redevelopment Plans 2.3.6 Area redevelopment plans should be adopted by a municipality to provide a planning framework for the purpose of preserving or improving lands and buildings, rehabilitating lands and buildings and the establishment, improvement and relocation of public roadways, utilities and other facilities and services in an area.
- Land Use Bylaws 2.3.7 Each municipality should adopt a land use bylaw to regulate the ^A use and development of land and buildings in the municipality. ~~in~~ ^{land use bylaw shall} ~~which implements:~~
- (b) ~~(a)~~ the statutory plans for the municipality, ^{and}
 - (c) ~~(b)~~ a joint general municipal plan adopted jointly with an adjacent municipality, ~~and~~
 - (a) ~~(c)~~ the Regional Plan,

PROPOSED CHANGE

-7-

2.4 PLANNING COOPERATION

Objective 2.4 (a) The promotion of coordinated and compatible planning ~~services~~ ^{policies} throughout the region.

Policies

Cooperation 2.4.1 The general purposes of planning should be encouraged through cooperation among:

- (a) the Commission,
- (b) municipal councils, municipal planning commissions and development appeal boards, ^{and utility}
- (c) school, hospital, ~~sanitation and drainage~~ ^{sanitation and utility} authorities,
- (d) the Provincial and Federal Governments, and
- (e) the general public.

Coordination 2.4.2 Each municipality should refer, prior to adoption, a statutory plan and land use bylaw, or ^{any} amendment thereto, to:

and Liaison

- (a) an adjacent municipality for comments where the proposed statutory plan or land use bylaw, or amendment thereto, may have an impact on the municipality, and
- (b) the Commission for comments.

A copy of the adopted plan, bylaw or amendment should be sent to the Commission. → ^{by two or more municipalities}

Joint 2.4.3 Joint planning should be undertaken ^{for an area which lies} ~~within two or more municipalities and~~ which is common to their interests, including:

Planning

- (a) an urban fringe,
- (b) a regionally significant sensitive environment, and
- (c) any other area which would benefit from joint planning.

Urban 2.4.4 A joint general municipal plan for an urban fringe should:

Fringe

- (a) identify the boundary of the urban fringe,
- (b) include policies for urban growth and annexation, agricultural land conservation, ~~environmental protection~~, country residential development, highway commercial development, rural industrial development, the provision of roads, utilities and services, and the protection of sensitive environments, ^{and} transportation ~~infrastructure~~ ^{requests for land use redesignations,} and utility infrastructure, ^{permit applications}
- (c) establish procedures for the referral of subdivision and development ^{proposals}, and
- (d) provide for ^{inter}municipal cooperation and the resolution of conflicts.

2.4.5 A joint general municipal plan shall conform to the Regional Plan.

PROPOSED CHANGE

-3-

3.0 GROWTH AND SETTLEMENT

3.1 INTRODUCTION

~~pattern of land use and settlement~~
The ~~use of land and patterns of human settlement~~ in the region ^{is} ~~are~~ intimately related to the growth and development of the region's economy. It is important therefore that careful consideration be given to managing growth and development so that the effects upon the physical and human environment are desirable or ^{acceptable} ~~can be acceptably mitigated~~. The Commission recognizes that responsibility for land use planning decisions which give effect to the pattern of growth and human settlement lies primarily with the municipal governments in the region. However, in ^{seeking} ~~desiring~~ to encourage an orderly, economical and beneficial pattern of land use and human settlement, the Regional Plan outlines basic planning principles to guide growth and change in the region.

~~3.1 GENERAL~~

Goal 3.1 (a) The accommodation of growth and settlement in a socially, economically and environmentally acceptable manner.

3.2 GENERAL

Issues The region remains ~~very dependent on primary industries. It is~~ vulnerable to variations within agricultural production and marketing and it is also becoming more dependant upon energy and related industries which are finite in nature. Also of concern is the realization that not all parts of the region are benefiting from economic development to the same degree. Much of the population and economic growth has taken place in the Highway 2 corridor, particularly in and around the City of Red Deer. Equally important though is the manner in which development takes place. Indeed, without proper planning, growth and development can produce unacceptable social and economic costs or present a danger to public health and safety. The impact of growth and development on transportation and utility infrastructure, services, resources and the environment must therefore be considered.

Objectives ~~3.2 (a) The diversification of the region's economic base.~~
~~(b) The development of a more balanced distribution of growth in the region.~~ Settlement
(a) ~~(X)~~ Growth and ~~development~~ in harmony with the physical and human environment.

Policies

Economic Development ~~General~~ 3.2.1 Planning for growth and development in the region should be founded on the Provincial Government's goals of diversifying the province's economic base and encouraging balanced regional growth throughout the province.

PROPOSED CHANGE

-9-

		<i>Municipalities in preparing their statutory plans should make plans to accommodate, where appropriate,</i>	
Economic Diversification	3.2.2	attention and emphasis should be given to developing a more diversified range of economic activity in the region thereby giving greater strength and stability to the regional economy.	
Balanced Distribution of Growth	3.2.3	Growth and development should be stimulated in areas outside of the Highway 1 corridor in order to provide a better balance of economic and social opportunities for all residents in the region.	
Pattern of Growth and Settlement	3.2.4	The form and pattern of growth and development should not serve to indiscriminately disperse urban development and human settlement throughout the region.	
	3.2.5	Settlement in the region should take place in a manner that allows residents to continue to enjoy a choice of lifestyles through the maintenance of a range of settlement types, whereby:	
		(a) urban settlements range from cities and larger towns offering a diverse and fairly specialized variety of services, to smaller village centres serving the immediate needs of the rural community, and	
		(b) rural settlements are at densities generally lower than urban areas and are not generally requiring the same level of services as urban areas.	
Urban	3.2.6	With the exception of summer villages which should continue to serve primarily as resort recreation areas, ^{existing} urban centres should remain the focus ^{total points} for growth and development in the region.	
	3.2.7	Urban growth and development should be directed towards existing urban centres unless economic development is occurring in an area and in a manner which would support the creation of a viable new urban centre that would not constitute a threat to the viability of or investment in an existing urban centre.	
Rural	3.2.8	<i>Notwithstanding Section 3.2.6, the following</i> Rural municipalities should be afforded the opportunity to expand their economic base. The following general criteria are offered as guidelines for the types of economic activity which may be appropriately located in rural areas:	
		(a) industries providing products or services directly associated with the agricultural industry in rural areas,	
		(b) natural resource extractive industries, the location of which is governed by natural geographical or geological features and on-site processing activities as well as other activities regarded as secondary to the primary extraction activity but so closely related thereto that it would not seem expedient to require their separate location,	
		(c) non-labour intensive industries requiring large areas of land but having only minimal equipment for on-site improvements, services and amenities, ^{municipal public}	
		(d) industries which by reason of their emissions, or other hazards to human health and safety, are not appropriate ^{incompatible} within an urban environment,	
		(e) commercial recreation and tourism development,	

PROPOSED CHANGE

-10-

- (f) convenience businesses and services serving the rural population, and
- (g) highway commercial development serving the travelling public.

Resource Protection 3.2.9 Development shall wherever possible occur in a manner that conserves the resources and environment of the region, especially

- (a) agricultural land, especially better agricultural land, ~~in a manner consistent with Section 6.3,~~
- (b) valuable non-renewable resources, ~~in a manner consistent with Section 6.4, and~~
- (c) regionally significant sensitive environments, ~~in a manner consistent with Section 7.0~~

Infrastructure Protection 3.2.10 Development shall wherever possible be effectively integrated with and serve to protect transportation and utility infrastructure, ~~in a manner consistent with Section 4.0.~~

~~General Development Principles~~ 3.2.11 *Municipalities should ensure that development takes place*
~~Development should:~~ *in a manner which:*

- (a) ~~maintain or enhance~~ *protect* public health and safety,
- (b) avoid lands which are hazardous to life or property,
- (c) ~~seek to complement~~ *provide for appropriate* the natural environment,
- (d) ~~provide for~~ *incorporate* noise attenuation measures,
- (e) ~~incorporate~~ *integrate* energy efficiency principles,
- (f) ~~accommodate~~ *is compatible with* the conservation of heritage resources,
- (g) ~~be compatible with~~ *land uses in the vicinity, of each other are compatible,*
- (h) ~~is~~ *be* appropriately located in order to serve the intended function,
- (i) ~~is~~ *be* phased in accordance to the economical and efficient provision of roads and utility services, and
- (j) ~~complement~~ *provide* the fiscal capability of the municipality to provide facilities and programs to effectively ~~serve the~~ *serve the* education, health, recreation, and other ~~needs of the~~ *needs of the* community.

~~NOTE~~ The general principles stated in Sections 3.2.4 - 3.2.11 apply to Sections 3.3 through 3.6 on urban form, the urban fringe, rural form and hamlets respectively.

3.3 URBAN FORM

Issues Urban growth needs to be managed in a manner that not only provides a satisfactory social and physical setting, but also minimizes impacts on resources and the environment, and ensures that urban growth does not outstrip the resources and services necessary to support it.

Objective 3.3 (a) The orderly, economical and beneficial pattern of urban settlement.

PROPOSED CHANGE

-11-

Policies

General Principle 3.3.1 Urban growth and development should be consistent with the role of an urban centre as a focus ^{for} economic development and human settlement in the region, but in a manner considerate of the resources in and around the urban area.

Form 3.3.2 The form of urban growth and development should:
(a) reflect the size of the urban centre and its roles relative to its trading area, economic base and function in the region, and
(b) be contiguous in order to maintain compact urban environments.

3.3.3 Infilling and higher densities should be pursued in urban municipalities in order to make more efficient use of land thereby reducing the need for urban expansion onto surrounding rural land.

Development 3.3.4 Urban development should:
(a) utilize the neighbourhood concept to help ensure that basic facilities and amenities are in proximity to residential areas,
(b) provide for reasonably convenient access to work places, open space and major activity nodes,
(c) promote energy conservation through the siting and design of homes and other buildings, and
(d) provide for a choice of development locations.

Redevelopment

(new) Areas within urban municipalities which have the potential for revitalization and renewal should be considered for improvement.

3.3.5 Where an older urban area is to be improved or redeveloped, attempts should be made to incorporate the existing architectural character, urban landscape ^{and} other positive characteristics into the improvement or redevelopment scheme.

Downtowns

(new) Redevelopment plans should be prepared by urban municipalities for downtown areas, where the need exists.

3.3.7 Urban municipalities should coordinate their efforts with those of the Provincial Government and the business community in planning and developing functional downtown areas.

Housing Types

3.3.6 ~~Urban municipalities should ensure that there is a sufficient supply and choice of housing types to meet the needs of all income and social groups.~~
to meet the needs of all income and social groups.

Open Space 3.3.8 The need for parks and open space should be accommodated in urban areas by taking advantage of features which have high amenity value or which are inappropriate for development, such as hazard lands.

Land Supply (new) Urban municipalities should ensure that a sufficient supply of developable land is available to meet future needs.

3.3.9 Land banking should be considered as one means of providing for a future supply of developable land.

PROPOSED CHANGE

-12-

3.4 URBAN FRINGE

Issues The urban fringe is the area surrounding an urban municipality which is often X subject to intense development pressures. The development of this area may be considered beneficial by the rural municipality but the urban municipality may view it as an obstruction to future growth. Needless to say conflicts are likely to occur in this fringe area unless there is a coordinated effort on the part of both municipalities to plan for appropriate types of development in mutually acceptable locations.

Objectives 3.4 (a) Cooperation between rural and urban municipalities in land use planning for the urban fringe.
(b) The orderly, economical and beneficial pattern of land use in the urban fringe.

Policies

General Principle 3.4.1 Land use planning for the urban fringe should be sensitive to the needs and interests of the urban and rural municipalities.

Joint Planning 3.4.2 Land use change in the urban fringe for urban expansion and rural non-agricultural development should be guided by a joint general municipal plan, ~~in a manner~~ pursuant to Section 2.4.4 and 2.4.5.
3.4.3 Until a joint general municipal plan is in place, land use change in the urban fringe for urban expansion and rural non-agricultural development should be subject to mutual agreement by the urban and rural municipalities.

Land Use

~~General~~ 3.4.4 Agriculture and open space should be considered the most desirable uses of the urban fringe until needed for urban expansion or the development of rural non-agricultural uses, ~~pursuant to Section 2.4.5~~

~~Land Use~~ ~~Change~~

3.4.5 Land use changes in the urban fringe should:
(a) be compatible with conforming existing land uses,
(c) ~~(b)~~ facilitate orderly urban growth in accordance with ~~the~~ statutory plan provisions of Sections 2.3.3(a) and 2.4.4,
(d) (c) avoid the creation of single or grouped country residential parcels, except for farmstead removals pursuant to Section 3.5.4, ~~and~~ provide for
(e) ~~(d)~~ ~~facilitate~~ rural economic development pursuant to Section 2.4.4 and 3.2.8, ~~where the development of rural industrial and highway commercial land would not threaten the viability of, or the investments, in the urban centre,~~
(e) ~~provide regional transportation and utility infrastructure and any corridors designed to contain these infrastructure,~~
(b) ~~(f)~~ encourage continuity among roads, including locations and standards, ~~and~~
(g) ~~conserve resources and the environment.~~

PROPOSED CHANGE

-13-

- Annexation 3.4.6 Annexation to an urban municipality should conform to the urban growth strategy contained in ~~the~~ joint general municipal plan ~~and general municipal plan or should be subject to a planning agreement between the affected municipalities.~~
- 3.4.7 The amount of land annexed to an urban municipality should provide for a maximum 20 year land supply necessary to meet all expected growth requirements, unless:
- (a) a larger area is required to conform to the boundary of an existing parcel or to a natural feature, or
 - (b) a larger area is required to accommodate alternate growth directions to ensure a competitive supply of land.

3.5 RURAL FORM

Issues ~~Country residential and non-agricultural economic development~~ *Non-agricultural land uses, such as industry and country residences,* are bringing about significant changes to the rural environment. While these changes may be beneficial to rural municipalities, conflicts with the traditional agricultural base and rural lifestyle have developed. These include the loss of agricultural land ~~to non-agricultural use~~, interference with farming practices and an erosion of the traditional rural way of life.

Objective 3.5 (a) The orderly, economical and beneficial pattern of rural settlement.

Policies

General Principle 3.5.1 The settlement of rural municipalities, including the expansion of their economic base pursuant to Section 3.2.8, should provide for the continuing strategic role of rural areas ~~as producers of primary resources~~ *for resource development, and especially for agricultural production.*

Industrial Uses 3.5.2 Industrial development should be grouped in areas suitable for industry, although a ^{single} site for ~~single~~ industry may be permitted where:

- (a) the industry is involved in the on-site processing of an extractive resource,
- (b) the industry is regarded as hazardous to other industries or uses,
- (c) the industry is of a mega-scale so that by itself it is sufficiently large to be deemed as grouped, or
- (d) the industry possesses other characteristics which necessitate an isolated location.

(new) Industrial development, whether grouped or isolated, shall wherever possible:

- (a) be located on poorer agricultural land unless such locations, in the opinion of the appropriate approving authority, are not reasonably available, and
- (b) use only the minimum amount of land required for the development.

3.5.3 Industrial uses should be protected from encroachment by non-compatible land uses.

Single Country Residential Uses (new) In accordance with the Alberta Planning Board's report on the Framework for Application of Regional Plan Guidelines and Sections 20 and 21 of the Subdivision Regulation and notwithstanding any other provisions in this Plan, the removal of a single developed residence from an unsubdivided quarter section shall be allowed provided that the proposed subdivision complies with the Planning Act and Subdivision Regulation.

(new) For the purposes of Section 4.5.6, a municipality shall define the term single developed residence in its land use bylaw.

PROPOSED CHANGE

-14-

(new) Notwithstanding any other provision in this Plan, a single undeveloped site shall be allowed to be subdivided from an unsubdivided quarter section, where

- (a) the site is for country residential use and that use is provided for in the land use district for which the land is designated under the land use bylaw, and
- (b) the proposed subdivision complies with the Planning Act and Subdivision Regulation.

Grouped Country Residential Subdivisions 3.5.7 Where grouped country residences are permitted, they should be in a manner that would prevent incorporation as a new urban municipality, except:

- (a) for summer resort purposes as a summer village where the number of parcels to be created conforms with the statutory plan provisions of the affected municipality.

(new) Notwithstanding any other provisions in this Plan, better agricultural land shall not be subdivided for grouped country residential purposes.

(new) Municipalities shall contain provisions in their general municipal plans and land use bylaws to direct country residential uses away from:

- (a) landfill sites, sewage treatment plants and sewage lagoons,
- (b) intensified livestock operations,
- (c) sour gas areas and pipelines,
- (d) highway vicinities, unless contained within an area structure plan that has been approved by the Minister of Transportation and
- (e) any other location having characteristics detrimental to rural residential living.

Mobile Home Park 3.5.9 A rural mobile home park should be directed to a hamlet.

Commercial Uses * Insert after 3.5.3 3.5.10 A rural commercial use should be directed to a hamlet, unless the use would appropriately function as a highway commercial use or serve an isolated rural area.

3.6 HAMLETS

Issues While all hamlets serve as rural residential areas, in many cases they also function as important service centres for the surrounding farm communities. ~~As such, hamlets perform necessary and valuable roles. In recent years, however, some hamlets have experienced development pressures which are not always related to the hamlets' rural service function, and which have caused a number of land use planning problems.~~

Objective 3.6 (a) The orderly, economical and beneficial pattern of settlement in hamlets.

General Principle 3.6.1 Hamlets should continue to serve as rural residential and service centres.

Residential Qualities 3.6.2 The density, variety and pattern of land uses in a hamlet should be compatible with the form of rural residential environment offered in the hamlet.

Non-Residential Uses 3.6.3 The location of non-residential uses in a hamlet should:

- (a) facilitate direct access from approach roads to the hamlet, and
- (b) minimize impacts on residential areas.

PROPOSED CHANGE

-15-

4.0 TRANSPORTATION AND UTILITIES

4.1 INTRODUCTION

Transportation and utilities are essential components of the basic infrastructure of the region. It is therefore important to consider the development of this infrastructure as it will influence the pattern of growth and development in the region and, to a large extent, the quality of life to be enjoyed by the people of the region.

Although

~~While the Commission recognizes that~~ the development of transportation and utility systems is primarily the responsibility of the municipalities, the Provincial and Federal Governments and individual operators, a need nevertheless exists to coordinate transportation and utility planning with land use planning since each is so closely related to the other. The intent of the Regional Plan therefore is to urge close cooperation between the Commission, the region's municipalities and the agencies and operators responsible for transportation and utility systems planning.

Maps 2 and 3 in the Appendix show regional transportation and utility systems.

and goal

Goal 4.1 (a) The development and maintenance of comprehensive transportation and utility systems that effectively serve the region and its municipalities.

4.2 ROAD SYSTEM

Issues

network

An essential ^{part of the regional} ~~feature of the~~ transportation system is the provision of a ^{road} ~~network~~ necessary to support the desired pattern of growth and development in the region. With roads being costly to provide and maintain, it is important therefore to ensure that the road system is as efficient as possible. It is recognized that roads can have a detrimental effect on adjoining land uses and ^{resources} ~~the environment~~. However, not all land use conflicts are caused by the development of transportation facilities. In many cases conflicts are caused by the development of land uses that may interfere with the safe operation of the road or ^{its} ~~effectiveness~~ ^{especially regionally significant roads}. Thus, in order to ensure that roads are provided in the most cost-effective and environmentally safe manner, land use and road transportation planning must be properly coordinated.

future

Roads which are considered to be regionally significant include primary highways, secondary roads, forestry access roads, and any other road as determined by local municipalities. Map 2 in the Appendix identifies regionally significant roads.

Objectives

4.2 (a) ~~The encouragement of the provision and maintenance of a safe and efficient integrated system of roads that serves the economic and social needs of the region.~~
~~(b) The coordination of land use and road transportation planning.~~

Policies

Road System 4.2.1

A system of roads, consisting of regionally significant and municipal roads, should be ~~provided in the region so as to~~
~~(a) serve the economic and social needs of the region, and~~
~~(b) effectively link the region to other parts of the province.~~
maintained within and through the region and, where necessary, improved to serve the economic and social needs of the region.

PROPOSED CHANGE

-16-

- | | | |
|------------------------------|-------|---|
| Regionally Significant Roads | 4.2.2 | Roads which are considered to be of regional significance include primary highways, secondary roads and forestry access roads, as well as any other roads considered to be regionally significant by local municipalities. |
| | 4.2.3 | Map 3 should be used as a guide in the identification of regionally significant roads. |
| Municipal Road System | 4.2.4 | Municipalities should develop their road system to integrate effectively with the roads of adjoining municipalities and with regionally significant roads. |
| | 4.2.5 | The system of urban municipal roads should consist of arterial s , collector y and local roads. |
| | 4.2.6 | As part x of their road system, municipalities should designate truck routes and dangerous goods routes. |

(new) *Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally significant roads from encroachment by incompatible land uses.*

- | | | |
|------------------------------------|--------|---|
| Land Use in the Vicinity of Roads | 4.2.7 | Land use or development adjacent to a road shall wherever possible not interfere with the safe operation ^{and} future upgrading of the roadway. |
| Access | 4.2.8 | Access to a road should not be allowed where it would affect safety or unduly impede traffic movement. |
| Road Standards | 4.2.9 | Roads should be constructed and maintained to a standard appropriate for the intended use of the roadway. |
| Road Traffic Noise | 4.2.10 | Roads should be located and designed to alleviate the effects of traffic noise. At the same time, road traffic noise should be considered in the location of land uses in the vicinity of roads such that:
(a) noise-sensitive land uses such as residential and certain institutional uses should be directed away from heavily travelled roads or should be buffered by appropriate setbacks, berms, planting or other noise attenuation measures. |
| Location and Design Considerations | 4.2.11 | The location and design of a road, including its upgrading, should be guided by the need to:
(a) protect environmentally sensitive areas,
(b) conserve agricultural land, especially better agricultural land, and
(c) avoid hazard lands,
unless no satisfactory alternative exists in which case every effort should be made to minimize any adverse impacts. |

4.3 RAIL SYSTEM

- | | |
|--------|---|
| Issues | The rail system is an important component of the overall transportation network. While the Commission acknowledges ^{acknowledging} that the operations of the railway system are primarily the responsibility of the Federal Government and the railway companies, there are nevertheless several important railway matters of regional ^{to the Commission} concern. They include rail line abandonment, the impact of rail facilities on adjacent land uses and resources, railway |
|--------|---|

PROPOSED CHANGE

-17-

noise, safety concerns, including the movement of dangerous goods, and railway relocation. To effectively deal with these matters, there needs to be close liaison between the Commission, the region's municipalities, the various government departments and agencies, and the railway companies.

Map 2 in the Appendix shows the present rail system.

The planning for land use which facilitates the operation

- Objectives/ 4.3 (a) ~~The encouragement of the provision of a safe and efficient rail system that effectively serves the needs of the region.~~
(b) ~~The coordination of land use and rail transportation planning.~~

Policies

- Basic Rail Network 4.3.1 ~~A basic rail network should be maintained and, where required, improved to serve the needs of the region.~~
4.3.2 ~~Map 3 shows the minimal rail network desired within the region.~~

- Location and Design Considerations 4.3.3 ~~The location and design of a rail line, including its upgrading, should be guided by the need to:~~
~~(a) protect environmentally sensitive areas,~~
~~(b) conserve agricultural land, especially better agricultural land, and~~
~~(c) avoid hazard lands,~~
~~unless no satisfactory alternative exists in which case every effort should be made to minimize any adverse impacts.~~

Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect rail lines and related facilities from encroachment by incompatible land uses.

and related facilities

- Land Use in the Vicinity of Rail Lines and Related Facilities 4.3.4 Land use or development adjacent to a rail line shall wherever possible not interfere with the safe operation and future upgrading of the ~~entire~~ System.

- Public Safety 4.3.5 Public safety should be considered in the planning of land uses in the vicinity of railway facilities, so that:
(a) the transportation of goods ~~by rail~~, especially dangerous goods, ^{by rail} minimizes danger to property and life, and
(b) convenient and safe vehicular and pedestrian access is provided over or under railway rights-of-way.

- Railway Noise 4.3.6 Railway noise should be considered in the planning of land uses in the vicinity of railway ^{lines and related facilities} facilities, such that:
(a) noise sensitive land uses such as residential and certain institutional uses should be directed away from railway facilities or should be buffered by appropriate setbacks, berms, planting or other noise attenuation measures.

Consideration should be given to rail

- Rail Relocation 4.3.7 ~~A rail line and rail yard relocation should be given consideration~~
where safer transportation patterns and more efficient use of land can be achieved at reasonable economic and social costs.

- Use of Abandoned Rail Rights-of-Way 4.3.8 The use of an abandoned railway right-of-way should have regard to adjacent land uses and resources, land ownership patterns and the need for future transportation and utility corridors.

PROPOSED CHANGE

-18-

- 4.3.9 Any decision regarding the use of an abandoned railway right-of-way should be made in consultation with ~~and with the recommended approval of~~ the local municipality.

4.4 AIR FACILITIES

Issues The increasing importance of air transportation as a component of the regional transportation system serves to underline the need to coordinate land use planning in the vicinity of existing and new air transportation facilities to safeguard the operations of ~~these facilities~~ as well as to minimize conflicts with adjacent land uses and resources. This will obviously require close liaison between the Commission, the region's municipalities and the Federal and Provincial Governments.

Map 2 in the Appendix shows the location of publicly licensed airports in the region.

ObjectiveX 4.4 (a) The planning for land use which facilitates the operation of a safe and efficient air transportation system that effectively serves the needs of the region.

Policies

Air Services 4.4.1 ~~Air services should be maintained and, where required, improved to serve the needs of the region.~~

Planning and Development of Air Transportation Facilities 4.4.2 ~~The expansion of an existing air transportation facility or the development of a new facility should be guided by the need to:~~
~~(a) protect environmentally sensitive areas,~~
~~(b) conserve agricultural land, especially better agricultural land,~~
~~(c) maintain public safety and minimize the effect of air traffic noise on urban centres and concentrations of population in a rural municipality, and~~
~~(d) avoid hazard lands.~~
~~Unless no viable alternative exists in which case every effort should be made to minimize any adverse impacts.~~

Protection from Encroachment (new) Municipalities shall establish Airport Vicinity Protection Areas or adopt adequate provisions in their general municipal plans and land use bylaws to control land use and development around all publicly licensed airports in the region.

(new) No land use change should be permitted in the vicinity of a publicly licensed airport if it would adversely affect the safe and efficient operation or future expansion of the airport.

4.4.5 ~~Map 3 should be used as a guide in the identification of publicly licensed airports, which are considered to be of regional significance.~~

PROPOSED CHANGE

-19-

- 4.4.6 Land uses which might interfere with air traffic should not be allowed in the vicinity of a privately licensed airport or airstrip. Conversely, a privately licensed airport or airstrip should not be permitted in the vicinity of land uses which may interfere with the operational use of that privately licensed airport or airstrip.

4.5 UTILITY SYSTEMS

Issues	<p>Utilities, such as water supply, sewage disposal and sanitary land fill sites are essential to a safe, healthy, clean environment and must be considered in the planning of growth and change.</p> <p>Map 3 in the Appendix shows the location of regional utility systems.</p>	
Objective	4.5 (a)	<p><u>The planning of land use to accommodate</u></p> <p>the encouragement of the provision of efficient, reliable and economical utility systems.</p>
Policies		
Water and Sewer	4.5.1	Urban development should be served by municipal water, sanitary sewer and storm water drainage systems unless required otherwise by the municipality or the appropriate provincial authorities.
	4.5.2	Rural development should be served by individual water and sewer systems unless required otherwise by the municipality or the appropriate provincial authorities.
Regional Utility Systems	4.5.3	Notwithstanding 4.5.1 and 4.5.2, regional utility systems should be developed where significant economic, social and environmental benefits would accrue from the regional provision of services.
	4.5.4	Map 3 should be used as a guide in the identification of regional utility systems.
<p>(new) Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regional utility systems from encroachment by incompatible land uses.</p>		
	4.5.5	<p><u>Land use and development</u></p> <p>The use of land adjacent to a regional utility system shall wherever possible not interfere with the ^{safe} operation of the system.</p>
Planning and Development	4.5.6	<p>The provision of utility systems should facilitate the direction, timing and form of development most suited to the long term ^{and land use goals} social, fiscal and environmental interests of the community and the region as a whole.</p>
Waste Disposal	4.5.7	The use of land for the disposal of solid and liquid wastes, including hazardous wastes, should be in a manner which is safe to the public and the environment.

PROPOSED CHANGE

-20-

4.6 ENERGY UTILITIES

Issues The planning and operation of pipeline and powerline systems are primarily the responsibility of the gas, oil and electric power companies with input by municipalities, the Provincial and Federal Governments. However, it is important for land use plans to ensure compatibility between energy utility facilities and adjacent land uses.

Map 3 in the Appendix shows regionally significant energy utility infrastructure which includes major oil and gas pipelines, and electrical transmission lines.

- Objectives** 4.6 (a) The protection of *energy corridors and utility facilities.*
~~regionally significant energy utilities and their rights of way from encroachment~~
~~(b) The accommodation of energy utilities in a way which minimizes disruption to existing and future land uses and the environment~~
- Policies** (new) *Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally significant energy utilities from encroachment by incompatible land uses.*
- Protection from Encroachment** 4.6.1 - energy utilities shall wherever possible be protected from encroachment by incompatible land uses to assure the continued safe operation of these facilities.
- Regionally Significant Energy Utilities** 4.6.2 ~~Map 3 should be used as a guide in the identification of regionally significant energy utilities, which include:~~
~~(a) major oil pipelines,~~
~~(b) major gas pipelines, and~~
~~(c) major electrical transmission lines.~~
- Location and Design of Pipelines and Powerlines** 4.6.3 ~~Pipelines and powerlines should be located and designed in a way which:~~
~~(a) establishes and/or complements the form and pattern of land use as open space elements or as buffers between incompatible land uses,~~
~~(b) respects the topography, aesthetics of the landscape and the pattern of land use and land holdings,~~
~~(c) minimizes conflicts with urban growth and other residential areas,~~
~~(d) parallels established transportation and utility facilities,~~
~~(e) minimizes disruptions to agricultural practices,~~
~~(f) avoids the unnecessary fragmentation of land,~~
~~(g) minimizes the loss of better agricultural land,~~
~~(h) protects environmentally sensitive areas, and~~
~~(i) minimizes any dangers to life or property.~~
- 4.6.4 Energy corridors should be utilized where safe and economically justified and where the impacts on landowners are minimal.

PROPOSED CHANGE

-21-

5.0 COMMUNITY FACILITIES AND SERVICES

5.1 INTRODUCTION

~~Every person in the region has the right to expect a decent standard of living.~~ Although individual expectations differ greatly, there are basic expectations common to most people which form essential needs that municipalities must strive to meet through the provision of ^{a variety of} health care, educational, recreational, cultural and protective facilities. ^{^ and services} Often, the well-being of residents of the region is greatly influenced by the range and quality of the facilities and services available to them.

~~The Commission recognizes that the provision of community facilities and services is the responsibility of a number of local authorities and provincial government departments. The Commission's role as reflected in the policies of the Regional Plan is therefore to assist and cooperate with the appropriate local and provincial authorities in planning for the provision of community facilities and services which effectively responds to and supports growth within the region.~~

~~5.1 GOAL~~

Goal 5.1 (a) The provision of ~~land to accommodate~~ broad range of community facilities and services accessible to all residents of the region.

5.2 FACILITIES AND SERVICES

Issues The provision of community facilities and services is essential for community well-being and growth. These facilities and services need to be accessible, affordable and the standards sufficient to effectively serve a great variety of people and needs.

The Commission recognizes that the effective provision of community facilities and services will require cooperation on the part of all levels of authority, government departments, municipal councils and private agencies.

Objective 5.2 (a) ~~The planning of land use to accommodate~~ ~~the availability of~~ a comprehensive range of community facilities conveniently located to serve the needs of all residents of the region.

Policies

Provision

5.2.1 Municipalities should cooperatively plan for a comprehensive range of community facilities and services to be available throughout the region having regard for:
(new) (a) the needs of the region's residents,
(b) the size, function and fiscal capacity of municipalities,
(c) the facilities and services provided in surrounding municipalities, and
(d) the potential for inter-municipal cooperation in the provision of facilities and services.

~~A comprehensive range of community facilities and services should be available within the region, namely:~~

PROPOSED CHANGE

-22-

- ~~(a) basic levels of services are available locally,~~
- ~~(b) more specialized services are centrally located to serve wider areas, and~~
- ~~(c) the duplication of facilities and services is avoided.~~

- Location 5.2.3 The location of a community facility should:
- (a) be in an urban centre or hamlet unless an alternative location is justified,
 - (b) be conveniently located relative to the population intended to be served, and
 - (c) be compatible with surrounding land uses and infrastructure.

~~Design~~
Multiple
Use

- 5.2.4 ~~The design of a community facility should:~~
- ~~(a) suit its site and promote compatibility with surrounding land uses,~~
 - ~~(b) wherever possible, accommodate multiple use by compatible uses within a service sector, and~~
 - ~~(c) wherever possible, accommodate joint use by compatible uses among service sectors, such as a school for education during school hours and for cultural and recreation programs during other times.~~

Municipalities should wherever possible encourage the multiple use of community facilities.

PROPOSED CHANGE

-23-

6.0 NATURAL RESOURCES

6.1 INTRODUCTION

The region contains a rich variety of renewable and non-renewable resources. They form the basis for the present state of development in the region and for its future ^{economic} well-being. The proper management and use of these resources are also important in determining the quality of life and the overall quality of the natural environment in the region's communities.

~~purpose~~

Goal

- 6.1 (a) ~~The judicious management and use of the natural resources of the region from encroachment by incompatible land uses.~~
protection of the region's

6.2 WATER

Issues

In the past, water in the region has generally been plentiful in supply. As a consequence, conflicts have not been as severe as in other parts of the Province. However, ^{domestic} water demands for municipal, ~~business~~ agricultural, industry, and recreation, ^{are increasing} ~~are growing~~ in the region. There is also a growing awareness of the needs of fish and wildlife. Since these diverse water users will at times be competing for the same water, the careful management of the region's water resources will be very important.

Objectives

- 6.2 (a) A guaranteed supply of water to meet present and future needs.
(b) The protection of water quality.

Policies

Water

~~Resources~~ Management

- 6.2.1 ~~Water resources should be managed to secure the supply of sufficient water to meet all reasonable demands within the region now and in the future.~~
All users of water in the region including domestic, municipal, agricultural and industrial users, should have regard for the importance of this key resource and employ, as far as possible, management practices to ensure its conservation and quality.

Water

Allocation

- 6.2.2 ~~Priorities for the allocation of water in the region should be for domestic needs, then for municipal needs generally, and thereafter for agriculture, industry and other uses such as recreation, fish and wildlife habitat.~~

Watershed Protection

- 6.2.3 The use of land in watershed areas should ensure a reliable supply of clean water for downstream users and aquatic habitat.
~~(a) especially in the Eastern Slopes where protection of watersheds should be given the highest priority in the management of the area.~~

PROPOSED CHANGE

-24-

- Inter-Basin Transfer 6.2.4 ~~The inter-basin transfer of water should not be permitted unless:~~
~~(a) the donor basin is guaranteed a sufficient water supply to meet present and future needs,~~
~~(b) the water resources that now exist in the receiving basin are being managed and used as efficiently as possible, and~~
~~(c) environmental and social disruptions are kept to an acceptable level.~~
- Regional Water Systems 6.2.5 ~~Where water supplies are inadequate to support growth and development, a regional water system should be considered if it would be mutually beneficial to the participating municipalities and prospective users along the system.~~
- Groundwater 6.2.6 A land use should not be allowed in an area where it would cause contamination or excessive depletion of groundwater.
- Wetlands 6.2.7 Wetlands should be used in a way that recognizes their value for water storage, groundwater replenishment, flow regulation, water quality control and wildlife habitat.
- 6.2.8 *Municipalities should encourage that the only*
~~The drainage of any wetland should not take place where:~~
 (b) *(x)* it would ^{not} detrimentally affect the flow regime, quantity or quality of surface and groundwater sources, ~~and~~
 (a) *(x)* the proposed use would result in a ^{more} appropriate use of land than under the natural wetland conditions, *and*

6.3 AGRICULTURAL LAND

Issues Agriculture is an essential component of the region's economy and is by far the most predominant land use. As an economic activity, it provides the basis for many industries and businesses in the region. The long-term viability and future development of agriculture, however, is being increasingly threatened by economic development and population growth in the region which has resulted in the loss of substantial amounts of the region's most productive farmland. Important therefore to the maintenance and growth of agriculture in the region will be efforts to ensure farmland, especially the most productive farmland, remains in agricultural use.

Map 4 in the Appendix shows the soil capability of the region's land base for agriculture in accordance with the Canada Land Inventory.

- Objectives 6.3 (a) *especially better agricultural land,* The conservation of agricultural land for agricultural use.
 (b) The accommodation of non-agricultural development in a manner compatible with the agricultural industry.
- Policies (new) *Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect better agricultural land from non-agricultural development*
Better agricultural
- Conservation of Agricultural Land 6.3.1 ~~agricultural~~ land shall be conserved for agricultural use wherever possible, by:
 (a) encouraging infilling and higher density development in urban ~~areas~~ centres,
 (b) directing urban expansion onto lands of ~~lower~~ ^{poorer} agricultural capability, and

PROPOSED CHANGE

-25-

(c) directing non-agricultural development in rural areas to lands of ~~lower~~ ^{poor} agricultural capability.

6.3.2 ~~As a general rule, the higher the soil capability for agriculture, the higher should be the priority to conserve the soil for agricultural use.~~

6.3.3 ~~Map 4, being a general map of soil capability, should be used as a guide for identifying the quality of agricultural land in the region; however, the use of detailed farmland assessment records or other detailed soil surveys in conjunction with Canada Land Inventory soil capability maps is urged for more site specific planning purposes.~~

6.3.4 ~~Where~~ ^{directed onto} a non-agricultural use is to be ~~located on~~ agricultural land, the land should remain in agricultural use until such time as the land is required for development.

Agricultural Land Fragmentation 6.3.5 The subdivision of agricultural land ~~for agricultural purposes~~ should be avoided where it would lead to ⁵
~~(a) the unnecessary fragmentation of a quarter section, or~~
~~(b) the creation of a parcel which would not be of sufficient size for farming, given the physical characteristics of the land, the quality of the soil, the intended agricultural use and the farming practices in the area.~~

6.3.6 Land subdivided for a non-agricultural use should be ^{kept to} the minimum size required for the intended use.

Minimizing Land Use Conflicts 6.3.7 The use of agricultural land for non-agricultural purposes should ~~be in a manner which minimizes~~ ^{not create} conflicts with agricultural activities.

Intensive Agricultural Uses 6.3.8 Conflicting land uses should not be allowed to encroach upon existing intensive livestock operations. Reciprocally, new intensive livestock operations should not be permitted to encroach upon existing incompatible rural land uses.

6.3.9 ~~The Minimum Distance Siting (MDS) Formula of the Code of Practice for Confinement of Livestock Facilities should be used as a guide in making land use decisions in relation to intensive livestock operations.~~

Topsoil Relocation 6.3.10 ~~Efforts should be made to relocate and use the topsoil from areas undergoing non-agricultural development.~~

Reclamation 6.3.11 Lands abandoned or temporarily removed from agricultural production by resource extractive operations or other developments should be reclaimed to an equal or greater sustained agricultural capability unless an alternative use is justified.

PROPOSED CHANGE

-26-

6.4 NON-RENEWABLE RESOURCES

Issues Non-renewable resources, such as coal, oil, natural gas, sand and gravel, play a prominent role in the region's development. While many of these resources are exempt from the provisions of the Planning Act, and the responsibility for their management rests largely with the Provincial Government, municipalities should nevertheless consider these resources when planning decisions are made.

~~Resource extraction operations can cause land use problems depending upon the type of resource, the scale and the method of extraction, and the location of operations. Conversely, the establishment of some land uses adjacent to resource extraction areas may hinder or preclude their use.~~

It is imperative therefore that the region's non-renewable resources be protected and efforts be made to minimize land use and environmental conflicts that can result from resource extraction.

Map 5 in the Appendix shows the location of non-renewable resources in the region.

Objectives	6.4 (a)	The protection of non-renewable resources from encroachment by incompatible land uses.
	(b)	The extraction of non-renewable resources in a manner that minimizes environmental disturbance and land use conflicts.
	(c)	The reclamation of lands disturbed by resource extraction activities.
Policies	(new)	Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect areas of existing or known potential non-renewable resource utilization.
Protection for Non-Renewable Resources	6.4.1	Non-renewable resources shall wherever possible be protected from land uses or developments which would render them inaccessible or make extraction more dangerous or more costly.
	6.4.2	Map 5 should be used as a guide in the identification of non-renewable resources in the region.
	6.4.3	Non-renewable resources should be developed in a manner which will maximize the benefits to the local area.
Resource Extraction	6.4.4	The use of land for non-renewable resource extraction should be in a manner which minimizes the effects of dust, noise, traffic, air and water pollution, visual intrusion and landscape disfigurement.
	6.4.5	The extraction of non-renewable resources should not prejudice the long-term renewable resource potential of the area.
	6.4.6	Any approval for a resource extraction operation should include conditions which:
Reclamation		(a) ensure that the disturbed site will either be reclaimed to at least its former capability or will be rehabilitated to an alternate productive use considered appropriate by the municipality concerned,
		(b) indicate the post reclamation use of the disturbed area in a reclamation plan, and
		(c) ensure that surface disturbance will be kept to a minimum and reclamation will be fully integrated with mining operations.
	6.4.7	Abandoned mines, quarries and pits should be reclaimed for productive use or improved aesthetics.

PROPOSED CHANGE

-27-

6.5 FOREST RESOURCES

Issues	The proper use of forests is required to realize the considerable potential that exists for the expansion of the timber industry in the region. Forests, though, in addition to their economic benefits, also perform many other functions. They control run-off and prevent erosion, safeguard water supplies, provide habitat for wildlife and offer opportunities for recreation. This diversity of potential benefits can create numerous potential conflicts. The use of forest lands, therefore, cannot be solely concerned with timber production, but instead should focus on integrated uses so that benefits are maximized and resource conflicts are minimized.	
Objective	6.5 (a)	The multiple use of forest lands in an environmentally sensitive manner.
Policies		
Sustained Yield	6.5.1	The principle of sustained yield should be used in the harvesting of timber.
Multiple Use	6.5.2	The use of forest lands should be on a multiple use basis in a manner which minimizes any potential conflict among uses and resources.
Watershed Considerations	6.5.3	The use of forest watershed areas should provide for the manipulation of water yields and flow regimes in a way that maximizes the availability and quality of water for downstream users in the region on a year-round basis.

6.6 RECREATION RESOURCES

Issues	A diversity of natural and man-made features and facilities in the region provide the basis for a variety of open space recreation opportunities. However, competing interests or the lack of appreciation for these resources can result in their damage or loss with a consequent decline in the quality and variety of leisure time experiences available in the region. Regionally significant recreation resources are shown on Map 6 in the Appendix. They include: major parks and open spaces; natural monuments (as defined in Section 7.3); heritage resources, including historical and cultural sites; and historic byways, including trails and waterways.	
Objective	6.6 (a)	The conservation of recreation resources. (b) The availability of a variety of recreation opportunities within the region. protection of regionally significant recreation resources.
Policies		
Regionally Significant Recreation Resources	6.6.1	Planning for growth and development in the region should recognize the need to protect A Regionally significant recreation resources, which are considered to include: (a) major parks and open spaces; (b) natural monuments, pursuant to Section 7.3; (c) heritage resources, including historical and cultural sites and points of interest; and (d) historic byways, including trails and waterways.

PROPOSED CHANGE

-28-

6.6.2 ~~Map 6 should be used as a guide in the identification of regionally significant recreation resources.~~

(new) Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally significant recreation resources.

- 6.6.3 The use of land within or adjacent to a regionally significant recreation resource should:
- (a) be sensitive to the characteristics of the resource,
 - (b) seek to retain these characteristics for recreation, education or scientific purposes, although not necessarily as the ^{principal} ~~primary~~ use, and
 - (c) not preclude appropriate public access.

Distribution 6.6.4 ~~The distribution and development of public parks and outdoor recreation opportunities should:~~

- ~~(a) be related to the size and distribution of population;~~
~~(b) offer a wide range of active and passive recreational pursuits for year-round enjoyment, and~~
~~(c) accommodate the needs and interests of all age and income groups.~~

Municipalities should provide for outdoor recreation uses which accommodate a wide range of active and passive recreational pursuits and meet the needs and interests of all income and social groups.

PROPOSED CHANGE

-29-

7.0 ~~ENVIRONMENT~~ SENSITIVE ENVIRONMENTS

7.1 INTRODUCTION

The region contains many environmentally sensitive areas, including natural monuments, lakes and their shorelands, river valleys and their floodplains, large expanses of important fish and wildlife habitat, as well as the Eastern Slopes. These areas are fragile and highly susceptible to disturbance from inappropriate land uses.

Regionally significant sensitive environments are shown on Map 7 in the Appendix.

Goal 7.1 (a) The conservation of the physical environment of the region.

7.2 ~~SENSITIVE ENVIRONMENTS~~ GENERAL PROVISIONS

Issues These are components of the environment which are highly sensitive to impact from adverse use and inappropriate development. These features may be site specific and noteworthy because of their unique, rare or fragile biological or physical qualities. Other features may be very extensive, but equally noteworthy because of their importance to the water, wildlife and scenic attributes of the region. These features often are of regional and even provincial significance and therefore should be treated as regionally significant sensitive environments.

Objectives 7.2 (a) ~~The appropriate use of sensitive environments.~~
(b) The protection of ~~regionally significant~~ sensitive environments.

Policies (new) Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally and locally significant sensitive environments.

Uses 7.2.1 The use of land within sensitive environments ~~and adjacent areas~~ shall wherever possible: or adjacent to a
(a) be compatible with the natural characteristics of the sensitive environment,
(b) seek to retain these characteristics as much as possible, and
(c) not cause undue stress to the environment.

Regionally Significant Sensitive Environments 7.2.2 ~~Map 7 should be used as a guide in the identification of regionally significant sensitive environments, which include:~~
~~(a) natural monuments,~~
~~(b) regional lakes,~~
~~(c) regional river valleys,~~
~~(d) key habitat, and~~
~~(e) the Eastern Slopes.~~

Locally Sensitive Environments 7.2.3 ~~Sensitive environments of a local nature should be identified in order to appropriately conserve those features and areas in the growth and change of municipalities.~~

PROPOSED CHANGE

-30-

7.3 NATURAL MONUMENTS

Issues	<p>Natural monuments are rare or unique features which are worthy of special protection because of their outstanding value as important aspects of the region's natural heritage.</p> <p>Map 7 in the Appendix identifies natural monuments, which include wilderness areas, natural areas, ecological reserves, sanctuaries, and other regionally significant areas or features of biological or physical value.</p>	
Objective	7.3 (a)	<p>The protection of highly significant natural environments for scientific, educational or recreational purposes. Natural monuments from land uses which could destroy or adversely affect their special character.</p>
Policies		
Identification	7.3.1	<p>Map 7 should be used as a guide in the identification of natural monuments, which include:</p> <ul style="list-style-type: none"> (a) wilderness areas, (b) natural areas, (c) ecological reserves, (d) sanctuaries, and (e) other regionally significant areas or features of biological or physical value.
	7.3.2	<p>The use of land within, ^{or adjacent to} natural monuments should ^{serve to protect} maintain these areas ^{in or as close as possible to their natural state for the} continued enjoyment of these areas for their ^{because of special} scientific, educational or recreational purposes ^{value}.</p>

7.4 LAKE SHORELANDS

Issues	<p>Lake resources possess a diversity of characteristics that make them attractive for a variety of uses which are of economic and social benefit to the region. As such, they are under constant pressure for development and change, at times in manners not conducive to the best stewardship of these resources or not in the greater public interest.</p> <p>Map 7 in the Appendix identifies regionally significant lakes.</p>	
Objective	7.4 (a)	<p>The appropriate use of lakes and their shorelands in a manner compatible with their resource capabilities.</p>
Policies		
General Principle	7.4.1	<p>Lakes and their shorelands should be regarded primarily as open space areas which serve recreational, agricultural and environmental conservation interests.</p>
Regional Lakes	7.4.2	<p>Map 7 should be used as a guide in the identification of regionally significant lakes.</p>

PROPOSED CHANGE

-31-

- Municipalities should classify regional*
- Classifica- 7.4.3 ~~Regional lakes should be classified in accordance with their~~
tion and ~~characteristics and potentials so that their shoreland uses are~~
Management ~~managed in a manner consistent~~ with the following regional lake
classification system and related management principles:
(a) Wilderness Lake ~~maintain~~ in a pristine condition;
(b) Scenic Lake ~~emphasize~~ the retention of natural shoreland
qualities by the dominant presence of passive or low impact
uses, including non-intensive forms of recreation and
agriculture. Intensive uses should be rarely permitted and
only for recreation purposes on highly suited sites that
would not threaten the overall natural characteristics of the
lake environs;
(c) Development Lake ~~emphasize~~ the ability of certain shoreland
areas to accommodate intensified recreation activities but in
a manner which contributes harmoniously to the open and
natural character generally desired to dominate the lake
environs, as promoted by low impact uses elsewhere around the
lake.
- Lake 7.4.4 ~~The use of any portion of a lake surface should generally reflect~~
Surface Use ~~the use capacity of the whole surface and be compatible with the~~
~~use of adjoining shorelands.~~
- Land Use and*
Development 7.4.5 *Land use and development along a lakeshore*
Considerations ~~Development along lakeshores~~ should not:
(a) cause deterioration of water quality,
(b) cause soil erosion or endanger the stability of any part of a
bank along or near the shore,
(c) ~~be destructive to~~ *compromise* the natural amenities of the shore,
(d) limit public access unless safety factors otherwise dictate,
and
(e) permit inappropriate structures on lands flooded from time to
time by lake level fluctuations.
- 7.4.6 Any decision concerning the ~~development or~~ use of any segment of
shoreland should not only consider the capacity and capability of
the resources of the site, but should also take into account the
capacity and capability of the lake and its shorelands as a
whole.
- 7.4.7 Linear development along shorelines should be discouraged in
favour of clustered development set back from the shoreline.
- Roads 7.4.8 The provision of road access to lake shorelands should be in a
manner which promotes the appropriate use of lands and conserves
the amenities of the environment.

7.5 RIVER VALLEYS

Issues

*River valleys are coming under increasing development
pressure. Their improper use may result in environmental
impacts, land use conflicts and lost opportunities
for recreation and public benefit. As well, development
in floodplains may result in property damage and loss
of life. It is essential therefore to recognize the importance
of these natural features and plan for land uses that
are compatible not only with each other but also the
physical environment.*

PROPOSED CHANGE

- 32 -

Map 7 in the Appendix identifies regionally significant river valleys.

~~and sediments to stream courses and the loss or impairment of scenic landscapes and agricultural land. As well, the continuance of fish and wildlife may be threatened. In that valleys contain important resources and have a high scenic value, their conservation is therefore important to the well being of the region.~~

Objective	7.5 (a)	The appropriate use of river valleys and their escarpments in a manner compatible with their resource capabilities.
Policies		
General Principle	7.5.1	River valleys and their escarpments should be regarded primarily as open space corridors which serve recreational, agricultural and environmental conservation interests.
Regional River Valleys	7.5.2	Map 7 should be used as a guide in the identification of regionally significant river valleys.
	7.5.3	In their general municipal plans and land use bylaws, municipalities should subject regional river valleys to strong conservation measures, whereby the retention of their natural characteristics should be of higher priority than for valleys which are more local in importance.
Land Use and Development Considerations	7.5.4	<p><u>Land use and development within or adjacent to a</u> Development in or adjacent to river valleys^{or to} should not:</p> <ul style="list-style-type: none"> (a) restrict or impede the flow of water in a river, (b) cause soil erosion or endanger the stability of any part of a bank of a river or valley side, (c) cause stream sedimentation or other form of deterioration ^{of} water quality, (d) limit public access unless safety factors dictate otherwise, and (e) be destructive to ^{compromise} the natural amenities of the river valley.
	7.5.5	Any decision concerning the development or use of any segment of a river shoreland should take into consideration ^{the} implications for upstream and downstream users.
Roads	7.5.6	The provision of road access to river shorelands should be in a manner which promotes the appropriate use of ^{the} lands and conserves the amenities of the environment.
Floodplains	7.5.7	Municipalities shall contain provisions in their general municipal plans and land use bylaws to identify and protect floodplains from incompatible land uses.
	7.5.8	Floodplains and escarpments in an urban area should form parts of the municipal open space system.

PROPOSED CHANGE

-33-

7.6 KEY FISH AND WILDLIFE HABITAT

Issues The maintenance of the region's fish and wildlife habitats deserves particular consideration, not least because of the fragile nature of many of these habitats. Urban development, industrial growth and the expansion of agriculture have significantly reduced the habitat available for fish and wildlife. Map 7 in the Appendix shows key fish and wildlife habitat in the region.

Objective 7.6 (a) The ~~conservation and enhancement~~ **protection** of fish and wildlife habitat.

Policies

General Principle 7.6.1 In planning for growth and development, consideration should be given to the protection and maintenance of fish and wildlife habitat in order that the region may continue to sustain ^adiverse variety of fish and wildlife species.

7.6.2 The use of land within or adjacent to ^{fish and wildlife} key habitat should:
(a) be sensitive to the characteristics of the resource, and
(b) seek to retain these characteristics for fish and wildlife, although not necessarily as the principal use.

Key Habitat

7.6.3 ~~Map 7 should be used as a guide in the identification of key habitat areas, which include:~~
~~(a) key ungulate habitat,~~
~~(b) key waterfowl habitat, and~~
~~(c) key anadromous fish habitat.~~

Habitat Protection

7.6.4 Municipalities should encourage habitat protection by:
(a) ^{promoting} appropriate programs for private land where the landowner is in agreement,
(b) ~~on public lands as part of parks, forest management and other public land management schemes,~~
(c) ^{resource extraction areas} promoting the reclamation of ^{use} disturbed lands for habitat, where appropriate.

(b) incorporating consideration of fish and wildlife habitat into the planning and design of municipal parks and open space systems, and Retain but rewrite as follows:

7.7 EASTERN SLOPES

Issues The Eastern Slopes are a unique feature of the region. They contain the region's major headwaters, important fish and wildlife habitat, renewable and non-renewable natural resources including timber, coal, oil, gas and other minerals, important grazing lands and key recreation areas. The value of these resources makes the area attractive to many diverse users. However, there is also a delicate ecological balance which can be irreparably harmed if the area is not wisely managed.

Being predominantly Crown owned, the Provincial Government has adopted an integrated resource management policy for public lands in the Eastern Slopes. This policy is designed to ensure that the natural resources of the area are developed, managed and protected in a manner consistent with principles of conservation and environmental protection.

The intent of the Regional Plan is to encourage the development of comprehensive and complementary land use policies for private lands in the Eastern Slopes.

PROPOSED CHANGE

-34-

Objectives	7.7	(a) The protection of the environmental quality of the Eastern Slopes. (b) The multiple use of the Eastern Slopes. encourage the development of comprehensive and complementary land use policies.
Policies		The Regional Plan supports the use
General Principle	7.7.1	The use of the Eastern Slopes should be on a multiple use basis, but in a manner which serves to conserve the environmental quality of the area.
Management Considerations	7.7.2	The use of land in the Eastern Slopes should be guided by the need to: (a) maintain its prime role as a watershed area, (b) retain a predominantly forested character, (c) sustain timber yields, (d) provide for the recovery of extractive resources except in highly sensitive areas, (e) allow for the opening of new agricultural land where the benefits for agriculture outweigh the benefits for alternate uses, (f) enhance recreation use, and (g) conserve key habitat.
Settlement	7.7.3	The settlement of the Eastern Slopes should not be permitted except for: (a) an urban townsite to serve appropriate development in the Eastern Slopes, (b) temporary housing associated with industry, (c) staff housing associated with recreation development, (d) staff housing associated with forest service compounds, (e) any other appropriate development consistent with provincial Eastern Slopes policy, and (f) country residential development on private lands in a manner consistent with Section 3.5.
Roads Coordination	7.7.4	Existing roads, especially the David Thompson Highway, the Forestry Trunk Road, the Sunchild Road, the Red Deer River access road and secondary roads, should be used as a focus for a resource management and development strategy for the Eastern Slopes. Municipalities should encourage full and effective communication with provincial government departments and agencies regarding the use and development of land in the Eastern Slopes.

PROPOSED CHANGE

-35-

8.0 SUBDIVISION AND RESERVES

INTRODUCTION

Delete entire section

The subdivision, or splitting, of land into smaller parcels or lots is an integral part of the planning process. As most land development is proceeded by the subdivision of land, the achievement of local, regional and provincial planning objectives can be greatly promoted through the judicious approval of subdivisions, in keeping with the statutory plans of local governments, the Regional Plan and provincial legislation.

8.1 GOAL

- 8.1 The effective subdivision of land as an integral component of sound land use planning.

8.2 SUBDIVISION

Issues

The subdivision of land and the dedication of reserves is of fundamental importance to the achievement of the orderly, economical and beneficial development of land. Poor subdivision designs and inappropriate subdivision locations can lead to the inefficient use of land and other resources, conflicts among land uses, environmental deterioration and danger to life and property.

Objective

- 8.2 (a) The orderly, economical and beneficial subdivision of land.

Policies

Plan

- 8.2.1 A decision on an application for a subdivision of land should be guided by the Regional Plan and statutory municipal plan which is in place and effects the proposed subdivision.

Criteria

- 8.2.2 A subdivision approval should ensure that:
- (a) the topographical characteristics of the site are suitable for the proposed use,
 - (b) there is no unnecessary loss or fragmentation of agricultural land, especially better agricultural lands,
 - (c) the provision of roads and utility services will be satisfactory to the appropriate authorities,
 - (d) the lands do not pose a hazard to life or property due to dangers from sour gas, erosion, subsidence, flooding, poor drainage or other adverse conditions,
 - (e) the use of land as proposed would not conflict with the existing or proposed use of surrounding lands, roads and utilities, especially regionally significant transportation and energy utility infrastructure,
 - (f) the capability of the resources of surrounding lands would not be detrimentally affected,
 - (g) there is legal means of access to each parcel to be created,
 - (h) the density of the proposed subdivision and its subsequent development would not exceed the capacity of the site or services thereto, and
 - (i) any other matter peculiar to the proposal would not be injurious to the use of the land or adjacent lands.

PROPOSED CHANGE

-36-

Design	8.2.3	<p>A subdivision should not be approved unless the design incorporates or reflects:</p> <ul style="list-style-type: none">(a) the topographic and physical conditions of the land,(b) the existing and proposed use of the land and adjacent lands,(c) the economic use of the land,(d) the segregation of traffic by the provision of a hierarchy of roads,(e) the economic provision of utility services,(f) energy conservation,(g) noise attenuation measures,(h) parcels dimensions, shape, orientation and accessibility that will be conducive to optimizing the usefulness of each parcel,(i) the anticipated need for an accessibility to school sites, recreation areas and parks, and(j) the conservation of sensitive lands.
Premature Subdivision	8.2.4	<p>To prevent premature subdivision, a subdivision authority should be satisfied that the land proposed to be subdivided will be used for the proposed use within a reasonable period of time.</p>
Subdivision Referral	8.2.5	<p>In processing a subdivision application, a subdivision authority shall refer the application to the affected local authorities and to the necessary provincial government departments and agencies as required by the Subdivision Regulation for comment prior to making a decision on the application.</p>
	8.2.6	<p>A subdivision authority shall consider the comments of those authorities, departments and agencies to whom an application for subdivision is referred under Section 8.2.5, but is not bound by them.</p>
8.3 RESERVE LANDS		
Issues		<p>Population growth necessitates additional space for schools and parks. To assist municipalities in meeting these needs, a subdivision authority may require the dedication of land for school or recreation purposes. However, care must be taken to avoid dedicating lands which have locations or characteristics which reduce its effectiveness for its intended purposes. Also, environmental reserve may be required by a subdivision authority to avoid development on hazard lands and to allow public access to a body of water or to prevent its pollution. Similarly, care must be taken to dedicate environmental reserve that will serve the interests of environmental protection and public use.</p>
Objective	8.3 (a)	<p>The dedication of reserve lands in a manner which best serves public interests.</p>
Policies		
General	8.3.1	<p>In any subdivision approval, provisions for school, municipal and environmental reserves should be exercised in the greater public interest to fulfill needs for public open space, school sites, and environmental conservation.</p>

PROPOSED CHANGE

-37-

- Municipal and School Reserve
- 8.3.2 A subdivision should not be approved in a manner where reserve land provisions, which have not already been taken in full, may no longer be exercised.
- 8.3.3 Where permitted by the Planning Act, as a condition of subdivision approval, land should be dedicated for municipal, school or municipal and school reserve, unless:
- (a) the immediate taking of money in place of land is in the continuing greater public interest since the size or location of land available for use as reserve is inappropriate, or
 - (b) the deferment of reserves would better serve the greater public interest through the avoidance of impracticable reserves, due to size, location or physical characteristics, and because further subdivision can reasonably be expected in the near future whereby more suitable reserves could be dedicated.
- 8.3.4 Land taken as municipal, school or municipal and school reserve should be representative of at least the average quality of the parcel being subdivided.
- 8.3.5 Municipal, school or municipal and school reserves should be dedicated following consultation with the affected local authorities.
- 8.3.6 The joint educational and recreational use of municipal and school reserves should be encouraged.
- Environmental Reserve
- 8.3.7 As a condition of subdivision approval, the dedication of environmental reserve should be required for the purpose of:
- (a) avoiding development of hazard lands,
 - (b) preventing pollution of any body of water, or
 - (c) providing public access to a lake, river, stream or other body of water.
- 8.3.8 The width of environmental reserve dedicated along any body of water should reflect the nature of the land being subdivided.
- 8.3.9 Affected local authorities and provincial agencies should be consulted in the consideration of the dedication of environmental reserve.

PROPOSED CHANGE

-38-

9.0 DEFINITIONS

Rewrite as new section 2.0

For the purposes of the Regional Plan, the following definitions are to be applied:

- 9.1 AIRPORT means an area of land ~~or water, including the frozen surfaces thereof, or other support surface~~ used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation or equipment in connection therewith for which an airport license has been issued by ~~the Federal Department of~~ Transport Canada.
- 9.2 AIRPORT VICINITY PROTECTION AREA means an area of land established by provincial regulation for the purpose of controlling the use and development of land in the vicinity of an airport ~~in order to ensure the safe and efficient operation of the airport and to protect the health, safety and general well-being of users of land in the vicinity of the airport.~~
- 9.3 AIRSTRIP means an area of land set aside for the landing or departure of private aircraft for purposes other than personal needs of private landowners and for which an airport license has not been issued by ~~the Federal Department of~~ Transport Canada.
- 9.4 BETTER AGRICULTURAL LAND means land having a Canada Land Inventory Soil Capability for Agriculture ~~agricultural capability~~ rating of Class 1, 2, 3 or 4, or lands having a farmland assessment rating greater than 28 percent, or their equivalent as determined by ~~government agencies or independent consultants, and at the discretion of the local municipality, may include other cultivated or improved land or potentially irrigable land.~~ *government agencies*
- Better agricultural land excludes:*
- (a) cut-off parcels which are regarded by the local municipality as being of insufficient size to farm, and
 - (b) land which the local municipality determines is so badly fragmented by existing use or ownership that the land has a low agricultural capability or cannot logically be used for agricultural purposes.
- 9.5 CANADA LAND INVENTORY SOIL CAPABILITY FOR AGRICULTURE RATING means a joint Federal - Provincial classification of land capability for agriculture measured on a scale from very high capability (Class 1) to very low capability (Class 7).
- 9.6 COMMERCIAL USE means an activity involved in the handling and sales of consumer goods and services. Included are retail trade, business, financial and personal services, communications and utilities, and public administration.
- 9.7 COMMISSION means the Red Deer Regional Planning Commission.
- 9.8 COUNTRY RESIDENTIAL USE means the use of land in a rural municipality outside of a hamlet for residential purposes, both permanent and seasonal. ~~Included are single (farmstead removals and first parcel separations) and grouped country residential subdivisions.~~
- 9.9 EASTERN SLOPES means the area referred to in the integrated resource plans prepared by Alberta Energy and Natural Resources pursuant to ~~A Policy of for Resource Management for the Eastern Slopes (Alberta Energy and Natural Resources, July 1977)~~ *A Policy of for Resource Management for the Eastern Slopes (Alberta Energy and Natural Resources, July 1977) as amended from time to time*, and for the purposes of the Regional Plan includes any private lands located therein.
- 9.10 EXTENSIVE AGRICULTURE means the cultivation of crops and the grazing of livestock, either separately or combined, on large areas of land.

PROPOSED CHANGE

-39-

- lake,
- 9.11 FLOODPLAIN means the land adjacent to a river or stream, the extent of the floodplain being defined by the area inundated by a one-in-one hundred year return flood as determined by Alberta Environment.
- 9.12 GROUPED means any multiple lot subdivision where there are two or more lots ~~contiguous~~ contiguous or in close proximity.
- 9.13 HAMLET means an unincorporated ~~centre~~ ^{community} situated in a rural municipality ~~having an area of land which is subdivided into lots and blocks and~~ recognized as such by a general municipal plan and/or land use bylaw.
- 9.14 HAZARD LAND means land which poses a hazard to life or property because of sour gas, steep or unstable slopes, soils of adverse structure, poor drainage or susceptibility to flooding.
- 9.15 HIGHWAY means a road or proposed roadway that is designated as a primary highway, or a road, street or highway designated as a secondary road numbered between 900 and 999, pursuant to the Public Highways Development Act, and any amendments thereto.
- 9.16 HIGHWAY COMMERCIAL USE means the use of land situated in the vicinity of a highway for the purpose of serving the needs of the travelling public and ~~without restricting the~~ ^{generality of the foregoing includes} including (but not necessarily restricted to) service stations, restaurants and motels.
- 9.17 ~~INDUSTRIAL USE means a primary or secondary industrial use~~ and without restricting the generality of the foregoing includes
- 9.18 INTENSIVE AGRICULTURE means the concentrated production of crops or the concentrated rearing of livestock or poultry from proportionately small land areas. ~~Typical activities are~~ ^s feedlots, hog operations, poultry or fowl farms, apiaries, market gardens, greenhouses and nurseries.
- 9.19 LOCAL AUTHORITY means a municipal council, school authority, hospital board, ~~community district board~~, drainage district board or a joint public utility committee as defined in the Municipal Government Act, and any amendments thereto.
- 9.20 MAY means when used within the context of a policy that the action is at the discretion of the appropriate authority.
- 9.21 NON-RENEWABLE (OR EXTRACTIVE) RESOURCES means the deposits of oil, natural gas, coal, sand, gravel, clay and other minerals.
- 9.22 PLANNING ACT means the Planning Act, Chapter P-9 of the Revised Statutes of Alberta, 1980, and ~~revisions~~ ^{any amendments} thereto.
- 9.23 ~~PRIMARY INDUSTRY means an industry engaged in the harvesting or extraction of resources such as agricultural products, oil, natural gas, coal, timber, sand, gravel and clay. It also includes an industry engaged primarily in bringing one or more of these materials together with other elements such as water or power into an integrated process for the purpose of primary treatment of the materials to a raw marketable form. It does not include an industry which utilizes the processed raw materials as an input to its industrial process.~~
- 9.24 REGION means the area of the Red Deer Regional Planning Commission.

PROPOSED CHANGE

-40-

- 9.25 REGIONAL PLAN (OR PLAN) means the Red Deer ~~Regional Planning Commission~~ Regional Plan, and any amendments thereto.
- 9.26 RURAL MUNICIPALITY means a municipal district ^{or} county, ~~or improvement district as defined in the Municipal Government Act.~~
- 9.27 ~~SECONDARY INDUSTRY means an activity engaged in the manufacturing, processing, assembling, warehousing or servicing function.~~
- 9.28 SECONDARY ROAD means a road, street or highway designated as a secondary road pursuant to the Public Highways Development Act, but not including roads numbered between 900 and 999.
- 9.29 SHALL means within the context of ^a ~~the~~ policy that the action is mandatory.
- 9.30 SHORELAND means land adjacent to a lake, river, stream or other body of water, ~~the exact extent of which is determined by Alberta Environment or Energy and Natural Resources or by the municipality.~~
- 9.31 SHOULD means when used within the context of a policy that, in order to attain the goals and objectives of the Regional Plan, the action is advised, but compliance remains at the discretion of the appropriate authority. In other words, SHOULD is not to be interpreted in a mandatory or obligatory manner but simply indicates a course of action that is recommended.
- 9.32 STATUTORY PLAN means a general municipal plan, ^{joint general municipal plan,} ~~an~~ area structure plan or ~~an~~ area redevelopment plan, ~~adopted by a municipality pursuant to the Planning Act.~~
- 9.33 SUBDIVISION AUTHORITY means the person or authority empowered under the Planning Act to approve a subdivision of land.
- 9.34 UNSUBDIVIDED QUARTER SECTION means a titled area of 160 acres more or less from which no subdivision has occurred for purposes other than for road widening, a railway or utility right of way, a school site, a community hall, a cemetery or other ^{public or quasi-public uses as defined in a Statutory} ~~community purpose as defined in a general municipal plan, joint general municipal plan or land use bylaw.~~
- 9.35 URBAN FRINGE means
- (a) ~~urban lands surrounding the subdivided or developed portion of an urban municipality and~~ rural lands within 5 miles of the boundaries of a city or town having a population of 5,000 persons or more, or within 2 miles of a town or village having a population of 1,000 or more but less than 5,000 persons, or within 1 mile of a town, village or summer village having a population of less than 1,000 persons, or
 - (b) a joint planning area which has been mutually established by the urban and rural municipalities.
- 9.36 URBAN MUNICIPALITY (OR URBAN CENTRE) means ~~an incorporated city, town, village or summer village, as defined in the Municipal Government Act.~~
- 9.37 WETLANDS mean low depressional areas, such as sloughs, potholes or marshes, covered with shallow, sometimes temporary or intermittent, water sufficient to support a prevalence of vegetation adapted to saturated soil conditions.

PROPOSED CHANGE

-41-

9.0 PLAN MONITORING AND REVIEW ~~1978 IMPLEMENTATION~~

INTRODUCTION

To be meaningful and effective a Regional Plan must go beyond the mere establishment of policies or guidelines to follow. It must also actively encourage municipalities, other local authorities and senior levels of governments, as well as the Commission itself, to dedicate themselves to the realization of the Regional Plan's goals and objectives. Success comes only through implementation. This section briefly outlines the responsibilities of the Commission, the region's municipalities and other local authorities, and senior levels of government for the successful implementation of the Regional Plan.

ACTION, COOPERATION AND COORDINATION

Importance

The orderly, economical and beneficial use and development of land within the region can best be achieved by a spirit of action, cooperation and coordination among the Commission, the region's local authorities and senior levels of government. Without this, the policies of the Regional Plan are likely to be ineffectual and, as a result, prospects for fulfilling the needs and aspirations of the region, its municipalities and people, will be diminished.

Municipal Roles

The Commission recognizes the key role municipalities will play in implementing the policies of the Regional Plan. With the Regional Plan providing only a general framework for land use planning, the details of implementation must often occur at the municipal level. It is therefore important that the planning decisions of municipal councils, municipal planning commissions and development appeal boards be guided by local statutory plans and land use bylaws which reflect the directions of the Regional Plan.

Roles of Other Local Authorities

Other local authorities have important roles to play in the region's growth and development. The Commission recognizes the authority given to the many boards in the region with respect to the provision of education and health care services and the improvement of agricultural productivity through land irrigation and drainage. It is therefore important that the land use planning activities of these authorities reflect the directions of the Regional Plan.

Provincial and Federal Government Roles

The Commission recognizes that the actions of the Provincial and Federal Governments are significant to the success of the Regional Plan because of the direct involvement of provincial and federal government departments and agencies in numerous programs and activities which influence the pattern of land use and development in the region. The cooperation and assistance of the Provincial and Federal Governments are therefore essential to the overall implementation of the Regional Plan.

PROPOSED CHANGE

-42-

Commission Roles

- ~~The Commission recognizes responsibilities towards implementing the Regional Plan. In this regard, the Commission should:~~
- ~~(a) prepare a supplementary report outlining the type of actions needed to implement the Regional Plan,~~
 - ~~(b) reflect Regional Plan policies in decisions on applications for subdivision,~~
 - ~~(c) encourage municipalities to further define and implement the policies of the Regional Plan through their statutory plans and land use bylaws,~~
 - ~~(d) encourage the Provincial and Federal Governments to consider the Regional Plan when formulating policies or actions which might affect the region,~~
 - ~~(e) encourage inter-jurisdictional cooperation in planning matters, and~~
 - ~~(f) improve the public's awareness and understanding of the Regional Plan.~~

MONITORING, REVIEW AND AMENDMENT

- Importance 9.1 As needs and conditions in the region change so may the policies of the Regional Plan need to be modified. For this reason, procedures must be put into place to evaluate the relevance and effectiveness of the Regional Plan as well as to amend the Plan where necessary to reflect changing needs and circumstances.
- Monitoring 9.2 In order to determine the ^{relevance and} effectiveness ~~and relevance~~ of the Regional Plan, the Commission should monitor:
- ~~(a) issues which may require new or adjusted policies, and~~
 - ~~(b) changes in economic, social and physical conditions in the region and adjacent areas, and~~
 - (b) (i) the effects of municipal, provincial and federal actions and policies on land use and development within the region.
- ~~The Commission should prepare an annual report on the Regional Plan reporting:~~
- ~~(a) the progress and effectiveness of actions taken to implement the Regional Plan,~~
 - ~~(b) the application of Regional Plan policies at the municipal, provincial and federal levels, and~~
 - ~~(c) changing needs and circumstances which may require amendment to the Regional Plan.~~
- ~~Each local authority in the region should be given the opportunity to provide input into these annual reports.~~
- Review 9.3 ^{Approximately} ~~At least once~~ every six years, the Commission should undertake a comprehensive review and update of the Regional Plan.
- Amendment 9.4 The policies of the Regional Plan can be amended as circumstances in the region dictate. Any amendments to the Regional Plan, however, must take place in accordance with the provisions of the Planning Act ~~in which stipulates this regard, it is important to note that only Commission Members and~~ local authorities may initiate motions to amend the Regional Plan. They can do so though on behalf of a municipality, other local authority, ~~agency~~ group or private individual.
Public Interest

RED DEER REGIONAL PLAN

* Consolidated - being the Regional Plan as originally adopted on August 29, 1983 with changes adopted on May 14, 1984 and changes approved by the Commission on May 13, 1985, June 24, 1985, September 16, 1985, and November 18, 1985 and changes approved in principle on February 17, 1986.

TABLE OF CONTENTS

	Page
PART ONE - INTRODUCTION	
1.0 Introduction and Orientation	1
PART TWO - DEFINITIONS	
2.0 Definitions	5
PART THREE - POLICIES	
3.0 General Planning Framework	8
4.0 Growth and Settlement	11
5.0 Transportation and Utilities	18
6.0 Community Facilities and Services	23
7.0 Natural Resources	24
8.0 Sensitive Environments	28
PART FOUR - MONITORING AND REVIEW	
9.0 Monitoring and Review	33
APPENDIX	
MAPS	
Map 1 - Provincial and Regional Setting	
Map 2 - Transportation Infrastructure	
Map 3 - Utility Infrastructure	
Map 4 - Agricultural Land	
Map 5 - Non-Renewable Resources	
Map 6 - Recreation Resources	
Map 7 - Sensitive Environments	
REGIONAL PLAN INDEX	

1.0 INTRODUCTION AND ORIENTATION

PURPOSES OF THE REGIONAL PLAN

- | | | |
|--|-----|--|
| Local
Planning
Framework | 1.1 | The fundamental purpose of the Regional Plan is to express the manner in which municipalities in the Commission area are to be guided in the management of land use planning. In other words, the Regional Plan provides a framework to assist local planning and decision making. Since local statutory plans and land use bylaws are expected to implement municipal and regional concerns related to land use planning, within the framework provided by the Regional Plan, the Regional Plan serves as a broad policy document rather than one which is detailed and regulatory. This will permit municipalities the degree of flexibility they desire to satisfy local needs and aspirations. |
| Reflection of
Provincial
Interests | 1.2 | The Regional Plan also reflects, within a regional planning framework, provincial goals and objectives regarding areas of regional concern to the Commission and its municipalities. |
| Regional
Guide | 1.3 | Further, the Regional Plan is intended to act as a policy guide for the Commission, the Alberta Planning Board, the Local Authorities Board and other agencies which, from time to time, are required to deal with land use planning matters affecting the region. |
| Cooperation | 1.4 | More importantly, the Regional Plan promotes consultation and cooperation between the Commission, municipalities, other local authorities and senior levels of government in working towards satisfying local and regional needs and aspirations. |

THE REGION

- | | | |
|-----------|-----|---|
| Location | 1.5 | Located in the central part of the Province between Edmonton and Calgary, the Red Deer Regional Planning Commission covers an area of approximately 36,750 square kilometres (14,190 square miles) encompassing the Municipal District of Clearwater, the Counties of Lacombe, Red Deer, Mountain View, Stettler and Paintearth, and all thirty-six urban municipalities located within that area. Map 1 shows the geographical setting of the Commission area. |
| Diversity | 1.6 | The Commission area is characterized by diversity, its strength being its abundance of natural resources. The western portion of the region is sparsely settled, being dominated by the Eastern Slopes. Mainly an area of forest-covered mountains and foothills, the Eastern Slopes is recognized as the critical headwaters region for the Prairie Provinces. The area also possesses a great wealth of other resources, including timber, coal, oil and natural gas and is important for its fisheries and wildlife habitat as well as its recreational opportunities. Moving eastward, the mountains and foothills gradually give way to parkland and eventually prairie landscapes in the extreme south-eastern parts of the Commission area. The entire central and eastern portions of the region make up an important mixed farming area with some of the best agricultural land in the Province. Generally speaking, though, the |

best soils are found in the Highway 2 corridor, precisely where most of the population and economic growth has occurred in the region. Soil quality tends to decrease both east and west. To the east, lower annual precipitation is a problem while to the west, cooler temperatures and frost damage become more evident. Major oil, gas and coal deposits underlie much of the area.

- Population 1.7 Up until the mid-1970s, population growth in the region lagged slightly behind the provincial rate of growth, mainly because of the rapid growth occurring in Edmonton and Calgary. However, since 1976, the region's growth rate has surpassed that of the Province as a whole.

The regional population is becoming increasingly more concentrated in the Highway 2 corridor. Indeed, a key characteristic of recent population growth in the region has been the wide difference in the rates of growth from community to community. Unlike communities close to Highway 2 which continue to grow at a rate that exceeds the provincial average, municipalities in the extreme eastern portions of the region have been experiencing relatively little growth and, in some cases, even population decline.

- Economy 1.8 The economy of the region has been based primarily on agriculture and the extraction of energy resources, in particular oil and gas. The availability of raw materials and energy resources, however, has helped to establish various other types of industry in the region including a major world-scale petrochemical complex.

- Future
Prospects 1.9 It is expected that the rate of economic growth will remain close to the provincial average, with most of this increase concentrated in the Highway 2 corridor. Growth in the region will likely continue to be principally related to agricultural production and energy resource development, while efforts continue to further diversify the economic base.

REGIONAL CONCERNS AND ISSUES

- 1.10 The Regional Plan addresses a number of concerns and issues of regional significance. They pertain to:

- General
Planning
Framework ● the need to understand the purposes of planning
 ● the need for cooperation and coordination in planning
 ● the need for public participation in the planning process

- Growth and
Settlement ● accommodating growth in orderly fashion
 ● settlement and land use
 ● the location of country residences and industry in rural areas
 ● urban fringe development
 ● hamlet expansion

- Transportation
and Utilities ● development of a safe and efficient integrated transportation system
 ● adequacy of utility systems
 ● disruptive effects on land use of powerlines and pipelines

- | | |
|---|---|
| Community
Facilities
and Services | ● land use provisions for community facilities and services |
| Natural
Resources | ● adequacy of water supplies
● water quality
● loss of agricultural land
● impacts of energy and mineral resource development
● protection of recreation resources |
| Sensitive
Environments | ● disturbance of highly sensitive, rare or unique environments
● development pressures along lakeshores and in river valleys
● protection of the environmental quality of the Eastern Slopes
● loss of fish and wildlife habitat |

GOALS OF THE REGIONAL PLAN

- 1.11 The goals of the Regional Plan relate to the concerns and issues presented above. They therefore serve not only as guides to the contents of the Regional Plan and its policy directions, but are also indicative of the broad implications on land use in the region. The goals of the Regional Plan are as follows:

- | | |
|---|---|
| General
Planning
Framework | The delivery of efficient and effective land use planning in the region. |
| Growth and
Settlement | The accommodation of growth and settlement in a socially, economically and environmentally acceptable manner. |
| Transportation
and
Utilities | The development and maintenance of comprehensive transportation and utility systems that effectively serve the region and its municipalities. |
| Community
Facilities
and Services | The provision of land to accommodate a broad range of community facilities and services accessible to all residents of the region. |
| Natural
Resources | The protection of the region's natural resources from encroachment by incompatible land uses. |
| Sensitive
Environments | The conservation of the physical environment of the region. |

PLAN STRUCTURE AND POLICY TONE

- Structure 1.12 The Regional Plan is divided into four parts:

PART ONE - INTRODUCTION contains introductory information about the Plan. Section 1 states the purposes of the Regional Plan and briefly describes the major characteristics and trends of the region. It also outlines the regional issues and concerns, and includes a statement of the goals of the Plan.

PART TWO - DEFINITIONS lists key definitions used in the Plan. Section 2 should be consulted for the intended meaning of terms.

PART THREE - POLICIES presents the objectives and policies of the Plan. Section 3 establishes a general framework for municipal planning in the region. This is done because implementation of the Plan will rest primarily with municipal governments. Sections 4 through 8 in turn present policies dealing with growth and settlement, transportation and utilities, community facilities and services, natural resources and sensitive environments.

PART FOUR - MONITORING AND REVIEW describes how the Plan will be kept up-to-date through monitoring, review and amendment.

Advisory
Tone

- 1.13 In respect of municipal wishes, most of the policies contained in the Regional Plan are advisory. The use of the word "should" indicates that the policies are not binding on any local authority. However, this is not to be interpreted as providing exemption from compliance with any provincial or federal legislation or municipal bylaw.

The Regional Plan does contain some policies which require mandatory compliance by local authorities. These policies use the word "shall" and are binding because of the regional importance of the issue or topic being addressed.

It is important to note that the Provincial and Federal Governments are not legally bound by any of the policies contained in the Regional Plan.

Maps

- 1.14 Maps are included in the Appendix and are intended for information only. They will help clarify the related policies in the Regional Plan. However, the information shown is not necessarily precise or complete on account of the scale of the maps and/or the lack of original source material.

2.0 DEFINITIONS

For the purposes of the Regional Plan, the following definitions are to be applied:

- 2.1 AIRPORT means an area of land used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation or equipment in connection therewith for which an airport license has been issued by Transport Canada.
- 2.2 AIRPORT VICINITY PROTECTION AREA means an area of land established by provincial regulation for the purpose of controlling the use and development of land in the vicinity of an airport in order to ensure the safe and efficient operation of the airport and to protect the health, safety and general well-being of users of land in the vicinity of the airport.
- 2.3 AIRSTRIP means an area of land set aside for the landing or departure of private aircraft for purposes other than personal needs of private landowners and for which an airport license has not been issued by Transport Canada.
- 2.4 BETTER AGRICULTURAL LAND means land having a Canada Land Inventory Soil Capability for Agriculture rating of Class 1, 2, 3 or 4, or lands having a farmland assessment rating greater than 28 percent, or their equivalent as determined by government agencies or independent consultants, and at the discretion of the local municipality may include other cultivated or improved land or potentially irrigable land. Better agricultural land excludes:
- (a) cut-off parcels which are regarded by the local municipality as being of insufficient size to farm, and
 - (b) land which the local municipality determines is so badly fragmented by existing use or ownership that the land has a low agricultural capability or cannot logically be used for agricultural purposes.
- 2.5 CANADA LAND INVENTORY SOIL CAPABILITY FOR AGRICULTURE RATING means a joint Federal-Provincial classification of land capability for agriculture measured on a scale from very high capability (Class 1) to very low capability (Class 7).
- 2.6 COMMERCIAL USE means an activity involved in the handling and sales of consumer goods and services. Included are retail trade, business, financial and personal services, communications and utilities, and public administration.
- 2.7 COMMISSION means the Red Deer Regional Planning Commission.

- 2.8 COUNTRY RESIDENTIAL USE means the use of land in a rural municipality outside of a hamlet for residential purposes, both permanent and seasonal.
- 2.9 EASTERN SLOPES means the area referred to in the integrated resource plans prepared by Alberta Energy and Natural Resources pursuant to A Policy for Resource Management of the Eastern Slopes, as amended from time to time, and for the purposes of the Regional Plan includes any private lands located therein.
- 2.10 EXTENSIVE AGRICULTURE means the cultivation of crops and the grazing of livestock, either separately or combined, on large areas of land.
- 2.11 FLOODPLAIN means the land adjacent to a lake, river or stream, the extent of the floodplain being defined by the area inundated by a one-in-one hundred year return flood as determined by Alberta Environment.
- 2.12 GROUPED means any multiple lot subdivision where there are two or more lots contiguous or in close proximity.
- 2.13 HAMLET means an unincorporated community situated in a rural municipality and recognized as such in a general municipal plan and/or land use bylaw.
- 2.14 HAZARD LAND means land which poses a hazard to life or property because of sour gas, steep or unstable slopes, soils of adverse structure, poor drainage or susceptibility to flooding.
- 2.15 HIGHWAY means a road or proposed road that is designated as a primary highway, or a road, street or highway designated as a secondary road numbered between 900 and 999, pursuant to the Public Highways Development Act, and any amendments thereto.
- 2.16 HIGHWAY COMMERCIAL USE means the use of land situated in the vicinity of a highway for the purpose of serving the needs of the travelling public and without restricting the generality of the foregoing includes service stations, restaurants and motels.
- 2.17 INTENSIVE AGRICULTURE means the concentrated production of crops or the concentrated rearing of livestock or poultry from proportionately small land areas and without restricting the generality of the foregoing includes feedlots, hog operations, poultry or fowl farms, apiaries, market gardens, greenhouses and nurseries.
- 2.18 LOCAL AUTHORITY means a municipal council, school authority, hospital board, drainage district board or a joint public utility committee as defined in the Municipal Government Act, and any amendments thereto.
- 2.19 MAY means when used within the context of a policy that the action is at the discretion of the appropriate authority.
- 2.20 NON-RENEWABLE (OR EXTRACTIVE) RESOURCES means the deposits of oil, natural gas, coal, sand, gravel, clay and other minerals.
- 2.21 PLANNING ACT means the Planning Act, Chapter P-9 of the Revised Statutes of Alberta, 1980, and any amendments thereto.

- 2.22 REGION means the area of the Red Deer Regional Planning Commission.
- 2.23 REGIONAL PLAN (OR PLAN) means the Red Deer Regional Plan, and any amendments thereto.
- 2.24 RURAL MUNICIPALITY means a municipal district or county.
- 2.25 SECONDARY ROAD means a road, street or highway designated as a secondary road pursuant to the Public Highways Development Act, but not including roads numbered between 900 and 999.
- 2.26 SHALL means within the context of a policy that the action is mandatory.
- 2.27 SHORELAND means land adjacent to a lake, river, stream or other body of water.
- 2.28 SHOULD means when used within the context of a policy that, in order to attain the goals and objectives of the Regional Plan, the action is advised, but compliance remains at the discretion of the appropriate authority. In other words, SHOULD is not to be interpreted in a mandatory or obligatory manner but simply indicates a course of action that is recommended.
- 2.29 STATUTORY PLAN means a general municipal plan, joint general municipal plan, area structure plan or area redevelopment plan.
- 2.30 SUBDIVISION AUTHORITY means the person or authority empowered under the Planning Act to approve a subdivision of land.
- 2.31 UNSUBDIVIDED QUARTER SECTION means a titled area of 160 acres more or less from which no subdivision has occurred for purposes other than for road widening, a railway or utility right of way, a school site, a community hall, a cemetery or other public or quasi-public uses as defined in a statutory plan or land use bylaw.
- 2.32 URBAN FRINGE means
- (a) rural lands within 5 miles of the boundaries of a city or town having a population of 5,000 persons or more, or within 2 miles of a town or village having a population of 1,000 or more but less than 5,000 persons, or within 1 mile of a town, village or summer village having a population of less than 1,000 persons, or
 - (b) a joint planning area which has been mutually established by the urban and rural municipalities.
- 2.33 URBAN MUNICIPALITY (OR URBAN CENTRE) means a city, town, village or summer village.
- 2.34 WETLANDS mean low depressional areas, such as sloughs, potholes or marshes, covered with shallow, sometimes temporary or intermittent, water sufficient to support a prevalence of vegetation adapted to saturated soil conditions.

3.0 GENERAL PLANNING FRAMEWORK

3.1 INTRODUCTION

The Planning Act generally requires municipalities to have statutory plans and land use bylaws to guide human settlement and the maintenance of environmental quality. Thus, the control of land use and development lies with municipalities. The Commission recognizes therefore that implementation of the Regional Plan will rest primarily with municipal governments. However, in wishing to pursue the goals, objectives and policies of the Regional Plan, the Plan sets out a general planning framework that promotes implementation of the Regional Plan through a coordinated and cooperative approach to land use planning.

Goal 3.1 (a) The delivery of efficient and effective land use planning in the region.

3.2 PLANNING PURPOSES

Objective 3.2 (a) The planning of the region and its municipalities in the greater public interest.

Policy

General 3.2.1 Planning within the region should be for the purposes of:
Purposes (a) achieving the orderly, economical and beneficial use and development of land and patterns of human settlement,
 (b) maintaining and improving the quality of the environment, including the conservation of resources,
 but without infringing on the rights of individuals except to the extent that is necessary for the greater public interest.

3.3 MUNICIPAL PLANNING

Objectives 3.3 (a) The encouragement of effective local planning.
 (b) The joint planning of areas of common interest to municipalities.
 (c) The implementation of the Regional Plan through municipal statutory plans and land use bylaws.

Policies

General 3.3.1 Each municipality should adopt a general municipal plan to guide
Municipal future growth and change in a manner which:
Plans (a) serves to implement the Regional Plan,
 (b) reflects municipal aspirations and needs, and
 (c) observes the needs and aspirations of adjoining municipalities.

- 3.3.2 General municipal plans should contain goals, objectives, policies and maps for dealing with land use, economic base, housing, transportation, utilities, parks and recreation, community facilities and services, the physical environment and resource conservation, as well as directions for area structure plans and area redevelopment plans, plan coordination with adjacent municipalities, public participation and plan implementation, review and amendment.
- Urban 3.3.3 Further to Section 3.3.2, a general municipal plan for an urban municipality shall contain provisions for:
- (a) the management of urban growth including the direction of future urban expansion,
 - (b) the conservation of agricultural land, especially better agricultural land, for as long as practicably possible,
 - (c) the protection of existing and potential non-renewable resource utilization areas, and
 - (d) the protection of sensitive environments, and transportation and utility infrastructure.
- Rural 3.3.4 Further to Section 3.3.2, a general municipal plan for a rural municipality shall contain provisions for:
- (a) the conservation of agricultural land, especially better agricultural land,
 - (b) the protection of existing and potential non-renewable resource utilization areas, and
 - (c) the protection of sensitive environments, and transportation and utility infrastructure.
- Area Structure Plans 3.3.5 Area structure plans should be utilized to provide a detailed planning framework for future subdivision and development in portions of the municipality subject to significant land use change, including:
- (a) for urban municipalities, areas designated for future urban expansion, and
 - (b) for rural municipalities, hamlets, highway vicinity developments and grouped industrial uses.
- Area Redevelopment Plans 3.3.6 Area redevelopment plans should be adopted by a municipality to provide a planning framework for the purpose of preserving or improving lands and buildings, rehabilitating lands and buildings and the establishment, improvement and relocation of public roadways, utilities and other facilities and services in an area.
- Land Use Bylaws 3.3.7 Each municipality should adopt a land use bylaw to regulate the use and development of land and buildings in the municipality. A land use bylaw shall implement:
- (a) the Regional Plan,
 - (b) the statutory plans for the municipality, and
 - (c) a joint general municipal plan adopted jointly with an adjacent municipality.

3.4 PLANNING COOPERATION

Objective 3.4 (a) The promotion of coordinated and compatible planning policies throughout the region.

Policies

Cooperation 3.4.1 The general purposes of planning should be encouraged through cooperation among:

- (a) the Commission,
- (b) municipal councils, municipal planning commissions and development appeal boards,
- (c) school, hospital, drainage and utility authorities,
- (d) the Provincial and Federal Governments, and
- (e) the general public.

Coordination 3.4.2 Each municipality should refer, prior to adoption, a statutory and Liaison plan and land use bylaw, or any amendment thereto, to:

- (a) an adjacent municipality for comments where the proposed statutory plan or land use bylaw, or amendment thereto, may have an impact on the municipality, and
- (b) the Commission for comments.

A copy of the adopted plan, bylaw or amendment should be sent to the Commission.

Joint 3.4.3 Joint planning should be undertaken by two or more municipalities Planning for an area which is common to their interests, including:

- (a) an urban fringe,
- (b) a regionally significant sensitive environment, and
- (c) any other area which would benefit from joint planning.

Urban 3.4.4 A joint general municipal plan for an urban fringe should: Fringe

- (a) identify the boundary of the urban fringe,
- (b) include policies for urban growth and annexation, agricultural land conservation, country residential development, highway commercial development, rural industrial development, the provision of roads, utilities and services, and the protection of sensitive environments, and transportation and utility infrastructure,
- (c) establish procedures for the referral of requests for land use redesignations, subdivision and development permit applications, and
- (d) provide for inter-municipal cooperation and the resolution of conflicts.

3.4.5 A joint general municipal plan shall conform to the Regional Plan.

4.0 GROWTH AND SETTLEMENT

4.1 INTRODUCTION

The pattern of land use and settlement in the region is intimately related to the growth and development of the region's economy. It is important therefore that careful consideration be given to managing growth and development so that the effects upon the physical and human environment are desirable or acceptable. The Commission recognizes that responsibility for land use planning decisions which give effect to the pattern of growth and human settlement lies primarily with the municipal governments in the region. However, in seeking to encourage an orderly, economical and beneficial pattern of land use and human settlement, the Regional Plan outlines basic planning principles to guide growth and change in the region.

Goal 4.1 (a) The accommodation of growth and settlement in a socially, economically and environmentally acceptable manner.

4.2 GENERAL

Objective 4.2 (a) Growth and settlement in harmony with the physical and human environment.

Policies

Economic 4.2.1 Planning for growth and development in the region should be founded on the Provincial Government's goals of diversifying the province's economic base and encouraging balanced regional growth throughout the province.

Economic 4.2.2 Municipalities in preparing their statutory plans should make Diversification plans to accommodate, where appropriate, a more diversified range of economic activity thereby giving greater strength and stability to the regional economy.

Pattern 4.2.3 The form and pattern of growth and development should not serve to of Growth indiscriminately disperse urban development and human settlement and Settlement throughout the region.

4.2.4 Settlement in the region should take place in a manner that allows residents to continue to enjoy a choice of lifestyles through the maintenance of a range of settlement types, whereby:
(a) urban settlements range from cities and larger towns offering a diverse and fairly specialized variety of services, to smaller village centres serving the immediate needs of the rural community, and
(b) rural settlements are at densities generally lower than urban areas and are not generally requiring the same level of services as urban areas.

- Urban 4.2.5 With the exception of summer villages which should continue to serve primarily as resort recreation areas, existing urban centres should remain the focal points for growth and development in the region.
- Rural 4.2.6 Notwithstanding Section 4.2.5, the following types of economic activity may be appropriately located in rural areas:
- (a) industries providing products or services directly associated with the agricultural industry in rural areas,
 - (b) natural resource extractive industries, the location of which is governed by natural geographical or geological features and on-site processing activities as well as other activities regarded as secondary to the primary extraction activity but so closely related thereto that it would not seem expedient to require their separate location,
 - (c) non-labour intensive industries requiring large areas of land but only minimal on-site improvements, municipal services and public amenities,
 - (d) industries which by reason of their emissions, or other hazards to human health and safety, are incompatible within an urban environment,
 - (e) commercial recreation and tourism development,
 - (f) convenience businesses and services serving the rural population, and
 - (g) highway commercial development serving the travelling public.
- Resource Protection 4.2.7 Development shall wherever possible occur in a manner that conserves the resources and environment of the region, especially
- (a) agricultural land, especially better agricultural land,
 - (b) valuable non-renewable resources, and
 - (c) regionally significant sensitive environments.
- Infrastructure Protection 4.2.8 Development shall wherever possible be effectively integrated with and serve to protect transportation and utility infrastructure.
- Development 4.2.9 Municipalities should ensure that development takes place in a manner which:
- (a) protects public health and safety,
 - (b) avoids lands which are hazardous to life or property,
 - (c) seeks to complement the natural environment,
 - (d) provides for appropriate noise attenuation measures,
 - (e) incorporates energy efficiency principles,
 - (f) accommodates the conservation of heritage resources,
 - (g) is compatible with land uses in the vicinity,
 - (h) is appropriately located in order to serve the intended function,
 - (i) is phased in accordance to the economical and efficient provision of roads and utility services, and
 - (j) complements the fiscal capability of the municipality to provide facilities and programs to effectively serve the educational, health, recreational and other needs of the community.

4.3 URBAN FORM

Issues	Urban growth needs to be managed in a manner that not only provides a satisfactory social and physical setting, but also minimizes impacts on resources and the environment, and ensures that urban growth does not outstrip the resources and services necessary to support it.	
Objective	4.3 (a)	The orderly, economical and beneficial pattern of urban settlement.
Policies		
General Principle	4.3.1	Urban growth and development should be consistent with the role of an urban centre as a focus for economic development and human settlement in the region, but in a manner considerate of the resources in and around the urban area.
Form	4.3.2	The form of urban growth and development should: (a) reflect the size of the urban centre and its roles relative to its trading area, economic base and function in the region, and (b) be contiguous in order to maintain compact urban environments.
	4.3.3	Infilling and higher densities should be pursued in urban municipalities in order to make more efficient use of land thereby reducing the need for urban expansion onto surrounding rural land.
	4.3.4	Urban development should: (a) utilize the neighbourhood concept to help ensure that basic facilities and amenities are in proximity to residential areas, (b) provide for reasonably convenient access to work places, open space and major activity nodes, (c) promote energy conservation through the siting and design of homes and other buildings, and (d) provide for a choice of development locations.
Redevelopment	4.3.5	Areas within urban municipalities which have the potential for revitalization and renewal should be considered for improvement.
	4.3.6	Where an older urban area is to be improved or redeveloped, attempts should be made to incorporate the existing architectural character, urban landscape and other positive characteristics into the improvement or redevelopment scheme.
Downtown Areas	4.3.7	Redevelopment plans should be prepared by urban municipalities for downtown areas, where the need exists.
	4.3.8	Urban municipalities should coordinate their efforts with those of the Provincial Government and the business community in planning and developing functional downtown areas.

Housing Types	4.3.9	Urban municipalities should ensure that there is a sufficient supply and choice of housing types to meet the needs of all income and social groups.
Open Space	4.3.10	The need for parks and open space should be accommodated in urban areas by taking advantage of features which have high amenity value or which are inappropriate for development, such as hazard lands.
Land Supply	4.3.11	Urban municipalities should ensure that a sufficient supply of developable land is available to meet future needs.
	4.3.12	Land banking should be considered as one means of providing for a future supply of developable land.

4.4 URBAN FRINGE

Issues	The urban fringe is the area surrounding an urban municipality which is often subject to intense development pressures. The development of this area may be considered beneficial by the rural municipality but the urban municipality may view it as an obstruction to future growth. Needless to say conflicts are likely to occur in this fringe area unless there is a coordinated effort on the part of both municipalities to plan for appropriate types of development in mutually acceptable locations.	
Objectives	4.4 (a)	Cooperation between rural and urban municipalities in land use planning for the urban fringe.
	(b)	The orderly, economical and beneficial pattern of land use in the urban fringe.
Policies		
General Principle	4.4.1	Land use planning for the urban fringe should be sensitive to the needs and interests of the urban and rural municipalities.
Joint Planning	4.4.2	Land use change in the urban fringe for urban expansion and rural non-agricultural development should be guided by a joint general municipal plan, pursuant to Sections 3.4.4 and 3.4.5.
	4.4.3	Until a joint general municipal plan is in place, land use change in the urban fringe for urban expansion and rural non-agricultural development should be subject to mutual agreement by the urban and rural municipalities.
Land Use	4.4.4	Agriculture and open space should be considered the most desirable uses of the urban fringe until needed for urban expansion or the development of rural non-agricultural uses.
	4.4.5	Land use changes in the urban fringe should: (a) be compatible with conforming existing land uses, (b) encourage continuity among roads, including locations and standards,

- (c) facilitate orderly urban growth, in accord with Sections 3.3.3(a) and 3.4.4, and
- (d) provide for rural economic development, pursuant to Sections 3.4.4 and 4.2.6.

- Annexation 4.4.6 Annexation to an urban municipality should conform to the urban growth strategy contained in a joint general municipal plan or should be subject to a planning agreement between the affected municipalities.
- 4.4.7 The amount of land annexed to an urban municipality should provide for a maximum 20 year land supply necessary to meet all expected growth requirements, unless:
- (a) a larger area is required to conform to the boundary of an existing parcel or to a natural feature, or
 - (b) a larger area is required to accommodate alternate growth directions to ensure a competitive supply of land.

4.5 RURAL FORM

Issues Non-agricultural land uses, such as industry and country residences, are bringing about significant changes to the rural environment. While these changes may be beneficial to rural municipalities, conflicts with the traditional agricultural base and rural lifestyle have developed. These include the loss of agricultural land, interference with farming practices and an erosion of the traditional rural way of life.

Objective 4.5 (a) The orderly, economical and beneficial pattern of rural settlement.

Policies

General 4.5.1 The settlement of rural municipalities, including the expansion of Principle their economic base pursuant to Section 4.2.6, should provide for the continuing strategic role of rural areas for resource development, and especially for agricultural production.

Industrial 4.5.2 Industrial development should be grouped in areas suitable for Uses industry, although a single site for industry may be permitted where:

- (a) the industry is involved in the on-site processing of an extractive resource,
- (b) the industry is regarded as hazardous to other industries or uses,
- (c) the industry is of a mega-scale so that by itself it is sufficiently large to be deemed as grouped, or
- (d) the industry possesses other characteristics which necessitate an isolated location.

 4.5.3 Industrial development whether grouped or isolated, shall wherever possible:

- (a) be located on poorer agricultural land unless such locations, in the opinion of the appropriate approving authority, are not reasonably available, and
- (b) use only the minimum amount of land required for the development.

- 4.5.4 Industrial uses should be protected from encroachment by non-compatible land uses.
- Commercial Uses 4.5.5 A rural commercial use should be directed to a hamlet, unless the use would appropriately function as a highway commercial use or serve an isolated rural area.
- Single Country Residential Parcels 4.5.6 In accordance with the Alberta Planning Board's report on the Framework for Application of Regional Plan Guidelines and Sections 20 and 21 of the Subdivision Regulation and notwithstanding any other provisions in this Plan, the removal of a single developed residence from an unsubdivided quarter section shall be allowed provided that the proposed subdivision complies with the Planning Act and Subdivision Regulation.
- 4.5.7 For the purposes of Section 4.5.6, a municipality shall define the term single developed residence in its land use bylaw.
- 4.5.8 Notwithstanding any other provision in this Plan, a single undeveloped site shall be allowed to be subdivided from an unsubdivided quarter section, where
- (a) the site is for country residential use and that use is provided for in the land use district for which the land is designated under the land use bylaw, and
 - (b) the proposed subdivision complies with the Planning Act and Subdivision Regulation.
- Grouped Country Residential Subdivisions 4.5.9 Where grouped country residences are permitted, they should be in a manner that would prevent incorporation as a new urban municipality, except:
- (a) for summer resort purposes as a summer village where the number of parcels to be created conforms with the statutory plan provisions of the affected municipality.
- 4.5.10 Notwithstanding any other provisions in this Plan, better agricultural land shall not be subdivided for grouped country residential purposes.
- 4.5.11 Municipalities shall contain provisions in their general municipal plans and land use bylaws to direct country residential uses away from:
- (a) landfill sites, sewage treatment plants and sewage lagoons,
 - (b) intensified livestock operations,
 - (c) sour gas areas and pipelines,
 - (d) highway vicinities, unless contained within an area structure plan that has been approved by the Minister of Transportation, and
 - (e) any other location having characteristics detrimental to rural residential living.
- Mobile Home Parks 4.5.12 A rural mobile home park should be directed to a hamlet.

4.6 HAMLETS

Issues	While all hamlets serve as rural residential areas, in many cases they also function as important service centres for the surrounding farm communities. In recent years, however, some hamlets have experienced development pressures which have not always been related to their rural service function.	
Objective	4.6 (a)	The orderly, economical and beneficial pattern of settlement in hamlets.
General Principle	4.6.1	Hamlets should continue to serve as rural residential and service centres.
Residential Qualities	4.6.2	The density, variety and pattern of land uses in a hamlet should be compatible with the form of rural residential environment offered in the hamlet.
Non-Residential Uses	4.6.3	The location of non-residential uses in a hamlet should: (a) facilitate direct access from approach roads to the hamlet, and (b) minimize impacts on residential areas.

5.0 TRANSPORTATION AND UTILITIES

5.1 INTRODUCTION

Transportation and utilities are essential components of the basic infrastructure of the region. It is therefore important to consider the development of this infrastructure as it will influence the pattern of growth and development in the region and, to a large extent, the quality of life to be enjoyed by the people of the region.

Although the development of transportation and utility systems is primarily the responsibility of the municipalities, the Provincial and Federal Governments and individual operators, a need nevertheless exists to coordinate transportation and utility planning with land use planning since each is so closely related to the other. The intent of the Regional Plan therefore is to urge close cooperation between the Commission, the region's municipalities and the agencies and operators responsible for transportation and utility systems planning.

Maps 2 and 3 in the Appendix show regional transportation and utility systems.

Goal 5.1 (a) The development and maintenance of comprehensive transportation and utility systems that effectively serve the region and its municipalities.

5.2 ROAD SYSTEM

Issues An essential part of the regional transportation system is the provision of a road network necessary to support the desired pattern of growth and development in the region. With roads being costly to provide and maintain, it is important therefore to ensure that the road system is as efficient as possible. It is recognized that roads can have a detrimental effect on adjoining land uses and resources. However, not all land use conflicts are caused by the development of transportation facilities. In many cases conflicts are caused by the development of land uses that may interfere with the safe operation of a road or its future expansion. Thus, in order to ensure that roads, especially regionally significant roads, are provided in the most cost-effective and environmentally safe manner, land use and road transportation planning must be properly coordinated.

Roads which are considered to be regionally significant include primary highways, secondary roads, forestry access roads, and any other roads as determined by local municipalities. Map 2 in the Appendix identifies regionally significant roads.

Objective 5.2 (a) The planning for land use which facilitates the development of a safe and efficient road system that serves the economic and social needs of the region.

Policies

- | | | |
|------------------------------------|-------|---|
| Road System | 5.2.1 | A system of roads, consisting of regionally significant and municipal roads, should be maintained within and through the region and, where necessary, improved to serve the economic and social needs of the region. |
| Municipal Road System | 5.2.2 | Municipalities should develop their road system to integrate effectively with the roads of adjoining municipalities and with regionally significant roads. |
| | 5.2.3 | The system of urban municipal roads should consist of arterial, collector and local roads. |
| | 5.2.4 | As part of their road system, municipalities should designate truck routes and dangerous goods routes. |
| Land Use in the Vicinity of Roads | 5.2.5 | Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally significant roads from encroachment by incompatible land uses. |
| | 5.2.6 | Land use or development adjacent to a road shall wherever possible not interfere with the safe operation and future upgrading of the road. |
| Access | 5.2.7 | Access to a road should not be allowed where it would affect safety or unduly impede traffic movement. |
| Road Traffic Noise | 5.2.8 | Roads should be located and designed to alleviate the effects of traffic noise. At the same time, road traffic noise should be considered in the location of land uses in the vicinity of roads such that:
(a) noise-sensitive land uses such as residential and certain institutional uses should be directed away from heavily travelled roads or should be buffered by appropriate setbacks, berms, planting or other noise attenuation measures. |
| Location and Design Considerations | 5.2.9 | The location and design of a road, including its upgrading, should be guided by the need to:
(a) protect environmentally sensitive areas,
(b) conserve agricultural land, especially better agricultural land, and
(c) avoid hazard lands,
unless no satisfactory alternative exists in which case every effort should be made to minimize any adverse impacts. |

5.3 RAIL SYSTEM

Issues The rail system is an important component of the overall transportation network. While acknowledging that the operations of the railway system are primarily the responsibility of the Federal Government and the railway companies, there are nevertheless several important railway matters of concern to the Commission. They include rail line abandonment, the impact

of rail facilities on adjacent land uses and resources, railway noise, safety concerns, including the movement of dangerous goods, and railway relocation. To effectively deal with these matters, there needs to be close liaison between the Commission, the region's municipalities, the various government departments and agencies, and the railway companies.

Map 2 in the Appendix shows the present rail system.

Objective 5.3 (a) The planning for land use which facilitates the operation of a safe and efficient rail system that effectively serves the needs of the region.

Policies

Land Use in the Vicinity of Rail Lines and Related Facilities	5.3.1	Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect rail lines and related facilities from encroachment by incompatible land uses.
	5.3.2	Land use or development adjacent to rail lines and related facilities shall wherever possible not interfere with the safe operation and future upgrading of the system.
Public Safety	5.3.3	Public safety should be considered in the planning of land uses in the vicinity of rail lines and related facilities, so that: (a) the transportation of goods, especially dangerous goods, by rail minimizes danger to property and life, and (b) convenient and safe vehicular and pedestrian access is provided over or under railway rights-of-way.
Railway Noise	5.3.4	Railway noise should be considered in the planning of land uses in the vicinity of rail lines and related facilities, such that: (a) noise sensitive land uses such as residential and certain institutional uses should be directed away from railway facilities or should be buffered by appropriate setbacks, berms, planting or other noise attenuation measures.
Rail Relocation	5.3.5	Consideration should be given to rail line and rail yard relocation where safer transportation patterns and more efficient use of land can be achieved at reasonable economic and social costs.
Use of Abandoned Rail Rights-of-Way	5.3.6	The use of an abandoned railway right-of-way should have regard to adjacent land uses and resources, land ownership patterns and the need for future transportation and utility corridors.
	5.3.7	Any decision regarding the use of an abandoned railway right-of-way should be made in consultation with the local municipality.

5.4 AIR FACILITIES

Issues The increasing importance of air transportation as a component of the regional transportation system serves to underline the need to coordinate land use planning in the vicinity of existing and new air transportation facilities to safeguard the operations of these facilities as well as to minimize conflicts with adjacent land uses and resources. This will obviously require close liaison between the Commission, the region's municipalities and the Federal and Provincial Governments.

Map 2 in the Appendix shows the location of publicly licensed airports in the region.

Objective 5.4 (a) The planning for land use which facilitates the operation of a safe and efficient air transportation system that effectively serves the needs of the region.

Policies

Protection from Encroachment 5.4.1 Municipalities shall establish Airport Vicinity Protection Areas or adopt adequate provisions in their general municipal plans and land use bylaws to control land use and development around all publicly licensed airports in the region.

5.4.2 No land use change should be permitted in the vicinity of a publicly licensed airport if it would adversely affect the safe and efficient operation or future expansion of the airport.

5.4.3 Land uses which might interfere with air traffic should not be allowed in the vicinity of a privately licensed airport or airstrip. Conversely, a privately licensed airport or airstrip should not be permitted in the vicinity of land uses which may interfere with the operational use of that privately licensed airport or airstrip.

5.5 UTILITY SYSTEMS

Issues Utilities, such as water supply, sewage disposal and sanitary landfill sites, are essential to a safe, healthy clean environment and must be considered in the planning of growth and change.

Map 3 in the Appendix shows the location of regional utility systems.

Objective 5.5 (a) The planning of land use to accommodate the provision of efficient, reliable and economical utility systems.

Policies

Water and Sewer 5.5.1 Urban development should be served by municipal water, sanitary sewer and storm water drainage systems unless required otherwise by the municipality or the appropriate provincial authorities.

5.5.2 Rural development should be served by individual water and sewer systems unless required otherwise by the municipality or the appropriate provincial authorities.

- | | | |
|------------------------------|-------|--|
| Protection from Encroachment | 5.5.3 | Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regional utility systems from encroachment by incompatible land uses. |
| | 5.5.4 | Land use and development adjacent to a regional utility system shall wherever possible not interfere with the safe operation of the system. |
| Planning and Development | 5.5.6 | The provision of utility systems should facilitate the direction, timing and form of development most suited to the long term environmental and land use goals of the community and the region as a whole. |
| Waste Disposal | 5.5.7 | The use of land for the disposal of solid and liquid wastes, including hazardous wastes, should be in a manner which is safe to the public and the environment. |

5.6 ENERGY UTILITIES

Issues The planning and operation of pipeline and powerline systems are primarily the responsibility of the gas, oil and electric power companies with input by municipalities, the Provincial and Federal Governments. However, it is important for land use plans to ensure compatibility between energy utility facilities and adjacent land uses.

Map 3 in the Appendix shows regionally significant energy utility infrastructure which includes major oil and gas pipelines, and electrical transmission lines.

Objective 5.6 (a) The protection of energy corridors and utility facilities.

Policies

- | | | |
|------------------------------|-------|--|
| Protection from Encroachment | 5.6.1 | Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally significant energy utilities from encroachment by incompatible land uses. |
| | 5.6.2 | Energy utilities shall wherever possible be protected from encroachment by incompatible land uses to assure the continued safe operation of these facilities. |
| Use of Energy Corridors | 5.6.3 | Energy corridors should be utilized where safe and economically justified and where the impacts on landowners are minimal. |

6.0 COMMUNITY FACILITIES AND SERVICES

6.1 INTRODUCTION

Although individual expectations differ greatly, there are basic expectations common to most people which form essential needs that municipalities must strive to meet through the provision of a variety of health care, educational, recreational, cultural and protective facilities and services. Often, the well-being of residents of the region is greatly influenced by the range and quality of the facilities and services available to them.

Goal 6.1 (a) The provision of land to accommodate a broad range of community facilities and services accessible to all residents of the region.

6.2 FACILITIES AND SERVICES

Issues The provision of community facilities and services is essential for community well-being and growth. These facilities and services need to be accessible, affordable and the standards sufficient to effectively serve a great variety of people and needs.

The Commission recognizes that the effective provision of community facilities and services will require cooperation on the part of all levels of authority, government departments, municipal councils and private agencies.

Objective 6.2 (a) The planning of land use to accommodate a comprehensive range of community facilities conveniently located to serve the needs of all residents of the region.

Policies

Provision 6.2.1 Municipalities should cooperatively plan for a comprehensive range of community facilities and services to be available throughout the region having regard for:

- (a) the needs of the region's residents,
- (b) the size, function and fiscal capacity of municipalities,
- (c) the facilities and services provided in surrounding municipalities, and
- (d) the potential for inter-municipal cooperation in the provision of facilities and services.

Location 6.2.2 The location of a community facility should:

- (a) be in an urban centre or hamlet unless an alternative location is justified,
- (b) be conveniently located relative to the population intended to be served, and
- (c) be compatible with surrounding land uses and infrastructure.

Multiple Use 6.2.3 Municipalities should wherever possible encourage the multiple use of community facilities.

7.0 NATURAL RESOURCES

7.1 INTRODUCTION

The region contains a rich variety of renewable and non-renewable resources. They form the basis for the present state of development in the region and for its future economic well-being. The proper management and use of these resources are also important in determining the quality of life and the overall quality of the natural environment in the region's communities.

Goal 7.1 (a) The protection of the region's natural resources from encroachment by incompatible land uses.

7.2 WATER

Issues In the past, water in the region has generally been plentiful in supply. As a consequence, conflicts have not been as severe as in other parts of the Province. However, water demands for domestic, municipal, agricultural, industrial and recreational uses are increasing in the region. There is also a growing awareness of the needs of fish and wildlife. Since these diverse water users will at times be competing for the same water, the careful management of the region's water resources will be very important.

Objectives 7.2 (a) A guaranteed supply of water to meet present and future needs.
 (b) The protection of water quality.

Policies

Water 7.2.1 All users of water in the region including domestic, municipal, Management agricultural and industrial users should have regard for the importance of this key resource and employ, as far as possible, management practices to ensure its conservation and quality.

Watershed 7.2.2 The use of land in watershed areas should ensure a reliable supply Protection of clean water for downstream users and aquatic habitat.

Groundwater 7.2.3 A land use should not be allowed in an area where it would cause contamination or excessive depletion of groundwater.

Wetlands 7.2.4 Wetlands should be used in a way that recognizes their value for water storage, groundwater replenishment, flow regulation, water quality control and wildlife habitat.

7.2.5 Municipalities should encourage that the drainage of any wetland take place only where:
 (a) the proposed use would result in a more appropriate use of land than under the natural wetland conditions, and
 (b) it would not detrimentally affect the flow regime, quantity or quality of surface and groundwater sources.

7.3 AGRICULTURAL LAND

Issues Agriculture is an essential component of the region's economy and is by far the most predominant land use. As an economic activity, it provides the basis for many industries and businesses in the region. The long-term viability and future development of agriculture, however, is being increasingly threatened by economic development and population growth in the region which has resulted in the loss of substantial amounts of the region's most productive farmland. Important therefore to the maintenance and growth of agriculture in the region will be efforts to ensure farmland, especially the most productive farmland, remains in agricultural use.

Map 4 in the Appendix shows the soil capability of the region's land base for agriculture in accordance with the Canada Land Inventory.

- Objectives** 7.3 (a) The conservation of agricultural land, especially better agricultural land, for agricultural use.
- (b) The accommodation of non-agricultural development in a manner compatible with the agricultural industry.

Policies

- Conservation of Agricultural Land** 7.3.1 Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect better agricultural land from non-agricultural development.
- 7.3.2 Better agricultural land shall be conserved for agricultural use wherever possible, by:
- (a) encouraging infilling and higher density development in urban centres,
- (b) directing urban expansion onto lands of poorer agricultural capability, and
- (c) directing non-agricultural development in rural areas to lands of poorer agricultural capability.
- 7.3.3 Where a non-agricultural use is directed onto better agricultural land, the land should remain in agricultural use until such time as the land is required for development.
- Agricultural Land Fragmentation** 7.3.4 The subdivision of agricultural land should be avoided where it would lead to the unnecessary fragmentation of a quarter section, or the creation of a parcel which would not be of sufficient size for farming, given the physical characteristics of the land and the farming practices in the area.
- 7.3.5 Land subdivided for a non-agricultural use should be kept to the minimum size required for the intended use.
- Minimizing Land Use Conflicts** 7.3.6 The use of agricultural land for non-agricultural purposes should not create conflicts with agricultural activities.

- Intensive Agricultural Uses 7.3.7 Conflicting land uses should not be allowed to encroach upon existing intensive livestock operations. Reciprocally, new intensive livestock operations should not be permitted to encroach upon existing incompatible rural land uses.
- Reclamation 7.3.8 Lands abandoned or temporarily removed from agricultural production by resource extractive operations or other developments should be reclaimed to an equal or greater sustained agricultural capability unless an alternative use is justified.

7.4 NON-RENEWABLE RESOURCES

Issues Non-renewable resources, such as coal, oil, natural gas, sand and gravel, play a prominent role in the region's development. While many of these resources are exempt from the provisions of the Planning Act, and the responsibility for their management rests largely with the Provincial Government, municipalities should nevertheless consider these resources when planning decisions are made as the establishment of some land uses adjacent to resource extraction areas may hinder or preclude their use. It is imperative therefore that the region's non-renewable resources be protected and efforts be made to minimize land use and environmental conflicts that can result from resource extraction.

Map 5 in the Appendix shows the location of non-renewable resources in the region.

Objective 7.4 (a) The protection of non-renewable resources from encroachment by incompatible land uses.

Policies

- Protection of Non-Renewable Resources 7.4.1 Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect areas of existing or known potential non-renewable resource utilization.
- 7.4.2 Non-renewable resources shall wherever possible be protected from land uses or developments which would render them inaccessible or make extraction more dangerous or more costly.

7.5 RECREATION RESOURCES

Issues A diversity of natural and man-made features and facilities in the region provide the basis for a variety of open space recreation opportunities. However, competing interests or the lack of appreciation for these resources can result in their damage or loss with a consequent decline in the quality and variety of leisure time experiences available in the region.

Regionally significant recreation resources are shown on Map 6 in the Appendix. They include: major parks and open spaces; natural monuments (as defined in Section 8.3); heritage resources, including historical and cultural sites; and historic byways, including trails and waterways.

Objective 7.5 (a) The protection of regionally significant recreation resources.

Policies

General Principle 7.5.1 Planning for growth and development in the region should recognize the need to protect regionally significant recreation resources.

Protection 7.5.2 Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally significant recreation resources.

7.5.3 The use of land within or adjacent to a regionally significant recreation resource should:
(a) be sensitive to the characteristics of the resource,
(b) seek to retain these characteristics for recreation, education or scientific purposes, although not necessarily as the principal use, and
(c) not preclude appropriate public access.

Distribution 7.5.4 Municipalities should provide for outdoor recreation uses which accommodate a wide range of active and passive recreational pursuits and meet the needs and interests of all income and social groups.

8.0 SENSITIVE ENVIRONMENTS

8.1 INTRODUCTION

The region contains many environmentally sensitive areas, including natural monuments, lakes and their shorelands, river valleys and their floodplains, large expanses of important fish and wildlife habitat, as well as the Eastern Slopes. These areas are fragile and highly susceptible to disturbance from inappropriate land uses.

Regionally significant sensitive environments are shown on Map 7 in the Appendix.

Goal 8.1 (a) The conservation of the physical environment of the region.

8.2 SENSITIVE ENVIRONMENTS

Objective 8.2 (a) The protection of sensitive environments.

Policies

Use 8.2.1 Municipalities shall contain provisions in their general municipal plans and land use bylaws to protect regionally and locally significant sensitive environments.

8.2.2 The use of land within or adjacent to a sensitive environment shall wherever possible:
 (a) be compatible with the natural characteristics of the sensitive environment,
 (b) seek to retain these characteristics as much as possible, and
 (c) not cause undue stress to the environment.

8.3 NATURAL MONUMENTS

Issues Natural monuments are rare or unique features which are worthy of special protection because of their outstanding value as important aspects of the region's natural heritage.

Map 7 in the Appendix identifies natural monuments, which include wilderness areas, natural areas, ecological reserves, sanctuaries, and other regionally significant areas or features of biological or physical value.

Objective 8.3 (a) The protection of natural monuments from land uses which could destroy or adversely affect their special character.

Policies

Protection 8.3.1 The use of land within or adjacent to natural monuments should serve to protect these areas or features in or as close as possible to their natural state because of their special scientific, educational or recreational value.

8.4 LAKE SHORELANDS

Issues Lake resources possess a diversity of characteristics that make them attractive for a variety of uses which are of economic and social benefit to the region. As such, they are under constant pressure for development and change, at times in manners not conducive to the best stewardship of these resources or not in the greater public interest.

Map 7 in the Appendix identifies regionally significant lakes.

Objective 8.4 (a) The appropriate use of lakes and their shorelands in a manner compatible with their resource capabilities.

Policies

General Principle 8.4.1 Lakes and their shorelands should be regarded primarily as open space areas which serve recreational, agricultural and environmental conservation interests.

Classification and Management 8.4.2 Municipalities should classify regional lakes in accordance with the following regional lake classification system and related management principles:

- (a) Wilderness Lake - maintain in a pristine condition;
- (b) Scenic Lake - emphasize the retention of natural shoreland qualities by the dominant presence of passive or low impact uses, including non-intensive forms of recreation and agriculture. Intensive uses should be rarely permitted and only for recreation purposes on highly suited sites that would not threaten the overall natural characteristics of the lake environs;
- (c) Development Lake - emphasize the ability of certain shoreland areas to accommodate intensified recreation activities but in a manner which contributes harmoniously to the open and natural character generally desired to dominate the lake environs, as promoted by low impact uses elsewhere around the lake.

Land Use and Development Considerations 8.4.3 Land use and development along a lakeshore should not:

- (a) cause deterioration of water quality,
- (b) cause soil erosion or endanger the stability of any part of a bank along or near the shore,
- (c) compromise the natural amenities of the shore,
- (d) limit public access unless safety factors otherwise dictate, and
- (e) permit inappropriate structures on lands flooded from time to time by lake level fluctuations.

8.4.4 Any decision concerning the use of any segment of shoreland should not only consider the capacity and capability of the resources of the site, but should also take into account the capacity and capability of the lake and its shorelands as a whole.

8.4.5 Linear development along shorelines should be discouraged in favour of clustered development set back from the shoreline.

- Roads 8.4.6 The provision of road access to lake shorelands should be in a manner which promotes the appropriate use of the lands and conserves the amenities of the environment.

8.5 RIVER VALLEYS

Issues River valleys are coming under increasing development pressure. Their improper use may result in environmental impacts, land use conflicts and lost opportunities for recreation and public benefit. As well, development in floodplains may result in property damage and loss of life. It is essential therefore to recognize the importance of these natural features and plan for land uses that are compatible not only with each other but also the physical environment.

Map 7 in the Appendix identifies regionally significant river valleys.

- Objective 8.5 (a) The appropriate use of river valleys and their escarpments in a manner compatible with their resource capabilities.

Policies

- General 8.5.1 River valleys and their escarpments should be regarded primarily as open space corridors which serve recreational, agricultural and environmental conservation interests.

- Regional 8.5.2 In their general municipal plans and land use bylaws, municipalities should subject regional river valleys to strong conservation measures, whereby the retention of their natural characteristics should be of higher priority than for valleys which are more local in importance.

- Land Use and 8.5.3 Land use and development within or adjacent to a river valley Development should not:
Considerations (a) restrict or impede the flow of water in or to a river,
 (b) cause soil erosion or endanger the stability of any part of a bank of a river or valley side,
 (c) cause deterioration of water quality,
 (d) limit public access unless safety factors dictate otherwise, and
 (e) compromise the natural amenities of the river valley.

- 8.5.4 Any decision concerning the use of any segment of a river shoreland should take into consideration the implications for upstream and downstream users.

- Roads 8.5.5 The provision of road access to river shorelands should be in a manner which promotes the appropriate use of the lands and conserves the amenities of the environment.

- Floodplains 8.5.6 Municipalities shall contain provisions in their general municipal plans and land use bylaws to identify and protect floodplains from incompatible land uses.

- 8.5.7 Floodplains and escarpments in an urban area should form parts of the municipal open space system.

8.6 KEY FISH AND WILDLIFE HABITAT

Issues	<p>The maintenance of the region's fish and wildlife habitats deserves particular consideration, not least because of the fragile nature of many of these habitats. Urban development, industrial growth and the expansion of agriculture have significantly reduced the habitat available for fish and wildlife.</p> <p>Map 7 in the Appendix shows key fish and wildlife habitat in the region.</p>	
Objective	8.6 (a) The protection of fish and wildlife habitat.	
Policies		
General Principle	8.6.1	In planning for growth and development, consideration should be given to the protection and maintenance of fish and wildlife habitat in order that the region may continue to sustain a diverse variety of fish and wildlife species.
	8.6.2	<p>The use of land within or adjacent to key fish and wildlife habitat should:</p> <ul style="list-style-type: none">(a) be sensitive to the characteristics of the resource, and(b) seek to retain these characteristics for fish and wildlife, although not necessarily as the principal use.
Habitat Protection	8.6.3	<p>Municipalities should encourage habitat protection by:</p> <ul style="list-style-type: none">(a) promoting appropriate programs for private land where the landowner is in agreement,(b) incorporating consideration of fish and wildlife habitat into the planning and design of municipal park and open space systems, and(c) promoting the reclamation of resource extraction areas for habitat use, where appropriate.

8.7 EASTERN SLOPES

Issues The Eastern Slopes are a unique feature of the region. They contain the region's major headwaters, important fish and wildlife habitat, renewable and non-renewable natural resources including timber, coal, oil, gas and other minerals, important grazing lands and key recreation areas. The value of these resources makes the area attractive to many diverse users. However, there is also a delicate ecological balance which can be irreparably harmed if the area is not wisely managed.

Being predominantly Crown owned, the Provincial Government has adopted an integrated resource management policy for public lands in the Eastern Slopes. This policy is designed to ensure that the natural resources of the area are developed, managed and protected in a manner consistent with principles of conservation and environmental protection.

Map 7 in the Appendix shows the Eastern Slopes in the region.

The intent of the Regional Plan is to encourage the development of comprehensive and complementary land use policies for private lands in the Eastern Slopes.

Objective 8.7 (a) Full and effective communication among the various agencies involved in managing land use in the Eastern Slopes, and to encourage the development of comprehensive and complementary land use policies.

Policies

General 8.7.1 The Regional Plan supports the use of the Eastern Slopes on a Principle multiple use basis, but in a manner which serves to conserve the environmental quality of the area.

Coordination 8.7.2 Municipalities should encourage full and effective communication with provincial government departments and agencies regarding the use and development of land in the Eastern Slopes.

9.0 PLAN MONITORING AND REVIEW

- | | | |
|------------|-----|--|
| Importance | 9.1 | As needs and conditions in the region change so may the policies of the Regional Plan need to be modified. For this reason, procedures must be put into place to evaluate the relevance and effectiveness of the Regional Plan as well as to amend the Plan where necessary to reflect changing needs and circumstances. |
| Monitoring | 9.2 | In order to determine the relevance and effectiveness of the Regional Plan, the Commission should monitor:
(a) issues which may require new or adjusted policies, and
(b) the effects of municipal, provincial and federal actions and policies on land use and development within the region. |
| Review | 9.3 | Approximately once every six years, the Commission should undertake a comprehensive review and update of the Regional Plan. |
| Amendment | 9.4 | The policies of the Regional Plan can be amended as circumstances in the region dictate. Any amendments to the Regional Plan, however, must take place in accordance with the provisions of the Planning Act which stipulates that only Commission Members and local authorities may initiate motions to amend the Regional Plan. They can do so though on behalf of a municipality, other local authority, public interest group or private individual. |

File: CS-P-20

February 26th, 1986

MEMORANDUM

TO: CHARLIE SEVCIK
CITY CLERK

FROM: PETE WASYLYSHYN
ADMINISTRATIVE PLANNER
PARKS DEPARTMENT

RE: APPLICATION FOR ALBERTA MANPOWER ENVIRONMENT EMPLOYMENT PROGRAM

Would you please submit to Council, at the first opportunity, for approval of the attached Employment Program application. This program is specific to the following activities:

- erosion control
- horticultural programs
- tree planting
- land reclamation enhancement
- clearing of debris and litter from park land

The projects we are proposing would not affect any current labour positions as approved in our 1986 Maintenance Budget.

Further, this Program is not a cost-sharing program, in that we do not have to match any salaries except for a 9 per cent allowance for fringe benefits which would include C.P.P., U.I.C. and vacation pay at 4 per cent.

With gross wages of \$17,600.00, we would require Council's approval for an over-expenditure of our operating budget of \$1,584.00 to be applied to Parks and Boulevard Maintenance Labour Account 2-7253-0000-122.

Alberta Manpower is responsible for Workers Compensation coverage.

Additional costs of \$125.00 per week per worker are also covered by this Program and we would use these additional funds for materials and supplies as well as truck rentals for transport, hauling debris and plant material.

Without this Program, we would not be able to undertake any of the above proposed projects since our own labour costs would be about \$42,800 versus \$19,200 under this application.

This Program requires not only approval from Council but also from C.U.P.E. Local 417.

Since time is critical, could we request Council approval, pending confirmation from C.U.P.E.

File: CS-P-20
Page 2
February 26th, 1986

The attached copies outline the intent of the program and our proposed activities.

The Parks Department is prepared to appear before Council to answer any questions relating to the above proposal.

Submitted for Council consideration.



PETE WASYLYSHYN
Administrative Planner

PW:pw
Attachment
c.c. Lloyd McMurdo

MANPOWER

COMMUNITY APPLICATION

NOTE: READ PROGRAM GUIDELINES BEFORE COMPLETING THIS FORM

1. Legal (Registered) Name of Employer CITY OF RED DEER PARKS DEPARTMENT		2. Trade Name (If Applicable)	
3. Mailing Address STREET Box 5008 CITY/TOWN/VILLAGE RED DEER POSTAL CODE T4N 3T4		4. Location of Project Activity If Different From Mailing Address STREET CITY/TOWN/VILLAGE	
5. Revenue Canada Employer Registration Number		6. Society Registration Number (If Applicable)	
7. Main Activity of Organization PARKS CONSTRUCTION AND MAINTENANCE			
8. Contact Person P. WASYLYSHYN POSITION ADMIN PLANNER		9. Project Manager/Supervisor RON KRAFT POSITION SUPERINTENDENT OF CONST. & MAINT.	
WORK PHONE 342-8159 HOME PHONE 343-2574		WORK PHONE 342-8234 HOME PHONE 346-5136	
10. Project Title NATURAL FOREST CLEAN-UP & REPLANTING		START DATE M D Y 06/02/86	END DATE M D Y 10/31/86

11. Summary of Project Activities (Attach a Page If Necessary) (See attached page)
1. Creek Bed Clean-Up
 2. Pines Escarpment Clean-Up
 3. Northlands Industrial Borrow Pit Planting
 4. Gaetz Lake Sanctuary Clean-Up
 5. Truck Route Clean-Up and Planting
 6. A.C.R. Trail - Slope Enhancement
 7. Litter Pick-Up in Woodlands
 8. C.N.R. Light Industrial Subdivision - Clean-Up and Planting

12. Schedule of Activities (Attach a Page If Necessary)	START	FINISH	ESTIMATED BUDGET
Areas Listed Above For Clean-Up Areas Requiring Planting Remainder of Work Will be Staking Plant Material, Watering (by hand) and Further Clean-Up and Slope Stabilization	June 1 Sept 1 Oct 1	Aug 30 Sept 30 Oct 31	

13. WAGES

TYPE OF WORKER	NUMBER OF WORKERS	WORK WEEKS	RATES	GROSS WAGES
Good physical health Be familiar with plant care	4	88	\$5.00/hour	\$5.00/hour \$17,600.00
TOTALS	A 4	B 88		C \$17,600.00

14. OTHER EXPENSES

Employee Benefits C.P.P., U.I.C., Holiday Pay	1,584.00
Transportation and Travel	
Materials and Supplies Work gloves, rain suits, shovels, stakes, rakes	600.00
Equipment Rental Propose to rent 2-4 ton trucks for 5 months	6,200.00
Specialized Salary Supervision and instructions (salary absorbed by City)	0
Other (Specify) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
Fertilizer, grass seed and plant material as required	2,800.00
SUB-TOTAL (OTHER EXPENSES)	11,184.00

15. TOTAL PROJECT COST 27,874.00

11. Items 1, 2, 4, 5, 7, and 8 represent areas where significant amounts of debris has accumulated over the years. These are large areas which will require a lot of hand labour to haul this material out to a point where trucks can haul to the land-fill site.

Items 3, 5, 6, and 8 require some new, as well as replacement plant material, since budget restrictions of the past few years have precluded continuation of these programs.

SUMMARY OF PROJECTS AS LISTED
ON ITEM #11 - APPLICATION FORM

Since weather conditions and program start-up time will dictate some of the scheduling, the following projects are only a list and do not constitute a sequence of events. Item #12 on the application form indicates the time frames which should allow for fall planting and seeding.,

The following list indicates anticipated material needs and their estimated costs:

MATERIAL	UNIT COST	TOTAL
8 pair work gloves	\$9.50	\$76.00
4 rain suits	\$14.62	\$58.48
6 long handle shovels	\$22.43	\$134.58
4 Garden rakes	\$ 8.00	\$32.00
300' $\frac{1}{2}$ " nylon rope	\$.12/ft	\$36.00
600' $\frac{1}{4}$ " nylon rope	\$.04/ft	\$24.00
100 wooden stakes 2"x2"x8'	\$ 1.00	\$100.00
1 roll tree ties - 50 m	\$35.00	\$35.00
4 cartons garbage bags	\$26.95	<u>\$107.80</u>
SUB-TOTAL		\$603.86
2 bags fertilizer 11-51-0	\$12.00	\$24.00
25 kg grass seed	\$ 6.75	\$168.75
40 shrubs	\$ 7.00	\$280.00
60 medium size trees	\$40.00	<u>\$2400.00</u>
SUB-TOTAL		\$2872.75
Truck rental 5 months		
2 trucks @ 420/month-rental		\$4200.00
Routine maintenance & fuel		
@ 200/month		<u>\$2000.00</u>
SUB-TOTAL		\$6200.00
TOTAL		<u>\$9676.61</u>

PROGRAM BUDGETS

<u>AREA</u>		<u>MAN-WEEKS/COST</u>	<u>MATERIAL</u>	<u>EQUIPMENT</u>	<u>TOTAL</u>
1. Creek Bed Clean-up	16	3200	2-Gloves-19 2-rain suits-29 2-shovels-45 100' $\frac{1}{2}$ " rope-12 2-cartons garbage bags - 54	1130	4489
2. Pines Escarpment	8	1600	2-Gloves-19 2-rain suits-29 1-carton garbage bags-27	565	2240
3. Northlands Ind. Borrow Pit	16	3200	2-shovels-45 40-shrubs-280 1-bag fertilizer-12 4-rakes-32 1-bag seed-169	1130	4868
4. Gaetz Lake Sanctuary	20	4000	1-carton garbage bags-27 100' $\frac{1}{2}$ " rope-12	1410	5449
5. Truck route	8	1600	2-gloves-19 20-trees-800 1-bag fertilizer-12 40-wood stakes-40 200' $\frac{1}{4}$ " rope-8	565	3044
6. ACR Trail	4	800	20-trees-800 1-roll tree ties-35 20-wood stakes-20 200' $\frac{1}{4}$ " rope-8	280	1943
7. Litter in Woodlands	8	1600	2-gloves-19 1-carton garbage bags-27 100' $\frac{1}{2}$ "rope-12	565	2223
8. C.N.R. Sub-Division Litter Pick Up & Plant	8	1600	2-shovels-45 20-trees-800 20-woodstakes-20 200' $\frac{1}{4}$ "rope-8	565	<u>3038</u>
			TOTAL		\$27294



CITY OF RED I

AND DISTRICT

THE CITY OF RED DEER



P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

DATE: March 12, 1986
TO: City Clerk Charlie Sevcik
FROM: Personnel Manager Ron Crossley
RE: Alberta Manpower Environment Employment Program

During the recent bargaining sessions with CUPE a tentative agreement was reached that would allow the City to provide additional employment opportunities through the utilization of various Federal and Provincial Employment Programs. In the past the union has taken the position that individuals utilized on these projects must receive union rates and benefits. As a result of the union's recent decision to reject a proposed settlement, the union negotiator is not prepared to live by the tentative agreement that had been reached without a major concession from the City regarding red-circled employees.

My major concern is that the City might provide these employment opportunities and pay the project workers the program rates and then have the union demand that the City retroactively pay the full union rates and related benefits. Should this happen, the additional costs could total \$23,600.

Without confirmation by the union that they would permit the utilization of these employment-generating programs for the residents of the City of Red Deer, I cannot support this request for additional funding except on the basis it be conditional upon a change of position by the union.

RAC/hs

Commissioners' Comments

As part of this year's negotiations with C.U.P.E. tentative agreement has been reached with regard to these types of programs which would enable the City to participate at the rates prescribed by the program without the necessity for additional supplementation to City rates. However, until an agreement with CUPE is ratified in accordance with the current contract, we would be required to supplement these rates substantially resulting in an increased cost of approx. \$24,000.00 which we could not support. We would, therefore, recommend that Council approve this project and an overexpenditure of \$1,584.00 conditional upon agreement by CUPE that this project can proceed in accordance with the tentative agreement (not yet ratified) which we have reached.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

March 18, 1986

TO: Administrative Planner, Parks Dept.

FROM: City Clerk

RE: Application for Alberta Manpower Environment Employment Program

Your report dated February 26, 1986, and application concerning the above matter was presented to Council March 17, 1986, and at which meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agree that the application for Alberta Manpower Environment Program as presented to Council March 17, 1986, be approved including an overexpenditure of \$1,584.00 conditional upon agreement by C.U.P.E. that this project can proceed in accordance with the tentative agreement and as per recommendations submitted to Council March 17, 1986, by the Commissioners."

The decision of Council in this instance is submitted for your information and it is my understanding that prior to the project proceeding, written agreement is required from C.U.P.E. that this particular project can proceed in accordance with a tentative agreement. I assume that you will pursue this matter further through the Manager of the Personnel Dept.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk

c.c. Manager, Personnel Dept.
Manager, Parks Dept.
City Treasurer

THE CITY OF RED DEER

42.

NO. 15



P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

DATE: March 12, 1986

TO: City Clerk Charlie Sevcik

FROM: Personnel Manager Ron Crossley

RE: Contract Demands
International Association of Firefighters Local 1190

In light of the fact that the IAFF breached the agreed media blackout by going to the press (Red Deer Advocate March 3, 1986) and in response to the resulting request from Council for a full report on the IAFF contract demands, a summary of these demands is attached.

To the extent possible, these demands have been costed and the total cost is estimated to be **\$1,004,451**. This amount represents a **30.2%** increase over the 1985 budget.

Council should also be aware that the average gross salary, including overtime, for a Firefighter in Red Deer for 1985 was **\$39,250**. The IAFF has, over the past ten years, received salary increases, not including benefits, that exceed that of the average other three unions by **9.22%**. In the last two years the increase has been 4.52% more than the average for the other City unions.

In relation to the Edmonton/Calgary cost-of-living increases, the IAFF has received increases over the past ten years that exceed this CPI by **10.2%**.

I will attend the March 17, 1986, Council Session to provide any additional information that may be requested.



RAC/hs

Commissioner's Comments

As a result of articles in the newspaper, as requested by Council, the attached is presented for their information.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

	<u>Present Agreement</u>	<u>City Proposals</u>	<u>Union Proposals</u>
1.02	Management Rights Clause		Union proposed new wording. <u>Comment:</u> restricts the rights of management.
4.03(a)	Leave of Absence Clause	Change 5 shifts to 4. <u>Comment:</u> This consists of one week's work.	
(b)	Leave of Absence Clause for Union Business	Delete <u>Comment:</u> City does not wish to pay overtime for Union business	
4.08	Additional Employment	Permission must be sought from Fire Chief. <u>Comment:</u> For greater control on additional employment.	Additional employment shall not create direct conflict with business of employer.
4.09	Residence Clause	Residence within City limits is a condition of employment. <u>Comment:</u> Because of call-in nature of employment.	Residence within City limits is not a condition of employment.
4.10	Layoff & Recall NEW CLAUSE		Union wants layoff and recall in order of seniority. <u>Comment:</u> Restriction of management rights.
5.03	Service Pay \$15 per month after 10 yrs \$25 per month after 20 yrs	Delete	Increase service pay to \$30 per month after 15 yrs \$45 per month after 20 yrs \$60 per month after 25 yrs <u>Comment:</u> Cost increase of \$3,000 in first year.
5.04	Senior Work	Spread senior work amongst qualified personnel.	Union proposal - can't transfer employees. <u>Comment:</u> Cost increase \$15,000 annually.
5.05	Shift Differential Presently 30¢ per hour		Union wants 50¢ shift differential. <u>Comment:</u> Annual cost increase of \$18,396.
5.07	Cleaning Allowance Presently \$130 annually		Union proposal - \$250 annually. <u>Comment:</u> Annual cost increase of \$11,320.

<u>Present Agreement</u>	<u>City Proposals</u>	<u>Union Proposals</u>
6.01 Statutory Holidays Presently 11-1/2		Union proposal - Additional 1/2 day. <u>Comment:</u> Cost increase of \$7,200. If on vacation when a stat holiday falls, he shall receive overtime. <u>Comment:</u> Annual cost increase of \$39,398.
6.02 Annual Vacation		Union proposal - increase vacation entitlement. <u>Comment:</u> Additional cost of \$10,553. Union proposal - banked vacation up to 100 working shifts in year of retirement. <u>Comment:</u> Annual cost \$200,000
6.03(b) Sick Leave Bonus (c) Sick Leave Bonus	Delete Delete <u>Comment:</u> Reduce sick time bonus.	
6.04(a) Supplementation of (b) Compensation (c)	Replace with wording that says employee shall be covered by Workers' Compensation <u>Comment:</u> Delete supplement City presently pays.	
6.05 Medical & Dental Insurance		Union proposal - Increase prosthodontic and orthodontic coverage by 50%. Cost of union proposal \$1,591.
7.01 Grievances	Allow 3 Steps in grievance procedures and the party who loses the arbitration shall bear the costs. <u>Comment:</u> To be consistent with other grievance procedures and stop frivolous arbitrations and their related costs.	
Indemnification: NEW CLAUSE		Union proposals - Save harmless all members of their actions. <u>Comment:</u> City protects employees at discretion of management.

Present AgreementCity ProposalsUnion Proposals

Contracting Out
NEW CLAUSE

Union proposal - No member shall lose employment as a result of contracting out.
Comment: Restricts rights of management.

Transportation
NEW CLAUSE

Free Transit passes to travel to and from work.
Comment: Additional benefit. Not granted to other City employees except Transit employees.

Job Descriptions
NEW CLAUSE

Union proposal - City to supply union with copies.
Comment: Restricts the right of management.

Parking Stalls
NEW CLAUSE

Union Proposal - City to supply parking stalls and plugins at no cost to employees.
Comment: Annual cost of \$1,080.

Telephones
NEW CLAUSE

Union proposal - City agrees to pay rental fee for telephone for each member.
Comment: Annual cost of \$12,384.

EMT Status
NEW CLAUSE

Member must maintain EMT status. If he does not, he loses 10% of his salary.
Comment: To keep employee fully qualified.

Rank & Promotion Clauses

City wants to change wording of clauses to allow everyone to become qualified to act in senior capacity if required as City is paying for this now. To allow the City to train and assess junior personnel for promotion.

Wages

Union proposal

1. 2 to 11% increase in rank differential.
2. Parity with Edmonton & Calgary
3. A general increase of 3%.
4. 5% extra for EMT qualification.

Comment: Total cost of \$632,860 or 18%.

Present AgreementCity ProposalsUnion Proposals

NEW CLAUSE

Union Proposal -
Add (4) Lieutenants Positions.
Annual Cost of
\$170,000 or 4%.

March 19, 1986

TO: Personnel Manager

FROM: City Clerk

RE: Contract Demands I.A.F.F. 1190

Your report of March 12, 1986, concerning the above was presented to Council March 17, 1986, for information purposes. The said report was accepted by Council and agreed that same be filed.

On behalf of Council, I wish to thank you for the submission of the report in this instance.

C. Sevcik
City Clerk



IMPERIAL FREEHOLDS
CANADA LTD.

10639 - 172 STREET, EDMONTON, ALBERTA T5S 1P1 ☐ PHONE: (403) 486-2660

NO. 1

February 20, 1986

The City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Sirs:

Re: Lot 8, Block A, Plan 782 0258 Red Deer, Alberta
(N.E. $\frac{1}{4}$ -5-38-27-W4)

We hereby request that the above captioned lands be re-zoned from the current zoning to a C4 zoning to allow a hotel/motel complex to be developed on the site.

We feel that the use is consistant with the flavor of the Gaetz Avenue corridor and will be an excellent service to local residents and visitors alike.

Thank you for your consideration in this regard and we look forward to your favorable response.

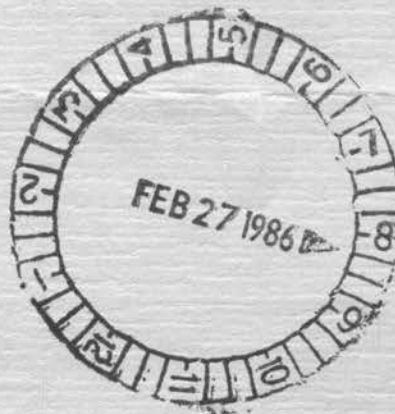
Yours truly,

IMPERIAL FREEHOLDS CANADA LTD.

Per:
Melvin G. Foht
Branch Manager - Edmonton

/jb

07 - 410 Marasco



DATE February 28, 1986

TO: ☒ DEVELOPMENT OFFICER
☒ SENIOR PLANNER
☒ CITY ENGINEER
☒ CITY TREASURER
☒ ECONOMIC DEVELOPMENT DIRECTOR
☒ E.L. & P. SUPT.
☒ FIRE CHIEF
☐ PERSONNEL OFFICER
☐ R.C.M.P. INSPECTOR
☐ RECREATION SUPT.
☐ F.C.S.S. DIRECTOR
☐ TRANSIT SUPT.
☐ PARKS SUPT.
☐
☐

FROM: CITY CLERK

RE: Lot 8, Block A. Plan 782-0258 (N.E. ¼ 5-38-27-W4/Imperial Freeholds

Please submit comments on the attached to this office by March 7/86
for the Council Agenda of March 17/86.

C. SEVCIK
City Clerk

THE CITY OF RED DEER



Office of:
CITY CLERK

RED DEER, ALBERTA

342-8132

February 28, 1986

Mr. Duane Skaley
Admiral Consultants Ltd.
147 Northey Ave.
Red Deer, Alberta
T4P 2C7


Dear Sir:

Re: Lot 8, Block A, Plan 782-0258, Red Deer
(N.E. 1/4 5-38-27-W4)

We acknowledge receipt of a letter from Imperial Freeholds, 10639 - 172 Street, Edmonton, Alberta, dated February 20, 1986, regarding rezoning of the above noted property, and would advise that this matter will be placed before Council at their meeting of March 17, 1986.

This office will be calling you at a later date to discuss the time in the event you wish to be present at the meeting.

Yours truly,


C. Sevcik
City Clerk

/ds

c.c. Imperial Freeholds Canada Ltd.

March 11, 1986

TO: City Clerk

FROM: City Engineer

RE: Imperial Freeholds, Hotel/Motel - Rezoning
Lot 8, Block A, Plan 782-0258

Please be advised that the Engineering Department has no comments regarding the above.

for 
B. C. Jeffers, P. Eng.
City Engineer

/emg

March 3, 1986

TO: CITY CLERK
FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR
RE: LOT 8, BLOCK A, PLAN 782-0258

The above site is designated as I1 in the City Land Use Bylaw, which is Light Industrial zoning. This site is one of about 5 in this area, adjacent to 50th Avenue, that are still zoned I1. Similar properties adjacent to Gaetz Avenue are zoned C4, which the appellant is requesting.

Recommend that the rezoning request be approved.



R. Strader
Development Officer/
Building Inspector

RS/lg

M E M O

TO: City Clerk

DATE: 04 03 1986

FROM: E. L. & P. Supt.

Re: Imperial Freeholds
Lot 8, Block A, Plan 782 0258

From an electrical servicing viewpoint, the Electric Department has no objections to the request for re-zoning. Servicing for the type of complex mentioned in the request is readily available at the west end of the lot.



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

AR/jjd



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

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

Telephone: (403) 343-3394

March 5, 1986

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

Dear Sir:

Re: Lot 8, Block A, Plan 782 0258
N.E.¼ 5,38-27-4 Imperial Freeholds

The site under consideration contains 3.043 hectares (7.52 acres) of land and is located across from the Bower Place Shopping Centre, adjacent to and on the north side of McDonalds restaurant. The site was originally occupied by John Deere agricultural machinery. About two years ago a one-acre parcel was subdivided off the site and was used for a McDonalds restaurant. The remainder of the site remains vacant at the present time.

The site is designated as I1 or Industrial business district. The applicant is planning to build a Hotel/Motel complex on the the site, which requires redesignation to C4 or Highway Commercial district.

In the past it has been City policy to consider redesignation requests accompanied by plan of development proposal, indicating the details of the development, parking, road access, etc. In the absence of any plan, we cannot comment on the merit of the development and our comment is related only to the propsed use.

We have no objection to the proposed use of the site for a Hotel/Motel complex which requires redesignation from I1 to C4 District. This is one of the few remaining large sites suitable for a large complex. The size of the parcel (7.52 acres) can provide ample off-street parking which is necessary for this type of development. In the long run, it is expected that the few remaining parcels in this area will be redesignated to C4 the exception being the Brewery and the Chrysler plant.

/2

MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk
Re: Imperial Freeholds, N.E.5,38-27-4

Pg. 2

It is recommended that the proposed rezoning be extended to include McDonalds restaurant at the same time.

Yours truly,



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

c.c. - Development Officer

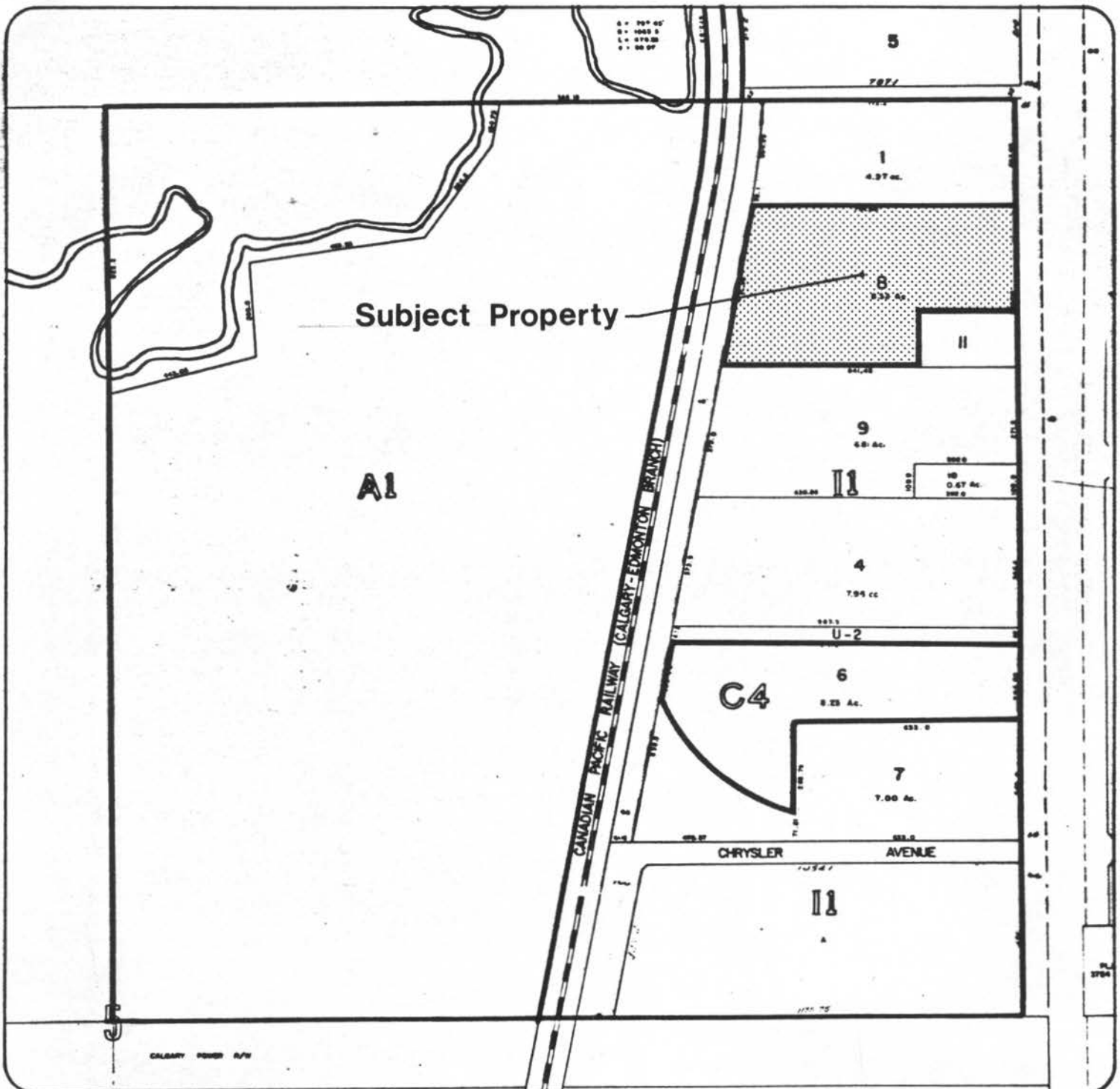
- City Engineer
- City Treasurer

City of Red Deer --- Land Use Bylaw

Land Use Districts

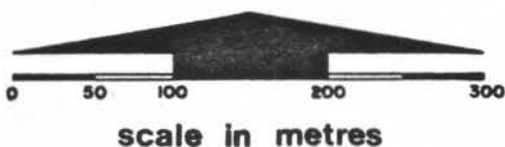
F5

52.



Revisions :

2672/1-85 (29/4/85)



March 3, 1986

TO: City Clerk

FROM: Fire Chief

RE: Lot 8 Blcok A, Plan 782 0258
Imperial Freeholds

This will advise that we have no objections to the rezoning request.

A handwritten signature in cursive script, appearing to read "R. Oscroft", is written over a horizontal line.

R. Oscroft,
FIRE CHIEF

1986 03 05

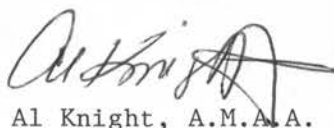
TO: City Treasurer

FROM: City Assessor

RE: Lot 8, Block A, Plan 782-0258

Further to the City Clerk's memo of February 28, 1986, regarding the above, may we advise as follows.

We have no objection to the proposal providing the use will be compatible with the area development and enhance the overall area. The subject lot is "L" shaped and that will require special consideration for development.



Al Knight, A.M.A.A.

AK/bt

Commissioner's Comments

We would support the application based on the comments attached and recommend Council give 1st reading to the proposed bylaw to redesignate the subject property, and in addition the site located at S.E. corner of this property, to C.4 designation.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

March 19, 1986

Imperial Freeholds Canada Ltd.
10639 - 172 Street
Edmonton, Alberta
T5S 1P1

Attention: Mr. Melvin G. Foht, Branch Manager-Edmonton

Dear Sir:

Re: Lot 8, Block A, Plan 782-0258
(N.E. $\frac{1}{4}$ 5-38-27-W4) Red Deer, Alberta
Land Use Bylaw Amendment 2672/H-86

I would advise that your letter of February 20, 1986, requesting the redesignation of the above noted site from I.1 to C.4 designation to allow a hotel/motel complex be developed thereon, was presented to Council March 17, 1986.

At the aforementioned meeting, Council gave first reading to Land Use Bylaw Amendment 2672/H-86, a copy of which is enclosed herewith for your information. I am also enclosing herewith pages 47-54 of the Council agenda of March 17, 1986, which relates to your application.

This office will now proceed with advertising for a public hearing to be held on April 14, 1986, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw for the City of Red Deer, you are required to make a \$200.00 deposit to cover the cost of advertising. After this office is in receipt of the actual costs of advertising, you will be either invoiced or refunded the balance.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

C. Sevcik
City Clerk
Encl.

c.c. Development Officer/Bldg. Insp.
E.L. & P. Supt.
Manager, Urban Planning Section
City Engineer
City Assessor

Council & Committee Secy., Wilma
Mr. B. Skaley, c/o Admiral Consultants
Limited, 147 Northey Ave., Red Deer,
Alberta T4P 2C7

March 19, 1986

TO: Red Deer Regional Planning Commission

FROM: City Clerk

RE: Land Use Bylaw Amendments 2672/H-86 and 2672/I-86

I would advise that Council of The City of Red Deer at its meeting held on Monday, March 17, 1986, gave first reading to the above noted bylaws.

Bylaw 2672/H-86 provides for the redesignation of Lot 8, Block A, Plan 782-0258 and the McDonalds Restaurant site on the west side of Gaetz Ave. opposite the Bower Mall from I.1 to C.4 designation.

Bylaw 2672/I-86 provides for "a pistol range, club and sales related to" as a discretionary use on the site, Lot 10, Block 3, Plan 762-1422, 4630 - 61 St. C.N. Industrial area.

Enclosed herewith is a copy of the aforesaid bylaws. This office will now proceed with advertising for a public hearing to be held on Monday, April 14, 1986, at 7:00 p.m., or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk

c.c. City Engineer
City Assessor
Development Officer/Bldg. Insp.
Council & Committee Secy., Wilma

SALES LOCATION

79 ST. & GAETZ AVE.
RED DEER, ALBERTA
347-6066
346-6067

MIDWEST**MOBILE HOMES (RED DEER) LTD.****HEAD OFFICE**

5021 - 68 ST.
RED DEER, ALBERTA
T4N 2R7 55.
347-9660

NO. 2

February 18, 1986.

City Council
City Of Red Deer
City Hall
Red Deer, Alberta.

Re: Proposed Bldg Developement, Lot 2 Plan 800 HW,
City Of Red Deer, Civic Address 7910 50 Ave.

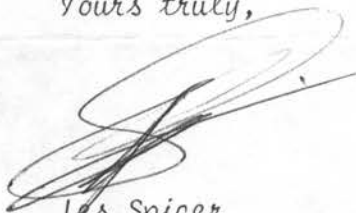
Dear Council,

It is our intent to apply for a permit to build a permanent office shop structure at the above address in the near future.

In discussion with engineering dept, it is our understanding that there is to be a decision of Council, pending street location in the area that will affect a portion of this property and the location of buildings and developement.

The building to be proposed, will not require any additional servicing by the city, as services now on the property are sufficient, nor will we require the city to purchase that portion required for street expansion at this time. Could you therefore please advise us with regards to your future road requirements, so we might proceed with plans for approval.

Yours truly,



Les Spicer
President
Midwest Mobile Homes (Red Deer) Ltd.
5021 68 Street
Red Deer, Alberta.
T4N 2R7



March 3, 1986

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: MIDWEST MOBILE HOMES (RED DEER LTD.)

The site referred to in the above application, is designated as A1 in the City Land Use Bylaw. This particular site is used for the sale and display of mobile homes under a resolution of City Council which granted a 3 year approval of this use dated April 2, 1984. As the applicant intends to build a permanent structure on this property, further amendment to the Bylaw will be required if Council supports the proposal.

The only permanent buildings mentioned in a A1 zone are green-houses and single family dwellings. The required setbacks and landscaping are quite a bit less than required for other areas that front onto Gaetz Avenue, plus there is architectural control over the buildings appearance.

It is our suggestion that the C4 standards, such as yards, landscaping and architectural control should apply to this site even though it's present zoning is A1. This should be accomplished be either rezoning the site to C4 or by adding a further exception along the lines of "the site plan, the relationship between buildings, structures and open space; the architectural treatment of buildings, the provision and architectural of landscaped spaces and the parking layout shall be subject to approval of the Municipal Planning Commission."



R. Strader
Development Officer/
Building Inspector

RS/lg

March 12, 1986

TO: City Clerk


FROM: City Engineer

RE: Midwest Mobile Homes Ltd. - Lot 2, Plan 800 HW

Our comments regarding the request for a permanent office/shop structure are as follows:

1. A revised road pattern through the site is being considered similar to the attached drawing no. 1 and is awaiting the approval from Alberta Transportation regarding the intersection spacing on Gaetz Avenue. This should be available within the next two weeks.
2. We appreciate the Developer's offer to avoid the future right of way area without purchase, as there is no need to construct the roadway until permanent area development occurs. In this regard, we recommend that any building, permanent or temporary, occur near the south end of his site.
3. With regard to site services, we would recommend that the Developer be required to sign a "Deferred Services Agreement" prior to obtaining a Building Permit which basically requires the Developer to pay the applicable off-site levies, hookup charges, public roadway levy, portion of Gaetz Avenue Service Road costs, and the dedication of the necessary service road right of way, at the time when full services can be made available.
4. The Developer should also be aware and agree to the future loss of direct access to Gaetz Avenue at 78 A Street once the service road is built, as per the attach drawing no. 2.
5. If the existing access to Gaetz Avenue requires upgrading as a result of this application, it should be done at the Developer's expense.
6. The Developer should be aware that his complete site may re-

quire prelevelling, at his expense, to correspond with surrounding area grades.


for B. C. Jeffers, P. Eng.
City Engineer

KGH/emg
attach
cc - Development Officer
cc - D. Rouhi, RDRPC
cc - City Treasurer

HWY. 11

32

60

82240

GAS PIPE LINE R/W.

GAS PIPE LINE R/W.

3

4

14-1

N.E. 1/4 SEC. 32-38-27-4

1

80236

NOTE: Right Turn In, Right Turn Out Only
Connection To Gaetz Ave.

LOT B

LOT A

LOT
2

79 ST.

6

CDE
8121945

8

NOTE: Right Turn In, Right Turn Out Only
Connection To Gaetz Ave.

78A ST.

6

5

7

LOT A

6-2

UTILITY R/W.

S

78 ST.

3

2

1

53 AVE.

52 AVE.

DWG # 2

PROPOSED
ROAD
NETWORK

S

77 ST.



RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

March 10, 1986

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

Dear Sir:

Re: Proposed Building Development - Lot 2, Plan 800 HW
Midwest Mobile Homes (Red Deer) Ltd.,

The applicant proposes to build a permanent office shop structure on the above site.

In 1984 City Council passed the following By-law:

- (18) On those sites or portions thereof, herein listed "sales and service of mobile homes is a permitted use" for a period of time not exceeding three years from the 2nd of April, 1984.
(a) Lot 2, Plan 800 H.W. (2672/C-84)

The City Council's permission will expire on the 2nd of April, 1987.

The site is not serviced with city sanitary and water system. Furthermore, there is a plan to create an east-west road through the northern part of the site. That is the reason the permission was limited to sales and service of mobile homes, which does not create a permanent building on the site.

We are very reluctant to recommend any permanent structure on the site without a detailed servicing plan and the finalization, grading, etc., otherwise it may create problems when the area is fully developed. We prefer to see the applicant use a mobile home as an office and a portable metal structure for the workshop, which can be relocated in the future.

We are recommending against any permanent building until the area is zoned, serviced and a detailed development plan is in place.

/2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF 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 NORGLAND—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk

Re: Proposed building Development - Lot 2, Plan 800 HW Pg.2

Yours truly,



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

c.c. - B. Jeffers, City Engineer
- City Assessor
- R. Strader, Development Officer

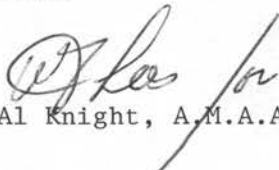
1986 03 03

TO: City Treasurer
FROM: City Assessor

RE: Midwest Mobile Homes (Red Deer) Ltd.

In reply to the City Clerk's memo of February 21, 1986, please be advised as follows.

The road requirements are to be in accordance with overall area plan, as determined by Planning Commission.


Al Knight, A.M.A.A.

WFL/bt

Commissioner's Comments

From the attached reports we believe the attached application is premature, but we could support it in principle, subject to the applicant proceeding at his own risk after discussing the problems with the Engineering Dept. and entering into the deferred service agreement as outlined by the City Engineer and subject to the 2nd alternative in the report of the Development Officer which will require a bylaw amendment. The foregoing does not relinquish Council authority to consider the use in April of 1987 when it comes up for review.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

SALES LOCATION

79 ST. & GAETZ AVE.
RED DEER, ALBERTA
347-6066
346-6067

MIDWEST**MOBILE HOMES (RED DEER) LTD.****HEAD OFFICE**

5021 - 68 ST.
RED DEER, ALBERTA
T4N 2R7
347-9660

March 17, 1986.

City Of Red Deer Council
City Hall
Red Deer, Alberta.

Re: Application For Developement Permit To Construct A
Permanent Building At Lot 2, Plan 800 HW.

Dear Mayor and Councilors,

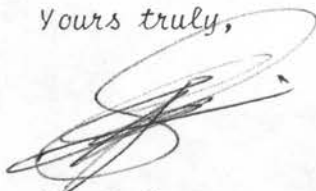
As you will note by the enclosures attached hereto, after recieving plans and information from City Engineering, we have taylored our site plan to include the eventual extension of service road bordering our east property boundry, as well as extension of 79th street west of Gaetz Avenue.

We do not however, require any advance use of these roads or city utility services, as our proposed expansion may be served adequately by those now on the property, therefore shall not affect the City's long range plans for extension of them.

It has been suggested to us that we will be required to enter into an agreement at this time to accept utility services as they move into that area, as a condition of approval. We shall comply to this request, should the City also enter into an agreement for the purchase of land required for the road extensions at this time, as we are redesigning our site plans to suit that need.

Engineering's best guess for extension of these roads and services would be some 5 to 10 years, therefore would seem premature for either party to enter into such an agreement at this time, therefore that condition should not apply.

Yours truly,

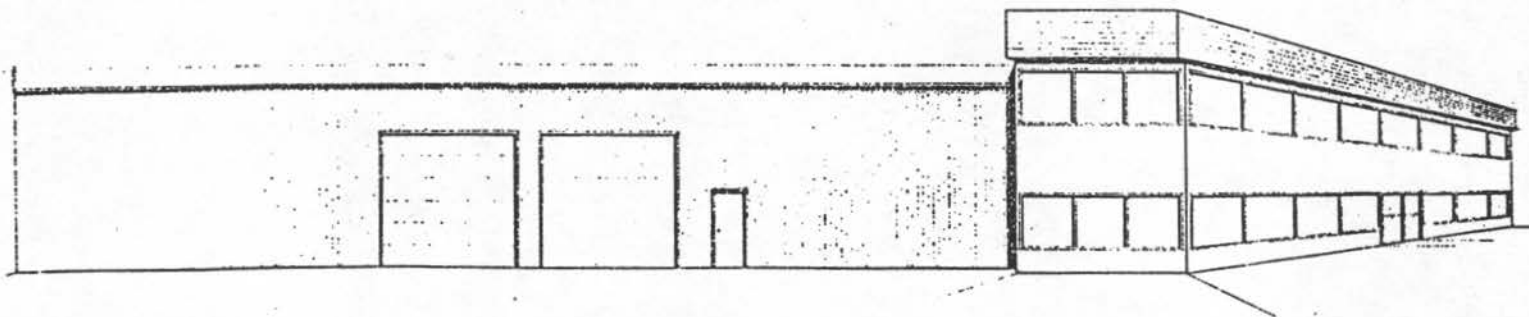
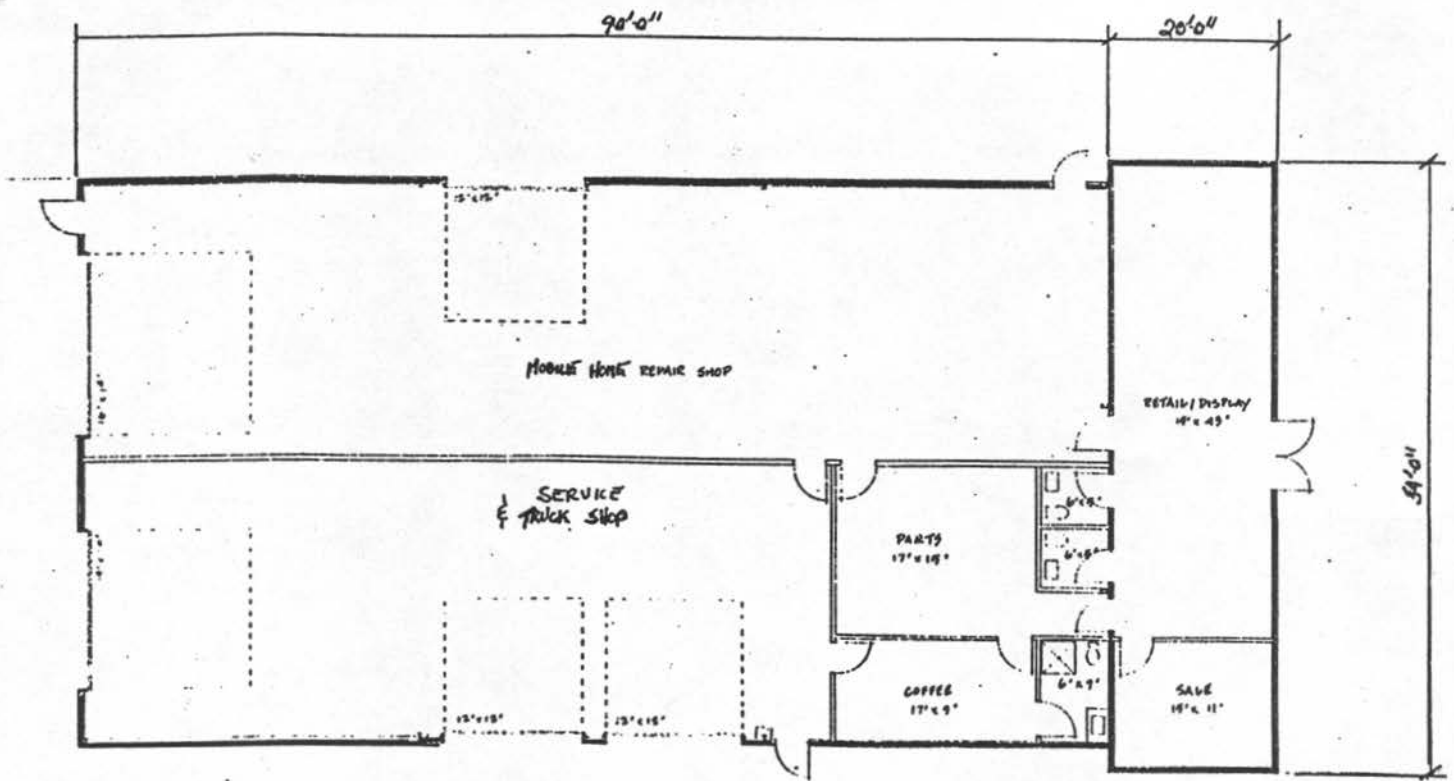


Les Spicer
President
Midwest Mobile Homes (Red Deer) Ltd.
5021 68 Street
Red Deer, Alberta.
T4N 2R7

Received March 17/86

11:00 am.

cs.

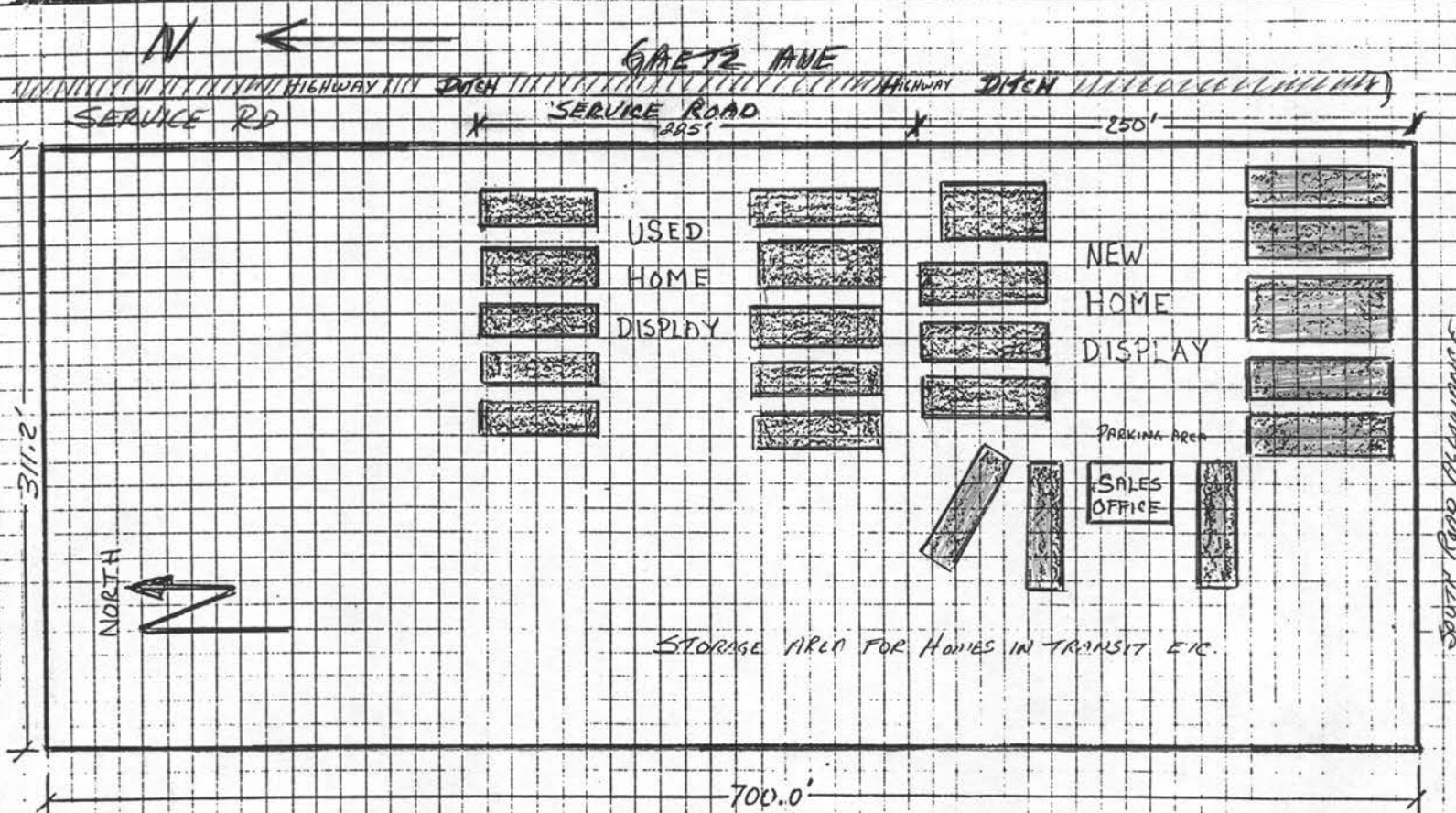


ELEVATION

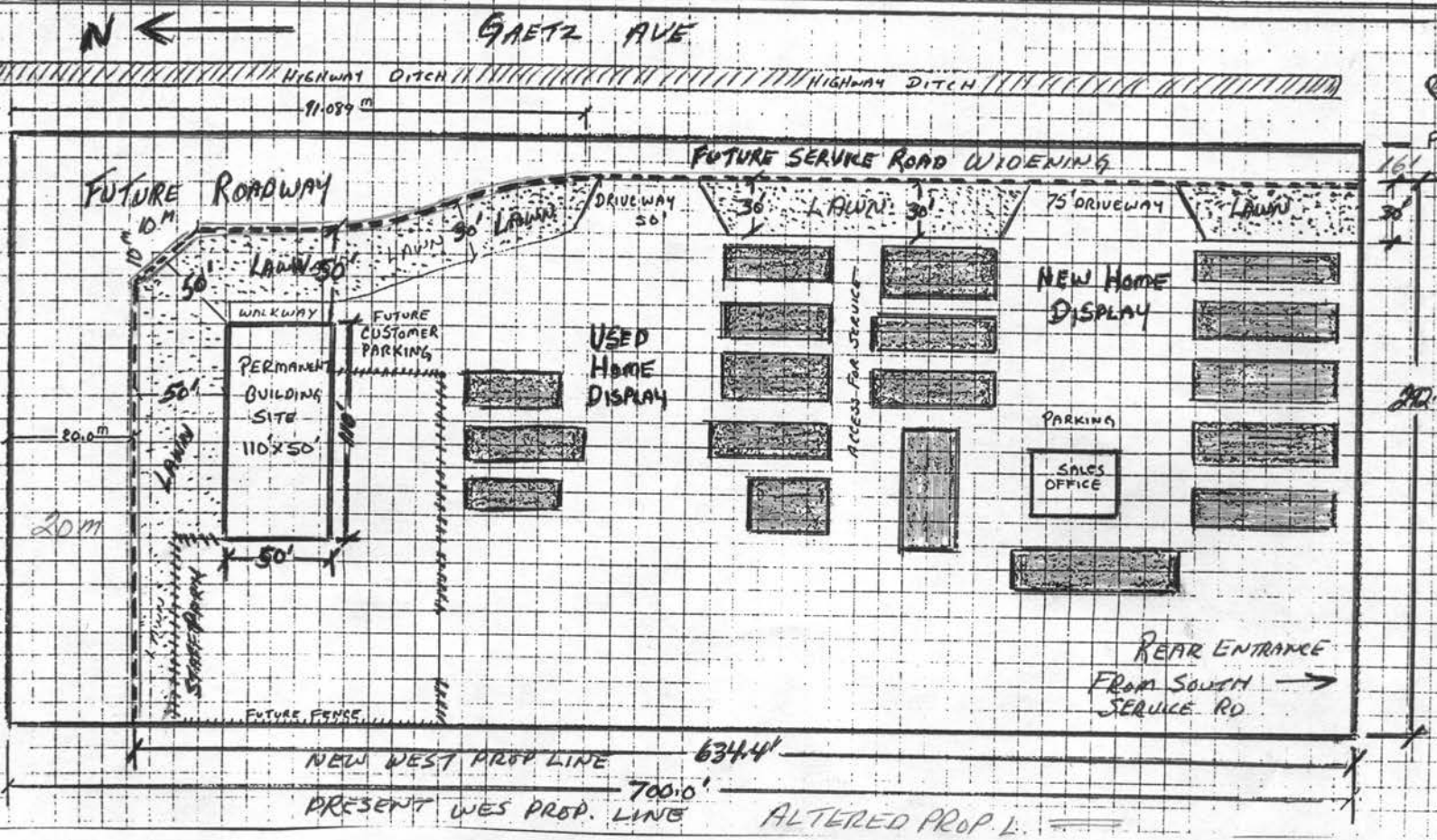
Proposed Building
Midwest Mobile Homes

20' single story rear
25' 2 story front
Butler design type

PRESENT USE LOT 2 PLAN 800 HW



MIDWEST MOBILE HOMES
FUTURE DEVELOPMENT PLAN - LOT 2 PLAN 800 HW



↑ NORTH

89.289

PROPOSED
SIGNALS

79

STREET

50.0

39.289

E GAETZ AVE

78

STREET

71.089

$\Delta = 15^\circ$

$R = 600$

20

13.851

150

100

0.01

20.0

FUTURE
ROADWAY

0.01

100

150

13.851

71.089

$\Delta = 15^\circ$

$R = 600$

20

150

100

20.921

$\Delta = 15^\circ$

$R = 400$

PROP. E

5.029

2
800 H.W.

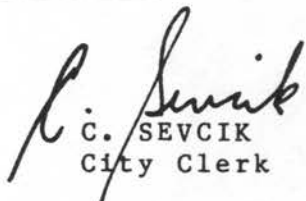
DATE February 21, 1986

TO: ☒ DEVELOPMENT OFFICER
☒ SENIOR PLANNER
☒ CITY ENGINEER
☒ CITY TREASURER
☐ ECONOMIC DEVELOPMENT DIRECTOR
☐ E.L. & P. SUPT.
☐ FIRE CHIEF
☐ PERSONNEL OFFICER
☐ R.C.M.P. INSPECTOR
☐ RECREATION SUPT.
☐ F.C.S.S. DIRECTOR
☐ TRANSIT SUPT.
☐
☐
☐
☐

FROM: CITY CLERK

RE: Attached Correspondence: MIDWEST MOBILE HOMES (RED DEER) LTD.

Please submit comments on the attached to this office by March 10, 1986
for the Council Agenda of March 17, 1986.


C. SEVCIK
City Clerk

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

P. O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
February 21, 1986

MIDWEST MOBILE HOMES (RED DEER) LTD.,
5021 - 68 Street,
RED DEER, Alberta
T4N 2R7

Attn: Les Spicer, President

Dear Sir:


RE: Proposed Building Development, Lot 2, Plan 800 H.W.
City of Red Deer, Civic Address 7910 - 50 Avenue

We acknowledge with thanks your letter of February 18, 1986 pertaining to your proposed building development at 7910 - 50 Avenue.

This item will be placed on the Council agenda for March 17th, 1986. You will be contacted at a later date to discuss the time Council will be considering your proposal, in the event you wish to be present at the meeting.

Trusting you will find this satisfactory.

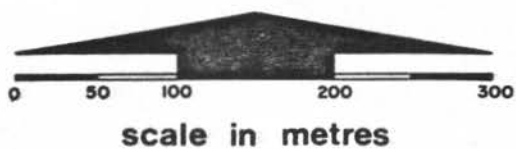
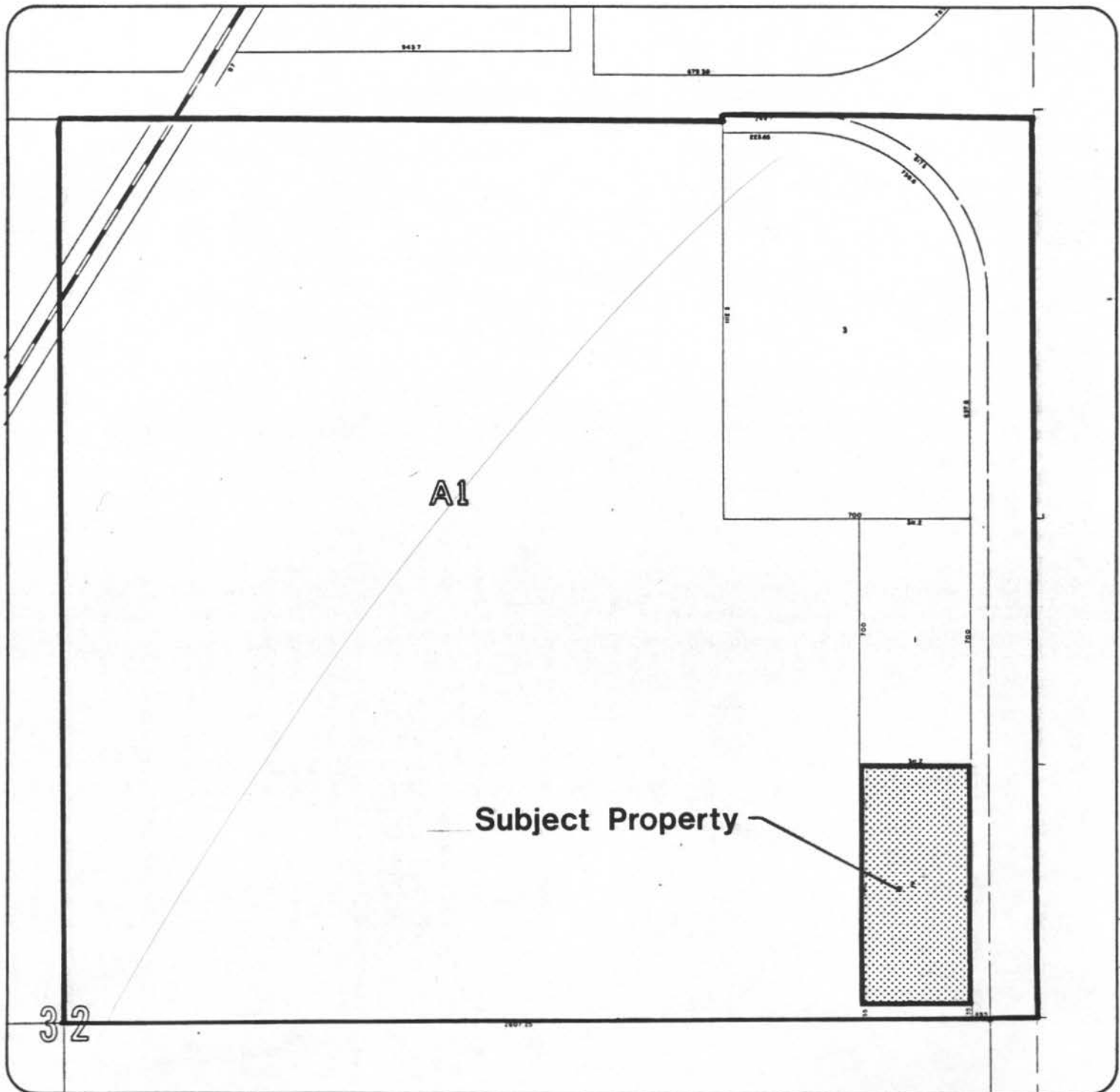
Yours sincerely,


C. SEVCIK,
City Clerk

/gr

City of Red Deer --- Land Use Bylaw

Land Use Districts

F-15

Revisions :

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

March 19, 1986

Midwest Mobile Homes (Red Deer) Ltd.
5021 - 68 St.
Red Deer, Alberta
T4N 2R7

Attention: Mr. L. Spicer, President

Dear Sir:

Re: Proposed Permanent Office Shop Structure
Lot 2, Plan 800 HW, 7910 - 50 Ave.

I would advise that your letter of February 18, 1986, concerning the above topic was presented to Council March 17, 1986, at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered application by Midwest Mobile Homes (Red Deer) Ltd. for permission to construct a permanent office shop structure on Lot 2, Plan 800, HW, 7910 - 50 Ave., hereby approve said application in principle only at this time, subject to the following conditions:

1. The applicant proceeding at his own risk after discussing the problems with the Engineering Department.
2. The Developer entering into a "deferred services agreement" prior to obtaining a building permit requiring the Developer to pay the applicable offsite levies, hook-up charges, public roadway levy, portion of Gaetz Ave. service road costs, and the dedication of the necessary service road right-of-way at the time when full services can be made available.
3. The Developer being made aware and agreeing to the future loss of direct access to Gaetz Ave. at 78A Street once the service road is built, as per the attached drawing No. 2.
4. If the existing access to Gaetz Ave. requires upgrading as a result of this application, same shall be undertaken at the Developer's expense.
5. The Developer to be made aware that the complete site may require prelevelling at the Developer's expense to correspond with surrounding area grades.
6. A Land Use Bylaw amendment being approved by Council requiring "the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of

landscaped spaces and the parking layout being subject to approve of the Municipal Planning Commission" to apply to this site

and as recommended to Council March 17, 1986."

For your further information, I am also enclosing herewith pages 55-63 of the March 17th agenda pertaining to your application.

By way of a copy of this letter, we are requesting the City Solicitor to prepare the deferred services agreement called for in the above noted resolution. In addition, we will endeavor to have a Land Use Bylaw amendment ready for first reading at the Council meeting of Tuesday, April 1st to comply with the requirement of No. 6 in the above noted resolution.

With regard to the Land Use Bylaw Amendment, you are required to cover the cost of advertising and in this regard, we require a \$200.00 deposit. Upon receipt of the actual costs of advertising, you will be either invoiced or refunded the balance.

The decision of Council in this instance is submitted for your information and I trust that you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

C. Sevcik
City Clerk

c.c. City Solicitor
Development Officer/Bldg. Insp.
City Engineer
City Assessor
Manager, Urban Planning Section
City Treasurer



NO. 3

March 3, 1986

City of Red Deer
Box 5000
RED DEER, AB
T4N 3T4

Attention: Mr. Wilcox

Dear Mr. Wilcox:

On behalf of CNIB I would like to thank the Mayor,
Council Members and yourself for the generous grant
provided by the City of Calgary.

As I mentioned at the Council Meeting, this money will
very much assist us in providing service to blind and
visually impaired persons in the following areas:

We will be able to provide an Equipment Fare
in Red Deer which will update blind and visually
impaired people on new equipment available for a
variety of types of employment. As well, we
will be establishing an orientation program for
the Red Deer Health Units and Home Care Services
so that professionals are more aware of CNIB, its
services and our population.

Again thank you for your generous support and should you
desire any further information on these programs during the
year, please don't hesitate to contact me at 0 266-8831.

Yours sincerely,

M. Warrig
for Fred Schuman
Area Representative
Southern Alberta District
FS/mw
Commissioner's Comments

The attached correspondence is submitted for Council's information only.

"R.J. MCGHEE", Mayor
"M.C. DAY, City Commissioner





RED DEER CHAMBER OF COMMERCE

3017 GAETZ AVENUE
RED DEER, ALBERTA T4N 5Y6
TELEPHONE 347-4491

NO. 4

February 18, 1986

Mayor & Council,
City of Red Deer,
P.O. Box 5008,
Red Deer, Alberta
T4N 3T5

Dear Mayor McGhee:

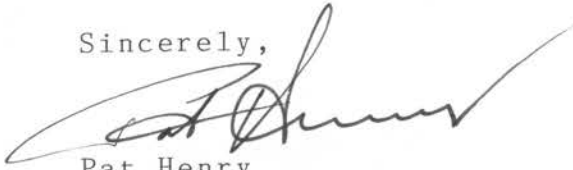
Re: Commemorative Coin

A motion was passed at our General meeting of February 18, 1986, to produce a coin to commemorate our 75 Anniversary as a City and to feature the 1988 Winter Fames.

As has been our policy in the past, we would intend to designate the coins as legal tender valued at \$1.00 for a limited period prior to and including the day of the Winter Games.

We trust Council will endorse our actions and we will keep you informed as our plans progress.

Sincerely,


Pat Henry,
Executive Director.



1986 02 20

TO: CITY CLERK

FROM: CITY TREASURER

RE: RED DEER CHAMBER OF COMMERCE COIN

The Director of Community Services should be requested to give his comments. The Winter Games committee might want to issue their own coin as a fund raising project. Subject to his comments, Council approval should be requested for the project.

The coins should have an expiry date to ensure they are no longer valid after a certain date.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW:mrk

File: CS-107

March 11th, 1986

MEMORANDUM

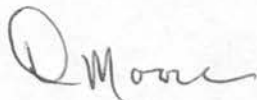
TO: CHARLIE SEVCIK
CITY CLERK

FROM: DON MOORE
DIRECTOR OF COMMUNITY SERVICES

RE: RED DEER CHAMBER OF COMMERCE/75TH ANNIVERSARY - 1988 WINTER
GAMES COMMEMORATIVE COIN

I have reviewed Mr. Henry's letter to City Council and had discussed the matter with him and believe that this would be a project that would be worthy of City Council support.

Since we are in the early stages of organizing to host the 1988 Winter Games, there has been no decision made with respect to a commemorative coin related to that project, but it is a logical way to assist to offset the cost of the Games and perhaps to provide additional support to the present athlete assistance program which was funded by a previous coin project. On the basis of the foregoing, I would recommend that City Council approve the proposal in principle and appoint a small committee of Council Members and administrative staff to meet with Chamber Officials to determine the most appropriate approach and to discuss alternative uses for the proceeds from the project.



DON MOORE

DM:pw

c.c. Pat Henry
Lowell Hodgson
Jerry Tennant

Commissioner's Comments

We would agree with the comments of the Director of Community Services and recommend the details be worked out with the administration rather than establishing a Committee of Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

February 26, 1986.


TO: Director of Community Services

FROM: City Clerk

RE: Red Deer Chamber of Commerce/75th Anniversary Commemorative Coin

May we please have your comments on the attached correspondence from the Chamber of Commerce for consideration on the Council Agenda of March 17, 1986.

If at all possible, we would appreciate your comments by no later than 4:30 p.m. Tuesday, March 11. We realize this does not give you much time, just coming off holidays, and if you have any problems with this deadline for the March 17th agenda, please advise.


C. Sevcik
City Clerk

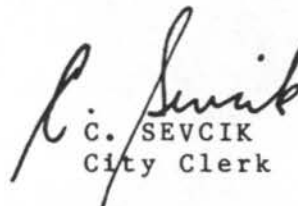
DATE February 19, 1986

TO: ☐ DEVELOPMENT OFFICER
☐ SENIOR PLANNER
☐ CITY ENGINEER
☒ CITY TREASURER
☐ ECONOMIC DEVELOPMENT DIRECTOR
☐ E.L. & P. SUPT.
☐ FIRE CHIEF
☐ PERSONNEL OFFICER
☐ R.C.M.P. INSPECTOR
☐ RECREATION SUPT.
☐ F.C.S.S. DIRECTOR
☐ TRANSIT SUPT.
☒ CITY SOLICITOR
☒ *Director of Community Services*
☐

FROM: CITY CLERK

RE: Attached Correspondence - RED DEER CHAMBER OF COMMERCE

Please submit comments on the attached to this office by February 24th
for the Council Agenda of March 3rd, 1986.


C. SEVCIK
City Clerk

THE CITY OF RED DEER



Office of:
CITY CLERK

RED DEER, ALBERTA

342-8132

February 26, 1986

Red Deer Chamber of Commerce
3017 Gaetz Ave.
Red Deer, Alberta
T4N 5Y6

Attention: Mr. Pat Henry, Exec. Dir.

Dear Mr. Henry:


Re: Commemorative Coin

Further to our letter of February 19, 1986, wherein we acknowledged receipt of your letter concerning the above matter, and advising that the item will be considered at the March 3rd Council meeting, I would advise as follows:

In view of the fact that the Director of Community Services is away on holidays and as we would like to have his comments concerning your proposal, the item will be deferred for consideration at the Council meeting of Monday, March 17, 1986. In discussions with your office, the City Commissioner was advised that there would be no problem with the item being deferred for consideration at the March 17th meeting.

Trusting you will find this satisfactory. I will be in contact with you at a later date to advise you when the item is scheduled for discussion in order that you might be present at the Council meeting.

Yours sincerely,


C. Sevcik
City Clerk

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

February 19, 1986

RED DEER CHAMBER OF COMMERCE,
3017 Gaetz Avenue,
RED DEER, Alberta
T4N 5Y6

Attn: Pat Henry,
Executive Director

Dear Mr. Henry:

RE: Commemorative Coin

We wish to acknowledge with thanks your letter of February 18, 1986 with respect to a coin to commemorate our 75th Anniversary as a City and to feature the 1988 Winter Games.

Your letter will be placed on the Council agenda for March 3, 1986, and this office will be contacting you at a later date to discuss the time this item will be considered by Council, in the event you wish to be present.

Trusting this is satisfactory.

Yours sincerely,

C. SEVCIK,
City Clerk

/gr

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

March 19, 1986

Red Deer Chamber of Commerce
3017 Gaetz Ave.
Red Deer, Alberta
T4N 5Y6

Attention: Mr. P. Henry, Exec. Dir.

Dear Sir:

Re: Commemorative Coin

I would advise that your letter dated February 18, 1986, concerning the above topic was presented to Council March 17, 1986, and at which meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence dated February 18, 1986, from the Red Deer Chamber of Commerce re: Commemorative Coin hereby approve the proposal in principle, subject to the details being worked out with the administration, and as recommended to Council March 17, 1986, by the City Commissioners."

I am also enclosing herewith the administrative comments which appeared on the March 17 agenda (pages 66-67).

The decision of Council in this instance is submitted for your information and I assume that you will be in contact with Mr. D. Moore, Director of Community Services, to work out the details.

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

Yours sincerely,

C. Sevcik
City Clerk

c.c. Dir. of Community Services
Mgr., Recreation Dept.
Asst. Program Supv. Adult
City Treasurer

LAND BANK

REAL ESTATE LTD.

#202, 4706 - 49 Avenue, Red Deer, Alberta T4N 6L5 Phone 342-6220

68.

NO. 5

February 21, 1986

Mr. C. Sevvick
City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

We would like to apply for an ammendment to the by-law of I-1 zoning 6.3.1.3 discretionary uses #10 (2672/D-84). The ammendment change to allow a pistol range, club and sales related to, to be a discretionary use in the CN Industrial Park, Bay 6 - 4630 - 61 Street, Red Deer, Alberta, Lot 10, Block 3, Plan 762-1422.

We have taken this request to MPC and also the appeal board and although both have approved it in principal neither felt they have the power to change this regulation.

We request that city council will make this change for the following reasons:

- 1) We have spent considerable time to locate these people in a C-1 or C-4 location, however there is no room in these two zonings large enough to house their form of use. The two places available in 2310 Gaetz which is also an I-1 zone, but discretionary use, will not allow them in because of other tenants.
- 2) The building must be of concrete block construction and if in a two storey building it must be of concrete floor and ceiling, this again eliminates a lot of buildings for their use.
- 3) The noise factor of guns being fired is also a factor which must be considered in locating them and being in an industrial park does not cause a problem.

-2-

- 4) The safety of members in the gun club is of most importance and to put them in a downtown area they are increasing the risk of an undesirable person getting possession of their gun, where as in an industrial park, like the CN Park there is no chance of this happening.
- 5) The owner of this building is willing to construct walls which will be suitable and safe for guns and noise.

Thank you very much for your consideration of this matter.

Yours truly,

Ted Giesbrecht

Ted Giesbrecht
52 Diamond Street
Red Deer, Alberta
Phone # 342-6394





RED DEER REGIONAL PLANNING COMMISSION

70.

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

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

Telephone: (403) 343-3394

March 6, 1986

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

Dear Sir:

Re: Pistol Range - Zoning Amendment

The applicant has made a request to the Municipal Planning Commission for permission to operate a pistol range club from 4630 - 61 Street in the Riverside (CN) industrial area.

The Municipal Planning Commission and subsequently the Development Appeal Board denied the request mainly because Commercial Recreation Facilities are not permitted to operate from an industrial area, except in areas west of the railway station and Cronquist Business Park.

The applicant was advised to find a site in C1, C4 or special industrial area mentioned above. The applicant has indicated that they have been unsuccessful in finding a property which meets their special safety, noise protection to the adjoining tenants, and the required concrete block structure.

Considering that the CN Industrial Park is an isolated area, away from a residential area, and the applicant has not been able to find a suitable building elsewhere to meet their special requirements, we are prepared to recommend that an exception be made in the Land Use By-law to permit the operation of a Pistol Range Club from the building located at 4630 - 61 Street.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
URBAN PLANNING SECTION

c.c. - Development Officer
- City Engineer
- City Treasurer

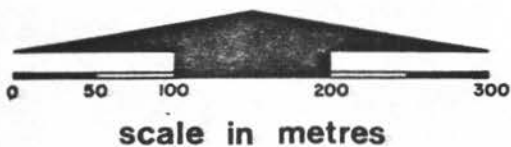
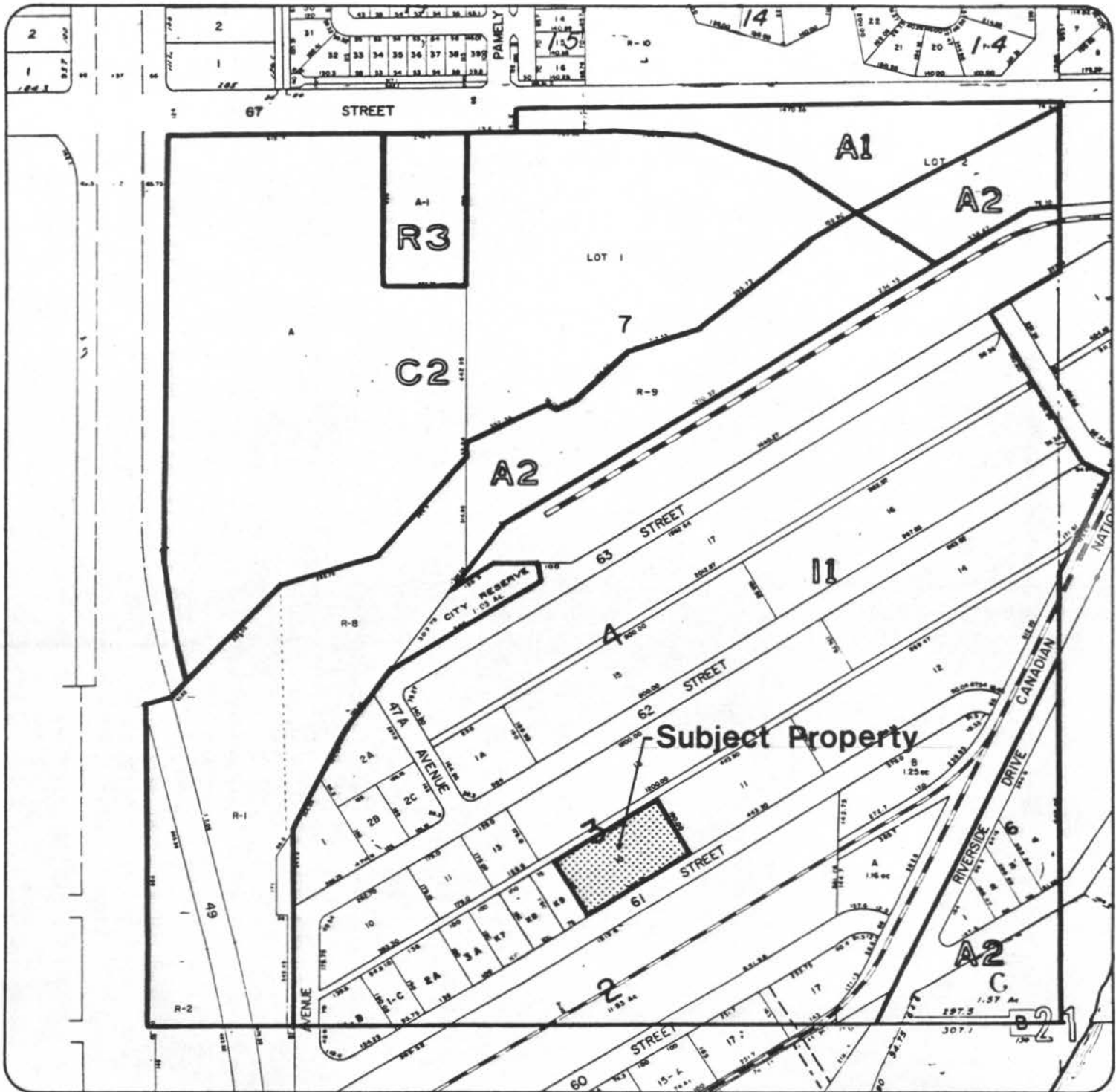
MUNICIPALITIES WITHIN COMMISSION AREA

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

City of Red Deer --- Land Use Bylaw

Land Use Districts

G11 71.



Revisions :

February 25, 1986

TO: City Clerk

FROM: Fire Chief

RE: Pistol Range - zoning amendment

This will advise that we have no objections to this request providing the installation meets applicable Building & Fire Codes.

A handwritten signature in cursive script, reading "R. Oscroft", is written over a horizontal line.

R. Oscroft,
FIRE CHIEF



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

P.O. BAG # 5033
RED DEER, Alta.
T4N 6A1

73.

Your file Votre référence

* City of Red Deer
Box 5008
Red Deer, Alberta

Our file Notre référence

86 FEB 25

Attention: City Clerk

Dear Sir:

RE: Pistol Range - Zoning Amendment

Receipt is acknowledged of Mr. GIESBRECHT's letter together with your forwarding minute.

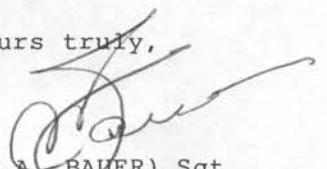
This office has no objection to this zoning amendment if the following conditions are met.

Mr. GIESBRECHT will be required, however, to ensure the range is built to standards acceptable to the Solicitor General of Alberta, otherwise the patrons will not be authorized to transport their restricted weapons to his location. As well, any persons involved in the sale of firearms must comply with the existing Criminal Code permit requirements.

It could be pointed out to Mr. GIESBRECHT that the pertinent regulations are strictly enforced for safety reasons and non compliance would, in all probability, result in the revoking of pertinent permits.

Because this is a proposal for a pistol range, the noise by-law provisions presently are of concern. If this proposed range is in the same building as another business, noise could be a problem. One does not have to be in a residence to be disturbed by excessive noise. There should be a stipulation that a city license would be revoked if the noise is found to be disturbing to the point that the noise by-law is violated.

Yours truly,


(J.A. BAUER) Sgt.
Red Deer City Detachment

/ck


LLP.
(L.L.P.) Insp.
O. i/c Red Deer City Det.

Canada

March 3, 1986

TO: CITY CLERKS
FROM: DEVELOPMENT OFFICER/
BUILDING INSPECTOR
RE: PISTOL RANGE

The City Land Use Bylaw for the I1 district mentions the use "Commercial Recreation" as a discretionary use, providing the site is located "on those sites located in the I1 district commonly known as the CP Light Industrial area located between the CP Railway line on the east and the Red Deer River on the west." Therefore, the site mentioned in the applicants letter is not included in this description. It appears from the applicants remarks and submissions made to the Municipal Planning Commission and the Development Appeal Board he is having a great amount of difficulty finding a suitable location. In view of this and the fact that a pistol range has very specific needs as to type of building, etc., we recommend that the Land Use Bylaw be amended to allow this use at 4630-61 Street only.



R. Strader
Development Officer/
Building Inspector

RS/lg

1986 03 03

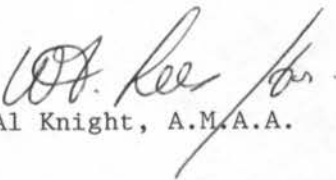
TO: City Treasurer

FROM: City Assessor

RE: Pistol Range - Zoning Amendment

In reply to the City Clerk's memo of February 21, 1986, regarding the above, may we advise as follows.

We would have no objection to this proposed use, as there presently is a bowling alley in the same proximity as this proposed use.


Al Knight, A.M.A.A.

WFL/bt

Commissioner's Comments

We would support the application in principle and suggest that an amendment to the Land Use Bylaw be prepared allowing said use as a discretionary use on this site only. The comments of the R.C.M.P. are of special note and should be brought to the attention of the applicant.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

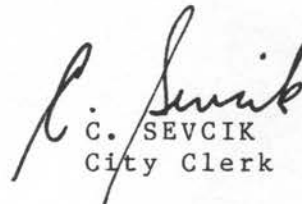
DATE February 21, 1986

TO: ☒ DEVELOPMENT OFFICER
☒ SENIOR PLANNER
☒ CITY ENGINEER
☒ CITY TREASURER
☐ ECONOMIC DEVELOPMENT DIRECTOR
☐ E.L. & P. SUPT.
☒ FIRE CHIEF
☐ PERSONNEL OFFICER
☒ R.C.M.P. INSPECTOR
☐ RECREATION SUPT.
☐ F.C.S.S. DIRECTOR
☐ TRANSIT SUPT.
☒ CITY SOLICITOR
☐
☐

FROM: CITY CLERK

RE: Attached Letter re: PISTOL RANGE - ZONING AMENDMENT

Please submit comments on the attached to this office by March 10th
for the Council Agenda of March 17th, 1986.


C. SEVCIK
City Clerk

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

February 21, 1986

LAND BANK REAL ESTATE LTD.,
#301, 4702 - 49 Avenue,
RED DEER, Alberta
T4N 6L5

Attn: Ken Robinson,
Commercial Sales Consultant

Dear Sir:

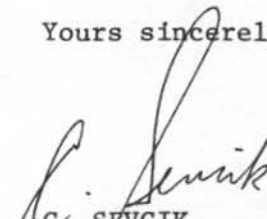
RE: Request for Amendment to Land Use Bylaw

We acknowledge with thanks your letter of February 21, 1986 requesting an amendment to the Land Use Bylaw to allow a pistol range, club and sales related thereto, in the CN Industrial Park.

Your application will be placed on the March 17th, 1986 Council Agenda for consideration by City Council. This office will be contacting you prior to that date to discuss the time at which this item will be considered, in the event that you wish to be present.

Trusting that you find this satisfactory.

Yours sincerely,


C. SEVCIK,
City Clerk

CS/gr

c.c. Ted Giesbrecht,
52 Diamond Street,
Red Deer, Alberta


February 25, 1986

TO: City Clerk

FROM: City Engineer

RE: Pistol Range - Rezoning
Lot 10, Block 3, Plan 762-1422; 6-4630-61 Street

Please be advised that the Engineering Department has no comments regarding the above.


B. C. Jeffers, P. Eng.
City Engineer

/emg

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

March 19, 1986

Mr. Ted Giesbrecht
52 Diamond Street
Red Deer, Alberta

Dear Mr. Giesbrecht:

Re: Pistol Range Club & Sales Related to
4630 - 61 Street, Land Use Bylaw Amendment
2672/I-86

I would advise that your letter of February 21, 1986, requesting an amendment to the Land Use Bylaw to allow a pistol range, club and sales related thereto as a discretionary use from the site, 4630 - 61 St., was presented to Council March 17, 1986.

At the above noted meeting, Council passed the following motion agreeing to your application in principle.

"RESOLVED that Council of The City of Red Deer having considered application by Land Bank Real Estate Ltd. for an amendment to the Land Use Bylaw to allow a pistol range, club and sales related thereto, as a discretionary use from the site, Lot 10, Block 3, Plan 762-1422, Bay 6, 4630 - 61 Street, hereby approve said application in principle, subject to the following:

1. Council approval of a Land Use Bylaw amendment
2. The applicant being made aware of the comments of the R.C.M.P. as appearing on the March 17th agenda

and as recommended to Council March 17, 1986, by the Commissioners."

In addition, Council gave first reading to Land Use Bylaw Amendment 2672/I-86, a copy of which is enclosed herewith. I am also enclosing herewith pages 70-75 of the March 17th agenda which includes the administrative comments pertaining to your application. I would especially draw to your attention the comments of Sgt. J.A. Bower, Red Deer City Detachment, dated February 25, 1986, (page 73 of the agenda).

This office will now proceed with advertising for a public hearing relative the Bylaw amendment which will be held on Monday, April 14, 1986, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In this regard, you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs of advertising, you will be either invoiced for refunded the balance.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

C. Sevcik
City Clerk

c.c. Dev. Officer/Bldg. Insp.
Fire Chief
City Assessor
Manager, Urban Planning Section
City Engineer
Ken Robinson, c/o Land Bank Real Estate Ltd.

Council

Office of the Mayor

*Bill*

March 21, 1986

Major D. B. Paish
20 Field Regiment RCA(M)
4402 - 55 Street
RED DEER, Alberta
T4N 2H1

Dear Major Paish:

RE: CHANGE OF COMMAND - 20 FIELD REGIMENT RCA(M) - 14 JUNE '86

This letter will acknowledge the letter from Lieutenant Colonel M.P. Robinson, dated February 11, 1986 and our meeting of March 18, 1986, at which time we discussed the change of plans for the noted function.

It is my understanding that the entire ceremony on June 14, 1986, will now be held at the Red Deer Armouries.

I would like to confirm that my wife, Betty, and I look forward to attending the ceremony, commencing at 1:30 p.m.

In conjunction with your proposed plans, and under authority of Section 2 of Bylaw #2293, being a bylaw to prohibit the discharge of guns or other firearms in specified parts of The City of Red Deer, I hereby authorize the firing of an eleven (11) gun salute on the north field of the Armouries' property, between the hours of 2:00 p.m. and 2:30 p.m. on June 14, 1986.

As discussed at our meeting, it is my understanding that your organization will be taking the necessary precautions to ensure the safety of the public during the eleven gun salute. Some public awareness of the function prior to the date may assist in alleviating any public concern.

.../2

Major D. B. Paish

- 2 -

March 21, 1986

I would like to wish you every success in finalizing your arrangements for this event.

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

PMS/bd

cc: Inspector i/c R.C.M.P., City Detachment
Fire Chief
Bylaws & Licensing Supervisor
City Clerk



1110-1

78 Field Battery RCA (M)
20 Field Regiment RCA (M)
4402 - 55th Street
Red Deer, Alberta
T4N 2H1

11 February 1986

Mayor R. McGhee
City Hall
Box 5008
Red Deer, Alberta

CHANGE OF COMMAND PARADE
20 FIELD REGIMENT RCA (M) - 14 JUN 86

Sak. Please consider this letter as our formal request to hold the Regiment's Change of Command Parade in the city of Red Deer on 14 June 1986. The incoming Commanding Officer is Major L.L. Baumgarten.

The parade will be on the same format as the Freedom of the City Parade on 28 May 1983, although the ceremony does not entail the same detail as this parade. It would be advisable that a meeting be held between yourself and Major Paish to cover the details of the parade.

Attached is a tentative time table of the events and timings.

It is sincerely hoped you and your wife can personally attend this function in your capacity of Chief Magistrate and personally as a friend of the Regiment.

D.
Major Paish is our liason officer, he can be reached at business phone 343-7066, residence phone 343-2350 or through 78 Field Battery RCA (M) phone 346-3193.

Yours truly,

J. M. Robinson

M.P. Robinson
Lieutenant Colonel
Commanding Officer
20 Field Regiment RCA (M)



*O.K.
Time 5:00*

OUTLINE OF EVENTS

1. This attachment Annex A is the proposed outline of events, plus we require that:

- a. the southside of Ross street from 49th to 48th avenues (except where Red Deer Transit park) be closed to all parking from 7 a.m. to 3 p.m. to accomodate parking of military vehicles and guns etc.;
- b. that 48 Ave from Ross street south to 49 St be closed to all traffic along with parking from 7 a.m. to 3 p.m. to accomodate the parade and march past.
- c. authority to fire an 11 Gun Salute, in which we would maintain the same agreement as we have in the past with the city, in the area of the field north of the Red Deer Armoury.

2. General timings proposed:

- a. Parade and Change of Command Ceremony 1:30 p.m. (east side of City Hall).
- b. March Past. From east of City Hall west on 49 St north on 49 Ave. then east to area of vehicle park on north side of City Hall.
- c. Mount vehicles 2:00 p.m.
- d. Roll By - past east side of City Hall.
- Parade route? →* e. Proceed to Armoury via 49 Street.
- f. 11 Gun Salute
- g. Guests and Regimental personnel to proceed to Officers Mess - 4402 - 55th Street, Red Deer.
- h. Reception.

3. Please direct all correspondence in reference this matter to Major D.B. Paish 4402 - 55th Street, Red Deer.

TOWNE CENTRE ASSOCIATION of RED DEER

#300, 4929 ROSS ST., RED DEER, ALBERTA T4N 1X9 (403) 340-8696



MARCH 5th., 1986

RE: Vacancy on the Board of Directors.

Dear Mayor McGhee and Members of Council,

At the March 4th meeting of the Board of Directors of this Association, the nomination of Mr. Ron Chickmoroff of Group Two Architects was put forward and accepted by the board, to fill the vacancy remaining as a result of the transfer of Mr. John McEwan.

We respectfully submit for your approval the nomination of Mr. Chickmoroff to our board.

Respectfully yours,

A handwritten signature in dark ink, appearing to be "R. Jewell". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Jewell, Chairman.



Commissioner's Comments

I would recommend Council pass a resolution appointing Mr. Ron Chickmoroff to complete the unexpired term of Mr. John McEwan, said term to expire December 1988.

"R. J. MCGHEE"
Mayor

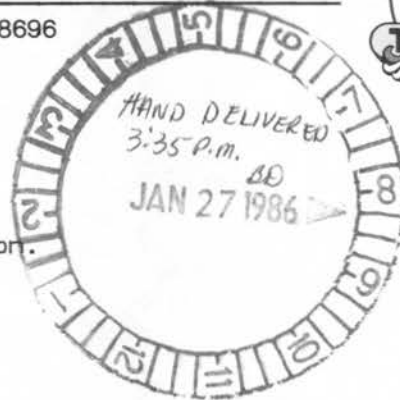
TOWNE CENTRE ASSOCIATION of RED DEER

#300, 4929 ROSS ST., RED DEER, ALBERTA T4N 1X9 (403) 340-8696



JANUARY 27th., 1986

TO: Mayor McGhee and Members of City Council
RE: Board of Directors, Towne Centre Association.



Dear Mayor McGhee,

Our Board has recently received two letters of resignation. In both cases the resignations are due to transfers from our City.

The first is from Mr. John McEwan of GCG Engineering. The second is from Mr. Jim Dick of the BAY. In both cases the board has regretfully accepted the resignations.

The board has determined at the last meeting, that both of these vacancies will be offered to Mr. McEwan and Mr. Dicks' replacements when they arrive in our City. It is felt that this will be important because they will represent the "Engineering Profession" and the largest retailer in the downtown.

Thank you for your attention to this matter and the Board will advise Council at the earliest opportunity in regards to filling these vacancies.

Respectfully yours,

Richard Jewell, Chairman
Towne Centre Association of Red Deer.

THE CITY OF RED DEER



Office of:
CITY CLERK
342-8132

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

March 19, 1986

Towne Centre Association
No. 300 - 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Attention: Mr. R. Jewell, Chairman

I would advise that your letter of March 5, 1986, recommending the appointment of Mr. Ron Chickmoroff of Group 2 Architects to the Board of Directors of the Towne Centre Association was presented to Council March 17, 1986, and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby appoint Mr. Ron Chickmoroff to the Board of Directors of the Towne Centre Association to complete the unexpired term of office of Mr. John McEwan, said term to expire December 1988."

The decision of Council in this instance is submitted for your information and I trust that you will officially notify Mr. Chickmoroff of his appointment and that he will begin receiving all future notices, minutes, agendas of Board meetings.

Trusting you will find this satisfactory.

Yours sincerely,

C. Sevcik
City Clerk

c.c. Mr. R. Chickmoroff

BYLAW NO. 2343/B-86

Being a Bylaw to amend Bylaw No. 2343 "The Water Utility Bylaw"
of The City of Red Deer.

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

1. The "Rate Schedule" of Bylaw No. 2343 as amended, is further amended as
to Part "B - Miscellaneous Rates" by deleting therefrom all of the aforesaid
Part "B", and by substituting the attached therefore.
2. This Bylaw shall come into force upon final reading thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1986

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1986

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1986.

MAYOR

CITY CLERK

7. RATE SCHEDULEB. MISCELLANEOUS RATES

1. Requested service calls where City employee unable to enter premises or make connection.

(a) during regular working hours	\$ 22.00
(b) after regular working hours	68.00

2. Additional fee for Winter Construction of service (November 15 - May 15) 625.00

3. Meter Test (No charge if meter found faulty) 44.00

4. New Service Connection

	<u>FROM MAIN IN STREET</u>	<u>FROM MAIN IN LANE</u>
(a) Basic Charge for 25 mm Water and 150 mm Sanitary	\$ 2,650.00	\$ 2,080.00
(b) Basic Charge for 25 mm water	2,550.00	1,900.00
(c) Basic Charge for 150 mm Sanitary	2,550.00	2,550.00
(d) Basic Charge for 100 mm Storm	2,550.00	1,900.00
(e) Basic Charge for 25 mm water, 150 mm Sanitary and 100 mm Storm	3,535.00	2,810.00
(f) Dual service upon approval	3,975.00	3,120.00

Extra Charge for

Larger Water: 38 mm - \$210.00, 50 mm - \$730.00, 100 mm - \$1,975.00,
150 mm - \$2,910.00, 200 mm - \$3,535.00

Larger Sanitary or Storm: 200 mm - \$105.00, 250 mm - \$155.00,
300 mm - \$210.00, 375 mm - \$310.00,
450 mm - \$570.00

5. Temporary Water Supply for Construction Purposes (includes one water turn on)

Up to and including 38 mm service	\$ 28.00
Over 38 mm service	56.00

6.	Disconnection of Service (Water Kill)	\$ 725.00
7.	Turn Water Off or On for Repairs or Line Testing	
	(a) during regular working hours	\$ 22.00
	(b) after regular working hours	68.00
8.	Deposit	25.00
9.	Other Charges	
	Construction of manhole	\$ 2,165.00
	Cutting and replacing pavement -	
	(a) Single or Double Service 75 mm & Under	2,000.00
	(b) Single or Double Service 75 mm & Over	2,300.00
	(c) Triple Service 75 mm & Under	2,600.00
	(d) Triple Service 75 mm & Over	2,900.00
	(e) Kill 75 mm & Under	325.00
	(f) Kill 75 mm & Under	475.00
	Replacing and/or tunnelling sidewalks -	
	(a) Single or Double Service Res.	\$ 900.00
	(b) Single or Double Service Comm.	2,020.00
	(c) Triple Service Res.	1,200.00
	(d) Triple Service Comm.	2,320.00
	Replacing curb only -	
	(a) Single or Double Service	\$ 650.00
	(b) Triple or Dual Service	850.00
10.	Clearing Plugged Sewer	
	(a) during regular working hours	\$ 48.00
	(b) after regular working hours	64.00
	(c) power auger	76.00
11.	Repairs to Water Meters	At Cost
12.	Thawing Water Service	At Cost
13.	Repair to Damaged Stand Pipe	At Cost

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

- | | | |
|---|--------|------------|
| READ A FIRST TIME IN OPEN COUNCIL this | day of | A.D. 1986. |
| READ A SECOND TIME IN OPEN COUNCIL this | day of | A.D. 1986. |
| READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this | day of | |
| A.D. 1986 | | |

CITY CLERK

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 3/86 attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1986

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1986

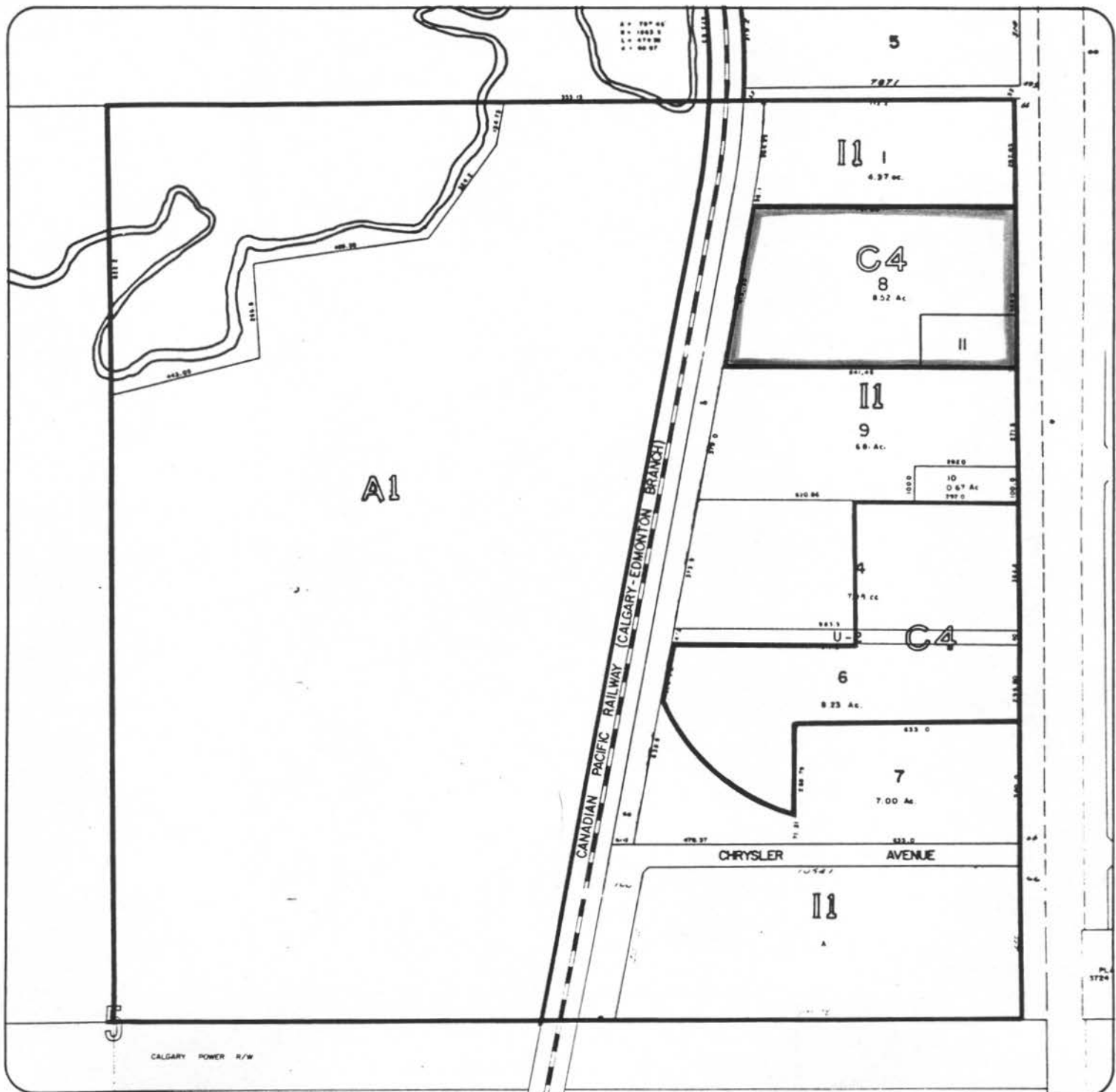
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1986.

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

F5



Revisions :

MAP NO. 3/86
(BY-LAW No. 2672/H-86)

Change from I1 to C4 _____.

BYLAW NO. 2865/A-86

Being a Bylaw to amend Bylaw No. 2865/85, the "Uniform Rate Bylaw" of The City of Red Deer.

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

1. Section 2) of Bylaw 2865/85 is amended by striking out the words and figures:

"5	13.52/assess m	46.00/m ² and
"20	8.53/m ² /assess m	53.00/m ² /assess m"

where same appears opposite the words "Residential Gravel Lanes" and "Separate Sidewalk - New" respectively, and by substituting therefore the words and figures:

"5	14.27/assess m	51.00/m and
"20	8.60/m ² /assess m	60.00/m ² /assess m"

2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1986.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1986.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1986.

MAYOR

CITY CLERK

BY-LAW NO. 2891/86
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of construction of the 67th Street River Bridge and connecting roads.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 324 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing the construction of the 67th Street River Bridge and connecting roads.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineer, whereby the total cost of the said project is \$17,000,000.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta \$12,750,000.00

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$4,250,000.00 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$390,853,260.00.

AND WHEREAS the amount of the existing debenture debt of the City at March 1, 1986, is \$75,468,921.90, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is 20 years.

AND WHEREAS approval of the Director of Standards and Approvals, Department of Environment, for the proposal as required by the Clean Water Act, or regulations thereto, has been obtained under Permit No. _____.

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

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of construction of the 67th Street River Bridge and connecting roads as may be necessary.
2. That for the purpose aforesaid, the sum of Four Million, Two Hundred and Fifty Thousand Dollars (\$4,250,000.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$4,250,000.00 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of Four Million, Two Hundred and Fifty Thousand Dollars (\$4,250,000.00), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

12. This by-law shall take effect on the day of the final passing thereof.

READ a first time in Council this _____ day of _____, A.D., 1986.

READ a second time in Council this _____ day of _____, A.D., 1986.

READ a third time in Council and passed this _____ day of _____, A. D., 1986.

CERTIFIED A TRUE COPY

MAYOR

CITY CLERK

CITY CLERK

BY-LAW NO. 2892/86

OF THE CITY OF RED DEER

IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of various road, sidewalk, curb and gutter projects.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing various road, sidewalk, curb and gutter projects as detailed on schedule "A".

AND WHEREAS plans, specifications and estimates for such work have been made by the City Engineer, whereby the total cost of the said project is \$766,000.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta \$307,500.00

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$458,500.00 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$390,853,260.00.

AND WHEREAS the amount of the existing debenture debt of the City at March 1, 1986 is \$75,468,921.90, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is 20 years.

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

1. The Municipal Council of the City of Red Deer is hereby empowered, and authorized to enter into contracts for the purpose of various road, sidewalk, curb and gutter projects as may be necessary.
2. That for the purpose aforesaid, the sum of Four Hundred and Fifty-Eight Thousand Five Hundred Dollars (\$458,500.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$458,500.00 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of Four Hundred and Fifty-Eight Thousand Five Hundred Dollars (\$458,500.00), and may be in any denomination not exceeding the amount authorized by this bylaw and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient *therefore*, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

12. This by-law shall take effect on the day of the final passing thereof.

READ a first time in Council this 17th day of March, A.D., 1986.

READ a second time in Council this 17th day of March, A.D., 1986.

READ a third time in Council and passed this 17th day of March, A.D., 1986.

CERTIFIED A TRUE COPY

MAYOR

CITY CLERK

CITY CLERK

LIST OF PROJECTS

<u>DESCRIPTION</u>	<u>ESTIMATED COST</u>	<u>PROVINCIAL GRANTS</u>	<u>BORROWING REQUIRED</u>
1. Parkvale Subdivision - additional road construction	\$110,000.00	\$ -	\$110,000.00
2. Riverside Heavy Industrial Subdivision - 78 St, Cres. Road	140,000.00	-	140,000.00
3. Road Widening - 51st Avenue and 36th Street South of 39 Street.	270,000.00	202,500.00	67,500.00
4. Road Improvements - 48th Street Intersection South of Tomboy	50,000.00		50,000.00
5. Sidewalk, Curb & Gutter - Both sides of 37th Street Gaetz Ave to 51st Avenue	56,000.00	-	56,000.00
6. Gaetz Avenue and 78th Street - Open median, install traffic lights	140,000.00	105,000.00	35,000.00
	<u>766,000.00</u>	<u>307,500.00</u>	<u>458,500.00</u>

BYLAW NO. 2893/86

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

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

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

"All the portion of 50th A Ave. lying easterly of and adjacent to Block 1, Plan 802-0973 shown tinted red on the attached sketch plan and surveyed by Gillis Oslund A.L.S. between the dates of January 13, 1986 and January 29, 1986 and containing 232.35 square meters more or less."

Excepting thereout all mines and minerals".

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

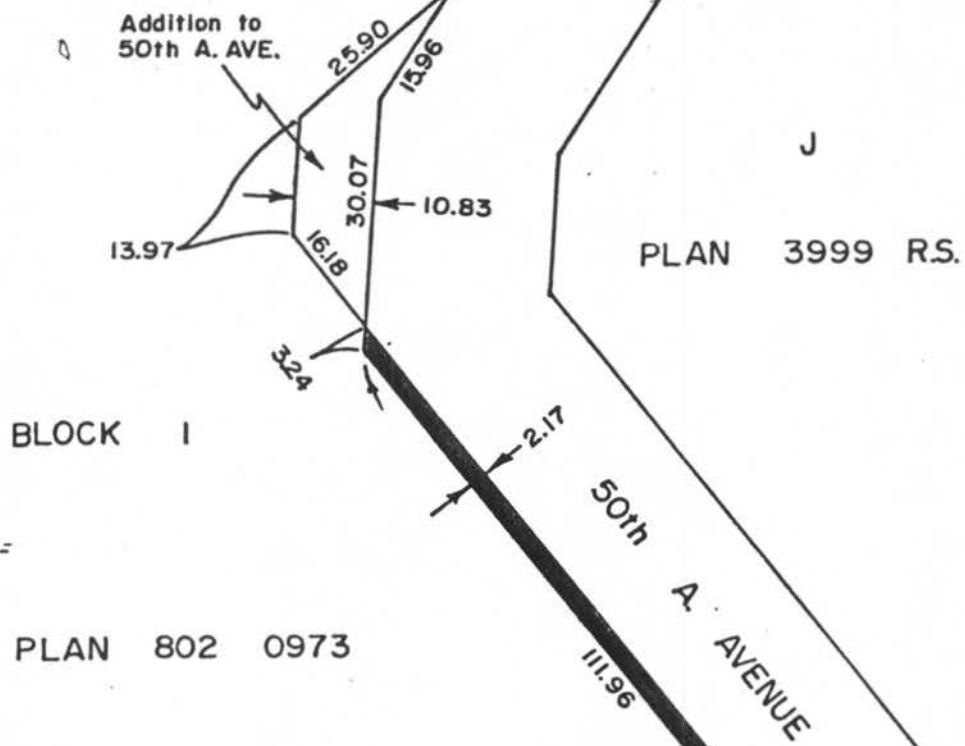
READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1986

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1986

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1986.

MAYOR

CITY CLERK



BYLAW NO. 2894/86

A Bylaw to authorize the Municipal Council of The City of Red Deer in the Province of Alberta to enter into agreements with Her Majesty, the Queen, in the right of Alberta (represented by the Minister of Utilities).

WHEREAS under the provisions of Section 116 of The Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 1980, (as amended), the Council may pass a Bylaw authorizing the making of an agreement with the Province of Alberta, or its agents, for the performance of any matter or thing considered by the Council and the Province or its agents to be a benefit to both parties; and

WHEREAS under the Utilities and Telecommunications Grant Regulations the Minister of Utilities may enter into an agreement with a local authority to provide for any work or undertakings; and

WHEREAS the Council of The City of Red Deer has made application to the Minister of Utilities under the Alberta Municipal Water Supply and Sewage Treatment Grant Program for financial assistance for a project relating to the installation of a Water Treatment Plant High Lift Pump in The City of Red Deer.

NOW THEREFORE THE RED DEER CITY COUNCIL DULY ASSEMBLED ENACTS AS FOLLOWS:

That the Mayor and City Clerk of The City of Red Deer be and is hereby empowered to execute agreements similar to the form attached and marked Exhibit "A", between the said City of Red Deer and the Minister of Utilities relating to the Alberta Municipal Water Supply and Sewage Treatment Grant Program.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1986

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1986

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D. 1986.

MAYOR

CITY CLERK

Contract #WS 86-0164

GOVERNMENT OF THE PROVINCE OF ALBERTA

ALBERTA UTILITIES

Agreement

ALBERTA MUNICIPAL WATER SUPPLY AND SEWAGE TREATMENT GRANT PROGRAM

THIS AGREEMENT made in duplicate this _____ day of _____, 1986.

BETWEEN THE PARTIES:

HER MAJESTY THE QUEEN, in right of Alberta,
as represented by the Minister of Utilities,
hereinafter called the "Minister",

- and -

THE CITY OF RED DEER, in the Province of
Alberta, hereinafter referred to as the
"Local Authority".

RECITALS:

The Local Authority has requested the Minister to assist the Local Authority by providing funds under the Alberta Municipal Water Supply and Sewage Treatment Grant Program for the purpose of water supply upgrading.

The Minister has considered the request of the Local Authority and is prepared to provide financial assistance to the Local Authority in accordance with this Agreement.

Under the provisions of the Utilities & Telecommunications Grants Regulations, being Alberta Regulation 219/75 as amended, the Minister is authorized to make grants and to enter into an agreement with respect to any matter relating to the payment of a grant.

Under section 116 of the Municipal Government Act, the Local Authority is authorized under By-law No. _____, dated _____, 1986, to enter into this agreement.

THE PARTIES AGREE THAT:

1. The financial Assistance Chart - Appendix A is incorporated into and forms part of this Agreement.

2. In consideration of the Minister paying to the Local Authority the financial assistance and performing the obligations provided in the Agreement, the Local Authority, while this Agreement is in effect, will undertake its obligations in accordance with the provisions stated in this Agreement.

Definitions

3. In this Agreement,

- (a) "Local Authority" means the corporation of the The City of Red Deer,
- (b) "Municipality" means the area of The City of Red Deer,
- (c) "population count" means the population of the municipality as approved by the Minister,
- (d) "Project" means the supply, installation, and commissioning of an additional high lift pump in the water treatment plant.

Terms and Conditions

3. The Local Authority hereby agrees to:

- (a) finance the entire cost of the project.
- (b) undertake to acquire all necessary permits, licences, authorities, property easements and lands required to allow the implementation of the Project.
- (c) construct the Project at its sole risk in a proper and workmanlike manner, complete in all respects in accordance with the plans and specifications for the Project and shall pay all costs and expenses relating thereto,
- (d) assume all liability for all damages of any nature whatsoever caused by the Local Authority, its servants, workmen, or agents, in the construction, use, operation, maintenance, repair and replacement of the Project, or any part thereof, and will indemnify and save harmless the Minister in respect of all claims or demands or actions of whatever kind and nature that may be made against the Minister or his employees, workmen, or agents by reason of the financial assistance given to the Local Authority for the construction of the Project under this Agreement,
- (e) invest all funds (in excess of current expenditures) advanced from this grant, or received from the Alberta Municipal Finance

Corporation with respect to this Project. The interest earned therefrom shall be applied to reduce the costs of the Project,

(f) provide to the Minister, copies, certified in a manner satisfactory to the Minister, of any documents that the Minister may deem necessary for the purpose of this agreement.

4. The Minister hereby agrees:

(a) that the Local Authority is eligible for a grant as provided by the Minister under this Agreement with respect to that portion of the total cost of the Project that is determined eligible by the Minister.

(b) to calculate the amount of the total financial assistance to which the Local Authority is eligible for the Project and shall complete Appendix A by inserting the amounts calculated.

6. The Local Authority and the Minister hereby jointly agree that:

(a) the population count of the Municipality shown in Appendix A is correct,

(b) the amounts and percentages calculated or fixed by the Minister in Appendix A are mutually acceptable,

(c) Notwithstanding (a) or (b), if at any time during, or at the time of completion of, the Project

(i) the population count differs from that first indicated in Appendix A, or

(ii) the actual cost differs from that first estimated in Appendix A,

the Minister, in his discretion, may recalculate the amount of the total financial assistance to which the Local Authority is eligible and may complete a new Appendix A,

(d) if the Minister recalculates the total amount of grant money under the provisions of this Agreement, and if the recalculated amount of grant money is less than the amount of grant monies previously paid to the Local Authority in accordance with this Agreement, the Local Authority shall repay to the Minister the amount calculated to be an overpayment within ninety days after the Local Authority receives the revised Appendix A from the Minister.

(e) the Minister appoints the Executive Director, Municipal Utilities Division, or his representative to communicate with the Local Authority and to administer the provisions of this Agreement.

Payments

7. The Local Authority shall:

(a) submit to a professional accountant, authorized by the Local Authority, a statement of costs incurred and revenues received with respect to the Project, and the professional accountant shall attest in writing that the expenditures and revenues so submitted for the Project are reasonable, are attributable to the Project, and that the accounting of same has been performed in a manner that complies with the intent and meaning of this Agreement,

(b) agree to allow the Minister or his agents access to the project site, any engineering drawings or documents, any books of accounts relating to expenditures claimed under this Agreement, and other such project-related documents as deemed necessary by the Minister in performing an audit of the project.

8. The Minister shall:

(a) upon receipt of a completed application form and satisfactory documentation that the project has commenced, issue an initial payment,

(b) upon receipt of the final statement of costs, audited by a professional accountant, together with:

- (i) a certification that the Project is complete and that no additional costs will be submitted, and
- (ii) such other documentation as requested by the Minister, make payment of the balance of the grant,

(c) Notwithstanding (a) and (b) above, upon receipt of satisfactory written documentation, issue at his discretion, any payments, including payment in full.

9. This Agreement continues in effect from its date of execution until the date of final grant payment or such other date as the Minister may agree to in writing.

10. This Agreement inures to the benefit of and is binding upon the Parties to this Agreement and their respective successors and approved assigns.

THIS AGREEMENT is executed by the Parties as of the date shown on the first page of the Agreement.

HER MAJESTY THE QUEEN
IN RIGHT OF ALBERTA

Witness

Minister
Alberta Utilities

THE CITY OF RED DEER

(Indicate signing authority)

(seal)

(Indicate signing authority)

BY-LAW NO. 2895/86

OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of the City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of purchase of additional computer equipment.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing the purchase of additional computer equipment.

AND WHEREAS plans, specifications and estimates for such work have been made by the City Treasurer, whereby the total cost of the said project is \$233,700.00.

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$233,700.00 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Five (5) years in annual instalments, with interest not exceeding Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$390,853,260.00.

AND WHEREAS the amount of the existing debenture debt of the City at March 1, 1986, is \$75,468,921.90, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is five years.

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

1. The Municipal Council of the City of Red deer is hereby empowered and authorized to enter into contracts for the purpose of purchase of additional computer equipment as may be necessary.

2. That for the purpose aforesaid, the sum of Two Hundred and Thirty-Three Thousand, Seven Hundred Dollars (\$233,700.00) be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$233,700.00 is to be paid by the City at large.

3. The debentures to be issued under this by-law shall not exceed the sum of Two Hundred and Thirty-Three Thousand, Seven Hundred Dollars (\$233,700.00), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.

4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Sixteen per centum (16%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Five (5) years, in accordance with the schedule attached and forming a part of each debenture.

6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.

7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.

8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.

9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.

10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.

11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

12. This by-law shall take effect on the day of the final passing thereof.

READ a first time in Council this 17th day of March, A.D., 1986.

READ a second time in Council this 17th day of March, A.D., 1986.

READ a third time in Council and passed this 17th day of March, A.D., 1986.

CERTIFIED A TRUE COPY

MAYOR

CITY CLERK

CITY CLERK

BYLAW NO. 2672/I-86

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

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

(1) Section 4.13.1 is amended by adding the following use:

(21) on those sites or portion thereof, herein listed
"Pistol Range Club and sales related to" is a
discretionary use

(a) Lot 10, Block 3, Plan 762 1422

(2) This Bylaw shall come into force upon the final passing hereof:

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1986

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1986

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED
this day of A.D., 1986

MAYOR

CITY CLERK

March 19, 1986

TO: Director of Community Services

FROM: City Clerk

RE: Verbal Inquiry/Alderman Gerdt's/Pedestrian & Cyclist Safety on the Trails

You will recall that at the Council Meeting of March 17, 1986, Alderman Gerdt's enquired as to what is being done to insure pedestrian and cyclist safety on the trails in the Waskasoo Parks. At the above noted meeting, it was agreed that you would submit an interim report for Council's information to go on the next agenda of Tuesday, April 1.

The deadline for receipt of material on the aforesaid agenda is Monday, March 24. Trusting that you will be able to comply with the wishes of Council in this instance.

C. Sevcik
City Clerk