

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, NOVEMBER 9th, 1981, commencing at 4:30 p.m.

- (1) Confirmation of the October 26th, 1981 Council minutes.

PUBLIC HEARINGS

Public hearings will be held at 7 p.m., November 9th, 1981
concerning Bylaws 2672/Y-81 and 2672/Z-81. (p.7)

(2) UNFINISHED BUSINESS

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2) Dr. & Mrs. N. Graham - RE: 44th A Street Road Allowance .. 2

(3) REPORTS

- 1) City Clerk - RE: Public Hearings .. 7
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3)	2672/BB-81 - 1st reading " " " " "
4)	2739/81 - 3rd reading (Debenture Bylaw) p. 32

COMMITTEE OF THE WHOLE AGENDA

- 1) Correspondence from Mrs. Hogan
- 2) Correspondence from The Westerner Exposition
- 3) Fencing Tenders
- 4) Possible Naming of Parkland
- 5) Seating Arrangement

UNFINISHED BUSINESS

File No. R-16857

1.

NO. 1

October 23rd, 1981

MEMORANDUM

TO: BOB STOLLINGS,
CITY CLERK

FROM: RECREATION BOARD

RE: PROVINCIAL RECREATION GRANTS

As directed by Council at its meeting of September 28th, 1981, the following resolution is submitted for Council's consideration and/or ratification.

" Resolved That:

In consideration of the rapid inflation in recent years and

Whereas:

The operating costs of Recreation and Parks Facilities have increased dramatically and

Whereas:

Provincial Recreation Grants have not kept pace with inflation

Be it resolved that the A.U.M.A. urge the Provincial Government to increase all Recreation Grants on an annual basis by a percentage equal to the inflation factor."


BILL CLARK,
Chairman,
Recreation Board

JCS/hg

c.c. Al McRoberts, Alberta Recreation & Parks Association

Commissioners' comments

Recommend Council pass the above resolution for forwarding to the A.U.M.A. for consideration at the next annual convention.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

4314 -44A Street,
Red Deer, Alberta.
T4N 1J2
November 4, 1981.

City Clerk,
Box 5800, City Hall,
Red Deer, Alberta.

Dear Mr. Stollings:

Thank you for your letter of October 29, 1981, following the October 26th Council meeting at which our request to purchase a portion of the 44A Street road allowance was tabled.

We had applied to Council for permission to purchase a 10 -14 foot wide strip of "that portion of the 44A Street road allowance, adjacent to Lot 1A Block 5A Plan 5852KS, which portion is not being used for access and egress, and also other property which may be available adjacent to the most southerly property line, some of which land has been the subject of an encroachment agreement with the City."

While the City Engineering Department opposed the purchase of a strip of land of a 10 14 foot width, Mr. Haslop has indicated that this Department would not be opposed to the purchase of a strip of land in this area of a 5 foot width and I understand he has written you to this effect.

Neither the Electric Light and Power Department nor the Fire Department are opposed to the purchase of a 5 foot wide strip of land in this area.

We therefor request permission from Council to purchase a 5 foot wide strip of land adjacent to our south boundary line and running approximately 170 feet westward from our east boundary line.

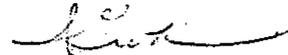
I am informed that Mr. Haslop has submitted a detailed plan of the area in question to Council. This plan shows the relevant boundaries and out lines the area we wish to purchase. I trust this plan will meet with Council's approval.

The reason we wish to purchase this land is that our house is only .3 feet from our property boundary line at the south side of the house. The eaves at the south side of the house overhang City property 1.3 feet i.e. they overhang the 44A Street road allowance 1.3 feet. At present, when we step out of our side door, we step into the 44A Street road allowance. We would like to have steps at this side door and also a walkway connecting our front and back yards via the south side of the house, located on our own property. We can only accomplish this if the City will sell us land in this area. At a future date we will wish to build an attached garage. We would like to have the garage attached to the east wall of the house with its south wall as far south or possibly, the City permitting, up to 2 feet further south, than the south wall of the house. In order to build a garage in this manner we would require more land in the area we are seeking to purchase.

I request permission to attend the meeting of Council at which our request is again considered. I will be happy to speak to any questions or concerns Council may have with respect to our request. I trust our request will meet with Council's approval.

Thank you for your time and attention to our request.

Yours very truly,



for Dr. & Mrs. Neil Graham

October 30, 1981

TO: City Clerk
FROM: City Engineer
RE: Lane Purchase
Dr. & Mrs. N. Graham
Lot 1A, Block 5A, Plan 5852 K.S.

Subsequent to the tabling of the above item at the October 26, 1981 meeting of Council, we have met with the Grahams on Thursday, October 29, 1981 to ensure that we were fully aware of their request.

As a result of our meeting, they perhaps more fully appreciate our concerns relative to the following areas:

1. protection for existing 36" storm
2. provision of adequate turn around for garbage collection vehicles
3. availability of public lane area for future utilities

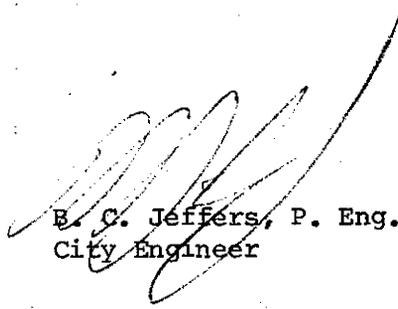
Accordingly, they have amended their request to the purchase of a strip of land five (5) feet in width extending from their east property line west one hundred and seventy (170) feet. This purchase would permit them to construct a new garage oriented with the large doors to the lane, and also provide their own controllable access to the south side of the existing house, which is currently on property line. They also wish to renew the existing lease agreement so that they may keep the leased area neat and tidy.

We have prepared an overhead slide which illustrates the possible purchase and lease area.

We have no objections to the sale of the 5 x 170 foot strip subject to the following conditions.

1. The resulting 40' x 38' turn around area being satisfactory to the garbage collection contractor and the fire department.
2. The lease agreement considering possible utility extensions or maintenance of existing utilities.

3. The concerns of Northwestern Utilities and A. G. T. being satisfied.
4. The land sold on the basis of fair market value as determined by the City Assessor.
5. The adjoining property owners not objecting to the sale.
6. The relocation of the existing pole currently in the center of the turn around area to the west boundary of the turn around area at City expense, chargeable to the 1982 local improvement for lane paving.
7. The purchaser being responsible for all costs of legal survey and plan registration.



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

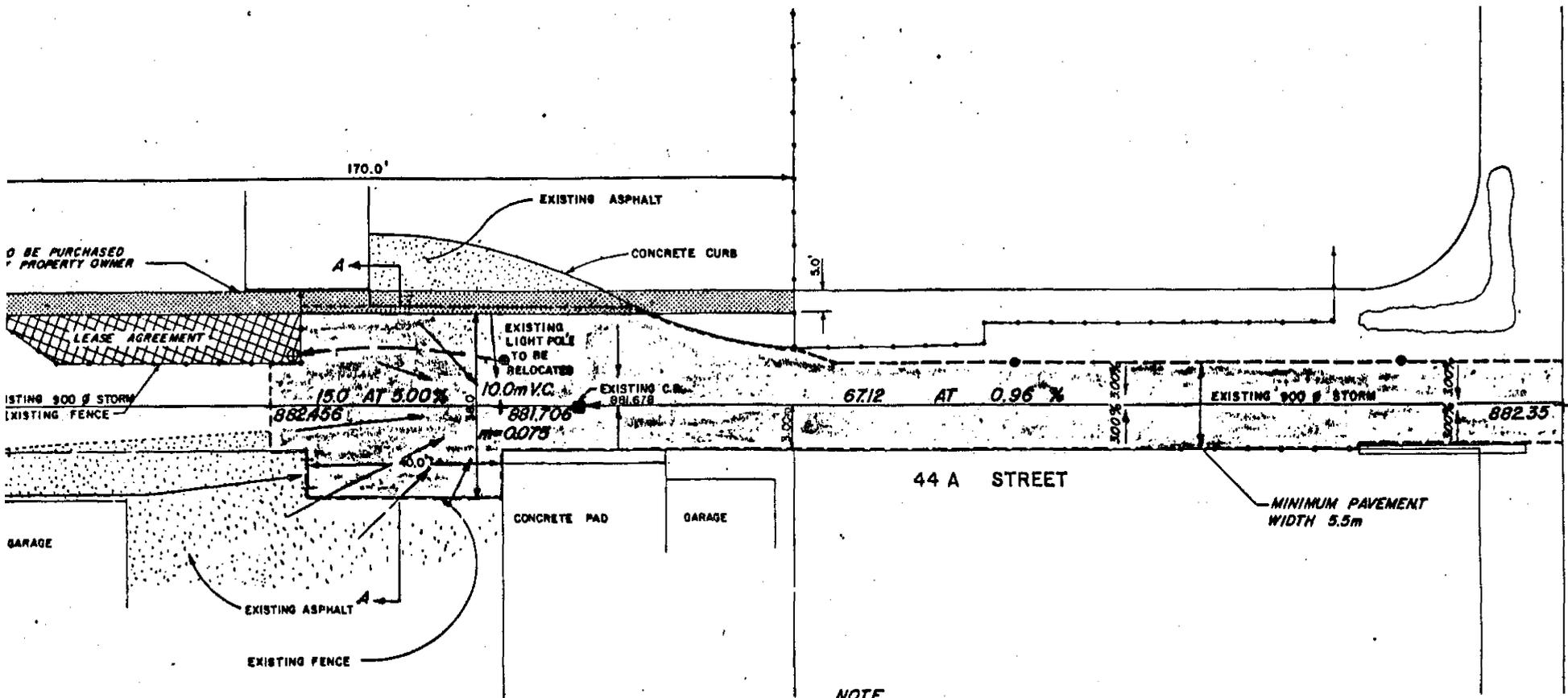
KGH/emg
cc - Fire Chief
cc - Development Officer
cc - City Assessor
cc - RDRPC
cc - E. L. & P. Supt.
cc - Dr. & Mrs. Graham
4314-44A Street

Commissioners' comments

We would concur with the recommendations of the City Engineer. The Assessor has indicated the sale price, if approved by Council, should be \$3.73 per sq. ft.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



NOTE
(1) AREAS SHADED IN ARE TO BE PAVED
(2) MATCH PROPOSED PAVEMENT TO EXISTING PAVEMENT WERE APPLICABLE.
(3) TOTAL AREA TO BE PAVED 615m²

REPORTS

NO. 1

3 November 1981

TO: COUNCIL
FROM: CITY CLERK
RE: PUBLIC HEARINGS

Council are hereby advised that public hearings scheduled for Monday, November 9, 1981 have been advertised in respect to the following Bylaws, as described hereunder.

- (1) Bylaw 2672/Y-81 - redesignation of Lot K, Plan 4213 M.C. and Lot M, Plan 6176 N.Y. from R.2 = Residential (General) District to C4 = Commercial (Major Arterial) District.
- (2) Bylaw 2672/Z-81 - redesignation of Lot R, Block 17, Plan 5480 M.C.. from P1 = Parks and Recreation District to P.S. = Public Services (Institutional or Governmental) District.

As of this date, no objections have been received in regard to the aforementioned Bylaws.

"R. STOLLINGS"
City Clerk

1981 11 02

NO. 2

TO: City Council
 FROM: City Assessor

RE: Rosedale Stage I Lot Draw

We respectfully submit the following for City Council's information and perusal.

The total lots available from this phase of Rosedale were 112 single family dwelling units and 21 semi-detached lots (42 units), of which City Council allocated 20 single family dwelling units (18 to CHAP and 2 to previous Morrisroe purchasers) along with 2 semi detached lots (4 units to the Red Deer Housing Authority) prior to the lot draw for the general public and contractors.

A residential lot draw for the first stage of Rosedale was held on October 28, 1981, for homeowners and on October 29, 1981, for contractors.

The lots available for the draw were 92 single family dwellings and 19 semi-detached, and were distributed for the draw on the basis of 60% of the lots available to go to the homeowners category and 40% to the contractors category.

Distribution of Lots for Draw

<u>Category</u>	<u>Number of Lots</u>	
	<u>S.F.D.</u>	<u>S.D.</u>
Homeowners	55	11
Contractors	37	8
Total lots for draw	92	19

Of the 22 applications received for the homeowners draw, 17 took a single family dwelling lot and 4 a semi-detached lot with one application not participating, leaving a balance of 38 single family dwelling lots and 7 semi-detached for the homeowner category.

There were 17 applications received from contractors with 12 contractors taking a total of 25 single family dwelling lots and all of the 8 semi-detached lots allocated, leaving a balance of 12 single family dwelling lots for the contractors category. Five of the contractors withdrew from the sale once the semi-detached lots had been drawn.

As of October 29, 1981, the City has the following total inventory of residential lots available for sale on a first come first serve basis.

1981 11 02
Page 2

Subdivision

Type & Number of Lots

	<u>Mobile Home Lots</u>		<u>Conventional</u>	
	<u>D.W.</u>	<u>S.W.</u>	<u>S.F.</u>	<u>S.D.</u>
Rosedale Stage I	Nil	Nil	50	7
Morrisroe Ext.	Nil	Nil	6	Nil
Normandeau	7	6	Nil	Nil
Totals	<u>7</u>	<u>6</u>	<u>56</u>	<u>7</u>

A further report projecting residential lot development for 1982 will be forthcoming in the future.



D. J. Wilson, A.M.A.A.

WFL/bt

Commissioners' comments

The above is submitted for the information of Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

November 2, 1981

TO: City Clerk
FROM: City Engineer
RE: Westerner Exposition Site
Piper Creek Diversion

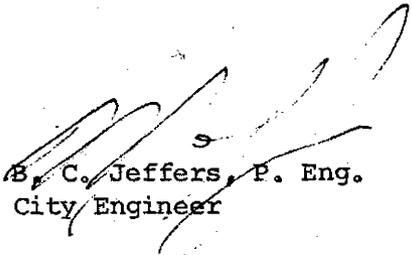
The Engineering Department has been presented with a request from the developers of the Petrolia Business Park which is located immediately south of the Exhibition Site, to dispose of surplus topsoil in the Piper Creek area between the landfill site and the Exhibition Site. The work involves the clean up of the deadfall in the creek channel, diversion of a small portion of the creek alignment, and placement of topsoil in the old creek channel to the grades and specifications required by the Engineering Department. All work would be done by the developer this fall at no cost to the City of Red Deer.

The end result will be an expanded exhibition site area that will be usable for surface parking, campground, or other similar facilities. The Exhibition Board is aware of the proposal and has indicated their approval in principle by the attached letter.

The Department of Environment has been contacted relative to the creek realignment and have not indicated any problems. A permit to construct still has to be submitted to them however.

A sketch has been prepared and is attached hereto, outlining the proposed work.

We would recommend that this project proceed as it benefits both the exhibition site and the developer and will be completed at no cost to the City.


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

KGH/emg
attach

July 31, 1961

MacBeth Construction Ltd.
4913 - 45th Street
Red Deer, Alberta

Attention: Mr. John MacBeth

Dear Sir:

The Board approved your proposal to divert, clear and fill the creek area as outlined on the map re Proposed Tiper Creek Re-alignment subject to approval of regulatory authority.

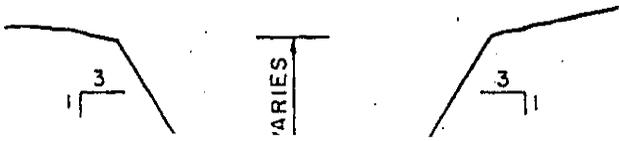
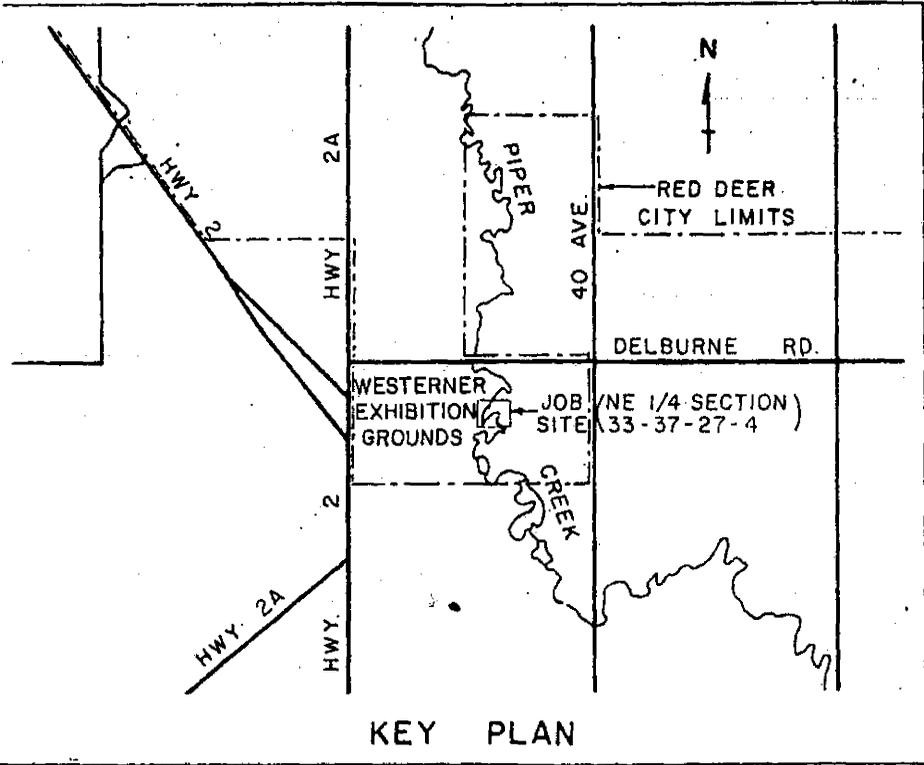
Thanking you for your interest in our site.

Yours truly,

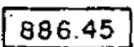
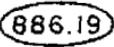
THE WESTERN EXPOSITION ASSOCIATION

Ernie McEachern
President

El:at

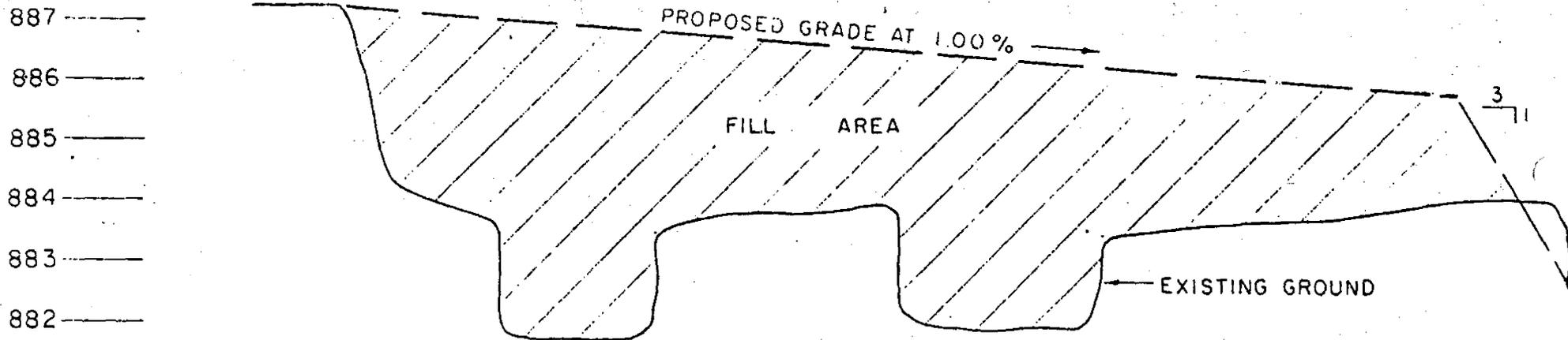


LEGEND

-  EXISTING ζ OF CREEK
-  PROPOSED ζ REALIGNMENT
-  AREA TO BE FILLED
-  LIMIT OF CLEARING
- + 83.36 SPOT ELEVATION
-  886.45 EXISTING SITE ELEVATION
-  886.19 PROPOSED FINAL ELEVATION

NOTE

ALL SIDE SLOPES TO BE 3:1



SECTION C-C

SCALE
H 1:500
V 1:100

Commissioners' comments

In the past, the City has provided the use of City lands for disposal of clean fill. where it will provide a direct benefit for the City, i.e. Riverside light and heavy industrial areas. It is our opinion this will provide improvement to the area and as such should be approved by Council.

"R.J. McGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 4

October 29, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: LANDLORD TENANT/ADVISORY BOARD

Attached is a letter received from the chairman for the above Board advising the Board anticipates a \$1,700 overexpenditure on their 1981 budget of \$4,300. The Board is requesting Council approval for the overexpenditure.



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

AW/jm

Att.

THE CITY OF RED DEER



LANDLORD TENANT / ADVISORY BOARD
5,4809A — 48th. AVENUE
TELEPHONE : 343-0410

RED DEER, ALBERTA
T4N 3T2

October 28th 1981

Mayor McGhee;

City Council,

Al Wilcock.

Re; 1980 -1981 budget.

When the above board presented the budget last year, we did not budget enough for materials, example; leases, inspection forms etc. We get these from Amsaltab, Association members and Staff. Alberta Landlord Tenant Advisory Boards; They have gone up, our buying price 20¢ and we have to get 1000 at a time which is \$200.00 . and they are being picked up quickly that is the leases. plus inflation.

Materials; Amsaltab 118.80; 195.80 ; 29.85 ; 200.00 ; 200.00 total \$ 744.45

Rent; 4 months \$ 800.00 above budget \$ 15 44.45.

\$1700.00 will cover this and future expenses till end of December 1981

Request council if they would authorize this. to cover our deficit.

submitted for authorization

June Wilson
June Wilson chairman

P/S advertizing was more than budgeted

Proposed 1981 Budget
Red Deer Landlord / Tenant Advisory Board

		<u>1981</u> <u>Budget</u>	<u>1980</u> <u>Budget</u>
1. Advertisizing	12 months <i>exp</i>	\$ 500.00	\$ 500.00
2. Rent	(own office) \$ 200. x 12	2400.00	1660.00
3. <u>Conferences;</u>			
This represents payment to delegates of \$25.00 per day, in addition to reimbursement of expenses.			
Standardization; 2 conferences;	\$50.00 day x 2 days	200.00	200.00
all boards; 2 delegates, 2 conferences,	\$50.00 day x 2	400.00	400.00
4. <u>Supplies;</u>			
Stamps, stationary, Xerox copies, of accounts and materials.		400.00	400.00
5. <u>Telephone;</u>			
Business	12 x 14.50 \$174.00		
Long Distance.		<u>400.00</u>	<u>400.00</u>
Total Budget submitted;		\$ 4300.00	\$ 3560.00

Submitted to City Treasurer and Red Deer City Council.

Respectfully yours;

June Wilson chairman

Red Deer Landlord / Tenant Advisory Board.

Commissioners' comments

Recommend Council approve the over-expenditure, as requested.

"R. J. McGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 5

November 3, 1981

TO: City Clerk
 FROM: City Engineer
 RE: Tender on Fencing

We recently offered a small job of chain link fencing in parkland along the wooded escarpment of the Waskasoo Creek.

Two (2) tenders were received:

ACE Fencing (Red Deer)	\$9,000.00
Q & Q Fencing (Red Deer)	\$9,700.00

Attached are the comments of Mr. Don Moore, Recreation Director, who has recommended to Mr. L. McMurdo that we do not accept the low bid, but award to the second low bidder.

For the reason stated, I concur with Mr. Moore's recommendation, and would ask Council to accept the tender of Q & Q Fencing at \$9,700.00.



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

✓ LAM/emg

Commissioners' comments

The memo of the Recreation Director has been provided confidentially to members of Council. We concur with the recommendations of the City Engineer.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

NO. 6

October 21, 1981.

TO: City Council

FROM: Red Deer Industrial Airport Commission

RE: HEB Developers - Lot T-10

The attached report dated October 20, 1981, from the Airport Manager, Mr. D. Sutherland, concerning the above matter was considered by the Airport Commission at its meeting held on Tuesday, October 20, 1981, and at which meeting the Commission passed the following resolution agreeing with the recommendations.

"That the Red Deer Industrial Airport Commission approve proposed lease between the City of Red Deer and HEB Developers Ltd. relative Lot T-10 and recommend that same be ratified by City Council and as presented to the Commission this date."

The proposed lease will be a five year lease with three five year options to renew.

The decision of the Commission in this instance is submitted for Council's information and ratification.

Respectfully submitted,

R. Heard, Chairman
Red Deer Industrial Airport Commission

October 20, 1981

H E B Developers - Lot T-10

22

An application has been received from Harold Bouteiller of HEB Developers Ltd., to lease Lot T-10 to construct an aircraft hangar to store their Cessna 182.

Hangar: 13.4m(44 ft) X 12.2m(40 ft)

Concrete fondation & floor.

Straight Walled - 3.6m eave height.

Roof- 1 - 3 Pitch

Siding & rood to be 30ga Galvanized metal

Designed by Stewart Supplies(Penhold)Ltd to meet National & Local Building Codes.

Utilities - Electricity only and is being arranged between the Lessee & Trans Alta Utilities.

The regular \$30.00 per month lease has been agreed to and a cheque in the amount of \$90.00 was enclosed with the application

I recommend approval subject to the Lessee obtaining a Building Permit from the County of Red Deer.



D.H.Sutherland

Airport Manager.

NO. 7

October 21, 1981.

TO: City Council

FROM: Red Deer Industrial Airport Commission

RE: Lease Agreement Transport Canada/Flight Service Station

The attached report dated October 15, 1981, from the Airport Manager, D. Sutherland, concerning the above item was considered by the Airport Commission at its meeting held on Tuesday, October 20, 1981, and at which meeting the following resolution was unanimously passed.

"That the proposed lease agreement between the City of Red Deer and Transport Canada for approximately 175 sq. metres of accommodation for the flight service station in the new terminal building be approved as presented to the Airport Commission this date and recommended to City Council for ratification."

The decision of the Commission in this instance is submitted for Council's information and ratification.

Respectfully submitted,

R. Heard, Chairman
Red Deer Industrial Airport Commission

LEASE AGREEMENT - TRANSPORT CANADA

A Lease Agreement between the City of Red Deer and Transport Canada was drawn up by the City Solicitor for approximately 175 square metres of accommodation for the Flight Service Station in the New Terminal Building. After some minor alterations requested the lease has been excepted by Transport Canada.

The main points of the agreement are:

- 1) Initial length of the lease is 5 years with 3 renewable options of 5 years each, after which further reviews may take place. Agreement commenced on March 1, 1981.
- 2) The total area is approximately 175 sq. metres @ \$107.60 per sq.metre per year(\$10.00 per sq.ft.)and includes all basic utilities i.e.heat,light,garbage etc. It excludes telephone, telex etc.
- 3) Provisions are made for a possible increase in the rate due to increased operating costs, after Feb/82.
- 4) All necessary equipment for the Flight Services operation are supplied by Transport Canada.

It is recommended that the Airport Commission approve this Lease Agreement and that it be forwarded to City Council for authorization.



D.H.Sutherland
Airport Manager.



Transport Canada Transports Canada

Air Air

Western Region,
Sixth Floor,
Federal Public Building,
9820 - 107 Street,
Edmonton, Alberta.
T5K 1G3

Your file Votre référence

Our file Notre référence

6809-288 (WTEOA)

September 16, 1981

City of Red Deer,
P.O. Box 222
Red Deer, Alberta
T4N 5E8

Dear Sir:

Re: Lease - Air Terminal Building - Red Deer Industrial Airport

Attached are the original and duplicate copy of requisition for legal document ROE-511. The original document is to be signed and returned to this office for further processing.

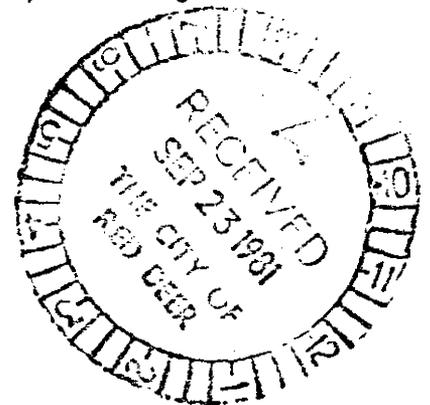
Also enclosed, are the signed original, and three duplicate copies of the above noted lease, returned for processing by the city of Red Deer.

These documents grant Her Majesty The Queen approximately 175 sq. meters of space in the Air Terminal Building at the Red Deer Industrial Airport in connection with the Flight Service Station Operations. The rental rate to be \$18,830.00 per annum, in advance, payable to the City of Red Deer.

Kindly return to this office, the Original and duplicate signed and sealed Agreements by the City of Red Deer for further processing by our Legal Services Branch in Ottawa.

R.D. McCrea

R.D. McCrea
Regional Superintendent
Telecommunications Field Operations



Att.

Commissioners' comments

The detailed agreement is available for review in the City Clerk's office. Recommend Council endorse the recommendations of the Airport Commission.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NO. 8

4 November 1981

TO: COUNCIL
FROM: CITY CLERK

RE: RIVERGLEN SCHOOL REPRESENTATIVE ON RECREATION BOARD

I have been advised that the following person is willing to serve as the Riverglen County/ School Representative on the Recreation Board.

Bill Goldade
13 Nagel Avenue
RED DEER, AB
346-4755 Bus.
343-1179 Res.

If this is acceptable to Council, it will be necessary for Council to pass a resolution formally appointing Mr. Goldade to the Recreation Board.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

NO. 9

October 29, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

We have one item we would like brought before Council.

1. 3617 - 50 Avenue, Owner is Clyde G. Constable of 3629 - 41 Avenue. There is an open basement which has not been leveled. We recommend Council declare the site as dangerous as defined in the Nuisance Bylaw 2060, authorized by Section 158 of the ² Municipal Government Act. Under Section 158 of the Act, Council is obliged to give the owner 30 days to remedy the situation. Failing that, City forces may be authorized to do the work and level the site. Any costs incurred to be charged against the property as taxes due and owing.

A letter was sent to the owner on September 15, and October 20, 1981, advising him of the site condition and that the problem would be referred to Council


 R. Strader
 Development Officer/
 Building Inspector

RS/lS

Commissioners' comments

We concur with the recommendations of the Development Officer and suggest the potentially dangerous area be fenced by City forces if necessary.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner

NO. 10

October 29, 1981

TO: CITY CLERKS

FROM: DEVELOPMENT OFFICER/BUILDING INSPECTOR

We have an item we would like brought before Council.

1. Parcel B, Plan 3329 M.C., Owner is Hibernian Developments of #202, 10637 - 124 Street Edmonton, Alberta. There is a partially demolished building and open basement. We recommend Council declare the site as dangerous as defined in the Nuisance Bylaw 2060 authorized by Section 158 of the Municipal Government Act. Under Section 158 of the Act, Council is obliged to give the owner 30 days to remedy the situation. Failing that, City forces may be authorized to do the work and level the site. Any costs incurred to be charged against the property as taxes due and owing.

A letter was sent to the owner on October 8, 1981 advising him of the site condition and that the problem would be referred to Council.



R. Strader
Development Officer/
Building Inspector

RS/lS

Commissioners' comments

The property in question is located at 7925 Gaetz Ave. If the site is not safeguarded within the allocated time, we recommend City forces fence the potentially dangerous area.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

NO. 11

TRANSIT DEPARTMENT

P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

TELEPHONE 347-4421

November 3rd, 1981

TO: Mr. M.C. Day,
City Commissioner,
City Hall.

FROM: Mr. Murray C. Nadeau,
Transit Operations Manager,
Red Deer Transit.

SUBJECT: School Charters - Public School Board

The Public School Board has requested one only noon hour charter for the Eastview School District.

The School Board is billed one and one half (1½) hours plus one half (½) hour standby time for the noon hour charters. The Eastview School Charter would be the same:

a) \$35.00 x 1½ hours = \$52.50 + \$8.50 standby = \$61.00 per day

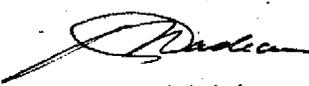
The charter rate of thirty five (\$35.00) dollars per hour covers the labour rate at straight time plus bus operation costs as follows:

Bus Operation Costs @ \$22.75 x 1.5 hours = \$34.00

Labour Rate \$11.20 x 2 hours = \$22.40

TOTAL \$56.40

Total net Profit = 7% - 8% per day.



MCN/vk

c.c. Mr. R. Stollings
Mr. Don Proudler.

Commissioners' comments

The attached report from the Transit Operations Manager indicates a request from the Public School Board for one additional noon time charter.

As indicated in the report, the revenue received for this charter will cover the costs of operation. As there is no overtime involved, no minimum call out and additional staff required, but rather enables us to better approach a 40 hour week for some drivers, we believe that operating this charter conforms to the intent of Council when approval was given to operate a minimum number of charters for the School Board.

Council's resolution, however, quoted below, does indicate 14 charters, and the Eastview Charter would bring the number to fifteen.

"RESOLVED that Council of The City of Red Deer having considered the reports re: School Charters, hereby agree that for a one year period, 14 charters, as outlined in the report, be retained by the City and that School Boards be permitted to add private charter service as required. These arrangements to be reviewed after one year.

Further resolved that City Administration meet with the Public School Board as soon as possible to identify which charters are to be retained, as well as their cost to the Schools, and to establish the need for private charters in the North Red Deer Area."

Because of the urgency in implementing this charter, and because we believe that so doing is not contrary to Council's intent, we have approved the implementation of this charter.

We respectfully request that Council endorse this action, with all 15 charters to be reviewed at the end of the 1 year period as originally intended.

R.J. MCGHEE,
Mayor

M.C. DAY,
CITY COMMISSIONER

NO. 12

5 November 1981

TO: COUNCIL
FROM: CITY CLERK

RE: DEBENTURE BYLAW 2739/81

The above mentioned Bylaw provides for the borrowing of \$8,731,500.00 for the purpose of purchasing land from Carma Developers Ltd. This bylaw has been advertised and no petitions calling for a vote on said bylaw were received within the time limit specified, therefore, we have applied to Local Authorities Board for permission to enable Council to proceed with second and third readings of such bylaw. We anticipate receiving a reply from Local Authorities Board by the time the Council meeting convenes November 9th.

Respectfully submitted,

R. STOLLINGS,
City Clerk

NO. 13

5 November 1981

TO: COUNCIL

FROM: MAYOR MCGHEE

RE: MEETING WITH RED DEER COLLEGE BOARD

We have received correspondence from the Chairman of The Red Deer College Board of Governors, inquiring as to Council's views regarding joint meetings with Council. In particular the Board wish to know Council's preference as to the format for such meetings in the future, i.e., a meeting in Council Chambers to exchange information, or a joint meeting at the College.

What are Council's views in connection with this topic?

I personally would support a joint meeting at the Red Deer College.

"R.J. MCGHEE"
Mayor

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

DIRECTOR: NO. 14
Robert R. Cundy M.C.I.P.

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

November 4, 1981

Mr. R. Stollings,
City Clerk
City of Red Deer,
Red Deer, Alta.

Dear Sir:

Comments on Proposed Regional Plan

Background

Under Section 45(1) of the Alberta Planning Act, all Regional Planning Commissions have to adopt a Regional Plan by or before December 31, 1982.

The purpose of the Regional Plan is to guide the Federal, Provincial, as well as the regional and local level decision making process and coordinate the planning activities in the region. When the Minister ratifies the Regional Plan, all the actions of local authorities (i.e. Municipal Council, School Boards, Hospital Boards, etc.) will have to conform to the Regional Plan.

The Regional Plan can be amended under Sections 54-58 of the Planning Act, 1977.

The principal aim of the Regional Plan is to enhance the quality of life through the wise management of the physical, economic and social resources of the region.

The Regional Plan has sections on the following subjects: Agricultural Land, Water Resources, Municipal Resources, Fish and Wildlife, Economic Development, Urban Form, Rural Form, Rural-Urban Fringe, Public Services, Roads System, Rail System, Airport Facilities, Passenger Service, Energy Transmission, Subdivision and Reserves, Land Development, Planning Coordination, Implementation, Monitoring and Review, and Procedure.

pg. 2

MEMBERS OF COMMISSION

CITY OF RED DEER—TOWN OF BLACKFALDS—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 STETTNER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX — VILLAGE OF BENTLEY — VILLAGE OF BIG VALLEY — VILLAGE OF BOWDEN — VILLAGE OF CAROLINE — VILLAGE OF CREMONA — VILLAGE OF DELBURN
VILLAGE OF DONALDA — VILLAGE OF ELNORA — VILLAGE OF GADSBY — VILLAGE OF MIRROR — SUMMER VILLAGE OF GULL LAKE — SUMMER VILLAGE OF HALF MOON BAY
SUMMER VILLAGE OF ROCHON SANDS — SUMMER VILLAGE OF WHITE SANDS — COUNTY OF LACOMBE No. 14 — COUNTY OF MOUNTAIN VIEW No. 17
COUNTY OF PAINTEARH No. 18 — COUNTY OF RED DEER No. 23 — COUNTY OF STETTNER No. 6 — IMPROVEMENT DISTRICT No. 10

pg. 2

Three Sections concern the city planning most. These are Section 13 - Urban Form; Section 14 - Rural Form and Section 15 Rural-Urban Fringe.

Section 13 - Urban Form

The intent of this section is the orderly development of urban centres with the efficient and economical use of land. We are in complete agreement with the recommendations contained in this section, except Item 13.2(c) where it recommends that urban development should stay away from land rated Class 1-4 by C.L.I. Although the principle of preserving good agricultural land is a sound policy, but it would be very difficult to apply it to a city such as Red Deer which is surrounded by good agricultural land.

Section 14 - Rural Form

The intent of this section is to insure the efficient use of land in a manner that does not conflict with the natural character of the rural area.

Section 14.9 recommends the locational criteria for industrial uses in rural areas. We have no objection regarding industrial uses in the rural area, however, the city is very concerned with industrial uses permitted in the fringe of urban centres. The city would like to see a strong statement in the Regional Plan discouraging or restricting the location of industrial parks in the vicinity of urban centres such as Red Deer.

Section 14.10 deals with commercial and highway commercial developments. We are against highway commercial uses within five miles of urban centres. Section 25(d) of the Subdivision Regulation prohibits any highway commercial subdivisions within five miles of the city. We would have preferred to see greater emphasis put on the problems associated with highway commercial development in the fringe of urban centres, such as Red Deer.

Section 14.20 deals with the location of country residential uses in the rural areas. This section again fails to mention the harmful effect of allowing country residential development within five miles of urban centres. Section 20(a) of the Subdivision Regulation clearly states that no country residence be permitted within five miles of a city such as Red Deer.

We are not in favour of any country residential development in the vicinity of the city. These should be located at least five miles from the city boundary and in a cluster form based on the approved structure plan.

pg. 3

pg. 3

15 - Rural-Urban Fringe

This is an area surrounding urban municipalities where the pressures for land use changes have been very strong. The development in the fringe area can be residential, industrial or commercial.

The attraction of these areas for country residential uses have been the rural setting, and for commercial and industrial uses, the attraction is lower land costs, etc. These unplanned land uses in the fringe of urban centres often conflict with the urban expansion and create friction between the two municipalities competing for the same uses.

The intent of this section is to encourage coordinated planning in the rural-urban fringe area of municipalities.

Section 15.1 encourages the municipalities to adopt joint General Plan or Structure Plan for the fringe areas. The solution offered of joint planning has good intentions, but its practical application may prove to be difficult since it requires close co-operation and understanding between the two municipalities.

We concur with the part of the recommendation contained in section 15.2, that all land in the fringe area be retained for agricultural uses until such time as the land is needed for urban expansion. We do not agree with the non-agricultural development of the fringe area stated in Section 15.3. We do however agree with the concept of planned expansion of urban centres in the fringe area.

We agree with the idea that urban expansion into fringe areas should be based on agreed structure plan between the two municipalities (Section 15.4). The agreement of both municipalities may prove to be difficult, if not impossible. This may delay the legitimate city expansion which in turn could prove to be too expensive.

We concur with Sections 15.5 to 15.9 dealing with the urban annexation proposals. The idea that an urban centre should have a 20 year supply of land is an excellent one and encourages the municipalities into long range planning.

We agree with Section 15.10 which encourages the use of fringe area for intensive livestock purposes should be based on an agreed structure plan.

Sections 15.11, 15.12, and 15.13 deals with the development of Highway Commercial, Industrial and Country residential development in the fringe of urban centres.

pg. 4

pg. 4

Section 20(a) and 25(d) of the Subdivision Regulation clearly prohibit the creation of any highway commercial or country residential parcels within five miles of urban centres. We would like to see the same rules apply to industrial development in the five mile limit of the city.

We would like to see the Regional Plan put greater emphasis on the problem associated with the fringe development. We are very concerned about the harmful effects of fringe development on the city, whether it is commercial, industrial or country residential. In the absence of joint planning, the establishment of an agricultural zone around the city should be an essential part of the Regional Plan.

We would recommend that City Council endorse our comments regarding the Regional Plan and forward it to the Red Deer Regional Planning Commission accordingly.

Yours truly,



DJAMSHID ROUHI, MCIP
Senior Planner
City Planning Section

DR/cc

Commissioners' comments

As Council's representative on the Regional Planning Commission and having sat in on recent discussion for the regional plan, I would ask Council support, by resolution, for this plan.

"R.J. MCGHEE"
Mayor

NO. 15

November 5, 1981

TO: City Clerk
FROM: City Engineer
RE: 1981 Budget Over Expenditure
Land Grading Account

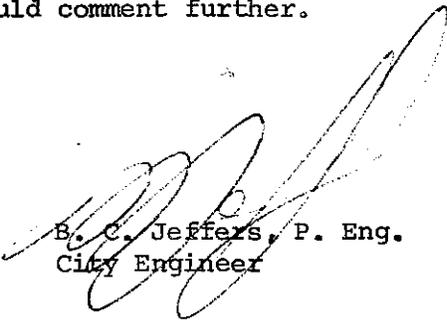
Council approved \$55,000.00 in the current operating budget for gravel lane maintenance. The Engineering Department originally requested \$70,000.00 for lane maintenance but at the time of budget deliberations, this account was cut back to \$55,000.00.

As of September 30, 1981 we had basically hit the one hundred percent (100%) spent mark and stopped all regular lane maintenance except for direct requests from the commissioners, or in cases where we felt there was some potential for property damage and liability. To date we have spent \$58,200.00.

Due to the wet weather conditions of the past month, the general lane condition in the City has deteriorated and we have thirty (30) to thirty-five (35) requests for lane maintenance and are receiving more daily. In most cases, they represent justifiable requests and it is desirable to complete improvements prior to complete freeze up.

As the amount of requests appear to be getting out of hand, we are requesting Council to consider an over expenditure of this account to a maximum amount of \$70,000.00 to allow for the clean up of the large backlog of requests. The additional \$15,000.00 will be covered by an identified surplus in the road oiling portion of the Engineering Budget.

Perhaps the City Treasurer could comment further.



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

KGH/emg
cc - City Treasurer
cc - P. W. Supt.

Commissioners' comments

We would concur with the request of the City Engineer and recommend Council approve the over-expenditure to a maximum of \$15,000.00 to be funded from a surplus in the road oiling budget.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 5Y5

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

NO. 16

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

November 3, 1981

Mr. R. Stollings,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Proposed Land Use Amendments
Lots 4-15, 17-44, Block 14, Plan 802 2839
Gibson Close, Greenham Drive and Northey Avenue,
Glendale Subdivision

The proposed subdivision is to create 40 small single family lots, and was approved by Municipal Planning Commission on September 2nd, 1980. Previous to the subdivision application the area had been zoned to R2 or General Residential area. The City should have rezoned the area to R1 when the subdivision to create 40 single family lots were approved.

Recently the owner of the lots approached the M.P.C. in order to double the density by allocating two units to each small lot, rather than one, as approved by M.P.C. The applicant called the second unit a basement unit. The M.P.C. felt that this is contrary to their decision of creating small single family lots to be used for home ownership. The proposed suggestion by the applicant would double the density and turn the area into a rental project. As a result, the M.P.C. requested changes to be made in the Land Use Bylaw to designate the site as single family area based on the approved subdivision plan.

The required land use amendment is enclosed.

Yours truly,



D. ROUHI, MCIP
Senior Planner
City Planning Section

c.c. -City Engineer
-City Assessor
-Development Officer

DR/cc

MEMBERS OF COMMISSION

Commissioners' comments

Concur with the recommendations of the Red Deer Regional Planning Commission.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

November 4, 1981

NO. 17

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: THE SPACE PLACE, NORTHLAND INDUSTRIAL PARK

The Space Place purchased a 3.55 acre parcel of land in Northland Industrial Park in April, 1980. Development is well advanced on the parcel, and the complete development proposed will be completed well ahead of the two year time frame requirement.

Our development agreement calls for construction to commence within twelve months of the agreement being completed. Commencement of construction is deemed to be the completion of footings for the proposed development. In the case of the Space Place development, the total complex was housed within seven separate buildings. As a result, footings were completed as buildings were constructed, and therefore, not all footings were completed within twelve months of the completion of the development agreement.

Footings for the final building are now being constructed, and the building will be completed well in advance of mid-April, 1982, the deadline for completion of the complete development.

In order to correct this technicality, we ask that Council approve an extension on the commencement of construction date for a portion of the development as outlined. This will allow the proper documentation to be completed for file purposes.

Respectfully submitted,


ALAN V. SCOTT, Director
Economic Development

AVS/gr

Commissioners' comments

We concur with the recommendations of the City Economic Development Director.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

CORRESPONDENCE

RECEIVED

43.

NO. 1

81 OCT 28 P3:57

RED DEER PUBLIC SCHOOL DISTRICT No. 104

George Wilbert Smith
CITY OF
RED DEER SCHOOL

RED DEER, ALBERTA

October 28, 1981

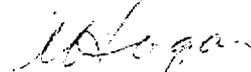
Mayor Bob Magee
City Hall
City of Red Deer
Red Deer, Alberta

Your Worship:

The members of the Red Deer Centennial Library Board wish to have Mr. C.H. Dawe appointed to the Library Board. In order to get Mr. Dawe to the Board we have agreed to appoint a tenth member of the Board, a practice acceptable to the Library Act.

I trust this will meet with your approval.

Sincerely,



Mrs. A. Hogan
Chairman
Red Deer Library Board

AH/ss

Mayor's comments:

We have no objections to the Library Board adding another member to the Board, if they so desire.

"R.J. MCGHEE"
Mayor

1981 11 03

45.

TO: City Clerk
FROM: City Assessor

RE: Michener Land
Lot 1, Block 1, Plan 812-0256

With respect to the Alberta Housing Corporation's letter of October 23, 1981, may we advise that the lands in question are the 10.25 ha owned by Alberta Housing adjacent to the existing eastern boundary of Clearview Meadows (print attached). The other portion of land to be considered in a land exchange is the area designated for senior citizen housing in the existing Exhibition Grounds, located to the south and east of the Pioneer Lodge (sketch attached).

As City Council will recall, the Administration has been endeavoring to have the Provincial Government develop their 10.25 ha of land for their own type of programs, and in particular the CHAP program. In a conversation with Alberta Housing representatives, we were advised that they do not develop land for programs such as CHAP, however, they do buy developed property for them.

It was indicated to us that they would prefer to have the City acquire their lands and in exchange the City to supply them with sites for senior citizen housing.

I would have no objections to proposing a possible land exchange agreement in principle, subject to details being worked out by both administrative parties and a final report brought back to City Council for their consideration.



D. J. Wilson, A.M.A.A.

cc R. Assinger
att'd.

Commissioners' comments

We would concur with the recommendations of the City Assessor.

"R.J. McGHEE"
Mayor

"M.C. DAV"
City Commissioner



HOUSING CORPORATION

NO. 2

October 23, 1981

44.
9405 - 50 Street
Edmonton, Alberta
T6B 2T4
403/468-3535
Telex 037-3628

R. Stollings
City Clerk
City of Red Deer
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Lot 1, Block 1, Plan 812 0256 - "Michener Centre" Land
Our File 1663-2799-2255

Preliminary discussions as to what Alberta Housing Corporation's future plans are with respect to the above land have been recently held with a number of City Administrators.

It is my understanding that the City wishes to see an early development of the site. The questions as to who would develop and how it would be developed arise. For our part, immediate and short term requirements for zoned and serviced land for ongoing housing programs are a priority. In particular, well located sites for senior citizens housing development are important.

To this end, suggestions have been made that a land exchange be considered, whereby Alberta Housing Corporation would acquire certain lands on the old Exhibition Grounds site, for senior citizens housing, and the City would acquire the "Michener Centre" land and develop it.

May we have some confirmation from your Council as to these intents. Following some agreement in principle, both properties could be valued and a mutually satisfactory exchange agreement worked out.

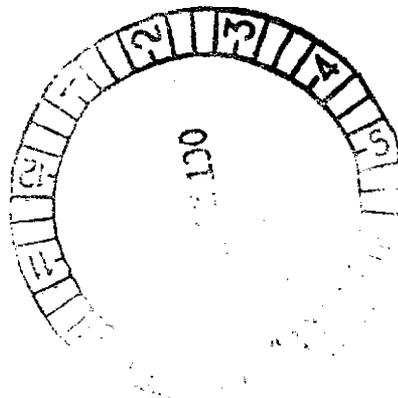
Please call me at 468 - 3535 if there are further questions at this time.

Yours truly,

A handwritten signature in cursive script, appearing to read "F. Martens".

F. Martens
Appraiser - Negotiator

FM/jck
cc: D. Hutton



40TH. AVE.

N. 8d. 1/4 Sec. 38-27-4

55TH. STREET

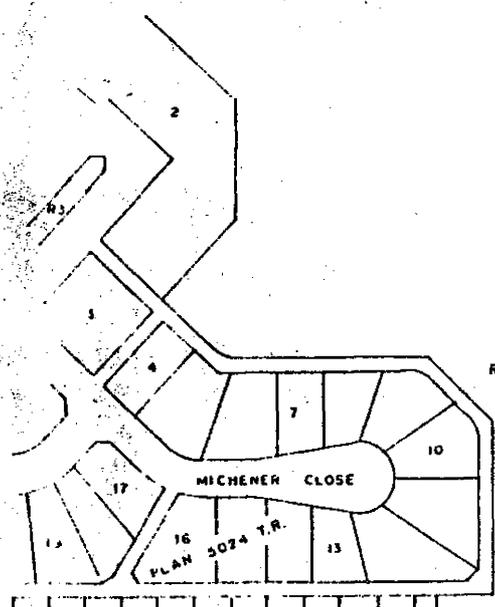
Road Plan

46.

N.W. 1/4 Sec. 15-38-27-4

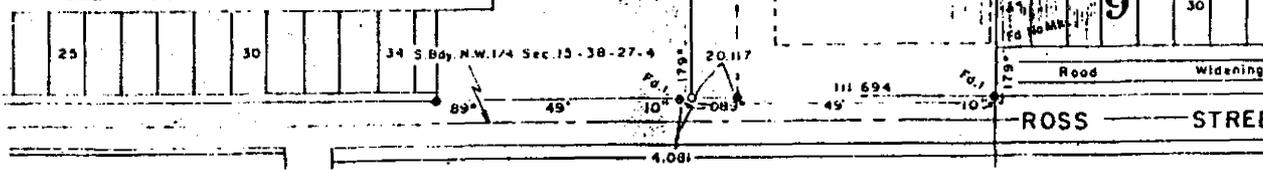
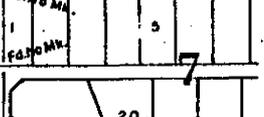
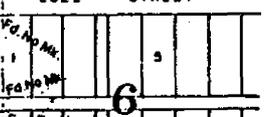
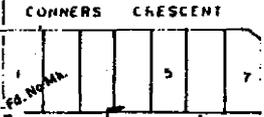
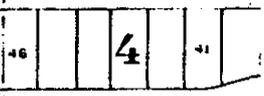
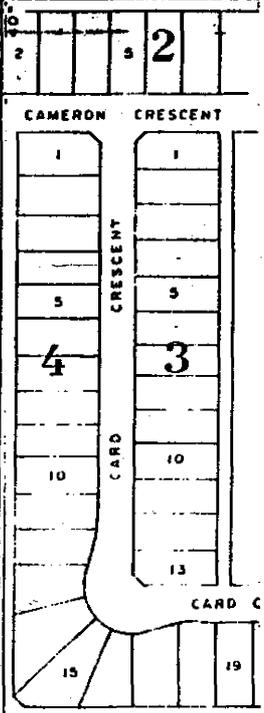
BLOCK 1

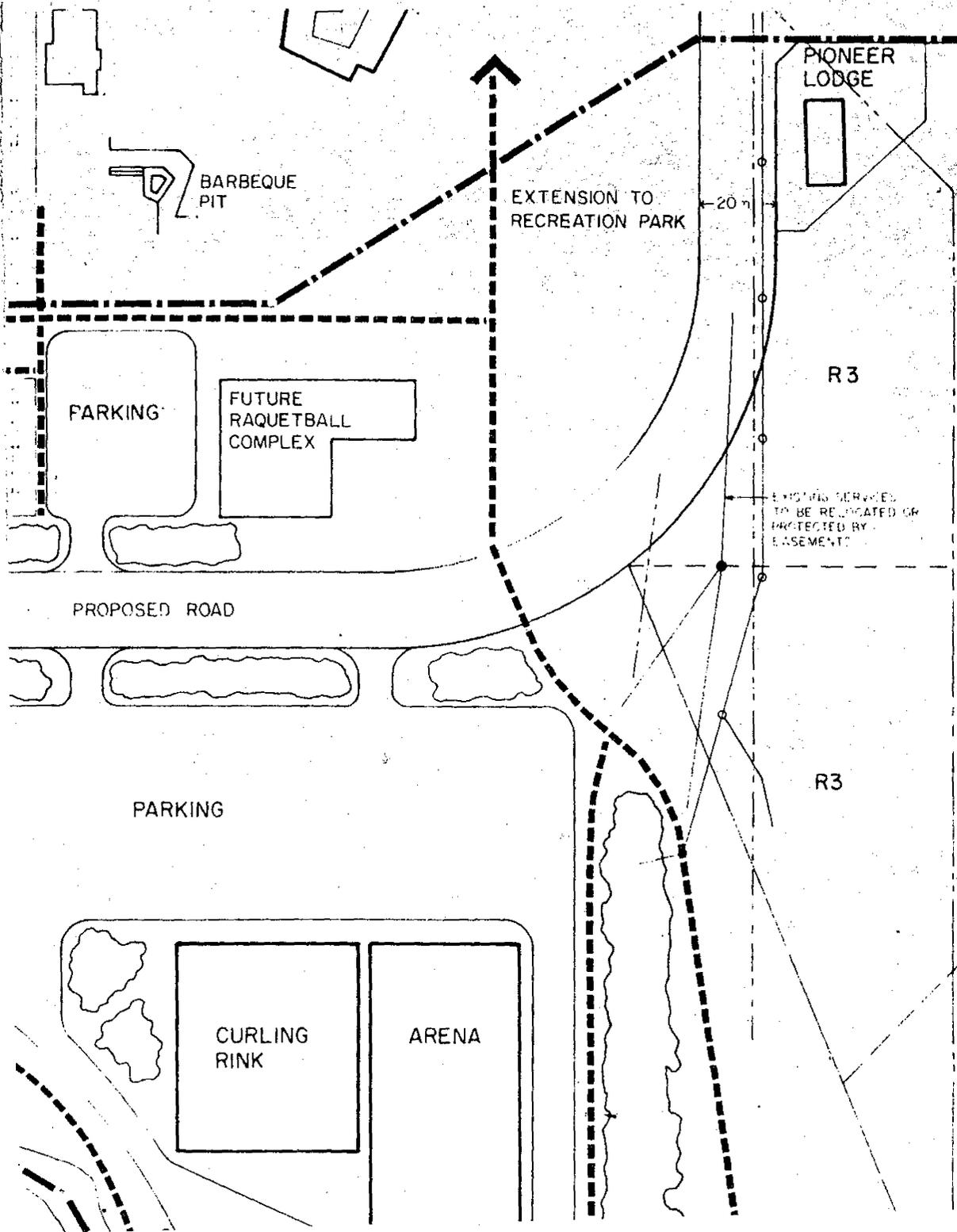
LOT 1
10.25 ha.



R/W Plan 792-0150

E. Bdy. N.W. 1/4 Sec. 15
38-27-4





PIONEER LODGE

BARBEQUE PIT

EXTENSION TO RECREATION PARK

20 m

R3

PARKING

FUTURE RAQUETBALL COMPLEX

EXISTING SERVICES TO BE RELIQUATED OR PROTECTED BY EASEMENTS

PROPOSED ROAD

R3

PARKING

CURLING RINK

ARENA

SENIOR CITIZENS HOUSING

R 3

AREA 0.77 ha
HT LIMIT 3 STOREYS

18m

SENIOR CITIZENS HOUSING

R 3

AREA 0.57 ha
HT LIMIT 6 STOREYS

46 AVENUE

RIA

RIA

PROPOSED ROAD

R 3

EXISTING TREES FORMING OPEN SPACE BUFFER

EXISTING TREES

R 3

HT LIMIT 6 STOREYS

47.

JOHNSTON, MING, SCAMMELL, MANNING, LAMB & LEE

BARRISTERS, SOLICITORS, NOTARIES

J. MACDONALD JOHNSTON, Q.C.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, Q.C.
DAVID M. MANNING, B.A., LL.B.
KEITH R. LAMB, B.A., LL.B.
JOHN E. LEE, LL.B.
JAMES B. MITCHELL, B.A., LL.B.
DARRELL R. MOORE, LL.B.

NO. 3

AREA CODE 403
TELEPHONE 346-5591
TWX 610-841-5120

4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

48.

IN REPLY REFER TO: Keith R. Lamb,
Our File No. H 26165

September 2, 1981.

City of Red Deer,
City Hall,
Red Deer, Alberta.

ATTENTION: Commissioner M. Day

Dear Sirs:

Re: Estate of Janet McLaren Cook

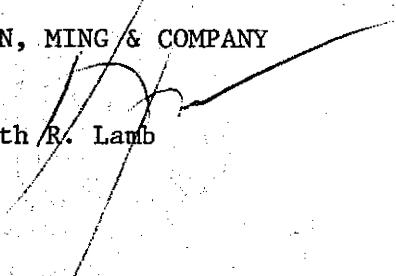
Please be advised that our office represents the Estate of Janet McLaren Cook who recently passed away in the City of Red Deer. Miss Cook was a resident of the City for a number of years and had been a teacher with Lindsay-Thurber Composite High School prior to her retirement. Miss Cook has bequeathed to the City of Red Deer the sum of \$30,000.00 generally for the purpose of beautification or development of parks within the City of Red Deer. She specifically requested in her Will that if at all possible, the City of Red Deer would apply her bequest for the purpose of developing a day park and tourist area in the present Gaetz Park located East of the Gaetz Avenue Bridge to 48th Avenue and North of 56th Street. We would very much appreciate it if you would take the matter up with Council and advise me whether or not it is feasible to use the bequest for that purpose.

We are generally in the process of probating Miss Cook's Will and her residence will have to be sold for the purpose of realizing sufficient assets to honour the large number of bequests that she made including the one to the City of Red Deer. As such, we anticipate that it will be some time yet before the bequest is available to the City.

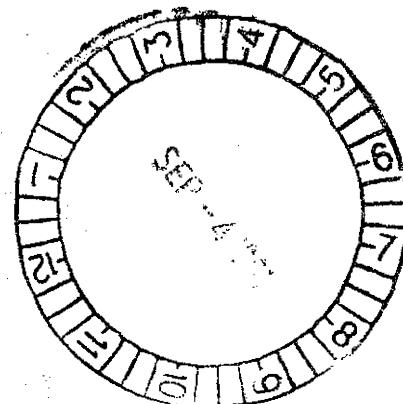
Thank you for your attention.

Yours very truly,

JOHNSTON, MING & COMPANY

Per: 
Keith R. Lamb

KRL/av



September 29, 1981

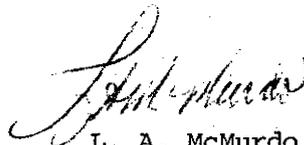
TO: City Clerk
FROM: Parks Superintendent
RE: Janet Cook Bequest to City

Commissioner Day asked me to consider this matter as noted in the letter from the lawyer who is handling the will.

I would imagine that the City would be grateful indeed to receive this generous gift for parks beautification. The matter has been discussed by the Management Committee of the Red Deer Urban Park and we believe that Miss Cook's desire to have the bequest used specifically in Gaetz Park can easily be accommodated. Although Gaetz Park is planned for development in the very near future under the Urban Park Plan, it is our recommendation that some special feature of the day use area be developed with the bequest and that appropriate recognition be given by way of a plaque.

If it is acceptable to the solicitors acting for the estate, can Council accept the bequest now, with details as mentioned above to be worked out later?

Submitted for consideration.



L. A. McMurdo
Parks Superintendent

LAM/emg
cc - City Engineer
cc - Don Moore
cc - C. Curtis
cc - L. Hodgeson

Commissioners' comments

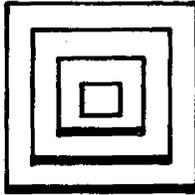
We recommend Council accept the request and that it be applied as recommended by the Parks Supt. when funds are available.

"R.J. McGHEE" Mayor

"M.C. DAY" City Commissioner

Red Deer & District Museum Society

50.



RECEIVED
'81 OCT 28 P4:25

P.O. BOX 762
RED DEER, ALBERTA
T4N 5H2
(403) 343-6844

CITY OF
RED DEER

NO. 4

October 27, 1981

Mayor R. McGhee
City of Red Deer
Red Deer, Alberta

Your Worship:

RE: STEEPLEJACK

Attached please find a copy of a covering letter dated January 11th, 1980 to Councillor Irene Shandera, then Chairperson of the 75th Anniversary Committee for Red Deer, and a copy of a proposal made to her Committee on behalf of the Red Deer and District Museum Society for the relocation and refurbishing of the steeple from the 1898 Presbyterian Church of Red Deer.

The Committee granted \$3,000.00 to the Society to complete the project known as Steeplejack. In spite of generous donations, the costs of the project have exceeded the original budget estimates. The Museum Society have provided coverage of the overruns, however, it is their hope from the residual funds from the 75th Anniversary, additional monies may be appropriated to cover part, if not all the over-runs.

Additional information on the project is given below:

Donations -

- (1) Mrs. J. (Gertrude) Richards gifted the steeple to the Museum Society for preservation.
- (2) Bonanza Movers relocated the steeple ten miles at cost.
- (3) Bearden Engineering provided working drawings, specifications, and on-the-site inspections at cost.
- (4) R. & C. Unistone provided the ground paving at a reduced rate.
- (5) Carmen Painting provided two coats of stain at a 10% discount.
- (6) City of Red Deer, E. L. and P. Department provided four poles and crane services at cost.
- (7) Stanco Construction Ltd. gave a reduction of \$1,100.00 on their account for structural and construction work.
- (8) Presbyterian Ladies provided about \$50.00 for a plaque.

Expenditures:

Engineering costs	\$ 180.00
Moving costs	742.50
Crane work/ poles	159.83
Paving	1560.00
Painting	405.00
Construction	1694.09
	<hr/>
	4741.42
Grant	3000.00
	<hr/>
	\$ 1741.42

51.

Before the project is complete it will be necessary to have the present asphalt shingles replaced with light cedar shakes. The cost of this work is estimated to be about \$700.00 making the total over-run about \$2,500.00.

It would be appreciated if consideration for all or a part of the extra costs could be covered by residual 75th Anniversary funds.

Yours truly,

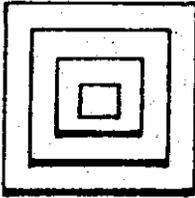
F. Morris Flewelling

F. Morris Flewelling
Secretary.

:dkn

RECEIVED

52.



Red Deer and District
Museum and Archives

OCT 28 P4:25
CITY OF
RED DEER

January 11, 1980

Councillor I. Shandera, Chairperson
Alberta 75th Anniversary Committee
City of Red Deer
Red Deer, Alberta

Dear Mrs. Shandera:

RE: STEEPLE JACK

Attached is a copy of a proposal to preserve a part of Red Deer's heritage, the steeple from the Presbyterian Church 1898. This proposal has been received by the Red Deer Recreation Board who gave the approval in principle, subject to funds being successfully located.

It would be appreciated if the 75th Anniversary Committee would consider the submission for full or even partial funding.

If the Committee require further information, please feel welcome to call me. I would be pleased to be present at a meeting to speak to the Committee on the above.

Yours sincerely,

F. Morris Flewelling
Director

FMP/dkn
attachment

Box 762, Red Deer, Alberta, T4N 5H2
(403) 343-6844

PROJECT: To relocate the original steeple from the Presbyterian Church built in 1898 from its present location six miles South of Red Deer to Recreation Centre Park as a heritage preservation project.

HISTORICAL SIGNIFICANCE: Mr. A.E. Neilly was sent from the Knox College Student Missionary Society in 1887 to establish a mission school at the Crossing. Also, the Red Deer Presbyterian congregation, under the leadership of Rev. W.G. Brown, maintained their Presbyterian identity during the formation of the United Church of Canada in 1925 through union of the Presbyterian, Methodist and Congregational Churches and continues a vigorous existence today as one of the few Presbyterian congregations in Western Canada.

BACKGROUND: The steeple was salvaged from demolition in 1956 and was eventually acquired by the late Mr. John and Mrs. Gertrude Richards where it was used for many years as a dovecote. It is attractive and structurally sound. Mrs. Richards has offered it as a gift for relocating in the City of Red Deer. The proposed relocation has been discussed with Mr. D. Moore, Recreation Superintendent - City of Red Deer; Mr. Brian Edwards of Edmonton and Mr. John Murray of Red Deer - Architects interested and experienced in heritage preservation; and with Mr. Raymond O. Harrison, Museum Consultant and Architect.

PROPOSAL: Relocate the steeple to Recreation Centre Park where it would be protected from vandalism. Arrange to have it re-shingled and re-decorated. Mount the steeple on heavy wooden piles above a cement pad. The elevation would help restore it to its original "position". The pad below (12' x 12') could serve some function such as accommodation for bicycle racks, a small chapel, or as an outdoor chess or checker board. A bell may eventually be installed should one become available.

COSTS:	6 Mile Move	\$1,000.00	
	Re-shingle & re-decorate	\$ 500.00	
	Pad and Piles	<u>\$1,500.00</u>	
		<u>\$3,000.00</u>	TOTAL

POSSIBLE FUNDING SOURCES: Private Donors
 Presbyterian Church
 Red Deer Chess Club
 City of Red Deer
 Alberta Historical Resources Foundation
 Alberta 75th Anniversary Commission
 Youth Clubs (Scouts)



November 2, 1981

TO: CITY CLERK

FROM: CITY TREASURER

RE: RED DEER & DISTRICT MUSEUM SOCIETY

The Society has requested that 75th Anniversary funds be used to fund all or part of the overexpenditure of \$2,500 on the steeplejack project.

Any residual funds remaining from the 75th Anniversary projects ~~are~~ supposed to go to the 75th Anniversary Foundation. Alderman Shandera I understand is responsible for these funds and her comments should be requested.



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

AW/jm

Commissioners' comments

Council have agreed, subject to Provincial approval, to establish a "Foundation" for the administration of the surplus 75th Anniversary Funds. This has not been finalized with the Province and, therefore, no funds are available at this time.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



NO. 5

October 13, 1981

Mayor and Members of Council
City of Red Deer
Red Deer, Alberta.

Dear Sirs:

Further to the completion of our Heritage Centre and in compliance with the Development Agreement approved by Council I am pleased to advise that we have sold to the Alberta Liquor Control Board, one half, or approximately one acre of Lot #4.

While the A.L.C.B. have agreed to a zero-line building, they do require title and self-development to their outlet.

We therefore respectfully request council's approval for the division of Lot #4 into two equal one acre lots.

With appreciation for your attention to this matter.

I remain,

Yours truly,
SUPERIOR GROUP OF COMPANIES

J.B. Skinner
Chairman

JBS/ps

Copy filed 27/10/81 56.

RED DEER REGIONAL PLANNING COMMISSION

4920-59 STREET

P.O. BOX 5002

RED DEER, ALBERTA, CANADA. T4N 6Y5

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

TELEPHONE: (403) 343-3394

Your File No. _____

Our File No. _____

October 20, 1981

Mr. R. Stollings
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Superior Group of Companies
Lot 4, Plan 812 0222
North of 67th Street

The applicant proposes to subdivide lot 4 containing 0.808 ha (about two acres) into two one acre parcels. It is proposed that the west parcel be used by Alberta Liquor Control Board for sale and distribution centre.

Based on the land use by-law, this area is called Direct Control District No. 2 or DC2. The uses and the control of development is outlined in the land use by-law.

The 'Permitted Uses'

Area 4

- (i) Warehouse - distribution of any commodity provided that each use occupies not less than 1,400 m²
- (ii) Sales ancillary to warehouse - distribution provided that the sales space does not exceed 30% of the developed floor area
- (iii) Administrative use ancillary to warehouse - distribution

The use appears to be permitted but not knowing the plan, it is not clear whether it complies with 1400 m² minimum floor area. There is also limitation as to the sales space, again, we are unable to comment on that since no floor plan has been submitted to us.

The applicant mentioned that the development would be zero-line or no side yards. The by-law requires 4 m of side yard. The proposed site area does not meet the minimum site requirements of 0.6 ha, it is short by 0.196 ha.

MEMBERS OF COMMISSION

pg. 2

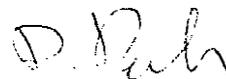
pg. 2

As it was mentioned, we are unable to comment on this application because no site or development plan is available.

Under section DC2.3(b) of the land use by-law regarding this area, the M.P.C. can permit development by relaxing the provision of the Land Use By-law.

We recommend the matter be referred to M.P.C. for a decision.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY SECTION

DR/cc

c.c. - Development Officer
- City Assessor
- City Engineer
- Economic Development Director

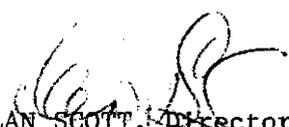
October 14, 1981

TO: CITY CLERK, BOB STOLLINGS
FROM: DIRECTOR OF ECONOMIC DEVELOPMENT
RE: THE SUPERIOR GROUP OF COMPANIES

The area within which Lot 4 of the Heritage Centre falls, is a direct controlled district. Under the agreement reached between the developers and City Council, warehousing is permitted within this area. Sales, ancillary to the warehousing, are also permitted, provided that sales space does not exceed 30% of the total floor area proposed. Parking requirement on this site is a minimum of four stalls for each 1,000 square feet of development.

Provided that the proposal meets with the standards, adopted by Council, I would have no objection to a subdivision of Lot 4 into two equal parcels.

Respectfully submitted,



ALAN SCOTT, Director
Economic Development

AVS/gr

Commissioners' comments

The attached application from the Superior Group of Companies was for the subdivision of one of the sites in the Heritage Business Park. When this application was received by the administration, it was considered that such application did not require Council approval, but could be dealt with by Municipal Planning Commission.

However, by the time the application for subdivision reached Municipal Planning Commission, it was accompanied by an application for development approval for the construction of an A.L.C.B. outlet on the subdivided portion of the lot.

In reviewing this application, Municipal Planning Commission found three areas of the application, which appeared to require relaxations of the bylaw, or clarification.

(1) Use

The application indicated that the proposal was solely for an A.L.C.B. outlet, and as such it did not appear to meet the requirements of the bylaw, which specifies that sales should be ancillary to warehousing/ distribution and should not exceed 30% of the developed floor area. We have subsequently been informed that it is the intention of A.L.C.B. to service approximately 70 industrial and commercial accounts, and the total sales area would not exceed 30% of the total floor area. In view of this additional information, it would appear that the use now meets the intent of the bylaw.

(2) Building Area

The proposed building, as shown on the plan submitted, had an area of approximately 1100 sq. metres. The bylaw specifies a minimum of 1400 sq. metres for each use on this site. While Municipal Planning Commission has the discretion to relax this requirement, it was considered that the relaxation requested, together with the question of use and site area relaxations (described below), was beyond their discretion and should be denied. However, as the original application was addressed to Council, and was only referred to Municipal Planning Commission as it was believed to be within their discretion, it is now being brought forward to Council for consideration.

(3) Site Area

The application for subdivision requested that site 4 be subdivided into 2 equal parcels of 1 acre (0.404 hectares). The bylaw requires a minimum site area of 0.6 hectares. Again, Municipal Planning Commission considered that the relaxation requested, as with site area, was beyond their discretion.

As the use now appears to meet the intent of the bylaw, Council is being requested to consider two relaxations; one being the proposed reduction in building area, and the other the reduction in minimum site requirements.

Commissioners' comments cont'd.

60.

As the reduction in minimum site requirement results from an A.L.C.B. requirement to obtain title to their outlet, we would recommend that Council approve both relaxations, subject to the overall development on both sites meeting the existing requirements of the Land Use Bylaw and subject to a mutual access agreement being entered into between the two sites in a manner satisfactory to the City Solicitor. Because this is a direct control district, should Council approve this course of action, some maybe done by resolution and a bylaw amendment is not required.

A plan showing the overall development of both sites will be available at the Council meeting. Also attached to this agenda is a copy of the original report submitted to and approved in principle by Council on 17 March 1980, when Council considered the application for zoning of the Heritage Business Park.

"R. J. MCGHEE"
Mayor

"M. C. DAY"
City Commissioner

NOTICES OF MOTION

October 29, 1981.

NO. 1

TO: Council

FROM: City Clerk

RE: Notice of Motion - Alderman Oldring

The following notice of motion was introduced by Alderman Oldring at the meeting of Council October 26th and is brought forward for Council consideration at this time.

"WHEREAS there are a number of citizens concerned about the traffic on Nolan Street, and

WHEREAS Council has considered a number of proposed solutions which have not proven acceptable, and

WHEREAS the traffic concerned expressed are as pronounced now as they were previously

THEREFORE BE IT RESOLVED that Council of the City of Red Deer request the Engineering Department to bring back a report regarding the possible implementation of a one way traffic system as has been implemented in other centres."

R. Stollings
City Clerk

NO. 2

October 29, 1981.

TO: Council

FROM: City Clerk

RE: Notice of Motion

The following notice of motion was introduced by Alderman Webb at the meeting of Council, October 26th, 1981, and was tabled for a period of two weeks. The notice of motion is brought forward for Council consideration at this time.

"WHEREAS members of Council agree that all persons having dealings with the City of Red Deer be treated fairly, equally and as consistently as possible, and

WHEREAS official or formal policy statements issued by Red Deer City Council are normally developed or established by way of Budget approval or passage of Bylaws, and

WHEREAS policy areas outside the purview of Budget and for Bylaws are usually deemed to be Council's most recent resolution of a given subject or topic, and

WHEREAS occasionally there may be difficulty in determining the most recent resolution of a given subject or topic, and

WHEREAS no comprehensive policy document for the City of Red Deer presently exists,

NOW THEREFORE BE IT RESOLVED that Council of the City of Red Deer agree as follows:

(1) That the Administration of the City of Red Deer be requested to prepare a brief report on the anticipated action necessary to prepare a comprehensive policy document, such report to indicate the estimated costs of such work, who could undertake same and the anticipated time necessary to compile such document."

R. Stollings
City Clerk

BYLAW NO. 2672/BB-81

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 ENACTS AS FOLLOWS:

- (1) The "Use District Map" as referred to in Section 2.1 is hereby amended in accordance with the Use District Map No. 17/81, attached hereto and forming part of this 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., 1981.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1981.

MAYOR

CITY CLERK

