

DATE: July 30, 1996
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL
MONDAY, JULY 29, 1996
COMMENCING AT **4:30 P.M.**

- (1) Confirmation of the Minutes of the Regular Meeting of July 15, 1996

Minutes approved as transcribed.

PAGE #

- (2) UNFINISHED BUSINESS

1. City Clerk - Re: Regional E9-1-1 Services / Service Cost
Recovery / A.G.T. Line Charges . . 1

***Approved that The City of Red Deer E911 System be financed
through a line charge on each telephone line in the City:
(Residential - 86¢ per month
Commercial - 96¢ to \$46.58 per month)***

2. Director of Development Services - Re: Golden West
Subdivision
- Local Improvement for Sanitary and Water Main Extensions . . 12

***Local improvement charges to include all properties at Golden
West Avenue and 67 Street.***

(3) PUBLIC HEARINGS

1. City Clerk - Re: Home Occupations - Land Use Bylaw Amendment 3156/G-96 / Permit Fee Bylaw Amendment 3149/A-96 / License Bylaw Amendment 3159/A-96 (See Bylaw Section for Bylaws and Readings) . . 19

Agreed to allow a home occupation to advertise to the general public. See bylaw section for readings of the above bylaws which all relate to home occupations.

(4) REPORTS

1. Land and Economic Development Manager - Re: Partial Road and Lane Closure Bylaws 3175/96 and 3176/96 / Lower Fairview, North Red Deer (See Bylaw Section for Bylaws and Readings) . . 27

Approved advertising of a Public Hearing to be held on August 26, 1996 re: partial road and lane closure. See bylaw section for First Reading.

2. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/H-96 / C.P.R. Right of Way Area Redevelopment Plan (Area #7) / 58 A Street and 58 Avenue, Lower Fairview Area / City of Red Deer/Burk/West Two Enterprises Ltd./Versluis (See Bylaw Section for Bylaw and Readings) . . 31

Approved advertising of a Public Hearing to be held on August 26, 1996 re: rezoning of the above lands. See bylaw section for First Reading.

3. Land and Economic Development Manager - Re: Partial Disposal of Lot R (Reserve), Plan 1030 NY within the limits of subdivision Plan 962-_____ / Request for Disposal of Municipal Reserve . . 34

Approved advertising of a Public Hearing to be held on August 26, 1996 re: Partial Disposal of Municipal Reserve lands in Lower Fairview.

4. Director of Community Services - Re: Community Services Division: C.F.E.P. III Grant Applications (Community Facility Enhancement Program) / Request for Approval of Submissions . . 38

Approved C.F.E.P. III grant applications for projects and repairs to City-owned facilities, and

Supports in principle C.F.E.P. III grant applications for projects by non-profit community service agencies.

(5) CORRESPONDENCE

1. Towne Centre Association, General Manager - Re: The Towne Centre Association's "Vision For Progress" / Request Presentation to Council . . 44

Pleased to receive "Vision for Progress" as information.

2. Christine and John Traynor - Re: Request for Removal of Stop Sign at 104 Grant Street . . 48

Agreed that request to remove stop sign be considered at the time the Transportation Master Plan is presented back to City Council.

(6) NO PETITIONS OR DELEGATIONS

(7) NO NOTICES OF MOTION RECEIVED

(8) NO WRITTEN INQUIRIES RECEIVED

(9) BYLAWS

1. 3149/A-96 - Permit Fee Bylaw Amendment / Home Occupations
- 3 Readings . . 52. . 19

Received three readings.

2. 3156/G-96 - Land Use Bylaw Amendment / Home Occupations
- 2nd and 3rd Readings . . 53. . 19

Received Second and Third Readings.

3. 3156/H-96 - Land Use Bylaw Amendment / C.P.R. Right of
Way Area Redevelopment Plan (Area #7) / 58 A Street and
58 Avenue, Lower Fairview Area / City of Red Deer/ Burk /
West Two Enterprises Ltd. / Versluis - 1st Reading . . 57. . 31

Received First Reading.

4. 3159/A-96 - License Bylaw Amendment / Home Occupations -
3 Readings . . 59. . 19

Received three readings.

5. 3175/96 - Road Closure Bylaw / To Facilitate Proposed
Development in CPR 7 / Portion of 58 A Street - 1st Reading . . 60. . 27

Received First Reading.

6. 3176/96 - Road Closure Bylaw / To facilitate proposed
development in CPR 7 / Portion of Lane as shown on Plan 93 -
1st Reading . . 61. . 27

Received First Reading.

A G E N D A

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Committee of the Whole:

- a) Legal Opinion
- b) Legal Opinion

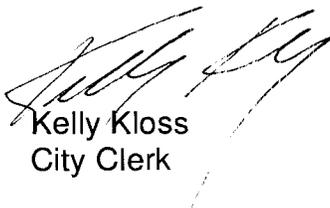
DATE: July 23, 1996
TO: City Council
FROM: City Clerk
RE: REGIONAL E 9-1-1 Services

At the Council Meeting of June 17, 1996, consideration was given to the above topic. The following resolution was introduced, however, same was tabled to the July 29, 1996 Council Meeting:

Moved by Councillor Dawson, Seconded by Councillor Flewwelling

“Resolved that Council of The City of Red Deer, having considered report from the Director of Development Services and E9-1-1 Marketing Manager dated June 12, 1996, re: Regional E9-1-1 System, hereby agrees that recovery for the cost of the E9-1-1 service be made through the line charges applied by A.G.T., and as presented to Council June 17, 1996.”

An additional report from the E9-1-1 Marketing Manager, together with the report that appeared on the Council Agenda of June 17, 1996 is attached hereto.



Kelly Kloss
City Clerk

KK/clr
attchs.

DATE: July 23, 1996
 TO: City Clerk
 FROM: E9-1-1 Marketing Manager
 RE: **E9-1-1 System**

TELEPHONE LINE CHARGES

AGT representative Richard Bzdega will be in attendance at the council meeting to answer questions from council relating to the provision of the AGT services for E9-1-1 and the costs associated with them.

We have been in discussion with AGT to try and get some information on the distribution of telephone lines particularly for the business community in Red Deer.

AGT was able to give us some information on cost allocation based on the residential and business customer split.

	AGT system cost \$0.42 per line per month		Total cost based on \$0.86 per line per month	
	Average monthly cost	Average number of lines	Average monthly cost	% of funding
Residential	\$0.47	1.12	\$0.96	70.61
Business to 5 lines	\$0.73	1.74	\$1.49	18.26
Business 6 to 10	\$3.05	7.26	\$6.25	5.23
Business 11 to 20	\$5.66	13.48	\$11.59	2.75
Business 21 to 30	\$10.27	24.45	\$21.03	0.61
Business over 31	\$22.75	54.17	\$46.58	2.54

We appreciate that for competitive reasons AGT can not give us more specific information. However, we believe that those customers who would pay the largest amounts towards 911, that is those businesses who have more than thirty-one (31) lines, for the most part are large public institutions. These are exactly the type of customers who do not pay property taxes and under a line charge system would pay their portion of the costs. Customers with more than thirty-one (31) lines tend to be the large employers. We have found that the need for emergency services particularly ambulance is related to the number of persons at a given location.

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It appears from the above information that line charge on the telephone bill would be an equitable way of allocating costs.

MARKETING

Since we began our marketing initiative we have been in contact with thirty-four (34) municipalities. We have had meetings with individual municipalities and have met with two groups of municipalities. We have presented to the Councils of twelve area municipalities with another one scheduled for this week. We anticipate there will be a few more council presentations yet to come.

The results we have achieved to date have been quite gratifying. Six agreements have been sent out for execution by communities. There are another six communities which are well along in the process of signing up. There are several other communities who have the received information from us and are making decisions as to how best to proceed. We still have some communities, with whom we need to meet.

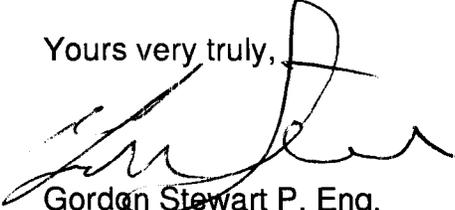
We are very pleased with the response we have received to date from the communities in the area and the hospitality we have been afforded when visiting them. We believe this initiative will be very successful from both the City of Red Deer and area communities view point. Our cooperative approach of offering to work along with a user group of communities to review service on a continuing basis has been very well received. We believe this approach will ensure that community and City needs are being met as well as promoting continuous improvement in the system.

RECOMMENDATION:

It is respectfully recommended to Council that The City of Red Deer E9-1-1 system be financed through a line charge on each telephone line in the City.

Richard Bzdega from AGT will be available to answer questions from members of Council.

Yours very truly,



Gordon Stewart P. Eng.
E9-1-1 Marketing Manager

DATE: June 12, 1996
TO: City Clerk
FROM: Director of Development Services
E 911 Marketing Manager

RE: REGIONAL E 911 SYSTEM

INTRODUCTION

Many issues relating to E 911 have been evolving very rapidly over the last two to three months. We require Council direction on these issues. This document will provide some information on the issues to be discussed.

BACKGROUND

In the 1996/1997 Emergency Services Department budget submitted to Council, the department recommended increasing the number of alarm operators from one per shift to two per shift by July 1997. The additional operator is required because we are reaching a point where service to our customers will suffer. The additional annual cost of this would be approximately \$250,000.

The Alberta Enhanced E 911 Guidelines for Call Answer Operation recommend a response to a call at the Call Answer Centre before two rings (about 10 seconds) 98% of the time. We are presently meeting this guideline 94.5% of the time. This is a significant variation from the guideline. **We do need to remember that this is a guideline, there is no "rule" that says we must achieve this.** The level of service in response time is established by Council. There is some potential liability exposure if we have an incident and it is demonstrated that we are regularly not meeting our established guideline.

911 CENTREX SYSTEM

The present City of Red Deer 911 system is called a special assembly. All the name and location data for our present system lies within the computer at Fire Hall 3. Up until now this has been the best technology available and has served us well. This technology is supported by AGT. At present there are no phone line charges to the City.

AGT has recently developed and is marketing a new 911 system. It is Centrex E911. AGT has told us if we decide to continue to operate our present system they will continue to supply technical support. They have indicated, however, that there will be a line charge assessed in the future to maintain the old system. These charges will be in the order of \$5,000 per month or \$60,000 per year. This additional cost would have to be budgeted in the 1997 Emergency Services Department. The present system which we now have does require some maintenance and will require replacement at some time. We presently need to replace one

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voice recording unit at a cost of \$4,000. We have been told that our file server needs to be rebuilt next year. The original cost of this unit was \$146,000. We have not yet received an estimate of the cost for the rebuild, but it would not be unreasonable to think the cost could be \$20,000 to \$50,000. In addition, experience has shown that maintenance of "obsolete" software becomes increasingly difficult with time.

With the new system proposed by AGT, all the hardware and software rests with AGT and they do all maintenance and upgrading. There is some hardware the City would require to hook to the system. If the City does decide to go with the Centrex system, AGT will buy back the existing City hardware at its depreciated value. The agreement with AGT for E911 would be for a eight year term.

One of the advantages of the Centrex system is that if for some reason either the line is tied up or some other condition prevents, a call from being answered in Red Deer would automatically be forwarded to the back up 911 centre and directed from there to the appropriate emergency service provider. The caller would not even be aware that there was a problem.

AGT has received preliminary CRTC approval to finance this new system through a \$0.42 per telephone line per month charge to the telephone customers in any municipality that wishes to hook up.

It is important that Council provide some direction in this regard. Connection to the Centrex system means that every phone line in the City will have a \$0.42 charge on their monthly phone bill. If we do not hook up we are facing an additional \$60,000 per year to operate the old system. From the time we sign up with AGT it will take approximately six months for the system to be put in place and the charges to start. The interim CRTC approval also allows an additional \$0.44 per line charge to be placed on telephone bills to pay for the call answer service. If Council chose to do this, \$0.37 would be returned to the City to help fund the cost of the call answer system. Council will have an opportunity to advise our citizens of what may be happening and discuss any issues around the financial impact of implementation.

As stated above, under AGT's interim approval, an E 911 call answer facility could garner \$0.37 per month per line it handles. If the City were to contract to service another 38,300 lines in other municipalities, this would generate an additional \$170,000 in revenue annually. This revenue could be used to partially offset the cost of a second alarm operator. It is also, in our mind, a fairer way of collecting the costs of 911 service than solely using the tax base. There are several properties in town that do not pay taxes, but could well need Emergency Services response. AGT charges \$0.07 to collect this money on behalf of the municipality. This means that the monthly charge for a phone line would increase by \$0.86 per month in total.

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SYSTEM COSTS

AGT System cost	\$ 0.42 per line per month
Call Answer location fee*	\$ 0.37 per line per month
AGT administration fee	<u>\$ 0.07 per line per month</u>
 TOTAL COST	 \$ 0.86 per line per month

* \$0.005 must be remitted as GST

At present the AGT interim approval from CRTC provides for the system costs to be paid through the telephone line levy of \$0.42 per line per month. Our discussions with AGT indicate they are prepared to amend their submission of allowing The City of Red Deer to pay the City portion directly. If Council wishes to pursue this possibility, we would look into our options. Council also has the option of not having AGT collect the Call Answer fee and administration fee. This would mean that our operations would have to continue to be fully funded by the tax base.

REGIONAL E 911

Previously Council has given informal direction to the Administration to pursue the possibility of The City of Red Deer providing 911 service on some type of a regional basis. Meetings have been held and contacts made on that basis. In practical terms, the City can provide regional service only if it is connected to the new Centrex system. If the City is going to have two alarm operators on a shift and is going to use the Centrex system, then an opportunity exists to offer E 911 service to surrounding communities. We believe that we could provide this service with the two operators that we require to meet our own needs for some time into the future. The City has made some initial steps toward this by initiating discussions with communities in the area. On April 11, 1996, representatives of the City met with area community representatives. There was strong interest by area communities for Red Deer providing call answer and dispatch services.

The Centrex technology is such that it does not impose any geographical limitations on communities. Any community in the province can physically offer E 911 service to any other municipality. There are several communities doing this. We have been meeting with a number of municipalities who have expressed interest in E 911 and are interested in what The City of Red Deer has to offer.

We have had discussions with the Councils of the Towns of Innisfail and Blackfalds. We have also had a meeting with the communities within the M.D. of Kneehill. These communities include the M.D. of Kneehill, Towns of Three Hills and Trochu, and the Villages of Linden and Acme.

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We have been invited by a group of municipalities in the County of Mountain View to submit a proposal for service and meet with them June 17. The City of Calgary will be our competition that night.

These communities are very anxious to get going and would like to know what The City of Red Deer has to offer. One of the pressing questions we need to answer is how are we going to deliver service; will it be with City staff or a private contractor? Council will recall that the issue of private sector delivery of 911 service was considered over a year ago. The issue was tabled until such time as some of the regional health issues advanced by the Province were clarified. Council also wanted to involve the public in any decision on this matter. This would be a lengthy process and if we wait until that process is concluded, we feel that we will have lost our opportunity to provide services to other communities. They will have signed up with other providers. This issue is particularly important to The Town of Olds who will not work with us if we choose not to use City employees.

We are suggesting that at this time we market the E 911 system on the basis that the services be delivered by City of Red Deer staff. We would enter into contracts of a two to three year duration. During that period, a committee we are proposing as part of our E 911 marketing plan, composed of representative of our customers as well as some type of public input process from within the City, could examine the desirability of considering privatization.

We have completed a cost estimate of an E 911 system which anticipates being able to offer E 911 service to The City of Red Deer and an approximately equal number of lines outside the City. We anticipate that the two operators could handle this load and still have capacity to handle growth in the City of Red Deer for some time into the future. The following table provides some annual operating cost comparisons for various scenarios.

	Existing Staff	Double Staff	E 911 Red Deer	E 911 Region	Private
Staff costs	\$266,500	\$516,500	\$516,500	\$576,000	
Other	\$144,500	\$214,500	\$118,500	\$120,000	\$381,000
Revenue			(\$170,000)	(\$340,000)	(\$67,800)
Total City Cost	\$411,000	\$730,900	\$465,000*	\$356,000*	\$313,200**
AGT Line Charges	---	---	\$395,000	\$395,000	\$395,000
Total Consumer Cost	\$411,000	\$730,900	\$860,000	\$751,000	\$708,200

* There are \$100,000 of one-time start up costs and an increase of \$0.86 per line for telephone customers in Red Deer.

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** This number assumes a high degree of success in their marketing program. We think based on our recent discussions with local communities these numbers may be overly optimistic. The \$0.86 per line charge also applies.

TYPE OF SERVICES OFFERED

Call answer is receiving an emergency call and forwarding to the appropriate emergency responding agency for Fire, Police, or Ambulance and providing ambulance pre-arrival instructions when warranted.

Basic Dispatch is the same as call answer with the addition that a hard copy of the information is sent to the emergency responding agencies dispatch point.

Advanced Dispatch is managing the communications and resources of the responding agency.

The details of these services are outlined on the attached chart.

One of the big advantages The City of Red Deer has is that we have been in the business for over 25 years, have trained staff, and have an excellent track record. Our Alarm Operators are all trained as Emergency Medical Dispatchers. This allows them to give pre-arrival instructions to callers while they are waiting for an ambulance to arrive. If the situation is serious or life threatening, the Alarm Operator will stay on the line giving instructions until the ambulance arrives. This is a service we are offering as a part of our basic call answer service. We believe this to be a significant service we are able to offer because our operators are trained Emergency Dispatch Operators.

CALL ANSWER

This is the basic service and involves answering the call and forwarding to appropriate Fire, Police, or Ambulance agency for that municipality. We would also provide pre-arrival medical instructions to the caller if necessary. This service is being offered for the basic fee of \$0.37 per line per month.

BASIC DISPATCH SERVICE

We have suggested that basic dispatch service would be the same as call answer with the additional service of sending a hard copy of the call information. In this instance we would need some additional computer hardware. This would be at a small cost. The municipalities would be responsible for their own hardware and communication costs. We would in some cases incur some long distance charges for sending the information. We have proposed a flat yearly fee of \$250 for this service.

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ADVANCED DISPATCH SERVICE

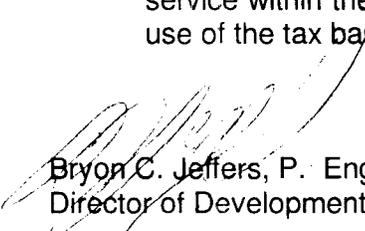
Provision of advanced dispatch is a complicated issue. We have outlined what a total dispatch would look like. There are many complications. The first is we are not yet sure, depending on the response to call answer, what capacity the alarm operators may have to undertake this. We suggest the fee for our services may be about \$6 to \$7 per telephone line per year. We think that this is a much higher level of service than most municipalities think of when they think "dispatch" and they may, therefore, be more interested in call answer when the matter is fully discussed with them.

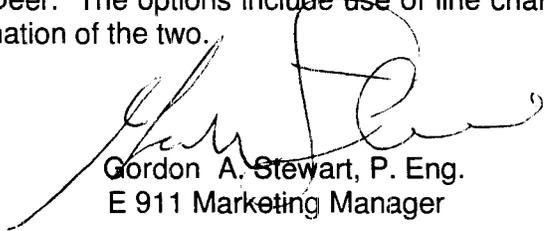
A major complicating factor in dispatch is communication. Red Deer operates on a 800 Megahertz radio system. The provincial ambulance is on VHF. Other municipalities operate on various other systems. We are saying the necessary communication costs must be borne by the customer. These costs would be different for different customers depending on the individual situation.

In order for us to market the E 911 system, we must be assured that what we are doing is acceptable to Council and it fits with the vision that Council has. The fact is the situation is unfolding very rapidly. It is our view we must set our direction quickly or accept the fact the we will likely not have the opportunity to market our system regionally. The decisions made to address this situation do not in our view necessarily constrain Council's options with respect to the broader issues around service delivery in the Emergency Services Department.

RECOMMENDATIONS

1. That Council agree at this time to offer call answer and dispatch services to area communities utilizing City of Red Deer employees. During the term of any agreements signed, the City would continue the public process of examining all options for service delivery. This process would include discussion with any communities we are providing service to.
2. That Council authorize the Administration to execute the provisioning agreement for E 911 services with AGT.
3. That Council undertake a public input process to determine how best to pay for E 911 service within the City of Red Deer. The options include use of line charges, continued use of the tax base or a combination of the two.


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


Gordon A. Stewart, P. Eng.
E 911 Marketing Manager

GAS/BCJ/emg
Att.

COMMENTS OF JUNE 17, 1996:

I concur with the recommendations of the Director of Development Services with respect to the provision of E911 service to both the City and the region. Specifically, I concur with the recommendation that we enter into an agreement with AGT for the provision of Centrex E911 Service. As can be seen from the chart on page 4 of the report, the total consumer cost of using Centrex E911, if we included service to the region, is approximately the same (\$731,000.00 vs \$751,000.00) as the cost without Centrex E911 for the City alone. It should be recognized that Centrex E911 is an enhanced service to that which we presently have. As indicated in the report, if we retain our existing system with double the staff, we anticipate significant costs for upgrading the technology every five years or so, which are impossible to estimate and thus are not included in the \$730,900.00. Because of the urgency outlined by the Director of Development Services, if we wish to offer the service regionally, the decision to proceed must be made immediately.

I would further recommend that the recovery of the cost of the enhanced system be made through the line charges which can be applied by AGT, because as indicated by the Director of Development Services, I believe this is a much fairer system than collecting from the tax base when we know that properties representing approximately 20% of the total assessed value in the City, do not pay taxes. This decision however, could be left until later if Council so prefers.

"H.M.C. DAY"
City Manager

COMMENTS:

We concur with the recommendations of Mr. Stewart. Council was concerned with respect to the charges to businesses with more than one telephone line. As can be seen from the report, the average months cost for approximately 95% of telephone subscribers in Red Deer would be less than \$10 per month. Those who would pay more would tend to be large employers, with a high proportion being institutions who are exempt from property tax. Thus, a line charge goes some way to a more equitable distribution of costs.

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

FILE

DATE: July 30, 1996
TO: E9-1-1 Marketing Manager
FROM: City Clerk
RE: E9-1-1 SYSTEM - A.G.T. LINE CHARGES

At the Council Meeting of July 29, 1996, consideration was given to your report dated July 23, 1996 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Development Services and E9-1-1 Marketing Manager dated June 12, 1996, re: Regional E9-1-1 System, hereby agrees that recovery for the cost of the E9-1-1 service be made through the line charges applied by A.G.T., and as presented to Council June 17, 1996."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now be advising A.G.T. of the above decision of Council.

Best of luck on the finalization of this project.



KELLY KLOSS
City Clerk

KK/fm

- c. Director of Development Services
Fire Chief
City Solicitor

Item No. 2

610-023

DATE: July 9, 1996

TO: City Clerk

FROM: Director of Development Services

**RE: GOLDEN WEST SUBDIVISION - LOCAL IMPROVEMENT FOR
SANITARY AND WATER MAIN EXTENSIONS**

On May 21, 1996, City Council approved the above noted local improvement and asked the Administration to work with Mr. Caddy to resolve his concerns with respect to applying the local improvement tax to his property on Golden West Avenue (Lot 7, Block 2, Plan 942-2085). You may recall that Mr. Caddy spoke to Council, indicating that he did not want the sewer and water and did not want to pay for it. Since that time, we discovered that Mr. Caddy had signed a Deferred Services Agreement with the City in 1984 (copy attached). This Agreement resulted from Mr. Caddy's application for subdivision, which permitted him to sell a small portion of his property. The Agreement essentially said that when services were installed adjacent to Mr. Caddy's property, he agreed to pay for them at the rates in effect at the time of installation. This Agreement was registered against Mr. Caddy's property. In effect, Mr. Caddy has had 12 years advance notice that when services were available, he would be obligated to connect and to pay for those services.

It should be noted that the Agreement provided for payment on demand. The current local improvement allows for payment over a 20 year period. For your information, the cost of the Local Improvement for Mr. Caddy's property would be as follows:

Sanitary and Water - Local Improvement Cost for Lot 7, Block 2, Plan 942-2085			
Utility	Lot Area	20 Year Annual Rate	Annual Cost
Water Main	0.496 ha	\$2,059.00 / ha / year	\$1,021.26
Sanitary Main	0.496 ha	\$1,508.31 / ha / year	\$ 748.12
TOTAL ANNUAL COST:			\$1,769.38

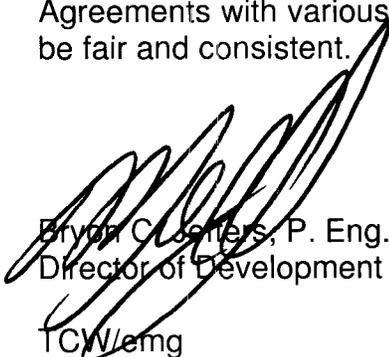
As per Council's resolution of May 21, 1996, Mr. Caddy will not be required to connect to the water and sanitary mains and will not have to pay for the connection charges until he applies for such.

City Clerk
Page 2
July 9, 1996

We have contacted Mr. Caddy with respect to this matter. He indicated that he did not remember the Deferred Services Agreement, although he did not deny signing it. He maintains, however, that he does not want and cannot afford the subject local improvement and, therefore, requests that it be deferred with respect to his property.

RECOMMENDATION

We respectfully recommend that Mr. Caddy's request be denied and that the Local Improvement tax related to the extension of water and sanitary mains in the Golden West Subdivision be applied to Mr. Caddy's property (Lot 7, Block 2, Plan 942-2085) as is being done with all other businesses in the area. The Deferred Servicing Agreement signed by Mr. Caddy 12 years ago is proper and binding. We have many such Agreements with various parties. We believe our position on these Agreements should be fair and consistent.



Bryan C. Jones, P. Eng.
Director of Development Services

TCW/emg

- c. Mr. Jim Caddy, Central U-Cart
- c. City Solicitor
- c. Director of Corporate Services

THIS AGREEMENT entered into this 8 day of August, 1984.
BETWEEN:

THE CITY OF RED DEER
(herein called "the City")

OF THE FIRST PART

- and -

CENTRAL PRECASTS LTD.
(herein called "the Owner")

OF THE SECOND PART

WHEREAS the Owner is the owner of or is entitled to become the owner of the following lands, namely:

LOT K, PLAN 6688 MC

(herein called "the said lands")

AND WHEREAS the Owner has made application for a subdivision for the said lands,

AND WHEREAS the said lands are not served by the City with water, sanitary sewer and storm sewer utilities (herein called "the said utilities"),

AND WHEREAS the Municipal Planning Commission of the City of Red Deer has approved the Owner's application for a subdivision subject to a condition that the Owner enter into an agreement to pay for the said utilities so soon as the same are made available to the Owner's lands by the City,

AND WHEREAS the Owner is prepared to enter into an agreement to accept, connect and to make payment of all charges

levied and imposed by the City for the supply of the said utilities, and all offsite levies including the public roadways levy,

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the City approving the Owner's application for subdivision of the said lands, and in consideration of the mutual covenants herein contained, the parties hereto agree together as follows:

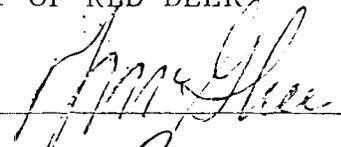
1. The Owner covenants and agrees that so soon as the City makes available to the said lands the said utilities, the Owner shall pay to the City on demand all offsite levies and the public roadways levy and all costs applicable to the supply of the said utilities by the City to the said lands at the rates charged by the City in force at the time payment is requested.
2. The Owner covenants and agrees to pay the public roadways levy prior and as a condition of any future subdivision of the said lands at the rate charged by the City in force at the time when payment is required.
3. The within covenants shall for all purposes be deemed to be covenants running with and for the benefit of the said lands and the City, and the City shall be entitled to file and maintain a caveat upon the title to the said lands to protect its interests, herein.
4. This agreement shall enure to the benefit of and be binding upon the Owner, his successors in title, executors, administrators and assigns. Should the Owner fail to make payment to the City of the funds required under paragraph 1, the City may add such costs

to the tax account for the said lands and recover the same as taxes in arrears pursuant to the provisions of the Tax Recovery Act.

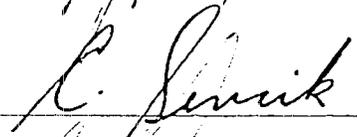
IN WITNESS WHEREOF the parties hereto have executed the within agreement the day and year above written.

THE CITY OF RED DEER,

Per: _____



Per: _____



RKV.

CENTRAL PRECASTS LTD.

Per: _____



Per: _____

DATE: June 10, 1996

TO: City Clerk

FROM: Director of Corporate Services

**RE: LOCAL IMPROVEMENT FOR WATER AND SANITARY MAINS
(GOLDEN WEST AVENUE AND 67 STREET)**

Council has requested the administration investigate the possible deferment of local improvement charges for the property owned by Mr. Caddy.

Mr. Caddy indicated to Council he was opposed to the local improvement project and could not afford the local improvement charges which are:

- Annually \$1,769
- or a one time cost of \$17,082

It is not recommended Council defer payment of the local improvement levy because of the precedent it would set and the additional administrative work involved.

If Council did decide to defer payment, it would be necessary to still levy the local improvement charge but agree to not require payment for a period of years. This would mean the penalties for non-payment levied every two months would have to be manually cancelled and interest at the rate in the local improvement bylaw (8¼%) charged.

The deferring of payments would appear to be effective only if some situation would justify it such as a planned sale of the property. Otherwise, all it would do is create a larger bill to pay after the deferment period ended.



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

c. Engineering Manager

COMMENTS:

We concur with the recommendations of both the Director of Development Services and the Director of Corporate Services. It was unfortunate that we had not had the time to research the background to all the properties involved in this local improvement bylaw prior to Council's consideration of this matter. Council was therefore unaware of the existence of the deferred service agreement signed by Mr. Caddy. However, in view of this agreement, we cannot support special treatment for one of the property owners involved. If however, Council still feels that it is appropriate that some accommodation be made as Mr. Caddy's property cannot be excluded from the local improvement bylaw, we agree with the solution outlined by the Director of Corporate Services. We would point out to Council that this would be administratively cumbersome and in our view would be more expensive to Mr. Caddy in the long run.

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

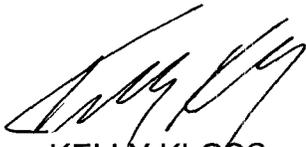
FILE

DATE: July 30, 1996
TO: Director of Development Services
FROM: City Clerk
RE: GOLDEN WEST SUBDIVISION - LOCAL IMPROVEMENT FOR
SANITARY AND WATER MAIN EXTENSIONS - JIM CADDY

At the Council Meeting of July 29, 1996, consideration was given to your report dated July 9, 1996 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Director of Development Services, dated July 9, 1996, re: Golden West Subdivision - Local Improvement for Sanitary and Water Main Extensions, hereby agrees that the request of Mr. Caddy to defer local improvement charges on Lot 7, Block 2, Plan 942-2085 be denied, and as presented to Council July 29, 1996."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will be contacting Mr. Caddy as to his options regarding arranging for the payment of the local improvements.



KELLY KLOSS
City Clerk

KK/fm

c. Director of Corporate Services
City Solicitor



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.
FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 30, 1996

Mr. Caddy
6404 - 61 Avenue
Red Deer, AB T4N 5R9

Dear Mr. Caddy:

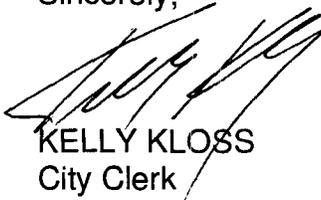
**RE: LOCAL IMPROVEMENT FOR WATER AND SANITARY MAINS - GOLDEN
WEST AVENUE AND 67 STREET**

Thank you for attending the City of Red Deer Council Meeting held on July 29, 1996 to discuss the above topic. It is unfortunate that we had not located the Deferred Service Agreement earlier, and apologize for any inconvenience or misunderstanding this may have caused you.

As outlined at the above noted Council Meeting, Council did agree that your property would be subject to local improvement charges relative to the services recently provided adjacent your property. Should you have any questions with regard to payment options, please do not hesitate to contact Mr. Ken Haslop our Engineering Department Manager, at 342-8358.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/fm

c. Director of Development Services
Engineering Department Manager
City Solicitor



*a delight
to discover!*

Item No. 1

Public Hearings

DATE: July 19, 1996
TO: City Council
FROM: City Clerk
**RE: HOME OCCUPATIONS - LAND USE BYLAW AMENDMENT
NO. 3156/G-96**

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment to be held on Monday, July 29, 1996, in the Council Chambers at 7:00 p.m., or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 3156/G-96 provides for updates to the provisions concerning home occupations.

At the July 2, 1996 Council Meeting, following first reading of Land Use Bylaw Amendment 3156/G96, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections and Licensing Manager dated June 25, 1996, re: Home Occupations, hereby agrees to direct the Administration to prepare the necessary bylaw amendment to provide for an additional fee of \$25.00 to be charged for discretionary home occupations, at the time applications are received."

As a result of the above resolution, an amendment is required to be made to Permit Fee Bylaw No. 3149/95 to accommodate the \$25.00 fee noted above. In addition, a change is also required to be made to License Bylaw No. 3159/96 relative to home occupations. Section 5(b) of the License Bylaw states:

- "5 The Manager shall refuse to grant or renew a license, and shall revoke or suspend a license, if in his opinion, and upon reasonable grounds, he believes that:
- (b) The applicant or the Licensee has contravened the provisions or requirements of this bylaw."

... /2

City Council
July 19, 1996
Page 2

The City Solicitor has recommended that this section be expanded by adding the following words at the end of subsection (b):

- (b) ... or any other bylaw of the City, or any enactment of the Province of Alberta;”

Recommendation:

1. Following the Public Hearing, Council may proceed with second and third readings of Land Use Bylaw Amendment 3156/G-96.
2. That three readings be given to Permit Fee Bylaw Amendment 3149/A-96.
3. That three readings be given to License Bylaw Amendment 3159/A-96.



Kelly Kloss
City Clerk

KK/clr

WALDEN MEDIA PRODUCTIONS

28 Greig Drive, Red Deer, Alberta, T4P 2R1 Telephone/Fax 403-342-1757



July 3, 1996

To Whom It May Concern;

I have been blessed to have enough work so I have missed almost all of the city council news for the last six weeks.

This blessing also seems to be a curse as I find my livelihood, as home office business, in jeopardy.

While in the process of passing a well meaning amended "Home Office Bylaw", City Council is unanimously deciding that all home businesses (office only and otherwise) can no longer effectively advertise.

Soon, home business addresses are banned by law from appearing in local, regional, national or even international periodicals, weeklies, dailies, internet web sites, business cards, brochures, videos, vehicle signs, phone directories, yellow pages, alternative phone directories, professional publications, billboards, hockey boards, pens, pencils, giveaways, blimps or balloons and even their own product.

While there are some differing interpretations regarding the regional application of the address advertising ban, I feel that any prohibition of this kind restricts commerce.

When I receive something from a business without an address, I don't deal with that business. Where do I send correspondence? Where would I serve legal notice for recourse on bad product or services?

And the big unasked customer question asked of a business with no address is "Why don't you have an address? Is your company a "fly by night" operation.

Why can't the smallest of small business advertise their address? Apparently, there is a fear that dozens of people each day are going disturb my neighbourhood by coming to my door.

I should be so lucky!

WALDEN MEDIA PRODUCTIONS

28 Greig Drive, Red Deer, Alberta, T4P 2R1 Telephone/Fax 403-342-1757



The city should be so lucky! If that happened, my business would have to move downtown, hire more people and even get a different business license.

Now, I know that no one wants that to happen. After all, what would the city do with more successful businesses, and increased license and tax revenue?

And what about this fear that hoards of consumers are going to clog our peaceful residential areas?

Has the by-law office been deluged with complaints that home based (office only) businesses have disturbed residential peace and contravened their city license?

If there have been minimal complaints are there enough to justify curtailing my right to conduct business in a profitable manner?

If there have been justifiable complaints have appropriate home office licenses been revoked? Have there been fines?

If there have been minimal problems and the laws work; Why change the by-law?

If it isn't broke, don't fix it.

One councillor has mentioned the new bylaw will keep Red Deer in step with our big city neighbours. Is Red Deer hearing the same big city music that we have to join the "Lets Restrict Commerce Two-Step".

One of the councillors told his inspiring success story of starting as a home business. I wonder if that councillor would have had as much success if his address couldn't have been listed, displayed, advertised or distributed.

What is going to be the result of this bylaw? Probably more underground economy. Small business will be discouraged when they discover the unfavourable business climate. Some small business will go out of business or move a couple of miles down the road lower rents, taxes, and license fees.

WALDEN MEDIA PRODUCTIONS

28 Greig Drive, Red Deer, Alberta, T4P 2R1 Telephone/Fax 403-342-1757



Enough tongue in cheek; I'll change my tone and suggest that instead of cursing the darkness, City Council could light a candle.

Wouldn't it be supportive if low rent office spaces were made available for home business relocation (especially those that proved to be a neighbourhood nuisance)?

Imagine a whole downtown building dedicated to individuals exploring the joys of entrepreneurship.

It might be a way to politely police the existing license requirements, provide increased opportunities for business to grow and keep government out of our pockets.

There has been a lot work contributed by excellent people towards this matter. As our community works towards the final reading of the bylaw perhaps some of these wrinkles can be ironed out.

Respectfully

R.C. (Cam) Walden
WALDEN MEDIA PRODUCTIONS(1977)

cc all councillors, city clerk, mayor, Red Deer Chamber of Commerce, Town Centre Association,

MEMO

DATE: July 16, 1996 **File No. 96.1610.301**

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER
Inspections and Licensing Manager

RE: HOME OCCUPATION

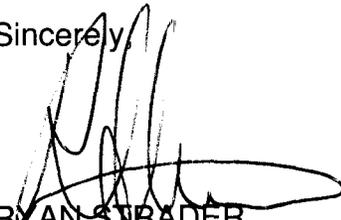
In connection with Mr. Walden's letter concerning the above referenced, we have the following comments for Council's consideration.

It seems that Mr. Walden is making two points in his letter, the first being that the restriction on a home occupation business advertising is unfair. He makes several observations concerning this issue, and then inquires if complaints are received regarding this issue. Our experience is that increases in traffic and noise are most likely to cause complaints from the neighborhood, and advertising an address is likely to increase customer visits to the site. The point that most people make is that they bought a residential property, and that they expect residential uses from their neighbors.

The second point in his letter was the low rent office space should be provided - rental rates are function of the market place, and Council could only influence them by becoming a landlord.

The bylaw amendment is an effort to balance the expectations for residential property owners and home based business operators. It should be understood that a review will be done in one years time after the amendment is approved.

Sincerely,



RYAN STRADER
Inspections and Licensing Department

RS:yd

To: CITY CLERK
From: PAUL MEYETTE
Subject: HOME OCCUPATIONS - WALDEN MEDIA PRODUCTIONS
Date: JULY 22, 1996

Cam Walden is requesting that the Land Use Bylaw amendment relating to home occupations be amended to allow advertising of the home address of the home occupation.

WHAT ADVERTISING IS RESTRICTED

The Land Use Bylaw amendment prohibits general advertising which features the home address of the home occupation business; this would prohibit newspaper advertisements, magazine advertisements or city wide flyers. It does not prohibit business cards, letterhead or bills which contain the home address.

WHY IS THERE A RESTRICTION ON GENERAL ADVERTISING OF THE HOME ADDRESS

The restriction on general advertising is intended to limit traffic to the home business and thereby preserve the residential character of the neighbourhood. The wide range of home occupations which will be allowed under the Land Use Bylaw include many that, if the address is advertised, could generate a considerable amount of traffic.

WHAT IS THE ALTERNATIVE TO ADVERTISING THE HOME ADDRESS

As an alternative to advertising the home address, the home based business could advertise a post box number, e-mail address, fax and phone numbers in an advertisement. A number of existing home based businesses do not advertise their address in their general advertisements.

RECOMMENDATION

Planning staff do not support a change in the proposed Land Use Bylaw amendment to allow advertising. Red Deer residents have been very protective of the residential character of neighbourhoods; the proposed bylaw seeks to preserve this residential character while allowing for a wider range of home occupations.



Paul Meyette, ACP, MCIP
Principal Planner, City Section

COMMENTS:

We recommend that the provision for not advertising the address be deleted from the bylaw amendment. We do not believe that in most cases this will have any impact on the neighbourhood, but in the cases where the effect is to increase traffic, there are provisions in the bylaw which will allow the Development Officer to take the necessary remedial action. As Council is aware, the bylaw will be reviewed in one year, at which time any difficulties with advertising home business addresses could be reviewed.

"G. D. SURKAN"

Mayor

"H.M.C. DAY"

City Manager

DATE: JULY 10, 1996
TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
X INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
X CITY SOLICITOR

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK
RE: Home Occupations - Walden Media Productions

Please submit comments on the attached to this office by July 22, 1996 for the Council Agenda of July 29, 1996.

"Kelly Kloss"
City Clerk

FILE

DATE: July 30, 1996

TO: Inspections & Licensing Manager

FROM: City Clerk

RE:

1. **LAND USE BYLAW AMENDMENT 3156/G-96 - HOME OCCUPATIONS**
2. **PERMIT FEE BYLAW AMENDMENT 3149/A-96**
3. **LICENSE BYLAW AMENDMENT 3159/A-96**

At the Council Meeting of July 29, 1996, consideration was given to the above noted bylaw amendments, and at which meeting the following resolution was passed with regard to Land Use Bylaw Amendment 3156/G-96:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 3156/G-96 by deleting under clause 2, reference to section 60(10)(h) and renumbering sections 60(10) (i) (j) (k) (l) as 60(10) (h) (i) (j) (k) respectively."

Subsequent to the above resolution, Land Use Bylaw Amendment 3156/G-96 was given second and third readings as amended, and three readings were given to Permit Fee Bylaw Amendment 3149/A-96 and License Bylaw Amendment 3159/A-96. A copy of each bylaw is attached hereto.

This office will now be updating the consolidated copy of each of the above noted bylaws, with same being circulated in due course.

As you are aware, the Ad Hoc Committee to Review Home Occupations is to convene in one year to review the home occupation changes to the Land Use Bylaw.



KELLY KLOSS
City Clerk

KK/fm

att.

- c. Director of Community Services
Director of Development Services
Principle Planner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 30, 1996

Walden Media Productions
28 Greig Drive
Red Deer, AB T4P 2R1

Attention: Cam Walden

Dear Mr. Walden:

At The City of Red Deer Council Meeting held on July 29, 1996, your letter dated July 3, 1996 concerning changes to the Land Use Bylaw regarding home occupations was presented to Council.

As you are aware, the original amendment to the Land Use Bylaw dealing with home occupations included a clause that stated "the address of a home occupation shall not be advertised to the general public". Council however agreed, and passed a resolution, deleting this clause from said bylaw amendment. This results in no restriction to the advertising of the address of a home occupation.

The preceding is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

KK/fm



*a delight
to discover!*

DATE: July 19, 1996
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **PARTIAL ROAD AND LANE CLOSURE BYLAW
IN LOWER FAIRVIEW, NORTH RED DEER
(SEE ATTACHED DRAWING)**
BYLAW NO. 3175/96 AND BYLAW NO. 3176/96

To facilitate the City of Red Deer's proposed development in the area known as CPR 7, the following Road and Lane Closure Bylaw requires City Council approval.

RECOMMENDATION

We recommend that Red Deer City Council approve the following Road and Lane Closure Bylaw:

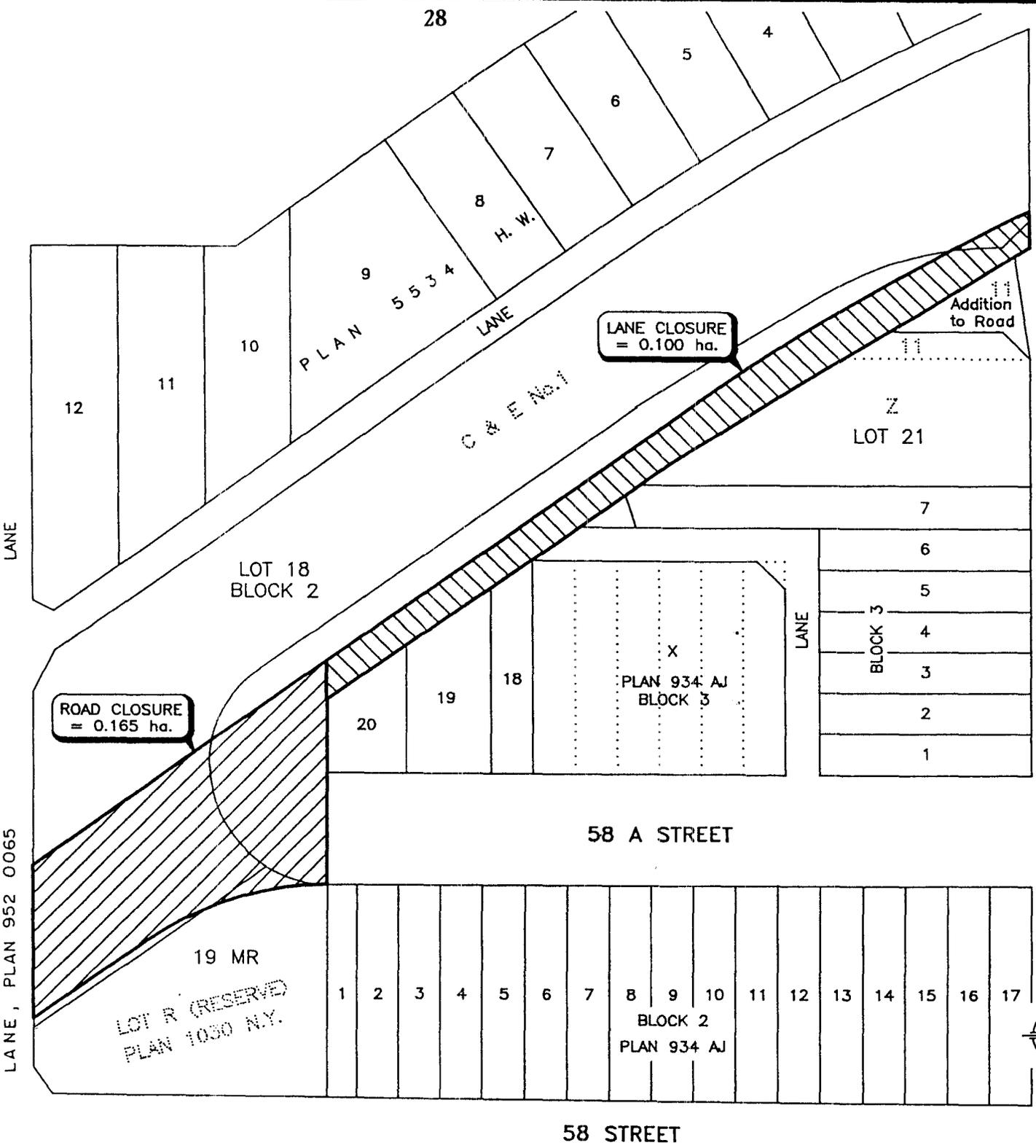
- "1. All that portion of 58A Street as shown on Plan 1030 NY lying east of Plan 952-0065 contained within Lot 18, Block 2, Plan 962 _____, and containing 0.165 hectares more or less excepting thereout all mines and minerals.

2. All that portion of lane as shown on Plan 934 AJ lying north-west of Block 3, Plan 934 AJ and lying east of the production northerly of the west boundary of Lot 20, Block 3, Plan 934 AJ containing 0.100 hectares more or less excepting thereout all mines and minerals."


Alan V. Scott

PAR/mm

Att.



RED DEER

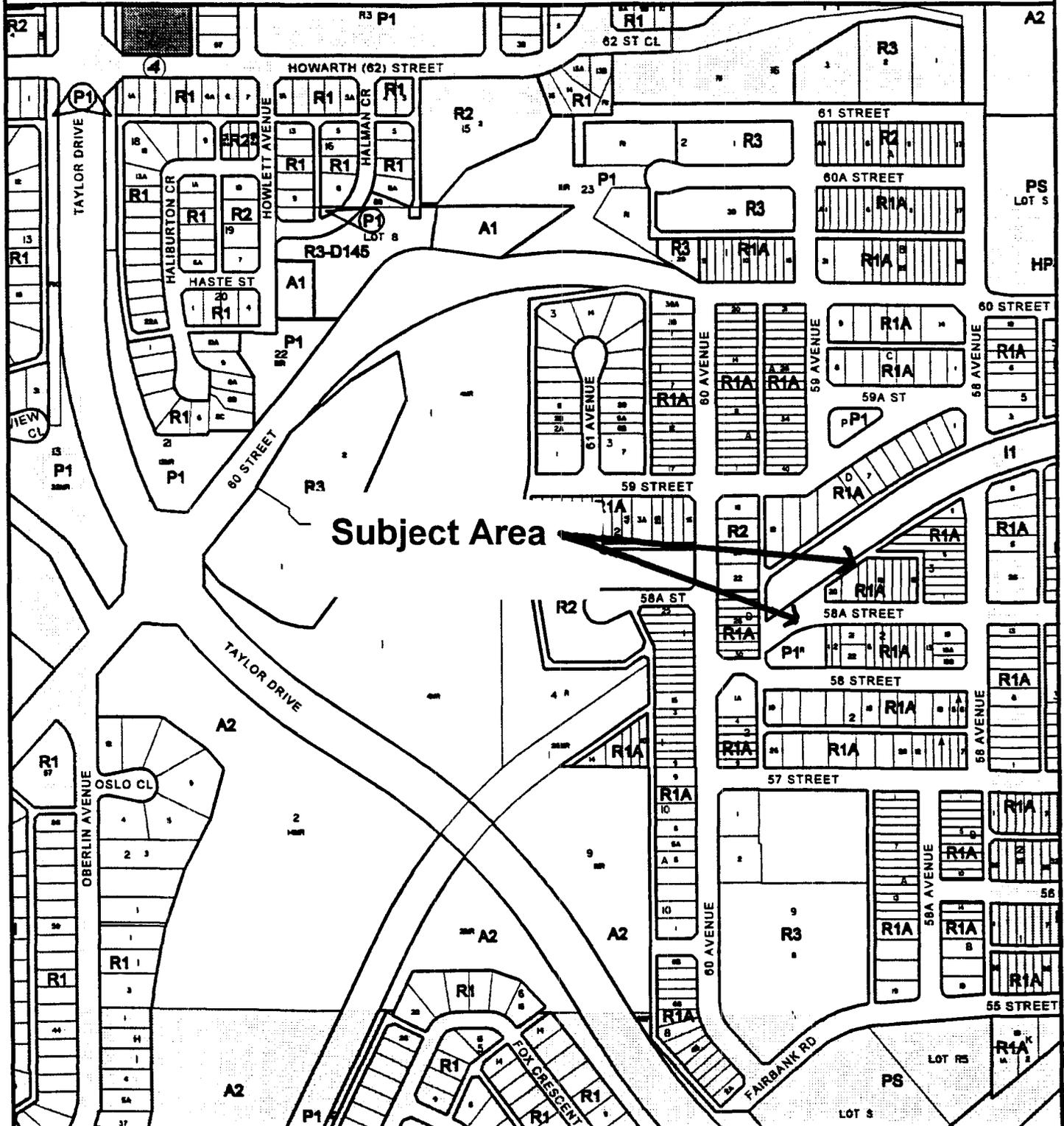
SKETCH SHOWING AREAS OF CLOSURES OF
 Part of LANE, PLAN 934 AJ
 Part of 58 A STREET, PLAN 1030 NY
 IN THE S.1/2 Sec.20-38-27-4

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 SCALE = 1:1000

SNELL & OS Lund SURVEYS (1979) LTD.
 RED DEER - ROCKY MOUNTAIN HOUSE
 25-175 JULY 16, 1996

THE CITY OF RED DEER - LAND USE BYLAW LAND USE DISTRICTS

E10



Subject Area

BYLAW NUMBER - 3156/96

AMENDMENTS:

SEE SECTION SIX FOR LANDUSE DISTRICT DEFINITIONS

D11	E11	F11
D10	E10	F10
D9	E9	F9



SCALE 1:5000
10-JAN-1996

S.W. ¼ -20-38-27-4

COMMENTS:

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

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

FILE

DATE: July 30, 1996
TO: Land & Economic Development Manager
FROM: City Clerk
**RE: ROAD CLOSURE BYLAWS 3175/96 AND 3176/96 - LOWER FAIRVIEW,
NORTH RED DEER**

At the Council Meeting of July 29, 1996, consideration was given to your report dated July 19, 1996 concerning the above topic, and at which meeting first reading was given to the above noted Road Closure bylaws, copies of which are attached hereto.

This office will now proceed with the advertising for a Public Hearing for these Road Closure bylaws, to be held on Monday, August 26, 1996 at 7:00 p.m., or as soon thereafter as Council may determine.

Please provide Sandra Ladwig with the appropriate account the advertising should be charged to.


KELLY KLOSS
City Clerk

KK/fm

att.

c. Director of Development Services
Public Works Manager
Principle Planner
Council & Committee Secretary, S. Ladwig
C. Rausch



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570

Date: July 15, 1996

To: City Council

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/H-96
C.P.R. Right-of-Way Area Redevelopment Plan - Area #7
58 A Street & 58 Avenue - Lower Fairview Area
City of Red Deer/Burk/West Two Enterprises Ltd./Versluis

The C.P.R. Right-of-Way Area Redevelopment Plan, being Bylaw No. 3073/92 was adopted in 1992 and amended in 1993. Area #7 of the Plan identifies the above portion of the abandoned right-of-way as future single family development.

The City Land and Economic Development Department has recently completed negotiations with adjacent landowners for the necessary road additions to accommodate the future single family development. The resulting residential block is intended to be marketed to developer(s) for further subdivision.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/H-96.

Sincerely,

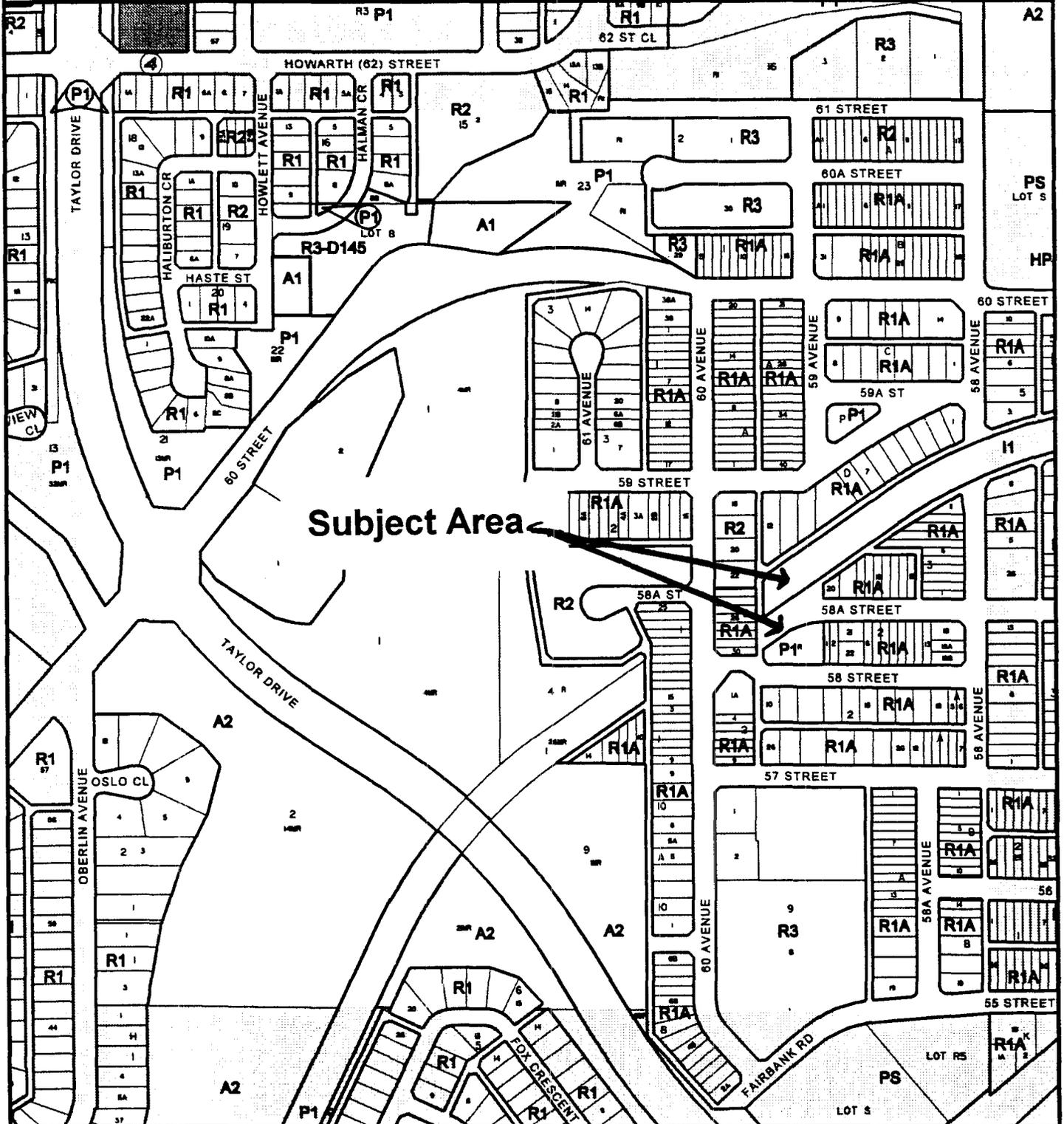
A handwritten signature in black ink that reads "Frank Wong". The signature is fluid and cursive, written in a professional style.

Frank Wong,
Planning Assistant

Enclosure

THE CITY OF RED DEER - LAND USE BYLAW LAND USE DISTRICTS

E10



Subject Area

BYLAW NUMBER - 3156/96

AMENDMENTS:

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

D11	E11	F11
D10	E10	F10
D9	E9	F9



SCALE 1:5000
10-JAN-1996

S.W. ¼ -20-38-27-4

COMMENTS:

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

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

FILE

DATE: July 30, 1996

TO: Frank Wong
Planning Assistant

FROM: City Clerk

**RE: LAND USE BYLAW AMENDMENT 3156/H-96, C.P.R. RIGHT OF WAY
AREA REDEVELOPMENT PLAN - AREA #7, 58A STREET AND 58
AVENUE, LOWER FAIRVIEW**

At the City of Red Deer Council Meeting held on July 29, 1996, consideration was given to your report dated July 15, 1996 concerning the above topic, and at which meeting first reading was given to Land Use Bylaw Amendment 3156/H-96, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/H-96 provides for the development of a portion of abandoned C.P.R. Right of Way to be developed as Future Single Family, in accordance with the C.P.R. Right of Way Area Redevelopment Plan - Area #7.

This office will now proceed with the advertising for a Public Hearing to be held in the Council Chambers of City Hall on Monday, August 26, 1996 at 7:00 p.m., or as soon thereafter as Council may determine.



KELLY KLOSS
City Clerk

KK/fm

att.

- c. Director of Community Services
Director of Development Services
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig
C. Rausch

Item No. 3

DATE: July 19, 1996
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **PARTIAL DISPOSAL OF LOT R (RESERVE), PLAN 1030 NY**

The City of Red Deer is proposing a development in the area known as CPR 7, Lower Fairview, North Red Deer. Due to the realignment of this development, it is necessary to dispose of part of the above lot. This partial disposal will be replaced by a similar sized area, which will be designated as Reserve.

RECOMMENDATION

We recommend that Red Deer City Council approve the following description for the disposal of part of the above reserve, as indicated by cross-hatch on the attached drawing.

"All that portion of Lot R (Reserve), Plan 1030 NY within the limits of subdivision Plan 962 _____ containing 42 square metres more or less excepting thereout all mines and minerals."



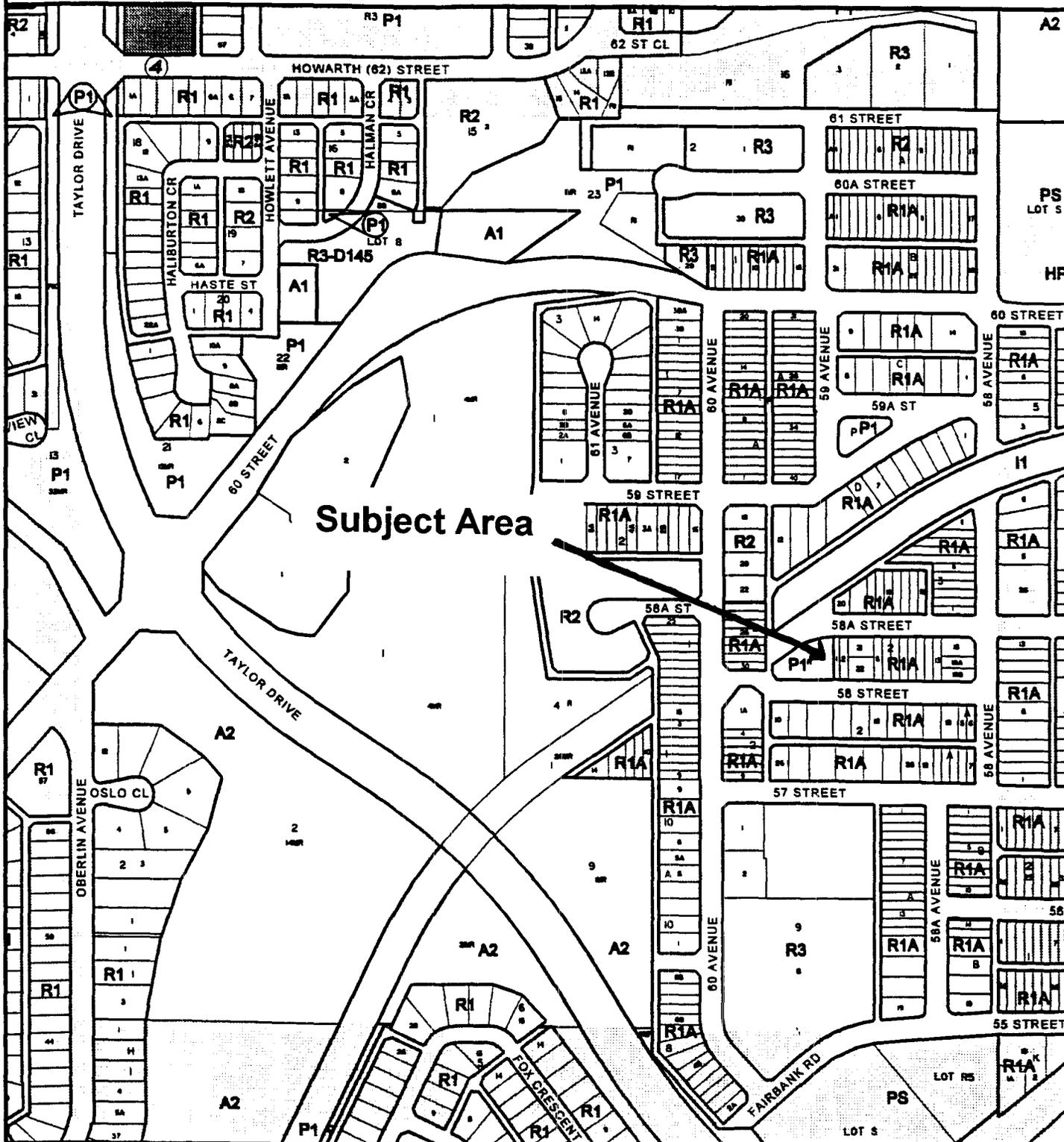
Alan V. Scott

PAR/mm

Att.

THE CITY OF RED DEER - LAND USE BYLAW LAND USE DISTRICTS

E10



Subject Area

BYLAW NUMBER - 3156/96

AMENDMENTS:

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

D11	E11	F11
D10	E10	F10
D9	E9	F9



SCALE 1:5000
10-JAN-1996

S.W. ¼ -20-38-27-4

COMMENTS:

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

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

FILE

DATE: July 30, 1996
TO: Land & Economic Development Manager
FROM: City Clerk
RE: PARTIAL DISPOSAL OF LOT R (RESERVE), PLAN 1030 NY

At the Council Meeting held on July 29, 1996, consideration was given to your report dated July 19, 1996 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the following resolution be considered at the Council Meeting of Monday, August 26, 1996 to allow for the advertising of a Public Hearing to be held on August 26, 1996 for the disposal of municipal reserve lands as noted hereunder:

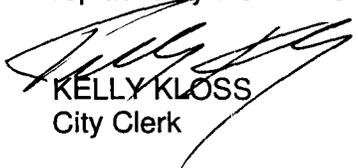
'RESOLVED that Council of The City of Red Deer, having considered the report from the Land and Economic Development Manager dated July 19, 1996, re: Partial Disposal of Lot R (Reserve), Plan 1030 NY, hereby approves the disposal of Municipal Reserve lands described as:

All that portion of Lot R (Reserve), Plan 1030 NY within the limits of subdivision Plan 962 _____ containing 42 square metres more or less excepting thereout all mines and minerals.

and as presented to Council August 26, 1996."

This office will now proceed with the advertising of the disposal of said reserve for a Public Hearing to be held in Council Chambers on Monday, August 26, 1996 at 7:00 p.m., or as soon thereafter as Council may determine.

The above disposal of reserve is required as a result of a proposed development in the area known as C.P.R. 7, Lower Fairview, North Red Deer. Due to the realignment of this development, it is necessary to dispose of part of the above lot, however, this area will be replaced by a similar sized area which will be designated as Reserve.


KELLY KLOSS
City Clerk

KK/fm

- c. Director of Development Services
Principal Planner
Council & Committee Secretary, S. Ladwig
C. Rausch

DATE: July 22, 1996

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Community Services Director

RE: COMMUNITY SERVICES DIVISION:
C.F.E.P. III GRANT APPLICATIONS

The provincial government has, again, extended the Community Facility Enhancement Program (C.F.E.P.), offering matching money to municipalities and non-profit community service agencies to maintain and/or enhance community facilities. City Council support is requested for the attached project applications.

We are utilizing existing approved budgets to match provincial dollars and Council's resolution of support will serve as the necessary "municipal comment" that is required for this grant program. Projects #1 through #13 are for City-owned facilities, and the remaining eight are expected from community agencies that we facilitate in various ways.

RECOMMENDATION

THAT Council of The City of Red Deer approve the submission of C.F.E.P. applications #1 through #13 of the attached report for City-owned facilities.

THAT Council of The City of Red Deer support, in principle, C.F.E.P. applications "A" through "H" from non-profit community service agencies as identified in the attached report.



LOWELL R. HODGSON

:dmg

Att.

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

**COMMUNITY SERVICES DIVISION
C.F.E.P. III Grant Applications**

Applicant and Project	Total Project Budget (\$)	Grant Request (\$)	Matching Funds & Source (\$)	COMMENTS
1. Recreation, Parks & Culture - CPR Trail extension to Kerry Wood Drive	30,000	12,000	18,000 (Rec. Levy) 1996 Capital Budget	Completion of a trail link in North Red Deer.
2. Recreation, Parks & Culture - Arena elevator	34,000	16,000	18,000 (Sponsor) 1997 Capital Budget	Provide handicapped access to second floor mezzanine and meeting rooms.
3. Recreation, Parks & Culture - Insulate arena roof	66,000	22,000	44,000 (IMP) 1996 Budget	Give better comfort in building, reduce operating costs, improve aesthetics.
4. Recreation, Parks & Culture - Waskasoo Park trail repairs	10,000	5,000	5,000 1996 Operating Budget	Additional repairs to trails made necessary by heavy spring flooding.
5. Recreation, Parks & Culture - Dawe Centre Zamboni room	90,000	30,000	60,000 1996 Capital Budget	Safety issue to remove Zamboni to a separate room.
6. Red Deer Child Care Society - Normandeau Day Care: Kitchen cabinets, door replacements, heating upgrade	32,600	16,300	16,300 (IMP+ Operating) 1996	A high priority need to repair and/or replace components due to wear & tear resulting from heavy use.
7. Red Deer Child Care Society - Red Deer Day Care: Repairs made necessary by water damage and wear & tear.	22,400	11,200	11,200 (IMP + Operating) 1996	A priority to bring facility to code, i.e., vapor barrier & electrical and to make door repairs and replace lino.

Applicant and Project	Total Project Budget (\$)	Grant Request (\$)	Matching Funds & Source (\$)	COMMENTS
8. Golden Circle Seniors' Society - Equipment and furniture replacement	41,000	20,500	20,500 (IMP + Operating) 1996	Need to replace some exterior doors, repair windows and some floor tile replacement.
9. Family Service Bureau - Community Services Centre: Building repairs	4,600	2,300	2,300 (Operating) 1996	Very high priority need for the air conditioner condenser, air vent and heating coil repairs.
10. Normandeau Cultural & Natural History Society - Collections storage floor renovations, art storage	20,945	6,225	14,720 (Donated material & labour + cash) 1996	Floor renovations in storage room to accommodate custom built cabinets on tracks to hold textiles and art work.
11. Normandeau Cultural & Natural History Society - Gallery wall panel repairs	5,993	2,000	3,993 (Donated labour and materials)	Repairing water damaged gallery wall panels.
12. Normandeau Cultural & Natural History Society - Interpretive signs	24,000	12,000	12,000 (Operating + donated labour) 1996	Addition of 12 new interpretive signs on Historical Walking Tour.
13. Kerry Wood Nature Centre Association - Extension of Centre for education and storage space	160,000	80,000	80,000 Fundraising by Association	Critical shortage of space to accommodate expanding programming and storage needs.
SUB-TOTALS	541,538	235,525	306,013	
The following are expected from Community Organizations				

Applicant and Project	Total Project Budget (\$)	Grant Request (\$)	Matching Funds & Source (\$)	COMMENTS
a. Eastview Estates Comm. Assn. - Community shelter	300,000	150,000	150,000 Rec. Levy + fundraising	Construction of an enhanced community shelter.
b. Camille J. Lerouge School - Elementary playground	44,000	22,000	22,000 Fundraising	Develop an elementary playground for this changed school.
c. Glendale School Parents Assn. - Sportsfield/park development	65,000	32,500	25,000 Rec. Levy \$7,500 fundraising	Development of the addition to their school/park site.
d. Eastview School Parents Assn. - Outdoor basketball court	12,000	6,000	6,000 Fundraising	
e. Rosedale Community Assn. - Playground development	8,000	4,000	4,000	
f. Michener Centre Curling Club - Curling rink flooring	120,000	60,000	60,000 Fundraising	
g. Red Deer Figure Skating Club - Dehumidification units in arena	42,000	21,000	21,000 Commitment already made	
h. Central Alberta Theatre - Renovation and expansion of Memorial Centre	500,000	150,000	350,000 Committed + fundraising	
SUB-TOTALS	1,091,000	445,500	645,500	
GRAND TOTALS	1,632,538	681,025	951,513	

DATE: July 23, 1996
TO: City Clerk
FROM: Director of Corporate Services
RE: C.F.E.P. III - GRANT APPLICATIONS

The applications for City funded projects is in accordance with the Council approved budget.



ALAN WILCOCK
Director of Corporate Services

AW/fm

COMMENTS:

We concur with the recommendations of the Director of Community Services.

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

FILE

DATE: July 30, 1996

TO: Director of Community Services

FROM: City Clerk

RE: COMMUNITY SERVICES DIVISION: C.F.E.P. III GRANT APPLICATIONS

At the Council held on July 29, 1996, consideration was given to your report dated July 22, 1996 concerning the above topic, and at which meeting the following resolutions were passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Director of Community Services dated July 22, 1996, re: Community Services Division: C.F.E.P. III Grant Applications, hereby approves the submission of Community Facility Enhancement Program Applications #1 through #13 for City owned facilities, as attached to the above noted report, and as presented to Council July 29, 1996."

"RESOLVED that Council of The City of Red Deer, having considered the report from the Community Services Director dated July 22, 1996, re: Community Services Division: C.F.E.P. III Grant Applications, hereby supports in principle the Community Facility Enhancement Program Applications 'A' through 'H' from non-profit community service agencies as identified in the above noted report, and as presented to Council July 29, 1996."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now be advising all those organizations affected, of Council's decision, and in addition submitting the C.F.E.P. III application.


KELLY KLOSS
City Clerk

KK/fm

c. Director of Corporate Services
Recreation, Parks & Culture Manager
Social Planning Manager
Museum Director



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • P.O. BOX 4901 • 48 ST. W. • RED DEER, ALTA. • T4N 6M4 • TEL (313) 340-7000 • TOWN (869 6) • FAX (403) 340-8699 •

July 15, 1996
City Council
City of Red Deer

Re; Request to present the Towne Centre Association
Vision For Progress

Dear City Council,

The Towne Centre Association would appreciate an opportunity to present a document entitled "A **Vision For Progress**" to you, at the first available Council meeting. The entire presentation will take 8 to 10 minutes, plus any questions or comments Council would like to make.

This document is the result of a series of sessions with Mr. Peter Mercer of the Downtown Edmonton BRZ, who graciously took our own board through a program of discovery and visioning. The result is a plan that identifies a series of strategies that will take the revitalization program through the next several years.

This is not a carved in stone plan of attack, but rather a guideline document that will be reviewed and modified as each year passes. Like a living thing, it is hoped that this system of plan and review will allow the Association to become even more effective in reaching the goals of the business community and the City.

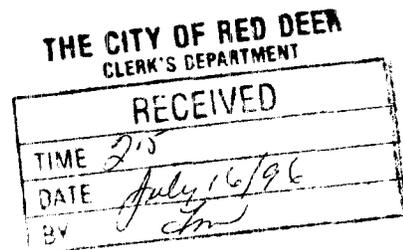
I have enclosed copies for each member of Council, as well as Mayor Surkan, Mike Day, Lowell Hodgson, Al Scott, the City Clerks Office, and 2 additional copies for interested departments.

The booklet has been distributed to our entire membership, and additional copies will be made available to interested parties.

I look forward to making this brief presentation to Council at your earliest opportunity.

Sincerely yours,
Towne Centre Association

John P. Ferguson, General Manager.



DATE: July 19, 1996

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Community Services Director

RE: TOWNE CENTRE ASSOCIATION:
VISION FOR PROGRESS

From a Community Services perspective, I applaud the Towne Centre Association for their exercise in visioning. It is necessary to back away from the business of the day in order to develop a vision for the future. It would appear that this is what the association is doing and will be presenting to City Council on July 29th.

Success and progress toward this vision is, in my opinion, dependent upon buy-in from all business in the BRZ. I think this can be assisted significantly with the distribution of this plan and, from time to time, updates and progress reports. I look forward to hearing this presentation and suggest that Council request this to be shared with the Downtown Planning Committee for their information and response.

I note on the last page of this plan, comments concerning "transit/plaza", and I'm not certain of the thinking of this visioning committee. However, I don't think the Off-Street Transit Transfer Site can double as a plaza. I await the presentation of this vision with interest. I have seen The Forks Market Development in downtown Winnipeg, and it is a plaza built into a revitalization area. Something like it would be a tremendous asset to our downtown; however, it likely needs to be planned on an area such as the post office parking lot.

RECOMMENDATION

THAT Council of The City of Red Deer receive the "A Vision for Progress" report from the Towne Centre Association, referring same to the Downtown Planning Committee for their information.



LOWELL R. HODGSON

:dmg

Memo

DATE: July 18, 1996
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **TOWNE CENTRE ASSOCIATION - VISION FOR PROGRESS**

I have had the opportunity of reviewing the above document, which has been compiled by the Towne Centre Association. I commend the Association for their foresight in developing this document, which will provide an excellent plan for future development.

The Land and Economic Development Department looks forward to providing assistance to the Towne Centre Association in their ongoing efforts in the downtown area.



Alan V. Scott

AVS/mm

COMMENTS:

A time will be set aside at the Council Meeting for this presentation. The document entitled "A Vision For Progress" is submitted as an attachment to the agenda.

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

COUNCIL MEETING OF JULY 29, 1996

**ATTACHMENT TO REPORT ON
OPEN AGENDA**

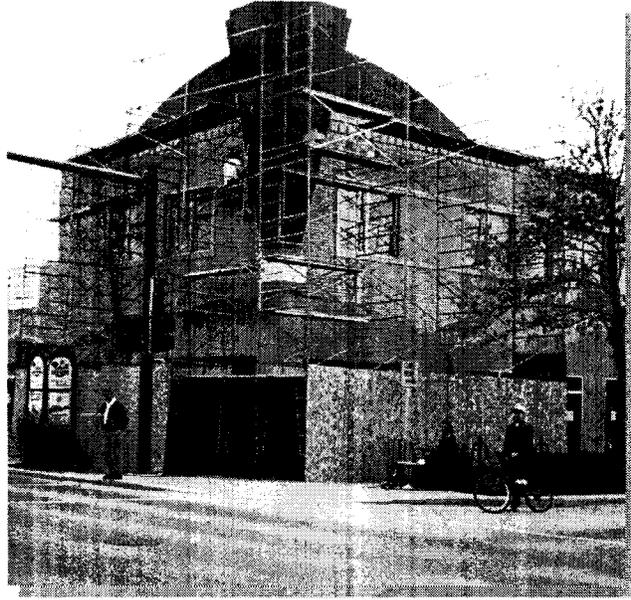
RE:

**Towne Centre Association
“A Vision For Progress”**

TOWNE CENTRE ASSOCIATION
“A Vision For Progress”

**A Plan For The Downtown
Revitalization Zone**

Presented by the Board of Directors
April 1996



Downtown Continues to Change

Downtown

BRZ Facts In 1995

- TOTAL EMPLOYMENT 6050 (est)
- OFFICE SPACE 2.1 mil. Sq.Ft.
- RETAIL SPACE 1.15 mil. Sq.Ft.
- OFFICE VACANCY 19% (est)
- RETAIL VACANCY 18% (est)
- RETAIL N.I.C. BAY/ZELLERS 8% (est)
- RESIDENTIAL POPULATION 3850
- RENTAL UNITS 1760
- PARKING SPACES 7100

CHAIRMAN'S REPORT

1995 has provided another interesting year for downtown Red Deer. The Towne Centre Association continued its major role of supporting and promoting the BRZ.

Our activities in 1995 have been wide spread, as we continued to host numerous events, including Artwalk, Mid Week Music Series, Zedstock, Christmas Village and others. Our purpose in hosting these events is to bring people downtown to show them what is here and to create an interest in downtown business and activity.

Our major financial project continues to be the expansion of the **Ghost** project. The initial sculpture of the Rev. Gaetz on Ross Street has created a great deal of interest and has helped us move forward on this exciting project. The second piece was unveiled in November, in front of the Parkland Square building, and project #3 is anticipated in the summer of '96. Support from corporate sponsors like Parkland Savings & Credit Union, and the Red Deer Advocate has provided funding to move this project forward. Combined with support from the Alberta Foundation For The Arts, **Ghosts** is becoming a reality.

In addition, a major sculpture featuring a life sized horse drawn firewagon has received 50% of its funding and we anticipate an announcement in '96, and an unveiling before '98.

Parking has always been a concern to downtown retailers, businesses, and residents alike, and after many years of deliberation we were very pleased with City's new one hour parking program. We are hopeful that this initiative will increase the number of people coming downtown and increase the number of customers for businesses operating in the core.

1995 was also the first year the Association introduced a retail co-ordinators position, and Doug Harmon has increased communication with the retail members as well as permitted us to introduce some new co-op marketing packages. We are hopeful that the retail co-ordinator position will continue into the future.

In closing, I would like to thank the members of the Association and in particular the Board of Directors and the Manager, John Ferguson for their continued support during my two years as Chair of this organization.

BARRY M. WILSON

In the fall of '95, the Board began to develop a new approach to downtown Red Deer called "A VISION FOR PROGRESS".

A Vision For Progress:

The Association Board, concerned with dramatic change in the economic environment, and a major re-adjustment in the retail industry, completed a visioning session in the first quarter of '96. The results of this session identified 6 short term priorities and 6 longer term goals. The board itself is more focused and task oriented, and the prime initiative is the greater involvement and commitment of the membership.

PRIORITY 1:

IMAGE : The downtown image, and as a result the Association image, must be changed to reflect a sense of community, pride, and growth. Too much negative perception exists in regards to parking, changes in business mix, growth and investment, and the social and architectural experiences downtown. New ideas must be greeted with enthusiasm and thoughts of how to make it happen.

POSITIVE IMAGE CAN HAPPEN WITH:

- Introduction of an informed Ambassadors program involving merchants, employees, and customers.
- Partnerships with other agencies will attract festival activity.
- Making our Directors and Committee Chairs more visible and approachable.
- Improving access to the Association office.
- Consistent commitment to the **Ghosts** project.
- Aggressive commitment to the downtown landscape program.
- Improving positive editorial opportunities in the media.
- Through the Ambassadors program develop an "Ask Me" program.

PRIORITY 2:

MANAGEMENT : Management of the Association will be changed to develop greater involvement of the membership. The Directors role will be more task oriented as compared to day to day detail, and solutions will be created by the members.

MANAGEMENT CAN BE IMPROVED BY:

- Establishing Standing Committees;
 - parking - concept plan - Plaza Development - Transit Terminal-
 - **Ghosts** - Membership
- Establishing Member Committees;
 - Ambassadors - Professionals - Retail - Festivals - Recruitment -
 - Cultural -

PRIORITY 3:

PARTNERSHIPS: In order to achieve success, new partnerships are needed, and old ones must be reinforced. The Association does not have the financial or human resources required to meet all the expectations placed on it without effective partnerships;

PARTNERSHIPS CAN BE ACHIEVED BY:

- Networking with City Service Clubs.
- Formal partnerships with; - Chamber of Commerce
 - Visitor Board
 - 1st Nights
 - Artwalk
 - Heritage Day Committee
 - Festival groups
 - Events organizers
- Introduce Information & Referral Program

PRIORITY 4:

ATTRACTIONS: In order to increase market share and investment, we must be pro-active in creating attractions. These can be either social or physical, including architecture, landscaping, festivals, and others details.

ATTRACTIONS CAN BE DEVELOPED BY:

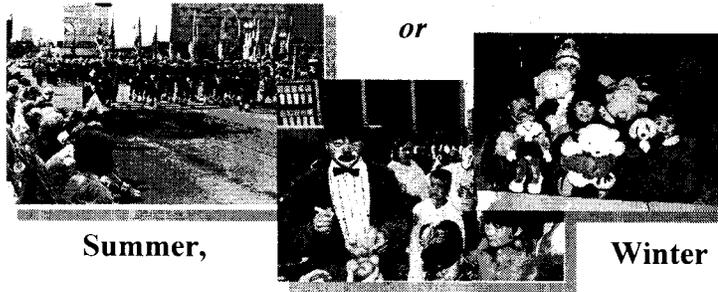
- Continue financial & administrative commitment to **Ghosts**
- Aggressive approach to downtown landscape plan
- Develop a Plaza Venue for events
- Promote existing attractions; Library, Old Courthouse, Recreation Center, Downtown Arena, Curling Rink, Farmers Market, Uptown Cinema, Museum, and others.

PRIORITY 5:

PROMOTIONS: Promotions have been hit & miss downtown for years, simply because of an unpredictable response rate from merchants. The diverse nature of retail in the BRZ makes it impossible to develop a one promo fits all program. In 1990, the



retailers told us to leave the retail promotion to them, and we agreed. In order for any promotion to succeed, the merchants must buy into them, including media purchases. The Association's responsibility is to facilitate



these merchant driven retail events.

PROMOTIONAL ACTIVITY WORKS WITH:

- Creation of a retail committee chaired by an Association Director.
- Provision of retail services to members (i.e. discount Co-op media, retail co-ordinator, etc.)
- Development of a merchants market in the core, to augment the farmers market.
- The festival committee drawing more people into the core.
- The Ambassadors Committee ensuring that public experience downtown is positive.
- Targeting market niches (employees)
- Merchant information network
- Tying festival events to promotions.
- Completion of Market & Merchant need surveys.
- Development of promo packages for use at the tourism info centers.

PRIORITY 6:

RECRUITMENT: Attracting new business to fill vacancies and holes in the business mix, and attracting new investment and development, are the cornerstones of benchmarking our progress. Pro-active recruitment must become a higher priority for the Association.

THE TOOLS NEEDED FOR RECRUITMENT INCLUDE:

- Develop real estate inventory data base.
- Form a strategic partnership with owners, realtors and property managers.
- Develop recruitment packages that can be used by any member.
- Through partnerships, take every opportunity to promote the options in our downtown.

GOALS, a strategic plan for the medium and long term :

The Directors also considered where we hope downtown will be in the next 3, 5, and 10 years, The result is a series of strategies that can help get us to where we want to go. The following recommendations represent the Associations plan;



GHOST PROJECT : Continue the development of the Ghosts project. By 2000, to be Canada's largest such collection; within 10 years to be the world's largest collection.



RECRUITMENT : Establish and maintain a real estate data base - establish a network of business members to promote growth and identify market mix needs - complete both business and market surveys - develop marketing tools that will attract investors - form a partnership with realtors, property owners and managers - promote residential development in the core - ensure the TCA office is visible and accessible.



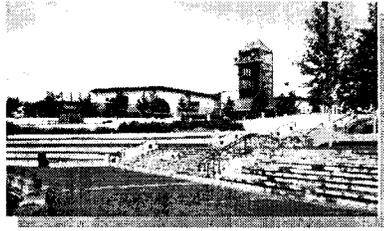
- **FESTIVAL MARKETING** : Establish a member driven promotions committee - develop and offer co-op media packages to the members - take advantage of festival events in all marketing approaches - establish and strengthen festival partnerships to attract new events to the core - develop the merchants market project - establish an ongoing ambassadors program - develop a downtown referral network.

- Car Show '91
- Band Festival '96
- City Anniversary in '88



*All of the concepts and programs
in this vision statement can
make the difference in our
downtown business district, but
it needs your involvement! Call
340-8696 and get involved on a
project or committee today*

- **TRANSIT / PLAZA** : Initiate a comprehensive review of the transit terminal concept - promote financial planning for both transit and the plaza - initiate development of the plaza - prepare a plan for long term operation of the plaza site.

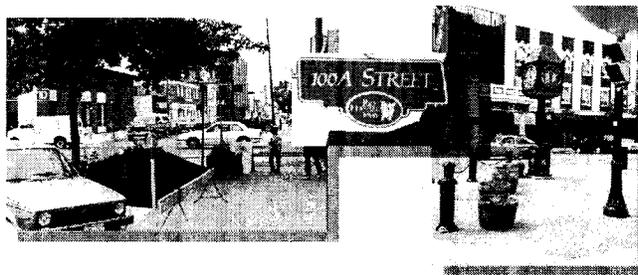


The Forks Market Development located in downtown Winnipeg is an example of what could happen.

- **RESIDENTIAL** : Research a variety of housing models from other similar cities in North America - produce prototype concepts for various housing models as site specific concepts - promote the option of working, living, and playing downtown - promote the development of unique residential character neighborhoods - promote the re-development of river front property on the west edge of downtown.



- **DOWNTOWN LANDSCAPING** : Participate in a complete review of landscape master plan - identify and prioritize specific parts of the landscape plan - identify sponsors who would participate in development of landscape details - complete a needs survey (business & community) - determine priorities that will generate community support - provide support required for political endorsement of the landscape plan.



DATE: JULY 16, 1996
TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
INSPECTIONS AND LICENSING MANAGER
X LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK
RE: Towne Centre Association - Vision for Progress

Please submit comments on the attached to this office by July 22, 1996 for the Council Agenda of July 29, 1996.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.
FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 16, 1996

John P. Ferguson, General Manager
Towne Centre Association
B3, 4901 - 48 Street
Red Deer, AB T4N 6M4

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Mr. Ferguson:

I am in receipt of your letter dated July 15, 1996 re: Vision For Progress.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Monday, July 29, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 26, 1996.

In the event you wish to be present at the Council Meeting, would you please telephone our office on Friday, July 26th and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall at the park side entrance and proceed to the Council Chambers on the second floor.

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

Sincerely,

KELLY KLOSS
City Clerk

KK/fm



*a delight
to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 30, 1996

Towne Centre Association
B3, 4901 - 48 Street
Red Deer, AB T4N 6M4

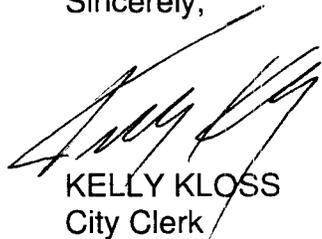
Attention: John Ferguson, General Manager

Dear John:

Thank you for your presentation to Council at its meeting of July 29, 1996, outlining the Towne Centre Associations' document entitled "A Vision For Progress".

On behalf of City Council, we wish you all the best in your continued effort to enhance the downtown of Red Deer.

Sincerely,



KELLY KLOSS
City Clerk

KK/fm



RED·DEER

*a delight
to discover!*

104 Grant Street
Red Deer Ab T4P 2L4
Telephone: 343-0797 (home)
340-5628 (work)

July 11, 1996

Mayor Surkan and City Council,

We, the residents of 104 Grant Street, John and Christine Traynor, request that the City Council allow for the removal of the stop sign outside our front door.

This stop sign was originally installed to see if it would deter motorists from using Grant Street as a shortcut. City Council Members did advise that the noise factor could be a problem and in fact the ones who mentioned it were correct.

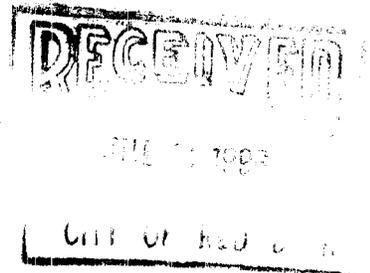
The noise factor is unbearable at times not only in the evenings when we get home from work but during the night it disturbs our sleep patterns.

As you can imagine if we leave our windows open it is even worse and the fumes from some of the vehicles are in our house if we leave our front door open.

Please consider our request seriously and I am sure that if you contact some of our neighbours, they too will agree with our complaints about the stop signs.

We appreciate your consideration regarding this matter, please advise us at your earliest convenience if you have any solutions to our problems.

Christine and John Traynor



DATE: July 22, 1996
TO: City Clerk
FROM: Engineering Department Manager
**RE: CHRISTINE AND JOHN TRAYNOR
STOP SIGN REMOVAL REQUEST AT 104 GRANT STREET**

We would respectfully recommend that Council consider tabling this item until the results of the current Transportation Master Plan update are known. This stop sign was installed at Council level with the intent of slowing traffic on Grant Street. As there is a requirement for the consultant to investigate and recommend an improvement to reduce the short cutting on Grant/Nolan Streets as part of the study terms of reference, we believe that the existing situation should be left as is until we have a plan that is hopefully acceptable to the majority of the residents. This request will be forwarded to the consultant for consideration as part of his assignment.



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

KGH/cm

- c. Paul Meyette, Parkland Community Planning Services
- c. Director of Community Services

To: CITY CLERK
From: PAUL MEYETTE, PRINCIPAL PLANNER
Subject: CHRISTINE AND JOHN TRAYNOR --
REMOVAL OF STOP SIGN ADJACENT TO 104 GRANT STREET
Date: JULY 19, 1996

Christine and John Traynor are requesting that a stop sign on Grant Street be removed.

Background

The stop sign in question is part of a three way stop located at the intersection of 59 Street and Grant Street. Its intended purpose was to slow down the traffic using Grant Street as a through road and thereby increase traffic safety in the neighbourhood.

Comments

As Council is aware, the City is currently reviewing their Transportation Master Plan. Part of that review will include a review of the need for a connection between Grant Street and Taylor Drive (the source of much of the traffic) as well as a short review of traffic calming techniques (ways to slow traffic without using stop signs). The completion of the Transportation Master Plan will put us in a better position to address the long term traffic control needs of Grant Street.

Recommendation

Planning staff recommend that the request by Christine and John Traynor be tabled until the Transportation Master Plan is completed. This will allow us an opportunity to identify and discuss long term solutions with the entire neighbourhood through the public participation process included in the plan.



Paul Meyette, ACP, MCIP
Principal Planner, City Section

PM/sdd

cc: Director of Development Services
Director of Community Services

C:\OFFICE\WPWIN\WPDOCS\MEYETTE\TRAYNOR.MEM

COMMENTS:

We concur with the recommendations of the Administration that this matter be tabled until the completion of the Transportation Study. Council originally approved the installation of this stop sign as an interim measure in August of 1993, even though this was not the preferred solution.

We sympathize with the concerns expressed by the applicants, but as this stop sign has now been in place for three years, we do not believe that awaiting the completion of the Transportation Study (approximately three months), will be an undue hardship.

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

DATE: JULY 19, 1996
TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
X R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK
RE: Christine & John Traynor - Removal of Stop Sign adjacent 104
Grant Street

Please submit comments on the attached to this office by July 22, 1996 for the Council
Agenda of July 29, 1996.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 15, 1996

Christine & John Traynor
104 Grant Street
Red Deer, AB T4P 2L4

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Mr. & Mrs. Traynor:

I am in receipt of your letter dated July 11, 1996 re: Removal of Stop Sign Adjacent to 104 Grant Street.

This item will be discussed and possibly a decision made at the meeting of Red Deer City Council on Monday, July 29, 1996.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council Meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 26, 1996.

In the event you wish to be present at the Council Meeting, would you please telephone our office on Friday, July 26th and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall at the park side entrance and proceed to the Council Chambers on the second floor.

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

Sincerely,

KELLY KLOSS
City Clerk

KK/fm



*a delight
to discover!*

FILE

DATE: July 30, 1996

TO: Engineering Department Manager

FROM: City Clerk

**RE: CHRISTINE AND JOHN TRAYNOR - STOP SIGN REMOVAL REQUEST
AT 104 GRANT STREET**

At the Council Meeting of July 29, 1996, consideration was given to correspondence from Christine and John Traynor concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Christine and John Traynor dated July 11, 1996, re: Request for Removal of Stop Sign at 104 Grant Street, hereby agrees that said request be considered within the context of the update of the Transportation Master Plan with this matter being presented back to Council at the time the Transportation Master Plan is presented."

I ask that you now advise the City's consultant of the requirement to address the removal of the stop sign at 104 Grant Street, and that same be presented back to Council at the time the Transportation Master Plan Update is presented.



KELLY KLOSS
City Clerk

KK/fm

c. Director of Community Services
Principle Planner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE^{FILE}

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 30, 1996

Christine & John Traynor
104 Grant Street
Red Deer, AB T4P 2L4

Dear Mr. & Mrs. Traynor:

At The City of Red Deer Council Meeting held on July 29, 1996, consideration was given to your letter dated July 11, 1996 requesting the removal of the stop sign adjacent to your property at 104 Grant Street. At this meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Christine and John Traynor dated July 11, 1996, re: Request for Removal of Stop Sign at 104 Grant Street, hereby agrees that said request be considered within the context of the update of the Transportation Master Plan with this matter being presented back to Council at the time the Transportation Master Plan is presented."

Your request will be reviewed in conjunction with our Transportation Master Plan Update and will be presented back to Council, when complete, in October, 1996.

We will contact you as to the exact Council Meeting in October that this matter will appear so that you may have the option of reviewing the recommendations presented and provide any further comments for Council's information.

For your reference, I have included the Administrative comments which appeared on the Council Agenda relative to your letter.

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

Sincerely,

KELLY KLOSS
City Clerk
KK/fm

enc.

- c. Director of Engineering Services
- Director of Community Services
- Principle Planner



*a delight
to discover!*

DATE: July 22, 1996
TO: City Clerk
FROM: Engineering Department Manager
**RE: CHRISTINE AND JOHN TRAYNOR
STOP SIGN REMOVAL REQUEST AT 104 GRANT STREET**

We would respectfully recommend that Council consider tabling this item until the results of the current Transportation Master Plan update are known. This stop sign was installed at Council level with the intent of slowing traffic on Grant Street. As there is a requirement for the consultant to investigate and recommend an improvement to reduce the short cutting on Grant/Nolan Streets as part of the study terms of reference, we believe that the existing situation should be left as is until we have a plan that is hopefully acceptable to the majority of the residents. This request will be forwarded to the consultant for consideration as part of his assignment.



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

KGH/cm

- c. Paul Meyette, Parkland Community Planning Services
- c. Director of Community Services

To: CITY CLERK
From: PAUL MEYETTE, PRINCIPAL PLANNER
Subject: CHRISTINE AND JOHN TRAYNOR --
REMOVAL OF STOP SIGN ADJACENT TO 104 GRANT STREET
Date: JULY 19, 1996

Christine and John Traynor are requesting that a stop sign on Grant Street be removed.

Background

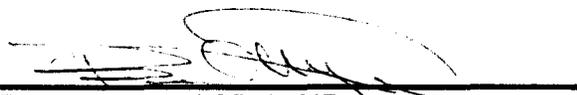
The stop sign in question is part of a three way stop located at the intersection of 59 Street and Grant Street. Its intended purpose was to slow down the traffic using Grant Street as a through road and thereby increase traffic safety in the neighbourhood.

Comments

As Council is aware, the City is currently reviewing their Transportation Master Plan. Part of that review will include a review of the need for a connection between Grant Street and Taylor Drive (the source of much of the traffic) as well as a short review of traffic calming techniques (ways to slow traffic without using stop signs). The completion of the Transportation Master Plan will put us in a better position to address the long term traffic control needs of Grant Street.

Recommendation

Planning staff recommend that the request by Christine and John Traynor be tabled until the Transportation Master Plan is completed. This will allow us an opportunity to identify and discuss long term solutions with the entire neighbourhood through the public participation process included in the plan.



Paul Meyette, ACP, MCIP
Principal Planner, City Section

PM/sdd

cc: Director of Development Services
Director of Community Services

C:\OFFICE\WPWIN\WPDOCS\MEYETTE\TRAYNOR.MEM

COMMENTS:

We concur with the recommendations of the Administration that this matter be tabled until the completion of the Transportation Study. Council originally approved the installation of this stop sign as an interim measure in August of 1993, even though this was not the preferred solution.

We sympathize with the concerns expressed by the applicants, but as this stop sign has now been in place for three years, we do not believe that awaiting the completion of the Transportation Study (approximately three months), will be an undue hardship.

"G. D. SURKAN"
Mayor

"H.M.C. DAY"
City Manager

BYLAW NO. 3149/A-96

Being a bylaw to amend Bylaw No. 3149/95, the Permit Fee Bylaw of The City of Red Deer.

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

Bylaw No. 3149/95 is hereby amended as follows:

1 By adding to Schedule "B", Section 5, under Miscellaneous Services, the following words and numbers:

"9. Application for a Discretionary Home Occupation \$25.00"

READ A FIRST TIME IN OPEN COUNCIL this	day of	1996.
READ A SECOND TIME IN OPEN COUNCIL this	day of	1996.
READ A THIRD TIME IN OPEN COUNCIL this	day of	1996.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	1996.

MAYOR

CITY CLERK

BYLAW NO. 3156/G-96

Being a bylaw to amend Bylaw No. 3156/96 the Land Use Bylaw of The City of Red Deer.

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 By deleting the existing definition of "Home Occupation" in section 2 and replacing it with the following new definition:

"Home Occupation" means the conduct of a business or business related activity from a residential site but does not include Bed and Breakfast operations."

- 2 By deleting section 60 and replacing it with the following new section 60:

"60 Home Occupations:

- (1) Home Occupations are intended to permit the use of residential premises for purposes related to business, provided that such use does not cause excessive vehicular or pedestrian traffic or otherwise interfere with or detract from the peace and quiet of a residential neighbourhood. Accordingly it is intended that a home occupation may not involve any retail or industrial activity on the site.
- (2) A home occupation, notwithstanding its inclusion in any land use district as a permitted or discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the regulations contained in this section.
- (3) No person shall operate or permit or allow the operation of a home occupation without being the holder of a valid and subsisting home occupation license.
- (4) Application for a home occupation license may be made at the Inspections and Licensing Department at City Hall. In addition to providing such information as the Inspections and Licensing Department shall require, the applicant shall pay the fees prescribed in the License Bylaw.

- (5) Where a home occupation is a discretionary use, the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (6) A home occupation which is a discretionary use shall be advertised each three years after the initial approval of the home occupation.
- (7) Where any of the provisions of this Bylaw dealing with home occupations are breached, the Development Officer may take such action as may be available to him under the law, including revocation of a home occupation license or the issuance of a notice under the provisions of the Municipal Government Act requiring the person to cease the home occupation ('Stop Order').
- (8) The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the Municipal Government Act.
- (9) Pursuant to the License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to Council, provided that such appeal must be made within 30 days of the date of the revocation. Council's decision on the Appeal shall be final.
- (10) The following regulations apply to all home occupations:
 - (a) A home occupation shall not be staffed by any person other than a resident of the home.
 - (b) Not more than two adult residents of the home are permitted to work in the home occupation.
 - (c) No advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is noticeable from the exterior of the property, whether visual or otherwise.

- (d) A home occupation may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odor, smoke, electronic interference, bright lights, or other nuisance.
- (e) Outside storage of equipment material or goods in connection with a home occupation is prohibited.
- (f) Not more than one commercial vehicle used in conjunction with the home occupation may be parked on the site or any street adjacent thereto.
- (g) There shall be no storage or use of hazardous and or noxious and or dangerous goods in connection with any home occupation.
- (h) The address of a home occupation shall not be advertised to the general public.
- (i) A home occupation shall be confined to a maximum of 30 square metres (322 square feet) or 20% of the net floor area of the dwelling unit, whichever is less.
- (j) A home occupation may be accommodated in a private garage, provided however, that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met.
- (k) An accessory building may not be constructed or used for the sole purpose of a home occupation.
- (l) A home occupation which is allowed as a permitted use shall not generate additional traffic subsequent to the date of approval."

3 By deleting the text of subsections 162(4), 167(5), 172(5) and 179(6) and replacing it with the following:

"Home occupations which, in the opinion of the Development Officer, will not generate additional traffic."

- 4 By deleting the text of subsections 163(2), 168(2), 173(5), 180(3) and 186(3) and replacing it with the following:

"Home occupations which will generate additional traffic."

READ A FIRST TIME IN OPEN COUNCIL this 2 day of July 1996.

READ A SECOND TIME IN OPEN COUNCIL this day of 1996.

READ A THIRD TIME IN OPEN COUNCIL this day of 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 1996.

MAYOR

CITY CLERK

BYLAW NO. 3156/H-96

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 6/96 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1996.

MAYOR

CITY CLERK

BYLAW NO. 3159/A-96

Being a bylaw to amend Bylaw No. 3159/96, the License Bylaw of The City of Red Deer.

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

Bylaw No. 3159/96 is hereby amended as follows:

1 By deleting subsection (b) of section 5 and substituting in its place the following:

“5 (b) The applicant or the Licensee has contravened the provisions or requirements of this Bylaw or any other bylaw of the City, or any enactment of the Province of Alberta;”

READ A FIRST TIME IN OPEN COUNCIL this day of 1996.

READ A SECOND TIME IN OPEN COUNCIL this day of 1996.

READ A THIRD TIME IN OPEN COUNCIL this day of 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 1996.

MAYOR

CITY CLERK

BYLAW NO. 3175/96

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

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

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

“All that portion of 58A Street as shown on Plan 1030 NY lying east of Plan 952-0065 contained within Lot 18, Block 2, Plan 962 _____, and containing 0.165 hectares more or less, excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1996.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1996.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1996.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1996.

MAYOR

CITY CLERK

BYLAW NO. 3176/96

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

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

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

“All that portion of lane as shown on Plan 934 AJ lying northwest of Block 3, Plan 934 AJ and lying east of the production northerly of the west boundary of Lot 20, Block 3, Plan 934 AJ containing 0.100 hectares more or less, excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1996.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1996.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1996.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 1996.

MAYOR

CITY CLERK