

COUNCIL AGENDA
AUGUST 28, 1972

A G E N D A

For the Regular Meeting of Red Deer City
Council, held in the Council Chambers,
City Hall, RED DEER, commencing at 5 p.m.,
MONDAY, AUGUST 28th, 1972.

1) Confirmation of Minutes of July 31st, 1972.

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UNFINISHED BUSINESSNO. 1

August 4th, 1972

TO: CITY CLERK

FROM: CITY ENGINEER

RE: DEMONSTRATION FILM ON THE SNOW MELTER - "JET MELT"

In reference to Council's Resolution of July 3rd, 1972 (copy attached) we wrote to Trans-Continental Purification Research & Development Limited of North Bay, Ontario.

Please find attached a copy of their letter of August 1st, 1972 which indicates that their film demonstration is tentatively scheduled for October.

For information only at this time.

"R.J. McGHEE" P. Eng.
City Engineer

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NO. 2

August 17th, 1972

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: LICENSING OF PHOTOGRAPHERS

At the last meeting of Council a report was submitted (pages 1-8, July 31st) indicating fees levied by various cities in licensing of photographers. This particular report was tabled to enable us to obtain additional information from the City of Prince George as to whether or not their license fee has deterred non-resident photographers from entering the City.

A reply received from Prince George indicated there were no itinerant photographers licensed in that City in 1971 or 1972.

Members of Council will recall that the Commissioners expressed the opinion at the last meeting that it appears that the City of Red Deer is charging fees comparable to what is charged in other cities. Would Council wish to depart from this general practice?

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

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NO. 3

TO: COUNCIL
FROM: CITY CLERK
RE: Biographies of Pioneers whose names were selected
----- for naming of Streets in HIGHLAND GREEN SUBDIVISION

Following the last meeting of Council I received from the Archives Committee a brief history of seven of the nine persons whose names were selected for naming streets in the Highland Green Subdivision. This information is on file in the City Clerk's Department should any member of Council wish to examine same.

"R. STOLLINGS"

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NO. 4

August 23rd, 1972

TO: CITY COUNCIL
FROM: CITY COMMISSIONERS
RE: ----- TWELVE MINUTE PARKING METERS

Replies have been received from the Royal Bank of Canada, Alberta Government Telephones and the Postmaster, regarding the proposed replacement of twelve (12) minute parking meters by parking meters at an hourly rate of ten (10¢) cents. The purpose of this, it will be recalled, was to reduce the variety of parking meters which, in a City of this size are confusing and unexpected by most visitors.

The Royal Bank of Canada has indicated no objection to the change in the two meters in front of their premises and the Commissioners would recommend this change to Council. However, to resolve the situation in front of the other two premises, it is suggested that the parking meters be eliminated completely in favour of a five minute parking zone which is presently used in some locations downtown. This does permit a rapid turnover of people buying stamps or paying telephone bills, without having to plug a nickel into a meter and it means that others who have business in the premises, will park where there are meters of longer duration.

A.G.T. and the Postmaster would be quite happy with this arrangement and the City Treasurer foresees no problems.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Comiissioner

REPORTSNO. 1

August 8, 1972

His Worship the Mayor
and members of City Council

Ladies & Gentlemen:

I wish to report that during the month of July 1972, the Fire Department responded to 81 ambulance calls and 11 fire calls.

Fire Calls were as follows: Fires in Buildings (1), Smoke Investigations (2), Automotive Fires (4), Miscellaneous Outdoor fires (1) False Alarms (2) and Out of City Calls (1).

FIRES IN BUILDINGS (1)

July 20, 1972 at 13:43 hours: Engine #6, Aerial #4 and Truck #2 with Command Car along with a total of eleven men responded to fire in second storey of #1205 Vista Village. On arrival found smoke pouring from eaves and windows of second floor, also flames behind windows. Took line in door and up the stairs and a second line around to the front of the house to the upstairs windows. Extinguished and overhauled. Severe damage to bedroom of origin with heavy damage to remainder of second floor. No extension. Cause unknown.

SMOKE INVESTIGATIONS (2)

July 3, 1972 at 21:54 hours: Engine #6 and four men responded to #403 Mustang Acres where resident reported a hot wall in trailer. On arrival found motor in oil furnace was overheated and not kicking in. Motor was turned off and resident was advised to call a repair man.

July 10, 1972 at 22:26 hours: Utility #7 and two men responded to Apartment House at 5823 - 57 Street where smoke was reported in basement. On arrival found short in wiring causing breaker switch to blow. No fire.

AUTOMOTIVE FIRES (4)

July 25, 1972 at 01:29 hours: Engine #6 and four men responded to 4106 - 51 Avenue where area around carburetor in private automobile was on fire. Extinguished with only slight damage to carburetor and gas line.

July 27, 1972 at 12:35 hours: Engine #6 and three men responded to car fire at location across from Woolco. On arrival found motor compartment fire had been extinguished by owner. Extinguished fire in fire well inside of car.

July 29, 1972 at 22:50 hours: Engine #6 and three men responded to 57th Avenue & 41st Street Crescent and extinguished fire around carburetor, wiring and heater hose of car. No extension.

July 30, 1972 at 21:18 hours: Engine #6 and five men responded to call of truck fire located behind Brand Equipment. On arrival found that fire was out.

MISCELLANEOUS OUTDOOR FIRES (1)

July 1, 1972 at 18:38 hours: Engine #6 and seven men responded to call of fire in garbage cans beneath the grandstand at the Fairgrounds. On arrival found that an off-duty city employee had extinguished the fire. Completed the Overhaul and checked further extension, stood by until odor of smoke thinned and returned to Hall.

FALSE ALARMS (2)

July 4, 1972 at 14:03 hours: Car #1 and two men responded to call that a car located in the parking lot on the corner of 49th Street & 49th Avenue was smoking. On arrival could not locate the car, nor see any sign of smoke or steam.

July 13, 1972 at 13:46 hours: Engine #6 and four men responded to the Federal Building in response to fire call. Upon arrival found that someone had pulled the house alarm. No fire. Janitor reset alarm and building was checked.

OUT OF CITY CALLS (1)

July 15, 1972 at 23:37 hours: Engine #3 and seven men responded to barn fire located 1/4 mile west of Lous Esso. Upon arrival found barn totally involved with extension to bales, straw and corrals. Extinguished. Removed burning tractor and saved milk house. Soaked involved area. Owner billed a total \$480.00.

During the month the Fire Prevention Bureau completed the following work: 111 inspections and 83 re-checks, buildings under construction checked 34 times, 2 hazardous conditions corrected and 2 license inspections made, 1 investigation of fire and fumes and 1 investigation of complaint, 3 fire drills and 2 lectures and film showings, 1 place of assembly checked in the evening and 20 calls, contacts and appointments were kept, 1 underground tankage and 9 tanks or tankers were tested, 4 preliminary building plans and 12 building plans were checked, 24 permits were issued and 1 familiarization tour was held. There were 2 call outs to fire scenes.

In addition to the above, members of the Fire Prevention Bureau, with the assistance of several of the fire fighters, manned the Fire Department Booth at the Red Deer Exhibition. A fire brigade was organized at Custom Meat Packers and 52 school buses were inspected to ensure that they all carry proper fire extinguishing equipment.

Respectfully submitted,

"A.D. SHAW"

NO. 2

August 11th, 1972

TO: CITY COUNCIL

FROM: CHAIRMAN HOUSING COMMITTEE

RE: 2nd Phase Public Housing

On Thursday, August 10th, 1972 representatives of the Housing Committee and the Red Deer Housing Authority met with a representative of Alberta Housing Corporation for the purpose of reviewing proposals received by the Corporation for construction of an additional twenty-four (24) public housing units in Red Deer.

In going to tender on this particular project the Corporation:

- (a) invited tenders on a specific proposal prepared by them and
- (b) invited proposals from interested construction firms.

The results were as follows:-

TENDER

Engineered Homes	\$399,000.00
Springer Construction	406,446.00

PROPOSAL

Nelson Lumber Company	\$335,514.00
Springer Construction #1	353,178.00
Springer Construction #2	354,534.00

Those persons in attendance at the aforementioned meeting examined the proposal by Nelson Lumber, after which a motion was passed as follows:-

"That the Housing Committee recommend to Council acceptance of the low proposal by Nelson Lumber Company said proposal being in the amount of \$335,514. plus costs for land, services etc. resulting in a total cost of \$436,595."

Council's consideration of this matter is requested by Alberta Housing Corporation.

"ALDERMAN MRS. A. PARKINSON" Chairman
Housing Committee

NO. 3

August 17th, 1972

TO: COUNCIL
FROM: CITY COMMISSIONERS

City Auditor, C. Matthew, will be present shortly after 7:00 P.M., Monday, August 28th for the purpose of presenting his audit report for the year 1971 and to provide any additional information Council may require concerning his study of the need for time clocks.

"R. E. BARRETT"
Mayor

"M. H. ROGERS"
City Commissioner

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NO.4

August 22, 1972

TO: COUNCIL
FROM: MAYOR R.E. BARRETT
RE: Provincial-Municipal Task Force on Fiscal Arrangements

The City Clerk forwarded to all members of Council a copy of the interim report submitted by the above task force.

I would suggest that Council appoint a Committee of two to meet with the City Assessor, D.J. Wilson and City Treasurer, C.N. Schilberg for the purpose of preparing comments on the above mentioned report.

"R.E. BARRETT"
Mayor

NO. 5

AUGUST 23, 1972

TO: COUNCIL
FROM: ALDERMAN MRS. A. PARKINSON

We have been requested by Joanne Venner of the Department of Culture, Youth & Recreation to provide accommodation for 15 Japanese students who will be arriving in Red Deer for an over-night stop Monday, September 25th, 1972.

I will provide further information at the meeting of Council, August 28th, 1972.

"ALDERMAN MRS. A. PARKINSON" Chairman
Twinning Committee

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NO. 6

AUGUST 21st, 1972

TO: COUNCIL
FROM: CITY CLERK
RE: A.U.M.A. Convention

As members of Council are aware, the annual A.U.M.A. convention is being held in Lethbridge, October 24th - 27th, 1972.

Will those members of Council who are planning on attending this convention please advise me as quickly as possible in order that I may make the necessary reservations. Accommodation may be at a premium and for this reason we should make our reservations in the near future.

Respectfully submitted,

"R. STOLLINGS"

NO. 7

August 8, 1972

TO: City Council
FROM: City Assessor

May we advise the Municipal Taxation Act reads in part as follows:

"27 (1) In every municipality the assessor shall not later than the 31st day of December in each year, assess for taxation purposes in the next following year all assessable property in the municipality.

28. (1) Notwithstanding Section 27, the Council of a city, town, village, new town or summer village may by bylaw, passed not later than the 31st day of August authorize the assessor to use the assessed value of any property as shown on the assessment roll of the current year as the assessed value of that property for the next following year.

32. (1) In a city, town, village, new town or summer village where a bylaw has been passed pursuant to Section 28, the assessor shall make his assessment by adopting those assessed values authorized by the bylaw and by assessing not later than the 31st day of December all assessable property for which a value has not been authorized by the bylaw.

33. (1) Notwithstanding section 32, the assessor shall re-assess not later than the 31st day of December in each year.

- (a) All assessable machinery, equipment, appliances and other things described in subclause (iii) of clause 13 of section 2 and shall allow accrued depreciation to date of the re-assessment.
- (b) All other assessable property the value of which is decreased by the destruction of an improvement thereon or by some cause other than fair wear and tear, and
- (c) All other assessable property the value of which is increased by the erection, completion or repair of an improvement thereon or by some other cause.

In view of the above, an adoption by-law has been prepared and is attached to the Agenda for Council's consideration.

"D.J. WILSON"

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August 22nd, 1972

TO: CITY COUNCIL
FROM: CITY COMMISSIONERS
RE: REPORT FROM CITY ASSESSOR ON ASSESSMENT
BY-LAW

The Municipal Taxation Act requires a complete review of all assessable property within eight (8) years of the last assessment. Buildings in Red Deer were assessed in 1967 for application in 1968 and land was assessed in 1970 for application in 1971. The Commissioners do not believe that there would be any substantial financial benefit from a re-assessment of all buildings at this time, and we concur with the City Assessor's request for the By-law as proposed.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

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NO. 8

August 18th, 1972

TO: Council
FROM: City Clerk
RE: Public Hearings - Zoning By-law Amendments
2011/4-I and 2011/4-J

Public hearings in respect of each of the above noted By-laws have been advertised for 7:00 P.M., Monday, August 28th, 1972.

By-law 2011/4-I will provide for the rezoning of a portion of the Public Reserve adjacent to the Red Deer Inn, from P.2 (Parks) to C.2 (Commercial) Zoning.

By-law 2011/4-J provides for the rezoning of an area east of the Parkland Mall from C3 (Commercial) to R.3.B (Multiple Residential) Zoning. Council will recall this by-law was given first reading at the last meeting. Monies to cover cost of advertising have been received from A.D. Gelmon Corporation and plans for the development proposed for the site in question are referred to in another portion of this agenda.

Comments of the Planning Director in respect of the above By-laws appear hereunder.

"R. STOLLINGS"

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RED DEER REGIONAL PLANNING COMMISSION
4910 - 59 Street
Red Deer

August 21, 1972

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

Dear Sir:

RE: Zoning Bylaw No. 2011/4I

With reference to the above bylaw, this is to advise that the form and content appears to comply with the Planning Act, However, as the Provincial Planning Board Order in respect of public reserve has not been received, it is recommended that third reading of the above bylaw be deferred until the approval of the Provincial Planning Board is granted.

"D. ROUHI" MTPIC
Associate Planner

August 23, 1972

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

Dear Sir:

RE: Zoning Bylaw 2011/4-J

With reference to the above bylaw, this is to advise that the form and content appears to comply with the Planning Act.

However, as there is some discrepancy as to the site measurements compared with submitted drawings. It is recommended that the final reading of the above bylaw be deferred until the necessary check is made with the architect.

Yours truly,

"D. ROUHI" MTPIC
Associate Planner

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NO. 9

TO: City Council
FROM: Mayor R.E. Barrett

The Commissioners propose to hold a short closed meeting following the regular meeting to discuss Industrial Properties.

"R. E. BARRETT"

NO. 10

August 18th, 1972

TO: COUNCIL
FROM: CITY COMMISSIONER
RE: A.D. Gelmon Corporation - Apartment Development

Council will recall that at the July 31st meeting, first reading was given to a By-law to rezone a site to the east of the Parkland Mall, on which Mr. Gelmon proposes to erect an apartment complex.

Mr. Gelmon was advised of the fact that no schools are planned for this area in the immediate foreseeable future. He has submitted to the City tentative plans for his development and which plans will be available for Council's examination August 28th. The plans have been examined by the Inspection Department and they have advised same comply with provisions of the Zoning By-law for an R.3 zone.

The two school boards have also been approached to see whether they have any comments or suggestions to make in this regard for the Council meeting.

"R.E. Barrett"
Mayor

"M.H. Rogers"
City Commissioner

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RED DEER REGIONAL PLANNING COMMISSION
4910 - 59 Street
Red Deer

August 21, 1972

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

Dear Sir:

RE: Proposed Apartment Development - Gelmon
Development Ltd. - Parkland Shopping Centre

I am in receipt of your letter of August 15th, 1972 on the above matter together with a set of drawings of the above development.

I understand the Development Officer will provide the necessary comments on the zoning aspect of this development, therefore our comments are confined to the planning aspect of the proposed development.

Since June 1972, Mr. Gelmon has submitted three layout plans as follows:

FIRST SCHEME

The scheme consisted of two blocks of apartments with a total of 122 units and 136 parking stalls.

The following comments were made on the general layout of the scheme on June 27, 1972.

- In my opinion, the combination of 61 units in a three storey building will create a very long elevation which gives the appearance of an institutional building. Internally it will create long corridors which could be very noisy as quite a number of tenants have to pass through the corridor.
- The parking arrangement along the access road will create traffic hazards especially in the rush hours. The distance from the parking to some units is excessive. We prefer to see grouped parking lots off the north-south road with some parking spaces for visitors close to apartment entrances.
- While the zoning bylaw calls for one off-street parking stall per suite, it has been our practice to encourage developers to provide $1\frac{1}{2}$ stalls per suite to accommodate two car families and visitor parking. Your architect should also provide group parking space for some trailers and campers in an out-of-the way location on the site.
- The proposed internal road has 25 feet in width, thus is not sufficient when parking is planned on both sides. Thirty-two foot roadway should be the minimum in this case.

- The turning movements for fire trucks needs a radius of 40 feet instead of 30 feet as indicated on the plan.
- The 122 units of apartments should be provided with more outdoor recreation amenities.
- As the area has a number of mature trees, great care should be taken to locate buildings and roads so as to preserve the trees in their natural setting.

If it is your wish to proceed with apartment development on the east portion of your property then you should arrange to have your surveyor plot all natural trees on the property thus allowing your architect the opportunity to reassess his building design and the grouping of parking spaces to overcome some of our previous concerns. Naturally, I assume you will obtain the comments of CMHC on your total proposal before your commence any revisions in your plan.

The above comments are based on the assumption that the apartment site will not be subdivided into further parcels. If any subdivision is planned then the layout, access, servicing pattern, etc. will have to be altered to comply with the provision of the Subdivision and Transfer Regulations and the City Zoning Bylaw, etc.

SECOND SCHEME

This scheme also consisted of two blocks of apartments with 109 units. There were a total of 104 parking spaces planned for 109 units. On July 28, 1972 the following comments were sent to the developer:-

"Following our comments on your previous layout, we have now received your revised layout which consists of two blocks of apartments having 55 and 54 units respectively.

We agree that your revised plan is an improvement from the previous plan on the following points:-

- (1) Entrance and exit to the site.
- (2) Grouping of parking rather than combining parking and access road together.
- (3) The breakage of long internal corridor and elevation.

We are still concerned about the following points:-

- (1) Parking - the number of parking stalls provided in the revised plan is not adequate for the proposed scheme.

Apartment	Parking Stalls Provided	Parking Required Under City Zoning	Recommended Parking Stalls
Phase 1 (55 suites)	54	55	69
Phase 2 (54 suites)	50	54	67
Total	104	109	136

The ratio of 1.25 parking spaces for each suite allows certain parking spaces for visitors and two car families.

In addition to the above, an area should be set aside for parking of trailers, boats, etc. as no parking will be allowed along the 25 foot main road.

- 2) The recreation centre and pool, although centrally located, have poor access, as the persons wishing to use these facilities have to cross the parking lot.
- 3) There seems to be a mistake in area calculation of the units, the plan indicates that the two bedroom unit (Type A) has an area of 675 sq. ft. and the one bedroom unit (Type B), 864 sq. ft.
- 4) The massing of the building.

As there is no plan of elevation or floor plan of the apartment, we cannot comment on the aspect until the plans are available.

It appears that a meeting between our office and yourself would be useful to resolve the points mentioned above."

THIRD SCHEME

The present scheme before the Council is for development of two blocks of apartments each having 105 units with a total of 110. The number of parking spaces provided is 145. The scheme consists of two phases - phase one is presently being rezoned, phase two will remain as part of C.3 until the developer is ready to proceed with the construction.

It is our opinion that the proposed development is better than the two previous ones and on the whole it is acceptable to us provided it meets all the zoning requirements.

However, as there is some discrepancy as to the site measurements compared with submitted drawings, it is recommended that the final reading of the above bylaw be deferred until the necessary check is made with the architect.

Yours truly,

"D. ROUHI" MTPIC
Associate Planner

NO. 11

TO: CITY COUNCIL
 FROM: CITY ASSESSOR
 RE: MUNICIPAL TAXATION ACT

This department is now in receipt of the amendments to the Municipal Taxation assented to June 2, 1972.

It has been noted that there are many changes which are permissive to each Municipality and which could create a diffident change in policy and procedure of taxation for the City of Red Deer.

Some of the Options open to City Council (buildings completed and occupied this year).

- | | |
|-----|---|
| NEW | (1) Levying of a Supplementary Tax Roll. |
| NEW | (2) Assessing and Taxing of Exempt Properties (pro-rated) on sale date. |
| | (3) Single Family Dwelling - Percentage of Assessment 45% - 37½%. |
| | (4) Machinery and Equipment - Business Tax. |
| | (5) Municipal Tax Only - Nursing Homes, College Residence, etcetera. |

In view of the complexities involved in procedure and policy a further report will be submitted to City Council approximately the end of September for their consideration.

Yours truly,

"D.J. WILSON"

COMMISSIONERS COMMENTS:

Mr. Wilson will be prepared to speak to this briefly but the Commissioners concur with the idea of a special meeting at the end of September to discuss this thoroughly.

"R.E. BARRETT"
 Mayor

"M.H. ROGERS"
 City Commissioner

NO. 12

TO: COUNCIL
FROM: CITY CLERK
RE: BY-LAW NO. 2251/G

Attached to the Agenda is a copy of the above noted by-law.

This amendment to the Building By-law will enable the Building Inspector to grant permission to erect or move temporary buildings providing the owner agrees to remove same not later than 12 months thereafter. The amendment was requested by Council, July 31, 1972.

"R. STOLLINGS"

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NO. 13

TO: COUNCIL
FROM: CITY CLERK
RE: REPLOTTING SCHEME - HIGHLAND GREEN SUBDIVISION

A plan involving a replotting of certain lands within the Highland Green Subdivision will be available for Council's consideration August 28th. If acceptable to Council, it is necessary that a resolution be passed authorizing, approving and adopting the replotting scheme.

A draft resolution will also be available for consideration.

"R. STOLLINGS"

NO. 14

August 25, 1972

TO: COUNCIL
FROM: CITY CLERK
RE: BY-LAW 2343/B

Attached to Council Agenda is a copy of the above noted by-law. This particular amendment was requested by Neonex Leisure Products and was approved by Council, July 31, 1972. The amendment provides for the deletion of a section of the Water Utility By-law which enabled the Engineering Director to shut off water "for any other reason which the director or council considers sufficient".

"R. STOLLINGS"

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NO. 15

DATE: August 25, 1973

TO: CITY COUNCIL
FROM: CITY TREASURER
SUBJECT: July Treasurer's Report

The July 31, 1972 Treasurer's Report has been mailed separately to all members of Council. Have any members any questions relative to this report.

"C.N. SCHILBERG"

NO. 16

August 9th, 1972

TO: CITY COUNCIL
FROM: CITY ASSESSOR
RE: Lot 4, Plan 8324 E.T.
(48 Ave. - 35 Street)

Mr. P.C. Power acting on behalf of his client requested the City of Red Deer consider the purchase of the above described property. He suggested that the City consider an exchange for two 12 suite apartment sites.

Various City Departments were contacted respecting the acquisition of the property and they all recommend that the lot be acquired for park and recreation purposes.

The City Planner reports that the owner was refused permission in July of 1971 to subdivide the land for row housing as the land was not considered suitable for development, etc. Recommend the City acquire the land for park purposes subject to the purchase price being in accordance with the value placed on the property by the City.

In reply to Mr. Power, it was pointed out that the property was zoned A.3 (agricultural - private open space) and that the current assessment indicated a value of \$4,300 which takes into consideration the present zoning and use.

He was further advised that we did not own property zoned for two 12 suite apartments at the present time, however, we would recommend the acquisition of the property based on an appraised value. The following letter from Mr. Power is submitted for Council's consideration.

Respectfully submitted,

"D.J. WILSON"
City Assessor

HOLMES, CROWE, POWER, JOHNSTON, MING & SCAMMELL
 Fourth Floor, Royal Bank Building
 4943 - 50 Street
 Red Deer

July 27th, 1972

The City of Red Deer,
 Red Deer, Alberta.

ATTENTION: D.J. Wilson

Dear Sir:

RE: Bob Mitten
 Our File No. 4695

Further to your letter of July 7th, 1972 we would advise that our client would be prepared to sell to the City of Red Deer his property located adjacent to Kin Canyon based on an independent appraisal by an AACI appraiser. The cost of the appraisal would be borne by the City of Red Deer and would not be deducted from the purchase price.

It should also be kept in mind that this property is not necessarily reserved for recreation and park purposes as from a commercial point of view it has a much higher value.

It is to be recalled that the Vendor received a bonafide offer from J.T. Millar some four or five years ago for this property for the sum of \$20,000.00 which the appraiser should take into consideration when rendering his opinion.

We look forward to hearing from you at your earliest convenience.

Yours very truly,

"P.C. POWER"

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COMMISSIONERS' COMMENTS:

The Commissioners concur that the property be appraised (at the City's expense) and that this matter then be brought back to Council for their consideration.

"R.E. BARRETT" Mayor

"M.H. ROGERS" City Commissioner

NO. 17

August 25th, 1972

TO: CITY COUNCIL
FROM: CHAIRMAN OF THE CIVIC DEVELOPMENT BOARD

The Civic Development Board at its meeting of August 24, 1972 heard further presentations by the Old Timers Association in respect of the development of a museum for the City of Red Deer. The Civic Development Board has indicated to the Old Timers Association their support of this program and are recommending that Council likewise endorse the activities of the Old Timers Association in this project.

The following resolution relative to this matter was unanimously passed by the Civic Development Board:

"The Civic Development Board do hereby recommend that Council of the City of Red Deer support the efforts of the Old Timers Association in regards to the development of a Museum and that assistance be given in finding facilities for the temporary storage of artifacts."

A definite proposal for Council's consideration in regards to temporary facilities will be submitted by the City Commissioner and Recreation Director.

Respectfully submitted,

"ALDERMAN J. KOKOTAILO" Chairman
Civic Development Board

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NO. 18

DATE: August 24, 1972

TO: City Clerk
FROM: City Treasurer
SUBJECT: Resolution Requesting Amendment To Workman's Compensation Act To Provide For Coverage For Public Housing Authorities Who Employ Self-employed Contractors To Perform Maintenance Work

At the special meeting of the Housing Committee held on 22 August 1972, the question of compensation coverage was raised in respect to a housing authority engaging a self-employed person to perform maintenance work on the project.

Presently there are no provisions in the Workman's Compensation Act to permit registration of self-employed persons or a Housing Authority unless they employ persons in a master and servant relationship.

This situation creates a problem for the Housing Authorities who operate under management contracts because they are unable to obtain workman's compensation coverage for the Housing Authority nor for the self-employed persons. To safeguard itself, the Housing Authority will contract only with firms who are registered with the Workman's Compensation Board. This situation is inequitable and discriminatory.

It is therefore recommended that a resolution be forwarded to the A.U.M.A. Convention requesting amendments to the Workman's Compensation Act which will amend the Act to permit registration and provide coverage for both incorporated and unincorporated Housing Authorities who do not employ persons in a master and servant relationship.

"C.N. SCHILBERG"

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NO. 19

DATE: July 24, 1972

TO: CITY CLERK

FROM: TRANSIT SUPERINTENDENT

RE: Item for consideration by 1972 A.U.M.A. Convention

Whereas Public Transportation is an accepted City service to those members of the General Public who, due to age, infirmity, or choice use such service in the normal course of daily travel and,

Whereas the costs of such Transportation Systems are a drain on the municipal budget due to the higher costs of labor, parts and maintenance and,

Whereas the increase in costs cannot reasonably be transferred to the user.

Therefore be it resolved that the Provincial Government be asked to assume either (a) a portion of the annual deficit or (b) the cost of new equipment and/or the cost of new buildings and fixtures as is now done in the province of Ontario.

Respectfully submitted,

"PAUL P. PRIOR"
Transit Superintendent

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NO. 20

August 25, 1972

TO: COUNCIL
FROM: CITY COMMISSIONERS
RE: Resolution to A.U.M.A.

Over the years several resolutions have been presented concerning the use of purple gas for Municipal Vehicles. We would recommend that the following resolution which was introduced by the Town of Beaverlodge in 1968 be brought forward for consideration at this Fall's Convention.

"WHEREAS the motor vehicles owned by a municipality operate mostly on roads built and maintained by the said municipality,

AND WHEREAS these vehicles rarely use the Provincial Highways,

NOW THEREFORE BE IT RESOLVED that the municipalities be allowed to use purple gas for their own vehicles."

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

CORRESPONDENCENO. 1

Mrs. R.C. Firminger
595 St. Leon Ave.
MONTREAL 740, Quebec

AUGUST 4, 1972

Red Deer City Council
RED DEER, Alberta

Mayor Barrett & Ladies
and Gentlemen of the Council,

For several years it has been our pleasure to be summer visitors to Red Deer. This year we had the opportunity to use the Lions Campground which I believe is maintained by the City of Red Deer.

May I compliment you on the choice of location, excellent planning, facilities offered and the excellent manner in which the park is maintained. As trailerites who have travelled many thousands of miles both in the United States and Canada, I feel qualified to say that the campground is one of the very best municipal parks we have ever stayed in.

I must also commend your choice of Caretaker in Mr. M. Purdy. He is an excellent representative of the City of Red Deer. His job, greeting, looking after and cleaning up after the travelling public, cannot be an easy one but is carried out with courtesy and cheerfulness which one hopes to see but seldom does today.

The cleanliness and excellent appearance of the park is further proof of his ability to do a difficult job well.

My husband and I wish to thank you for providing a most delightful place to put "Our home away from home".

We shall look forward to returning to Red Deer, a wonderful city to visit and I am sure an even more wonderful place to live.

Sincerely,

"MR. & MRS. ROBERT FIRMINGER"

NO. 2

Victoria, B.C.
August 16th, 1972

MAYOR R. E. BARRETT
CITY OF RED DEER

Dear Sir:

I wish to take this opportunity to thank you and the members of City Council for your kind words of appreciation on their and your behalf. It is with some regret that I will be unable to attend the official opening ceremonies of your new Police building due to restrictions imposed by my present employment, however, I will be most anxious to return in the future to take a tour of these new facilities.

Yours sincerely,

"E. A. BERTHIAUME"
1250 Union Road
Victoria, B.C.

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NO. 3

July 29, 1972

Roger Hermary Enterprises
3518 - 50th Ave.

City Council
City of Red Deer
RED DEER, Alberta

Dear Sirs:

I, Roger Hermary, of Roger Hermary Enterprises proposes to erect a new building on Lot 3, 4, & 5 of Block 1, Plan 6159 E.T. This building will contain a Grocery Store and Soft Ice Cream outlet. The size of the building will be 60' x 100', or 6000 sq. ft.

The house now present on Lot 5 will be removed and this lot will be used mainly for the building, where Lot 3 & 4 will be used for parking. I've prepared a sketch of the total layout of the building and the parking lot.

Gentlemen, I feel I'm no longer serving my customers properly, and unless I can do a proper job in whatever business I undertake, I prefer not to be in that business.

Our customer count averages over 25,000 per month, so you can imagine, this present building is no longer adequate. Our customers come not only from this present area, but from all parts of the City, as well as the country.

My argument is that if the City allows a new developer to come into the City and break every existing law, a lienency should be waived towards me.

I'm not satisfied with this present building and the decision rests on the Council's permission whether I invest my finances here or elsewhere.

Yours truly,

ROGER HERMARY ENTERPRISES

"ROGER HERMARY"

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August 21, 1972

Mr. R. Stollings,
City Clerk,
City Hall,
RED DEER, Alberta

Dear Sir:

RE: Proposed New Hillcrest "Lucky Dollar Store"
Red Deer

Hillcrest Grocery "Lucky Dollar" is located at the corner of Gaetz Avenue (Highway 2A) and 36th Street. The store itself occupies Lot 5, and Lot 4 is used for parking purposes.

The applicant is considering to acquire Lot 3 and build a new store which includes a grocery store of some 4,000 sq. ft., office and storage of 800 sq. ft. and an ice cream parlor of 400 sq. ft. The total area under construction would be about 5,200 sq. ft. with an open patio of some 800 sq. ft.

The applicant is considering to build a new store on Lot 3 presently zoned R2B and utilize Lot 4 & 5 for parking purposes.

Before discussing the above matter further the following provisions of zoning in respect of commercial development should be mentioned:-

- C.1 - Downtown Commercial zone
- C.2 - Fringe of prime commercial zone
- C.3 - Neighborhood shopping e.g. East Hill and West Park
- Recently added - C.4X - Convenience store such as proposed for 32nd Street
- C.4 - Corner store e.g. Highland or Sunnybrook Grocery

C.1, C.2 and C.3 have no floor area limitation, but C.4X and C.4 are limited in size of grocery store and other stores which could be combined.

The floor area of the proposed grocery store will exceed substantially the provision of zoning for C.4 and C.4X zone. The proposal as submitted will result in a number of changes to a C.4. zone or appeals being granted before the development of the store can take place.

- 1) The Council must rule if it is prepared to accept ice cream parlors as a similar use to a confectionary use.
- 2) Lot 4 and 5 are presently zoned for C.4 use; the Council must decide if Lot 3 should also be rezoned from the present R.2.B to C.4. Zone.
- 3) The plan submitted indicates the total floor area of the proposed building is 5,200 sq. ft. It exceeds the provision of the Zoning Bylaw by 2,800 sq. ft. The grocery and storage area of 4,800 sq. ft. will also exceed the bylaw provision of 1,500 sq. ft. The applicant must obtain the floor area and other relaxations such as yards from the Development Appeal Board.

The proposed store has the characteristics of a neighborhood shopping centre (C.3) but does not have the necessary requirements for the protection of nearby residents. Neighborhood centre has strict requirements with respect to the number of parking stalls, distance from other people's properties (yards), landscaping, fencing to protect the people from any detrimental effects of shopping centres.

As a neighborhood shopping (C.3 Zone) the proposal has the following deficiencies:-

- (a) side yards
- (b) rear yards
- (c) landscaped area
- (d) parking spaces
- (e) site area

It is our opinion that a corner store should not be allowed to expand and to operate as a neighborhood centre without the necessary protection (described in the zoning bylaw) for nearby residents, but if the Council looks favorably to this proposal the following courses of action are open to them:-

- 1) Rezone Lot 3 to C.4 (Corner Store) and then the applicant should get the side yard, rear yard and floor area relaxations. In this case the Council must rule whether it considers the ice cream parlor to be a similar use to confectionery.
- 2) Rezone all the lots to C.3 (Neighborhood Shopping) and then the applicant seek the relaxation of at least five items from the Development Appeal Board.
- 3) To establish a new commercial zone similar to the one established for Murray Hill Development.

Alternative 1 is preferable over the others mentioned above.

Yours truly,

"D. ROUHI"
Associate Planner

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August 23rd, 1972

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: Proposed New Store to Replace "Lucky Dollar"
Store - Roger Hermary - Lots 3, 4, 5, Block 1,
Plan 6159 E.T. (3518 Gaetz Avenue)

In addition to the Regional Planner's report, the Development Officer indicates the following details:

"The proposal is to construct to the East property line, five feet from the south property line, twenty feet from the west property line and eighty-five feet from the north property line.

Provide 29 parking stalls, hard-surfaced with access from the service road to the east and two egress points to 36th Street.

Provide an unloading zone from the lane.

The zoning of the consolidated lots as C.4 would require:

- A north front yard of 20 feet - provided 85 feet.
- Rear yard of 25 feet on south side - provided 5 feet.
- Side yard of 5 feet on west side - provided 20 feet.
- Side yard on east side of 5 feet - provided NIL

Parking not required on C.4 - provided 29 stalls (not to standard sizes for roadways).

Floor area maximum 2,400 sq. ft. Proposed 5,200 sq. feet.

Grocery outlet maximum 1,500 sq. feet. Proposed 4,800 sq. feet.

Proposed use as Ice Cream would have to be either added to the Table or declared as a similar use to confectionery."

The City Engineer does not foresee any servicing or access problems.

COMMISSIONERS' RECOMMENDATIONS:

With regard to the report from Mr. D. Rouhi, Regional Planning Commission, the Commissioners would favour the first alternative of rezoning Lot 3 to C.4 (Corner Store) in anticipation that the applicant will then seek yard and floor space relaxations from the Development Appeal Board. It is not customary for a Development Appeal Board to consider floor space relaxation which is so substantially different from that permitted under the Zoning By-law because, in effect, it constitutes a change in zone. However, the difficulty of applying an appropriate zone to this use and the decision of the Development Appeal Board dated July 16th, 1969, which permitted a reconstruction of the existing store with a main floor of 4,200 sq. ft., suggests that it would not be inappropriate, in this instance, to have this matter again considered by the Development Appeal Board.

For Council's information and assistance, it is noted that the Eastview I.G.A. has a ground floor area of 7,800 sq. ft. with basement storage of another 7,800 sq. ft. The West Park Grocery Store used to have a ground floor area of 6,700 sq. ft. but was reduced to 1,200 sq. ft. accessible to the public, to conform with the Early Closing By-law which was in force at that time.

"R.E. BARRETT"

Mayor

"M.H. ROGERS"

City Commissioner

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NO. 4

HOLMES, CROWE, POWER, JOHNSTON, MING & SCAMMELL
4943 Ross Street
Red Deer

August 16th, 1972

City Council,
City Hall,
Red Deer, Alberta.

Dear Sirs:

RE: Murray Hill Development
Rezoning to Permit Convenience Store
and Bank
Our File No. 4952

Further to the approval by City Council for the rezoning of the property of Murray Hill Development from R2B to C4X, we would submit the following proposal in connection with the access road.

The area marked in red on the attached plan should be a paved area representing a turning bay for vehicles coming from the West and wishing to enter the Murray Hill Development, permitting cars to leave the travel portion of 32nd Street.

In addition, if cars are allowed to use this access road to get onto 32nd Street, they should have an area off the travel portion so that they can smoothly proceed on without impeding any traffic.

The cost of the installation of this turning bay we would submit should be borne by the developer as this is a necessary safety factor to eliminate potential traffic problems and accidents on 32nd Street where this access road has been created.

We trust that you will give this matter your consideration when dealing with the question of access roads.

Yours very truly,

HOLMES, CROWE, POWER & COMPANY

"P.C. POWER"

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August 22nd, 1972

TO: CITY CLERK

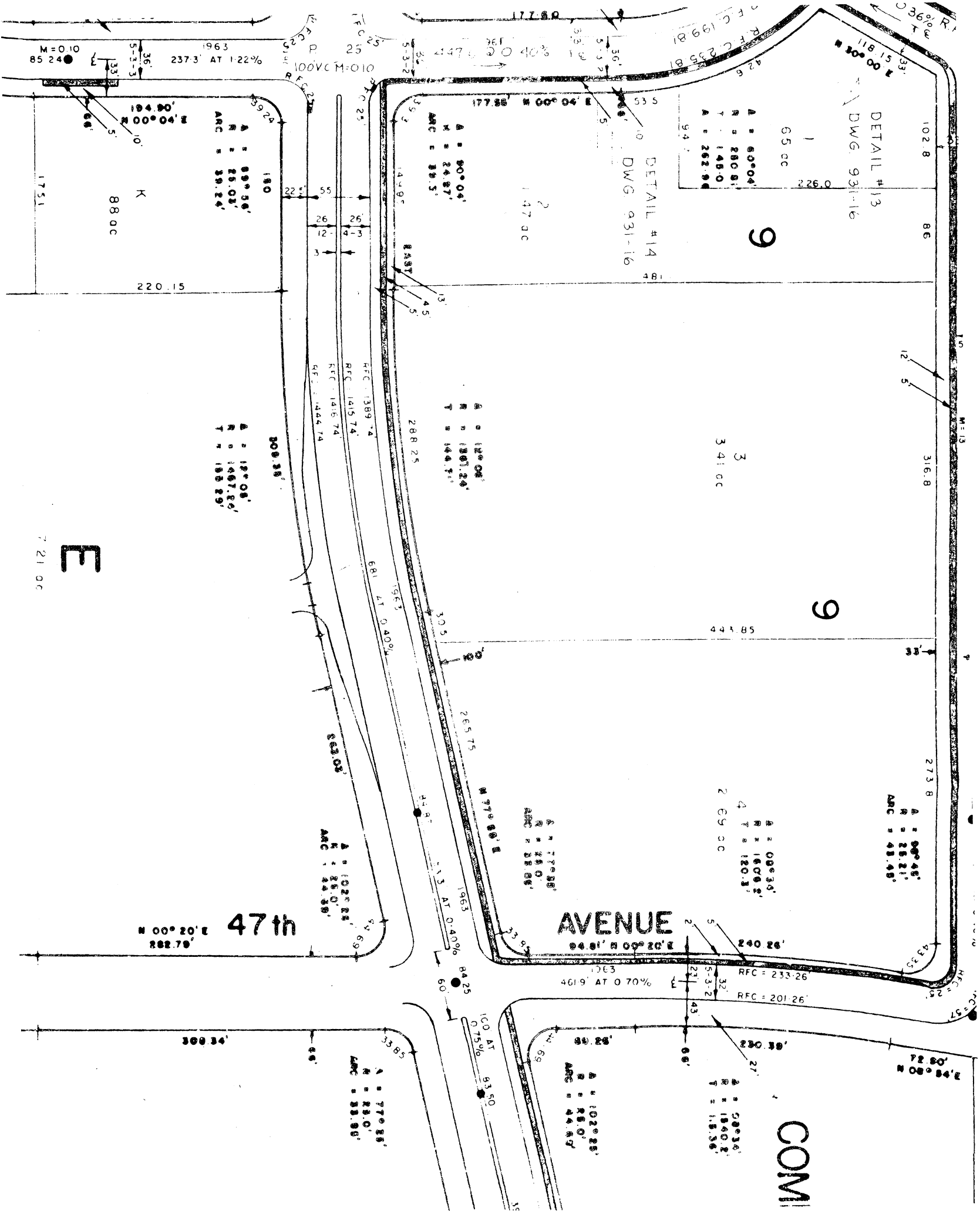
RE: Holmes, Crowe, Power & Company's Letter of August 16th,
1972 - TURNING BAYS ON 32 Street - CONVENIENCE STORE

We have completed a very preliminary design to provide a turning bay and an acceleration lane as suggested in Mr. Power's letter of August 16th, 1972. The design was based on a 30 m.p.h. speed limit on 32 Street. A 22 foot boulevard exists along the south side of 32 Street in this particular area.

To construct an additional lane would affect approximately 500 feet along the south side of 32 Street and is estimated to cost \$6,500. If the bays were constructed to accommodate a higher speed limit then more area and cost would be required.

At the same future date 32 Street may require widening. There is a sufficient width of road allowance to add an additional lane to each side. Should this take place, the proposed turning bays would be lost.

"R.J. McGHEE" P. Eng.
 City Engineer



COMMISSIONERS' COMMENTS:

It does not appear that the anticipated traffic flow on 32nd Street will justify an expenditure of \$6500.00 at this time, particularly since the developers only propose one access to the site.

This comment is made on the understanding that there be a minimum 28' paved access and good turning radius for traffic entering the shopping site and that a stop sign be erected for traffic exiting from the site.

If at some future date it is deemed necessary to construct a turning bay or erect traffic control lights to accommodate this particular development, we feel the developer should bear the costs of installation of a turning bay and/or the \$2,000 which has been offered for installation of traffic lights.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

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NO. 5

ALBERTA
228 Legislative Building
Edmonton

July 26, 1972

Mr. R.E. Barrett, Mayor
City of Red Deer
RED DEER, Alberta

Dear Mr. Barrett:

I hope you will accept my apologies for the lengthy delay in replying to your letter regarding the Howse Pass. Unfortunately a rather heavy commitment of time concentrated on this year's session of the legislature and subsequently an involvement with the Communal Properties Study Committee has precluded the possibility of my replying to all of the correspondence as quickly as I would have preferred.

Your letter made reference to concern expressed by the citizens of Red Deer in connection with remarks which were reportedly made by myself in a News Beat interview, while attending the Alberta Motel Association Convention in Red Deer.

I want to say first of all, in the way of clarification, that I am not specifically opposed to the Howse Pass project. However, I do feel that our first priority from a tourism standpoint must be to concentrate our financial resources on road and highway development on an intra-province basis rather than inter-province basis. With the emphasis we in the tourism industry are attempting to place on having Albertans travel and vacation in Alberta, it does not seem to me that our first interest would be directed toward building a highway, which after crossing the border into British Columbia would shortly intersect the Trans-Canada Highway. I do not disagree with the approach to upgrade the road facilities on the Alberta side of the border extending into the central part of our Province. However, I am not personally interested at this time in pushing for the completion of a Howse Pass route, which in essence is really nothing more than an alternative route into the B.C. interior. Without a doubt, the opening of the Yellowhead and Rogers Pass has been a mutually rewarding experience for Alberta and B.C. and undoubtedly the Howse Pass may be similar.

I do hope it is clear that I am not attaching the Howse Pass, it is simply that given our tourism objectives, our financial situation, and the areas of road development priority, that the Howse Pass, from my point of view is not a priority. I hope this clarifies my position for you somewhat. Certainly if we have the occasion of meeting sometime, either here or in Red Deer, I would be very pleased to discuss the matter further.

Yours sincerely,

"HON. R.W. DOWLING" Minister
Without Portfolio - Tourism

NOTE: This letter relates to the following letter which was sent to the Hon. R.W. Dowling on April 26, 1972.

April 26th, 1972

Honourable R.W. Dowling, Minister
Alberta Government Travel Bureau
Room 228, Legislative Building
Edmonton, Alberta

Dear Mr. Dowling:

I regret that I did not have an opportunity of discussing Howse Pass with you during your recent visit to the City of Red Deer.

We are very sympathetic to the desirability of development of roadways in the Foothills, an area that has long been overlooked as a tourist attraction, but you may not be aware of our long-standing efforts to obtain an access between Central Alberta and Central British Columbia through the Howse Pass. This is an extension west of the Saskatchewan River crossing for a distance a little in excess of forty miles to connect to the Trans-Canada Highway. The roadway would be easy to construct, have good gradients for truck traffic and would have a minimal impact on the environment of the National Parks.

In this context, the City of Red Deer recently sent a brief to the Department of Indian Affairs and Northern Development (with a copy to the Government of Alberta) pointing to the advantages of by-passing the controversial Lake Louise development and of providing better accessibility to central and northern Alberta.

You can appreciate, therefore, that the citizens of Red Deer were somewhat surprised by the remarks which you made in a News Beat Interview while attending the Alberta Motel Association Convention in Red Deer. This has now prompted a second brief from City Council to the Government of Alberta, copy of which is attached.

I do not believe that we should be working at cross purposes and it is quite possible that your remarks have been misinterpreted by local opinion but I thought that it would be helpful to you if the text of our latest brief together with that of our earlier brief was mailed directly to you.

Next time that you are visting Red Deer, we would welcome the opportunity of discussing this matter further.

Yours truly,

"R.E. BARRETT"
Mayor

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NO. 6

August 15th, 1972

Mr. D. J. Wilson
City Assessor
City of Red Deer
RED DEER, Alberta

RE: Lot 4, Block A, Plan 977 R.S.
Roll Number 17-34325

Dear Mr. Wilson:

As a result of the numerous problems we encountered in the development and resale of the land purchased from Mr. Bower, plus the unfortunate personal financial problems which Mr. Germaine sustained, I find myself in the position of having to personally solve the tax arrears on the above property.

Can you advise me, if upon payment of the current taxes of \$2144.50, if the City of Red Deer would be prepared to defer the amount owing for utilities over a three (3) year period.

I have the property presently listed with one of the largest Commercial Real Estate companies and we are doing our very best to settle the whole matter at the very earliest possible.

Your help will be greatly appreciated, I will await your reply.

Yours very truly,

"ADRIAN L. CREURER"

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August 22, 1972

TO: CITY COUNCIL
FROM: CITY ASSESSOR
RE: Lot 4, Block A, Plan 977 R.S.
(adjacent to Uncle Ben's Brewery)

Reference is made to the attached letter from Mr. A.L. Creurer one of the owners at the above described properties.

A request of this nature respecting this site and the site now occupied by Uncle Ben's Brewery (Lot 5) was presented to City Council, March 10, 1971. A copy of the agenda and minutes are attached. Uncle Ben's Brewery entered into an agreement in accordance with Council's resolution however Lot 4 was not sold and therefor no separate agreement was entered into for the deferment of the payments required for Lot 4.

As the taxes were in arrears (including the missed installments for the local improvements) a tax notification was filed March 1971. The property, under normal circumstances, would be offered for sale this Fall under The Tax Recovery Act.

The taxes are outstanding since 1969 and I could not recommend an extension as requested.

Respectfully submitted,

"D.J. WILSON"

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August 24th, 1972

TO: CITY COUNCIL

FROM: CITY COMMISSIONERS

RE: Letter from Mr. Creurer - Lot 4, Block A,
Plan 977 R.S., North of Uncle Ben's Brewery

The letter from Mr. Creurer makes no reference to payment of outstanding taxes for the years prior to 1972. The City Assessor has advised that the annual payment for the improvements applicable to Lot 4, is \$2,517.82 and that the total outstanding amount at this date, for Loca Improvements, tax and interest, is \$14,136.86. It is also noted that in the event that this property is offered for sale this Fall under the Tax Recovery Act, Mr. Creurer has one year to redeem the property. Historical information in this regard has been forwarded to the Aldermen with the Council Agenda.

The Commissioners concur with the recommendation of the City Assessor.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

NO. 7

CHILES MOBILE HOMES
7101 - 50th Avenue
Red Deer

August 22, 1972

TO: MAYOR R.E. BARRETT
&
COUNCIL

RE: Land located on Corner of 71st Street & Gaetz
Avenue for use of said land for sale of Mobile
Homes on a temporary basis

Please consider this as an application to have mobile homes sales added to the Conditional Use permitted under Zoning Bylaw A.1 Agricultural (Farm) Zone.

At the present time, Chiles Mobile Homes hold a purchase option on this land, 200 feet by 484 feet, owned by F. Kuhnman.

LANDSCAPING OF PROPERTY

To be levelled to Street level to permit water and sewer supply from 71 Street with a gentle slope to the north to allow for normal drainage. Walker Construction and Flint Engineering estimates surplus of fill. Front land to be used as eventual service road to be landscaped and seeded to grass until road required by City. Access to be from 71st Street side.

USE OF LAND

Mobile homes sales site, with temporary site for mobile home for watchman.

SERVICES

Prefer to have water and sewer supplied from existing services on 71 Street but will install septic tank if City wishes.

REASON FOR NEED OF LAND

- (1) To give room for proper display of units as present location is too small.

- (2) Would like to own land and thus be able to landscape and arrange stock to suite public eye.

COMMENTS:

A.3 Zone contains conditional uses required for my operation.

I would appreciate your consideration of this matter.

Yours truly,

"NORMAN CHILES," President
CHILES MOBILE HOMES LTD.

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RED DEER REGIONAL PLANNING COMMISSION
4910 - 59 Street
Red Deer

August 23, 1972

Mr. M.H. Rogers,
City Commissioner,
City Hall,
Red Deer, Alberta.

Dear Sir:

RE: Proposal for land on Northwest corner of 71st
Street and Gaetz Avenue for Mobile Home Sales

Thank you for your letter of August 22nd, 1972 on the above matter.

For the convenience of Council, I am enclosing a map showing the present parcels along Gaetz Avenue in this general area with the parcel proposed for subdivision in red outline.

The development on either side of Gaetz Avenue as shown on the enclosed map, actually commenced when the land was located in the County of Red Deer, and while concern was expressed at that time on developing the area without utilities, the area was opened up for highway commercial uses on the east side of Gaetz Avenue while the west side of Gaetz Avenue was allowed for light industrial uses.

A study of the Zoning Map of the City of Red Deer indicates that the remainder of the S.E. $\frac{1}{4}$ of Section 29, which is to the west of the present developed area along Gaetz Avenue, is zoned as Reserve for future development and this area together with the property to the north which is zoned Agricultural (A.1), are areas which should not be further opened up for development without a common system of sewer and water, and the proper drainage facilities being available for the whole area.

It is my view that proposed zoning amendments for A.1 zone will encourage subdivision without having a common system of utilities and an overall plan will set a precedent for further requests that cannot be refused. At the same time, any encouragement to expand development in this area will only aggravate the present problems and may well force the City to embark on a program of extending costly utilities prior to the development of the area, in accordance with the proper extension of orderly land use pattern.

It should be noted that while the application for rezoning amendments indicated that the site is to be used for the sale of mobile homes, the applicant has indicated that he is planning to level the area and subdivide the land.

Therefore, in summarizing, as a result of the fact that the general area lacks a common system of utilities and that the proposed zoning amendment and subdivision will lead to further development in this area, it is my recommendation that the request for zoning amendment and subdivision of this property be not approved. Furthermore, the City Council at its meeting of July 21, 1972, instructed the Red Deer Regional Planning Commission to study the planning and engineering program for eventual development of lands west of Gaetz Avenue, north of the Hermary industrial area. This is to be undertaken during the next three years.

Yours truly,

"D. ROUHI" MTPIC
Associate Planner

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August 23rd, 1972

TO: CITY COMMISSIONER

FROM: CITY ENGINEER

RE: Proposed Development of the Area West of Gaetz Avenue
and North of 71 Street

The proposed area to be developed is outside the present boundaries which are served by existing sanitary trunk mains. The present boundaries are based on the ultimate design capacity for the mains. At this time the areas within the serviceable area have been partially developed.

In previous discussions on the proposed development of an industrial area, it was indicated that the area lying approximately north of 71 Street should, within the next three years, be studied for future development. The study would include possible zoning, road patterns, trunk utilities, etc. The proposed area of development is situated in this study area.

For the reasons outlined above, we would recommend against approval of the subdivision.

"R.J. McGHEE" P. Eng.

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August 25th, 1972

TO: City Council

FROM: City Commissioners

RE: Proposal for Land on Northwest Corner
of 71st Street and Gaetz Avenue for
Mobile Home Sales

The following information and observations are pertinent to this matter:

- 1) City Council rejected a rezoning proposal on this land in 1965 and again on May 25th, 1971.
- 2) Any development and rezoning north of 71st Street should not be on a piecemeal basis but should be part of an overall plan to provide for servicing, access and general development of the area.
- 3) Mr. Chiles can expand to the east of his present location if he feels that his premises are too confined.

The Commissioners concur with the recommendations of the Regional Planning Commission and the City Engineer.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

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NO. 8

LOCAL AUTHORITIES BOARD
PROVINCE OF ALBERTA
Revillon Building
10201 - 104th Street
EDMONTON

August 18, 1972

Mr. R. Stollings,
City Clerk,
City of Red Deer,
RED DEER, Alberta.

Dear Sir:

RE: The Municipal Tax Exemption Act
and
Application - Red Deer Exhibition Association
for
Exemption from assessment and taxation

On behalf of the Board, I wish to acknowledge with thanks your letter of August 11, 1972, and for your information enclosed herewith is a copy of the Board's Notice setting the hearing of the above application for September 26, 1972.

Your assistance in this matter is much appreciated.

Yours truly,

"W.C. ELLIOTT"
Secretary

IN THE MATTER OF "The Municipal
Tax Exemption Act":

AND IN THE MATTER OF "The
Administrative Procedures Act":

AND IN THE MATTER OF an appli-
cation by the Red Deer Exhibition
Association, Red Deer, Alberta
requesting exemption from assess-
ment and taxation of certain properties
situate in the City of Red Deer, Alberta.

TAKE NOTICE that the Red Deer Exhibition Association, Red Deer, Alberta, has made application to the Board, pursuant to the provisions of The Municipal Tax Exemption Act, for exemption from assessment and taxation on certain property situate at the following described locations in the City of Red Deer, on the general grounds that the properties or parts thereof are used for holding the annual summer fair, indoor and outdoor horse shows, indoor rodeo, cattle sales, horse sales, athletic events and exhibitions of all kinds and activities generally conducive to the public advantage:--

<u>Legal Description of lands</u>	<u>Improvement Assessments</u>
Lot B, Plan 5666 N.Y.	\$199,355
Lots C and D, Plan 257 H.W.	2,050
Lot 2, Block B, Plan 257 H.W.	480
Lot 1 & W $\frac{1}{2}$ of 2, Block A, Plan 8287 E.T.	1,530


The Board will hold a public hearing of the matter in the Council Chambers, City Hall, City of Red Deer, Alberta on Tuesday, September twenty-sixth (26th), 1972 at 2:00 P.M.

Interested parties may make representations to the Board at the hearing or may file briefs with the Board on or before September 22, 1972.

It may be that you are a party whose rights will be varied or affected by the Board exercising its statutory authority in making a recommendation to the Minister of Municipal Affairs, pursuant to the provisions of Section 11, The Municipal Tax Exemption Act, in respect of the within application, and YOU ARE HEREBY NOTIFIED that if you wish to make representation in this regard, you may, on or before Friday, September twenty-second (22nd), 1972, file such written submission with the Board, or else appear at the aforementioned public hearing.

In the event that no valid written representation is filed, or spoken to as noted, the Board will proceed to deal with the application on the basis of evidence presented to it.

DATED at Edmonton, in the Province of Alberta, this 17th day of August, A.D. 1972.



W.C. ELLIOTT,
SECRETARY,
#101 REVILLON BUILDING,
10201 - 104 STREET,
EDMONTON, ALBERTA.

August 21st, 1972

TO: CITY COUNCIL
FROM: CITY ASSESSOR
RE: Red Deer Exhibition Association

As City Council is aware, the Red Deer Exhibition Association made application to the Local Authorities Board for exemption from assessment and taxation.

Notification from the Local Authorities Board has been received that the hearing will be held in the Council Chambers, City Hall, Red Deer on Tuesday, September 26th at 2:00 p.m.

City Council's endorsement or objections to the application is requested.

Respectfully,

"D.J. WILSON"

*

*

August 25th, 1972

TO: CITY COUNCIL
FROM: CITY COMMISSIONERS
RE: Red Deer Exhibition Association - Application
for exemption from Assessment and Taxation

Taxes levied in 1972 on Exhibition property for Education and Hospital purposes, total \$7,714.30, while taxes for Municipal purposes are \$5,273.75 exclusive of the frontage levy.

There are three houses included in the inventory of properties administered by the Exhibition Association which, as revenue producing properties, are presumed not to conform to the objects of their Charter. Properties of this nature should not be exempt from assessment and taxation because their fair rental value should include the applicable taxes and frontage charges.

It is suggested that there be no change in our accounts at this time, pending the outcome of the hearing of the Local Authorities Board but, in the event that the Exhibition Association is successful, the City should support the Exhibition Association in seeking to recover the taxes levied for education and hospital purposes for 1972 and that the taxes for Municipal purposes be authorized as an over-expenditure in Account 42-06004.

It is further recommended that the City support the application by the Exhibition Association for exemption from assessment and taxation other than for the three houses which are deemed to be revenue producing properties.

"R.E. BARRETT"
Mayor

"M.H. ROGERS"
City Commissioner

NOTICES OF MOTIONNO. 1

August 17th, 1972

TO: COUNCIL

FROM: CITY CLERK

At the meeting of Council, July 31st the following notice of motion was submitted by Alderman Mrs. A. Parkinson and was tabled at that meeting for a period of four weeks.

"WHEREAS the Zoning By-law specifies that there shall be a charge of \$10.00 for each appeal heard by the Development Appeal Board, and

WHEREAS this charge was instituted to defray the cost of investigations by City Administration and also to ensure that appeals are submitted in good faith, and

WHEREAS applications for Home Occupations are considered by the Municipal Planning Commission without notification of surrounding home owners,

THEREFORE BE IT RESOLVED that where a home owner wishes to lodge an appeal against the approval of home occupations in his neighborhood granted by the Municipal Planning Commission, that in this instance, the Development Appeal Board shall hear this appeal without levying charge of \$10.00."

For the information of Council the following reports appeared on the July 31st agenda:

RED DEER REGIONAL PLANNING COMMISSION

Mr. C. Sevcik
Assistant City Clerk
City of Red Deer
City Hall
RED DEER, Alberta

RE: Notice of Motion -
Alderman Parkinson

Thank you for your letter of July 12th, 1972 on the above notice of motion.

While I will let the City Solicitor provide Council with his view on the legal aspects of charging a fee for appeal case, it would be my view that we do have discretion as a Council to charge a fee.

Rather than delete the appeal fee provisions to ensure appeals are submitted in good faith, it is recommended that before home occupation is permitted that adjacent property owners be surveyed on their views before the Municipal Planning Commission rules on an application.

Yours truly,

"ROBERT R. CUNDY" MTPIC
Director

*

*

BEAMES, CHAPMAN, FOSTER & McAFEE

July 17, 1972

City Clerk
City of Red Deer
City Hall
Red Deer, Alberta

Dear Sir:

RE: Notice of Motion -
Development Appeal
Board Fee

I refer to your memo of July 12 enclosing Notice of Motion. With respect to the 3rd recital of the Notice of Motion, it should be borne in mind that in very few instances are surrounding home owners notified before matters are considered by the Municipal Planning Commission. In any event, on the approval of a home occupation, a notice is posted so that appeals can be taken such as in the case in point.

While there is some doubt as to the validity of the by-law in connection with requiring an appeal fee, there is, in my view, no ground for distinguishing between an appeal such as that in question and any other appeal and accordingly, if the provision requiring an appeal fee is retained, it should apply to all appeals, including the type of appeal in question.

"J.W. BEAMES"

HOLMES, CROWE, POWER, JOHNSTON, MING & SCAMMELL

July 24th, 1972

City of Red Deer
City Hall

ATTENTION: C. Sevcik

Dear Sir:

RE: Notice of Motion by Alderman Mrs. Parkinson
involving fee of \$10.00 for filing appeal to
be heard by Development Appeal Board

I acknowledge receipt of your letter of July 12th, 1972
with the copy of the Notice of Motion being proposed by Mrs. Parkinson.

In appeal No. 559 involving Mr. W.H. Fairbrother of 28
Munro Crescent, we heard this appeal and waived the payment of \$10.00 fee
which is normally charged under the Zoning By-law.

However, before City Council passes this Notice of Motion
involving home occupations they should be aware of the fact that a citizen
residing in Sunnybrook could appeal a decision of the Municipal Planning
Commission involving a home occupation in North Red Deer.

In fact any citizen if he decided to crusade against
home occupations might well appeal every decision of City Council or the
Municipal Planning Commission which would result in the Development Appeal
Board being flooded with this problem.

The Development Appeal Board in the past ten years, has
not heard any appeals dealing with home occupations, other than the appeal of
Mr. W.H. Fairbrother so that this has not in fact been a great problem to the
Development Appeal Board. If the Council wishes to eliminate the fee completely
under the zoning by-law we would have no objections, however, if some irresponsible
citizen wished to pursue the home occupation problem it could well result in a
considerable number of appeals with questionable merit.

Yours very truly,

"P.C. POWER"

NO. 2

The following notice of motion was submitted by Alderman Mrs. D. Jewell at the meeting of Council, July 31st and was tabled until this particular meeting.

"WHEREAS the photographers of Red Deer have requested assistance in combating unfair competition, and

WHEREAS their businesses are paying commercial and residential property taxes as well as business tax, and

WHEREAS it is an accepted practice by all levels of Government to protect to some extent Canadian Industry by means of duties, and

WHEREAS a large amount of the money collected from the public goes to the United States to large film processing plants, and

WHEREAS the non-residential photographers are using, in many cases, tax free buildings (churches and schools) as their places of business,

THEREFORE BE IT RESOLVED that the licensing fee for non-resident photographers to be raised to \$1,000.00 in order to afford fair competition for the resident photographers."

BY-LAW NO. 2251/G

Being a By-law to amend By-law No. 2251 of the City of Red Deer,
being the Building By-law.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1) By-law No. 2251 of the City of Red Deer is amended as hereinafter set out.
- 2) Part 1 is amended by re-numbering subsection 1 of Section 2 headed "Exceptions:" as subsection 1.1, and by adding immediately thereafter the following:

"1.2 Notwithstanding section 1.1 a permission thereunder may be granted by the Building Inspector in respect of the erection or moving of a temporary building, provided that the owner agrees to remove the same not later than 12 months thereafter, and further provided that the same will comply with the zoning and other by-laws of the City."

- 3) This By-law shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1972.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1972.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1972.

BY-LAW NO. 2343/B

Being a by-law to amend By-law No. 2343, the Water Utility By-law of the City of Red Deer.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY ASSEMBLED ENACT AS FOLLOWS:

- (1) Section 5 of By-law 2343 is amended as to Subsection (12) by deleting therefrom all of clause (e).
- (2) This By-law shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1972.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1972.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1972.

MAYOR

CITY CLERK

BY-LAW NO. 2394

A by-law pertaining to the 1973 Assessment of the City of Red Deer.

WHEREAS Section 28 of the Municipal Taxation Act of the Province of Alberta authorizes Council to adopt the whole or any part of the Assessment Roll of the current year, as the assessment for the ensuing year.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY ASSEMBLED ENACTS AS FOLLOWS:

The 1972 Assessment Roll of the City of Red Deer shall be adopted in full, as part of the Assessment Roll for the year 1973 except where the 1972 Assessment Roll has been varied or altered, due to a decrease in value by the destruction or removal of buildings or improvements thereon, or for some reason other than fair wear and tear, or varied due to an increase in value, by the erection, completion or substantial repair of buildings or improvements thereon, or by some physical cause, and in addition shall re-assess any property in respect of which there have been inaccuracies or errors in previous assessments or in respect of which an increase or decrease in the fair actual value has taken place since the last assessment thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1972.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1972.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of

A.D., 1972.

MAYOR

CITY CLERK

DATE: August 25, 1972

TO: All Members of City Council, City Commissioners
And Department Heads

FROM: City Treasurer

SUBJECT: July 31, 1972 Treasurer's Report

General Fund

Attached is a summary of the July 31, 1972 Treasurer's Report indicating revenue and expenditures to date with percentage comparisons for 1971. Social Service revenues have been separated to facilitate comparisons with expenditures.

The percentage variance in fines revenue (account series 13-00000) is the result of a decline in law enforcement fines. It is anticipated that revenues from this source will increase and return to normal in September when the schools open.

Revenue from interest on investments (account series 14-00000) is expected to exceed the budget by the end of the year by approximately \$20,000.00. This excess will result because we were able to invest at interest rates higher than originally anticipated.

The significant percentage increase in revenue from service charges in 1972 over 1971 resulted from an increase in the amount of work performed on behalf of third parties. This revenue function represents the administration cost recovery on charges to third parties.

The significant percentage increase in recreation revenue is directly attributable to the gross proceeds from the Lipizan horse show which have been credited to this revenue series. Costs related to this activity are offset in the recreation expenditures (account series 33-00000).

Revenue from sale of cemetery plots has declined substantially in 1972 over 1971 primarily because of the implementation of new rates, however, we anticipate that budget expectations will be achieved by year-end.

The percentage variance decline in 1972 over 1971 for social assistance revenue resulted because of a reduced demand for social assistance. The decline in social assistance revenue is reflected by a corresponding decline in the social assistance expenditure function (account series 31-00000).

Because of poor weather conditions during July some Public Works maintenance work (sidewalk repairs, asphalt patching and other roads maintenance had to be rescheduled. This factor contributed to the decline in the percentage variance in 1972 over 1971 for account series 27-00000. With good weather in August it is anticipated that the 1972 percentage will be approximately equal to the 1971 percentage by the end of August.

The percentage variance in Sanitation and Waste Removal results from a more current billing for emptying litter boxes. In 1971 the billings for this expense classification were made in the month following while in 1972 the billing cycle has been advanced to correspond with the month that the litter boxes are emptied.

In 1971 the capital construction costs for the public housing costs were accounted for in the Community Services account series 34-00000. No capital construction costs apply to 1972 and therefore a significant percentage decline has occurred.

The demand on the Council Contingency account as at July 31, 1972 is less than for the same period in 1971 which has resulted in a significant percentage decline in Reserves (account series 39-00000).

The account coding error reported in the June report for the Land acquisition (account series 40-00000) was not processed in the July computer processing batch. This correction will be processed in August which will adjust the 1972 percentage to approximately the 1971 level.

The percentage decline in Miscellaneous expenditures is attributed to an under-expenditure in the Industrial Development budget. Budgets were prepared on the basis that a Director would hold office for seven months during 1972. The department will operate with a Director for six months during 1972.

Utility Operations

Revenue percentages for utility operations with the exception of the airport utility are generally following the trend of 1971. Revenue entries for July landing fees, gas and oil commissions, and aircraft storage rental for hangar number one were not received in time for inclusion in the July report. In addition, Revenue from rental of two of the buildings is expected to fall short of budget expectations. This reduction in revenue will be partially offset from revenue which will be received from rental of buildings which was not anticipated.

Expenditure percentages for the utility operations with the exception of Sewer, Airport and Garbage expense are generally following the trend of 1971. The significant variation for sewer utility resulted from the early acquisition of equipment items (sewer cleaning machine and a truck) to ensure full utilization of this equipment during the summer season.

The significant percentage increase in airport expenditures is caused by the allocation of one half of the cost of acquisition of buildings (\$25,000.00) in 1972 for which there was no comparable transaction in 1971 and to considerably more maintenance and repair work than in the previous year.

The significant percentage variance in garbage utility expenditures resulted from non- recurring site and move costs for the new land fill site.

After considering the extraordinary factors which have caused the unusual percentage variances at this time of year the trend patterns that evolve indicate that revenue (with the exception of the airport) and expenditures for utility operations should meet 1972 budget expectations.

Appropriation From Contingency Account

The following projects have been approved by Council from the Contingency Account:-

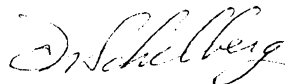
June 7, 1972	Extend Hours - Solid Waste Disposal Site (est.)	\$ 300.00
June 20, 1972	International Folk Festival Display-City Hall	500.00
July 3, 1972	Equipment to Record Noise Level to Enforce Noise Bylaw	600.00
July 25, 1972	International Folk Festival Society - Arena Rental	210.00
		<hr/>
		\$1,610.00
		<hr/>

Authorized Over-expenditures

July 25, 1972	Overexpenditure For Memorial Centre Roof	\$1,800.00
July 25, 1972	Tax cancellation on building removed from 4922- 53 Avenue	123.52
July 25, 1972	Tax Adjustment - C.G.T.X.	2,730.74
		<hr/>
		\$4,654.26
		<hr/>

Surpluses at July 31, 1972 are estimated at \$45,000.00 and result from anticipated additional revenue from investment income (\$20,000.00) and from the 1972 police manpower contract (\$25,000.00). In addition, it is anticipated that the Industrial Development budget will be underspent. The magnitude of the budgetary surplus in this expense function cannot be determined precisely at this date.

If you have any questions regarding the July report, please do not hesitate to contact the Treasury Department.


C. N. Schilberg
City Treasurer

CNS:mg

Att'd.

Summary of Financial Position as at July 31, 1972

	<u>1972 Budget</u>	<u>1972 Actual</u>	<u>1972 % of Budget</u>	<u>1971 % of Budget</u>
<u>General Revenues</u>				
10-00000 Taxes	\$4,672,700	\$4,287,055	91.7	90.8
11-00000 Licenses and Permits	144,590	108,439	75.0	60.8
12-00000 Rent, Concession & Franchise	304,600	157,602	51.7	52.1
13-00000 Fines	116,100	47,926	41.3	58.6
14-00000 Interest and Tax Penalties	68,850	38,767	56.3	30.1
15-00000 Service Charges	14,610	8,149	55.8	41.2
16-00000 Recreation	143,620	84,296	58.7	51.1
17-00000 Cemetery	13,200	4,500	34.1	71.0
18-00000 Contributions & Subsidies	1,646,585	1,147,697	69.7	70.4
20-00000 Miscellaneous	132,690	82,680	62.3	65.7
Social Services	179,700	69,652	38.8	47.5
<hr/>				
Total General Revenue	\$7,437,245	\$6,036,763	81.2	80.7
<hr/>				
<u>General Expenditures</u>				
25-00000 General Government	\$ 599,990	\$ 333,188	55.5	54.1
26-00000 Protection Services	1,412,205	775,717	54.9	55.1
27-00000 Public Works	523,185	299,769	57.3	68.8
29-00000 Sanitation & Waste Removal	1,760	866	49.2	41.4
30-00000 Health	287,520	239,743	83.4	85.4
31-00000 Social Services	209,235	92,398	44.2	52.5
32-00000 Education	2,151,840	1,333,815	62.0	59.6
33-00000 Recreation	458,185	251,129	54.8	59.5
34-00000 Community Services	142,750	89,490	62.7	85.3
35-00000 Parks	156,930	95,065	60.6	64.6
36-00000 Cemetery	14,940	8,364	60.0	58.1
37-00000 Debt	1,021,200	595,232	58.3	58.9
38-00000 Utility Deficits and Levies	262,255	149,635	57.1	58.4
39-00000 Reserves	20,000	6,353	31.8	38.0
40-00000 Land Acquisition	44,300	25,840	58.3	46.5
41-00000 Joint and Special Expenses	41,450	37,923	91.5	90.3
42-00000 Miscellaneous	106,030	67,922	64.1	69.0
50-00000 Equipment Costing	(16,530)	(7,705)	-	-
<hr/>				
Total General Expenditure	\$7,437,245	\$4,394,744	59.1	60.6
<hr/>				
<u>Electric Light and Power</u>				
60-00000 Revenue	\$2,317,360	\$1,145,661	49.4	49.9
61-00000 Expenditures	\$2,317,360	\$1,268,665	54.7	54.2
<hr/>				
<u>Water Utility</u>				
63-00000 Revenue	\$ 668,970	\$ 337,319	50.4	50.3
64-00000 Expenditure	\$ 668,970	\$ 383,565	57.3	57.4
<hr/>				
<u>Sewer Utility</u>				
66-00000 Revenue	\$ 435,285	\$ 216,090	49.6	50.2
67-00000 Expenditure	\$ 435,285	\$ 244,531	56.2	49.2
<hr/>				
<u>Transit</u>				
69-00000 Revenue	\$ 291,635	\$ 170,997	58.6	57.4
70-00000 Expenditure	\$ 291,635	\$ 178,329	61.1	61.6
<hr/>				
<u>Airport</u>				
72-00000 Revenue	\$ 105,750	\$ 47,117	44.6	53.5
73-00000 Expenditure	\$ 105,750	\$ 44,768	42.3	23.5
<hr/>				
<u>Garbage Utility</u>				
75-01000 Revenue	\$ 183,210	\$ 95,420	52.1	50.8
75-02000 Expenditure	\$ 183,210	\$ 115,544	63.1	50.3

File

March 19, 1971

Gerrain, Creator and Creator
Box 215
R2D 2R2, Alberta

Attention: J.F. Gerrain

Dear Sir:

Re: Payment For Extension of Agreement
Made Between Us, 1968

Your letter of March 10, 1971 and in reference to the above noted agreement, was placed before Council March 15th with a resolution being passed as follows.

Resolved that upon the respective provision of Leds 4 and 5, under A, Item 9/1 A.F., Resolution 1968 a written agreement to secure all obligations and liabilities of license. Gerrain and Creators hereby agreement dated October 20th, 1968 that the payment of all liabilities shall be paid to Creators as, 1972 together with agreement between be deferred to October 20, 1972.

It is our understanding that the above resolution was acceptable to you and will satisfy the liability contained in your letter.

Yours truly

R. Stollings
City Clerk

R3/4J
cc City Assessor
Director of the Assessor
City Clerk

Dear Sirs:

RE: Germain, Creurer, & Creurer

We hereby request the City Council to consider the extension of agreement dated the 28th of October 1968, covering Lots 4 and 5, Block A, Plan 977 R.S. between us and the City of Red Deer, regarding the supply of services to these lots.

Whereas the City, at the council's discretion can transfer these cost to the Tax Roll, we hereby make application that:

- 1) charges entered on Tax Roll regarding these services be reversed;
- 2) extension until October 28th, 1972 of principle and interest;
- 3) until such time no further charges will be added regarding services to the Tax Rolls.

Reason for this application:

We the undersigned, granted on the 28th day of July 1968 an option to the following Red Deer businessmen:-

Melvin M. Cunningham	Fred Horn
G.Milton Hayhoe	Charles M. McPhee
Mervin W. Hewson	George Sinclair
Ellis A. Johnstone	John Germain
Kenneth Cassidy	Denis Creurer - and -
Dalton Skinner	

which has resulted in approximately \$200,000 liens placed against these properties.

We and the above 11 businessmen who entered into this agreement did so on their own time, without remuneration and possible profit, are now faced with liabilities exceeding \$200,000.

We have received an offer, which would discharge these obligations and at the same time remove the liens from these properties. This offer specifically, as condition of sale, states that the Tax and service situation must be solved before closing.

With the above in mind, and considering that we have already made a \$50,000 investment in these properties, we trust that the City of Red Deer Council will favourably consider this application.

Yours truly,

"John P. Germain"

Per D. P. Creurer

Per A. L. Creurer

TO: COMMISSIONER
 FROM: ASSESSOR
 RE: Lots 4 & 5, Block A, Plan 977 R.S.

With reference to the letter from Germain, Creurer & Creurer may I advise as follows.

Agreement dated October 28, 1968 stipulated payment for services (56,028.18) would be paid

October 28/68	- \$ 9,338.03
" 28/69	- 9,338.03
" 28/70	- 9,338.03
" 28/71	- 9,338.03
" 28/72	- 9,338.03
" 28/73	- 9,338.03

The agreement further stipulated that in the event the payments were not received when due, the payment would be subject to 6% interest and that the said amounts could be levied against the lands as taxes and recovered in the same manner as taxes in arrears.

The agreement also provided that if a portion of the lands were sold, a separate agreement for the applicable portion of the installments could be entered into and that this amount would be reduced from the above schedule.

Nadco Properties Limited entered into an agreement for their share of the 56,028.18 and have made their annual payments of \$2456.85 as requested. This amount was deducted from the \$9,338.03 installment, leaving annual payments of \$6,881.18 applicable to lots 4 and 5, Block A, Plan 977 R.S., Germain, Cruerer & Cruerer agreement.

When the October 28, 1970 invoice in the amount of \$6,881.18 was not paid in accordance with the agreement, the installment was transferred to the tax roll.

For your convenience the invoices for the properties indicate the following break down:

	Germain et al	Nadco	Total
October 1968	\$ 6,672.03 paid	\$ 2,666.00 paid	\$ 9,338.03
October 1969	6,881.18 transferred to tax roll	2,456.85 "	9,338.03
October 1970	6,881.18 transferred to tax roll	2,456.85 "	9,338.03
October 1971	6,881.18	2,456.85	9,338.03
October 1972	6,881.18	2,456.85	9,338.03
October 1973	7,090.31	2,247.72	9,338.03
	<u>\$41,287.06</u>	<u>\$ 14,741.12</u>	<u>\$ 56,028.18</u>

Respectfully submitted,

D. J. Wilson

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TO CITY COUNCIL

RE: Agreement for payment of Service Charges
 Germain, Creurer & Creurer

In 1968 the applicants requested the City to extend a sanitary sewer service to this area. Council was advised that it would cost approximately \$115,000.

Council approved the construction with \$60,000 being financed by debentures, and \$55,000 being charged to the South Hill subdivision account.

Authority to proceed was given on the understanding that the applicant entered into an agreement to prepay the appropriate charges in respect of the 1412 feet served by the sewer (together with the charges for the water, gravelled road and off site services) over a five year period, without interest. 6% interest is applicable on outstanding installments. Total cost of sewer, roads and drainage totalled \$150,000.

According to the report of the Land Administrator, the applicants paid the first installment on executing the agreement on October 28th, 1968 and have not paid anything since. A small portion of the property was sold and the purchasers (Nadco) have paid their portion of the installments leaving the \$6,881.18 installments due from the applicants on October 28th, 1969 and the \$6,881.18 installments due on October 28th, 1970 unpaid. These installments being overdue have been transferred to the tax roll as set out in the agreement.

The applicants are now requesting that the charges be removed from the tax roll and that Council defer payment of any further charges until October 28th, 1972 (i.e. 4 years after the agreement was signed and the City fulfilled its part of the agreement).

In view of Council's decision in respect of the Janko Holdings Agreement, no specific recommendation is made in respect of this request.

Council's decision is requested.

D. COLE,
 City Commissioner

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NO. 10

CANADA WEST DEVELOPMENTS LTD.
 4921 - 49 Street

March 8, 1971

Council of Red Deer
 City Hall
 Red Deer, Alberta

Dear Sir:

We enclose herewith several plans which reveal a 42-suite Apartment project proposed for second phase, known as lot B, of Sunnybrook Courts.

File

ADDITIONAL AGENDA

For the Regular Meeting of the
Red Deer City Council to be held
in the Council Chambers, City Hall,
Red Deer, commencing at 5:00 p.m.,
AUGUST 28th, 1972.

TO: MAYOR AND COUNCIL

FROM: RECREATION SUPERINTENDENT

RE: Red Deer Rustler - City of Red Deer Agreement

The attached agreement has been prepared at the direction of the Recreation Board and has been approved and signed by the Red Deer Rustler Hockey Club. It is now ready for Council approval.

The content of the agreement is basically the same as last year with certain clarifications in terminology, a change in the price of tickets, and a clause that allows the Rustler Hockey Club the first right to renew the contract. I would recommend that Council give approval for completion of this agreement.

Respectfully,

"D. MOORE"
Recreation Superintendent

THIS AGREEMENT made this day of

A.D. 1972.

BETWEEN:

THE CITY OF RED DEER, a municipal
corporation carrying on business
in the Province of Alberta,
(hereinafter called "the City")

OF THE FIRST PART

- and -

RED DEER RUSTLERS HOCKEY CLUB (1972)
LTD., a body corporate carrying on
business at the City of Red Deer, in
the Province of Alberta,
(hereinafter called "the Club")

OF THE SECOND PART

WHEREAS the City is the registered owner of the
artificial ice arena known as the Red Deer Arena, and the Club
is desirous of obtaining the use of the Arena for the 1972-1973
hockey season.

WITNESSETH that in consideration of the covenants,
conditions and agreements hereinafter contained by the Club to be
respectively observed and performed and the monies to be paid to
or retained by the City as hereinafter set forth, the parties
hereto covenant and agree as follows:

1. The City doth hereby demise and grant to the Club the
right as hereinafter specified to the use of the Arena and all its
facilities, excepting concession, office and broadcasting
facilities for the 1972-1973 season and the Club shall be
entitled to and shall use the Arena and its aforesaid facilities
for:

1.1 Thirty (30) scheduled season games to be played on
specific dates and times to be approved in writing by the City
Recreation Board.

1.2 Such number of playoff games, if any, as may be required on specific dates to be approved in writing by the City Recreation Board.

1.3 Exhibition games as hereinafter provided for to be played on such dates as may be approved by the City Recreation Board.

1.4 Subject to special events and the availability of ice, five (5) one and one-half ($1\frac{1}{2}$) hour practice sessions per week after the ice is installed and prior to the first scheduled game and such practices during the season as are reasonably necessary to be held at such times as are mutually agreed upon by the Club and the City Recreation Board at a cost of \$12.75 per $1\frac{1}{2}$ hour practice session.

2. The Club shall pay to the City for each exhibition, season and playoff game a rental of \$15.00 per hour plus \$15.00 for each one hundred paid admissions or part thereof, provided that if the price of reserved tickets is \$2.00 or more, the rental shall be \$15.00 per hour plus \$20.00 for each 100 paid admissions or part thereof, provided that the maximum rental for any one game shall not exceed \$400.00.

3.1 The City shall provide at the Club's expense all ticket takers, cashiers, doormen, and other personnel deemed necessary by the City.

4. The Club shall pay to the City the printing costs of all reserved tickets.

5. The Club shall at its expense undertake all publicity for season and advance ticket sales and shall provide all required

game officials including referees, goal judges, timekeepers and scorekeepers. The Club shall further be responsible for providing game programs and may retain all proceeds received from the sale of the said game programs.

6. Complimentary tickets may be issued for promotional purpose by the Club as may be mutually agreed upon by the parties hereto.

7.1 It is agreed by the parties hereto that tickets shall be sold for season games at the following prices:

Season	\$35.00
Reserve	1.50
Adult	1.50
Student	1.00
Children	.50
Teenage Season Ticket	20.00

7.2 Tickets for exhibition and playoff games shall be sold for prices mutually agreed upon by the parties.

8. After the number and location of complimentary reserve tickets have been agreed upon by the parties hereto, the City shall distribute such tickets and obtain signatures therefor and shall then provide the Club with printed tickets for each game for every remaining available reserved seat.

9. The Club shall assume full responsibility for the sale of season tickets and advance ticket sales and shall retain all money therefrom. The Club shall be responsible for returning all unsold reserve tickets to the Arena Supervisor prior to each game who, (for accounting purposes) shall be entitled to assume that all reserve tickets which are unaccounted for have been sold. The sale of the remaining reserve tickets and other admission tickets shall be the responsibility of the Arena Supervisor who shall account to the Club Manager following each game and shall

retain for the City the amount to which the City is entitled pursuant to paragraph 2 hereof.

10. The Club may conduct special projects or activities within the Arena confines only with the prior written approval of the City Recreation Board.

11. The City agrees not to permit the use of the Arena by any Senior A or Junior A Hockey Club or team based outside Red Deer except the Canadian National teams and their opponents during the Club's season of league and playoff games without the prior approval or consent of the Club, provided however, that the City may lease the Arena for hockey exhibitions with touring or professional teams.

12. The Club covenants and agrees to save, defend, hold harmless and indemnify the City against any and all suits, claims, loss, actions or demands of any nature or kind, to which the City shall or may become liable for or suffer by reason of any injury occasioned to, or suffered by any person or persons, or any property damage resulting from any wrongful act, neglect, or default on the part of the Club or any of its agents, servants, employees, licensees, or invitees, or arising out of the use and occupation by the Club of the demised premises, or any area used by the Club.

13. This Agreement shall remain in full force and effect until May 1, 1973 unless either party hereto shall sooner cancel and determine this Agreement by the giving of four months' prior written notice. Notwithstanding the foregoing, it is the intention of the parties that provided the Club faithfully and

punctually observes and performs its covenants hereunder that it will have the first opportunity to rent the Arena for the same purpose following May 1, 1973.

14. Time shall be of the essence of this Agreement and this Agreement shall enure to the benefit of and be binding upon and enforceable by the parties hereto and their respective administrators and successors.

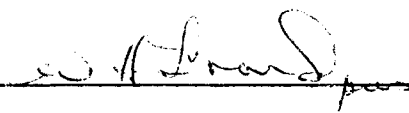
IN WITNESS WHEREOF the parties hereto have affixed their corporate seals, attested to by the signatures of their authorized officers in that regard the day and year first above written.

THE CITY OF RED DEER

Per: _____
Mayor

City Clerk

RED DEER RUSTLERS HOCKEY CLUB (1972)
LTD.

Per: 

BETWEEN:

THE CITY OF RED DEER

- and -

RED DEER RUSTLERS HOCKEY CLUB
(1972) LTD.

A G R E E M E N T

BEAMES, CHAPMAN, FOSTER & McAFEE
Barristers & Solicitors
208, 4808 Ross Street
RED DEER, ALBERTA