

A G E N D A  
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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, MARCH 20, 1989,  
COMMENCING AT 4:30 P.M.

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Meeting of March 6, 1989
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
  - 1) City Clerk - Re: Public Hearing/Land Use Bylaw Amendment 2672/C-89 .. 1
- (4) REPORTS
  - 1) City Solicitor - Re: City of Red Deer vs Richard and Ruby Hartley .. 7
  - 2) City Assessor - Re: Johnston, Ming, Manning/341032 Alberta Ltd./License to Occupy 4919-4921 - 51 Street, Lots 28-32, Block 17, Plan H .. 9
  - 3) City Assessor - Re: Seibel Construction Ltd. - Tax Refund Request .. 12
  - 4) City Assessor - Re: 1988 Business Tax/Canada Packers, Shur-Gain Division .. 16
  - 5) R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/E-89 parking standards/churches and funeral homes .. 19
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- 3) Beta Surveys Limited - Re: Subdivision of Block 10 & Lots 1-20 incl, Blk. 11, Plan 1339 A.J. and portion of road .. 74

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(8) NOTICES OF MOTION

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- 1) 2672/C-89 - Land Use Bylaw Amendment/Cunningham Property, Block 8, Plan XLII/A.1 - future urban development district - 2nd & 3rd readings .. 1
- 2) 2672/E-89 - Land Use Bylaw Amendment/parking standards/churches and funeral homes - 1st reading .. 19
- 3) 2981/89 - Road Closure Bylaw/railway relocation alignment - first reading .. 37

Committee of the Whole

- 1) Legal Opinion
- 2) Legal Matter
- 3) Personnel Matter
- 4) Land Matter
- 5) Land Matter
- 6) Land Matter

ADDITIONAL AGENDA

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FOR THE REGULAR MEETING OF  
RED DEER CITY COUNCIL TO BE HELD ON  
MONDAY, MARCH 20, 1989, IN THE  
COUNCIL CHAMBERS, CITY HALL, RED DEER

- 1) Sam Van Gunst - Re: Sewage Camera Fee \$80.00  
5301 - 43 Ave. .. 1
- 2) City Clerk - Re: Disposal of Part of Lot R5  
Bruin's Plumbing Ltd. .. 19
- 3) Returning Officer/City Clerk - Re: 1989 Plebiscite/Hours  
of Business Bylaw/Repeal Bylaw 2980/89 .. 21



PUBLIC HEARINGS

NO. 1

1.

DATE: March 13, 1989  
TO: City Council  
FROM: City Clerk  
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/C-89

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A Public Hearing has been advertised for Land Use Bylaw Amendment 2672/C-89 to be held in the Council Chambers of City Hall on Monday, March 20, 1989, at 7:00 or as soon thereafter as Council may determine.

Bylaw 2672/C-89 pertains to the redesignation of the Cunningham Property, Block 8, Plan XL11, back to its former designation of A.1 - future urban development district.

Enclosed herewith are copies of letters received regarding this matter.

  
C. Sevcik  
City Clerk  
CS/as  
Encl.

6108 - 60 Street  
Red Deer, Alberta  
T4N 5E8  
March 13, 1989

Mr. Charlie Sevcik  
City Clerk  
Red Deer City Hall  
Red Deer, Alberta

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	1:35 pm
DATE	89/03/13
BY	C. Sevcik

Dear Mr. Sevcik:

RE: CUNNINGHAM PROPERTY  
Block 8, Plan XL11

With reference to the proposed land use bylaw amendment 2672/C-89.

I would ask that the R3 Zoning remain as there is a very good indication the above property will be purchased within the next 60 days.

Now that we have R3 Zoning, the property is more attractive and more saleable.

I have felt extreme distress through Protask holding this property for eight months and then retreating.

I want to sell now, not after City Council deliberates three readings to re-zone back to A1. Such a delay could cause loss of a sale.

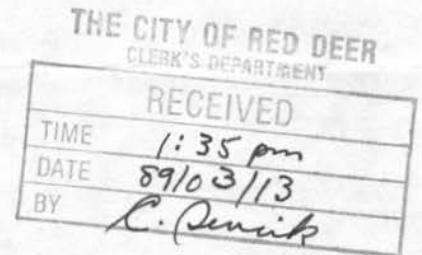
Yours truly,



Minnie Cunningham

Box 26  
Pine Lake, Alberta  
TOM ISO  
March 13, 1989

Mr. Charlie Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta



RE: Cunningham Property  
6108 - 60 Street, Red Deer

Dear Mr. Sevcik;

Regarding the land use bylaw proposed amendment 2672/C-89 to be discussed at City of Red Deer Council meeting on March 20, 1989, I request you reconsider the rezoning of the above property to A1 from present R3 designation for at least 60 days and preferably until September 1989.

Please consider the position of my Mother, Minnie Cunningham, if you should rezone her property from the present R3 to A1 zoning. You are very familiar with the difficulties surrounding this property and the devastation felt by my mother when the Protask Development dissolved. Allowing us an extension of the present R3 zoning would enable interested developers time to present a suitable plan to council for their approval and thus avoid the hardships that further delays would cause my Mother.

As we are presently near closing a sale on this property, which could satisfy all interested parties, I ask you to use your professional judgment to vote against second reading and leave this property at the present R3 zoning.

Sincerely yours,



Eileen C. Lawrence

544 Silvergrove Drive  
Calgary, Alberta  
March 13, 1989

Mr. Charlie Sevcik  
City Clerk  
Red Deer City Hall

Dear Mr. Sevcik:

RE: PROPOSED LAND USE AMENDMENT 2672/C-89

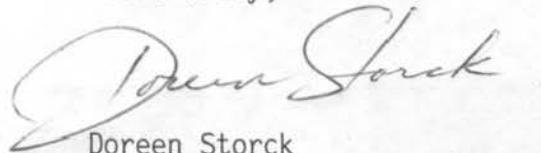
Please re-consider leaving R3 zoning in place on the Cunningham Property at 6108-60 St. in order to facilitate the sale of the land for a suitable development.

My mother's property was zoned R3 in Sept. '88 to accommodate Protask Development's Condominium plan. Unfortunately Protask cancelled building plans in Feb. '89. Also in Feb. I was shocked to learn that Council was considering reverting R3 zoning on the land back to A1 zoning. Mother has been trying to sell the property for over 10 years, but A1 zoning has always deterred developers.

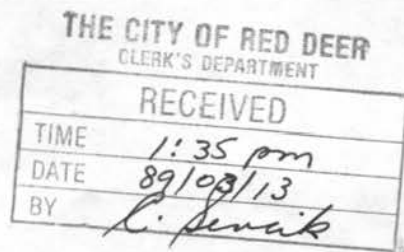
Recently Camry Consulting Inc. is proposing a development for the area. They need time to present building plans to the City for approval. Please leave R3 zoning in place for a minimum of 60 days, but preferably until Sept. '89 in order to facilitate the sale of the property.

I anticipate your co-operation in this re-zoning matter. Thank you.

Yours truly,



Doreen Storck



March 6, 1989

Charlie Sevcik  
City Clerk  
City Hall  
Red Deer

Dear Mr. Sevcik:

RE: MINNIE CUNNINGHAM'S PROPERTY AT 6108 - 60 ST. RED DEER

With regards to the above captioned property, please be advised there is an interested party namely Camry Consultants. My mother, Mrs. Cunningham, has in her possession an accepted offer to purchase from Camry Consultants.

The sale hinges on the City of Red Deer providing zoning and approval of their plan. With this in mind, kindly table the 2nd reading to reverse the R.3 zoning back to agriculture for approx. 60 days at which time the offer expires.

Thank you for your cooperation in this matter.

Yours sincerely,

Glenn Cunningham  
299 Ranch Estates Dr. N.W.  
Calgary, Alberta  
T3G 1K7  
Ph. 239-8308



the obvious alternative



4826 47 Street, Red Deer, Alberta T4N 1R2  
Bus: (403) 342-6464

March 6, 1989

City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta

Attention: Mr. Sevick

Dear Sirs:

RE: LOT 8, PLAN XL11 - CUNNINGHAM PROPERTY

This letter is to advise you that I represent Mrs. Cunningham in the sale of the above noted property.

It is my understanding that this land is going before council on March 20, 1989 for the second reading for downzoning.

I would request that this reading be delayed for 60 days as we have just negotiated an agreeable contract with a developer.

The reasons for our request are as follows:

1. The purchaser would like to be able to talk to the adjacent land owners regarding various developments.
2. It will take some time for the architects to prepare drawings to present to the city of Red Deer.

I appreciate your consideration in this request.

Yours truly,  
COUNTRYWIDE KENSTAR REALTY

Dale Devereaux  
Sales Consultant

DD/km

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:30 pm
DATE	89/03/06
BY	C. Jenik



FILE COPY

DATE: February 21, 1989  
TO: Red Deer Regional Planning Commission  
Attention: Sr. Planner, D. Rouhi  
FROM: City Clerk  
RE: CUNNINGHAM PROPERTY/LAND USE BYLAW AMENDMENT 2672/C-89

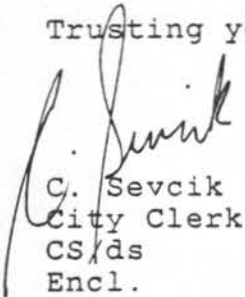
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I would advise that Council of The City of Red Deer at its meeting held on Monday, February 20, 1989, gave first reading to the above noted Bylaw, a copy of which is enclosed herewith.

Bylaw 2672/C-89 pertains to the redesignation of the Cunningham Property back to its former designation of A.1.

This office will now proceed with advertising for a Public Hearing to be held on March 20, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Bylaws & Inspections Manager  
Dir. of Engineering Services  
City Assessor  
E.L. & P. Manager  
Economic Dev. Mgr.  
Dir. of Community Services  
Parks Manager  
Council & Committee Secretary, Wilma

March 6/89

5

Charlie Sevcik  
City Clerk  
City Hall  
Red Deer

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:00
DATE	March 7/89
BY	SP

Dear Mr. Sevcik

RE: Winnie Cunningham's Property  
at 6108-60 St. Red Deer.

With regards to the above captioned property, please be advised there is an interested party namely Camry Consultants. My mother, Mrs Cunningham, has in her possession an accepted offer to purchase from Camry Consultants.

The sale hinges on the City of Red Deer providing zoning and approval of their plan. With this in mind, kindly table the 2nd reading to reverse the R-3 zoning back to agriculture for approx. 60 days at which time the offer expires.



Thank you for your cooperation<sup>6</sup>  
in this matter.

Yours Sincerely,

Glenn Cunningham.  
299 Ranch Estates Dr. N.W.  
Calgary Alberta  
T3L 1X7 PH. 239 8308.

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

February 28, 1989

**DOUBLE REGISTERED**

Minnie Cunningham  
Box 262  
RED DEER, Alberta  
T4N 5E8

Dear Madam:

**RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/C-89**

The Council of The City of Red Deer propose to pass Bylaw 2672/C-89 being an amendment to the Land Use Bylaw of The City of Red Deer. The purpose of the proposed amending Bylaw 2672/C-89 is to amend the land use classification of the property as referred to in the attached plan. Following is a summary of the effects of the aforementioned Bylaw.

Bylaw 2672/C-89 pertains to the redesignation of the Cunningham property, Block 8, Plan XLII, back to its former designation of A1 - Future Urban Development District.

A copy of the proposed amending Bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.

The Council of The City of Red Deer will hold a Public Hearing in the Council Chambers of City Hall, Red Deer, on Monday, the 20th day of March 1989 at 7:00 p.m., or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees.

To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes exclusive of questions put to the speaker by Council. The speakers must direct their remarks to the advisability of the Bylaw under consideration and should not repeat, at length, points made by other speakers.

No written representation or petition shall be heard by Council of The City of Red Deer unless:-

- (a) such representation or petition is filed with the City Clerk no later than 4:30 P.M. on the MONDAY prior to the date of the Public Hearing, and
- (b) it contains the names and addresses of all persons making the representation, and
- (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

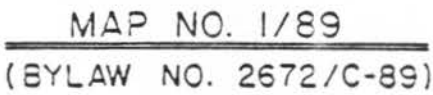
Regards,



C. SEVCIK  
City Clerk

WV/gr

Attach:



Change from R3-D95 to A1 ,  
from R3-D95 to R1 ,  
from R1 to A1 ,  
from P1 to A1 ,  
from A1 to P1 , and  
from ROAD to A1 .

## Red Deer Ponds Replacement TO TENDER

Order for Bower Ponds Sewage  
p.m., local time, March 17, 1989  
Hall, Red Deer. Tenders will be

ing general components:  
including, but not limited to,  
sewer and power, supply and  
pumps, controls, wiring and all  
on, backfilling, compaction, site

obtained at the office of the City  
ing March 1, 1989, on deposit of  
sh or a certified cheque payable

MAY NOT NECESSARILY BE

Reid Crowther & Partners Ltd.  
#133 Riverside Plaza  
4919-59th Street  
Red Deer, Alberta  
T4N 6C9

## PLANNING COMMISSION BYLAW 2590/78

1989 under provisions of Bylaw  
ing Commission issued decisions  
ns:

5 m left and right relaxation to a  
ing at 18 Dunning Crescent (Lot  
zoned R1. The Bylaw requires, in  
setback of 7.5 m left and right be  
posing 6 m left and right.

posed use for the rental of trucks  
ales and installation of hitches and  
proximately 577.6 sq. m, with an  
the rear, from the site at 3337-50  
7, Plan 3935 H.W.) zoned C4.

relaxation to an existing enclosed  
within the minimum sideyard at  
ck 1, Plan 782-0617) zoned R2.  
minimum sideyard of 1.5 m be  
constructed 0.61 m from the right

OL BOARD — the following items  
ed addition to St. Theresa of Avila  
levard (Lot 6 MR, Block 1, Plan

on 6.5.1.5. of the Land Use Bylaw  
r and Appearance — Section

OL BOARD — the following items  
ed addition to Montfort School at  
3, Plan 3762 N.Y.) zoned P.S.:

on 6.5.1.5. of the Land Use Bylaw  
n 4.3.3.2(2) of the Land Use Bylaw  
approval of the existing vertical  
located on the site at 3410-50  
ck 1, Plan 2278 H.W. and Lot 26,  
ed C4.

s that any person or persons may  
icipal Planning Commission within  
he decision is issued, by paying the  
g an appeal in writing against the  
elopment Appeal Board, City Hall,  
ms are available at City Hall. An  
person or by a group of persons.  
formation or clarification, please  
ment at 342-8135.

of March, 1989.

TARY  
IPAL PLANNING COMMISSION

## PUBLIC NOTICE



CHANGE FROM R3-D95 TO AI   
FROM R3-D95 TO R1   
FROM R1 TO AI   
FROM PI TO AI   
FROM AI TO PI   
FROM ROAD TO AI 

AI - Future Urban Development District.  
R3-D95 - Residential (Multiple Family) District, Density of  
95 Persons per Hectare.  
R1 - Residential (Low Density) District.  
PI - Parks and Recreation District.

1. The Council of The City of Red Deer propose to pass Bylaw 2672/C-89 being an amendment to the Land Use Bylaw of The City of Red Deer.
2. The purpose of the proposed amending Bylaw No. 2672/C-89 is to amend the land use classification of the property referred to in the above plan.
3. A copy of the proposed amending Bylaw may be inspected by the public at the office of the City Clerk, City Hall, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.
4. The Council of The City of Red Deer will hold a Public Hearing in the Council Chambers of City Hall, Red Deer on Monday, the 20th day of March 1989 at 7:00 p.m., or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.
5. Any person claiming to be affected by the proposed bylaw shall be heard. Any other interested party may be heard if Council agrees.
6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by Council. Speakers must direct their remarks to the advisability of the bylaw under consideration and should not repeat at length points made by other speakers.
7. No written representation or petition shall be heard by Council of The City of Red Deer unless:—
  - (a) such representation or petition is filed with the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing;
  - (b) it contains the names and addresses of all persons making the representation, and
  - (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice: March 3rd, 1989.  
DATE OF LAST PUBLICATION of this Notice: March 10th, 1989.

C. SEVCIK, CITY CLERK

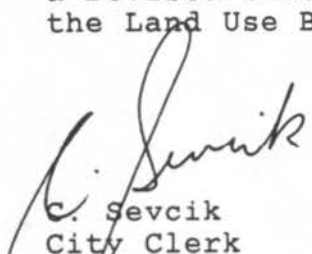
DATE: March 21, 1989  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/C-89

---

I would advise that Council of The City of Red Deer following a Public Hearing on March 20, 1989, gave second and third reading to the aforementioned Land Use Bylaw Amendment, a copy of which is enclosed herewith.

Bylaw 2672/C-89 pertains to the redesignation of the Cunningham property, Block 8, Plan XLII, back to its former designation of A1.

Trusting you will find this satisfactory and that you will send us a revised sheet for inclusion in the office consolidation copy of the Land Use Bylaw at your earliest convenience.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
City Assessor  
Bylaws & Inspections Manager  
Dir. of Community Services  
Parks Manager  
E.L. & P. Manager  
Engineering Department Manager

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 21, 1989

Mrs. Minnie Cunningham  
6108 - 60 Street  
Red Deer, Alberta  
T4N 5E8

Dear Ms. Cunningham:

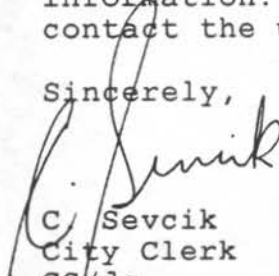
RE: BLOCK 8, PLAN XLII

I would advise that Council of The City of Red Deer at its meeting held on March 20, 1989, following the Public Hearing, gave second and third reading to Land Use Bylaw Amendment 2672/C-89, a copy of which is enclosed herewith.

Bylaw 2672/C-89 pertains to the redesignation of your property, Block 8, Plan XLII, back to its former designation of A1 - Future Urban Development District. In the event, a developer comes forward with a proposal acceptable to Council for the development of this property, it would be possible to redesignate the property within a period of 4 to 6 weeks.

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

Sincerely,



C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Eileen C. Lawrence  
Doreen Storck  
Glen Cunningham  
Dale Devereaux  
Urban Planner  
Bylaws & Inspections Manager  
City Assessor

# CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

\*Denotes Professional Corporation

Your file:

Our file:

March 13, 1989

Mayor and Members of Council  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

ATTENTION: Mayor R. McGhee

Dear Sirs:

Re: City of Red Deer vs. Richard and Ruby Hartley

As you are aware, Mr. and Mrs. Richard Hartley commenced proceedings against the City alleging that the City and its agents had not negotiated with them for the acquisition of their lands as required by the Municipal Government Act before proceeding with expropriation.

The writer presented to the Court evidence verified by affidavit that Mr. and Mrs. Hartley were initially contacted by our landman, Mr. Whitney, at the end of April, 1988, that there were follow-up meetings between our landman and Mr. Hartley, that Mr. Whitney, on behalf of the City, delivered to Mr. Hartley the appraisal summary, as we did with all property owners, and invited Mr. Hartley to obtain an appraisal. Mr. Knight of the City then followed up with further contact with Mr. and Mrs. Hartley but notwithstanding our requests for some appraisal evidence which would provide a basis for us considering our offer in the light of other appraisal, no appraisal was provided to the City by Mr. Hartley prior to the Council resolution of December 12, 1988.

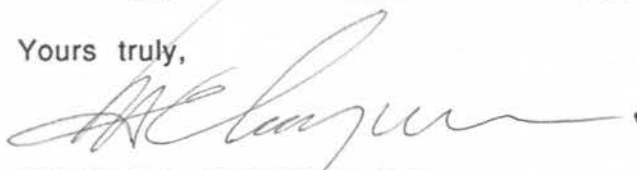
On the basis of the evidence presented and upon hearing argument by Mr. Hartley's solicitor as well as the writer, Mr. Justice MacCallum had no difficulty at all in finding that the City had met its obligations under the Municipal Government Act, that it had made a bona fide offer to Mr. and Mrs. Hartley in accordance with an appraisal, and in light of the fact that no appraisals were given by Hartley to us for our consideration, there was really nothing further that we could have done.



City of Red Deer  
Attn: Mayor R. McGhee  
March 13, 1989  
Page 2

Accordingly, the Court dismissed Mr. Hartley's application.

Yours truly,



**THOMAS H. CHAPMAN, Q.C.**

THC/kah

cc City of Red Deer  
Mr. Al Knight

Commissioners' Comments

Submitted for Council's information.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

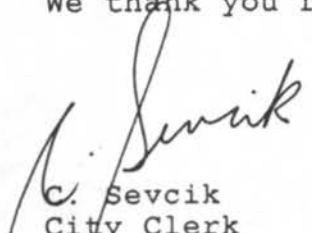
DATE: March 21, 1989  
TO: City Solicitor  
FROM: City Clerk  
RE: CITY OF RED DEER VS RICHARD & RUBY HARTLEY

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Your report dated March 13, 1989, advising that the Court dismissed Mr. Hartley's application alleging that the City and its agents had not negotiated with them for the acquisition of their lands as required by the Municipal Government Act before proceeding with expropriation, was presented to Council March 20, 1989.

Said report was accepted for information purposes only and it was agreed that same be filed.

We thank you for your report in this instance.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioner  
Dir. of Engineering Services  
City Assessor  
M.C.C. Project Manager

DATE: March 14, 1989

TO: City Clerk

FROM: City Assessor

RE: JOHNSTON, MING, MANNING/341032 ALBERTA LTD.  
LICENSE TO OCCUPY 4919 - 4921 - 51 STREET  
LOTS 28 - 32, BLOCK 17, PLAN H

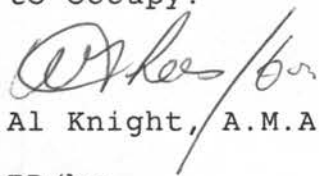
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In reference to the attached correspondence, we respectfully submit a request for approval of a license to occupy a portion of 51 Street.

The applicable City Departments have no objection to a license to occupy agreement being entered into between the property owners of Lots 28 to 32, Block 17, Plan H and The City of Red Deer, subject to:

1. 30 day cancellation clause
2. Annual lease rent of \$25.00
3. Lessee to be responsible for payment in full of all legal fees in preparing agreement (estimate \$100.00) as well as any other fees as required by the Municipal Government Act in granting a license to occupy a registered right of way
4. Liability insurance for one million naming The City of Red Deer as co-insured
5. Agreement satisfactory to the City Solicitor

The City Administration recommend City Council approve the license to occupy.



Al Knight, A.M.A.A.

PR/bw

JOHNSTON, MING, MANNING,  
LAMB, MITCHELL & MOORE

BARRISTERS, SOLICITORS, NOTARIES  
TRADE MARK AGENTS

J. MACDONALD JOHNSTON, Q.C.  
DAVID M. MANNING, Q.C.  
DARRELL R. MOORE, LL.B.

JAMES T. MAH MING, B.A., LL.B.  
KEITH R. LAMB, B.A. LL.B.  
JAMES B. MITCHELL, B.A., LL.B.

GORDON E. DECK, B. COMM., LL.B.  
JENNIFER CAMPBELL, B.A., LL.B.

LORNE E. GODDARD, B.A., LL.B.  
PETER MCELHANEY, M.A., LL.B.

SHAUN C. LANGIN, B.A., LL.B.

TELEPHONE (403) 346-5591  
FAX (403) 346-5599

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

IN REPLY REFER TO: Keith R. Lamb  
Our File - H57226

February 27, 1989

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

Attention: William Lees

Dear Sir:

Re: Lot 28 to 32, Block 17, Plan H

Enclosed please find a copy of an Alberta Land Surveyor's Real Property Report on the above described property. The signed copy is presently in your department of building inspection. Please proceed and arrange to have the encroachment (which is circled) approved by City Council.

Thank you for your kind assistance.

Yours very truly,

JOHNSTON, MING & COMPANY

Per:

  
Keith R. Lamb

KRL/rjc  
Enclosure

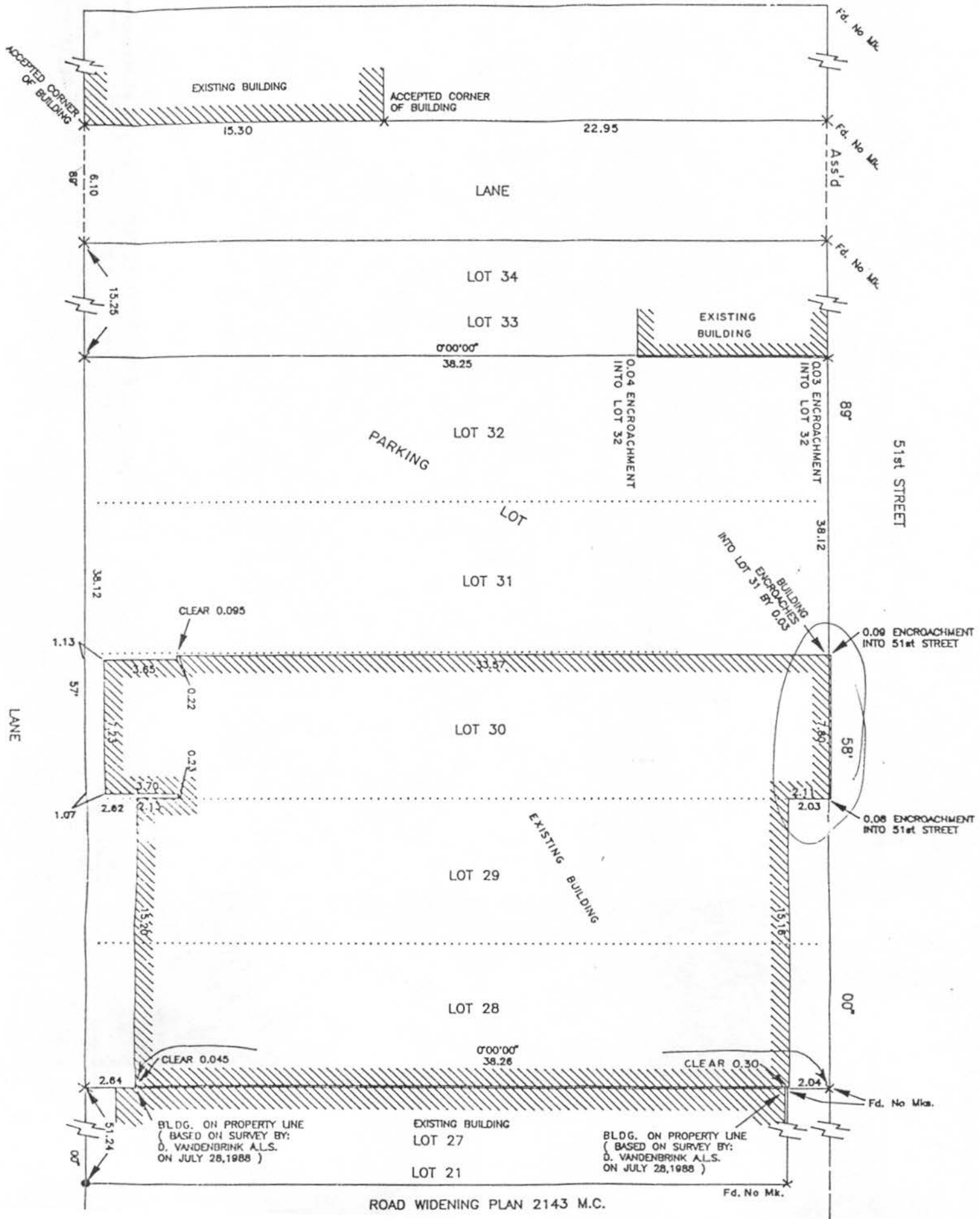
Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner





DATE: March 21, 1989  
TO: City Assessor  
FROM: City Clerk  
RE: JOHNSTON, MING, MANNING/341032 ALBERTA LTD.  
LICENSE TO OCCUPY 4919-4921 - 51 STREET  
LOTS 28-32, BLOCK 17, PLAN H

---

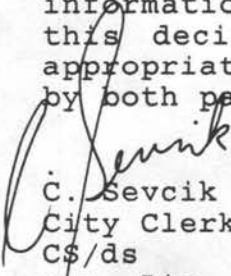
Your report dated March 14, 1989, concerning the above matter was presented to Council March 20, 1989, and at which meeting Council passed the following motion approving a license to occupy agreement in respect of the building (former Sims Furniture building) located on the lands aforementioned.

"RESOLVED that Council of The City of Red Deer hereby approve a license to occupy agreement pertaining to the building located on Lots 28-32, Block 17, Plan H, 4919-21 - 51 Street subject to the following conditions:

1. 30 day cancellation clause
2. Annual lease rent of \$25.00
3. Lessee to be responsible for payment in full of all legal fees in preparing agreement (estimate \$100.00) as well as any other fees as required by the Municipal Government Act in granting a license to occupy a registered right of way
4. Liability insurance for one million naming The City of Red Deer as co-insured
5. Agreement satisfactory to the City Solicitor

and as recommended to Council March 20, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will convey this decision to the applicants and that you will ensure an appropriate license to occupy agreement is prepared and executed by both parties.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Bylaws & Inspections Manager  
Urban Planner  
City Solicitor

DATE: March 9, 1989  
TO: City Council  
FROM: City Assessor  
RE: SEIBEL CONSTRUCTION LTD. - TAX REFUND REQUEST

---

Mr. Seibel was in contact with the Assessment and Tax Office earlier in 1989 and indicated that the property in question, civically known as 10 Fairbank Road, and legally known as Lot 2A, Plan 5325 MC had been purchased by himself and that effective February 1, 1989 a lease, as indicated in his correspondence dated February 28, 1989, to the Sunrise Pentecostal Assembly had been entered into. This office, under my signature, and correspondence dated February 14, 1989, a copy of which is attached, responded to Mr. Seibel's request.

Mr. Seibel now is asking that the taxes be dropped because of the Church organization lease.

The issue that will be dealt with on the application to the Court of Revision/Alberta Assessment Appeal Board will not be taxes but will be assessment.

According to the legislation it is our opinion that the assessment will not be, nor should it be altered by the Court of Revision and/or the Alberta Assessment Appeal Board although we cannot comment at this time or conclude this with certainty. Therefore, it would be my respectful recommendation to City Council that they not consider this request for tax refund at this time subject to the results of the Court of Revision and/or the Alberta Assessment Appeal Board decision and a further request from the owner of the property subsequent to such decision being rendered.



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

AK/lf

Attd.

SEIBEL CONST. LTD.

BOX 0101-7156 PARKE AVE.

RED DEER, AB.

T4P 1M9

Feb. 28, 1989.

The City of Red Deer;

To Whom it may concern:

This letter is in regards to the Fairview United Church at #10 Fairbanks Road. The Sunrise Pentecostal Assembly will be taking over the church for services. I would like the taxes dropped because this is a church organization.

Sincerely,

*G. Seibel*

THE CITY of RED DEER	
LAND & TAX DEPARTMENT	
RECEIVED	
TIME	12:15
DATE	89-02-28
BY	mm

*Contact Seibel  
re: for management.*



February 14, 1989

C O P Y

Seibel Construction  
0101, 7156 Parke Avenue  
Red Deer, Alberta  
T4P 1M9

Dear Sirs:

RE: 10 FAIRBANK ROAD  
LOT 2A, PLAN 5325 MC

Property tax legislation in the Province of Alberta dictates that the assessment is done based on the use and/or state of completion as at December 31 of any year.

The subject property, according to our records and the information that you have forwarded to us as at that date, was taxable, in that it was not leased to the religious organization. You have now indicated a lease has been negotiated and set up as at February 1, 1989. Should the lease that you have indicated be in existence as at December 31, 1989 to the religious organization, then, at that time the property will be considered for an exempt assessment.

You do; however, at this time have a recourse in that you may wish to take the assessment to the Court of Revision, and failing a favorable result, to the Alberta Assessment Appeal Board. Failing this, I would suggest that the only other resource that you may have is Section 106 of the Municipal Taxation Act which allows City Council to refund all or a portion of taxes, if considered equitable to do so. This would be done by making an application through the City Clerk to City Council for a refund of taxes which then will be commented on by the City Assessor and reviewed by Council at a Council meeting. The City Assessor could not recommend that a refund of taxes be made in this situation.

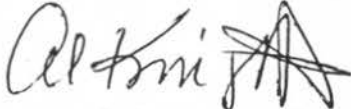
Thank you for your time and attention to this matter. We would be happy to further discuss this with you at your convenience.

The appeal that was left with the Assessment Supervisor, Mr. Dick

Seibel Construction  
Page 2  
February 14, 1989

Kruithof, has been retained and will be placed on the agenda for the Court of Revision. Should you not wish to attend it will be heard as presented, or if you attend you can present the facts as you wish.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Al Knight', followed by a large, stylized 'A' that is crossed out with a diagonal line.

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

AK/bw

cc Assessment Supervisor

Commissioners' Comments

We would concur with the recommendations of the City Assessor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 21, 1989

Seibel Construction Ltd.  
Box 0101 - 7156 Parke Ave.  
Red Deer, Alberta  
T4P 1M9

Attention: Mr. G. Seibel

RE: 10 FAIRBANKS ROAD TAX REFUND REQUEST

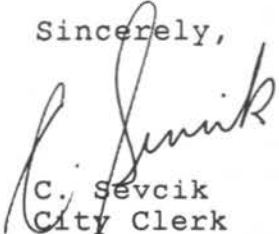
Your letter of February 28, 1989, concerning the above was presented to Council March 20, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agree that the request by Seibel Construction Ltd. for a tax refund pertaining to the property, 10 Fairbank Road, Lot 2A, Plan 5325 MC be not considered at this time subject to the results of the Court of Revision and/or the Alberta Assessment Appeal Board decision."

For your further information, I am enclosing herewith all of the material which appeared on the Council Agenda. (pages 12 -15)

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk  
CS/as  
Encl.

c.c. City Assessor  
Dir. of Financial Services

DATE: March 8, 1988  
TO: City Council  
FROM: City Assessor  
RE: 1988 BUSINESS TAX  
Roll Number 91-13740

Further to correspondence received from Canada Packers Incorporated., Shur-Gain Division, P.O. Box 39, Edmonton, Alberta in which the request of arrears on the above noted Business Tax Account in the amount of \$75.47 be written off, we offer the following comments.

- (a) Tax Notices were mailed to addresses as on the Roll in early May of 1988.
- (b) In August, 1988 the Tax Department received a phone call from Peggy, out of the Edmonton Office, requesting the amount owing and photocopy of the Business Tax Card, stating the original never was received. The original Tax Notice was not returned to The City, to the best of our knowledge.
- (c) August 1988, a photocopy of the Card was mailed immediately indicating a balance owing of \$1,573.00. (This is the photocopy mailed back with the October payment).
- (d) September 1988, Second phone call from a lady indicating her name was Joyce out of the Edmonton Office requesting the balance owing and copy of the Tax Card. The second copy was mailed October 5, 1988 to the attention of Joyce.
- (e) October 1988. Payment of \$1,573.00 was received October 12, 1988. This was the amount as indicated on the first photocopy sent to the Edmonton Office, on request.
- (f) February 1989, phone call from the Edmonton Office protesting penalties.
- (g) February 1989. A letter as described above and attached, was then mailed for Councils review.

In summary the statement returned with the payment indicates that knowledge of the August balance was known, but chose to neglect the payment until October. The Statement, as mailed for the second time in September included an additional penalty that would and did increase the balance owing by 70.79 plus penalties that have accrued since then for a total of \$75.47 to that date and to \$77.73 to today's date.

City Council  
Page 2  
March 8, 1989

In conclusion I have great difficulty in rationalizing and seeing where the City has been negligent in any way with this account. Therefore I could not recommend that Council agree to cancel or refund the arrears as requested.



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

AK/lf

cc Director of Finance

Commissioners' Comments

We concur with the comments of the City Assessor and recommend that Council not grant the request in this instance.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



Canada Packers Inc.

Shur-Gain  
Division



P.O. Box 39  
Edmonton, Alberta  
T5J 2H3

February 28, 1989

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

ATTENTION: AL KNIGHT A.M.A.A.

RE: 1988 BUSINESS TAX  
ROLL # 91-13740

Further to your letter of February 14, 1989 requesting arrears in the amount of \$75.47, we are asking that the City of Red Deer write this arrears amount off.

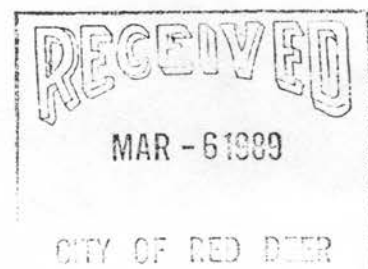
For whatever reason, we never did receive the original business tax bill. When we realized that we were missing this bill we took immediate steps to request copies of same. We finally got this resolved in September and the City of Red Deer received the cheque in early October. We have already paid penalties amounting to \$130 and feel we should not be subject to any further penalties.

Our record of paying on time is excellent. We realize that city bylaws and the tax act do not make the city responsible for lost tax bills, however all SHUR-GAIN units across Alberta have these bills paid out of Edmonton and occasionally items go missing. We are asking the City of Red Deer to be reasonable in these circumstances and to recognize that they do in fact occur.

Thank you for your consideration in this matter.

C. Stepaniuk, CMA  
Regional Office Manager  
Western SHUR-GAIN Division

CS:jh



**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 21, 1989

Canada Packers Inc.  
Western Shur-Gain Division  
P.O. Box 39  
Edmonton, Alberta  
T5J 2H3

Attention: Mr. C. Stepaniuk, CMA

Dear Sir:

RE: 1988 BUSINESS TAX ROLL NO. 91-13740

Your letter of February 28, 1989, addressed to the City Assessor concerning the above topic was presented to Council March 20, 1989.

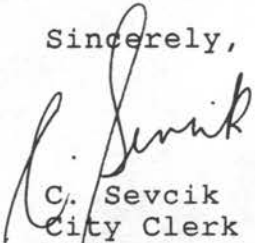
At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agree that the request by Canada Packers Inc., Shur-Gain Division, for cancellation of arrears in regard to Roll No. 91-13740, be not granted, and as recommended to Council March 20, 1989."

For your further information, I am enclosing herewith the material which appeared on the Council agenda (pages 16-18).

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. City Assessor  
Dir. of Financial Services



# RED DEER REGIONAL PLANNING COMMISSION

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

19.

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

March 10, 1989

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

Dear Sir:

Re: Proposed Land Use Amendment 2672/E-89

As per City Council resolution dated March 6, 1989 regarding the revision to churches and funeral homes parking standards, the required Land Use Amendment is attached hereto, for City Council's consideration.

Yours truly,

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

Attachment

## Commissioners' Comments

We would recommend that Council give the bylaw 1st reading following which it will be advertised for a Public Hearing.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

### MUNICIPALITIES WITHIN COMMISSION AREA

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



DATE: March 7, 1989  
TO: Senior Planner, D. Rouhi  
FROM: City Clerk  
RE: CHURCH PARKING STANDARDS/LAND USE BYLAW AMENDMENT

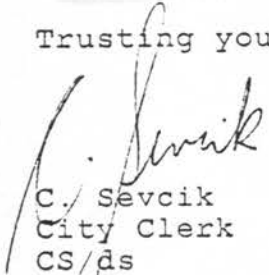
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Your report regarding the above was presented to Council March 6, 1989, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report dated February 15, 1989, from Mr. D. Rouhi, Sr. Planner, re: Church Parking Standards 1989 Survey hereby agree in principle to the recommended Church and Funeral Home Parking Standards and direct the Administration to prepare a Land Use Bylaw Amendment for Council's consideration."

The decision of Council in this instance is submitted for your information and we would request that you prepare an appropriate Land Use Bylaw amendment for Council's consideration at the next meeting.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioner  
Bylaws & Inspections Manager  
City Assessor  
Dir. of Engineering Services  
City Solicitor



## RED DEER REGIONAL PLANNING COMMISSION

19.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

March 10, 1989

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

Dear Sir:

Re: Proposed Land Use Amendment 2672/E-89

As per City Council resolution dated March 6, 1989 regarding the revision to churches and funeral homes parking standards, the required Land Use Amendment is attached hereto, for City Council's consideration.

Yours truly,

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

Attachment

Commissioners' Comments

We would recommend that Council give the bylaw 1st reading following which it will be advertised for a Public Hearing.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

## MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: March 7, 1989  
TO: Senior Planner, D. Rouhi  
FROM: City Clerk  
RE: CHURCH PARKING STANDARDS/LAND USE BYLAW AMENDMENT

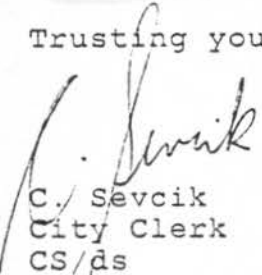
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Your report regarding the above was presented to Council March 6, 1989, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report dated February 15, 1989, from Mr. D. Rouhi, Sr. Planner, re: Church Parking Standards 1989 Survey hereby agree in principle to the recommended Church and Funeral Home Parking Standards and direct the Administration to prepare a Land Use Bylaw Amendment for Council's consideration."

The decision of Council in this instance is submitted for your information and we would request that you prepare an appropriate Land Use Bylaw amendment for Council's consideration at the next meeting.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioner  
Bylaws & Inspections Manager  
City Assessor  
Dir. of Engineering Services  
City Solicitor

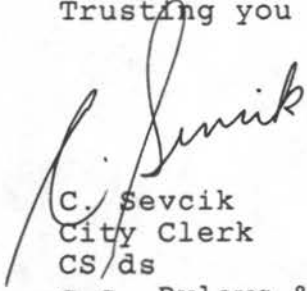
DATE: March 21, 1989  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/E-88

---

I would advise that Council of The City of Red Deer at its meeting held on March 20, 1989, gave first reading to the above noted bylaw.

Bylaw 2672/E-89 pertains to an increase in parking standards for churches and funeral homes. This office will now proceed with advertising for a Public Hearing to be held on April 17, 1989.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. Bylaws & Inspections Manager  
City Assessor  
Dir. of Engineering Services  
E.L. & P. Manager

Council & Committee Secretary, Wilma - Please prepare the advertising for a Public Hearing as noted above.

NO. 6

DATE: March 3, 1989  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: ROSS STREET SIDEWALK AND STREETLIGHT IMPROVEMENTS FROM  
47 AVENUE TO 51 AVENUE

---

Attached is a report from the Project Engineer on the projected costs and recoveries for the above project.

You will note it is projected the funding will be deficient by \$13,625 because it is anticipated the Province will not cost share the cost of trees and grates.

It is recommended Council authorize an additional \$13,625 of AMPLE funding to offset the projected underrecovery.



A. Wilcock, B. Comm., C.A.  
Director of Finance

AW/MRK

C.C. Project Engineer

060-004C  
060-003A

DATE: March 1, 1989  
TO: Director of Financial Services  
FROM: Project Engineer  
RE: ROSS STREET SIDEWALK AND STREETLIGHT IMPROVEMENTS  
FROM 47 AVENUE TO 51 AVENUE

---

The original Budget for the above Project was \$865,000. We have revised the budget to \$775,000 after the tenders closed for this Project. Listed below is the revised budget.

1. E. L. & P. (of which \$180,000 funded by Local Improvements)	\$206,000.00
2. Sidewalk Contract (Note: In the Contract \$80,723.60 is funded by Local Improvement)	\$423,436.80
3. Parks (of which \$48,000 is new trees, and grates)	\$ 60,000.00
4. Public Works	\$ 35,000.00
5. Engineering	<u>\$ 50,000.00</u>
Subtotal	\$774,436.80
Less the amount of Debentures	<u>(\$260,723.60)</u>
Total	\$513,713.20
Say	<u>\$515,000.00</u>

Memorandum to Director of Financial Services  
 Page 2  
 March 1, 1989

In reviewing the project and the Alberta Transportation regulations, we do not believe that Alberta Transportation will cost share in the cost of trees and tree grates. We have, therefore, established the following table:

Funding Required	\$515,000
deduct cost of trees and grates	<u>(\$ 48,000)</u>
	\$467,000

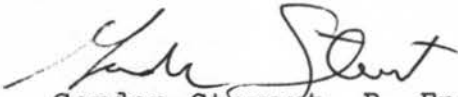
Revenue

Requested cost sharing from Alberta Transportation 75% of \$467,000	\$350,000
Ample funds approved in budget	<u>\$151,125</u>
Total	\$501,375

Shortfall

\$515,000
<u>(501,375)</u>
\$ 13,625

We would like to award the sidewalk contract, subject to Alberta Transportation grant approval but in order to do this we will require additional funding in the amount of \$13,625.

  
 Gordon Stewart, P. Eng.  
 Project Engineer

JPB/sl

Commissioners' Comments

We would concur with the recommendations of the Project Engineer and Dir. of Financial Services.

"R.J. MCGHEE"  
 Mayor

"M.C. DAY"  
 City Commissioner

DATE: March 22, 1989  
TO: Dir. of Financial Services  
FROM: City Clerk  
RE: ROSS STREET SIDEWALK & STREETLIGHT IMPROVEMENTS  
47 AVE. TO 51 AVE.

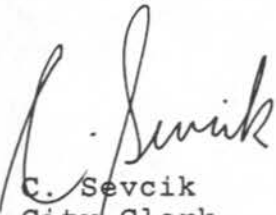
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Your report, along with that of the Project Engineer, concerning the above item was considered at the Council meeting of March 20, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby authorize an additional \$13,625.00 of AMPLE funding to offset the projected underrecovery pertaining to the Ross Street sidewalk and streetlight improvements from 47 Avenue to 51 Avenue, and as recommended to Council March 20, 1989."

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

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Project Engineer



NO. 7

DATE: March 6, 1989  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: SOUTH RED DEER SERVICING STUDY  
ADDITIONAL ENGINEERING WORK

---

In the attached correspondence, the Project Engineer is requesting approval to spend \$4,250 for an Engineering study to study water flows on the East Hill for fire purposes. It is proposed to charge the cost of the study as follows:

Water Utility	\$3,000
Deer Park - City	<u>1,250</u>
	<u>\$4,250</u>

REQUESTED ACTION

Council approval is respectfully requested to spend \$4,250 as outlined.



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

AW/MRK

Att'd.


660-068

DATE: February 28, 1989  
TO: Director of Financial Services  
FROM: Project Engineer  
RE: SOUTH RED DEER SERVICING STUDY  
ADDITIONAL ENGINEERING WORK

---

The Fire Department has expressed some concern over fire flows in the existing east hill area, and we have asked our consultants to estimate fees to review this. This basically involves the areas of Rosedale East, Deer Park - Melcor, and Deer Park - City.

The fee is estimated at \$4,250. We are requesting permission to charge \$3,000 to the Water Utility as miscellaneous consulting and \$1,250 to the design of Deer Park - City Subdivision.



Gordon Stewart, P. Eng.  
Project Engineer

GAS/emg  
Att.

# AL-TERRA

## Engineering Ltd.

25.

7711 - 16 Street  
Edmonton, Alberta  
T6P 1M1  
Phone (403) 440-4411

#308 4814 Ross Street  
Red Deer, Alta. T4N 1X4  
(403) 340-3022

February 17, 1989

4098-10

City of Red Deer  
Engineering Department  
Box 5008  
Red Deer, Alberta

*Byron*  
*for*  
*good*  
*reasonable?*  
*yes*

Attention: Mr Gord Stewart, P. Eng

Dear Sir:

Re: South Red Deer Servicing Study Fire ( Water Supply)  
Rosedale - Deer Park Areas

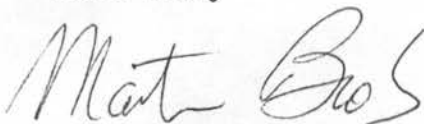
We are forwarding herewith a copy of a letter from JN Mackenzie Engineering Ltd. dated February 13, 1989 relating to the analysis of emergency fire condition water supply in southeast Red Deer, which is relatively self explanatory. Their estimated fee to complete the additional work requested, as outlined in their letter is \$ 3,950.00. We anticipate that, as Project Co-ordinators, Al-Terra Engineering Ltd. would also have some involvement with this task. Our estimated fee for this additional work is \$ 300.00. The estimated total combined cost to complete this additional water supply analysis is then \$ 4,250.00.

These costs would be in addition to the fees quoted in our proposal for the Red Deer South Area Servicing Study.

Please note that Mr. Mackenzie, P. Eng anticipates that the combined water distribution analysis for the Red Deer South Area Servicing Study area and the Rosedale-Deer Park areas could be completed by the end of March, 1989.

We present this information for your consideration and comments. Please call if further information or clarification is required.

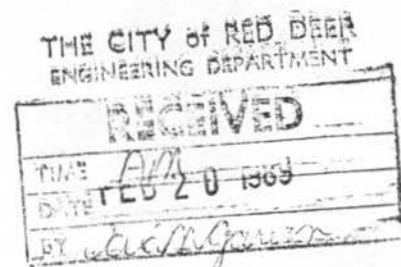
Yours truly



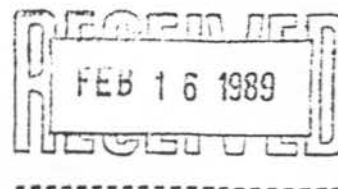
Martin Broks, P. Eng  
Red Deer Manager

c.c. JNMackenzie Engineering Ltd.  
Attention: Mr John Mackenzie, P. Eng

MAB/1eb



**JNM**ACKENZIE ENGINEERING LTD.  
Water Resources Engineering



February 13, 1989

File: 8819-1-101

Mr. M. A. Broks, P. Eng.  
Al-Terra Engineering Ltd.  
308 - 4814 - 50 Street  
Red Deer, Alberta  
T4N 1X4

**SOUTH RED DEER SERVICING STUDY  
FIRE/WATER SUPPLY  
ROSEDALE - DEER PARK AREAS**

We are replying here to the request from Mr. G. Stewart of the City of Red Deer as to a fee estimate and schedule to assess concerns raised by the City of Red Deer Fire Department as to the adequacy of emergency fire condition water supply in southeast Red Deer.

The Red Deer Fire Department has raised site specific (individual hydrants) fire flow concerns. The level of detail to address these concerns is finer than allowed for in our proposed study budget. Nevertheless, there are significant economies to the City of Red Deer if the analysis is carried out concurrently with our overall analysis.

We have developed the following budget:

-	review City of Red Deer As-Built information	1.0 day
-	set up detailed computer model of Rosedale-Deer Park areas	2.0 days
-	analyse system for current and future conditions (co-incident with overall South Red Deer servicing area, and overall City of Red Deer analyses)	2.0 days
-	assess results and report	<u>2.0 days</u>
		7.0 days
	Seven (7) days at \$480.00	\$3360.00

**JNMACKENZIE ENGINEERING LTD.**  
Water Resources Engineering

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Secretarial	0.5 day at \$220.00	\$ 110.00
Drafting	1.0 days at \$280.00	\$ 280.00
Computer		<u>\$ 200.00</u>
Total		\$3950.00

We anticipate a completion date for the water distribution analyses for the detailed Rosedale-Deer Park analysis, and the Red Deer South Servicing Study analysis the end of March.

I trust this information is satisfactory. We are available, at your convenience to discuss any aspect of this additional work, or the overall project.

**JNMACKENZIE ENGINEERING LTD.**



J. N. MacKenzie, P. Eng.

Commissioners' Comments

We concur with the recommendations of the Project Engineer.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: March 22, 1989  
TO: Dir. of Engineering Services  
FROM: City Clerk  
RE: SOUTH RED DEER SERVICING STUDY ADDITIONAL ENGINEERING  
WORK

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Your report, along with that of the Project Engineer concerning the above item, received consideration at the Council meeting of March 20, 1989, and at which meeting Council passed the following motion.

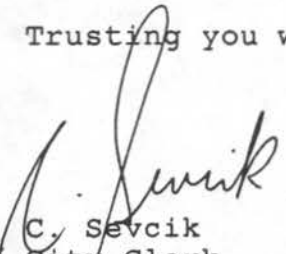
"RESOLVED that Council of The City of Red Deer hereby approve an expenditure of \$4,250.00 to undertake a study of water flows on the East Hill for fire purposes, said costs to be charged as follows:

Water Utility	\$3,000.00
Deer Park - City	\$1,250.00

and as recommended to Council March 20, 1989."

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

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/as  
c.c. Dir. of Engineering Services  
Project Engineer  
Fire Chief

## WASKASOO MUSEUM FOUNDATION

28.



February 24, 1989

Mayor McGhee & Members of Council  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship &amp; Members of Council:

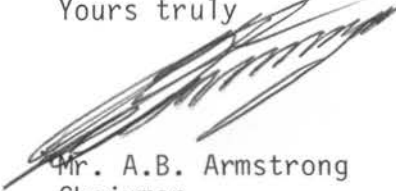
**Re: Stevenson-Hall Block Restoration Project**

In anticipation of a small deficit on the project and with the possibility that one of our grant sources may be short by \$2,000, the Board of the Foundation at their January 12, 1988 meeting recommended that up to \$3,000 additional be made available to the project from the Red Deer Heritage Fund. It was judged wise by the Board that this matter should not again be raised with Council until all costs and revenues were known. Since that time, I am pleased to advise that the one grant in question was received in its entirety. Also, the final accounting shows an actual \$640 deficit against an anticipated one of \$1,000. A copy of the November 30, 1988 statement of revenue and expenditure is attached.

The project is fully complete and the deficit is \$640. The purpose of this letter is to recommend Council's approval of an additional and final contribution of \$640 from the Red Deer Heritage Fund.

It should be noted that if approved, the additional \$640 would result in the Red Deer Heritage Fund having contributed a total of \$13,340 or % of the project. The balance came from provincial funds. Contributions of volunteer effort and administrative contributions on behalf of the Museum community do not show in dollar terms but have been considerable over this protracted project begun in January, 1984.

Yours truly



Mr. A.B. Armstrong  
Chairman

attachment

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:00 pm
DATE	89/03/02
BY	C. Swick

STEVENSON/HALL BLOCK RESTORATION  
STATEMENT OF REVENUE AND EXPENDITURE  
FROM APRIL 18, 1984 TO NOVEMBER 30, 1988

	<u>ACTUAL</u>	<u>BUDGET</u>
<u>REVENUE</u>		
Alberta Historical Resources Foundation	\$ 7,000.00	\$ 7,000.00
Volunteer Contribution		1,000.00
Local Fund Raising		1,000.00
Red Deer Heritage Fund	12,700.00	10,375.00
	<hr/>	<hr/>
Total Revenue	\$ 19,700.00	\$ 19,375.00
	<hr/>	<hr/>
<u>EXPENDITURE</u>		
Salaries and Wages	\$ 4,306.00	\$ 6,700.00
Advertising	175.00	175.00
Contractual Services	8,297.00	7,500.00
Equipment Rental - Internal	70.00	
Construction Supplies	7,492.00	5,000.00
	<hr/>	<hr/>
Total Expenditure	\$ 20,340.00	\$ 19,375.00
	<hr/>	<hr/>
Excess of Expenditure Over Revenue	\$ 640.00	
	=====	



DATE: March 6, 1989 CS-2,115

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: STEVENSON-HALL BLOCK RESTORATION PROJECT  
Your memo dated March 20, 1989 refers.

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1. The construction of Heritage Square in Rotary Recreation Park was undertaken as the City's 75th Anniversary Project. One of the buildings comprising this "Square" is the historic Stevenson-Hall Block, which was relocated and restored, with funds from the Alberta Historical Resources Foundation and the Red Deer Heritage Fund.
2. The Museum Society has now reported that the restoration of this small building has resulted in an overexpenditure of \$640.00. The Waskasoo Museum Foundation is recommending to City Council that this expenditure be covered by a grant from the Red Deer Heritage Fund. It should be noted that the restoration of the Gaetz Library, another component of Heritage Square, resulted in a surplus of \$250.00, which was returned to the Fund. Consequently, the net overexpenditure on both projects is only \$390.00

3. RECOMMENDATION

It is recommended that City Council support the recommendation of the Waskasoo Museum Foundation and authorize the allocation of a further \$640.00 from the Red Deer Heritage Fund for the renovation of the Stevenson-Hall Block.



CRAIG CURTIS

CC:dmg

- c. Allan Armstrong, Waskasoo Museum Foundation Chairman  
Morris Flewelling, Museums Director  
Dr. Bob Lampard, Museums Board Chairman

Commissioners' Comments

We would concur with the recommendations of the Waskasoo Museums Foundation and the Dir. of Community Services.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

DATE: March 22, 1989  
TO: Waskasoo Museum Foundation  
FROM: City Clerk  
RE: STEVENSON-HALL BLOCK RESTORATION PROJECT

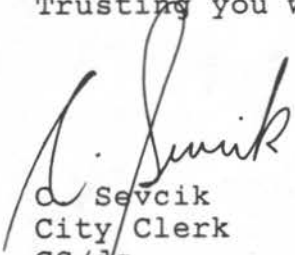
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Your report dated February 24, 1989, concerning the above topic was presented to Council March 20 and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby authorize the allocation of a further \$640.00 from the Red Deer Heritage Fund for the renovation of the Stevenson-Hall Block and as recommended to Council March 20, 1989, by the Waskasoo Museum Foundation and Director of Community Services."

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

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds  
c.c. Dir. of Community Services  
Museums Director  
Museums Board Chairman  
Recreation & Culture Manager

DATE: February 28, 1989  
TO: City Council  
FROM: City Assessor  
RE: PROPOSAL TO ABOLISH THE BUSINESS TAX LEVY IN THE CITY OF  
RED DEER

---

Pursuant to a initial report dated September 22, 1988, with recommendations from the Finance and Audit Committee regarding the abolishment of the Business Tax Levy, and same presented to Council November 14, 1988, whereby Council passed a resolution as incorporated in the following correspondence, we report that, in our opinion we have sufficient feedback at this time to ask that Council consider the results.

Further to this resolution dated November 14, 1988 a information letter was included with the Business Assessment Notices and all Non-residential Assessment Notices in their mailing in early February 1989. The correspondence that was included is as follows:

TO WHOM IT MAY CONCERN:

RE: ABOLISHMENT OF BUSINESS TAX LEVY/THE CITY OF RED DEER

In September of 1988 City Administration prepared a report and forwarded the same to the City Council requesting consideration be given to the phase out of the Business Tax Levy in The City of Red Deer. The revenue lost by eliminating Business Tax would be collected from all Non-residential companies by increasing the Mill Rate applicable to land and improvement assessment.

Council at the November 14, 1989 meeting passed the following resolution:

"Resolved that Council for The City of Red Deer having considered the report from the Finance and Audit Committee dated November 8, 1988,  
RE: Proposal to Abolish the Business Tax Levy in The City of Red Deer hereby approves the said proposal in principal subject to the following conditions:

1. The proposed be implemented over a two year period beginning either in 1989 or 1990, subject to feedback received from the effected parties.
2. That various community organizations affected by the change be requested to provide comment.
3. That a Notice advising that Council is considering the abolishing of the Business Tax Levy in The City

Committee of the Whole of Council  
Page 2  
February 27, 1989

of Red Deer be sent in 1989 as follows:

- A) To All Persons receiving a Business Tax Levy.
- B) In conjunction with the Assessment Notices for all Non-residential Property Owners within The City of Red Deer and as presented to Council November 14, 1988."

Pursuant to this resolution, as quoted, we would appreciate your comments, in writing, in order that we may evaluate the response and acceptability of the phase out of The Business Tax, based on the feedback that is received from the Property Owners/Business Owners and Operators, in The City of Red Deer. These comments should be received by the City Assessors Office within two weeks of the mailing of this Notice in order that we may report to the Director of Finance and advise as to further action, either positive or negative, for the 1989 Mill Rate and Budget Application.

Should you have any questions that you wish answered, please contact Connie Gallant (342-8125), Dick Kruithof (342-8124) or Al Knight (342-8121) at City Hall, Land, Tax and Assessment Department.

Thank you for your anticipated response in this regard.

Sincerely

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

Over the ensuing period the above mentioned personnel have received numerous phone calls regarding this correspondence. To this end we have now summarized the response as follows:

No - 39 or 74%

Yes - 8 or 15%

Conditional Yes - 3 or 5.5%

No Position - 3 or 5.5%

for a total of 53 responses as of February 24, 1989. We would also consider that the no and conditional are the same and therefore would indicate that a total of 42 are not in favour of the abolishment of Business Tax for a total of 79%. Comments of the No position answers are summarized as follows:

Committee of the Whole of Council  
Page 3  
February 27, 1989

- A) Property Owners would have to absorb the cost of the Business Tax.
- B) Method for Property Owners to collect taxes for the City.
- C) Long Term gross leases are in existence - cannot pass on the tax to tenant.
- D) Vacant space and buildings would pay a portion of Business Tax, effectively, thereby the landlord taking some of the portion of Business Tax payment.
- E) This is not a fair or equitable way of redistributing the tax base.
- F) Difficult if not impossible for landlords to pass on the Business Tax to tenants equitably, as we are not aware of the actual breakdown of various rates, etc.
- G) Business Tax responsibility of the owner/operator of the business.
- H) Reference to the City of Edmonton - A Study in Business Tax Proposal was made in 1988 and years prior to this and the response was overwhelmingly negative to the phasing out or elimination of Business Tax.
- I) Business Tax is charged to the tenants as a result of operating a business. Property Tax and Business Tax are structured differently and should not be combined.
- J) Ratio of land to building means would pick up a higher proportion of Business Tax - there we are opposed.
- K) Gross Leases - tax would be paid by property owners - not business as many leases are gross, not triple net.
- L) Vacant land should not be required to pay a share of the Business Tax.
- M) Gross Leases - net leases are a concern by business operators and have been notified of same.
- N) Vacant land holders will be unfairly taxed.

Committee of the Whole of Council  
Page 4  
February 27, 1989

- O) Privately held parking lots (presently not subject to Business Tax) are uneconomical at present and would become more so. This would eliminate any further developments of private parking and some of the existing.
- P) Negative effect of this taxation on vacant or under developed land may motivate land owners to sell these properties, thereby creating an over supply which would decrease prices. (Supply & Demand).

A Summary of the conditional remarks are:

- A) Conditional on recognition of building vacancies or no tax allocated to vacant commercial industrial properties.
- B) Conditional "the thought of increasing the Mill Rate applicable to non-residential properties such as land and improvements is not reasonable.
- C) Feel very strongly that the Business Tax Levy should be eliminated and even stronger that the tax burden be eliminated entirely from the commercial component of the tax base".

From the information as quoted and outlined by the correspondence received it is very evident that the response is negative towards abolishing the Business Tax Levy. We have not endeavoured to include copies of the correspondence, because of the voluminous amounts that would be required to be reproduced. However, we have a file within the Land, Assessment & Tax Office which is open to perusal by any Council Member or Administration that feels they wish to review the correspondence.

We would suggest that this report be included on the Committee of the Whole of Council Agenda for initial discussion and thought. We would respectfully suggest that pursuant to this a report be brought to the Council Meeting 2 weeks after this report is heard by Council in closed session, in order that a resolution may be passed prior to the Tax Mill Rate being passed.

Committee of the Whole of Council  
Page 5  
February 27, 1989

Due to the response and the overwhelming negative reaction, we respectfully suggest that no further consideration be given to the phasing out of this tax at this time.



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

AK/lf

cc Director of Finance

Commissioners' Comments

In light of the response, it would not seem appropriate to make this change at this time.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



DATE: November 16, 1988  
TO: Dir. of Finance  
FROM: City Clerk  
RE: PROPOSAL TO ABOLISH THE BUSINESS TAX LEVY IN THE CITY OF  
RED DEER

---

Your report dated September 22, 1988, and recommendations from the Finance & Audit Committee regarding the above were presented to Council November 14, 1988, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report from the Finance & Audit Committee dated November 8, 1988, re: proposal to abolish the business tax levy in the City of Red Deer hereby approve said proposal in principle subject to the following conditions:

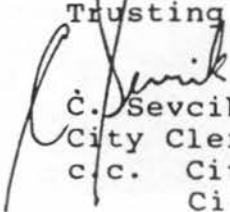
1. that the proposal be implemented over a two year period beginning either in 1989 or 1990, subject to feedback received from affected parties
2. that various community organizations affected by the change be requested to provide comment
3. that a notice advising that Council is considering the abolishing of the business tax levy in the City of Red Deer be sent in 1989 as follows:
  - a) to all persons receiving a business tax levy;
  - b) in conjunction with the assessment notices for all non-residential property owners within the City of Red Deer

and as presented to Council November 14, 1988."

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

I assume that upon receipt of comment from the business community and various organizations, a further report will be brought back to Council for final approval in the event the proposal is to proceed.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
c.c. City Commissioners  
City Assessor  
Finance & Audit Committee  
Econ. Dev. Mgr.




DATE: March 22, 1989  
TO: City Assessor  
FROM: City Clerk  
RE: PROPOSAL TO ABOLISH THE BUSINESS TAX LEVY IN THE  
CITY OF RED DEER

---

Your report dated February 28, 1989, concerning the above topic was presented to Council March 20, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered response re: proposal to abolish the business tax levy in the City of Red Deer hereby agree that no further consideration be given to the phasing out of this tax at this time, and as recommended to Council March 20, 1989, by the administration."

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



C. Sevcik  
City Clerk  
CS/as  
c.c. City Commissioners  
Dir. of Financial Services  
Towne Centre Association

DATE: March 15, 1989  
TO: City Council  
FROM: Mayor McGhee  
RE: COUNCIL MEETING JUNE 12, 1989

---

As Council is aware, the Council Meeting schedule for June 12, 1989, conflicts with the 1989 FCM Conference.

In view of the fact that a quorum of Council will not be present, it is recommended that said meeting be cancelled at this time to give ample notice to the public and staff. If necessary, another meeting date could be established to deal with any matters of an urgent nature.

R.J. McGhee  
Mayor

DATE: March 14, 1989

TO: City Clerk

FROM: City Assessor

RE: RAILWAY RELOCATION - ROAD CLOSURE  
W $\frac{1}{4}$  30-38-27-W4M  
(PLEASE SEE ATTACHED MAP)

---

With reference to the railway relocation alignment through the SW $\frac{1}{4}$  31-38-27-W4M, we submit for City Council's approval the following description of the road closure as shown tinted in red on the attached plan.

ALL THE PORTION OF ROAD PLAN 4067J COMMENCING AT A POINT IN THE SOUTH LIMIT THEREOF WHICH IS 54.05 METRES WEST FROM R12, SAID LIMIT HAVING AN ASSUMED BEARING OF 269° 34' 30", THENCE ON A BEARING OF 11° 30' 46" TO A POINT IN THE NORTH LIMIT OF SAID ROAD THENCE WESTERLY ALONG THE NORTH LIMIT OF SAID ROAD A DISTANCE OF 62.34 METRES; THENCE IN A BEARING OF 191° 30' 46" TO A POINT IN THE SOUTH LIMIT THEREOF; THENCE EAST ALONG THE SAID SOUTH LIMIT TO THE POINT OF COMMENCEMENT.

CONTAINING FROM N.W. $\frac{1}{4}$  SEC 30 - 0.063 HECTARES MORE OR LESS

SW $\frac{1}{4}$  SEC 31 - 0.063 HECTARES MORE OR LESS

  
Al Knight, A.M.A.A.

WFL/bw

att'd.

Commissioners' Comments

We would recommend Council give the closure bylaw first reading, following which it will be necessary to advertise in accordance with the Municipal Government Act.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



DATE: March 22, 1989  
TO: City Assessor  
FROM: City Clerk  
RE: RAILWAY RELOCATION ROAD CLOSURE  
W 1/2 OF 30-38-27-W4  
ROAD CLOSURE BYLAW 2981/89

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Your report dated March 14, 1989, concerning the above topic was presented to Council March 20, 1989, and at which meeting Council gave first reading to Road Closure Bylaw 2981/89, a copy of which is enclosed herewith.

This office will now proceed with advertising for a Public Hearing to be held on Monday, May 1, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertisement will appear in the March 31 and April 7, 1989, issues of the Red Deer Advocate.

We would also request that your Department advise our office (Wilma) of every person assessed as or registered as the owner of land abutting on the portion of the highway proposed to be closed in order that we might send to said person by registered mail notice of Council's intention to pass the Bylaw, in accordance with the provisions of the Municipal Government Act.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. City Commissioner  
Dir. of Engineering Services  
M.C.C. Project Manager

Council & Committee Secy., Wilma - please prepare the  
advertising and the notices  
pursuant to the M.G. Act  
and in accordance with the  
above.

NO. 1

DATE: February 27, 1989  
TO: City Council  
FROM: City Clerk  
RE: ALDERMAN KOKOTAILO - WRITTEN ENQUIRY/  
A.G.E. TRAILERS/DAY CARE CENTRE

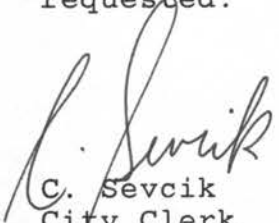
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The following written enquiry was submitted by Alderman Kokotailo at the Council meeting of January 23, 1989, and at the Council meeting of February 6, it was agreed that the administration gather the information suggested.

"At the time of Council's decision to relocate trailers from AGE:

- a) who specified the design details of structural and mechanical systems with respect to the new building?
- b) who carried out the construction? Under what kind of contract? For what amount?
- c) who supervised or inspected the work of joining the trailers on behalf of the City.?"

Following hereafter is the report from the administration as requested.

  
C. Sevcik  
City Clerk  
CS/ds

DATE: February 23, 1989 CS-2.104  
TO: CITY COUNCIL  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: ALDERMAN KOKOTAILO - WRITTEN ENQUIRY  
A.G.E. TRAILERS/DAY CARE CENTRE

---

1. I have reviewed the attached response to the written enquiry with the Social Planning Manager, Rick Assinger and the former Construction Coordinator, Pat Grainger. Our comments and observations are as follows:

- When the trailers were moved from Joffre to Red Deer, and reassembled in a new configuration, no design modifications were made to recognize the change of use from offices to a day care centre. In retrospect, it should have been recognized that humidity levels in a day care centre would be far higher, and a consultant should have been hired to do a detailed evaluation of the structures, with particular reference to humidity. This would have been far more expensive, but likely, a good investment.

Group 2 Architects are now proposing modifications to reduce humidity in the building, at a cost of \$12,600.

- The trailers were reassembled in accordance with a broad specification which stated:

"Units to be rejoined together at floor and ceiling, to make a watertight and airtight complex." (Refer Appendix "C".)

When the work was undertaken, however, no attempt was made to provide a continuous air/vapour barrier between the trailer units. In addition, over the years, several alterations have been made, which have tended to compromise the integrity of the seal.

Group 2 Architects are now proposing the installation of a foam seal between the units, and the repair of existing penetrations, at a total cost of \$9,000.

- The roof and ventilation system designed and installed by Otto Roofing Limited is somewhat unorthodox, and does not conform to accepted standards. The venting system introduced in this roof design did not take into consideration the importance of reducing the movement of



City Council  
Page 2  
February 23, 1989  
A.G.E. Trailers/Day Care Centre

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moisture from occupied areas to the roof space. This movement of humid interior air into colder ceiling areas and attic temperatures dramatically increased the potential for frost buildup in cold winter weather. Consequently, the water problems in the building are the result of a combination between the gaps in the vapour barrier and the introduction of a major venting system, which did not take this into account.

Group 2 Architects are not proposing any modifications to the roof, which is not leaking. However, because it is not designed to accepted standards, it is possible that the entire roof may have to be replaced within an undetermined period of time.

2. CONCLUSIONS

The modifications proposed by Group 2 Architects should generally have been included in the original specifications, and are, therefore, not an unreasonable cost to the project. It can be argued that a continuous air/vapour barrier should have been installed by the contractor. However, the specifications were somewhat vague, and in view of the very low original tender price and the relatively small cost, further recourse to the original contractor is not considered advisable.

My major concern is the design of the roof, which clearly does not meet accepted standards, and may have to be replaced in the short/medium term.



CRAIG CURTIS

CC:dmg

Attachment

- c. Rick Assinger, Social Planning Manager  
Dr. Gordon Mundle, Day Care Management Board Chairman  
Kathy Barnhart, Day Care Administrator



DATE: February 23, 1989

TO: CRAIG CURTIS  
Director of Community Services

FROM: RICK ASSINGER  
Social Planning Manager

RE: ALDERMAN KOKOTAILO - WRITTEN ENQUIRY  
A.G.E. TRAILERS/DAY CARE CENTRE

The enquiry from Alderman Kokotailo more specifically relates to the relocation and assembly of the trailer units. However, the reconstruction of the roof is interrelated and should be addressed at the same time for the clarification of members of Council. Consequently, I have included information on the relocation and assembly of the trailer units in 1985 and the reconstruction of the roof in 1986.

The information I have prepared includes:

- A. History of Project
- B. Specific Answers to the Enquiry
- C. Observations

A. HISTORY

July 26, 1985 -	Commissioner Mike Day, Building Inspector Ryan Strader, Construction Coordinator Pat Grainger, and Social Planning Manager Rick Assinger visited the trailer units at the Joffre site. At the time they were assembled as per Appendix "A". Appendix "B" shows the current assembly.
August 6, 1985 -	A proposal to purchase and relocate the trailer units for use as a day care facility was submitted to a closed session of Council on behalf of the administration.
August 7, 1985 -	The School Board gave approval to the proposal.
September 3, 1985 -	The City Commissioner submitted a report to open Council. Council approved of the plan.
September 1985 -	Tenders were first called to move the trailers from the A.G.E. site to the current site. Three tenders were received in the amounts of \$34,400.00; \$82,470.00; and \$91,355.00. Those who tendered indicated that there may be problems in locating the trailers on wood blocks for a structure of this type.

The City Commissioner, Construction Coordinator, and Social Planning Manager made a decision at this point to contract with Bearden Engineering to do soil testing and design a foundation for this facility. As a result of the addition of a foundation, it was necessary to re-tender this project.

October 1985 -

The project was re-tendered with a set of specifications (see Appendix "C") made available to all those tendering. Note that this set of specifications did not include any replacement of the roof.

November 1985 -

Six bids were received as a result of the second tender call as follows:

John Jacobson (JoJak) -	\$26,476.00
Annex Contracting Ltd. -	\$49,857.00
Bonanza Movers -	\$81,827.00
Richard's Mobile Home	
Transport -	\$88,870.00
John Bolin -	\$91,000.00
Blackfalds Mobile Haulers -	\$92,700.00

The Construction Coordinator and Social Planning Manager discussed the situation of the lowest tender firm with the City Commissioner. The contract was reviewed with the contractor and he was questioned about his bid. He then submitted a more detailed bid (see Appendix "D"). After a review of this matter, the contract was awarded to JoJak.

December 1985 -

Trailer units were relocated to the current site and reassembled by JoJak.

January 1986 -

Internal renovations for the facility began under a personal services contract with Jim Johnston. This contractor had been previously under contract with the City doing similar renovation work for the Urban Park program.

March 1986 -

Assembly of the trailer units on the site was completed by JoJak. Expenses of \$6,131.00 were approved in addition to the tender price covering items not included in the tender specifications such as shipping walls, ridge cap, tarring the roof, etc. The total bill for relocating and assembling the trailer units was \$32,607.00.

Spring, 1986 -

First evidence that the roof at the day care facility was leaking. The contractor responsible for the move, JoJak, was contacted to make repairs. He returned on a number of occasions but the leaking persisted.

July 1986 -

Tremco Ltd. was invited to give us an opinion on the roof. Their report suggested a major overhaul of the roof.

Using these specifications, bids for the repair of the roof were received from the following roofing firms: Hayhoe Roofing - \$29,415.00, Cooper Roofing - \$35,990.00, Otto Roofing - \$36,748.00.

Otto Roofing submitted a separate report to Council suggesting an alternative roof design to the one proposed by Tremco.

September 2, 1986 -

Council decided that the roof should be re-tendered according to a roofing design submitted by Otto Roofing. Since this design had not been investigated, the Alberta Roofing Contractor's Association was contracted to review the Otto Roofing design and to assist in preparing the specifications for the re-tender. The A.R.C.A. recommended against the design proposed by Otto Roofing. Neither the A.R.C.A. report nor the Tremco report supported the Otto Roofing contention that ventilation of the facility was essential.

September 29, 1986 -

The City administration submitted a report to Council indicating that tenders were received for the A.R.C.A. roof specifications as follows: Cooper Roofing - \$25,495.00, Hayhoe Roofing - \$29,558.00.

Tenders were also received for the Otto Roofing specifications as follows: Otto Roofing - \$17,240.00, Hayhoe Roofing - \$18,214.00. Council awarded the contract on the basis of Otto Roofing specifications to Otto Roofing Ltd. for \$17,240.00.

- December 1986 - Replacement of the roof was completed on a maintenance contract signed with Otto Roofing Ltd. The contract guaranteed the roof for a period of 15 years against leaks due to failure in material and/or poor workmanship.
- January 1988 - There were extensive water problems throughout the building. Otto Roofing investigated and noted that humidity was very high and recommended that additional ventilation be installed.
- February 1988 - The Day Care Board submitted a report to City Council. Council authorized the hiring of an independent roofing consultant to investigate the problem. Council also supported the recommendation that no further action be taken on installing additional ventilation as proposed by Otto Roofing.
- March 1988 - Alberta Independent Inspection and Consulting Services Ltd. was contracted to undertake the evaluation of the roof. Their report was completed and submitted to the City in June. This report concluded that the roof was not leaking and the water problems were likely caused by condensation. They further stated:
- "The Otto Roofing Ltd. criteria does not appear to have taken into consideration the importance of reducing the movement of moisture from occupied areas to the roof space. This movement of humid interior air into colder ceiling and attic temperatures, increases dramatically the potential for frost build-up in cold winter weather."
- August 8, 1988 - City Council agreed with a recommendation from the F.C.S.S. Board that Group 2 Architects be hired to investigate, recommend, and carry out consulting for remedial work to the Red Deer Day Care Centre Roof to eliminate the condensation problem.
- October 1988 - Group 2 Architects completed their report recommending modifications to the day care facility to resolve some of the moisture problems experienced.

- January 23, 1989 - City Council reviewed the reports of the F.C.S.S. Board and Day Care Board and approved of the recommendations to improve the facility at a total cost of \$29,200.
- February 6, 1989 - Council agreed to Alderman Kokotailo's written enquiry for more information on the relocation and assembly of the trailer units in 1985.

B. SPECIFIC ANSWERS TO THE ENQUIRY

1. Design of Facility

- Bearden Engineering proposed the design for the foundation for the facility.
- Tender specifications for the relocation and assembly of the trailer units were prepared by the Construction Coordinator after consultation with trailer manufacturers and mobile home movers.
- Modifications to the mechanical (plumbing, heating and air conditioning) and electrical systems were recommended by reputable local firms contracted to do the work.

2. Relocation and Assembly of Trailer Units

- A contract was awarded to JoJak after a tender call.
- Low bid was \$26,476.00. Extra costs amounted to \$6,131.00. Total contract cost was \$32,607.00.

3. Supervision of Project

- Social Planning Manager assumed major responsibility for this project and received considerable assistance from the Construction Coordinator. Contact was maintained at all times with the City Commissioner.
- The Construction Coordinator monitored the work of the mover contracted to relocate and assemble the trailer units.

C. OBSERVATIONS

1. Numerous problems were experienced with this project primarily because there was not precedent for us to follow in developing trailer units into a day care facility. Further, a "fast-track" approach was used because A.G.E. wanted the trailers moved

as quickly as possible and it was necessary to move the day care facility out of the high school by the next year. The initial budget for the project was unrealistically low and this may have resulted in some false economies during the earlier stages of the project. It is strongly felt that any different approach to completing this project would have been more costly initially and would not necessarily have resulted in a better final product.

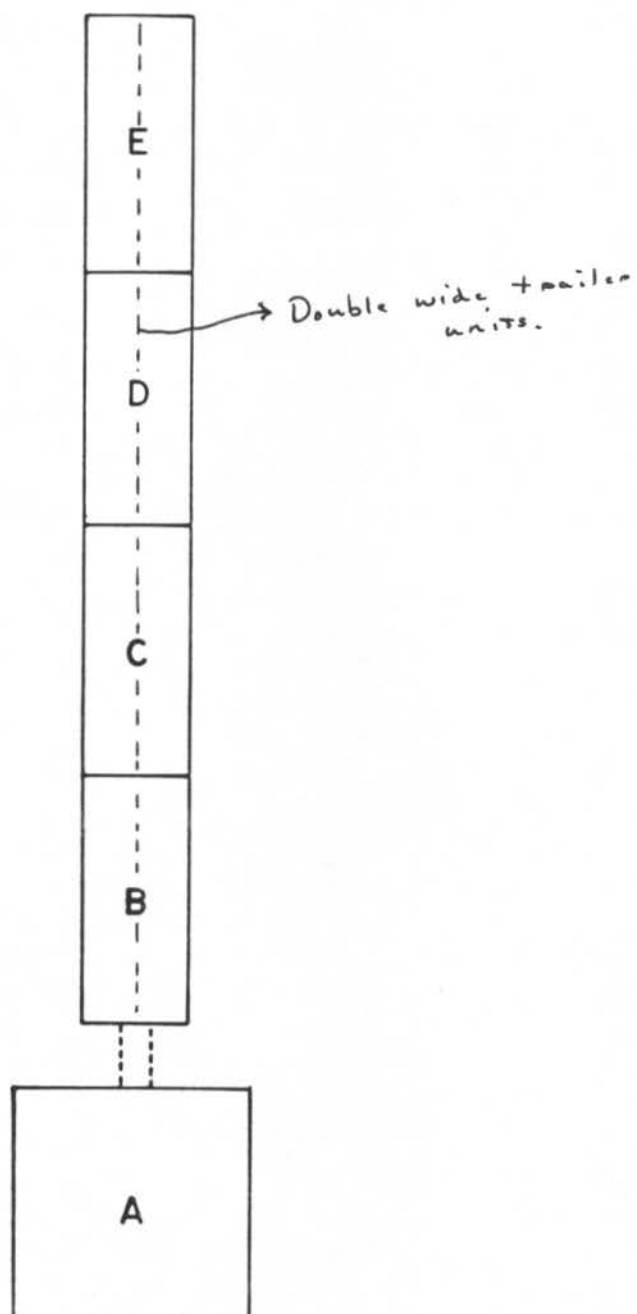
2. We would have been wise to have contracted with an architectural or engineering firm to prepare an appropriate design for this facility and supervise the contracted work. This would have added considerably to the cost and likely would have delayed the project somewhat but, in retrospect, this would have been a wiser approach.



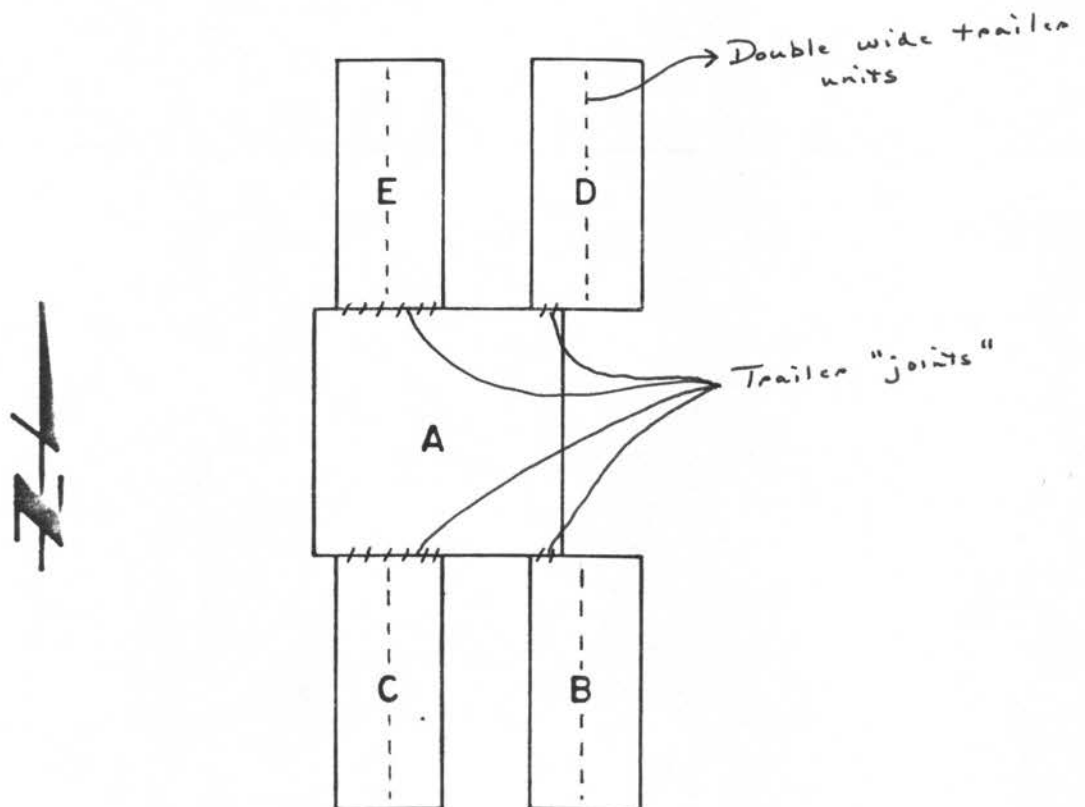
RICK ASSINGER

/jmf

Encl.



EXISTING  
A.G.E. (JOFFRE)  
MODULAR UNIT  
LAYOUT



EXISTING  
REDDEER  
DAYCARE  
MODULAR UNIT  
LAYOUT



SPECIFICATIONS FOR MOVING RELOCATABLE OFFICES  
FROM ALBERTA GAS ETHYLENE PLANT, JOFFRE,  
TO LINDSAY THURBER COMPREHENSIVE HIGH SCHOOL, RED DEER

1. Relocation

The move may be made by moving the units singularly or double wide, as 8 units exist. The other 5 units are set up as one unit. To summarize, there are 13 single wide units to be moved.

2. Dismantle and Set Up

Units to be separated with minimum amount of damage to floors and ceilings.

Units to be rejoined together at floor and ceiling to make a watertight and airtight complex.

Units that are joined together at exterior walls to be insulated and constructed as per good mobile home construction methods.

3. Block and Level

All units to be blocked and levelled on site. Bidder should visit site to see pipe piles and plates that units will rest on.

4. Skirting (see attached sketch)

Entire exterior of complex to be enclosed from unit to ground.

1/2" plywood, G.I.S., painted on a 2" x 2" frame. Existing material likely not salvageable so new material to be used.

Air vents should be placed around complex.

Some skirting may be staged to accommodate other contractors, i.e., plumbers, electricians.

5. All work to be according to mobile building manuals and manufacturer's specifications.

6. All debris to be taken away from site by successful bidder.

7. Contractor to abide by all rules and regulations established by Alberta Gas Ethylene and Novacor.

8. Contractor to be aware of training session by Alberta Gas Ethylene prior to working on site.
9. Contractor to include in price, costs to construct exterior walls where missing, and replace doorways with exterior walls with materials compatible to existing.
10. Air conditioners to be transported to Red Deer Site by Contractor.
11. Add plumbing cost of \$1,080.00 to remove water, sewer and gas connections under trailers; remove air conditioning lines from furnaces to outside; remove chimney connections from roofs of trailers; and removal and cleanup of all pipes and fittings.
12. Add electrical costs of \$2,290.00 which includes removal of shades; remove all fixtures over trailer joints; remove all A.G.T. conduit from skirting, remove 2.2" A.G.T. conduit disconnect A.C. units; remove all subpanel feeders; remove all heat tapes; and general cleanup of all electrical fixtures and wiring.
13. Access to new site (Red Deer) to be responsibility of low bidder: i.e. access from north will be over grassed area (City will not construct a gravel road). City will arrange for fence removal and access route if other than existing road.
14. Prices to be received by P. Grainger City Hall before 12:00 noon December 04, 1985.
15. Direct all inquires to P. Grainger 342-8164

ADDENDUM #1

1. All debris to be taken away from site by successful bidder.
2. Contractor to abide by all rules and regulations established by Alberta Gas Ethylene and Novacor.
3. Contractor to be aware of training session by Alberta Gas Ethylene prior to working on site.
4. Attached prints indicate existing layout and proposed layout for mobile offices.
5. Delete price for new doorways required as stated on original specification sheet.
6. Contractor to include in price, costs to construct exterior walls where missing, and replace doorways with exterior walls with material compatible to existing.
7. Air conditioners to be transported to Red Deer Site by contractor.
8. Add plumbing cost of \$1,080.00 to remove water, sewer and gas connections under trailers; remove air conditioning lines from furnaces to outside; remove chimney connections from roofs of trailers; and removal and cleanup of all pipes and fittings.
9. Add electrical costs of \$2,290.00 which includes removal of shades; remove all fixtures over trailer joints; remove all A.G.T. conduit from skirting, remove 2.2" A.G.T. conduit disconnect A.C. units; remove all subpanel feeders; remove all heat tapes; and general cleanup of all electrical fixtures and wiring.
10. Access to new site (Red Deer) to be responsibility of low bidder: i.e. access from north will be over grassed area (City will not construct a gravel road). City will arrange for fence removal and access route if other than existing road.

*P. L. B. Corp.  
Contractor  
City of Red Deer  
Sept 27/85*

BID FOR MOVING RELOCATABLE OFFICES  
FROM ALBERTA GAS ETHYLENE PLANT, JOFFRE,  
TO LINDSAY THURBER COMPREHENSIVE HIGH SCHOOL, RED DEER

- - - - -

This Bid complies with the City of Red Deer specifications for moving relocatable offices from and to the above mentioned addresses.

The Bid price for this project is \$26,476.00 (Twenty-Six Thousand, Four Hundred and Seventy-Six Dollars).

This Bid price includes:

1. Disassembly and transportation of the thirteen relocatable offices to Red Deer location.
2. Transportation of A/C units to Red Deer location.
3. City of Red Deer specified electrical removal cost of \$2,290.00.
4. City of Red Deer specified mechanical removal cost of \$1,080.00.
5. Clean-up of debris left from removal of relocatable offices at Joffre site.
6. Erection of units on piles at Red Deer including crane costs.
7. Welding of trailer frames to pile caps c/w a 5" weld on the pile caps.
8. Insulation, seal kit and enclosure of exterior to modular trailer standards.
  - To include: new insulation  
new fibremat tar  
new metal skin on bare ends
  - Not Included: new metal ridge cap  
(If metal ridge cap cannot be salvaged, any new lengths can be supplied at \$1.40 lin.ft.)
9. New skirting consisting of:
  - 1/2" GIS painted plywood
  - 2 X 4 spruce framework braced and framed as listed in specifications.


Continued . . .

Page 2 (Cont.)

All materials, labour and tools to be supplied by  
Jojak Structures for above items unless otherwise stated.

- - - - -

Dated this 3rd day of December, 1985 at  
Red Deer, Alberta.



---

John W. Jacobsen  
General Manager  
Jojak Structures

\* This Bid is acceptable for a period of 30 days.\*

*not for record*

DATE: FEBRUARY 7, 1989  
TO: SOCIAL PLANNING MANAGER  
FROM: CITY CLERK  
RE: ALDERMAN KOKOTAILO - WRITTEN ENQUIRY/  
A.G.E. TRAILERS/ DAY CARE CENTRE


---

The following written enquiry was submitted by Alderman Kokotailo at the Council meeting of January 23, 1989 and it was agreed by Council at the meeting of February 6th that the administration gather the information requested and respond back to Council.

"At the time of Council's decision to relocate trailers from AGE:

- a) who specified the design details of structural and mechanical systems with respect to the new building?
- b) who carried out the construction? Under what kind of contract? For what amount?
- c) who supervised or inspected the work of joining the trailers on behalf of the City?"

I trust that you will provide the information requested and submit a report back to Council at your earliest convenience.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. City Commissioners  
Director of Community Services

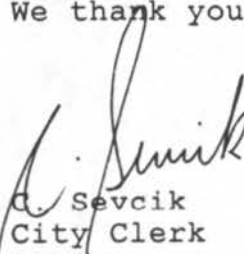
DATE: March 22, 1989  
TO: Dir. of Community Services  
FROM: City Clerk  
RE: ALDERMAN KOKOTAILO/WRITTEN ENQUIRY/A.G.E. TRAILERS  
DAY CARE CENTRE

---

Your report dated February 23, 1989, along with the response of the Social Planning Manager, concerning the above matter received consideration at the Council meeting of March 20, 1989.

At the above noted meeting, said reports were accepted for information purposes only and it was agreed that same be filed.

We thank you for your report in this instance.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioner  
Social Planner Manager  
P. Grainger  
Day Care Management Board  
Day Care Administrator



# **Red Deer Home Builders' Association**

6798B Gaetz Avenue, Red Deer, Alberta, T4N 4E1 (403) 346-5321

March 7, 1989

City of Red Deer

Attention: Building Inspection Department  
Mr. Ryan Strader

Dear Sir:

April, 1989 has been designated on a National Basis as "New Homes Month". We are planning several activities designed to increase the public's awareness of new homes.

As part of the promotional aspects we request a permit be issued to enable us to install 6 - 4' x 8' signs, as shown on the attached sketch. We propose to install these signs, during the month of April only, at the following locations. The signs will be removed by May 15, 1989.

- Northside of 77 Street, at Kentwood subdivision, on the berm.
- Northside of 39 Street, opposite Metcalf Avenue, Eastview subdivision.
- Northside of Ross Street, at Laebon's Clearview subdivision.
- Westside of Duncan Crescent, Deerpark subdivision, on the berm.
- East end of 32 Street, City Deerpark extension subdivision, on the berm.
- Eastside of 40 Avenue, at Avalon Anders South Subdivision, on the berm.

We have indicated the proposed locations on the attached map.

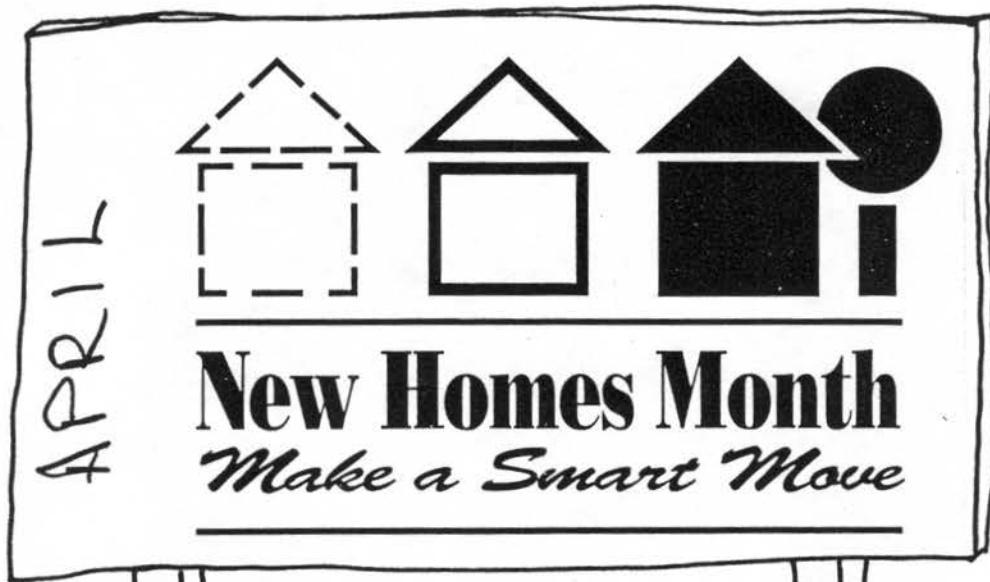
The promotion is designed to benefit home buyers, land developers and the home building industry.

Yours truly,

W.G. Bontje  
Committee Chairman

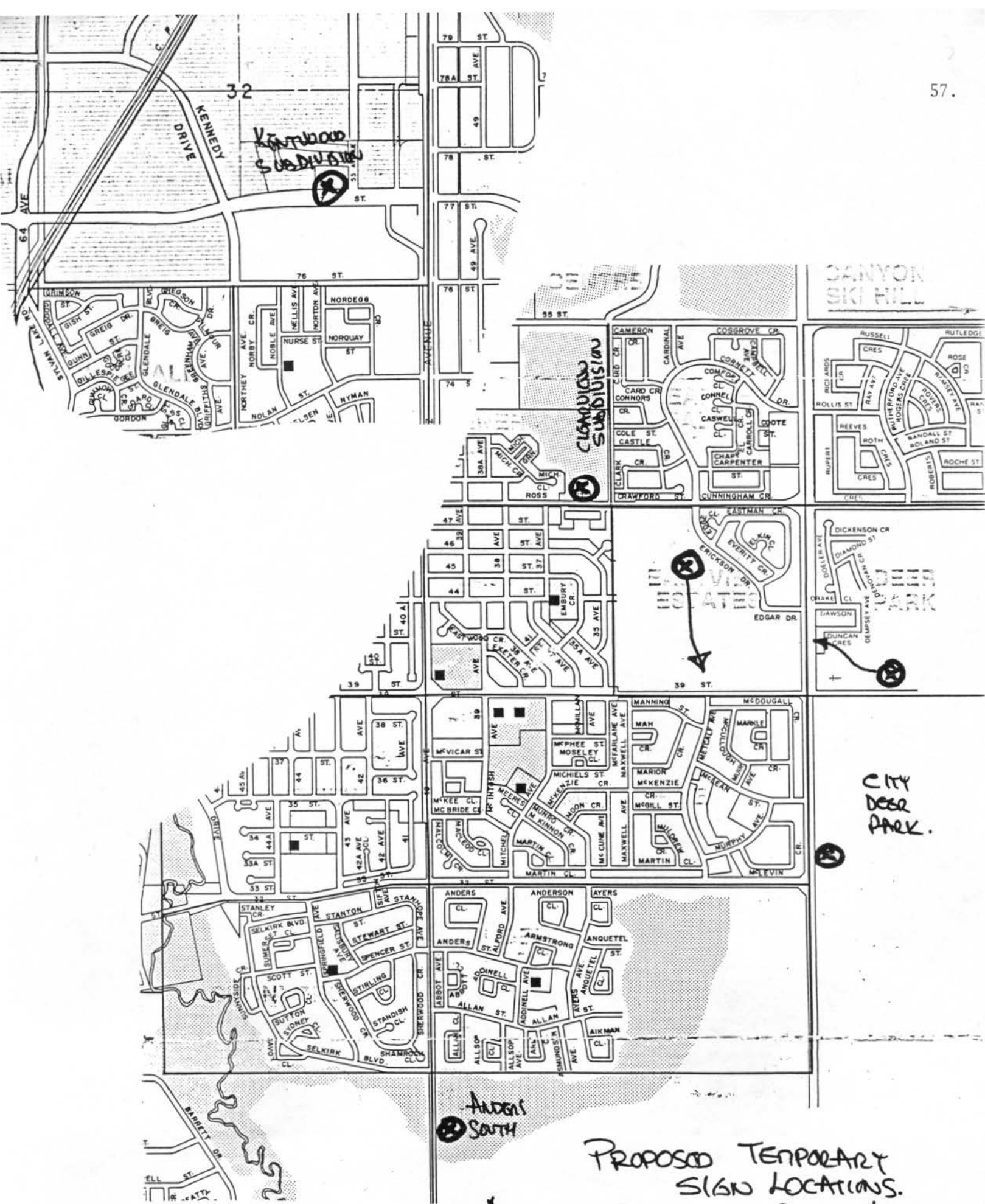
cc. Don Beamish





Proposed Sign  
 For  
 "New Homes Month"  
 NATIONAL PROMOTION

Rocky Mountain Home Builders Association



AUGER SOUTH

PROPOSED TEMPORARY SIGN LOCATIONS.

APRIL - NOW HONOR NORTH.  
ROADSIDE TIME BUILDERS ASSOCIATION.

DATE: March 9, 1989  
TO: City Clerk  
FROM: City Assessor  
RE: RED DEER HOME BUILDERS ASSOCIATION/SIGNS

---

With reference to your memo of March 8, 1989.

We trust the relocations as indicated will be treated in a manner similar to the parade of home signs which were approved for berm locations in 1988.

As the request is for a short period of time, April 1, 1989 to May 15, 1989, we have no objection to the request, subject to any damage to the landscaped berms being repaired to the satisfaction of the Parks Manager, and signs not to be located in the proximity of intersections so as to hinder traffic sight lines.



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

AK/lf

cc Director of Engineering Services  
Bylaws & Inspections Manager  
Director of Financial Services

DATE: March 9, 1989

TO: City Clerk

FROM: E. L. & P. Distribution Engineer

RE: Red Deer Homebuilders' Association/Signs

---

The E. L. & P. Department have no objection to these signs being placed at the mentioned locations. The only request we would have that these people have our department locate power cables before they dig.



Daryle Scheelar,  
Distribution Engineer

DS/jjd

DATE: March 9, 1989  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: RED DEER HOME BUILDERS

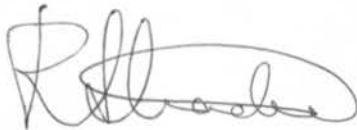
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In response to your memo regarding the above subject, we have the following comments for Council's consideration:

We do not support the placement of even temporary signs on City property, notwithstanding that these will be professionally done signs. There are so many other organizations with worthy causes to advertise that approving just one will be difficult to rationalize.

Council recently approved a similar request from the Home Builders in conjunction with a sales promotion for R2000 homes.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a large, sweeping loop at the end.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr

660-027

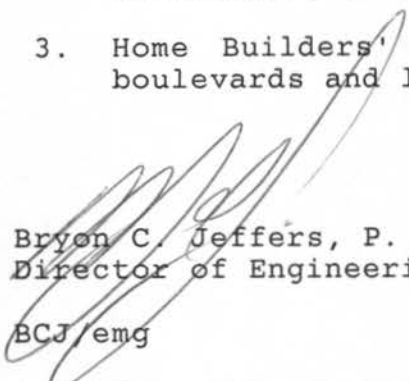
DATE: March 13, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: RED DEER HOME BUILDERS' ASSOCIATION - SIGNS

---

The writer has reviewed the request to place the signs as indicated in Mr. Bontje's request. This request is similar in nature to last year's request for signage for the Parade of Homes, except that this request is for more signs in different locations. We would hope that this is not a trend towards more signs, and on a more frequent basis. The City's policy is not to allow signage for private enterprise on public property. Approval should be on an exception basis only for special circumstances.

Should Council approve this request, we would respectfully request that it be subject to the following conditions:

1. Detailed sign location to be approved by the Engineering Services and Parks Departments prior to installation.
2. Home Builders' Association to be responsible for erection and dismantling of the signs.
3. Home Builders' Association responsible for any damage to boulevards and landscaped areas.

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

BCJ/emg

c.c. Director of Community Services  
c.c. Director of Finance  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Parks Manager  
c.c. RCMP Inspector  
c.c. Urban Planning Section Manager

DATE: March 14, 1989 CS-2.124  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: RED DEER HOMEBUILDERS' ASSOCIATION:  
ERECTION OF ADVERTISING SIGNS  
Your memo dated March 8, 1989 refers.

---

The Red Deer Homebuilders' Association is requesting approval to erect six temporary advertising signs within city boulevards. These signs would be installed during the month of April, and would be removed by May 15th.

I am strongly opposed to the erection of advertising signs within city boulevards for the reasons outlined in the Parks Manager's letter dated March 13th. We consider that these 32 sq. ft. billboards would detract from the appearance of the landscaped boulevards, and set a precedent for further applications.

RECOMMENDATION

It is recommended that City Council deny the application, and not permit the erection of temporary advertising signs within city boulevards.



CRAIG CURTIS

CC:dmg

c. Don Batchelor, Parks Manager

DATE: March 13, 1989

TO: CHARLIE SEVCIK  
City Clerk

FROM: DON BATCHELOR  
Parks Manager

RE: RED DEER HOME BUILDERS' ASSOCIATION - SIGNAGE PROPOSAL

I have reviewed the proposal of the Home Builders' Association to install 6 - 4' x 8' signs on city boulevards or reserves; I am opposed to these signs for the following reasons:

1. City Council has approved a policy of not permitting display boards or advertising on City properties. I consider this request to be similar to that of the existing Hook Signs located on City property.

I appreciate these proposed signs are for a short period of time, but at present the City Policy prohibiting such signs still stands.

2. Although I acknowledge the intent of the Home Builders' Association to place these signs for marketing purposes, I am most concerned this will establish a dangerous precedent for other associations, societies and/or private businesses to approach The City to advertise on boulevards for short periods of time.
3. Although exact locations for the six (6) signs are not indicated, the Home Builders' Association has indicated placement of the signs on "berms". Some of these berms are outside the road right of way and are, in fact, on municipal reserve. In checking with the City Solicitor, he has indicated that the Planning Act stipulates that Municipal Reserve can only be used for school, park and for berming purposes. The use of municipal reserve for advertising, display purposes, or for private gain would be contrary to the Act.

In view of the above, and my concern to retain the city roadways as attractive landscaped corridors, I recommend to City Council that this application be rejected.



DON BATCHELOR

DB/ad

c.c. Craig Curtis, Director of Community Services  
Bryon Jeffers, Director of Engineering Services  
Bill Lees, Land Supervisor



DATE: March 8, 1989  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: RED DEER HOMEBUILDER'S ASSOCIATION SIGNS

---

Subject to agreement by Council and no negative administration comments, it would appear the request is reasonable on the understanding:

1. It is for a maximum of 60 days
2. The signs will be removed by May 15, 1989
3. The signs are generic and intended to benefit all land developers and the home building industry.



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

AW/MRK



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

Telephone: (403) 343-3394

Fax: (403) 346-1570

March 13, 1989

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

Dear Sir:

Re: Signs - Red Deer Homebuilder's Association

The Red Deer Homebuilder's Association is proposing to install six signs along arterial streets promoting "New Homes Month". They indicate the signs will be 4 ft. x 8 ft. and be installed for a temporary period of 4 to 6 weeks.

Last year the Homebuilder's Association installed similar size signs promoting their "Spring Parade of R-2000 Homes". This appears to be a similar kind of promotion except that it is more general and is promoting more locations. If this were to become an annual type of promotion, in future, similar signs might be requested anywhere within the City where new housing is occurring leading to a proliferation of such signs.

We question the necessity for six signs. For example, there is no access to Eastview Estates from 39th Street (which is not an arterial) and one sign along 30th Avenue should be sufficient. Where it is a general promotion, the signs need only be located in advance of approaching new residential areas.

In acknowledgement of the interest in promoting new development and providing the signs are clearly temporary (April 1 - May 15), we would not object to:-

.... /2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. C. Sevcik

- 2 -

March 13, 1989.

1 sign on 77 Street  
 1 sign on Ross Street  
 1 sign on 30th Avenue, and  
 1 sign on 40th Avenue.

Yours truly,



Vernon Parker,  
 Associate Planner,  
 City Planning Section

VP/t

#### Commissioners' Comments

We would agree to the request subject to the same conditions outlined in the resolution approved by Council for the "Homes for Tomorrow" group in 1988.

"RESOLVED that Council of The City of Red Deer having considered request from Homes for Tomorrow R-2000 Parade of Homes, to locate 2 temporary signs, one in Deer Park Village on the berm along 30 Ave. south of Dawson Street and the second in Kentwood Estates along 77 Street west of 53 Ave. hereby approve said application subject to the following conditions.

1. the signs to be of high quality, both structurally and aesthetically.
2. the location to be approved by the Engineering Department
3. the grass around the signs to be maintained by the "Homes for Tomorrow" group
4. any damage to the boulevard to be repaired to the satisfaction of the Parks Department
5. if deemed necessary by the Solicitor an indemnification agreement to be provided.
6. signs to be removed by June 30, 1988

and as recommended to Council April 5, 1988."

Further we would recommend that providing such request occurs only once a n n u a l l y, Council authorize the Administration in future to approve same subject to the conditions outlined.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

March 9, 1989

TO: City Clerk

FROM: Fire Chief

Re: Red Deer Homebuilders Association/Signs

---

We have no comments to offer regarding this application.

A handwritten signature in cursive script, appearing to read "R. Oscroft".

R. Oscroft  
FIRE CHIEF

RO/cb

DATE March 8, 1989

TO: ☒ DIRECTOR OF COMMUNITY SERVICES  
☒ DIRECTOR OF ENGINEERING SERVICES  
☒ DIRECTOR OF FINANCE  
☒ BYLAWS & INSPECTIONS MANAGER  
☒ CITY ASSESSOR  
☐ ECONOMIC DEVELOPMENT MANAGER  
☒ E. L. & P. MANAGER  
☐ F.C.S.S. MANAGER  
☒ FIRE CHIEF  
☒ PARKS MANAGER  
☐ PERSONNEL MANAGER  
☒ R.C.M.P. INSPECTOR  
☐ RECREATION MANAGER  
☐ TRANSIT MANAGER  
☒ URBAN PLANNING SECTION MANAGER  
☐

RECEIVED  
MAR - 9 1989  
RED DEER CITY DET.

FROM: CITY CLERK

RE: RED DEER HOMEBUILDERS' ASSOCIATION/SIGNS

Please submit comments on the attached to this office by March 13  
for the Council Agenda of March 20, 1989.

To City Clerk.

No concerns, comments from  
Police Department -  
W. Pearson Arip

*C. Sevcik*  
C. SEVCIK  
City Clerk

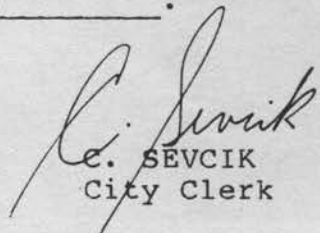
DATE March 8, 1989

TO: ☒ DIRECTOR OF COMMUNITY SERVICES  
☒ DIRECTOR OF ENGINEERING SERVICES  
☒ DIRECTOR OF FINANCE  
☒ BYLAWS & INSPECTIONS MANAGER  
☒ CITY ASSESSOR  
☐ ECONOMIC DEVELOPMENT MANAGER  
☒ E. L. & P. MANAGER  
☐ F.C.S.S. MANAGER  
☒ FIRE CHIEF  
☒ PARKS MANAGER  
☐ PERSONNEL MANAGER  
☒ R.C.M.P. INSPECTOR  
☐ RECREATION MANAGER  
☐ TRANSIT MANAGER  
☒ URBAN PLANNING SECTION MANAGER  
☐ \_\_\_\_\_

FROM: CITY CLERK

RE: RED DEER HOMEBUILDERS' ASSOCIATION/SIGNS

Please submit comments on the attached to this office by March 13  
for the Council Agenda of March 20, 1989.

  
E. SEVCIK  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 8, 1989

RED DEER HOME BUILDERS' ASSOCIATION  
6798B Gaetz Avenue  
RED DEER, Alberta  
T4N 4E1

Attn: W.G. Bontje  
Committee Chairman

Dear Sir:

RE: "NEW HOMES MONTH/PROMOTIONAL SIGNS

We acknowledge with thanks your letter of March 7, 1989 requesting a permit to install six (6) 4' x 8' signs at various locations during the month of April, 1989.

Your request will be presented to Red Deer City Council on their agenda of March 20, 1989. Please call this office on the Friday prior to the said meeting to discuss the time this item will be considered by Council, in the event you may wish to be present.

Trusting you will find this satisfactory.

Sincerely,

  
C. SEVCIK  
City Clerk

Moved by Alderman Kokotailo, seconded by Alderman Surkan

"RESOLVED that Council of The City of Red Deer having considered request from Homes for Tomorrow R-2000 Parade of Homes, to locate 2 temporary signs, one in Deer Park Village on the berm along 30 Ave. south of Dawson Street and the second in Kentwood Estates along 77 Street west of 53 Ave. hereby approve said application subject to the following conditions:

1. the signs to be of high quality, both structurally and aesthetically.
2. the location to be approved by the Engineering Department.
3. the grass around the signs to be maintained by the "Homes for Tomorrow" group.
4. any damage to the boulevard to be repaired to the satisfaction of the Parks Department.
5. if deemed necessary by the Solicitor an indemnification agreement to be provided.
6. signs to be removed by June 30, 1988.

and as recommended to Council April 5, 1988."

MOTION CARRIED

#### REPORTS

Correspondence from Derek MacKenzie, District Manager of BPB Instruments (Canada) Ltd., and the Manager of Economic Development re: application to purchase land - Edgar Industrial Park received consideration and the following motion was passed:

Moved by Alderman Surkan, seconded by Alderman Guilbault

"RESOLVED that Council of The City of Red hereby agree to the sale of 3.0 acres of land located in the Edgar Industrial Park, Lots 1 & 2, Block 2, Plan 812-2730, Edgar Close to BPB Instruments (Canada) Ltd. subject to the following conditions:

1. sale price to be \$62,500.00 per acre
2. normal option and land sales conditions to apply
3. the two lots to be consolidated at the applicant's expense
4. in order to exercise the option, the applicant must provide the City with plans necessary to obtain a development permit

and as recommended to Council April 5, 1988."

MOTION CARRIED



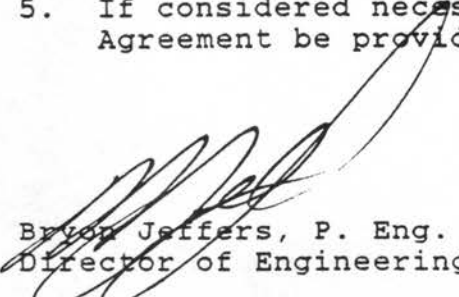
DATE: March 28, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: HOMES FOR TOMORROW

---

The Engineering Department has reviewed the request from "Homes for Tomorrow".

As Council is aware, we would normally be opposed to erection of signs on City property. It is our opinion that this project is unique and beneficial to both the City and the private builders involved. We would, therefore, support the application subject to the following conditions.

1. The signs are of high quality, both structurally and aesthetically.
2. The location be approved by the Engineering Department.
3. Subject to comments from the Parks Department, that the grass around the signs be maintained by the "Homes For Tomorrow" group.
4. Any damage to the boulevard to be repaired to the satisfaction of the Parks Department.
5. If considered necessary by the Solicitor, an Indemnification Agreement be provided.



Byron Jeffers, P. Eng.  
Director of Engineering Services

BJC/dlh

c.c. By-laws and Inspections Manager  
c.c. Economic Development Manager  
c.c. Parks Manager

Commissioners' Comments

We would concur subject to the conditions as outlined by the Dir. of Engineering Services.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 22, 1989

Red Deer Home Builders' Association  
6798B Gaetz Ave.  
Red Deer, Alberta  
T4N 4E1

Attention: Mr. W.G. Bontje, Committee Chairman

Dear Sir:

RE: PROMOTIONAL SIGNS - "NEW HOMES MONTH"

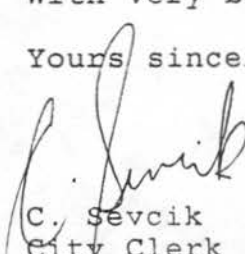
Your request to instal temporary signs during the month of April at 6 locations on City property, was presented to Council March 20, 1989.

Your request in this instance was not approved. As you are no doubt aware, Council has approved a policy of not permitting billboards on City property. For this reason and also because there are many worthy organizations who would also be entitled to similar treatment if your request were approved, Council was unable to support your application. In reaching this decision, it was noted that this does not preclude you from seeking approval to place your signs on private property.

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

With very best wishes, I remain

Yours sincerely,

  
C. Sevcik  
City Clerk  
CS/as

c.c. City Commissioners  
Bylaws & Inspections Manager  
City Assessor  
Dir. of Community Services  
Dir. of Engineering Services

Parks Manager  
Urban Planner  
E.L. & P. Manager  
Dir. of Finance



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

Phone 347-3364

March 8, 1989

Mike Day  
City Commissioner  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Day:

RE: SE 2-38-27-4

Please find, enclosed, a development permit application for a tree farm on the above property.

While we realize the Fringe Policy Committee is not yet formed, we would request that, if possible, your aldermen could be polled on this project in consultation with your advisors. We have tabled the application to receive your comments, until the meeting of 4 April 1989.

If you require further clarification, or information, please contact this office.

Cordially yours,

COUNTY OF RED DEER NO. 23

Lorne McLeod  
Development Officer

LM/bfh

enclosures



**APPLICATION FOR A DEVELOPMENT PERMIT**

I/We hereby make application for a development permit under the provisions of Land Use By-Law \_\_\_\_\_ in accordance with the plans and supporting information submitted herewith and which form part of the application.

APPLICANT HOM Farms Ltd. TELEPHONE NUMBER 343-6566  
75 Allan Street,  
 ADDRESS Red Deer, Alberta. POSTAL CODE T4R 1A7

\_\_\_\_\_ as above as per attached  
 REGISTERED OWNER OF LAND accepted offer to purchase. \_\_\_\_\_  
 (please print) (signature)

LEGAL DESCRIPTION: Lot \_\_\_\_\_ Block \_\_\_\_\_ Registered Plan \_\_\_\_\_

E-2-38027 W of 4) SE ¼ 2 Section 38 Twp 27 Range \_\_\_\_\_ West of 4th.

LAND DESIGNATION AG-A ACREAGE 146.91

tree farm and nursery-garden centre along with  
 TYPE OF DEVELOPMENT PROPOSED a shop and storage area for a commercial landscaping  
operation. Present farm use would continue on the  
 PRESENT USE cereal grain production. balance of the land.

**BUILDING CONSTRUCTION DETAILS:**

Footings concrete

Exterior Finish metal clad.

Foundation concrete.

Square Footage 2,400 to 2,800.

Structure wood frame

Plumbing none at present.

DETAILS OF DEVELOPMENT: Describe in detail your proposed development including all pertinent information, i.e. soil percolation results, drainage, proximity to other buildings, topography access, existing services, etcetera, applicable to this application.

see attached.

CONSTRUCTION COMMENCEMENT DATE: May 15th, 1989

CONSTRUCTION COMPLETION DATE: Oct 15th, 1989.

ESTIMATE VALUE OF DEVELOPMENT: 20,000.00

1. Every application for a permit shall be accompanied by the following information:
  - (a) A site plan showing the legal description, the front, rear and side yards, if any, and any provisions for off-street loading and vehicle parking, also to show other buildings on the parcel and describing their use.
  - (b) Floor plans, elevations and sections, where any form of construction is proposed.
  - (c) A statement of uses and, in the case of a development proposed in an industrial area, a statement indicating the manner in which the applicant intends to conform to the performance standards applicable to the industrial area in which the development is proposed.
  - (d) A site plan showing Water Well and Sewage Disposal field as approved by Provincial Plumbing inspector.
2. An application for a development permit shall be deemed to be refused when a decision thereon is not made within forty (40) days after receipt of the application in its complete and final form by the Development Officer, and the person claiming to be affected by appeal to the Development Appeal Board as provided for in Part 4 of the Land Use By-Law as though he had received a refusal at the end of the forty (40) day period.

Our initial development will concentrate on the ~~establishment~~ establishment of a commercial tree farm and nursery along with a shop area to facilitate storage of equipment for the tree farm enterprise and our commercial landscaping operation, known as Appollo Landscaping Services

In subsequent years depending on business conditions and financing available from our business we would anticipate having a garden centre outlet on the property to facilitate sale of our plant material and resale of horticulture material. A greenhouse may or may not be an extension of this.

For security purposes if we did develop the property to this extent we would anticipate constructing a residence in the immediate area which would be used by one of the principals of the company. We would at this time of course be developing a proper Water Well and sewage disposal field.

The total acreage for this development would comprise 25-30 acres with the remainder left for it's present use, cereal grain production.



# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

March 13, 1989

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

Dear Sir:

Re: Development Permit Application/Tree Farm  
S.E. 2-38-27-4 County of Red Deer

---

1 - The Location

The land in question is located to the south-east corner of the S.E. 2-38-27-4 in the County of Red Deer. The site has an area of 25-30 acres, and it is located approximately half a mile south-west of the City of Red Deer adjacent to Secondary Road 595.

2 - The Proposal

The applicant is planning to establish a tree farming operation with commercial landscaping. It also includes a garden centre outlet for sales to the general public. They anticipate the construction of a residence in the future. The remaining land will continue with its present use, cereal grain production.

3 - Overall Plan

The proposed site is located just outside the East-Hill Concept Plan adopted by the City Council. Although it is located outside the East-Hill Plan, the long term future urban use will be residential, which would compliment the area to the east.

Road Pattern Access Road

The 20th Avenue to the east of the site is planned to be upgraded to a major thoroughfare standard. Delburne Road (Highway 595) is subject to road widening and access control. The site is located at the intersection of these two major arterials.

/2

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk  
Re: Dev. Permit Application / Tree Farm

Pg. 2

Servicing

This quarter section of land is not in the first phase of servicing and will likely be without city services for a considerable period of time or until a new trunk sewer line is in place.

General Comments

A tree farm, nursery and garden centre would not appear to create undue problems for future urban expansion, but should be regarded as transitional. The site size, as proposed, with careful planning could be integrated into a future residential subdivision, although the placement of the possible residence may restrict design options. Other improvements, such as the greenhouse and storage sheds, may have to be removed to accommodate the subdivision, but this would be beyond 30 years, thus permitting the potential investment in the proposed business to be returned.

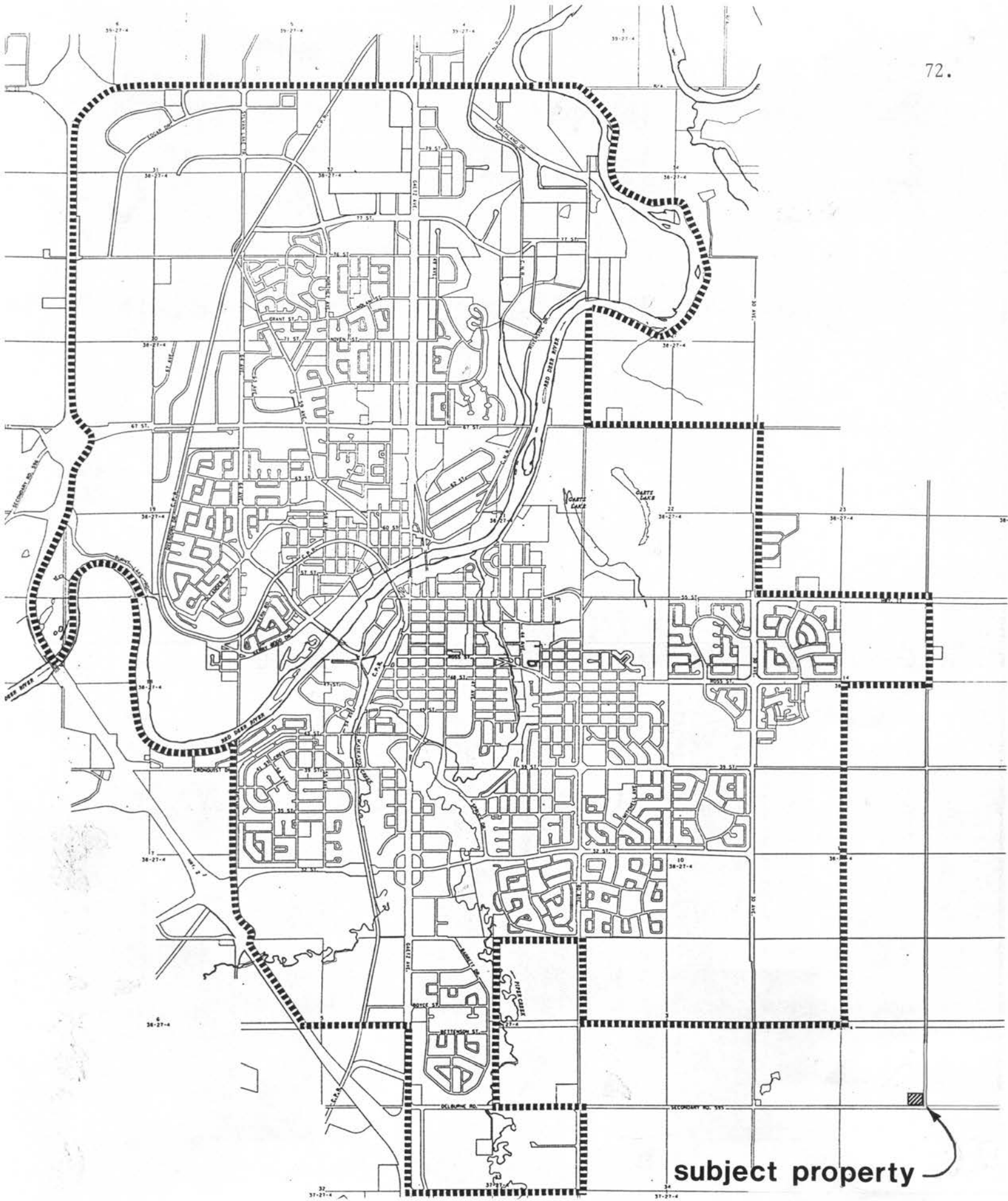
Site access and setback from the road should be carefully determined, utilizing the advice of the City Engineer based upon access standards to arterial roads. Development and accesses thereto should not be permitted in a manner that would compromise these standards in future City expansion to this area.

Yours truly,



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







DATE: March 14, 1989 CS-2.122

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: DEVELOPMENT PERMIT APPLICATION:  
TREE FARM - S.E. 2-38-27-W4  
Your memo dated March 10, 1989 refers.

---

The County of Red Deer is requesting the City's comments on the proposed development of a tree farm and nursery gardening centre on a portion of S.E. 2-38-27-W4. This quarter section of land is scheduled for future residential development in the approved Easthill Concept Plan. However, it is only proposed for development in the long term because it falls within a new servicing basin.

I have discussed this proposal with the Parks Manager, and we have no objections to this development from a Community Services perspective.



CRAIG CURTIS

CC:dmg

c. Don Batchelor, Parks Manager

#### Commissioners' Comments

We would have no objections to the proposed development provided subdivision is not contemplated and that any buildings on the site be setback far enough to accommodate possible future arterial road construction as outlined by the Administration. If Council agrees with this recommendation, we would advise the County accordingly.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Charlie

Could you please  
circulate this to  
staff for comment  
for the next  
Council Agenda.

(Bot & Mike will  
discuss what to do  
with it during  
~~agenda~~ <sup>agenda</sup> preparation.)

Thanks  
P.

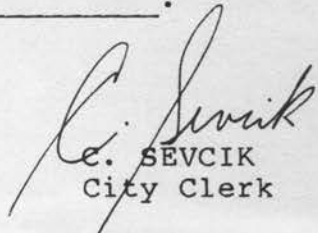
DATE March 10/89

TO: ☒ DIRECTOR OF COMMUNITY SERVICES  
☒ DIRECTOR OF ENGINEERING SERVICES  
☐ DIRECTOR OF FINANCE  
☒ BYLAWS & INSPECTIONS MANAGER  
☒ CITY ASSESSOR  
☒ ECONOMIC DEVELOPMENT MANAGER  
☐ E. L. & P. MANAGER  
☐ F.C.S.S. MANAGER  
☒ FIRE CHIEF  
☒ PARKS MANAGER  
☐ PERSONNEL MANAGER  
☐ R.C.M.P. INSPECTOR  
☐ RECREATION MANAGER  
☐ TRANSIT MANAGER  
☒ URBAN PLANNING SECTION MANAGER  
☐ \_\_\_\_\_

FROM: CITY CLERK

RE: DEV. PERMIT APPLICATION/TREE FARM/SE 2-38-27-4

Please submit comments on the attached to this office by March 13  
for the Council Agenda of March 20/89.

  
C. SEVCIK  
City Clerk

## Containing Approximately 146.91 Acres in the COUNTY OF RED DEER

Fill in Street number and legal description, Lot, Block, Plan, or Sec., Twp., Rge., Mer. (Excluding thereout all mines and minerals.)

I hereby offer to purchase the above described property, subject to the reservations and exceptions appearing in the existing certificate of title, for the sum of

TWO HUNDRED & TWELVE THOUSAND DOLLARS (\$ 212,000.00)

## 1 TO BE PAID IN THE FOLLOWING MANNER:

- \$ 18,000.00 (10% of purchase price) (cheque, cash, assignment) deposit herewith as an indication of my good faith in making this offer.
- \$ 194,000.00 (More or less) after execution by the owner of necessary conveyances and formal documents, and required on or before March 28, 19 89
- \$ (More or less) by assumption of the existing (mortgage or agreement for sale) payable to \_\_\_\_\_ by monthly payments of \$ \_\_\_\_\_ (including \_\_\_\_\_ % interest) (Not) including taxes on first due date after possession. Term ends \_\_\_\_\_ 19 \_\_\_\_\_
- \$ Payable to \_\_\_\_\_ by monthly payments of \$ \_\_\_\_\_ (including \_\_\_\_\_ % interest) on \_\_\_\_\_ 19 \_\_\_\_\_
- \$ \_\_\_\_\_
- \$ By new Mortgage to be arranged by me, the Purchaser, at my expense, payable by monthly payments of \$ \_\_\_\_\_ (More or less) including interest at a rate not to exceed \_\_\_\_\_ %.
- \$ 212,000.00 TOTAL PURCHASE PRICE

## 2. THIS OFFER IS SUBJECT TO THE FOLLOWING CONDITIONS:

(a) In the event this Offer provides for me to arrange a new mortgage, I agree that I shall on or before

19 \_\_\_\_\_ advise the Owner, or his Agent, in writing that this subject to condition is removed, otherwise this Offer is null and void. The deposit to be refunded upon satisfactory written evidence of mortgage refusal.

- (b) To the purchaser reviewing & approving to his satisfaction by February 15, 1989, all easements and right of ways registered against the subject property. (The Vendor shall provide the necessary documents to the Purchaser no later than February 3, 1989.) This condition is for the sole benefit of the Purchaser and can be removed at any time by him prior to February 15, 1989.

## Purchaser

- 3 This Offer shall be open for acceptance by the \_\_\_\_\_ in writing until \_\_\_\_\_ day of February, 19 89
- 4 I agree to pay interest at the rate of 13.0 % per annum on any m
- 5 The said purchase price shall include the following: All permanent fixtures

if that money has been paid

- 6 Taxes, frontage assessments, rents, utilities (debentured and otherwise) as day of April, 19 89

adjusted at 12 o'clock noon on the 1st

- 7 Vacant possession shall be given at 12 o'clock noon on April RIGHTS OF THE PRESENT TENANTS IF ANY

the terms hereof being complied with, and the

- 8 I have inspected and agree to purchase the property as it stands, and it is license, or condition affecting the said property of this Offer to Purchase, o between the Owner and myself are hereby rendered null and void.

lateral agreement, zoning, municipal permit or agreements (if any), whether verbal or written,

- 9 Prepayment bonuses and the cost of discharging any existing mortgage, m Owner.

be assumed by Me) to be at the expense of the

- 10 The Agreement for Sale or transfer shall be prepared at the expense of the ow mortgage(s) if required. Any Agreement for Sale or mortgage between the determined by arbitration under the Arbitration Act, R.S.A. 1970, and amend

ctor and I agree to pay the expense of the new o both, and failing such acceptance shall be

- 11 All buildings and chattels included in the sale shall be and remain at the risk will be held in trust for the parties as their interest may appear.

nsurance policies and the proceeds thereof

- 12 IF MY OFFER IS NOT ACCEPTED THE DEPOSIT SHALL BE REFUNDED FI ACCEPTED AND I FAIL TO COMPLY WITH THE TERMS AS HEREIN PROVIC OWNER AS LIQUIDATED DAMAGES AND THE AGREEMENT HEREIN SHALL BE NULL AND VOID AT THE OWNER'S OPTION.

T. PROVIDED, HOWEVER, IF MY OFFER IS

- 13 This agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators and assigns of the parties hereto, and where the singular is used throughout this agreement, the same shall be construed as meaning the plural where the context is so required. Time shall in every respect be of the essence

Dated at RED DEER, Alberta

this

day of January19 89

SIGNED in the presence of:

H.O.M. FARMS LTD.

Witness

Signature of Purchaser

Witness

Signature of Co-Purchaser

Phone

Address

## ACCEPTANCE

I, the undersigned Owner of the above described property, hereby accept the above Offer and agree to complete the sale on the terms and conditions as set out above. I authorize my Agents to deduct from the deposit the commission payable AND I HEREBY IRREVOCABLY ASSIGN OUT OF THE PROCEEDS OF THE SALE ANY UNPAID BALANCE OF THE COMMISSION AND DIRECT MY SOLICITOR TO PAY THE SAME TO MY AGENTS UPON COMPLETION OF THE SALE. Should I fail to complete the sale, I agree to pay my Agents, as agreed compensation for services rendered, an amount equal to the commission which would have been payable had the sale been consummated, whereupon the Purchaser may (at his option) cancel this Agreement and withdraw his deposit, or take whatever remedies he, the Purchaser, may have at law. In the event the Purchaser fails to complete the purchase and the deposit becomes forfeited as hereinbefore provided, I then authorize my Agents to retain as agreed compensation for services rendered, 50% of the said deposit (but not to exceed the commission payable had a sale been consummated) and to pay the balance of the forfeited deposit to me, the Owner.

I certify and warrant to the Purchaser that:

- (1) I am a resident of Canada within the meaning of Sec. 116 (5) of the Income Tax Act of Canada, OR
- (2) If I am considered to be a non-resident person as defined in the Income Tax Act of Canada, 1972, I shall provide the Purchaser (prior to the adjustment and possession date) with a certificate issued by the Department of National Revenue evidencing compliance with the provisions of the said Act, failing which the Purchaser may elect to close this transaction in which event the Purchaser shall deduct or withhold from the balance due on closing, an amount equal to 15% of the total purchase price herein.

RED DEER, Alberta

this

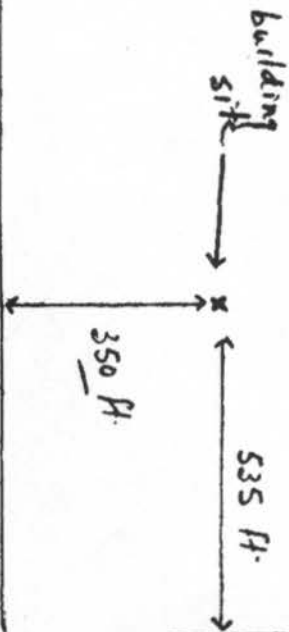
day of

January19 89

SE-2-38-27

not for  
agenda

(Proposed building size)  
min: 40 x 60.  
max 40 x 70.



Undeveloped - County Road

County Road 595.

DATE: March 13, 1989

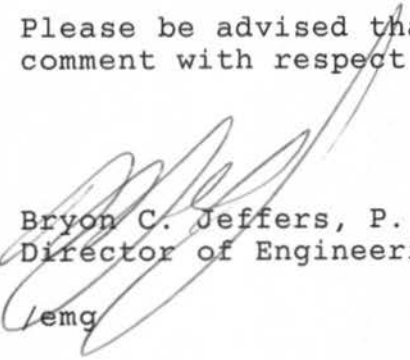
TO: City Clerk

FROM: Director of Engineering Services

RE: DEVELOPMENT PERMIT APPLICATION - TREE FARM  
SE SECTION 2-38-27-4

---

Please be advised that the Engineering Services Department has no comment with respect to the above.

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

/emg

DATE: March 10, 1989  
TO: City Clerk  
FROM: Economic Development Manager  
RE: DEVELOPMENT PERMIT APPLICATION FOR TREE FARM -  
COUNTY OF RED DEER

---

The Economic Development Department has no objects to the proposal to establish a tree farm on the property identified as SE 2-38-27-4.

  
Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

March 10, 1989

To: City Clerk

From: Fire Chief

Re: Development Permit Application/Tree Farm SE 2-38-27-4

We have no comments or concerns with regards to this application.



R. Oscroft  
FIRE CHIEF

RO/cb



DATE: :March 13, 1989

TO: City Clerk

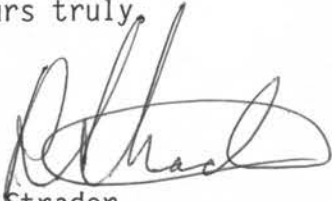
FROM: Bylaws and Inspections Manager

RE: DEVELOPMENT PERMIT APPLICATION / TREE FARM / SE 2-38-27-4

---

In response to your Memo of March 10, 1989 regarding the above, we wish to advise that this department has no objections to the proposed development at this time.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a large, sweeping loop at the end.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

/pr

DATE: March 14, 1989

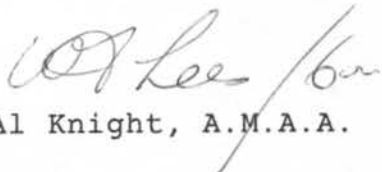
TO: City Clerk

FROM: City Assessor

RE: DEV. PERMIT APPLICATION/TREE FARM/SE 2-38-27-W4M

---

Further to your memo dated March 10, 1989, we advise that this Department has no objection to the proposal.

  
Al Knight, A.M.A.A.

WFL/bw

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

March 23, 1989

County of Red Deer No. 23  
Box 920  
Red Deer, Alberta  
T4N 5H3

Attention: Mr. Lorne McLeod, Development Officer

Dear Sir:

RE: DEVELOPMENT PERMIT APPLICATION TREE FARM/SE 1/4 2-38-27-4

Your letter of March 8, 1989, to the City Commissioner regarding the above matter was presented to Council March 20, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered development permit application for a proposed tree farm on the property described as S.E. of 2-38-27-4 hereby agrees that the City has no objections to the proposed development provided subdivision is not contemplated and that any buildings on the site be set back far enough to accommodate possible future arterial road construction as outlined by the administration."

For your further information, I am also enclosing herewith the administration comment which appeared on the Council agenda of March 20 (pages 70-73).

The decision of Council in this instance is submitted for your information and we wish to thank you for the opportunity to provide comment on this application.

Trusting you will find this satisfactory.

Sincerely,

*C. Sevcik*  
C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. City Commissioners  
Dir. of Engineering Services

Dir. of Community Services  
Sr. Planner



NO. 3

**BETA SURVEYS LIMITED**

PROFESSIONAL LAND SURVEYORS  
5205B - 54 AVENUE  
RED DEER, ALBERTA T4N 5K5

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
DATE	1533 pm MARCH 9/89
BY	WJ

74.

Red Deer 342-6203

March 9, 1989

File: 1916

City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta

Attention: Mr. C. Sevcik, City Clerk

Dear Sirs:

Re: Subdivision of Block 10 and Lots 1 - 20 incl., Block 11,  
Plan 1339 A.J. and Portion of Road

Canavest Properties Inc. wishes to extend the boundaries of the subdivision plan to include parts of lots (21 to 23) in Block 11 on Plan 1339 A.J. (lands presently owned by the City of Red Deer) and the intervening lane. Within the addition of the land to the subdivision application, Canavest will increase by one the number of units on the site.

Subdividing the lane requires a road closure therefore Beta Surveys Limited makes application, with this letter, for a road closure of the affected portions of the subject lane.

Zoning changes for the additional land are required so we ask that the additional area be included in the previous application for zoning changes.

Enclosed for your use are two prints of the revised tentative plan. The addition to subdivision is outlined in red thereon.

If further information is required, please call 342-6203.

Thank you for your attention to the above.

Yours truly,

Wayne W. Fawcett, A.L.S.

encl.

cc: R. Hansen, Canavest Properties  
cc: B. Lees, City of Red Deer  
cc: D. Rouhi, R.D.R.P.C.

AVENUE

75.

AVENUE

65th.

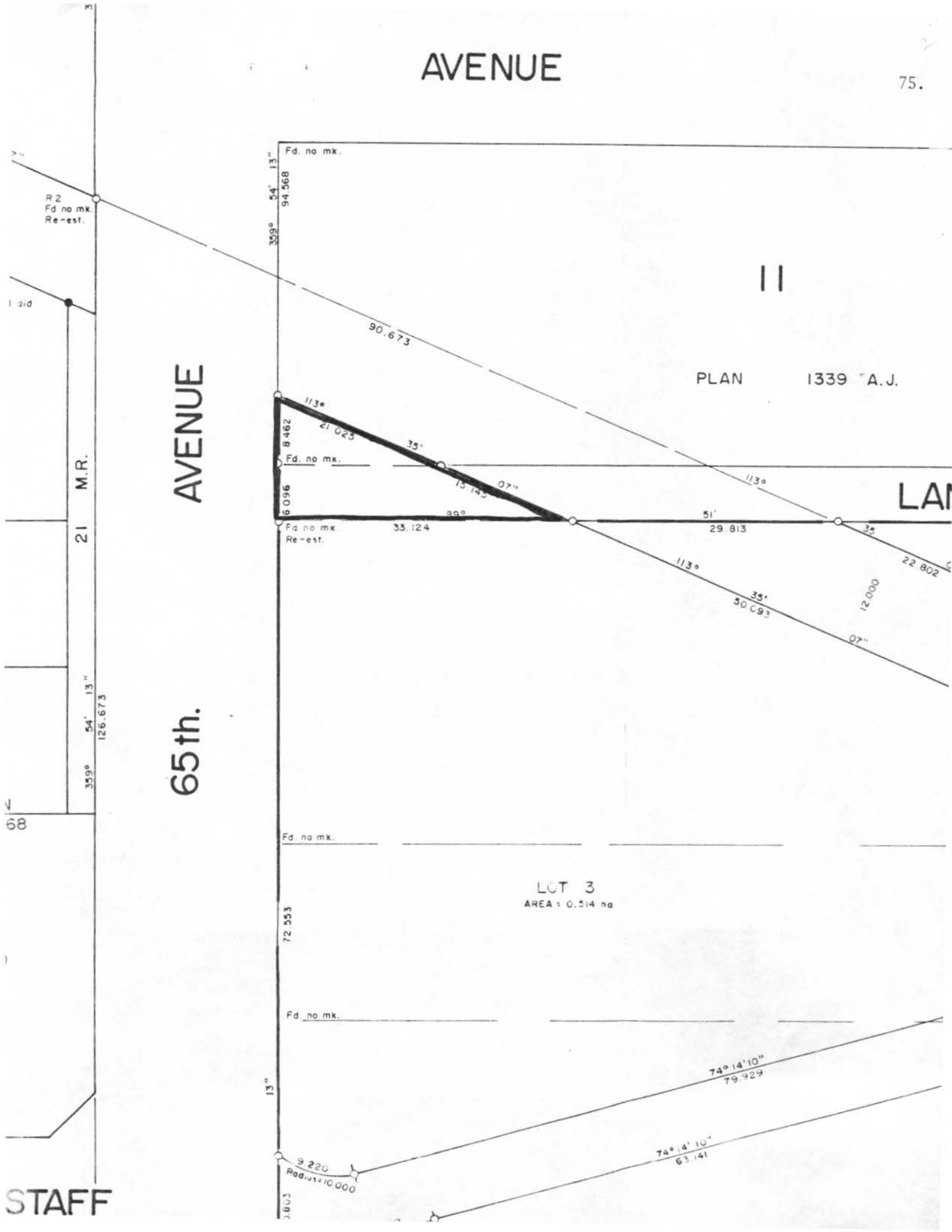
PLAN

1339 A.J.

LAN

LOT 3  
AREA = 0.514 ha

STAFF





# RED DEER REGIONAL PLANNING COMMISSION

76.

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

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

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

March 13, 1989

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

Dear Sir:

Re: Beta Surveys - Subdivision of Block 10 and Lots 1-20 incl.,  
and Block 11, Plan 1339 A.J. and a portion of the road.

Please be advised that we have no objection to the extension of the site to cover the small area to the north-west corner of the site. The extra land and lane are owned by the City and will be sold or possibly a land exchange could be worked out, subject to the approval of City Council.

We have no objection to the lane closure and extension of zoning to cover that area. We have not seen the plan for the extra land and cannot comment on the proposed additional one unit.

Yours truly,

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

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaw & Inspections Manager  
- City Assessor  
- Park Manager

## MUNICIPALITIES WITHIN COMMISSION AREA

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

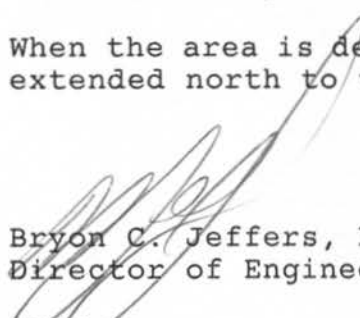
080-054

DATE: March 13, 1989  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: SUBDIVISION OF LOTS 1-20, BLOCK 11, PLAN 1339 A.J.

---

We have no objections to the subdivision as outlined.

When the area is developed, the sidewalk along 65 Avenue should be extended north to the new property line corner.



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

GAS/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. Parks Manager  
c.c. Urban Planning Section Manager

DATE: March 14, 1989 CS-2.123  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: BETA SURVEYS/SUBDIVISION OF BLOCK 10 AND  
LOTS 1-20 INCL., BLOCK 11, PLAN 1339 A.J.  
AND A PORTION OF THE ROAD  
Your memo dated March 10, 1989 refers.


---

Beta Surveys Limited are requesting approval to extend the boundary of their subdivision plan, to include City-owned land, comprising portions of two lots and the intervening lane. This additional land would be incorporated in the residential development site, and redesignated accordingly in the Land Use By-Law.

I have discussed this proposal with the Parks Manager, and we have no objections from a Community Services perspective.

RECOMMENDATION

It is recommended that City Council approve the request from Beta Surveys Limited with regard to the acquisition and redesignation of a portion of City-owned land, and its inclusion in the proposed residential development site.



CRAIG CURTIS

CC:dmg

c. Don Batchelor, Parks Manager



DATE: March 14, 1989

TO: City Clerk

FROM: City Assessor

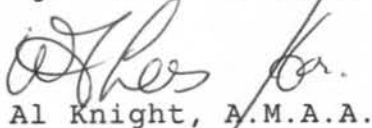
RE: BETA SURVEYS  
SUBDIVISION OF BLOCK 10 & LOTS 1 - 20, BLOCK 11,  
PLAN 1339 AJ 7 & PORTION OF ROAD - CANAVEST PROPERTIES INC.

---

Further to your memo dated March 10, 1989, we advise as follows.

The January 9, 1989 meeting of City Council deferred the third reading of the zoning bylaw which would allow the development of a condominium complex on the above described lands until such time as an agreement for the exchange of lands, etc. was completed. This agreement has not been finalized to date, as the most recent request will form part of the land exchange.

We have no objection to the additional lands being included in the boundaries of the proposed development on the condition that the zoning for these lands is not finalized until the aforementioned agreement has been signed by the City & Canavest.

  
Al Knight, A.M.A.A.

WFL/bw

cc Director of Engineering Services

DATE: March 13, 1989

TO: City Clerk

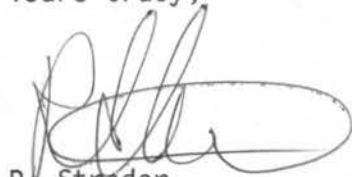
FROM: Bylaws and Inspections Manager

RE: BETA SURVEYS / SUBDIVISION OF BLOCK 10 AND LOTS 1-20 INCL., BLOCK 11,  
PLAN 1339 A.J. AND PORTION OF ROAD

---

In response to your memo regarding the above, we wish to advise that we have no objections to the proposal at this time.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

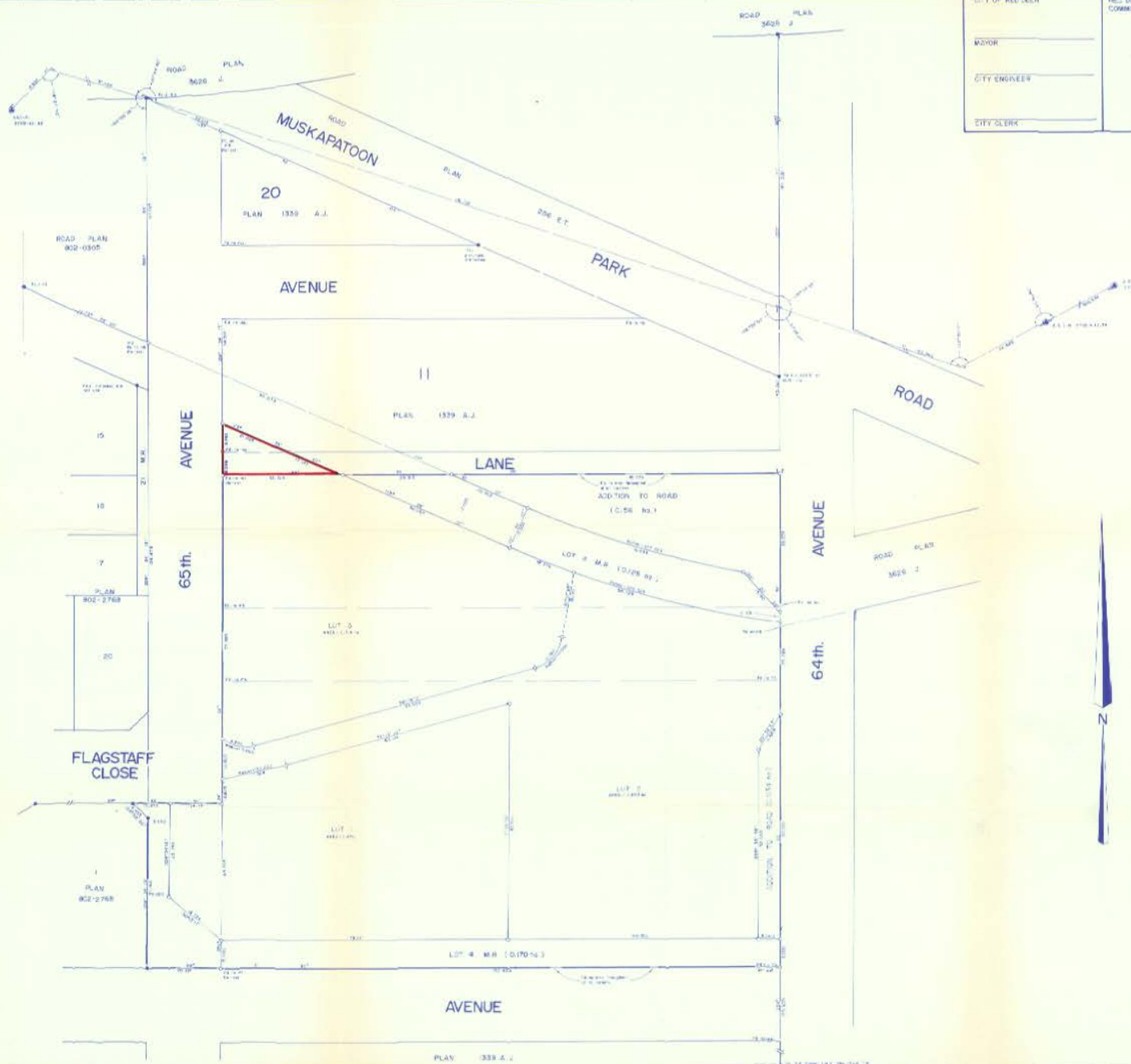
/pr

Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



CITY OF RED DEER	RED DEER REGIONAL PLANNING COMMISSION	DIRECTOR OF SURVEYS	NORTH ALBERTA LAND REGISTRATION DISTRICT
MAYOR			
CITY ENGINEER			
CITY CLERK			

RED DEER  
PLAN SHOWING  
SUBDIVISION  
OF

BLOCK 10, and LOTS 1 to 23 incl., BLOCK 11, PLAN 1339 A.J.  
and

PORTION OF ROAD ADJACENT TO BLOCK 10,  
PLAN 1339 A.J.

BEING IN THE

N.E. 1/4 SEC. 18, TWP. 38, RGE. 27 W. 4th.M.

A L B E R T A

BY: WAYNE W. FAWCETT, A.L.S., 1987  
SCALE 1:500

NOTES:

Distances are shown in meters.  
Distances shown on curve are arc distances.  
Zones to be subdivided comprise 2.00 ha. and 4 lots and 4 street fronted parcels.  
Muskatatoon Reserve is designated that M.R.  
Statutory run south from shore line.  
Statutory run north from shore line.  
B.C. and E.C. of curve are shown that C.  
A.C. measurements are shown that C.  
Bearings are given and are referred to A.S.C.M. 5790+12.43 and 5790+12.39.  
Run points are stamped 10094.

I, Wayne W. Fawcett, of the City of Red Deer, Alberta Land Surveyor, make oath

and say:  
That the survey represented by this plan was made under my personal supervision, and  
that the survey was made in accordance with good surveying practices and in  
accordance with the provisions of The Survey Act and  
that the survey was performed between the dates of January 22nd and February 6th 1987,  
and that this plan is true and correct and is prepared in accordance with the  
provisions of The Land Titles Act.

Sworn before me at the City of Red Deer  
in the Province of Alberta this 20th day of  
February, 1987.

*Wayne W. Fawcett*  
Sub A. Rivers  
A Commissioner for Oaths in and for the  
Province of Alberta

*Wayne W. Fawcett*  
LAND SURVEYOR

DRAWING 32

SUBDIVISION  
MARCH 26/89

BETA SURVEYS LIMITED  
2018 1/2 ST. ALBERTA, RED DEER, ALBERTA T4N 2N6  
PHONE: 343-3353 FAX: 343-3353

DATE March 10, 1989

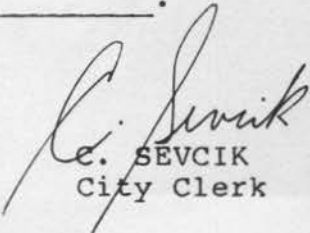
TO: ☒ DIRECTOR OF COMMUNITY SERVICES  
☒ DIRECTOR OF ENGINEERING SERVICES  
☐ DIRECTOR OF FINANCE  
☒ BYLAWS & INSPECTIONS MANAGER  
☒ CITY ASSESSOR  
☐ ECONOMIC DEVELOPMENT MANAGER  
☐ E. L. & P. MANAGER  
☐ F.C.S.S. MANAGER  
☐ FIRE CHIEF  
☒ PARKS MANAGER  
☐ PERSONNEL MANAGER  
☐ R.C.M.P. INSPECTOR  
☐ RECREATION MANAGER  
☐ TRANSIT MANAGER  
☒ URBAN PLANNING SECTION MANAGER  
☐ \_\_\_\_\_

FROM: CITY CLERK

RE: BETA SURVEYS/SUBDIVISION OF BLOCK 10 AND LOTS 1-20 INCL., BLK. 11,  
PLAN 1339 A.J. AND PORTION OF ROAD

Please submit comments on the attached to this office by March 13

for the Council Agenda of March 20/89.

  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 22, 1989

Beta Surveys Limited  
5205B - 54 Ave.  
Red Deer, Alberta  
T4N 5K5

Attention: Mr. Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: SUBDIVISION OF BLOCK 10 & LOTS 1-20 INCL., BLOCK 11, PLAN 1339  
A.J. AND PORTION OF ROAD

---

Your letter of March 9, 1989, concerning the above was presented to Council March 20, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered correspondence dated March 9, 1989, from Beta Surveys Limited re: subdivision of Block 10 and Lots 1-20 incl., Block 11, Plan 1339 A.J. and a portion of road, hereby approve in principle closure of the lane and transfer of City owned lands for inclusion in the proposed residential development site, subject to the following conditions:

1. the lane closure and redesignation of lands to be in accordance with the Municipal Government Act and the Planning Act
2. an agreement satisfactory to the City."

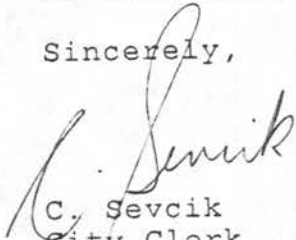
In this regard, I am also enclosing herewith the administrative comment which appeared on the March 20 agenda. (pages 76-80)

To proceed further with this request, it will be necessary to prepare a Road Closure Bylaw and to advertise and notify pursuant to the provisions of the Municipal Government Act. In this regard, we would request that you supply us with the legal description of the road closure to be inserted in the Closure Bylaw. Upon receipt of said description, we will bring the Bylaw to Council for first reading, advertising, notices, etc.

Page 2  
Beta Surveys

Trusting you will find this satisfactory and that you will provide us with the information at your earliest convenience.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Dir. of Engineering Services  
Dir. of Community Services  
City Assessor  
Bylaws & Inspections Manager  
Urban Planner  
Parks Manager  
Council & Committee Secretary, Wilma

NOTICES OF MOTION

NO. 1

81.

DATE: March 9, 1989  
TO: City Council  
FROM: City Clerk  
RE: ALDERMAN PIMM/NOTICE OF MOTION/NEWSPRINT RECYCLABLE  
RESOURCE

---

The following notice of motion was submitted by Alderman Pimm at the Council Meeting of March 6, 1989.

"WHEREAS:

1. News print is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for news print has recently been inadequate to support the growing supply of newsprint collected for recycling purposes
4. Governments at all levels should lead by example

THEREFORE BE IT RESOLVED THAT THE ADMINISTRATION REPORT  
TO COUNCIL ON:

1. The availability of recycled paper
2. The additional costs, if any, of using recycled paper for all City uses."

  
C. Sevcik  
City Clerk  
CS/ds



Alderman Pinim

Whereas:

1. News print is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for news print has recently been inadequate to support the growing supply of newspaper collected for recycling purposes
4. Governments at all levels should lead by example

Therefore

Be it resolved that the Administration report to Council on

1. The availability of recycled paper
2. The <sup>additional</sup> costs of using recycled paper for all city uses ~~as compared to using~~



DATE: March 22, 1989  
TO: Purchasing Agent  
FROM: City Clerk  
RE: ALDERMAN PIMM/NOTICE OF MOTION/NEWSPRINT RECYCLABLE  
RESOURCE

---

The following motion was passed by Council at its meeting held on March 20, 1989.

"WHEREAS:

1. Newsprint is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for newsprint has recently been inadequate to support the growing supply of newsprint collected for recycling purposes
4. Governments at all levels should lead by example

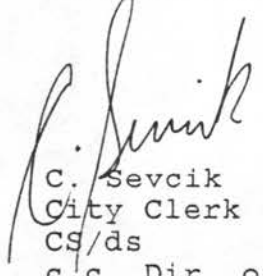
THEREFORE BE IS RESOLVED THAT THE ADMINISTRATION REPORT TO COUNCIL ON:

1. The availability of recycled paper
2. The additional costs, if any, of using recycled paper for all City uses."

We would request that you submit a report back to Council at your earliest convenience with regard to the information requested in the above noted resolution.

There is some question as to whether recycled paper will work in our photocopier. This office will pursue this matter further.

We look forward to your report in due course.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Finance  
Machine Operator Clerk

Assistant City Clerk - Please proceed with the investigation referred to above.

DATE: March 15, 1989  
TO: City Council  
FROM: City Clerk  
RE: ALDERMAN CAMPBELL/NOTICE OF MOTION/REPEAL HOURS OF  
BUSINESS BYLAW

---

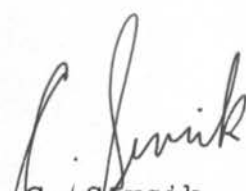
The following Notice of Motion was submitted by Alderman Campbell Tuesday, March 14, 1989.

"WHEREAS the Council of The City of Red Deer agreed that a vote of the electors of the City of Red Deer be held on March 13, 1989, on the following question.

'Should the Council of The City of Red Deer repeal Bylaw 2870/85, the Hours of Business Bylaw?'

AND WHEREAS the results indicate a majority of electors who voted at the plebiscite voted in the positive on the question set out.

THEREFORE BE IT RESOLVED THAT COUNCIL OF THE CITY OF RED DEER HEREBY AGREE TO REPEAL THE HOURS OF BUSINESS BYLAW NO. 2870/85."



C. Sevcik  
City Clerk  
CS/ds

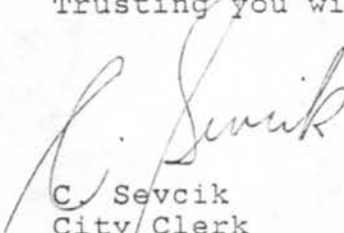
DATE: March 23, 1989  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: BYLAW NO. 2980/89  
REPEAL HOURS OF BUSINESS BYLAW

---

Council of The City of Red Deer at its meeting held on Monday, March 20, 1989, gave three readings to Bylaw No. 2980/89, being a Bylaw to repeal Bylaw No. 2870/85, the Hours of Business Bylaw.

In addition, Council passed a motion agreeing to rescind three sections in the Licensing Bylaw which regulates Hours of Operation of certain businesses and in particular: Section 27(e) pertaining to amusement arcades, Section 31 pertaining to billiard rooms, and Section 69 pertaining to Massage Parlours. A draft amending bylaw 2846/A-89 has been prepared to delete the above noted sections and will be submitted to Council at its meeting held April 3, 1989.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Solicitor  
Inspector Pearson

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

March 22, 1989

Mr. A. Grover  
Deputy Minister  
Municipal Affairs  
Jarvis Building  
9925 - 107 St.  
Edmonton, Alberta  
T5K 2H9

Dear Sir:

RE: 1989 PLEBISCITE - HOURS OF BUSINESS BYLAW

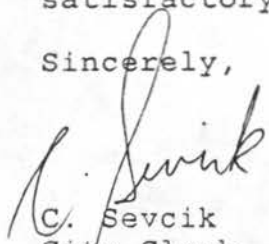
On March 13, 1989, a plebiscite was held as directed by Council of The City of Red Deer. The question on the ballot read as follows:

"Should the Council of The City of Red Deer repeal Bylaw 2870/85, the Hours of Business Bylaw?"

Pursuant to Section 96(4) of the Local Authorities Election Act, Chapter L-27.5, 1983, I am enclosing herewith a signed statement showing the results of the vote. I would further advise that Council of The City of Red Deer at its regular meeting held March 20, 1989, gave three readings to Bylaw 2980/89, being a bylaw to repeal Bylaw 2870/85. Enclosed herewith is a copy of Bylaw 2980/89 as passed by Council.

Submitted for your information and trusting you will find same satisfactory.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds  
Encl.  
c.c. City Commissioners

LOCAL AUTHORITIES ELECTION ACT

(Section 96 and 97)

1989 PLEBISCITE - HOURS OF BUSINESS BYLAW

LOCAL JURISDICTION, CITY OF RED DEER, PROVINCE OF ALBERTA

DATE OF VOTING - MARCH 13, 1989

DECLARATION OF VOTE RESULT

QUESTION

NO. OF VOTES

SHOULD THE COUNCIL OF THE  
CITY OF RED DEER REPEAL  
BYLAW 2870/85, THE HOURS  
OF BUSINESS BYLAW?

YES

8990

NO

5319

I, CHARLIE S. SEVCIK, RETURNING OFFICER, CITY OF RED DEER, HEREBY  
CERTIFY THAT THE PERCENTAGE OF PERSONS WHO VOTED IN THE AFFIRMATIVE  
IS 62.8%.

DATED AT THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, THIS 17  
DAY OF MARCH, 1989.



C. SEVCIK  
RETURNING OFFICER  
CITY OF RED DEER

DATE: March 22, 1989  
TO: City Council  
FROM: City Clerk  
RE: LICENSING BYLAW AMENDMENT 2846/A-89

---

At the Council meeting of March 20, 1989, Council repealed Bylaw 2870/85, the Hours of Business Bylaw. In addition, Council passed a motion agreeing to rescind three sections in the Licensing Bylaw which regulates Hours of Operation of certain businesses and in particular: Section 27(e) pertaining to amusement arcades, Section 31 pertaining to billiard rooms, Section 69 pertaining to massage parlours.

A draft amending bylaw 2846/A-89 is enclosed with this agenda which if passed will delete the above noted sections regulating the Hours of Operation of said businesses.

C. Sevcik  
City Clerk  
CS/ds

BYLAW NO. 2672/E-89

---

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA,  
ENACTS AS FOLLOWS:

(1) Section 4.10.1 is amended by deleting the following:

<u>Uses</u>	<u>Parking Spaces</u>
Churches	1 per 10 seats

and replacing with the following:

<u>Uses</u>	<u>Parking Spaces</u>
Churches	1 per 8 seats

(2) Section 4.10.1 is amended by adding the following:

<u>Uses</u>	<u>Parking Spaces</u>
Funeral Homes	1 per 5 seats

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED,  
this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1989

---

MAYOR

---

CITY CLERK

---

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

- All the portion of Road Plan 4067J commencing at a point in the south limit thereof which is 54.05 metres west from R12, said limit having an assumed bearing of 269° 34' 30", thence on a bearing of 11° 30' 46" to a point in the north limit of said road thence westerly along the north limit of said road a distance of 62.34 metres; thence in a bearing of 191° 30' 46" to a point in the south limit thereof; thence east along the said south limit to the point of commencement.
- containing from N.W. 1/4 Sec. 30 - 0.063 hectares more or less
- S.W. 1/4 Sec. 31 - 0.063 hectares more or less.

2. This Bylaw shall come into force upon the final passing thereof.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day  
of 1989.

CITY CLERK



Alderman Pinn

Whereas:

1. News print is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for news print has recently been inadequate to support the growing supply of newspaper collected for recycling purposes
4. Governments at all levels should lead by example

Therefore

Be it resolved that the Administration report to Council on

1. The availability of recycled paper
2. The <sup>additional</sup> costs <sup>if any</sup> of using recycled paper for all city uses ~~as compared to using~~

DATE: March 22, 1989  
TO: Purchasing Agent  
FROM: City Clerk  
RE: ALDERMAN PIMM/NOTICE OF MOTION/NEWSPRINT RECYCLABLE  
RESOURCE

---

The following motion was passed by Council at its meeting held on March 20, 1989.

"WHEREAS:

1. Newsprint is a recyclable resource
2. Reducing volumes of garbage is a desirable goal
3. The market for newsprint has recently been inadequate to support the growing supply of newsprint collected for recycling purposes
4. Governments at all levels should lead by example

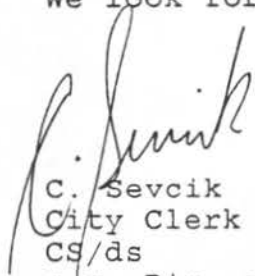
THEREFORE BE IS RESOLVED THAT THE ADMINISTRATION REPORT TO COUNCIL ON:

1. The availability of recycled paper
2. The additional costs, if any, of using recycled paper for all City uses."

We would request that you submit a report back to Council at your earliest convenience with regard to the information requested in the above noted resolution.

There is some question as to whether recycled paper will work in our photocopier. This office will pursue this matter further.

We look forward to your report in due course.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Finance  
Machine Operator Clerk

Assistant City Clerk - Please proceed with the investigation referred to above.

DATE: March 15, 1989  
TO: City Council  
FROM: City Clerk  
RE: ALDERMAN CAMPBELL/NOTICE OF MOTION/REPEAL HOURS OF  
BUSINESS BYLAW

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The following Notice of Motion was submitted by Alderman Campbell Tuesday, March 14, 1989.

"WHEREAS the Council of The City of Red Deer agreed that a vote of the electors of the City of Red Deer be held on March 13, 1989, on the following question.

'Should the Council of The City of Red Deer repeal Bylaw 2870/85, the Hours of Business Bylaw?'

AND WHEREAS the results indicate a majority of electors who voted at the plebiscite voted in the positive on the question set out.

THEREFORE BE IT RESOLVED THAT COUNCIL OF THE CITY OF RED DEER HEREBY AGREE TO REPEAL THE HOURS OF BUSINESS BYLAW NO. 2870/85."

  
C. Sevcik  
City Clerk  
CS/ds

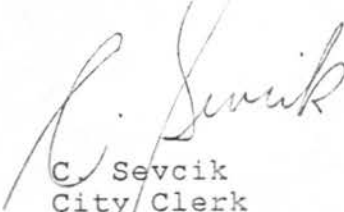
DATE: March 23, 1989  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: BYLAW NO. 2980/89  
REPEAL HOURS OF BUSINESS BYLAW

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Council of The City of Red Deer at its meeting held on Monday, March 20, 1989, gave three readings to Bylaw No. 2980/89, being a Bylaw to repeal Bylaw No. 2870/85, the Hours of Business Bylaw.

In addition, Council passed a motion agreeing to rescind three sections in the Licensing Bylaw which regulates Hours of Operation of certain businesses and in particular: Section 27(e) pertaining to amusement arcades, Section 31 pertaining to billiard rooms, and Section 69 pertaining to Massage Parlours. A draft amending bylaw 2846/A-89 has been prepared to delete the above noted sections and will be submitted to Council at its meeting held April 3, 1989.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Solicitor  
Inspector Pearson

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

March 22, 1989

Mr. A. Grover  
Deputy Minister  
Municipal Affairs  
Jarvis Building  
9925 - 107 St.  
Edmonton, Alberta  
T5K 2H9

Dear Sir:

RE: 1989 PLEBISCITE - HOURS OF BUSINESS BYLAW

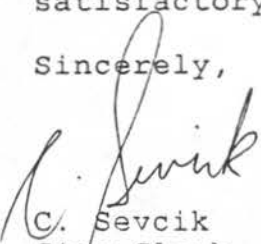
On March 13, 1989, a plebiscite was held as directed by Council of The City of Red Deer. The question on the ballot read as follows:

"Should the Council of The City of Red Deer repeal Bylaw 2870/85, the Hours of Business Bylaw?"

Pursuant to Section 96(4) of the Local Authorities Election Act, Chapter L-27.5, 1983, I am enclosing herewith a signed statement showing the results of the vote. I would further advise that Council of The City of Red Deer at its regular meeting held March 20, 1989, gave three readings to Bylaw 2980/89, being a bylaw to repeal Bylaw 2870/85. Enclosed herewith is a copy of Bylaw 2980/89 as passed by Council.

Submitted for your information and trusting you will find same satisfactory.

Sincerely,



C. Sevcik  
City Clerk

CS/ds

Encl.

c.c. City Commissioners

LOCAL AUTHORITIES ELECTION ACT

(Section 96 and 97)

1989 PLEBISCITE - HOURS OF BUSINESS BYLAW

LOCAL JURISDICTION, CITY OF RED DEER, PROVINCE OF ALBERTA

DATE OF VOTING - MARCH 13, 1989

DECLARATION OF VOTE RESULT

QUESTION

NO. OF VOTES

SHOULD THE COUNCIL OF THE  
CITY OF RED DEER REPEAL  
BYLAW 2870/85, THE HOURS  
OF BUSINESS BYLAW?

YES

8990

NO

5319

I, CHARLIE S. SEVCIK, RETURNING OFFICER, CITY OF RED DEER, HEREBY  
CERTIFY THAT THE PERCENTAGE OF PERSONS WHO VOTED IN THE AFFIRMATIVE  
IS 62.8%.

DATED AT THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, THIS 17  
DAY OF MARCH, 1989.



C. SEVCIK  
RETURNING OFFICER  
CITY OF RED DEER

DATE: March 22, 1989  
TO: City Council  
FROM: City Clerk  
RE: LICENSING BYLAW AMENDMENT 2846/A-89

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At the Council meeting of March 20, 1989, Council repealed Bylaw 2870/85, the Hours of Business Bylaw. In addition, Council passed a motion agreeing to rescind three sections in the Licensing Bylaw which regulates Hours of Operation of certain businesses and in particular: Section 27(e) pertaining to amusement arcades, Section 31 pertaining to billiard rooms, Section 69 pertaining to massage parlours.

A draft amending bylaw 2846/A-89 is enclosed with this agenda which if passed will delete the above noted sections regulating the Hours of Operation of said businesses.

C. Sevcik  
City Clerk  
CS/ds

BYLAW NO. 2672/E-89

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Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA,  
ENACTS AS FOLLOWS:

(1) Section 4.10.1 is amended by deleting the following:

<u>Uses</u>	<u>Parking Spaces</u>
Churches	1 per 10 seats

and replacing with the following:

<u>Uses</u>	<u>Parking Spaces</u>
Churches	1 per 8 seats

(2) Section 4.10.1 is amended by adding the following:

<u>Uses</u>	<u>Parking Spaces</u>
Funeral Homes	1 per 5 seats

This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED,  
this \_\_\_\_ day of \_\_\_\_\_ A.D. 1989

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MAYOR

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CITY CLERK



BYLAW NO. 2981/89

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Being a Bylaw to close a Portion of Road in The  
City of Red Deer as described herein.

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

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

All the portion of Road Plan 4067J commencing at a point in the south limit thereof which is 54.05 metres west from R12, said limit having an assumed bearing of 269° 34' 30", thence on a bearing of 11° 30' 46" to a point in the north limit of said road thence westerly along the north limit of said road a distance of 62.34 metres; thence in a bearing of 191° 30' 46" to a point in the south limit thereof; thence east along the said south limit to the point of commencement.  
containing from N.W. 1/4 Sec. 30 - 0.063 hectares more or less  
S.W. 1/4 Sec. 31 - 0.063 hectares more or less.

excepting thereout all mines and minerals.

2. This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this      day of      1989.

READ A SECOND TIME IN OPEN COUNCIL this      day of      1989.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this      day  
of      1989.

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MAYOR

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CITY CLERK