

FILE

DATE: March 29, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, MARCH 28, 1994,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of March 14, 1994.

DECISION - CONFIRMED MINUTES

PAGE

(2) **UNFINISHED BUSINESS**

- 1) Recreation, Parks & Culture Board - Re: Lease Agreements for Edgar Athletic Park .. 1

DECISION - APPROVED LEASE WITH RED DEER MINOR BASEBALL AND CENTRAL ALBERTA SLO-PITCH ASSOCIATION

- 2) Land and Economic Development Manager - Re: Lot 26, Blk. 10, Plan 922-2183/Deer Park Church Site .. 3

DECISION - AGREED TO SALE OF SITE TO A.F. STOLZ HOLDINGS LTD.

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendment 2672/H-94/Implementation of Standards/City of Red Deer Land Use Bylaw Residential Standards Review . . . 8

(4) **REPORTS**

- 1) Social Planning Community Worker - Re: Municipal Integration Strategy/2nd Annual Review . . . 21

DECISION - AGREED TO SUPPORT APPLICATION FOR THE FIVE-STAR COMMUNITY AWARDS PROGRAM

- 2) Recreation, Parks & Culture Board - Re: Great Chief Park/Red Deer Riggers' Request for Beer Tent . . . 26

DECISION - AGREED TO BEER TENT ON TRIAL BASIS FOR 1 YEAR

- 3) City Commissioners/Director of Financial Services - Re: 1993 Operating Results and Significant Budget Variances . . . 35

DECISION - RECEIVED REPORT AS INFORMATION

- 4) Director of Community Services/Parks Manager - Re: 1994 Cemetery Fee/Cemetery Bylaw Amendment 2952/B-94 . . . 61

DECISION - BYLAW GIVEN 3 READINGS

- 5) R.C.M.P. - Red Deer City Detachment - Re: 1993 Annual Report . . . 62

DECISION - RECEIVED REPORT AS INFORMATION

- 6) Director of Financial Services - Re: Appointment of the City's Representative to the Alberta Municipal Financing Corporation Annual Meeting on April 21, 1994 . . 63

DECISION - AGREED TO APPOINT ALAN WILCOCK AS CITY REPRESENTATIVE

- 7) City Clerk - Re: Rate Changes to Various City Services from 1994 Operating Budget Approval/Utility Bylaw Amendment 2960/D-94 . . 64

DECISION - BYLAW GIVEN 3 READINGS

- 8) Land Supervisor - Re: Proposed 20 Unit Seniors Complex/Seibel Construction/52 Avenue and 62 Street/Road Closure Bylaw Amendment 3088/A-94 . . 65

DECISION - BYLAW GIVEN 3 READINGS

- 9) Land & Economic Development Manager - Re: Application to Purchase/Lot 3, Block 5, Plan 902-0499 (Edgar Industrial Park)/Heidt's Welding Ltd.. 69

DECISION - AGREED ON SALE OF LAND

- 10) Engineering Department Manager - Re: 1994 Area Improvement Levies . . 74

DECISION - AGREED TO AREA IMPROVEMENT LEVIES

- 11) Engineering Department Manager - Re: 1994 Off-Site Levy Rates/Off-Site Levy Bylaw Amendment 3068/A-94 . . 80

DECISION - BYLAW GIVEN 3 READINGS

- 12) Fire Marshal - Re: Land Use Bylaw Amendment 2672/G-94 and Dangerous Goods Route Bylaw Amendment 2942/A-94/Dangerous Goods .. 90

DECISION - BYLAW GIVEN 1ST & 2ND READINGS

(5) **CORRESPONDENCE**

- 1) City of Leduc - Re: Presentation of 1993 Environment Award .. 91

DECISION - CITY PRESENTED WITH 1993 ENVIRONMENTAL AWARD

- 2) Ronald B. Snider - Re: License to Occupy Request/Lots 5 & 6, Block L, Plan 4900R .. 92

DECISION - AGREED TO APPROVAL OF LICENCE TO OCCUPY

- 3) Patty's Family Restaurant - Re: Proposed Renovation and Upgrading to Existing Commercial Building at 4606 - 50 Avenue .. 98

DECISION - AGREED TO ENCROACHMENT AGREEMENT

- 4) Environmental Advisory Board - Re: Special Places 2000: Alberta's Natural Heritage .. 104

DECISION - AGREED WITH RECOMMENDATIONS IN REPORT

(6) **PETITIONS & DELEGATIONS**

NO PETITIONS & DELEGATIONS

(7) **NOTICES OF MOTION**

NO NOTICES OF MOTION

(8) **WRITTEN ENQUIRIES**

NO WRITTEN ENQUIRIES

(9) **BYLAWS**

- 1) 2672/G-94 - Land Use Bylaw Amendment/Dangerous Goods - 1st
reading .. 90

..114

DECISION - BYLAW GIVEN 1ST READING

- 2) 2672/H-94 - Land Use Bylaw Amendment/implementation of standards/City
of Red Deer Land Use Bylaw Residential Standards Review - 2nd & 3rd
readings .. 8

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 3) 2942/A-94 - Dangerous Goods Route Bylaw Amendment - 1st & 2nd
readings .. 90

..118

DECISION - BYLAW GIVEN 1ST & 2ND READINGS

- 4) 2952/B-94 - Cemetery Bylaw Amendment/1994 Cemetery Fees - 3
readings .. 61

..119

DECISION - BYLAW GIVEN 3 READINGS

- 5) 2960/D-94 - Utility Bylaw Amendment/Deletion of power auger and sewer
jet - 3 readings .. 64

..123

DECISION - BYLAW GIVEN 3 READINGS

- 6) 3068/A-94 - The Off-site Levy Bylaw Amendment/Rate Changes - 3 readings .. 80
..124

DECISION - BYLAW GIVEN 3 READINGS

- 7) 3088/A-94 - Road Closure Bylaw Amendment - 3 readings .. 65
..125

DECISION - BYLAW GIVEN 3 READINGS

ADDITIONAL AGENDA ITEMS

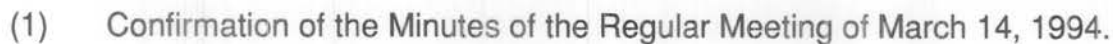
- 1) Director of Financial Services - Employee Mileage Reimbursement

DECISION - AGREED TO REVISED MILEAGE RATES

- 2) Marilyn Gorgichuk - Re: Ambulance Bill

DECISION - AGREED NOT TO CANCEL INVOICE AND ALLOW FOR NO INTEREST FOR 12 MONTHS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
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Committee of the Whole

- 1) Personal Matter
- 2) Administrative Matter
- 3) Administrative Matter

NO. 1

FILE NO. R-40937

DATE: March 9, 1994

TO: KELLY KLOSS
City Clerk

FROM: EDNA ALLWRIGHT, Chairman
Recreation, Parks & Culture Board

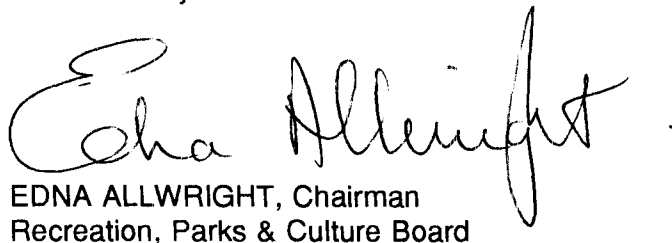
RE: LEASE AGREEMENTS FOR EDGAR ATHLETIC PARK

Attached to this memo are copies of two identical lease agreements between the City and the Red Deer Minor Baseball Association, and the Central Alberta Slo-Pitch Association for land in the Edgar Athletic Park. Also attached is a letter of intent with the Red Deer City Soccer Association.

The Recreation, Parks & Culture Board, at their meeting held on Tuesday, March 8th, considered these two agreements and, after having an update from the Recreation & Culture Manager on the progress of these two associations, it was agreed that we would recommend approval of these leases in order that on-site construction can commence this spring, with a goal of having these tournament facilities available for play in the spring of 1995. The Red Deer Minor Baseball Association will definitely advance their construction this spring, however, the Central Alberta Slo-Pitch Association may have to scale their project down somewhat depending on the funding that they receive from C.T.A.P. Concept plans for this development are now being prepared and these will be reviewed by the Recreation & Culture and Parks Managers and brought back to the Recreation, Parks & Culture Board prior to the commencement of construction.

RESOLUTION:

"That the Recreation Parks & Culture Board recommend to Council of the City of Red Deer support for the lease agreements prepared by the City Solicitor with the Red Deer Minor Baseball Association and the Central Alberta Slo-Pitch Association, giving them access to the Edgar Athletic Park for the development and operation of their sportsfields there, pending approval of the final plan for the site by this Board."



EDNA ALLWRIGHT, Chairman
Recreation, Parks & Culture Board

/s
Attach.

cc: Craig Curtis, Director of Community Services

DATE: March 21, 1994

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division


RE: EDGAR ATHLETIC PARK:
PROPOSED LEASE AGREEMENTS

1. As City Council is aware, the Waskasoo Park Master Plan was amended last year to provide an alternative site for a major athletic park facility. The Parks Department prepared a preliminary concept plan on the understanding that the site would be developed by private sports associations without direct financial support from the City.
2. Two lease agreements for partners of the athletic park site have recently been negotiated with the Red Deer Minor Baseball Association and the Central Alberta Slo-Pitch Association (CASPA). A future lease area is being considered with the Red Deer Soccer Association.

The two lease agreements were considered by the Recreation, Parks & Culture Board at its meeting on March 8, 1994. The board is recommending support for the leases, pending completion and approval of a final plan for the site. The final site plan will be prepared on behalf of the two associations and at their cost, and will be subject to approval of the Parks Department and the Recreation, Parks & Culture Board.

3. **RECOMMENDATION**

I support the comments of the Recreation, Parks & Culture Board, and recommend that City Council approve the two lease agreements between the City and the Red Deer Minor Baseball and the Central Alberta Slo-Pitch Associations, providing access to the Edgar Athletic Park site for the development and operation of these sportsfields, subject to the preparation and approval of a detailed site plan.



CRAIG CURTIS

:dmg

- c Edna Allwright, Recreation, Parks & Culture Board Chairman
Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager

Commissioners' Comments

We recommend Council approve the leases subject to the preparation and approval of a detailed site plan and subject to the condition that no construction work commence prior to all the money being in place.

"G. SURKAN", Mayor
"H.M.C. DAY", City Commissioner

DATE: NOVEMBER 23, 1993

TO: DIRECTOR OF COMMUNITY SERVICES

FROM: CITY CLERK

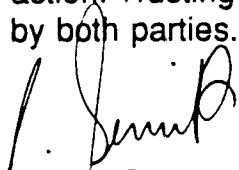
**RE: CENTRAL ALBERTA SLO-PITCH ASSOCIATION:
LEASE OF A PORTION OF EDGAR ATHLETIC PARK**

Your recommendation, along with the comments of the Recreation, Parks and Culture Board recommending approval of an extension of Central Alberta Slo-Pitch Association's deadline for completion of the lease agreement, received consideration at the Council Meeting of November 22, 1993.

Following is the motion which was passed by Council in this regard:

"RESOLVED that Council of The City of Red Deer hereby approves an extension of Central Alberta Slo-Pitch Association's deadline for the completion of a lease agreement pertaining to a portion of Edgar Athletic Park, from October 31, 1993 to the end of January 1994, and as recommended to Council November 22, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. Trusting you will ensure the appropriate documentation is prepared and executed by both parties.


C. SEVCIK
City Clerk

CS/clr

cc: Recreation, Parks and Culture Board
Recreation and Culture Manager
Red Deer Visitor and Convention Bureau
Central Alberta Slo-Pitch Association

To Council hopefully
Feb. 28/94
(Cowell) March 28/94
4/28

DATE: JUNE 23, 1993

TO: DIRECTOR OF COMMUNITY SERVICES

FROM: CITY CLERK

**RE: MASKEPETOON ATHLETIC PARK: SLO-PITCH PARK
COMMUNITY TOURISM ACTION PROGRAM FUNDING REQUEST**

The June 14, 1993, report from the Administration regarding the above matter, received consideration at the Council Meeting of June 21, 1993, and at which meeting Council passed the following motions as recommended:

"RESOLVED that Council of The City of Red Deer having considered report dated June 14, 1993, from the Administration re: Maskepetoon Athletic Park: Slo-pitch Park Community Tourism Action Program Funding request, hereby approves:

1. the concept of a direct land exchange between the Maskepetoon Athletic Park site and a site within the unserviced portion of Edgar Industrial Park, subject to the review of potential sites by the City Administration and the Planning Commission and consideration of the final recommendations by the Recreation Parks and Culture Board and the Environmental Advisory Board;
2. the concept of developing the Maskepetoon Athletic Park site and the area immediately to the north for residential purposes, subject to the inclusion of an adequate buffer along the river escarpment, the Maskepetoon Natural Area and the CPR tracks."

"RESOLVED that Council of The City of Red Deer hereby approves the C.T.A.P. Grant to the Central Alberta Slo-pitch Association in the sum of \$50,000. for submission to the Province subject to the following conditions:

1. that a lease agreement be concluded between the C.A.S.P.A. and The City for the lease of a mutually agreed upon area within the new athletic park site by October 31, 1993;
2. that the C.A.S.P.A. match the grant with a direct cash contribution of \$16,667;

*Five
Before to
Council
Aug 30 '93
for 1st reading
Sept 27 - 2nd
& 3rd rdg.
Completed.*

*Report will be coming from Rec Bd (meets Nov. 9) for
consideration on Nov. 22 agenda. Howell 93.10.27*

Director of Community Services
Page 2
June 23, 1993

3. that a development plan be prepared for the new athletic park site showing how the slo-pitch park would relate to the other sport facilities and surrounding development. The cost of preparing this plan should be shared among potential user groups. The City does not have adequate resources to prepare this plan but would assist in an advisory capacity and help initiate the plan;
4. that the revised conditions are acceptable to the Visitor and Convention Bureau."

The decision of Council in this instance is submitted for your information and I trust that you will take appropriate action and coordinate all efforts outlined in the two resolutions quoted above.

Trusting you will find this satisfactory.



C. SEVCIK
City Clerk

CS/cjd

cc: City Commissioner
Director of Engineering Services
Director of Financial Services
Recreation and Culture Manager
Parks Manager
Land and Economic Development Manager
Principal Planner
Red Deer Visitor and Convention Bureau
Attention: W. Martindale
Recreation Parks and Culture Board
Environmental Advisory Board
Central Alberta Slo-pitch Association
Attention: Mr. Perry Osberg

LEASE AGREEMENT

DATED 25 day of FEBRUARY, 1994.

BETWEEN:

THE CITY OF RED DEER
("the City")

- and -

RED DEER MINOR BASEBALL ASSOCIATION
("R.D.M.B.A.")

BACKGROUND

1. The City owns land in Red Deer, Alberta known as the Edgar Industrial Park on which R.D.M.B.A. wishes to construct a baseball field and related facilities. The City agrees that this would be mutually beneficial and both parties wish to enter into a lease agreement.

2. The land owned by the City is legally described as:

" ALL THAT PORTION OF THE S.W. 1/4 SEC. 30-38-27-W4 CONSISTING OF 12.89 HA MORE OR LESS SITUATED NORTH AND WEST OF THE NORTH AND WEST BOUNDARIES OF UTILITY RIGH OF WAY PLAN 902-1949 AND EAST OF THE EASTERLY BOUNDARY OF THE EXTENSION OF EDGAR INDUSTRIAL DRIVE, AND SOUTH OF THE NORTH BOUNDARY OF THE S.W. 1/4 SEC 30-38-27-W4"

("the said lands");

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. The City hereby demises and leases to R.D.M.B.A. a portion of the demised lands as shown in the sketch attached as Schedule A hereto (the "demised lands").

USE OF PREMISES

2. R.D.M.B.A. will use the demised lands only for the purpose of constructing, maintaining and operating a baseball sportsfield and related facilities. R.D.M.B.A. agrees to restrict all parking to designated parking lots. The parties specifically contemplate that R.D.M.B.A. may develop, construct and operate food concession facilities on the demised lands.

3. R.D.M.B.A. agrees that the demised lands and the facilities to be constructed thereon shall be known as the "Edgar Athletic Park" and further agrees that all advertising in respect of the facilities shall reflect this name.

4. R.D.M.B.A. shall be solely responsible for booking the facilities to various user groups.

TERM

5. The term of the lease shall be for a period of 20 years commencing on March 1, 1994.

RENEWAL OF TERM

6. Not less than 1 year prior to the expiry of the term of this lease, provided that R.D.M.B.A. shall at that time be in good standing under the lease and further provided that it shall have duly performed all of its obligations during the initial term of the lease, R.D.M.B.A. shall have the right to renew this lease for a further term of 20 years on such terms as the parties may then agree.

CONSIDERATION

7. No rent shall be payable in respect of the lease of the demised lands. Instead, the City acknowledges that the construction, maintenance and operation of the baseball facility will bring substantial benefits to the City of Red Deer and as such will serve as good and valuable consideration for this lease.

IMPROVEMENTS

8. R.D.M.B.A. may construct improvements on the demised lands, provided that:

- (a) the City's approval thereof in writing as to the design, plans and specifications and funding thereof shall have first been obtained;
- (b) R.D.M.B.A. shall be solely and exclusively responsible for all costs associated with the planning, construction and operation of the facilities;
- (c) R.D.M.B.A. demonstrates to the satisfaction of the City that it has adequate funds to complete the proposed construction and provides a performance bond or such other security as may be required by the City;
- (d) prior to any construction, R.D.M.B.A. shall engage the services of a qualified landscape architect and engineer to prepare a final concept plan and landscaping plan, including tree planting, sports facility layout design and grading and site development plan;
- (e) R.D.M.B.A. shall, if required by the City, obtain course of construction insurance and shall provide a copy of Engineering, environmental or other plans or certificates which may be required by the City;
- (f) all improvements shall comply with all applicable statutes, regulations, permits, bylaws, specifications or governmental requirements.
- (g) all improvements shall meet the construction standards established by the City Parks Department except where otherwise authorize by the Parks Manager in writing.

9. R.D.M.B.A. may construct signs on the site but shall first obtain the prior approval of the City Parks Manager as to quantity, style and message. In recognizing the foregoing, all reasonable signage requests shall be accepted.

10. The parties agree that the City is entitled to give or withhold its consent in respect of any proposed improvement, and that the City may withhold its consent arbitrarily.

11. At the expiry or sooner determination of the term of the lease, any building or other improvements upon the demised lands shall, at the option of the City, become the sole and

exclusive property of the City.

UTILITIES AND TAXES

13. R.D.M.B.A. shall be responsible to pay all charges for water, sewer, electricity, heating, and garbage collection, and all other charges, rates, and property and local improvement taxes, which shall be assessed or chargeable to the demised lands and improvements thereon as and when the same become due and payable, it being understood and agreed that R.D.M.B.A. shall have no obligation to pay any of the foregoing until it commences construction of the baseball facility.

RIGHT TO ENTER AND INSPECT

14. The City, its agents or servants, may at all reasonable times enter upon the demised lands for the purpose of viewing the state of repair, condition and use of the demised lands, or to perform any work or repair thereon, or to exercise any of the rights or obligations of the City under this agreement.

OBLIGATION TO MAINTAIN AND REPAIR

15. The City considers that, as the demised lands are readily visible to the travelling public on Highway 2, it is important to the City's public image that baseball fields and related facilities be kept in good order and repair. R.D.M.B.A. therefore agree to keep the demised lands and all improvements neat, tidy and in a state of good repair at all times.

16. Where R.D.M.B.A. fails to repair or maintain the premises, the City may do so and recover the cost thereof from R.D.M.B.A.

LIENS

17. R.D.M.B.A. shall not permit any builder's lien to be filed against the demised lands. If such lien shall be filed then R.D.M.B.A. shall forthwith discharge it. If R.D.M.B.A. fails to procure the discharge of such lien within ten (10) days after the lien has come to its notice, the City may, if it chooses, procure a discharge of the lien and any amount paid by the City in so doing, together with the City's reasonable costs and expenses, shall be reimbursed to the City by R.D.M.B.A. on demand together with the interest at the rate of ten (10%) per cent per annum from the date such expense or cost was incurred until paid, and may be recovered as rent in arrears.

PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

18. Upon commencing construction of the baseball facility, R.D.M.B.A. shall put in place and shall thereafter maintain at all times during the term of this lease for the mutual benefit of the City and R.D.M.B.A.:

- a) a comprehensive general liability insurance policy against claims for personal injury, death, or property damage occurring upon, in or about the demised lands, such insurance to afford protection to a limit of not less than Five Hundred Thousand (\$500,000.00) Dollars with respect to injury or death to a single person and to a limit of not less than One Million (\$1,000,000.00) Dollars with respect to any one accident and to a limit of not less than Five Hundred Thousand

(\$500,000.00) Dollars with respect to property damage. Such insurance shall include coverage for contractual liability. R.D.M.B.A. covenants, agrees and undertakes to have the aforementioned minimum insurance coverage limits increased to an amount satisfactory to the City, upon notice to do so by the City and shall produce evidence of the existence of insurance from time to time if so requested by the City;

- b) Insurance on the demised lands and all the improvements thereon against loss or damage by fire, wind, storm, hail, lightning, explosion, riot, earthquake, impact by aircraft or vehicles, smoke, collapse and against such other risks or perils including boiler explosion, as the City may from time to time require, with the extended coverage and replacement costs endorsements to the full and insurable value of the building and all improvements made on the demised lands and shall produce evidence of the existence of such insurance from time to time if so requested by the City.

19. All insurance policies shall show both the City and R.D.M.B.A. as named insureds, and shall contain a clause that the insurer will not cancel or change the insurance without first giving the City thirty (30) days prior written notice.

20. If R.D.M.B.A. neglects or omits to place insurance coverage or neglects or omits to pay the premiums for any insurance coverage, then the City may place insurance coverage or pay such premiums and may thereupon charge the premiums to R.D.M.B.A., who shall pay the same to the City forthwith as additional rent, and R.D.M.B.A. agrees with the City that the City shall have the same remedies and may take the same steps for the recovery thereof as the City may take for recovery of rent in arrears.

21. R.D.M.B.A. shall be responsible for the placement of insurance to cover loss or damage to its personal property.

ORDINANCES

22. R.D.M.B.A. shall observe and fulfill the lawful conditions and requirements of all statutes, orders in council, by-laws, rules and regulations of the Municipal, Provincial or Federal Government, now or hereafter enacted which in any manner relate to or affect the demised lands or the use thereof.

QUIET ENJOYMENT

23. The City covenants with R.D.M.B.A. that upon R.D.M.B.A. performing its obligations hereunder, R.D.M.B.A. shall and may peaceably possess, occupy and enjoy the demised lands for the term hereby granted.

DEFAULT AND TERMINATION

24. If :

- a) R.D.M.B.A. fails to pay any payment due under this lease;
- b) R.D.M.B.A. fails to perform any of its obligations under this lease;
- c) shall cease to be a society in good standing under the Societies Act of Alberta;
- d) R.D.M.B.A. ceases to actively function as a society or ceases to support and

promote baseball notwithstanding that it may retain its status under the Societies Act;

- e) the demised lands shall become and remain vacant and not be operated during a baseball season in any year or be used by any other persons than such are entitled to use them under the terms of this lease;
- f) the demised premise be used for any purpose other than that for which the same are demised as hereinbefore provided; or
- g) R.D.M.B.A. shall without the written consent of the City abandon or attempt to abandon the demised lands;

then and in every such event the City may at its option terminate this lease upon written notice to R.D.M.B.A. and may re-enter and take possession of the demised lands as though the term ended by the expiration of the time fixed in this lease, unless R.D.M.B.A. then is in good faith remedying or attempting to remedy the default.

25. Alternatively, if R.D.M.B.A. fails to do anything it is required to do under this lease, then the City may perform such obligation on behalf of R.D.M.B.A. and recover the cost of so doing from it on demand as additional rent, together with interest at the rate set out in the City of Red Deer Interest Bylaw from time to time, calculated from the date of payment of such costs by the City.

26. R.D.M.B.A. may terminate this agreement at any time on 30 days notice to the City.

FIRE

27. If the improvements constructed on the demised lands are damaged by fire so as to make the improvements wholly or partially unfit for occupation, and if the improvements cannot be rebuilt or repaired within ninety (90) days, R.D.M.B.A. may, in its sole option, by notice in writing to the City, forthwith put an end to this lease.

28. If R.D.M.B.A. decides not to rebuild or repair the improvements and puts an end to this lease, and if the City so instructs, then R.D.M.B.A. shall remove the remainder of any buildings and improvements and all debris from the demised lands, ensure that all utility services are properly terminated, remove any footings or foundations located on the demised lands, and leave the demised lands level and free from obstruction, failing which the City may cause the debris to be removed, the utility services terminated, any footings and foundations to be removed, and all steps that are necessary to leave the demised lands level and free from obstruction to be taken, at the expense of R.D.M.B.A.

INDEMNIFICATION

29. R.D.M.B.A. shall indemnify and save harmless the City of and from all claims and expenses of any kind or nature which the City may become liable for or suffer by reason of any breach, violation or non-performance by R.D.M.B.A. of any covenant, term or provision hereof or by reason of any injury occasioned to or suffered by any person or persons or any property by reason of any act, neglect or default on the part of R.D.M.B.A. or any of its employees, agents, independent contractors, invitees, licensees or trespassers.

30. If the City should, without fault on its part, be made a party to any litigation commenced by or against R.D.M.B.A., R.D.M.B.A. shall indemnify and save harmless the City from and against any and all claims or liability resulting from such litigation.

LIABILITY

31. As between R.D.M.B.A. and the City, the City shall not be liable in any way for any loss, injury or damage to anyone in or about the demised lands, from whatever cause.

ARBITRATION

32. If the parties cannot agree as to any matter in dispute under this agreement, then such dispute shall be referred to arbitration in accordance with the Arbitration Act of Alberta.

ASSIGNMENT

33. R.D.M.B.A. shall not have the right to assign this agreement nor to sub-lease any part of the demised lands to any person without the prior written consent of the City, which consent may be arbitrarily withheld.

NOTICES

34. All notices required to be given hereunder shall be sufficiently given if mailed by registered mail addressed to R.D.M.B.A. at the demised lands or such other address as R.D.M.B.A. may advise the City in writing, and to the City at City Hall, Red Deer, Alberta, T4N 3T4. Such notice shall be deemed to have been received Ninety-Six (96) hours after it has been so mailed. In the event of a postal strike, lock-out or other event that prevents delivery of registered mail, all notices required to be given hereunder shall be sufficiently given to R.D.M.B.A. if delivered to the demised lands, and to the City if delivered to the Office of the City Clerk, City Hall 4914-48th Avenue, Red Deer, Alberta.

IN WITNESS WHEREOF the parties have signed this agreement under seal with effect the date first above written.

RED DEER MINOR BASEBALL ASSOCIATION

THE CITY OF RED DEER

PER: [Signature] PRESIDENT

PER: _____
(Mayor)

PER: Diane Clark SECRETARY

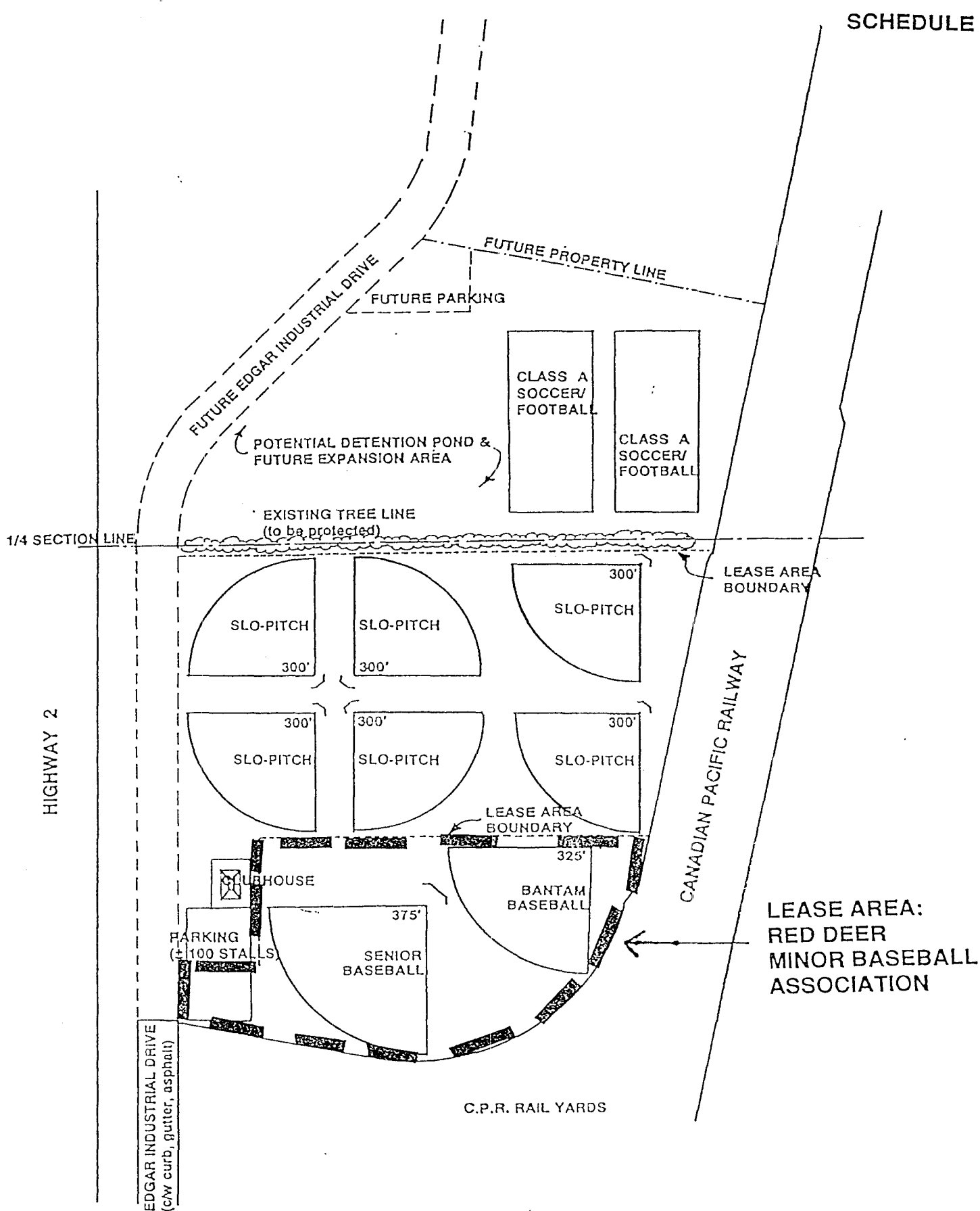
PER: _____
(City Clerk)

★ ★

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[illegible]

File No. 20,479 DJS



EDGAR ATHLETIC PARK

PRELIMINARY CONCEPT PLAN
- For discussion purposes only -

PARK SIZE: approx. 50 acres (20 ha)



LEASE AGREEMENT

DATED _____ day of _____, 1994.

BETWEEN:

THE CITY OF RED DEER
("the City")

- and -

CENTRAL ALBERTA SLO-PITCH ASSOCIATION
("C.A.S.P.A.")

BACKGROUND

1. The City owns land in Red Deer, Alberta known as the Edgar Industrial Park on which C.A.S.P.A. wishes to construct a slo-pitch field and related facilities. The City agrees that this would be mutually beneficial and both parties wish to enter into a lease agreement.

2. The land owned by the City is legally described as:

" ALL THAT PORTION OF THE S.W. 1/4 SEC. 30-38-27-W4 CONSISTING OF 12.89 HA MORE OR LESS SITUATED NORTH AND WEST OF THE NORTH AND WEST BOUNDARIES OF UTILITY RIGH OF WAY PLAN 902-1949 AND EAST OF THE EASTERLY BOUNDARY OF THE EXTENSION OF EDGAR INDUSTRIAL DRIVE, AND SOUTH OF THE NORTH BOUNDARY OF THE S.W. 1/4 SEC 30-38-27-W4"

("the said lands");

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. The City hereby demises and leases to C.A.S.P.A. a portion of the demised lands as shown in the sketch attached as Schedule A hereto (the "demised lands").

USE OF PREMISES

2. C.A.S.P.A. will use the demised lands only for the purpose of constructing, maintaining and operating a slo-pitch sportsfield and related facilities. C.A.S.P.A. agrees to restrict all parking to designated parking lots. The parties specifically contemplate that C.A.S.P.A. may develop, construct and operate food concession facilities on the demised lands.

3. C.A.S.P.A. agrees that the demised lands and the facilities to be constructed thereon shall be known as the "Edgar Athletic Park" and further agrees that all advertising in respect of the facilities shall reflect this name.

4. C.A.S.P.A. shall be solely responsible for booking the facilities to various user groups.

TERM

5. The term of the lease shall be for a period of 20 years commencing on March 1, 1994.

RENEWAL OF TERM

6. Not less than 1 year prior to the expiry of the term of this lease, provided that C.A.S.P.A. shall at that time be in good standing under the lease and further provided that it shall have duly performed all of its obligations during the initial term of the lease, C.A.S.P.A. shall have the right to renew this lease for a further term of 20 years on such terms as the parties may then agree.

CONSIDERATION

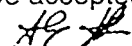
7. No rent shall be payable in respect of the lease of the demised lands. Instead, the City acknowledges that the construction, maintenance and operation of the slo-pitch facility will bring substantial benefits to the City of Red Deer and as such will serve as good and valuable consideration for this lease.

IMPROVEMENTS

8. C.A.S.P.A. may construct improvements on the demised lands, provided that:

- (a) the City's approval thereof in writing as to the design, plans and specifications and funding thereof shall have first been obtained;
- (b) C.A.S.P.A. shall be solely and exclusively responsible for all costs associated with the planning, construction and operation of the facilities;
- (c) C.A.S.P.A. demonstrates to the satisfaction of the City that it has adequate funds to complete the proposed construction and provides a performance bond or such other security as may be required by the City;
- (d) prior to any construction, C.A.S.P.A. shall engage the services of a qualified landscape architect and engineer to prepare a final concept plan and landscaping plan, including tree planting, sports facility layout design and grading and site development plan;
- (e) C.A.S.P.A. shall, if required by the City, obtain course of construction insurance and shall provide a copy of Engineering, environmental or other plans or certificates which may be required by the City;
- (f) all improvements shall comply with all applicable statutes, regulations, permits, bylaws, specifications or governmental requirements.
- (g) all improvements shall meet the construction standards established by the City Parks Department except where otherwise authorize by the Parks Manager in writing.

9. C.A.S.P.A may construct signs on the site but shall first obtain the prior approval of the City Parks Manager as to quantity, style and message. In recognizing the foregoing, all reasonable signage requests ~~shall~~ be accepted.

shall 

10. The parties agree that the City is entitled to give or withhold its consent in respect of any proposed improvement, and that the City may withhold its consent arbitrarily.

11. At the expiry or sooner determination of the term of the lease, any building or other improvements upon the demised lands shall, at the option of the City, become the sole and

exclusive property of the City.

UTILITIES AND TAXES

13. C.A.S.P.A. shall be responsible to pay all charges for water, sewer, electricity, heating, and garbage collection, and all other charges, rates, and property and local improvement taxes, which shall be assessed or chargeable to the demised lands and improvements thereon as and when the same become due and payable, it being understood and agreed that C.A.S.P.A. shall have no obligation to pay any of the foregoing until it commences construction of the slo-pitch facility.

RIGHT TO ENTER AND INSPECT

14. The City, its agents or servants, may at all reasonable times enter upon the demised lands for the purpose of viewing the state of repair, condition and use of the demised lands, or to perform any work or repair thereon, or to exercise any of the rights or obligations of the City under this agreement.

OBLIGATION TO MAINTAIN AND REPAIR

15. The City considers that, as the demised lands are readily visible to the travelling public on Highway 2, it is important to the City's public image that slo-pitch fields and related facilities be kept in good order and repair. C.A.S.P.A. therefore agree to keep the demised lands and all improvements neat, tidy and in a state of good repair at all times.

16. Where C.A.S.P.A. fails to repair or maintain the premises, the City may do so and recover the cost thereof from C.A.S.P.A.

LIENS

17. C.A.S.P.A. shall not permit any builder's lien to be filed against the demised lands. If such lien shall be filed then C.A.S.P.A. shall forthwith discharge it. If C.A.S.P.A. fails to procure the discharge of such lien within ten (10) days after the lien has come to its notice, the City may, if it chooses, procure a discharge of the lien and any amount paid by the City in so doing, together with the City's reasonable costs and expenses, shall be reimbursed to the City by C.A.S.P.A. on demand together with the interest at the rate of ten (10%) per cent per annum from the date such expense or cost was incurred until paid, and may be recovered as rent in arrears.

PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

18. Upon commencing construction of the slo-pitch facility, C.A.S.P.A. shall put in place and shall thereafter maintain at all times during the term of this lease for the mutual benefit of the City and C.A.S.P.A.:

- a) a comprehensive general liability insurance policy against claims for personal injury, death, or property damage occurring upon, in or about the demised lands, such insurance to afford protection to a limit of not less than Five Hundred Thousand (\$500,000.00) Dollars with respect to injury or death to a single person and to a limit of not less than One Million (\$1,000,000.00) Dollars with

respect to any one accident and to a limit of not less than Five Hundred Thousand (\$500,000.00) Dollars with respect to property damage. Such insurance shall include coverage for contractual liability. C.A.S.P.A. covenants, agrees and undertakes to have the aforementioned minimum insurance coverage limits increased to an amount satisfactory to the City, upon notice to do so by the City and shall produce evidence of the existence of insurance from time to time if so requested by the City;

- b) Insurance on the demised lands and all the improvements thereon against loss or damage by fire, wind, storm, hail, lightning, explosion, riot, earthquake, impact by aircraft or vehicles, smoke, collapse and against such other risks or perils including boiler explosion, as the City may from time to time require, with the extended coverage and replacement costs endorsements to the full and insurable value of the building and all improvements made on the demised lands and shall produce evidence of the existence of such insurance from time to time if so requested by the City.

19. All insurance policies shall show both the City and C.A.S.P.A. as named insureds, and shall contain a clause that the insurer will not cancel or change the insurance without first giving the City thirty (30) days prior written notice.

20. If C.A.S.P.A. neglects or omits to place insurance coverage or neglects or omits to pay the premiums for any insurance coverage, then the City may place insurance coverage or pay such premiums and may thereupon charge the premiums to C.A.S.P.A., who shall pay the same to the City forthwith as additional rent, and C.A.S.P.A. agrees with the City that the City shall have the same remedies and may take the same steps for the recovery thereof as the City may take for recovery of rent in arrears.

21. C.A.S.P.A. shall be responsible for the placement of insurance to cover loss or damage to its personal property.

ORDINANCES

22. C.A.S.P.A. shall observe and fulfill the lawful conditions and requirements of all statutes, orders in council, by-laws, rules and regulations of the Municipal, Provincial or Federal Government, now or hereafter enacted which in any manner relate to or affect the demised lands or the use thereof.

QUIET ENJOYMENT

23. The City covenants with C.A.S.P.A. that upon C.A.S.P.A. performing its obligations hereunder, C.A.S.P.A. shall and may peaceably possess, occupy and enjoy the demised lands for the term hereby granted.

DEFAULT AND TERMINATION

24. If :

- a) C.A.S.P.A. fails to pay any payment due under this lease;
- b) C.A.S.P.A. fails to perform any of its obligations under this lease;
- c) shall cease to be a society in good standing under the Societies Act of Alberta;

- d) C.A.S.P.A. ceases to actively function as a society or ceases to support and promote slo-pitch notwithstanding that it may retain its status under the Societies Act;
- e) the demised lands shall become and remain vacant and not be operated during a slo-pitch season in any year or be used by any other persons than such are entitled to use them under the terms of this lease;
- f) the demised premise be used for any purpose other than that for which the same are demised as hereinbefore provided; or
- g) C.A.S.P.A. shall without the written consent of the City abandon or attempt to abandon the demised lands;

then and in every such event the City may at its option terminate this lease upon written notice to C.A.S.P.A. and may re-enter and take possession of the demised lands as though the term ended by the expiration of the time fixed in this lease, unless C.A.S.P.A. then is in good faith remedying or attempting to remedy the default.

25. Alternatively, if C.A.S.P.A. fails to do anything it is required to do under this lease, then the City may perform such obligation on behalf of C.A.S.P.A. and recover the cost of so doing from it on demand as additional rent, together with interest at the rate set out in the City of Red Deer Interest Bylaw from time to time, calculated from the date of payment of such costs by the City.

26. C.A.S.P.A may terminate this agreement at any time on 30 days notice to the City.

FIRE

27. If the improvements constructed on the demised lands are damaged by fire so as to make the improvements wholly or partially unfit for occupation, and if the improvements cannot be rebuilt or repaired within ninety (90) days, C.A.S.P.A. may, in its sole option, by notice in writing to the City, forthwith put an end to this lease.

28. If C.A.S.P.A. decides not to rebuild or repair the improvements and puts an end to this lease, and if the City so instructs, then C.A.S.P.A. shall remove the remainder of any buildings and improvements and all debris from the demised lands, ensure that all utility services are properly terminated, remove any footings or foundations located on the demised lands, and leave the demised lands level and free from obstruction, failing which the City may cause the debris to be removed, the utility services terminated, any footings and foundations to be removed, and all steps that are necessary to leave the demised lands level and free from obstruction to be taken, at the expense of C.A.S.P.A.

INDEMNIFICATION

29. C.A.S.P.A. shall indemnify and save harmless the City of and from all claims and expenses of any kind or nature which the City may become liable for or suffer by reason of any breach, violation or non-performance by C.A.S.P.A. of any covenant, term or provision hereof or by reason of any injury occasioned to or suffered by any person or persons or any property by reason of any act, neglect or default on the part of C.A.S.P.A. or any of its employees, agents, independent contractors, invitees, licensees or trespassers.

30. If the City should, without fault on its part, be made a party to any litigation commenced by or against C.A.S.P.A., C.A.S.P.A. shall indemnify and save harmless the City from and against

any and all claims or liability resulting from such litigation.

LIABILITY

31. As between C.A.S.P.A. and the City, the City shall not be liable in any way for any loss, injury or damage to anyone in or about the demised lands, from whatever cause.

ARBITRATION

32. If the parties cannot agree as to any matter in dispute under this agreement, then such dispute shall be referred to arbitration in accordance with the Arbitration Act of Alberta.

ASSIGNMENT

33. C.A.S.P.A. shall not have the right to assign this agreement nor to sub-lease any part of the demised lands to any person without the prior written consent of the City, which consent may be arbitrarily withheld.

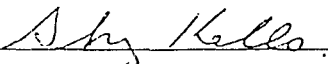
NOTICES

34. All notices required to be given hereunder shall be sufficiently given if mailed by registered mail addressed to C.A.S.P.A. at the demised lands or such other address as C.A.S.P.A. may advise the City in writing, and to the City at City Hall, Red Deer, Alberta, T4N 3T4. Such notice shall be deemed to have been received Ninety-Six (96) hours after it has been so mailed. In the event of a postal strike, lock-out or other event that prevents delivery of registered mail, all notices required to be given hereunder shall be sufficiently given to C.A.S.P.A. if delivered to the demised lands, and to the City if delivered to the Office of the City Clerk, City Hall 4914-48th Avenue, Red Deer, Alberta.

IN WITNESS WHEREOF the parties have signed this agreement under seal with effect the date first above written.

CENTRAL ALBERTA SLO-PITCH ASSOCIATION

THE CITY OF RED DEER

PER: 

PER: _____
(Mayor)

PER: 

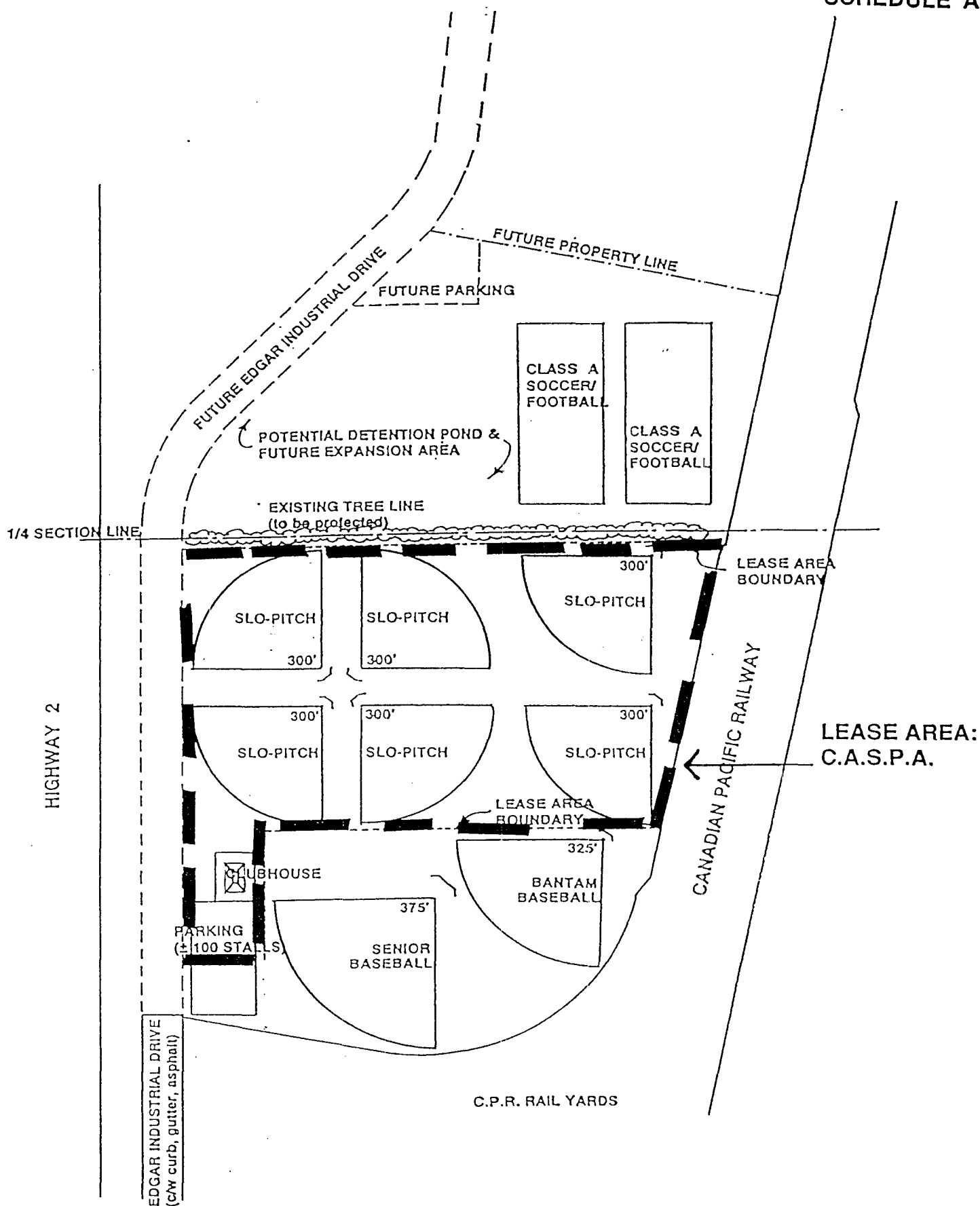
PER: _____
(City Clerk)

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* * * * *

File No. 20,479 DJS



EDGAR ATHLETIC PARK

PRELIMINARY CONCEPT PLAN
- For discussion purposes only -

PARK SIZE: approx. 50 acres (20 ha)

**THE CITY OF RED DEER**

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

Recreation & Culture Department (403) 342-8340

February 1, 1994

Allan Sheehan
Red Deer City Soccer Assoc.
c/o 65 Cameron Crescent
Red Deer, Alberta
T4P 2C9

Dear Allan:

RE: INTENT TO LEASE

The purpose of this letter is to confirm with you the City of Red Deer's intent to lease that portion of land in the Edgar Industrial Park, according to the attached sketch, to the Red Deer City Soccer Association for the purpose of your association constructing and operating soccer fields. This letter contemplates this lease at a future date when your association has raised the necessary capital in order to undertake this development. However, in the meantime, the City will continue to lease this property to the farmer who is now cropping that land.

If your association has not raised these funds and is not in a position to enter into this lease, including construction, within a five year period, this matter shall be reviewed again between the City and the Red Deer City Soccer Association. Your acceptance of this intent is indicated by your signature on this letter. Please return one copy to me for our records.

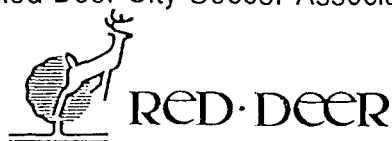
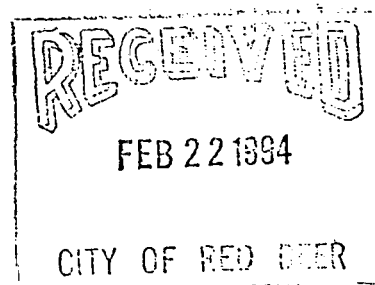
Yours Sincerely,

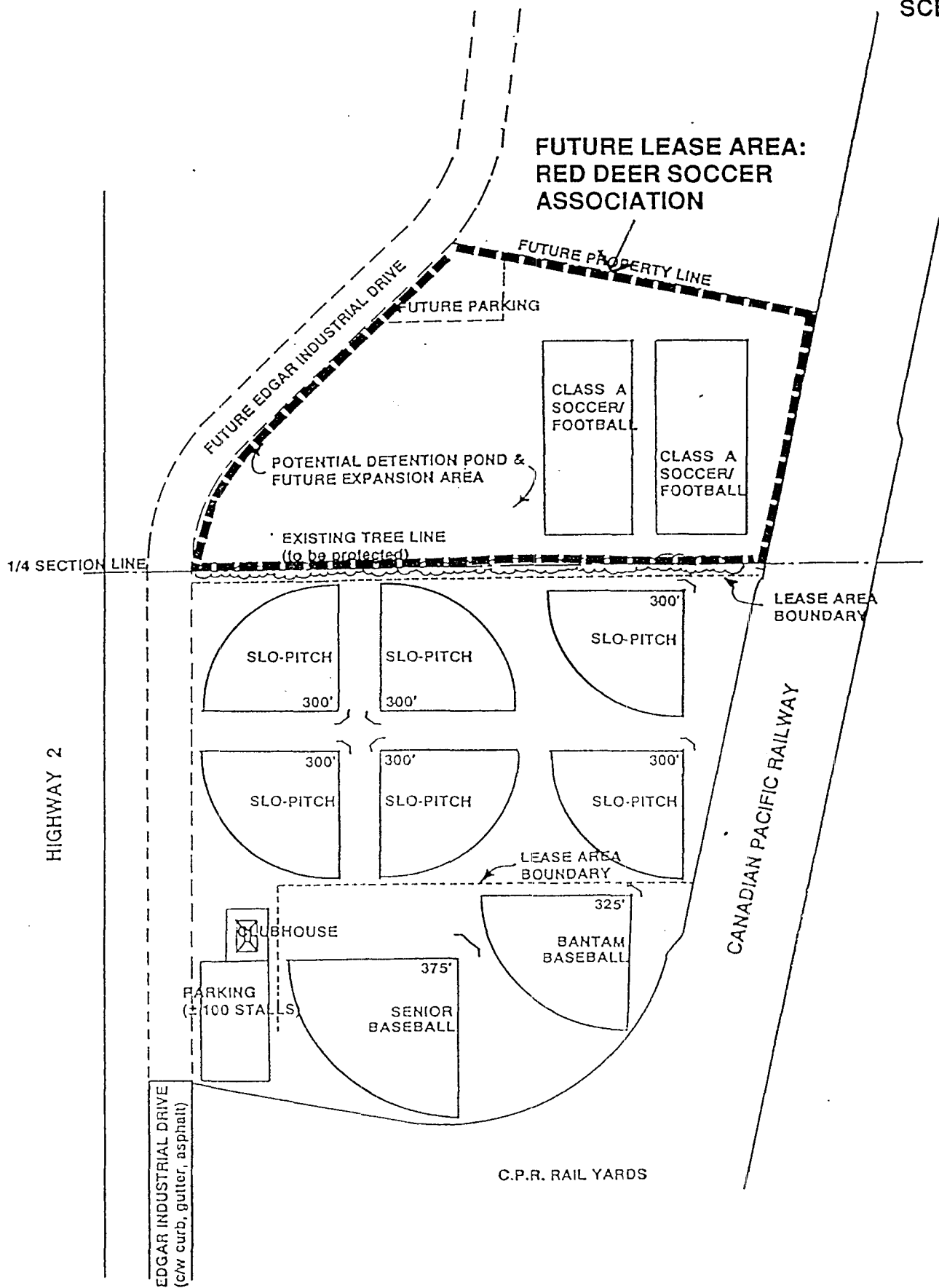
LOWELL R. HODGSON, Manager
Recreation & Culture Department

/s
Attach.

c: Craig Curtis, Director of Community Services
Al Scott, Land & Economic Development
Don Batchelor, Parks Manager

Allan Sheehan, President
Red Deer City Soccer Association

*a delight
to discover!*



EDGAR ATHLETIC PARK

PRELIMINARY CONCEPT PLAN
- For discussion purposes only -

PARK SIZE: approx. 50 acres (20 ha)



DATE: MARCH 29, 1994

TO: RECREATION, PARKS AND CULTURE BOARD

FROM: CITY CLERK

RE: LEASE AGREEMENTS FOR EDGAR ATHLETIC PARK

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 9, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer having considered report from the Recreation, Parks and Culture Board dated March 9, 1994, re: Lease Agreements for Edgar Athletic Park, hereby approves said Lease Agreements between The City of Red Deer and Red Deer Minor Baseball Association and the Central Alberta Slo-Pitch Association, which allows access to the Edgar Athletic Park for the development and operation of sports fields subject to the following conditions:

1. Approval by The City of a detailed site plan.
2. No construction work to commence until all money for a particular approved phase of the development is in place, subject to approval of The City,

and as presented to Council March 28, 1994."

The intent of the above resolution is that the Detailed Site Plan and various phases of the development would be approved by City Administration. By way of a copy of this memo, I am asking the Recreation and Culture Manager to advise the various organizations involved, of Council's decision in this instance and to prepare the necessary lease agreements for signing by said organizations and The City.

Trusting you will find this satisfactory.


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Recreation and Culture Manager
Land and Economic Development Manager
Parks Manager

NO. 2

DATE: March 22, 1994
TO: Mayor Surkan and Members of Council
FROM: Alan Scott, Land and Economic Development Manager
RE: **LOT 26, BLOCK 10, PLAN 922-2183
(DEER PARK CHURCH SITE)**

On February 14, 1994, Red Deer City Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to:
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.
3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning change to said site.
4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required,

and as presented to Council February 14, 1994."

An in-house appraisal of the parcel was undertaken by the Land and Economic Development Department, determining that the value for R1 or R2 zoning should be established at \$160,000 per acre, for a total value of \$262,200. This price would include all off-site levies, boundary charges, etc., with the developer to be responsible for internal servicing.

Mayor and Members of Council
Page 2
March 22, 1994

We subsequently reviewed our files, and invited seven developers who had expressed an interest in the site, at one time or another, to make submissions. It was requested that all submissions for development of the site be received by The City of Red Deer by 2:00 p.m., March 18, 1994.

As of that time, submissions were received from two developers - Avalon Homes (Red Deer) Inc. and A. F. Stolz Holdings Ltd.

A public meeting was scheduled at the Holy Family School for Monday, March 21, 1994. The meeting was conducted by the Red Deer Regional Planning Commission who will report on the outcome of the public meeting.

Recommendation

We would recommend that the site be sold to A. F. Stolz Holdings Ltd. for the appraised price of \$160,000 per acre or \$262,200, for the purpose of developing nine single family building lots.



Alan V. Scott

AVS/mm



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

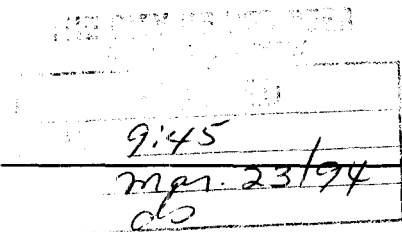
MEMORANDUM

TO: Mayor Surkan and Members of Council,

DATE: March 23, 1994

FROM: Phil Newman, Associate Planner

RE: LOT 26, BLOCK 10, PLAN 922-2183
(DEER PARK CHURCH SITE)



1. BACKGROUND

This site is allocated for church use in the Deer Park (City) Outline Plan, adopted by City Council in 1981. The site remains vacant despite efforts to attract a buyer.

In accordance with Council's resolution of February 14, 1994, a public meeting was held to review development proposals submitted by Avalon Homes (Red Deer) Inc. and A.F. Stolz Holdings Ltd. in response to the invitation outlined in the Land and Economic Development Manager's report.

2. PUBLIC MEETING

The meeting was held at Holy Family School on March 21, 1994 and attracted 43 residents of Deer Park.

The residents heard presentations by the respective developers on the following proposals:

- (1) Avalon Homes - 24 townhouses in a bareland condominium;
- (2) Stolz Construction - 9 single family lots.

After opportunities to question the developers and review their proposed plans, the residents discussed the proposals and other uses for the site. As part of the discussion, some residents questioned the need for a change in the allocation of the site now, given the positive financial condition of the City's Land Bank. These residents generally wished to see the site retained for a church since they had made their decision to purchase homes in the area based on that original provision in the Deer Park Outline Plan.

MUNICIPALITIES WITHIN COMMISSION AREA

.../2

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 5 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

The residents expressed their opinions on acceptable uses for the site through a vote and individual comment sheets. The vote indicated:

- (a) no support for a multiple family development, either in the form proposed by Avalon Homes or any other;
- (b) a preference for a single family subdivision of the site by a private developer ie. Stolz Construction;
- (c) a sizeable number who wished to retain the present allocation for a church;
- (d) interest in a single family subdivision by the City to provide lots for individuals interested in building their own house.

3. RESIDENTS WRITTEN COMMENTS

The comment sheets showed some different emphasis between residents who overlook the site and those who live further away in Deer Park:

(i) Residents Overlooking Site

- the preferred use is divided in approximately equal numbers between a church and single family
- those residents preferring a church do so in part because it was the sites' allocation when the decision to purchase a home was made (this view was particularly strongly expressed by one adjacent resident)
- those residents preferring a church regard single family use as the alternative
- the support for single family is based on the Stolz Construction proposal - there was no support for a City subdivision by adjacent residents.

(ii) Other Deer Park Residents

- a single family use is preferred to a church by a ratio of over 2.5 to 1
- those residents preferring a church regard single family use as the alternative
- those residents preferring a single family use are divided in approximately equal numbers between supporting a City subdivision and one by Stolz Construction.

4. SUMMARY

The site has been allocated for a church site since the original Outline Plan for Deer Park was prepared. While continued efforts to sell the land for a church were advocated by some residents, those congregations interested in the south east part of the City appear to require larger sites.

A single family use of the site is preferred by a majority of the residents who attended the public meeting. Of those residents who overlook the site there is as much support for single family use as a church. Those residents preferring a church use see a single family use as the alternative.

A majority of those favouring a single family subdivision, especially those living close to the site, identify that use with the Stolz Construction proposal. This appears to be based on a perception of greater architectural control being exercised by this developer compared to individual developments on a City subdivision.

5. RECOMMENDATION

Planing staff therefore recommend that the Outline Plan be amended to allocate the site for single family use. We concur with the recommendation of the Land and Economic Development Manager that the site be sold to Stolz Holdings Ltd.



Phil Newman, ACP, MCIP
Associate Planner

PN/eam

Commissioners' Comments

We concur with the recommendation of the Administration.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

Uzf Bys.

DATE: FEBRUARY 15, 1994
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: CHURCH SITE - 17 DOUGLAS AVENUE

At the Council Meeting of February 14, 1994, consideration was given to correspondence from Volk Builders Ltd. dated February 1, 1994, concerning the above and at which meeting the following motion was passed:

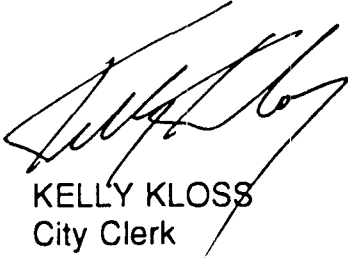
"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.
3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning/change to said site.
4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required,

and as presented to Council February 14, 1994."

Land and Economic Development Manager
February 15, 1994
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now proceed as indicated in the above noted resolution, following which the item will again be presented back to Council in due course.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Parks Manager
City Assessor
E. L. & P. Manager
Fire Chief
Bylaws and Inspections Manager
Principal Planner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Bruce and Wendy Olson
14 Denmark Crescent
Red Deer, Alberta
T4R 2K4

Dear Mr. & Mrs. Olson:

RE: CHURCH SITE - 17 DOUGLAS AVENUE (LOT 26, BLOCK 10, PLAN 922-183)
- ALTERNATE USE

Thank you for your letter of February 9, 1994 concerning the above topic. Your letter was presented to City Council at its meeting of February 14, 1994 and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.
3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning/change to said site.

... / 2

*a delight to discover!*

Bruce and Wendy Olson
February 16, 1994
Page 2

4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required, and as presented to Council February 14, 1994."

As outlined in the above resolution, Council did not accept the proposal from Volk Builders Ltd., at this time, to develop said site. Council did however agree to entertain proposals for the development of this site other than for Church purposes. However, these proposals would be submitted to a public meeting of Deer Park residents for review.

For your information, this site is zoned R1 which normally would allow for single family dwellings, however, as the outline plan indicates, this site is designated for a Church. Any changes to the use designated would have to be done as an amendment to the Outline Plan. If Council were to rezone this property to R2, which allows for medium density residential, a Land Use Bylaw Amendment would be required. In either case, the general public, and specifically residents of Deer Park, would be afforded the opportunity of a Public Hearing.

If you have any questions with regard to the development proposals, please contact the City's Land and Economic Development Manager, Mr. Al Scott, at 342-8106 or if you require any further information, please do not hesitate to contact the undersigned.

Trusting you will find this satisfactory.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
City Clerk

KK/clr

cc: Land and Economic Development Manager

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 15, 1994

Volk Builders Ltd.
24 Muldrew Crescent
Red Deer, Alberta
T4R 1R5

Att: Mr. Larry Volk

Dear Sir:

RE: CHURCH SITE - 17 DOUGLAS AVENUE (LOT 26, BLOCK 10, PLAN 922-2183)

At the City of Red Deer Council Meeting held on February 14, 1994, consideration was given to your correspondence dated February 1, 1994 concerning the above site. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Volk Builders Ltd., dated February 1, 1994, re: Church Site (17 Douglas Avenue) - Request for Rezoning to Accommodate a Senior Housing Project, hereby agrees as follows:

1. That the Offer to Purchase from Volk Builders Ltd. be not accepted at this time.
2. That the Administration be directed to
 - a) Obtain an in-house appraisal for said site based on a zoning of R1 and R2.
 - b) Contact those parties who had previously expressed an interest in said site and request they submit proposals to the City.

*a delight
to recover!*

Volk Builders Ltd.
February 15, 1994
Page 2


3. That once proposals are received, a public meeting be held to give Deer Park residents an opportunity to express their opinions over a possible rezoning/change to said site.
4. That once the preceding information is available, it be presented back to Council to determine if rezoning is required,

and as presented to Council February 14, 1994."

As noted in the above resolution, Council did not accept your offer to purchase, however, did direct the Administration to receive proposals for the development of said site from those parties, including yourself, that previously registered an interest. In this regard, you may wish to contact the Land and Economic Development Manager, Al Scott, as to the form said proposal should take.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Land and Economic Development Manager

DATE: FEBRUARY 16, 1994
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: INQUIRY - ALDERMAN HULL

During discussion of the matter relative to Volk Builders Ltd. at the Council Meeting of February 14, 1994, Alderman Hull requested information as to whether property values would go up or down if located beside an R1, R2 or R3 site as opposed to a Church site.

Would you be able to provide Alderman Hull with this information and if so, would you please forward a copy of your response to this office.

Thank you.



KELLY KLOSS
City Clerk

KK/clr

CORRESPONDENCENO. 1

February 01, 1994

Volk Builders Ltd.
24 Muldrew Cres.,
Red Deer, AB
T4R 1R4

City Of Red Deer
City Clerks Department

Attention: Mr. Kelly Kloss

RE: Church Site (17 Douglas Ave.)
Lot 26 Block 10 Plan 922-2183

As the proposed church site has been for sale for over two years it is becoming evident that there may not be a need for this parcel as a church site. Our intentions for this site would be to construct a senior housing complex similar to the one we recently completed in City Deer Park on Dale Close.

This letter is our formal offer to purchase the aforementioned site for the full asking price. We will however, require a zoning change for the site. We are willing to enter into a development agreement similar to the one used for our Dale Close project. Such criteria in the agreement are:

1. The land be developed for senior housing project for over 50 plus with the enforcement of restrictive covenant by the City.
2. The improvements be bungalow style type of development (single storey).
3. The Development be a home ownership project, not rental.
4. Front attached garage to provide off street parking.

The style of senior housing we build are unique in that they are constructed with no steps, stairs, or basements. We build to suit a more, senior clientele, as opposed to an adult community, and or empty nesters. There is a continual growing demand for this type of housing in our city. We strive to offer a top quality home at an affordable price to people who are over the age of 50. Our project on Dale Close was a success, however, when we originally went to council for re-zoning the area residents felt that a zoning change to R3 might increase traffic. I am pleased to say that of the 24 semi-detached units we constructed on Dale Close about two thirds of the units are occupied by only one resident.

Therefore, this type of use on R3 property, contrary to R1, actually decreases area density and traffic. We feel our type of housing met and surpassed the concerns of the area residents.

Realizing the site in question is zoned as a church site, we are willing to work with area residents to alleviate any concerns they may have over a zoning change. We hereby request to have this proposal presented to council at its meeting of February 14.

Yours truly,


Larry Volk

cc. Land Dept

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:34 PM
DATE	98/02/02
BY	JK

58
RED DEER
(DEERPARK)

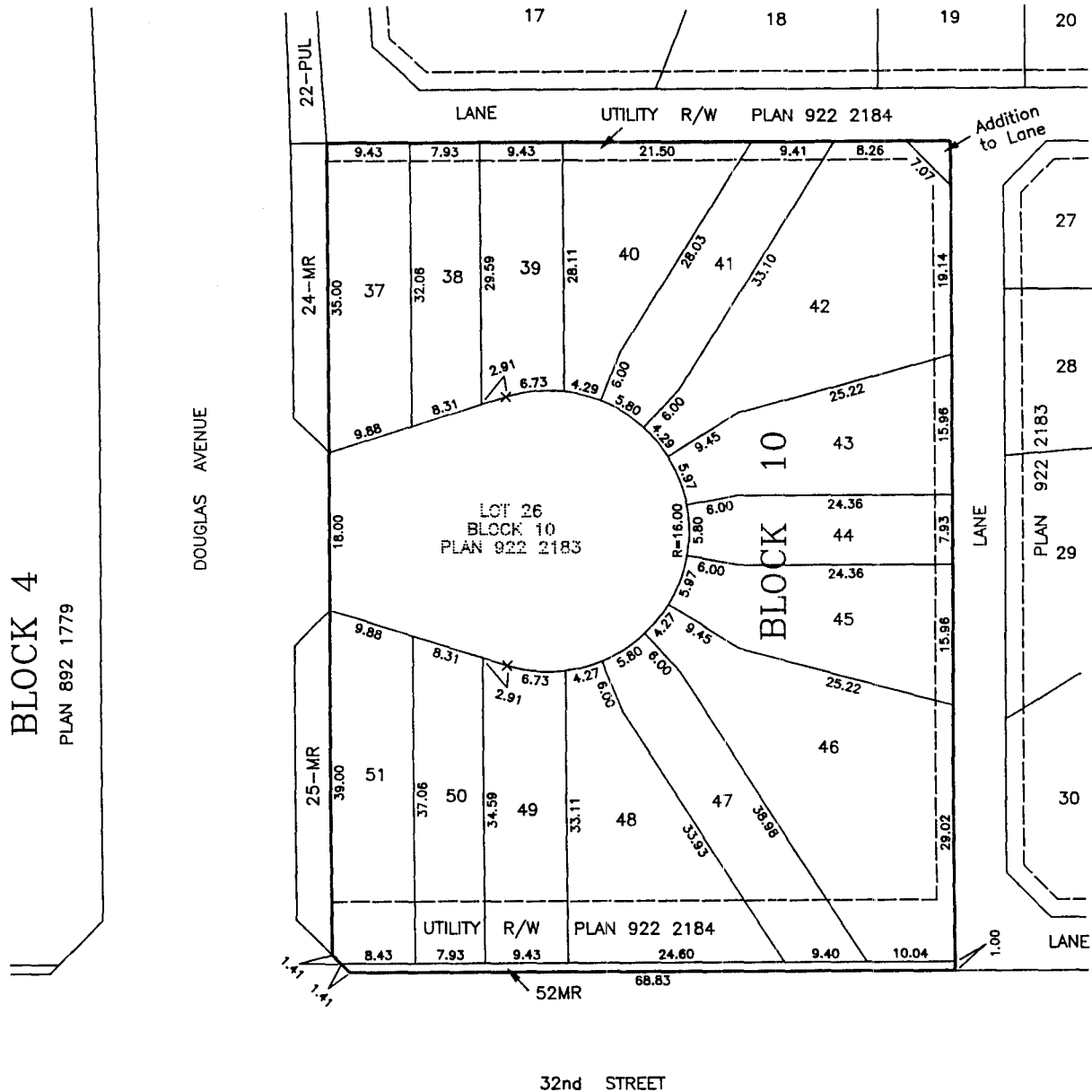
Plan Showing a Proposed Subdivision
of
LOT 26, BLOCK 10, PLAN 922 2183
in the
N.W.1/4 SEC.11,TWP.38,RGE.27 W4M

SCALE = 1:500

BY: DIRK VANDENBRINK A.L.S.

0 5 10 20 30 40 50 Metres

PROPOSED SUBDIVISION IS OUTLINED THUS
AND CONTAINS 0.666 ha.



DATE: February 7, 1994
TO: K. Kloss, City Clerk
FROM: A. Scott, Land and Economic Development Manager
RE: **LOT 26, BLOCK 10, PLAN 922-2183**
CHURCH SITE - DEER PARK

The above site consists of approximately 1.64 acres, located at the north-east corner of Douglas Avenue and 32 Street. The site is zoned R1, and was set aside as a future church site. The original bylaw, establishing the use, was passed by Council in June 1991.

In September 1991, the site was advertised for sale as a church site. Although some interest had been expressed prior to the advertising, no proposals were put forward. As a result, it was decided to retain the site as a church location and readvertise it at a future date.

Later that year, in December 1991, Volk Builders Limited indicated an interest in the site as a location for seniors housing development. Again, it was decided to retain the site as a future church location, and we subsequently sold another parcel within Deer Park to Volk Builders for the development of seniors housing.

In August 1993, the site was readvertised as a church site, again with no submissions. The site was reviewed by the Land Bank Committee, and it was again agreed that it should be retained for future development as a church site.

From September 1993 until January 1994, we received correspondence from two developers expressing interest in the site for multi-family housing. Both were advised that the site had been retained for a future church location.

Residents of Deer Park community have been advised on numerous occasions that this site is planned for the future location of a church. Prior to any rezoning of the site, we feel that it is necessary to give Deer Park residents an opportunity to be heard. If the residents of the community favour the rezoning of the site for development of multi-family housing, we would recommend that we advertise the site for sale and ask for development proposals.



Alan V. Scott

AVS/mm

CS-4.277

DATE: February 7, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: VOLK BUILDERS - DEVELOPMENT PROPOSAL
17 DOUGLAS AVENUE
Your memo of February 2, 1994 refers.

I have discussed the proposed development by Volk Builders with the Parks, Social Planning and Recreation & Culture Managers and we have no objection to this proposed offer to purchase for the purpose of developing a seniors housing project, subject to the following:

- The Level I and Level II (seeding to grass and tree planting respectively) landscaping of Lots 24 M.R. and 25 M.R. should be incorporated as a requirement of the developer (Volk Builders) in the respective Development Agreement. These M.R. lots are intended to provide a landscaped buffer and a major pedestrian/cycle path along the east side of Douglas Avenue. This is a direct route to/from the Hunting Hills High School and proposed Catholic high school.
- A landscaping plan should be forwarded to the Parks Department for approval. The design should be compatible with the landscaping already completed in the buffer strip immediately north of this proposed development.



CRAIG CURTIS

DB/ad

- c. Ken Haslop, Engineering Manager
Paul Meyette, Principal Planner, R.D.R.P.C.



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

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

MEMORANDUM

TO: City Clerk **DATE:** February 6, 1994

FROM: Paul Meyette, Principal Planner

RE: Volk Builders - Development Proposals

Volk Builders is proposing to purchase the vacant parcel of land at the corner of Douglas Street and 32nd Street. This site has been designated for church development in the City Deer Park Outline Plan however there has been little interest expressed in the site.

BACKGROUND

Volk Builders have proposed the creation of a seniors' housing development similar to the development on Dale Close which consists of townhouse units. The site is currently zoned R1 which does not permit townhouse development. The property would have to be rezoned to the R2 (General) District in order to allow the proposed development. The Outline Plan would also have to be amended.

The site is self contained with direct access to Douglas Avenue. In the area around this site, there are single family dwellings to the east and north and townhouses across Douglas Avenue to the west. The south boundary borders 32nd Street.

SITE DESIGN

The proposed site design submitted with Volk Builders Ltd. letter provides for a compact seniors' development on the site. Planning staff are concerned however, that the Dale Close units which are proposed for this site would not meet the bylaw setback requirements. Some redesigning will be required in order to meet the requirements of the land use bylaw.

.../2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

RECOMMENDATIONS

Planning staff have no objection in principle to the sale of this site for housing. This particular proposal should however be redesigned to better meet the requirements of the Land Use Bylaw. If Council finds the proposal acceptable, Planning staff recommend the following actions:

1. Redesign of the proposal by Volk Builders to the satisfaction of the Red Deer Regional Planning Commission and the Bylaws and Inspections Department. The redesign should include a building plot plan.
2. Volk builders Limited should host a public meeting to identify any concerns by the Deer Park residents with the revised proposal.
3. Following receipt of the comments of the Deer Park residents, Council could consider first reading to a to a bylaw changing the zoning from R1 to R2.
5. Following a public hearing,, Council could then consider an amendment to the outline plan and second and third reading of the Land Use Bylaw amendment.

Planning staff have no comment on the price proposed by Volk Builders; it is assumed that this offer is acceptable to the Land and Economic Development Department.

Sincerely,



Paul Meyette

PM/pm

cc. Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
Fire Chief

12:20 p.m.
94.02.07
R

DATE: 7 February 1994

FILE NO. 94-0135

TO: City Clerk

FROM: Bylaws and Inspections Manager

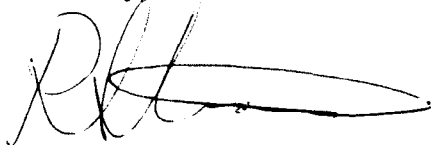
RE: **VOLK BUILDERS**
17 DOUGLAS AVENUE
LOT 26, BLOCK 10, PLAN 922-2183

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

Should Council wish to accommodate Mr. Volk's request, the site could be rezoned to either R2 or R3 zoning. R2 zoning would place the proposed use as discretionary; R3 would place the use as permitted. Both zonings would require Municipal Planning Commission approval of the parking site layout, building finishes, landscaping, etc.

Recommendation: We have no objections to the proposal, in principle, and concur with the comments of the Red Deer Regional Planning Commission.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

055-058

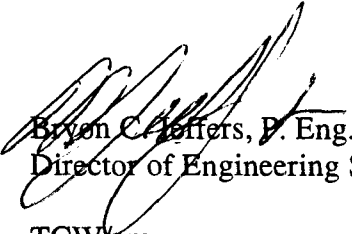
DATE: February 7, 1994

TO: City Clerk

FROM: Director of Engineering Services

RE: **DEER PARK - PHASE 4B SUBDIVISION - CHURCH SITE
SENIORS DEVELOPMENT PROPOSAL FROM VOLK BUILDERS**

We have reviewed Mr. Volk's letter dated February 1, 1994, and have no objections to his proposal to develop a bungalow style, seniors housing complex on the above noted site. Servicing and road access is readily available to the site, although some service and road extensions would be required on site. A Development Agreement would be required to cover construction of services, payment of development levies, etc.



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

TCW/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Land and Economic Development Manager
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Parks Manager
c.c. Principal Planner

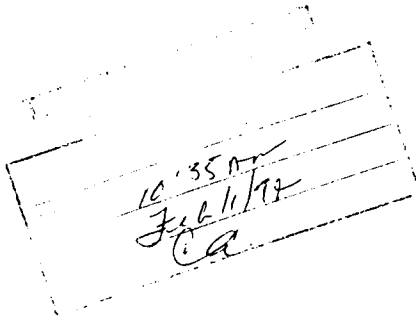
COMMISSIONER'S COMMENTS

We concur with the recommendations of the Land and Economic Development Manager. At present there is no demand for a church site and if so we would have no problems with the reallocation of the site for residential purposes. Should there be a need for a church site in the near future, Council will recall that with our reduced role in land development the private sector have indicated they will meet the demand for speciality sites of this nature. We further agree with the comments of the Land and Economic Development Manager that as a number of other developers have expressed an interest in this site and have been refused on the grounds it was being reserved for a church, it would be unfair now to give it to one developer. We therefore recommend the site be advertised and that the Deer Park residents be given the opportunity to comment prior to the completion of any sale.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

Submitted to City Council
Date: Feb. 14/94



Bruce & Wendy Olson
14 Denmark Cres.
Red Deer, AB
T4R 2K4

February 9, 1994

Hon. G. Surkan
Mayor
City of RED DEER

RE: Developer Request for Alternate use of Proposed Church Lot in
DEER PARK, Lot 26, Block 10, Plan 9222183

Dear Ms. Surkan:

We are writing regarding the above as we have discovered and confirmed a developer has approached the Land and Economic Development Department for approval to construct duplex and/or multi-family housing units on this site.

We would like to advise all members of city council that any departure from the existing zoning for church development will be met with strong opposition. This sentiment is also shared with other residents in the area.


As property owners backing on to this area we feel a movement away from the existing plan will adversely affect the value of our property. Prior to the purchase of property we were advised by city officials the lot in question was designated for a church with no plans to change the designation. The subsequent purchase of our property was based on this information. Any change of the proposed use would have a negative affect on the value of ours and surrounding properties.

We would only ask you to seriously consider the possible ramifications of allowing a change in the proposed use of this property. We do understand the normal procedures that would be followed if this change were to be considered, however, please realize the potential relentless opposition to any such change. We hope you will also consider the level of opposition in view of the fact this information is not as yet public knowledge.

We are currently attempting to sell our property. The present mystery regarding the zoning or potential zoning has virtually made our property un-saleable. We would hope you can understand our concern and the need to have this issue clarified.

Please consider all options when this item is raised at the February 14 meeting.

Thank-you for your time and consideration.

Sincerely,

Bruce & Wendy Olson
for



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

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

MEMORANDUM

TO: Mayor Surkan and Members of Council,

DATE: March 23, 1994

FROM: Phil Newman, Associate Planner

RE: LOT 26, BLOCK 10, PLAN 922-2183
(DEER PARK CHURCH SITE)

1. BACKGROUND

This site is allocated for church use in the Deer Park (City) Outline Plan, adopted by City Council in 1981. The site remains vacant despite efforts to attract a buyer.

In accordance with Council's resolution of February 14, 1994, a public meeting was held to review development proposals submitted by Avalon Homes (Red Deer) Inc. and A.F. Stolz Holdings Ltd. in response to the invitation outlined in the Land and Economic Development Manager's report.

2. PUBLIC MEETING

The meeting was held at Holy Family School on March 21, 1994 and attracted 43 residents of Deer Park.

The residents heard presentations by the respective developers on the following proposals:

- (1) Avalon Homes - 24 townhouses in a bareland condominium;
- (2) Stolz Construction - 9 single family lots.

After opportunities to question the developers and review their proposed plans, the residents discussed the proposals and other uses for the site. As part of the discussion, some residents questioned the need for a change in the allocation of the site now, given the positive financial condition of the City's Land Bank. These residents generally wished to see the site retained for a church since they had made their decision to purchase homes in the area based on that original provision in the Deer Park Outline Plan.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 29 • 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 CARDINE • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

SURKAN AND MEMBERS OF COUNCIL
March 23, 1994

Page 2

The residents expressed their opinions on acceptable uses for the site through a vote and individual comment sheets. The vote indicated:

- (a) no support for a multiple family development, either in the form proposed by Avalon Homes or any other;
- (b) a preference for a single family subdivision of the site by a private developer ie. Stolz Construction;
- (c) a sizeable number who wished to retain the present allocation for a church;
- (d) interest in a single family subdivision by the City to provide lots for individuals interested in building their own house.

3. RESIDENTS WRITTEN COMMENTS

The comment sheets showed some different emphasis between residents who overlook the site and those who live further away in Deer Park:

(i) Residents Overlooking Site

- the preferred use is divided in approximately equal numbers between a church and single family
- those residents preferring a church do so in part because it was the sites' allocation when the decision to purchase a home was made (this view was particularly strongly expressed by one adjacent resident)
- those residents preferring a church regard single family use as the alternative
- the support for single family is based on the Stolz Construction proposal - there was no support for a City subdivision by adjacent residents.

(ii) Other Deer Park Residents

- a single family use is preferred to a church by a ratio of over 2.5 to 1
- those residents preferring a church regard single family use as the alternative
- those residents preferring a single family use are divided in approximately equal numbers between supporting a City subdivision and one by Stolz Construction.

.../3

SURKAN AND MEMBERS OF COUNCIL
March 23, 1994

Page 3

4. SUMMARY

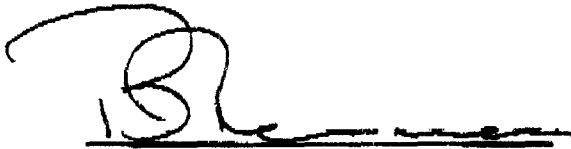
The site has been allocated for a church site since the original Outline Plan for Deer Park was prepared. While continued efforts to sell the land for a church were advocated by some residents, those congregations interested in the south east part of the City appear to require larger sites.

A single family use of the site is preferred by a majority of the residents who attended the public meeting. Of those residents who overlook the site there is as much support for single family use as a church. Those residents preferring a church use see a single family use as the alternative.

A majority of those favouring a single family subdivision, especially those living close to the site, identify that use with the Stolz Construction proposal. This appears to be based on a perception of greater architectural control being exercised by this developer compared to individual developments on a City subdivision.

5. RECOMMENDATION

Planing staff therefore recommend that the Outline Plan be amended to allocate the site for single family use. We concur with the recommendation of the Land and Economic Development Manager that the site be sold to Stolz Holdings Ltd.



Phil Newman, ACP, MCIP
Associate Planner

PN/cam

Bill Statnyk

Submitted to City Council
Date: March 28/94

BACKUP INFORMATION FOR THE COUNCIL AGENDA

UNFINISHED BUSINESS ITEM #2

DEER PARK CHURCH SITE

Submitted to City Council
Date: _____

INDIVIDUAL COMMENT SHEETS FROM THE PUBLIC MEETING

HELD ON MARCH 21, 1994

RED DEER REGIONAL PLANNING COMMISSION - PUBLIC MEETING

"Proposed Amendment to the Deer Park (City) Outline Plan"

MARCH 21, 1994, MONDAY

HOLY FAMILY SCHOOL

7:30 PM

REGISTRATION (PLEASE PRINT)

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Dallas Lapointe	63 DUSTON	347-1635
V. Lapointe	63 DUSTON	347-1635
Richard Lerch	126 DOWNEY	347-4855
Ray Lapointe	179 DOWNEY	347-4315
Sam Ward	40 DUNHAM	346-9487
Suzanne Bleaker	18 Davis Close	347-0065
Andy & Mary Hutcheson	59 DOWNEY CRES	346-8692
Dan & Susan Waters	7 Davison Dr.	343-3045.
ALVIN + BETTY MOROZ	22 DEN MARK	346-0261
Bruce Olson	14 DENMARK CRES	340-3112
Dennis & Marilyn Richardson	6 Denmark CR.	347-2017
AL COKER	2 DENSMORE CR	347-0324
NEIL KUNDERT	179 Douglas Ave	341-3705
ELDON + LORRAINE WOLTER	35 DETLOR CR.	343-1709.
Bill & Jean Foster	54 Donnelly Cres.	346-3390
Joan Vanson	30 Denmore Cr.	346-9119

RED DEER REGIONAL PLANNING COMMISSION - PUBLIC MEETING

"Proposed Amendment to the Deer Park (City) Outline Plan"

MARCH 21, 1994, MONDAY

HOLY FAMILY SCHOOL

7:30 PM

REGISTRATION (PLEASE PRINT)

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
DICK DORNSTAUER	74 DONNELLY CR.	347-0286
RAY LANG	63 Densmore CR.	343-1780
Maer Mary Auger	58 Donnelly CR.	343-6964
Mark Jones	62 Donnelly Cr.	347-3752
BOB + Bonnie ZINKER	26 DAVIS Close	342-1644
Wendy Bell	28 DAVIS CL	346-1721
J. DAN MULLIGAN	11 DUSTON	340-8038
Karen + Doug Lutz	31 Donnelly Cr	340-3837-
Alex + JOHANNA Wiersma	74 Douglas Ave	346-2825
JENNIFER STOLZ	3 DUSTON ST.	346-0160
DONNA + KARI TOIVANEN	25 DIXON CRES	346-1657
JOHN VOLK	153 POWERS ST	
LARRY VOLK	24 Muldree Cres.	347-1576
BILL FARRELL	14 DAVIS CL.	347-9820
JOHN + JANE	1160 TURNER CR	347-40 347-3731

K7

2672/A-92 (3/2/92)

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Dennis Richardson

Address: 6 Denmark Cr.

Phone No.: 347 2017.

Please provide your comments below:

I WISH TO SEE SINGLE FAMILY
DWELLING.

REMARKS: This area has a high density
population on Douglas & 32 St. for traffic
as there is multi-family dwelling here and
the High Schools across from this. This
area should be either reserved for a
Church or turned into single family only.

This property is not conducive for more
multi-family development. There will be a
real traffic problem here, as well, if
multi-family, more children in an area
with too heavy traffic problems.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: BRUCE CLEON, WILSON CLEON

Address: 14 DENMARK CRES

Phone No.: 340 3112 Hm 340-5530

Please provide your comments below:

IN LIGHT OF THE FACT ANY RESIDENT
WHO DID CONTACT THE CITY PRIOR TO
CONSTRUCTION WERE TOLD THE SITE
WOULD REMAIN AS CHURCH ~~AND~~ WE
FEEL THE LOT SHOULD STAY AS CHURCH.
THE ONLY OTHER OPTION WE WOULD
ENTERTAIN IS THE SINGLE FAMILY
DEVELOPMENT AS PROPOSED BY MR.
STOLTZ. PROVIDING ARCHITECTURAL
GUIDELINES ARE FOLLOWED REGARDING
MINIMUM SIZE OF HOMES TO
BE CONSTRUCTED, DOUBLE ATTACHED
FRONT DRIVE GARAGES, ETC.

I WOULD CONCERN THAT THROUGH THE
PROCESS TOWARD THE STOLTZ PROPOSAL
WOULD BE, AGAIN, PROVIDING SOME FORM OF
CONTROL IS IMPOSED (OVER)

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Betty Mroz

Address: 22 Denmark Cres

Phone No.: 346-0261

Please provide your comments below:

I would like to see the parcel of land on corner of Douglas and 32nd be left as a church lot if no interest in 2 years to be sold to AF Slatz for single family dwellings architecturally controlled.

Definitely No Multi family development in this area.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: ALVIN MOROZ

Address: 22 DENMARK

Phone No.: ~~24~~ 346-0261

Please provide your comments below:

PREFERENCES

1. CHURCH

2. SINGLE FAMILY - STOLL PROPOSAL

- ARCHITECTURAL CONTROL

3. SINGLE FAMILY - OTHER DEVELOPER

- WITH ARCHITECTURAL CONTROL

DEFINITE NO!!

1. MULTI FAMILY

2. CITY LOT DRAW - NO CONTROL

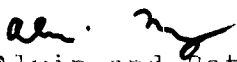
SEE ATTACHED SHEET

Two years ago when we bought our lot, we were assured by the city that the church lot would stay as a church lot with no change to other uses. Had it been zoned at the time for R2 (multi-family) we would not even have considered buying our lot. To change it now would be unfair to those of us who have paid a premium price for our lots, built our homes, only to see our resale value drop.

For the purposes of resale, a multi-family dwelling is a multi-family dwelling no matter what type of occupancy it is. Many potential buyers will automatically shy away when they see a multi-family dwelling next door. We have experienced just that when we were selling our former home in Morresroe. ~~This firm cannot accept any of the proposals.~~ a.m.

We would like to see the lot stay as a church lot for at least two more years. Perhaps the sale price could be reduced so that a church could afford to buy the land and put up a building on it. After two years, we could accept it being developed into single family dwellings similar to those that back onto the lot.

For ourselves, we have an open view from our lot at present towards the southwest, which is where our deck and back yard face. We do not want to be boxed in by tall buildings as this was not mentioned to us when we bought the lot. We were told it would be a church lot which attracted us to buy our lot because of the openness and peace and quiet.


Alvin and Betty Moroz
22 Denmark Cres.
Red Deer, Alberta

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Jennifer Moroz

Address: 22 Denmark Cres

Phone No.: 346-0261

Please provide your comments below:

I would like to have the church

I would not like to have the single family

I would not want to have the park

I would not want the multi-family

I would like to have the S.F. & S.F. 1/2

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Doris Jean Foster

Address: 1000-100 Ave.

Phone No.: 266-1000

Please provide your comments below:

I like the property in question to stay as
a church lot as previously proposed.

If other development of this
property becomes necessary then
it should remain as single family
zoning with building controls

Definitely not interested in
development as multiple family use

Bill Foster
1000-100 Ave.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name:

Address:

Phone No.:

Please provide your comments below:

Letter would be happy
with single family by Stitz
or similar

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Mary Horgan
Address: 581 Brimley Cres.
Phone No.: 343-6464

Please provide your comments below:

When we bought our house we were assured by the City that the lot behind us was zoned for a church. If there can't possibly be a church built there I would not object to "Single" family housing being there. I would be totally against multiple family housing. The proposal of "Single Family" housing by R.T. Haly was a pleasing alternative.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name:

Wick Jones

Address:

62 Duncraig Cres

Phone No.:

08 24 510 2

Please provide your comments below:

H.F. School looks like the way
we should go for property value would
be in demand

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Peter Laszuk

Address: 66 Donnelly Crescent

Phone No.: 343-2450 347-3731

Please provide your comments below:

I am extremely upset that there is
the possibility of anything other than a church being
built on the property that backs onto ours. When I purchased
the lot, there was a ^{clear} ~~basic~~ understanding of what I
was buying into. We have since invested probably the
rest of our lives in paying for this investment. Now the
city may decide to change the rules. NO WAY!!
AT WORST, and I repeat AT WORST (if City Council
can convince me that there is ABSOLUTELY NO WAY A
CHURCH WILL EVER BE BUILT THERE) I feel that the
homes built backing onto our lot ~~should~~ MUST be
of the "single family type" proposed by Mr. Stoltz.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: MARY & ANDY HUTCHESON

Address: 59 DONNELLY CRESENT

Phone No.: 346-8692

Please provide your comments below:

WE MUCH PREFER THE STOLE SINGLE DWELLING
PROPOSAL. THIS WILL ENSURE THAT THE COMMUNITY
MAINTAINS THE SAME STANDARD OF DWELLINGS THAT
ARE PRESENTLY IN THE SUB-DIVISION.

WE WOULD ALSO BE VERY MUCH IN FAVOUR OF THE SITE
BEING DEVELOPED AS WAS PROPOSED ORIGINALLY WHICH WAS
AS A CHURCH PROPERTY.

WE ARE NOT AT ALL INTERESTED IN THE PARCEL BEING
DEVELOPED AS A MULTIPLE HOUSING PROJECT.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: DICK + CINDY DERNSTADTER

Address: 74 DONNELLY CRES

Phone No.: 347-0286

Please provide your comments below:

With the shortage of single family
lots available for sale in Deer Park
we prefer the development of STCZ Holdings
Ltd. This also would help maintain
property values in the area and most likely
alleviate traffic problems (9 houses vs 24 units
of town) The street is quite busy
currently and multi unit development would
create more parking on the street as
adequate parking may not be available on
site. We definitely favor a proposal
like Mr. Stol's or having the city
develop a similar proposal and sell
through a lot draw

[Signature]

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Ray Laporte

Address: 100 Jeanette Cres

Phone No.: 341-4515

Please provide your comments below:

LOT DRAW OPEN TO THE
PUBLIC, DUE TO THE
SHORTAGE OF LOTS AVAILABLE
TO CITY RESIDENTS.

*BIGGER COMPANIES HAVE
ENOUGH LAND.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Mr. [unclear]

Address: 116 [unclear]

Phone No.: 344-1155

Please provide your comments below:

Proposed plan for development of land & roads
This would be good for single family home lots
open to the public for lot draw
There are no lots for the public in the
Deer Park area, the city is clearing land
to build houses and leaves no future plans
for a person ^{OR SMALL CONTRACTOR} to build his own
home and have the cost of hiring
a contractor for himself or hire contractors
to build. RED DEER HAS A NUMBER OF
small lots that are not complete ~~and~~ with
larger homes and need lots to build on
as well. ~~THE~~ SMALL CONTRACTORS need lots to build on
too.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Bruce + Candice Farrell

Address: 14 Davis Ct.

Phone No.: _____

Please provide your comments below:

We would prefer single family units (stately).
The area would then appear complete. Multi
family would create traffic hazards for
children + congest the area too much.
Waiting for a church to develop the site could
take too much time.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Suzanne Bleaken

Address: 18 Davis Close

Phone No.: 347-0065

Please provide your comments below:

single family housing please

on

church lot

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Bob + Bonnie Linken

Address: 26 DAVIS CLOSE

Phone No.: 342-1644

Please provide your comments below:

- MULTI FAMILY PROPOSAL WOULD NOT GET OUR VOTE DUE TO A CONGESTED LIVING
- ALSO LET'S GET THE LOTS DEVELOPED FOR SINGLE FAMILY DWELLINGS SO THE AREA CAN LOOK FINISHED - USE THE COMPANY A.F. STOLZ
- IF A CHURCH SITE STAYS THIS WILL BE A MUD HOLE FOR SOME TIME.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: WENDY + LEROY BELL

Address: 28 DAVIS CR

Phone No.: 346 - 1721

Please provide your comments below:

My preference is single family homes
- I like the proposal from Stoltz

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: JOHN VAN MULLIGEN

Address: 11 DUSTON ST

Phone No.: 340 8038

Please provide your comments below:

DESPITE ASSURANCES BY THE MIALOW DEVELOPER,
I CANNOT SEE ANYTHING BUT AN ADVERSE
EFFECT ON PROPERTY VALUES SHOULD THIS PROPOSAL
GO AHEAD.

IN NO UNCERTAIN TERMS, THIS PROPERTY
SHOULD BE DEVELOPED AS SINGLE FAMILY
HOUSES, IN LINE WITH THE VALUE OF
HOUSES IN THE AREA.

John Mulligen

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Dallas Layman

Address: 83 DUSTON STREET

Phone No.: 343-1235

Please provide your comments below:

I feel the land should be divided so R1
and open to the public in a lot more
both developers that had presentations
tonight have enough land in the city
since there is a shortage of lots
both in the area. I think it would
be better to let the city residents
use it as single family dwellings !!!
OK

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Mr. [unclear]

Address: 55 DUSTON ST

Phone No.: 947-635

Please provide your comments below:

My view to the development of the land on Douglas Ave is to divide the area into single family dwellings for the public to purchase. Since there is no future development in the near future until from the city of Red Deer. The in the Deer Park region. My feeling is there would be considerable interest in these lots to the public. They could be sold by lot than to be fair to everyone in Red Deer not just the larger Developer

[Signature]

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Kari Tolvanen

Address: 25 Dixon Cres.

Phone No.: 346-1657

Please provide your comments below:

I feel that the A. F. Stolz proposal for
the development of single family dwellings
is better for maintaining + raising the property
values of existing homes in this neighborhood,
as well as being consistent with the style of
housing which has already been built.

I also feel that there is quite a lot of high
density housing in Deer Park already, and
building more would only increase congestio
and traffic to the area.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: DONNA TOIVANEN

Address: 25 DIXON CRES.

Phone No.: 346-1657

Please provide your comments below:

With the high density housing
already at Hamill + at the arm of
Dixon Cres, I feel the best development
for the proposed site would be a.f.
single dwelling units. Even
though we bought one of the town-houses,
I feel that Deerpark should not be over
developed in multi-family ~~units~~.
dwellings.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: FL CORCOR

Address: 2 DOWNSIDE CR

Phone No.: 347-0324

Please provide your comments below:

I like the single family development
proposed by River City. It fits
in with the present development.
The multi-unit development would
bring more traffic to the area. There
are already several multi-unit
in the area and some more
smaller, elevated, single family
dwellings. I believe a development
of this type would detract
from the homes roads and schools.
I would suggest a cluster
development - nice to see the
children's center and community
in a nice place.

I also suggest a city lot

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: JOHN HANSEN

Address: 30 ~~DEER~~ DENMORE C. RD.

Phone No.: 346 9119

Please provide your comments below:

The city should develop the land as
R1 (single family) or if not
Mr. Stolz's presentation. Absolutely
no more multi family.

The city has no more serviced
land in this area & as the
developer of the existing development
should sell these lots in a lot draw.
Give everyone (developers & homeowners) a chance.
Have no church site if the city
doesn't develop.

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: RAY LANG

Address: 63 Bensmore Cres.

Phone No.: 343-1740

Please provide your comments below:

I would prefer the A.F. 57 1/2 proposal for this site for any other development that would provide for single dwelling homes.

This type of housing would ~~be~~ control the amount of traffic - which will probably be high when the new High School opens.

1st preference would be to have to remain as a single lot. Thank you.

"Proposed Amendment to the Deer Park (City) Outline Plan

MARCH 21, 1994, MONDAY

Name: Lincoln

Address: 4200 N. 1st St. (East)

Phone No.: 3469057

Please provide your comments below:

V. M. Foss — Town

LET TRAIL FOR TRAIL

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: _____

Address: _____

Phone No.: _____

Please provide your comments below:

RED DEER REGIONAL PLANNING COMMISSION

"Proposed Amendment to the Deer Park (City) Outline Plan

PUBLIC MEETING - HOLY FAMILY SCHOOL

MARCH 21, 1994, MONDAY

7:30 PM

Name: Neil Kunder

Address: 179 Douglas Ave

Phone No.: 341-3705

Please provide your comments below:

- I am opposed to any Multi family
(Avalon) development - (~~Increased~~ ^{Increased} Traffic and lower housing values.)

- I feel strongly that this land
should be developed by the city (single family)
and sold in a lot draw. Currently the
city has no single family lots available in
Southeast Red Deer due to pressure from
developers who force residents to buy the
land from them and then ^{also} build the
houses for them. Residents should be
given the choice to buy a lot from
the city and then act as their own
contractor.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 31, 1994

Mr. & Mrs. William Foster
54 Donnelly Crescent
Red Deer, Alberta
T4R 2L8

Dear Mr. & Mrs. Foster:

RE: CHURCH SITE - 17 DOUGLAS AVENUE

Further to your letter to the Mayor dated February 24, 1994, this is to advise that at the March 28, 1994 Meeting of Red Deer City Council, consideration was given to the above noted item and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Land and Economic Development Manager dated March 22, 1994 and the report from the Red Deer Regional Planning Commission dated March 23, 1994, both regarding Lot 26, Block 10, Plan 922-2183 (Deer Park Church Site), hereby agrees as follows:

1. That said site be sold to A. F. Stolz Holdings Ltd. for the price of \$160,000 per acre for the purpose of developing 9 single family building lots;
2. That the Outline Plan be amended to allocate the site for single family use,

and as presented to Council March 28, 1994."

As indicated in the above resolution, Council agreed to allow single family dwellings on said property. For your information, I have attached hereto the Administrative Reports which appeared on said Council Agenda.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
Encs.  RED DEER

*a delight
to discover!*

Mr. & Mrs. William Foster
54 Donnelly Cres.
Red Deer, Alberta
T4R 2L8

February 24, 1994

Mayor Gail Surkan
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Your Honor:

Re: Church Site - 17 Douglas Ave.
Lot 26, Blk. 10, Plan 922-183

It has been brought to our attention that the above property could be rezoned.

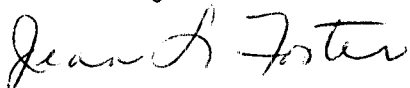
We purchased a home (Lot 27, Blk. 20, Plan 922 2183) at 54 Donnelly Crescent in July of 1993. This property backs the above mentioned church site. We were assured at that time the property was indeed going to be sold as a church site, and it factored greatly in our decision to purchase our home.

The real estate purchase prices of the homes in this particular area of Deer Park are expensive, but, because of the choice location backing on to what we understood would be a church site, which to us is an ideal location, the decision to purchase was made.

We are very concerned that the City of Red Deer is now considering rezoning this property. Before you make any decisions, please consider that it would have a drastic effect on lowering the property value to those of us that have located in this area. Therefore, we, as well as all the other property owners adjoining this particular piece of property wish to appeal to the City to reconsider the decision to rezone this area.

Please keep us informed as to any further proceedings that may take place regarding the above. Thank you for your consideration in this matter.

Sincerely



Bill & Jean Foster

copies to:
Al Scott; Linda Campbell-Cardwell;
Tim Guilbault; Bill Hull;
Dan Lawrence; Larry Pimm;
Robert Schnell; Bill Statnyk;
Jason Volk

DATE: February 25, 1994
TO: Alderman Hull
FROM: A. Scott, Land and Economic Development Manager
RE: **INQUIRY - FEBRUARY 16, 1994**

A review has been performed to identify the effect on single family resale pricing of properties located in close proximity to R2 and R3 zoned land.

The areas reviewed were Highland Green, Fairview and Deer Park. In each of these areas, there were single family property sales. None of the sales indicated a negative effect on the resale prices because of their location to R2 or R3. In fact, in two of the cases, the R2, R3 zoning was in place prior to sales of single family lots taking place. Only in Fairview, where the R2 zoning was in place prior to 1980, were houses built before the zoning change.

Furthermore, in the City Deer Park subdivision, pretty well each phase that has been developed has seen a price increase, approved by Council. We are currently sold out in Deer Park.

It is this department's opinion that as the Church Site is zoned R1, which is a Discretionary Use, redesign and development of single family lots would not be detrimental to adjacent single family properties. Rezoning to R2 to accommodate an upper class 50+ complex would also be acceptable, again with no adverse effect on adjacent property owners. Anything with a higher density would certainly affect values.

We have spoken with four independent fee appraisers, all are of a very similar opinion. Single family or top of the line adult development instead of a church would not affect property values, but anything of a higher density would have an adverse effect on pricing.



Alan V. Scott

PAR/mm

c: City Clerk

DATE: MARCH 29, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: LOT 26, BLOCK 10, PLAN 922-2183 (DEER PARK CHURCH SITE)


At the Council Meeting of March 28, 1994, consideration was given to your report dated March 22, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Land and Economic Development Manager dated March 22, 1994 and the report from the Red Deer Regional Planning Commission dated March 23, 1994, both regarding Lot 26, Block 10, Plan 922-2183 (Deer Park Church Site), hereby agrees as follows:

1. That said site be sold to A. F. Stolz Holdings Ltd. for the price of \$160,000 per acre for the purpose of developing 9 single family building lots;
2. That the Outline Plan be amended to allocate the site for single family use,

and as presented to Council March 28, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now be contacting the Developer and informing him of Council's decision in this regard.


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Director of Community Services
Director of Engineering Services
Principal Planner
Bylaws and Inspections Manager
City Assessor
Fire Chief
E. L. & P. Manager

8
PUBLIC HEARINGS

NO. 1

DATE: March 18, 1994
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/H-94

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, March 28, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/H-94 pertains to the implementation of standards contained within the report entitled City of Red Deer Land Use Bylaw Residential Standards Review, a copy of which is attached hereto.

Following the Public Hearing, Council may choose to give the Bylaw Amendment second and third readings.



Kelly Kloss
City Clerk

KK/ds



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

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

M E M O R A N D U M

DATE: March 21, 1994
TO: City Council
FROM: Paul Meyette, Principal Planner
SUBJECT: RESIDENTIAL STANDARDS REVIEW

Red Deer Regional Planning Commission staff held a public open house on March 15, 1994 to receive public feedback on the proposed changes to residential standards.

There were only ten people in attendance. No objections were registered. A copy of the attendance sheet is enclosed.

Paul Meyette, Principal Planner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

CITY OF RED DEER LAND USE BY-LAW RESIDENTIAL STANDARDS REVIEW

Red Deer Regional Planning Commission
February 15, 1994

The Red Deer Home Builders Association has written to Red Deer City Council requesting that the residential standards within the City of Red Deer Land Use By-law be reviewed. In response to this request the Red Deer Regional Planning Commission has prepared this report which recommends some changes to the residential standards. The report has been prepared in consultation with various City Departments as well as the Red Deer Home Builders Association and representatives of the Red Deer Real Estate Board. This report represents a compromise between the different positions related to standards for residential development. Each standard is addressed individually in this report.

MINIMUM FRONT YARD

The minimum front yard requirement is proposed to be reduced in the City of Red Deer Land Use By-law R1 Single Family District from 7.5 metres to 6.0 metres to correspond with the single family dwelling setbacks in the R2 and R4 Districts. This change also reflects the City's practice of allowing a 6.0 metre setback in multiple lot development within the R1 District. The 6.0 metre setback allows for sufficient room for the parking of a vehicle in the front yard. Notwithstanding the reduction of the minimum front yard to 6.0 metres, corner lots will be required to provide an additional 1.0 metre setback for vehicular visibility purposes. The proposed 6.0 metre front yard setback is the average setback used by municipalities in Alberta (see Table 1). In streets of more than 5 lots in length, there will still be a requirement to stagger the housing setbacks. In order to shorten the approval process it is proposed that the By-laws and Inspections Department approve setback plans rather than the Municipal Planning Commission.

It is proposed that the minimum front yard be retained at 7.5 metres in the R3 Multiple Family District for apartments in order to reduce the impact of these larger buildings on the streetscape, however the setback could be reduced to 6.0 metres for single family, duplex or townhouse development in the R3 Multiple Family District. Apartments in the R2 District would be required to have a setback of 7.5 metres. There are no changes proposed for the R4 District (see Table 3 for summary of proposed changes).

Table 1: EXISTING L.U.B. REGULATIONS

Municipality	Land Use District	Minimum Side Yard	Minimum Front Yard	Maximum Site Cov.	Maximum Height	Additional Regulations
Calgary	Low Density R-1	1.2 m (3.0 for laneless) (3.0 for corners)	3.0 m or 6.0 - garage	45%	10.0 m (each bldg elev)	Single Family
	General R-2	1.2 m (3.0 for laneless) (3.0 for corners)	3.0 m	40%	10.0 m	Min. lot depth 22.75 m
	Multiple RM-6	3.0 m	3.0 - 6.0 m	—	16.0 m	Min. lot width 12.0 m
	Mobile Home R-MH	1.2 m	3.0 m	45%	—	Min. lot area 370 m ²
Edmonton	Low Density RF-1	20% of site width/min 1.2 m (2 m for bldgs over 7.5 m) (3.0 for laneless) (4.5 for corners)	6.0 m	40%	10.0 m (2½ storeys)	Single Family
	General RF-4	same as RF-1	6.0 m	40%	10.0 m	Min. lot depth 30.0 m
	Multiple RA-8	2 m - 4.5 m (4.5 for corners)	6.0 m	Amenity Rq.	23.0 m (6 storeys)	Min. lot width 12.0 m
	Mobile Home RMH	1.2 m (4.5 m between units)	4.5 m (3.0 in Parks)	45%	—	Min. lot area 360 m ²
Grande Prairie	Low Density R-1	1.2 for 1 storey/1.5 for 2 storey (3 m if no garage)	6.0 m	40%	8.5 m	Single Family
	General R-2	1.2 for 1 storey/1.5 for 2 storey (3 m if no garage)	6.0 m	40%	8.5 m	Min. lot depth —
	Multiple R-5	4.5 m for ½ height of building	6.0 m	45%	46.0 m	Min. lot width 14.0 m
	Mobile Home R-6	1.2 m with 3.0 m on other side	6.0 m	40%	—	Min. lot area 464.5 m ² Max. Density 10 units/ha
Leduc	Low Density R-1C	20% - side width/min 1.5 m for 1 storey/2.3 for 2 storey (3.8 for corner) (3.2 m for laneless)	6.5 - 7 m	40%	—	Single Family
	General R-2	same as R-1C	6.5 - 7 m	40%	10.0 m	Min. lot depth 34 m
	Multiple R-4	3-5 m min 1.6 for 1 storey/2.3 for 2 storey	6 m	Amenity Rq.	28.0 m	Min. lot width 15-18 m
	Mobile Home R-MHC	2.3 m	3 m	40%	—	Min. lot area —
Lethbridge	Low Density R-L	1.2 m (3.0 for laneless)	6.0 m	45%	8.5 m (2½ storeys)	Single Family
	General R-37	1.2 m (3.0 for laneless)	6.0 m	45%	8.5 m (2½ storeys)	Min. lot depth 30 m
	Multiple R-100	1.2 m (3.0 for laneless)	6.0 m	70-100%	45.0 m	Min. lot width 11-13 m
	Mobile Home R-MH	1.2 m with 3.0 on the other side	3.7 m	45%	8.5 m (2½ storeys)	Min. lot area 320-360 m ²
Medicine Hat	Low Density R-1	1.4 m (3 m for corner)	5.5 m - 7.5 m	45%	8.0 m (2 storeys)	Single Family
	General R-2	1.5 m (3 m for corner)	5.5 m - 7.5 m	—	8.0 m (2 storeys)	Min. lot depth —
	Multiple R-4	as required by MPC	6.0 m	50%	—	Min. lot width 12-15 m
	Mobile Home	—	—	—	—	Min. lot area 372-465 m ²
Sherwood Park	Low Density R-1	1.5 for one story, 2.0 for 2 storey (3.0 m for laneless) (4.0 for corner)	6.0 m	40%	10.0 m (2½ storeys)	Single Family
	General R-2	same as R-1	6.0 m	40%	10.0 m (2½ storeys)	Min. lot depth 34 m
	Multiple R-5	2.0 for 1 storey, 3.0 for laneless/6 m for corner)	6.0 m	50%	40.0 m	Min. lot width 9 m
	Mobile Home	—	—	—	—	Min. lot area 306 m ²
St. Albert	Low Density R-1	3.0 m	6.0 - 9.0 m	35%	10.0 m	Single Family
	General R-2	1.5 m (1 storey), 2.25 (2 storey) and 3.0 m for laneless	6.0 m	40%	10.0 m	Min. lot depth 33.5 m min
	Multiple R3A	1.5 m plus 1 m for each storey above first	6.0 m	40%	12.0 m	(30.5 m if backing onto park)
	Mobile Home	—	—	—	—	Min. lot width 15.0 m + (60%) 11.5-13 m (40%)
Red Deer	Low Density R-1	1.5 m (3.0 m for laneless)	7.5 m	25% main bldg	8.0 m (2 storeys)	Single Family
	General R-2	1.5 - 2.4 m	6.0 m	landscaping	10.0 m (2 storeys)	Min. lot depth —
	Multiple R-3	66% of building height	6.0 - 7.5 m	landscaping	—	Min. lot width 12.0 m
	Mobile Home R-4	1.5 m R, 2.35 m. L.	6.0 m	landscaping	—	Min. lot area 360 m ²

NOTE: Minimum front yard is measured from the property line in all cases except where there is a garage; the setback in this instance is 6.0 metres from the back of walk

MINIMUM SIDE YARD

Single Family Dwellings

The minimum side yard requirement is proposed to be retained at 1.5 metres for single family dwellings. The 1.5 metre side yard is a straight forward measurement which provides an adequate separation distance between residential dwellings. Some other municipalities throughout Alberta use a more complex series of side yard measurements (see Table 1) which result in the side yard being varied depending on the height of a building, its location on a corner, laneless lots, and the width of lot. These complexities would make the bylaw more complex to administer and are therefore not recommended. In addition, the City of Red Deer Fire Department has indicated that a reduction in the minimum side yard from 1.5 metres would require an increase in standards for fire hydrant placement and thus higher development costs.

A comparison of the side yard setback standards used in other municipalities indicates that existing single family sideyard setbacks in the City of Red Deer are below the average total setback for eight other Alberta communities (see Table 2). During the preparation of this study, the real estate industry has indicated strong concern with any reduction in the minimum side yard below 1.5 metres. Representatives of the Red Deer Real Estate Board feel that any lowering of the side yard setback requirement would decrease the attractiveness of neighbourhoods by creating a congested or closed in feeling in neighbourhoods.

Duplex

The minimum side yard requirement is proposed to be reduced to 1.5 metres for duplex development without a side entry; this is the same side yard requirement as single family dwellings. The side yard requirement for duplex or semi detached developments with side entries is proposed to remain at 2.4 metres in order to ensure access to the rear yard for lawn equipment. Where a duplex side yard entry is at grade level (no steps), the Municipal Planning Commission may consider lowering the side yard requirement below 2.4 metres; if access to the rear yard can be assured.

Rowhouses and Townhouses

The minimum side yard is also proposed to be reduced from 2.4 metres to 1.8 metres for rowhouses and townhouses in the R2 and R3 District where the units have no side entry.

MAXIMUM BUILDING HEIGHT

The maximum building height is proposed to be increased from 8.0 metres to 10.0 metres for Single Family homes. This change would bring Red Deer in line with other Alberta municipalities. The calculation of the height needs to be clarified however; it is proposed that the measurement of height be the vertical distance from the average of the lowest finished grade and the highest finished grade immediately adjacent to the building to the peak of the building. Presently the height is measured from the front elevation. This methodology is a variation of the calculation used by the City of Calgary and would result in a more uniform appearance of residential dwellings and would prevent the grade

differences from exaggerating the height of a residential dwelling. This revision in the way height is measured would address some of the concerns in the Anders Park neighbourhood.

GRADE

At the present time, the engineering department does not approve grade levels for residential construction. In some private developments, the developers set grade levels; in City developments, and the remaining private development the individual house builder establishes a grade. In order to ensure uniform drainage and to ensure that grade levels are not artificially built up beyond a reasonable level, it is recommended that the City of Red Deer Engineering Department be required to establish grade elevations for any multi-lot development. This change could partially alleviate concerns in the Anders East neighbourhood.

MAXIMUM SITE COVERAGE

The maximum site coverage is to be increased from 25% to 40% for single family and duplex developments in the R1, R2 and R3 residential districts. The total of 40% will now include garages (attached or detached) and any accessory building. The proposed methodology to be used in calculating maximum site coverage will now be consistent with the methodology used in other Alberta municipalities.

MINIMUM LOT AREA/MINIMUM DEPTH

The City of Red Deer does not have any requirements related to minimum depth. As a consequence several lots have been recently created which cannot meet front and rear yard setbacks. It is proposed that a new standard be added which would require a minimum lot depth of 30 metres.

The minimum lot areas of 360 m² (single family) and 232 m² (duplex) are proposed to be retained. These standards are consistent with other municipalities. Where specialized types of housing are proposed, these standards could be varied by the Municipal Planning Commission.

INNOVATIVE HOUSING OR DIRECT CONTROL RESIDENTIAL DISTRICT

The Red Deer Home Builders Association has requested that standards be developed for innovative housing. The Red Deer Regional Planning Commission suggests that any innovative housing development should be assessed on its merits. Any innovative housing development should be subject to review through the public meeting process with each development being approved by the Municipal Planning Commission. Innovative housing should be done on a planned development basis with streetscapes and housing designs preselected for the development. The new Kensington Grove (Laebon) neighbourhood has been approved using the foregoing principles.

COMPARISON of MINIMUM SIDE YARD STANDARDS

The first row of Table 2 lists the total number of metres of side yard required by the City of Red Deer's Land Use By-law for three residential developments in Red Deer. Table 2 also includes total side yard requirements for the same developments if the developments had occurred in other cities (and therefore required to comply with their respective Land Use By-laws). Note that Red Deer's total side yard requirements are less than the average of the other cities surveyed.

TABLE 2: COMPARISON OF MINIMUM SIDE YARD REQUIREMENTS

<i>MUNICIPALITY</i>	TOTAL NUMBER OF METRES of SIDE YARD REQUIRED		
	<i>AREA 1</i> ELLIOT CRESC. 16 - 2 STOREY 16 - SPLIT LEVEL	<i>AREA 2</i> CASTLE CR. 8 - 2 STOREY 12 - SPLIT LEVEL	<i>AREA 3</i> ANQUETEL ST. 8 - 2 STOREY 4 - SPLIT LEVEL 5 - BUNGALOW
RED DEER	96.0	66.0	51.0
CALGARY	82.2	58.2	48.0
EDMONTON	102.4	84.8	60.0
GRANDE PRAIRIE	96.0	64.8	48.0
LEDUC	121.6	78.8	63.8
LETHBRIDGE	76.8	52.8	40.8
MEDICINE HAT	91.2	64.8	50.8
SHERWOOD PARK	112.0	74.0	59.0
ST. ALBERT	144.0	96.0	69.0
AVERAGE TOTAL SIDEYARD (does not include Red Deer)	103.3	71.8	54.9


Compiled June 28, 1993

**TABLE 3: PROPOSED LAND USE BYLAW CHANGES
RESIDENTIAL DISTRICTS**

	EXISTING STANDARD		PROPOSED CHANGES	
	R1		R1	
Minimum Front Yard		7.5 metres		6.0 metres
Minimum Side Yard		1.5 metres 3.0 metres (laneless/no garage)		1.5 metres 3.0 metres (laneless/no garage)
Maximum Building Height		8.0 metres (front elevation)		10 metres (from average grade)
Maximum Site Coverage		25% (does not include garage)		40% (includes garage)
Minimum Lot Depth		-		30 metres
Minimum Lot Area	Single Family Duplex	360 ² metres 232 ² metres	Single Family Duplex	360 ² metres 232 ² metres
	R2		R2	
Minimum Front Yard		6.0 metres		6.0 metres 7.5 metres (for apartment)
Minimum Side Yard	Detached Dwelling Duplex	1.5 metres 2.4 metres	Detached Dwelling Duplex (no side entry)	1.5 metres 1.5 metres
	Multi-attached	2.4 metres	Duplex (side entry) Multi-attached (no side entry)	2.4 metres 1.8 metres
	Multi Family	66% of building height	Multi-attached (side entry) Multi Family	2.4 metres 66% of building height
Maximum Building Height		10 metres	Residential (except apartment) Apartments	10 metres (from average grade) 3 storey
Maximum Site Coverage		-		40% (includes garage)
Minimum Lot Depth		-		30 metres
Minimum Lot Area	Single Family Duplex	360 ² metres 232 ² metres	Single Family Duplex	360 ² metres 232 ² metres

	EXISTING STANDARD	PROPOSED CHANGES
	R3	R3
Minimum Front Yard	7.5 metres 6.0 m (multi-attached)	6.0 metres 7.5 metres (apartment)
Minimum Side Yard	66% of building height 2.4 metres (multi-attached)	Detached dwelling 1.5 metres Duplex 1.5 metres (no side entry) Duplex (side entry) 2.4 metres Multi Attached (no side entry) 1.8 metres Multi Attached (side entry) 2.4 metres Multi Family 66% of building height
Maximum Building Height	N/A	Residential (except Apartments) 10 metres (from average grade) Apartment N/A
Maximum Site Coverage	-	40%
	R4	R4
Minimum Front Yard	6 metres	6 metres
Minimum Side Yard	1.5 metres (right side) 2.35 metres (left side)	1.5 metres (right side) 2.35 metres (left side)
Maximum Building Height	1 storey	1 storey
Maximum Site Coverage	-	-
	All Residential Districts	All Residential Districts
Setback Plans	Municipal Planning Commission approves setback plans and any amendments.	Development Officer approves setback plans and any amendments.

DATE: MARCH 2, 1994
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/H-94



At its meeting of February 28, 1994, Council of the City of Red Deer gave first reading to the above noted Land Use Bylaw, a copy of which is attached hereto. Also at the above noted meeting, Council passed the following resolutions:

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated February 22, 1994 re: City of Red Deer Land Use Bylaw Residential Standards Review, hereby agrees as follows:

1. That said review be received as information.
2. That the Red Deer Regional Planning Commission solicit public input regarding the standards as outlined in the above noted review,

and as presented to Council February 28, 1994."

Bylaw Amendment 2672/H-94 pertains to the implementation of standards contained within the report entitled "City of Red Deer Land Use Bylaw Residential Standards Review".

This office will now proceed with advertising for a Public Hearing to be held on Monday, March 28, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In addition, as outlined in the above resolution, I ask that you now solicit public input regarding said standards so that same will be available for the March 28, 1994 Council Meeting.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
Fire Chief
E. L. & P. Manager
Council and Committee Secretary - Sandra

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 2, 1994

Mr. J. Paul Stewart
72 Anquetel Close
Red Deer, Alberta
T4R 1G7

Dear Sir:

Further to my letter of July 20, 1993 wherein I advised that Council agreed to expand its current review of the Residential Standards in the Land Use Bylaw to address the concerns identified by yourself, I wish to advise as follows.

At the Council Meeting of February 28, 1994, Land Use Bylaw Amendment 2672/H-94 was given first reading, a copy of which is attached hereto.

Our office will be proceeding with advertising for a Public Hearing for said bylaw to be held on Monday, March 28, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine. If you would like to address Council regarding this bylaw, please feel free to attend the Public Hearing. If you have any questions about the bylaw prior to the Public Hearing, please do not hesitate to contact the undersigned.

Trusting you will find this satisfactory.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Principal Planner
Council and Committee Secretary - Sandra

**RED DEER***a delight
to discover!*

BYLAW NO. 2672/H-94

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

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

1. Rescind subsections 6.6.1.4, 6.6.2.4, and 6.6.3.4 and replace them with the following:

6.6.1.4	(1)	Floor Area: Minimum	-	Frontage in metres x 5.5 metres Subject to section 6.6.1.5 (2672/R-80)
			-	Duplex 85 metres ²
	(2)	Site Coverage: Maximum	-	40% (includes garage and accessory buildings)
	(3)	Building Height: Maximum	-	Two storeys with a maximum of 10 metres measured from the average of the lot grade
	(4)	Front Yard: Minimum	-	6.0 metres subject to Section 6.6.1.5
	(5)	Side Yard:	-	Detached dwelling - minimum 1.5 metres subject to Section 6.6.1.5
			-	Duplex (without side entry) - minimum 1.5 metres
			-	Subject to Section 6.6.1.5
			-	Duplex (with side entry) - minimum 2.4 metres
			-	Subject to Section 6.6.1.5
			-	Special residential - minimum 3.0 metres (2672/P-87)
	(6)	Rear Yard: Minimum	-	7.5 metres
	(7)	Lot Depth: Minimum	-	30 metres
	(8)	Landscaping: Minimum	-	35% of site area
	(9)	Parking: Subject to Section 4.10		
	(10)	Loading: N/A		
	(11)	Lot Area:		
		Detached dwelling	-	Minimum 360 metres subject to Section 6.6.1.5 (2672/C-83)
		Duplex	-	Minimum 232 metres per dwelling unit

- (12) Frontage: Detached dwelling - Minimum 12 metres subject to Section 6.6.1.5 (2672/C-83)
- Duplex - Minimum 7.5 metres per unit, subject to Section 6.6.1.5

6.6.2.4 Regulations

- (1) Floor Area: Detached dwelling - Frontage in metres x 5 metres
- Duplex - Minimum 65 metres² for each unit
- Multi-attached - Minimum 60 metres² for each unit
- Multi-family - Minimum 60 metres² for each unit
- subject to Section 6.6.2.5
- (2) Site Coverage: Maximum 40% (includes garage accessory buildings)
- (3) Building Height: Maximum - two storeys with maximum of 10 metres measured from the average of the lot grade except apartments which shall be allowed three storeys
- (4) Front Yard: Minimum 6 metres except apartments which shall have a minimum setback of 7.5 metres, subject to Section 6.6.2.5

-3-

Bylaw No. 2672/H-94

- (5) Side Yard: - Detached dwelling - minimum 1.5 metres subject to Section 6.6.2.5
 Duplex (without side entry) - minimum 1.5 metres subject to Section 6.6.2.5
 Duplex (with side entry) - minimum 2.4 metres subject to Section 6.6.2.5
 Multi-attached (without side entry) - minimum 1.8 metres subject to Section 6.6.2.5
 Multi-attached (with side entry) - minimum 2.4 metres subject to Section 6.6.2.5
 Multi-family - minimum 66% of building height and in no case less than 3 metres (2672/C-81)
- Special Residential - minimum 3 metres (2672/P-87)
- (6) Rear Yard: Minimum 7.5 metres (2672/N-80)
- (7) Lot Depth: Minimum 30 metres
- (8) Landscaping Area: Minimum 35% of site area
- (9) Parking: Subject to Section 4.10
- (10) Loading: N/A
- (11) Lot Area: Detached dwelling - minimum 360 metres² (2672/C-83)
 Duplex - minimum 232 metres²/dwelling unit
 Multi-attached - minimum 150 metres² internal unit
 minimum 186 metres² end unit (2672/P-87)

-4-**Bylaw No. 2672/H-94**

Multi-family - no separate bedroom - minimum 74 metres² per dwelling unit
 one bedroom - minimum 111 metres² dwelling unit
 more than one bedroom - minimum 139 metres² per dwelling unit

- (12) Frontage: Detached dwelling - minimum 12 metres (2672/C-83)
 Duplex - minimum 7.6 metres per dwelling unit
 Multi-attached building - minimum 16.5 metres, 5.5 metres per each unit (2672/P-87)
 Multiple family building - minimum 19.5 metres

6.6.3.4 Regulation

- (1) Floor Area: Detached dwelling - (minimum) frontage in metres x 5 metres
 Duplex - Minimum 65 metres² for each unit
 Multi-attached - Minimum 60 metres² for each unit
 Multi-family - minimum 37 metres² for each unit subject to Section 6.6.3.8.
- (2) Site Coverage: Maximum 40% (includes garage and accessory buildings)
- (3) Building Height: Maximum - two storeys with maximum of 10 metres measured from the average of the lot grade except apartments
- (4) Front Yard: Minimum 6 metres except apartments which shall have a minimum setback of 7.5 metres
- (5) Side Yard: - Detached dwelling - minimum 1.5 metres subject to Section 6.6.3.8.
 Duplex (without side entry) - minimum 1.5 metres subject to Section 6.6.3.8

-5-**Bylaw No. 2672/H-94**

Duplex (with side entry) -
minimum 2.4 metres subject to Section 6.6.3.8

Multi-attached (without side entry) -
minimum 1.8 metres subject to Section 6.6.3.8

Multi-attached (with side entry) -
minimum 2.4 metres subject to Section 6.6.3.8

Multi-family -
minimum 66% of building height and in no case less than 3 metres (2672/C-81)

Special Residential - minimum 3 metres (2672/P-87)

(6) Rear Yard: Minimum 7.5 metres

(7) Landscaping: Minimum 35% of the site area except in those R.3 land use districts contiguous to the C.1 land use district the minimum is 33% of the site area. (2672/C-81)

(8) Parking: Subject to Section 4.10

(9) Loading: N/A

(10) Lot Area: Detached dwelling - minimum 232 metres² per dwelling unit
Multi-attached building - minimum 150 metres² internal unit 186 metres² end unit (2672/P-87)
Multiple family building - No separate bedroom - minimum 55 metres² per dwelling unit

One bedroom - minimum 82 metres² per dwelling unit (2672/G-81)

More than one bedroom - minimum 102 metres² per dwelling unit

Subject to Section 6.6.3.7

(11) Lot Frontage: Detached dwelling - minimum 7.6 metres
Duplex - minimum 7.6 metres per dwelling
Multi-attached building - minimum 16.5 metres
5.5 metres for each unit unit (2672/P-87)

-6-

Bylaw No. 2672/H-94

2. Rescind section 4.3.1(1) and replace it with the following:

4.3.1(1) The base from which to measure the height of a building is from the mid point of the grade on the lot.
3. This By-law shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1994.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1994.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1994.

MAYOR

CITY CLERK



**RED DEER
REGIONAL PLANNING COMMISSION**

No. 1

DIRECTOR: W. G. A. Shaw, ACP, MCIP

1
UNFINISHED BUSINESS

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

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

MEMORANDUM

DATE: February 22, 1994

TO: City Council

CC: P. Stewart
B. Jeffers, Director of Engineering Services
R. Strader, Bylaws and Inspections Manager
Red Deer Real Estate Board
Red Deer Home Builder's Association
Urban Development Institute

FROM: Paul Meyette, Principal Planner

SUBJECT: **CITY OF RED DEER LAND USE BYLAW RESIDENTIAL STANDARDS REVIEW
AND BYLAW 2672/H-94**

At the request of the Red Deer Home Builders Association, Council directed that the Red Deer Regional Planning Commission review the residential standards in the Land Use Bylaw.

The report which is enclosed and the accompanying Bylaw (Bylaw 2672/H-94) stress the following principles:

- streamlined approvals
- simple rather than complex standards
- protection of an individual homeowner's investment

In order to prepare the enclosed report, Planning staff have consulted with the Home Builders Association, the Urban Development Institute and representatives of the Red Deer and District Real Estate Board as well as with individual home builders and City staff. It would be fair to say that there is no clear agreement among all of the parties involved as to the specific standards which should be applied to residential development. This report therefore represents an amalgam of the different positions related to residential standards.

In order to meet the deadline established by Council, Planning staff have not had an opportunity to receive any public feedback regarding the proposals contained in the Residential Standards Review. If Council concurs with the need to provide an opportunity for public comment, planning staff would be prepared to host a public open house prior to second and third reading of the Land Use Bylaw.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

**CITY COUNCIL
BYLAW/H-94
PAGE 2 OF 2**

RECOMMENDATION:

Planning staff recommend the following action by City Council:

1. That City Council accept the "City of Red Deer Land Use Bylaw Residential Standards Review" report for information only.
2. That City Council proceed with first reading of Bylaw 2672/H-94 which proposes to implement the standards contained in the aforesaid report.
3. That City Council direct the Red Deer Regional Planning Commission to solicit public input regarding the standards proposed. This input is to be provided to City Council prior to the public hearing for Bylaw 2672/H-94.


Paul Meyette, Principal Planner

Commissioners' Comments

We concur with the recommendation of the Red Deer Regional Planning Commission.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

Un Fin Bar.

DATE: July 20, 1993
TO: PRINCIPAL PLANNER
FROM: ASSISTANT CITY CLERK
RE: REVIEW OF RESIDENTIAL STANDARDS IN LAND USE BYLAW,
CONCERNS OF J. PAUL STEWART - GRADE LEVEL AND CONTOUR
OF LAND

At the Council Meeting of July 19, 1993, consideration was given to the above topic, and at which meeting the following motions were passed:


"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Development Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

*Report
submitted to C.
Sept. 13/93.*

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now be expanding your review of residential standards as noted in the above resolution.

KK


Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Director of Engineering Services

DATE: July 20, 1993
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: ASSISTANT CITY CLERK
RE: J. PAUL STEWART CONCERNS - GRADE LEVEL AND CONTOUR OF LAND

At the Council Meeting of July 19, 1993, consideration was given to the above topic and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Developments Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now proceed with the necessary review as outlined in the second resolution with a report to be brought back to Council.



Kelly Kloss
Assistant City Clerk

KK/cjd
cc: Principal Planner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 20, 1993

Melcor Developments Limited
400 Professional Building
4808 Ross Street
Red Deer, Alberta
T4N 1X5

ATTENTION: FRED LEBEDOFF, RED DEER REGIONAL MANAGER

Dear Sir,

RE: J. PAUL STEWART - CONCERNS OF GRADE LEVEL AND CONTOUR OF LAND
ANDERS EXTENSION

At The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to the above topic, and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Development Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."



*a delight
to discover!*

Melcor Developments Ltd.

Page 2

July 20, 1993

As indicated in the above resolutions, The City will be expanding its current review of the residential standards in the Land Use Bylaw to address Mr. Stewart's concerns. As this review is more of a general City wide nature, Council directed the Engineering Department to specifically review Mr. Stewart's situation to determine if some of the problems expressed could be reduced and/or alleviate, and in this regard our Engineering Department will be contacting you in due course.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss
Assistant City Clerk

KK/cjd

cc: Director of Engineering Services
Public Works Manager
Bylaws and Inspections Manger
Director of Community Services
Principal Planner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

July 20, 1993

J. Paul Stewart
72 Anguetel Close
Red Deer, Alberta
T4R 1G7

Dear Sir,

This is to advise that at The City of Red Deer Council Meeting held on July 19, 1993, consideration was given to your letter dated June 25, 1993, concerning grade level and contour of land on property in the Anders Extension, and at which meeting Council passed the following motions:

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Development Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

*a delight
to discover!*

J. Paul Stewart
Page 2
July 20, 1993

The decision of Council in this instance is submitted for your information. As noted in the above resolutions, your concerns will be included in our review of the residential standards, however, in addition to this, our Engineering Department has been directed to further review your specific situation with Melcor and the residents directly effected, with a report being brought back to City Council.

Thank you for attending the Council Meeting and expressing your concerns. At the time the report is being presented back to Council, this office will advise you of the date so as you will have the opportunity to attend. If you have any questions or have any additional information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss
Assistant City Clerk

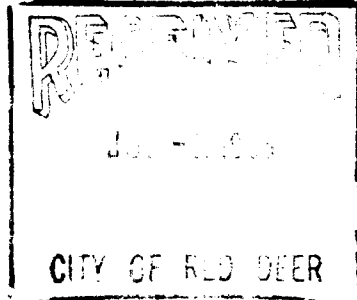
KK/cjd

cc: Urban Planner
Director of Engineering Services
Bylaws and Inspections Manager
Director of Community Services

NO. 7

72 Anquetel Close
Red Deer, Alberta
T4R 1G7
June 25, 1993

City Clerk
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T3



Dear Mr. Sevcik,

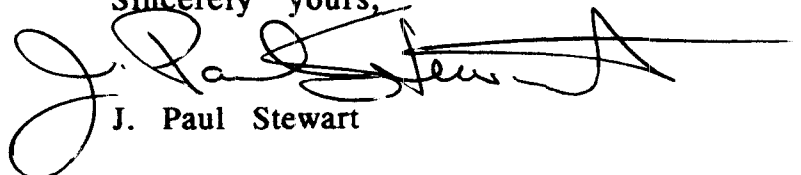
I am writing in regard to the City bylaw regarding the maximum height of a house. I would like to get on the agenda for a City Council meeting to attend to this bylaw.

The bylaw specifies that a house can be a maximum 8 meters above grade. From what I gather, the term "grade" is loosely defined or is measured from the front of the house. What I would like to see addressed is getting the term "grade" more specifically defined. With new development in the City and the contours of the land not being regulated, I feel that "grade" should be defined in terms that can account for the contours of the land and surrounding neighbourhoods. A suggestion I have is that the 8 meters be measured from an average grade from the street in front of the lot and the back alley. This would more fairly take into consideration existing neighbourhoods.

A second concern I have that is not currently regulated by the City is the development of land and what a contractor is allowed to do with the land. An example is what Melcor Developments is doing in Victoria Park. They have changed the development of the land by raising it to such an extent that it totally infringes on the existing neighbourhood. Other cities regulate contours and what a developer is allowed to do to the land. I would like the City of Red Deer to see if it is feasible to introduce a bylaw governing how a developer can change the land and how much development may infringe on existing neighbourhoods.

Thank you for your time and for getting my concern to City Council.

Sincerely yours,



J. Paul Stewart

I am writing in regard to an item that will be discussed at the July 19 City Council meeting. The item concerns how a city defines "Grade" in regard the height of a house. I have enclosed some information I gathered from the four other major centres in Alberta.

This leads into my other concern. In developing "Victoria in Anders Park", Melcor Developments Ltd. has substantially altered the land to totally infringe upon the existing neighbourhoods. I invite you to drive the back alleys between existing Anders neighbourhoods and the new and future area in Victoria in Anders Park to get a true feel for this. Rod Dun may want to consider a bylaw to control such developments in the future.

Sincerely
J. Paul Stewart

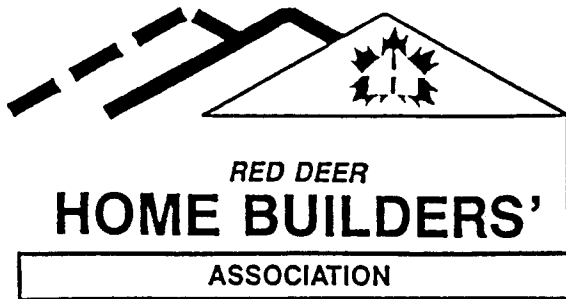
Measuring Grade & Contour of the Land.

Lethbridge: Grade - average of front & back yard
 Lot - must conform to existing neighbourhood.

Edmonton: Grade - average of yard
 Lot - must conform to Drainage Branch plan.

Medicine Hat: Grade - front yard
 Lot - maintain established lot plan and landscaped grade (from city approval)

Calgary: Grade - depends on the community
 Lot, size and type of house - some community associations have committees which have to approve development (eg: Parkdale, Montgomery).



#201, 7819 - 50 Avenue Red Deer, Alberta T4P 1M8
 (403)346-5321 Fax (403)342-1301

July 6, 1993

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

Attention: Mr. Kelly Kloss
City Clerk's Department

Dear Mr. Kloss:

In response to your request on the above noted date relating to the term "grade" we offer these comments:

In the building industry, "grade" is commonly known as the finished landscaped grade at the front of a home. This grade is in most cases the elevation of the driveway, as the landscaping traditionally matches the driveway elevation.

To redefine "grade" as an elevation between the front street and rear lane would require much more interpretation and calculation. One could ask, "Is the elevation of the street taken from the centre line of the roadway, from the gutter, from the top of the curb, or from the back of the sidewalk?"

It would be the recommendation of the Red Deer Home Builders' Association to define the term "grade" as the finished landscaped grade at the front of the home.

Yours truly,
 RED DEER HOME BUILDERS' ASSOCIATION

Fred L. Lebedoff
 PRESIDENT

THE CITY OF RED DEER
 CLERK'S DEPARTMENT

RECEIVED	
TIME	11:55 AM
DATE	9/3/07/07
BY	EK

**MELCOR DEVELOPMENTS LTD.**

7 July 1993

CITY OF RED DEER
City Hall
Red Deer, Alberta
T4N 3T4

Attention: **Mr. Charlie Sevcik**
City Clerk

Dear Sir:

Re: Letter from J.P. Stewart dated June 10/93
to Alderman Jason Volk

In 1989 Anders East Developments Ltd. (Melcor Developments Ltd.) submitted to and received approval of the Concept Plan from City Council. Anders East Phase I received subdivision approval from the proper authorities of the City of Red Deer and the Red Deer Regional Planning Commission as well as the Municipal Planning Commission. Phase I was registered by Plan of Survey in 1991. Anders East Phase II-A received similar approval and was registered in 1992. Anders East Phase II-B consisted of 8 lots along Allan Street and 15 lots in Ainge Close, and was registered in June 1993.

All the above projects were approved by the appropriate authorities and advertised in accordance with the necessary bylaws, policies, and procedures of the City of Red Deer. The City has all the engineering designs and drawings for these projects.

To further clarify the matter relating to the pre-grading and final lane and roadway grades, I have asked our consulting engineers to prepare a report. A copy of the report dated June 22, 1993 is hereby enclosed. As Mr. Broks stated in his report, this subdivision must tie into existing mains and provide sufficient depth of cover on the pipelines. It is also a requirement that future subdivisions to the east and south be able to utilize the trunks from Anders East. As is shown on Page 3 of the report, the additional cost the grading to date has been in the order of \$186,000.00. Developers do not typically spend those amounts of money if not required.



CITY OF RED DEER
J.P. Stewart
07-07-93

2

Mr. Stewart's request dated June 10, 1993 to "reconsider and remove several meters from the height of the land" is not possible due to the constraints of existing trunk elevations. Mr. Stewart further requested June 25, 1993; "I would like the City of Red Deer to see if it is feasible to introduce a bylaw governing how a developer can change the land and how much development may infringe on existing neighbourhoods" does not seem appropriate. The present approval process that is in place at the City of Red Deer is working fine. It provides the necessary process to ensure that reasonable growth occurs in Red Deer within prescribed guidelines, policies, and procedures.

I trust this explanation will clarify the matter regarding the grading in the subdivision.

I am prepared to address this concern at City Council should it proceed that route.

Yours truly,
MELCOR DEVELOPMENTS LTD.

Fred L. Lebedoff, R.E.T.
Red Deer Regional Manager
FL*tj
encl.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:55 AM
DATE	93/07/07
BY	KK

72 Anquetel Close
Red Deer, Alberta
T4R 1G7
June 10, 1993

347-9772

Fred Lebedoff
Melcor Developments Ltd.
400 - 4808 Ross Street
Red Deer, Alberta

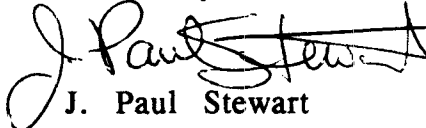
Dear Mr. Lebedoff,

I am writing in regard to the new development in "Victoria Park in Anders Park" that is south of Phase II and borders on Allan Street.

I feel you have changed the landscape, contours, and height of the land beyond a reasonable amount. The future cul-de-sac that will enter onto Allan Street is raised so much to be totally out of line with the existing neighbourhood. It imposes immeasurably upon the developed areas. I feel your company overdid the development with the radical changes that were made to the land. Please reconsider and remove several meters from the height of the land.

I look forward to your response.

Sincerely,


J. Paul Stewart

CALL ROXANA STEWART

JUNE 28/93

72 Anquetel Close
Red Deer, Alberta
T4R 1G7
June 10, 1993

Jason Volk
City Council
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

Dear Mr. Volk,

I am writing about current development by Melcor Developments in "Victoria Park in Anders Park". The specific development is a cul-de-sac that is south of Victoria Park Phase II and enters onto Allan Street.

The contour and height of the land has been substantially altered to negatively infringe on the existing neighbourhood (across the alley) and interfere with the homeowners privacy and lifestyle. The land has been raised to such a height as to be level with the windows on the fourth level of my 4-level split house. I feel Melcor Developments is adversely affecting the existing neighbourhood and the development should be investigated. I do not recall, in recent years, any public notices or meetings by Melcor on their plans for the development of the land that openly discussed the radical changes to the land.

As you are well aware, the City has by-laws on the height of a dwelling, the height of auxillary buildings and structures, as well as regulations on finishing buildings and auxillary structures. It was brought to my attention by a city employee in the by-law area that a homeowner could not substantially alter his personal lot if it detracted from the neighbourhood or unfavourably affected his neighbours. I feel that the buildup of land across the alley from Anquetel Close is unacceptable and beyond reasonable limits. I would like to know if there are any options the City or I have to cease further development or the future sale of lots until this matter has been investigated. More directly, is there a by-law or other regulation on changing the contour of the land to adversely affect existing development.

I thank you for taking the time to read and consider my concern. I look forward to your reply.

Sincerely yours,

J. Paul Stewart

AL-TERRA

Engineering Ltd.

Consulting Engineering
Edmonton • Red Deer

June 22, 1993

193-01

Anders East Developments Ltd.
#400, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

Attention: Mr. Fred Lebedoff, R.E.T., Regional Manager

Dear Sir

Re: Anders East Phase 3
Site Construction Grades

We understand an existing resident of Anders Park has expressed a concern about the grades to which Anders East Phase 3 has been constructed. In particular, there is concern about the grades of the new cul de sac which will connect to Allan Street, and will abutt the existing lane along the east side of the existing Anders Park. This new cul de sac will be called Ardell Close.

As you know, it is certainly not by choice that the grades are the way they have been constructed. The two major reasons for having to raise the grade of land along the existing Anders Park are as follows:

Firstly, the storm sewer connection, which was constructed in 1980 to service the Anders East quarter section, was constructed substantially higher than desirable. Typically, in order for weeping tile services for houses to work in a reasonable manner, the depth of cover over top of a storm sewer main should be approximately 2.8 metres (9.2 feet) deep. In the case of the west side of the Anders East quarter section:

- For some locations across the Anders East Phase 1 quarter section, the original ground, as it existed prior to grading, did not cover the top of the storm sewer pipe.
- Across the Anders East Phase 2 subdivision, the original ground, as it existed before grading, varied from not covering the top of the storm sewer pipe, to providing 1.0 metre (3.3 feet) of cover over top of the storm sewer pipe.

- Across the Anders East Phase 3 subdivision, the original ground, as it existed before grading, would provide less than 1.0 metre (3.3 feet) of cover over top of the storm sewer pipe, in some locations.

These scenario's were only achieved by keeping the grade of the storm sewer pipe extremely flat. This added to the cost of development, since, if the pipes are installed at flatter grades, larger pipes are required to function at the same level of service as smaller pipes with more grade on them.

Secondly, when we design a particular subdivision (Anders East Phase 3 in this case) we cannot design it so that only that particular subdivision works. The design has to ensure the remainder of the quarter section works, and, in most cases, that the system also works for other adjacent lands that will be developed in the future. In the case of the Anders East storm management system, prudent design considerations have resulted in the creation of a storm water detention pond, on the Anders East lands, which services not only the Anders East quarter section, but also services, for instance, the future separate high school site.

A major function of the storm water detention pond is to provide protection against major rain storm events, such as the worst storm which would occur, in Red Deer, in a 100 year period. This is a design requirement which has been established by the City of Red Deer Engineering Department. In the case of major rain storm events, almost all of the storm water runoff, from the Anders East quarter section, and other lands which drain into this storm drainage system, will be directed into the Anders East storm detention pond. This storm management system will accordingly provide an added level of protection to the residents who live in the existing Anders Park quarter section, since storm water runoff from lands to the east will be directed into the storm detention pond, instead of continuing on into the existing Anders Park subdivision.

In order to construct this storm detention pond, in the Anders East quarter section, the grading, as completed, was necessary. Part of the cost of guarding against flooding from future major rain storms, was to create grades that now exist for the Anders East Phase 3 subdivision.

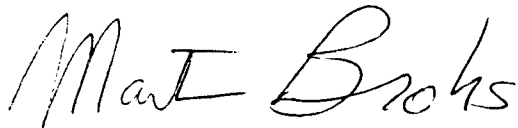
The added cost to Anders East Developments Ltd. for the extra grading required for Anders East Phase 1, 2, and 3, to provide reasonable bury on the storm sewer system, and to grade for the storm detention pond, and the 100 year storm water management system, is substantial. For your information, we have calculated roughly what it would cost to grade a normal subdivision, without these constraints, versus the actual costs to grade the Anders East Phase 1, 2, and 3 subdivisions. This comparison follows:

	ANDERS EAST Phase 1	ANDERS EAST Phase 2	ANDERS EAST Phase 3
Actual cost to grade the Subdivision	\$181,455.00	\$157,238.00	\$85,800.00
Estimated cost to grade the subdivision without the constraints experienced	\$ 93,600.00	\$ 97,400.00	\$47,300.00
Added Extra Cost	\$ 87,855.00	\$ 59,838.00	\$38,500.00
COMBINED TOTAL ADDED COST TO DATE:	<u>\$186,193.00</u>		

As illustrated, the added extra cost to Anders East Developments Ltd. is substantial. The additional funds required would not have been spent, to create the grades that have been created, unless it was necessary to do so.

We can be available at your convenience to discuss this matter further.

Yours truly



Martin A. Broks, P. Eng.
Red Deer Manager

MAB/leb



MEMORANDUM

TO: C. Sevcik, City Clerk

DATE: July 13, 1993

FROM: Paul Meyette, Principal Planner

RE: J. PAUL STEWART - MAXIMUM HEIGHT OF A HOUSE

Mr. Stewart is writing to Council to express two concerns

- the way a house is measured above grade and
- the need to regulate the land grade in a new subdivision

Mr. Stewart lives in Anders Park and is concerned about the height of houses and grade levels in Anders East (Victoria Park).

Planning staff have the following comments:

Building Height

Building height is currently defined within the Land Use By-law as the vertical distance between the base and the highest point of a building. The base is defined as the mean grade of the streets abutting the property. Generally this would be interpreted as the front elevation of the building. Where there is a significant slope on the site, the rear elevation could be substantially higher than the front elevation. Many municipalities require that each of the four corners of the building meet the height requirements, to ensure that the rear and front portions of the building both meet the height requirements.

Land Grade

Mr. Stewart is suggesting that the City set the grade of land for new subdivision development. By setting the land grade in advance, it would prevent the developer or builder from introducing substantial elevation changes which might affect adjacent properties. The City does not currently set the building grade in new subdivisions leaving the level of grade to individual developers or builders. In the case of Anders East (Victoria Park) the land grade appears to have been necessary due to the shallowness of the storm sewer trunk.

.../2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

C. Sevcik
July 13, 1993

Page 2

RECOMMENDATION

As Council may be aware, the Planning Commission is currently reviewing the Residential Standards in the Land Use B-law. Planning staff recommend that this review be expanded to address the concerns identified by Mr. Stewart. It is anticipated that the residential standards review will be completed later this year.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

DATE: July 7, 1993

FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: **J. PAUL STEWART - HEIGHT OF HOUSES**

In response to your memo of July 2, 1993, regarding the above referenced subject, we have the following comments for Council's consideration.

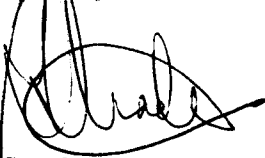
Mr. Stewart has made two requests, the first being a change in the definition of grade from "the average level of finished ground adjoining a building at all exterior walls" to "an average of the ground level at the front of the building and at the rear of the building". If this were accepted, rear entry homes would require a relaxation of the Land Use Bylaw as the height would exceed the Bylaw maximum of 8 metres. The City of Calgary has a maximum height of 10 metres, taken from the lowest point of ground level, adjacent to the building. Lethbridge uses a similar definition of grade to ours and Medicine Hat defines grade as two feet below the main floor.

If our definition of grade is changed, it will affect those homes with walkout basements or contoured land. It will not impact significantly on this department's work; however, the contractor will have to submit contour plans for his property and, in order to ensure they are correct, a surveyor should submit a property report showing building height.

Mr. Stewart's comments regarding the reshaping of new subdivisions is correct in that it certainly does impact on adjacent property owners. Our opinion is that a contoured subdivision does allow for a variety of house styles, which makes the subdivision much more interesting. If limits were placed on contouring, then the developer would be required to submit a grading plan and have it checked by a surveyor, prior to building permits being issued.

Recommendation: The requested changes would not affect this department other than to a minor degree; however, it will seriously impact on the development industry. We would not be prepared to support these changes unless the industry were also in support of them.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: July 13, 1993

TO: City Clerk

FROM: Engineering Department Manager


RE: **ANDERS EAST PHASE 2B
EMBANKMENT CONSTRUCTED IN AINGE CLOSE
COMPLAINT FROM J. PAUL STEWART OF 72 ANQUETEL CLOSE**

We have the following comments in response to Mr. J. Paul Stewart's letter pertaining to the maximum house height by-law and the embankment constructed in the above noted area:

1. The developer (Melcor) has placed approximately 2 m of fill in the area of Ainge Close (see location plan attached).
2. This fill was required to
 - a. increase the depth of cover over the storm main,
 - b. create an embankment to contain the proposed stormwater detention pond east of Ainge Close, and
 - c. create an opportunity to construct houses with walkout basements.
3. The storm main leading up to the Anders East Subdivision was designed by a private engineering consultant and constructed through Morrisroe in 1979. We have, therefore, not been able to determine why the line was installed at such a shallow depth. However, the extra cost of extending a deeper line would likely have been in the order of \$100,000, and is only required to service a relatively small strip of lane along the west side of the Anders East Subdivision.
4. The developer has entered into a Development Agreement with the City for Anders East Phase 2B, and has already constructed services in this area. We suspect he has sold many of the lots as well.
5. We do not see any feasible opportunities to eliminate the fill at this point.

City Clerk
Page 2
July 13, 1993

6. We have no objections to Mr. Stewart's suggestion with respect to measurement of the maximum house height. This may have the effect of restricting this row of housing to bungalows; which would have less of a visual impact on the existing properties.

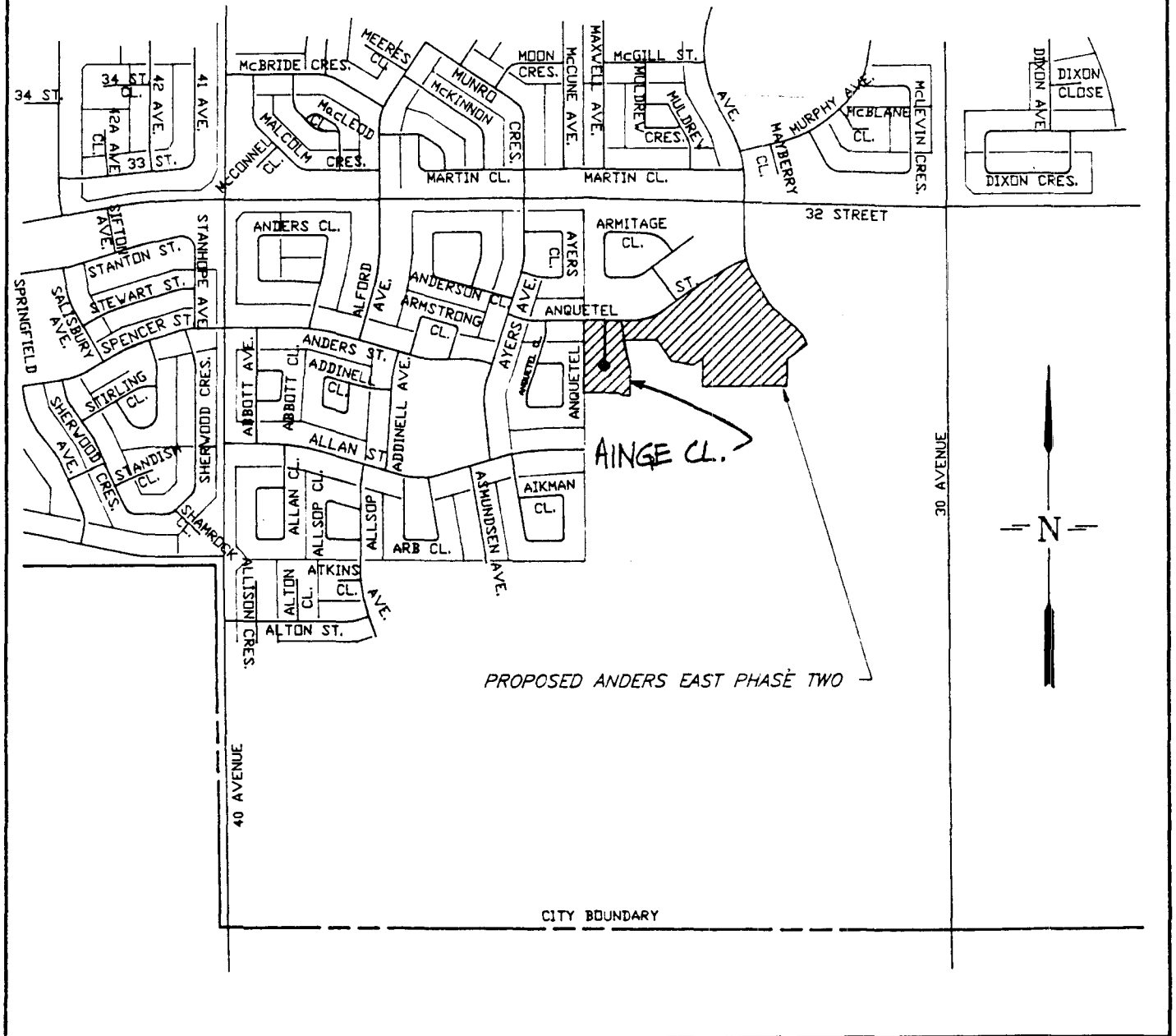


Ken G. Haslop, P. Eng.
Engineering Department Manager

TCW/emg
Att.

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. Principal Planner

SITE LOCATION



CS-4.059

DATE: July 12, 1993

TO: CHARLIE SEVCIK
City Clerk

FROM: COLLEEN JENSEN
Acting Community Services Director

RE: J. PAUL STEWART-MAXIMUM HEIGHT OF HOUSE

Refers to your memo of July 2, 1993.

The letter from J. Paul Stewart makes two specific requests as follows:

- that changes be made to the current City by-law which determines the maximum house height at 8 metres above grade. Mr. Stewart suggests the term "grade" needs to be more specifically defined.
- to regulate the development of City land as to how the contours can be changed in order that changes do not infringe upon adjoining neighbours.

I have reviewed the above-noted letter with the Managers of Recreation & Culture and Parks. Our concerns were as follows:

- it would seem that the existing by-laws concerning maximum house height and land development with regard to land contours should be reviewed in detail by the senior planners and the Building & By-Law Department;
- input from the building industry should be sought with regard to Mr. Stewart's proposed changes and additions to City by-laws. Possibly the Urban Development Institute, Red Deer Home Builder's Association, and Chamber of Commerce would be interested in comment.

Given the above, we believe that it is premature to make the specific changes as noted by Mr. Stewart as the full implications have not been fully explored.

.... /2

CHARLIE SEVCIK
July 12, 1993
Page Two

RECOMMENDATION:

That a joint committee consisting of representatives from the City Building/By-Law Department, Red Deer Regional Planning Commission, the Urban Development Institute, the Red Deer Home Builder's Association, and the Red Deer Chamber of Commerce be formed to review, in detail, Mr. J. Paul Stewart's request and subsequently prepare a report and recommendations for Council's future consideration.



COLLEEN JENSEN
Acting Community Services Director

CJ/kb

- cc - Paul Meyette, Red Deer Regional Planning Commission
 - Ryan Strader, Bylaws/Inspections Manager
 - Lowell Hodgson, Recreation & Culture Manager
 - Don Batchelor, Parks Manager

Commissioners' Comments

We concur with the recommendation of the Planning Commission. As Council can see from the attached material, it is not possible at this point to lower the grade level on the lots in question as requested by Mr. Stewart. Council may wish to request Melcor to consider architectural controls on those lots backing onto this close which would require bungalow development.

"G. Surkan
Mayor

"M.C. Day"
City Commissioner

DATE: June 17, 1992

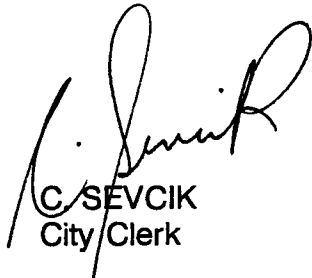
TO: Principal Planner

FROM: City Clerk

**RE: RED DEER HOME BUILDERS' ASSOCIATION /
CURRENT HEIGHT RESTRICTIONS - LAND USE BYLAW**

The attached letter dated June 2, 1992 from the Red Deer Home Builders' Association is being referred to the Planning Commission to be included in a study on setback and site coverage requirements in accordance with instructions from the City Commissioner.

Trusting that you will take appropriate action.



C. SEVCIK
City Clerk

CS/jt

Att.

c.c. 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

June 17, 1992

Red Deer Home Builders' Association
6798 B - Gaetz Avenue
RED DEER, Alberta
T4N 4E1

Attention: Mr. Art Anastasi, Chairman
Builders' Committee

Dear Sir:

RE: LAND USE BYLAW / HEIGHT RESTRICTION REQUIREMENTS

Your letter dated June 2, 1992 to members of City Council requesting that height restriction requirements be included in the study on setback and site coverage requirements being conducted by the Red Deer Regional Planning Commission, is hereby acknowledged with thanks.

I would advise that in accordance with the instructions from the City Commissioner, your correspondence has been referred to the Principal Planner for inclusion in the aforesaid study, as requested.

Trusting you will find this satisfactory.

Sincerely,

C. SEVCIK
City Clerk

CS/jt

c.c. City Commissioner
City Council
Principal Planner

**RED DEER***a delight
to discover!*



6798B Gaetz Avenue, Red Deer, Alberta T4N 4E1
(403) 346-5321 Fax (403) 342-1301

June 2, 1992

Dear Members of City Council

Over the past few years, the trend in new homes has been for bigger structures with higher pitched roof styles. Where in the past many roofs were constructed at a 3/12 pitch or less, today's designs are calling for anywhere from 5/12 to 12/12 pitch.

Because of designs calling for wider houses with higher ceilings, and greater roof pitch, members of the Red Deer Home Builders' Association are concerned that current height restrictions in the land-use bylaw are inadequate. We would ask, therefore, that height restriction requirements be included in the study on Setback and Site Coverage Requirements being conducted by the Red Deer Regional Planning Commission. The referenced study was agreed to by Council at the March 16, 1992 meeting.

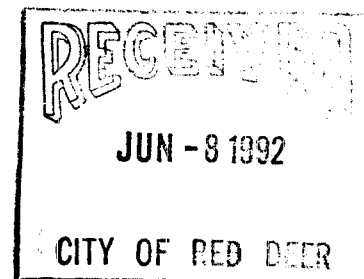
As always, the Red Deer Home Builders' Association is willing to provide all possible assistance, if requested.

Sincerely Yours,

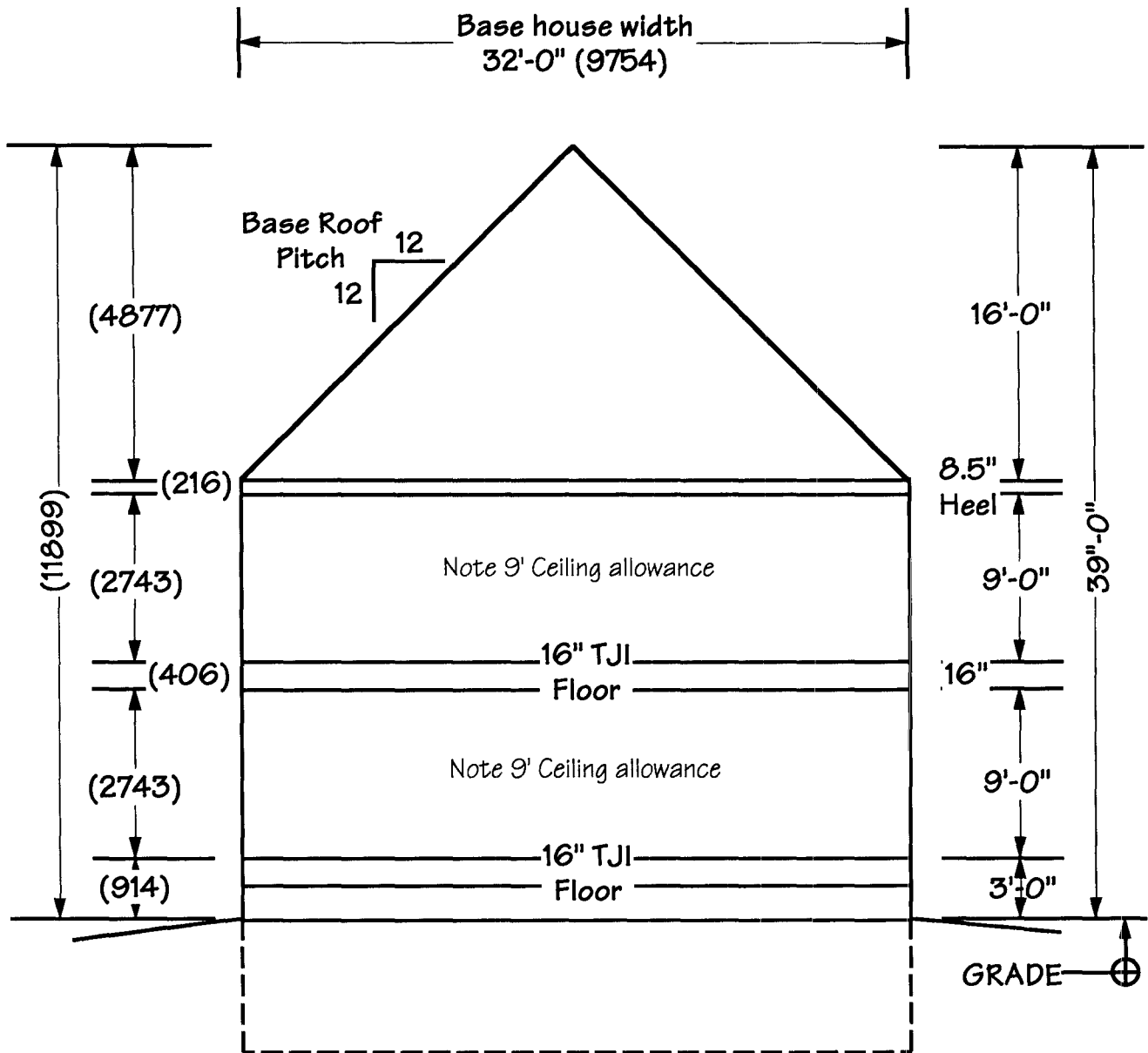
RED DEER HOME BUILDERS' ASSOCIATION

Anastasi

Art Anastasi
Chairman - Builders Committee



Copied to: Principal Planner 92/06/08 AS.



SUGGESTED REVISED HEIGHT RESTRICTION 12.0 Metres

Reasons:

1. To allow for the trend to larger homes with high pitch style roofs
2. To allow for larger 'period style' replacement homes in older areas.

Metric in ()



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

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

June 1, 1992

Mr. Mel Watmough, President
Red Deer Home Builders Association
6798B Gaetz Avenue
Red Deer, Alberta
T4N 4E1

1952 - 1992
CELEBRATING
40 YEARS
PLANNING SERVICE

Dear Sir:

Re: STUDY/SETBACKS AND SITE COVERAGE REQUIREMENTS

On March 16, 1992, in response to your letter dated February 25, 1992, the City Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated February 25, 1992 from the Red Deer Home Builders' Association, hereby agrees that the Red Deer Regional Planning Commission co-ordinate a study of residential setbacks and site coverage with the involvement of appropriate City departments and the Red Deer Home Builders' Association, and as recommended to Council March 16, 1992."

We are enclosing herewith the report proposed by this office for your perusal.

Before we present the report to City Council, we would like to hear your Association's comments and recommendations.

Sincerely,

Djamshid Rouhi, ACP, MCIP
SENIOR PLANNER

DR/eam
att.

cc. City Clerk

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 STETTLETT • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

DATE: March 18, 1992
TO: Principal Planner
FROM: City Clerk
RE: SETBACK AND SITE COVERAGE REQUIREMENTS STUDY

At the Council meeting of March 16, 1992, the following resolution was passed as a result of a request from the Red Deer Homebuilders' Association that a study be undertaken pertaining to the above.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated February 25, 1992 from the Red Deer Home Builders' Association, hereby agrees that the Red Deer Regional Planning Commission co-ordinate a study of residential setbacks and site coverages with the involvement of appropriate City departments and the Red Deer Home Builders' Association, and as recommended to Council March 16, 1992."

The decision of Council in this instance is submitted for your information and I trust that you will contact all relevant departments and the Red Deer Homebuilders' Association with regard to the first meeting of this group. We look forward to a report to come back to Council in due course concerning this matter.

Trusting you will find this satisfactory and that you will take appropriate action.


C. SEVCIK
City Clerk

CS/jt

c.c. Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Parks Manager
Public Works 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 18, 1992

Red Deer Homebuilders' Association
6798B - Gaetz Avenue
RED DEER, Alberta
T4N 4E1

Attention: Mr. Mel Watmough, President

Dear Sir:

RE: SETBACK AND SITE COVERAGE REQUIREMENTS STUDY

Your letter of February 25, 1992 pertaining to the above matter was presented to Council March 16, 1992 and at which meeting Council passed the following motion concurring with your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated February 25, 1992 from the Red Deer Home Builders' Association, hereby agrees that the Red Deer Regional Planning Commission co-ordinate a study of residential setbacks and site coverages with the involvement of appropriate City departments and the Red Deer Home Builders' Association, and as recommended to Council March 16, 1992."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. The Regional Planning Commission will be contacting you in due course with regard to the first meeting of this group.

In the meantime, if you have any questions or concerns regarding this matter, please do not hesitate to contact the undersigned or the Principal Planner, Mr. Paul Meyette, at the Red Deer Regional Planning Commission.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C. Sevcik', written over the typed name.

C. SEVCIK

City Clerk

CS/jt

c.c. Principal Planner



**RED DEER
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

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

MEMORANDUM

TO: City Council

FROM: Paul Meyette

RE: BYLAW 2672/H-94

*Submitted to City Council
March 28/94
Date:*

DATE: March 28, 1994

In the process of putting together Bylaw 2672/H-94 there was one typographical error and an omission of three minor amendments. Planning staff request that Council adopt Bylaw 2672/H-94 with the following amendments:

1. Section 6.6.1.4 (12)
Frontage: Duplex - Minimum 7.6 metres per unit, subject to Section 6.6.1.5
(the current wording requires a 7.5 metre minimum frontage)
2. The first two lines of Section 6.6.1.5(5) should be amended to state
"Notwithstanding Section 6.6.1.4 an existing building or lot which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 6.6.1.4, namely..."
3. The first two lines of Section 6.6.2.5(5) should be amended to state:
"Notwithstanding Section 6.6.2.4 an existing building or lot which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 6.6.2.4, namely..."
4. In definitions Section 1.2.2, add the following:
"Storey, first" means the storey with its floor closest to grade at the front elevation and having its ceiling more than 1.7 metres above grade.

The final amendment may address some of Nancy Wanless' concerns.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

MUNICIPALITIES WITHIN COMMISSION AREA

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ATTACHMENT TO COUNCIL AGENDA

OF MARCH 28, 1994,

RE: PUBLIC HEARING

RESIDENTIAL STANDARDS

PAGE 8

THE CITY OF VICTORIA
ALFRED HENNINGSON

RECEIVED
TIME 4:15 P.M.
DATE 94.03.23
BY CR

WED MAR 23/94

ATTEN: CITY COUNCIL

RE: RESIDENTIAL STANDARDS - R I - PROPOSED CHANGES

I WOULD LIKE TO VOICE A CONCERN WITH 2 ASPECTS
OF THE PROPOSED CHANGES TO RESIDENTIAL REQUIREMENTS.

1) THE PROPOSED CHANGE FROM 8.0 METRES TO
10 METRES (HEIGHT). GRADE TO BE ASSESSED AT MIDWAY
(AVERAGE) POINT OF THE LOT. THIS MAKES SENSE ON
THOSE LOTS THAT HAVE A SIGNIFICANT GRADE AS IT WILL
HELP TO MAINTAIN HEIGHT - SIGHT LINES ON THOSE LOTS
TO BE MORE IN LINE WITH THE REST OF THE
NEIGHBOURHOOD. THIS WOULD HELP TO ADDRESS CONCERNS
IN AREAS SUCH AS VICTORIA PARK WHERE LOTS WITH
SIGNIFICANT GRADES BACK ONTO OLDER ANDERS ALMA HOMES.
HOWEVER WHEN THIS NEW STANDARD IS APPLIED TO A
LOT WITH LITTLE OR NO GRADE, IT WOULD MEAN A

HOUSE NOW WOULD BE 10 m. IN HEIGHT FROM STREET LEVEL. THAT IS TOO HIGH, IT'S ALMOST A SMALL APARTMENT HEIGHT. IT WILL AFFECT SKYLINES, SUN AND CONTRIBUTE TO A CLOSED IN FEELING IN NEIGHBOURHOODS. I FEEL THIS CHANGE HAS SOME MERIT, BUT THAT IT SHOULDN'T APPLY ACROSS THE BOARD. IT SHOULD BE APPLIED TO LOTS WITH A SIGNIFICANT GRADE. A SECONDARY STANDARD IE: 8.0 METRES FOR LOTS W/O SIGNIFICANT GRADE SHOULD REMAIN.

2) SECONDLY, THERE SHOULD NOT BE A GRANDFATHER CLAUSE WITH THESE NEW STANDARDS IN RI AREAS. HOMEOWNERS HAVE PURCHASED AND DEVELOPED THEIR LOTS WITH A CERTAIN LOOK AND STANDARD IN MIND. TO SUDDENLY ALLOW, LESS OF A SETBACK FROM THE STREET, INCREASED LOT DEVELOPMENT & INCREASED HEIGHT WOULD BE

SOMEWHAT UNFAIR. THESE NEW STANDARDS SHOULD

REALLY ONLY APPLY TO NEW AREAS, YET TO BE

DEVELOPED.

THANK YOU FOR YOUR TIME AND

CONSIDERATION OF THESE ISSUES.

SINCERELY,

NANCY WALLACE.

Leonard Sztym	94 Douglas AVE	347-5950
PAT QUESNEL	72 Holburton Cres	346-6449
Dale Torwalt	3 Hazlett Cl.	343-3294
Kim Schmitt	121 Wiltshire Blvd	343-9216
Alvin F. Stof	47-Dunning Close	347-9005
PAUL BEAUMONT	3601-41 AVE.	347-9697
J. Paul Stewart	72 Angiwell Close	347-9772
Art Stumm	Box 465 RD	343-2421
ELDON & LOURAINÉ WOLTER	35 DETROIT CL.	343-1709

DATE: MARCH 30, 1994

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: CITY CLERK

RE: LAND USE BYLAW AMENDMENT 2672/H-94

At the Council Meeting of March 28, 1994, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/H-94. Following the Public Hearing, the following resolution was passed amending said bylaw:

"RESOLVED that Council of The City of Red Deer hereby agrees that Land Use Bylaw Amendment 2672/H-94 be amended as follows:

- A. That Section 6.6.1.4 (12) Frontage: Duplex be amended by deleting the figure '7.5' and substituting therefor the figure '7.6'.
- B. That Item '3' be renumbered '6'.
- C. That the following additional items be added to Bylaw 2672/H-94:
 - 3. The first two lines of Section 6.6.1.5(5) should be deleted and replaced with the following:

'Notwithstanding Section 6.6.1.4 an existing building or lot which is within the following tolerances of the requirements therein stated shall be deemed to comply with Section 6.6.1.4, namely.'
 - 4. The first two lines of Section 6.6.2.5(5) should be deleted and replaced with the following:

'Notwithstanding Section 6.6.2.4 and existing building or lot which is within the following tolerances of the requirement therein stated shall be deemed to comply with Section 6.6.2.4, namely.'
 - 5. In definitions Section 1.2.2, add the following:

'Storey, "first" means the storey with its floor closest to grade at the front elevation and having its ceiling more than 1.7 metres above grade.' "

Red Deer Regional Planning Commission
March 30
Page 2

Subsequent to the passage of the above resolution, Land Use Bylaw Amendment 2672/H-94 as amended was given second and third readings, a copy of which is attached hereto.

I trust you will now be updating the Land Use Bylaw and forwarding the amended pages to this office for circulation.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
Land and Economic Development Manager

NO. 1

SP-4.285

DATE: March 18, 1994

TO: KELLY KLOSS
City Clerk

FROM: GILLIAN LAWRENCE
Community Worker

RE: MUNICIPAL INTEGRATION STRATEGY - 2ND ANNUAL REVIEW

The Municipal Integration Strategy was adopted by City Council on June 21, 1991. The purpose of the policy is to promote the positive integration of persons with physical and mental disabilities into programs and services for which The City of Red Deer is responsible. The policy focuses on three areas: employment, accessibility and mobility, and education and awareness.

Since February, 1992 the Municipal Integration Strategy Team (MIST) has been monitoring the implementation of the Strategy. The report included in your agenda package marks the completion of the Team's second annual review process.

In November, 1993 Department Heads completed questionnaires pertaining to the Strategy and then members of MIST met with each of them for a brief follow-up interview. The 2nd Annual Report compiles the results of the questionnaires and interviews and includes three sections:

- 1) actions completed in 1993
- 2) updated departmental recommendations
- 3) identified costs (actuals for 1993 and projections for 1994-98)

In general the following comments can be made regarding the status of the City's Municipal Integration Strategy:

- * Department Heads continue to support the Municipal Integration Strategy and the Team (MIST) which exists to encourage and monitor the implementation of the Strategy's recommendations.
- * Although many indicated that future progress may be somewhat slower due to financial and human resource constraints, the majority of department heads supported the continuation of an annual review process by MIST.
- * In most cases, department heads felt that their department objectives were ongoing. Many of the objectives pertain to awareness and consideration of how the City corporation carries out its usual business. They have been incorporated as part of the general process by which the City serves its citizens.

KELLY KLOSS
March 18, 1994
Page Two

- * Very few incremental capital or operating costs were identified. In 1993, there were minor expenditures for lowering counters in the Engineering, Tax and Utilities areas of City Hall. There were also rental costs for a TDD/TTY device for the hearing and speech impaired and a telephone for the visually impaired.
- * Most department heads indicated that the implementation of their recommendations have not and will not require additional expenditures. Some department heads expressed that the uncertainty regarding provincial funding and municipal budgets made it difficult to project future costs associated with some recommendations (for example, Transit and Special Transportation).
- * it was suggested that City Council, in advertising for new members for the many City boards and committees, should specify that they are open to a broad range of candidates including persons with disabilities.

In addition to undertaking the review process, the Municipal Integration Strategy Team accomplished the following initiatives during 1993:

- * circulated a tip sheet and reference guide to City staff to assist them in providing better service to persons with disabilities.
- * surveyed City staff about their knowledge and comfort level regarding persons with disabilities. The results of this survey have guided MIST in developing action plans which would respond to the needs of the City staff.

Future endeavors for MIST include the following:


- * continuing to monitor and report on the implementation of the Municipal Integration Strategy.
- * developing staff training sessions in cooperation with Personnel.
- * applying for the Five Star Community Awards program if this initiative is approved by City Council. This awards program is sponsored by National Access Awareness Week, the Federation of Canadian Municipalities and the Department of the Secretary of State. It is intended to recognize and highlight communities which have made a commitment to access and integration. In order for MIST to proceed in applying for this award, we require a formal resolution of support from City Council. As MIST believes that the City Corporation and our community have already made a significant commitment to access and integration, we hope Council will agree to support us in this particular endeavor.

KELLY KLOSS
March 18, 1994
Page Three

If you have any other questions about the Municipal Integration Strategy, I will be present to address them at the March 28 Council meeting.

RECOMMENDATION:

It is recommended that City Council approve the Municipal Integration Strategy Team's 2nd Annual Report; it is also recommended that City Council pass a resolution supporting the Municipal Integration Strategy Team's application for the Five Star Community Awards Program.



GILLIAN M. LAWRENCE
Community Worker

GL/kb



INTRODUCTION

The National Access Awareness Week (NAAW) Board of Directors, the Federation of Canadian Municipalities (FCM), and Human Resources and Labour Canada, joint sponsors of this program, are delighted that your community has decided to take up the **Five-Star Community Award** challenge.

The purpose of this booklet is to help you prepare an application on behalf of your community for an award under the **Five-Star Community Awards Program**.

Municipal governments are asked to assume the responsibility, on behalf of their communities, of collecting all relevant information, completing the paperwork and applying for the awards. For example, if applying for a Star Award for Education, all local school boards, institutions, and administrative bodies should be consulted.

All municipalities are requested to have a resolution from Council supporting an application under the Five-Star Community Awards Program. (Please attach a copy of this resolution.)

PRINCIPLES:

- **The Five-Star Community Awards Program supports the right of all persons with disabilities to access and integration.**
- **People must have choices in order for them to achieve independence.**
- **Communities have a responsibility to facilitate access, independence, and integration.**

INTRODUCTION



OBJECTIVES:

- to recognize significant achievements of communities in improved access for persons with disabilities in the five Star areas of Transportation, Housing, Employment, Recreation, and Education;
- to highlight models of programs and services that other communities can use;
- to inspire more communities to find ways to ensure the integration of persons with disabilities into community life.

THE AWARDS

The **Five-Star Community Awards Program** gives Canadian communities an opportunity to demonstrate their commitment to accessibility and to the integration of persons with disabilities, and to be recognized for their accomplishments in these areas.

A **Five-Star Community Award** is the most prestigious award a community can receive for its all-around accomplishments in integrating persons with disabilities into community life in all five Star areas.

A **Star Award** recognizes a community's demonstrated commitment to integration and its achievements in **one of the five Star areas**.

Communication is an important element in each of the Five-Star areas. Access to information for all community members is an integral component in the creation of an accessible community. Communicating information to some people with disabilities requires the use of alternative formats such as Braille, audio cassettes, large print, TTY's, infra-red and FM loop systems, sign language, plain language, etc.

Commissioners' Comments

We concur with the recommendation of the Community Worker.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

**MUNICIPAL INTEGRATION STRATEGY
2nd ANNUAL REVIEW**

**Prepared by:
The Municipal Integration Strategy Team
November, 1993**

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BACKGROUND

The Municipal Integration Strategy was adopted by City Council on June 21, 1991. In February, 1992 the City Commissioner appointed a committee to monitor the implementation of the Strategy and report annually on its success and any changes that may be required. This committee, called the Municipal Integration Strategy Team (MIST), includes Gillian Lawrence from Social Planning, Steve Sogge from Recreation and Culture, Grant Howell from Personnel, Jack Palo from Treasury Services and Peter Anderson from Engineering. The following report marks the completion of the Team's second annual review process.

In addition to its monitoring and reporting role, the Team is also active in heightening the awareness of all City staff. General information about the Strategy as well as tips for serving persons with disabilities were circulated to staff during National Access Awareness Week. City staff were also surveyed about their knowledge and comfort level regarding persons with disabilities (see Appendix One). The response rate for the survey was very good and the responses themselves will guide MIST in its action plans over the months to follow.

MUNICIPAL INTEGRATION STRATEGY

PURPOSE OF POLICY: To promote the positive integration of persons with physical and mental disabilities into programs and services for which The City of Red Deer is responsible.

POLICY STATEMENT

The City of Red Deer will attempt to promote the positive integration of persons with disabilities in a systematic way through three major areas:

1. **Employment** - The City will attempt to increase employment opportunities for persons with disabilities in City departments.
2. **Accessibility/Mobility** - The City will attempt to improve access to facilities and programs and reduce barriers to mobility for persons with disabilities.
3. **Education/Awareness** - The City will attempt to promote a greater community awareness of ways to integrate persons with disabilities into many facets of living in the community.

Responsibilities:

Department Heads will attempt to implement the recommendations in the Municipal Integration Strategy.

The City Commissioner will appoint a Review Committee consisting of one representative from each of the following:

- Community Services Division
- Finance Division
- Engineering Division
- Personnel Department
- an outside Department

to monitor the implementation of the Municipal Integration Strategy and report annually to the senior administration on the success of the Strategy and changes that may be required.

EXECUTIVE SUMMARY

All department heads were requested to complete a written survey pertaining to the status of their department's recommendations and the associated costs (see Appendix Two). Once the surveys were complete Gillian Lawrence and Steve Sogge followed up with a brief interview with each department head. This report has been compiled based on the information gathered. There are three sections to follow. They are:

- 1) Actions completed by each department during 1993;
- 2) Updated recommendations for each department for 1994; and
- 3) identified costs.

In general the following comments can be made regarding the status of the City's Municipal Integration Strategy:

- * Department Heads continue to support the Municipal Integration Strategy and the Team (MIST) which exists to encourage and monitor the implementation of the Strategy's recommendations.
- * Although many indicated that future progress may be somewhat slower due to financial and human resource constraints, the majority of department heads supported the continuation of an annual review process by MIST, .
- * In most cases, department heads felt that their department objectives were ongoing. Many of the objectives pertain to awareness and consideration of how the City corporation carries out its usual business. They have been incorporated as part of the general process by which the City serves its citizens.
- * Very few incremental capital or operating costs were identified. Most department heads indicated that their department recommendations have not and will not require any additional expenditures. Many department heads expressed that the uncertainty regarding the future of municipal budget makes it difficult to identify costs associated with some recommendations. Also, certain transportation initiatives may have to be downsized because of the current financial reality.
- * It was suggested that City Council, in advertising for new members for the many City boards and committees, should specify that they are open to a broad range of candidates including persons with disabilities.

**LIST OF 1993 ACCOMPLISHMENTS BY DEPARTMENT
SPECIFIC ACTIONS TAKEN TO DATE**

COMMUNITY SERVICES DIVISION 1993 ACCOMPLISHMENTS

The Community Services Division:

- * scheduled all public meetings in facilities that were barrier free, and advertising for such meetings included information on accessibility.
- * attempted to have a cross representation of abilities on all boards where there is a recommending role.
- * reviewed and made modification to facility plans to ensure accessibility. eg. Library expansion.
- * encouraged awareness through the Panorama of Community Services where accessible vehicles were displayed.
- * facilitated the provision of the ELF accessible bus for the Panorama of Community Services facility tour.

RECREATION & CULTURE DEPARTMENT 1993 ACCOMPLISHMENTS

The Recreation & Culture Department:

- * continues to provide a representative to the Municipal Integration Strategy Team.
- * completed two staff inservices for program and facility staff as well as all other organizations that provide recreational activities in Red Deer.
- * continued working towards ensuring facilities are accessible with the development of a new barrier free community shelter.
- * staff participated on the National Access Awareness Week Committee.
- * continue to schedule public meetings in facilities that are barrier free, and advertising for such meetings has included information on accessibility.
- * continue to offer integrated and segregated program opportunities.
- * sent one staff to provincial training opportunity to increase awareness of persons with disabilities.

PARKS DEPARTMENT 1993 ACCOMPLISHMENTS

The Parks Department:

- * worked with the Engineering Department to ensure perimeter sidewalks and curb drops in all new subdivision designs are barrier free.
 - * scheduled all public meetings in facilities that were barrier free and advertising has provided information on accessibility.
 - * modified sign on West side of Library to provide parking for disabled library patrons.
-

SOCIAL PLANNING DEPARTMENT 1993 ACCOMPLISHMENTS

The Social Planning Department:

- * continues to provide a representative to the Municipal Integration Strategy Team.
- * in conjunction with the Red Family Service Bureau, Alberta Family & Social Services and the Red Deer Regional Health Unit the Social Planning Department continues to review the need for relief services, the need for support network for families, and the need for better information on services available to persons with disabilities.
- * continues to encourage the Volunteer Centre and other community agencies to actively recruit persons with disabilities for appropriate volunteer positions.
- * provided input regarding the designation of day care and Social Care Facility sites and also regarding the designation of handicapped parking stalls.
- * consulted with Community Information Services regarding their contact with the Alberta Family and Social Services, the decision to abandon the One Stop Children's Information System, and the consideration of other options regarding developing and maintaining a directory of services for children with disabilities.
- * worked on the development of accessible taxi service and the establishment of the Special Transportation Advisory Board recently approved via Bylaw.
- * worked with community agencies to develop a public awareness project and attended the Michener Centre yearly conference.
- * continued to manage the Day Care Management Agreement which ensures day care spaces for children with special needs.
- * scheduled public meetings in facilities that were barrier free, and advertising for meetings included information on accessibility.
- * when advertising for a consultant to do the 1993 agency review indicated the position could be available to persons with disabilities.
- * continued to liaise with various community agencies and municipal departments in addressing accessibility issues (de-institutionalization of Michener Centre, review of handicapped children's services, downtown re-development, etc.).

- * reviewed policies developed with the Social Planning Department as well as other departments (eg. parking & snow removal) to ensure they did not contradict the Municipal Integration Policy.

BUILDING INSPECTIONS 1993 ACCOMPLISHMENTS

The Building Inspections Department:

- * reviewed parking and signage policies to ensure that the needs of persons with disabilities are addressed.
- * continue to ensure compliance with the accessibility provision of the Building Code when doing building plan checks.
- * funded the operation of a TDD/TTY device for the hearing impaired and a telephone for the visually impaired.

LAND & ECONOMIC DEVELOPMENT DEPARTMENT 1993 ACCOMPLISHMENTS

The Economic Development Department:

- * worked in cooperation with the Building Inspections Department to promote a greater awareness of housing needs for persons with disabilities.
- * continued to schedule public meetings in facilities that are barrier free.

CITY CLERK'S DEPARTMENT 1993 ACCOMPLISHMENTS

The City Clerk's Department:

- * developed a plan to eliminate polling stations which were accessible but were "cumbersome" and will fully achieve this goal during the 1995 municipal election.
- * continued to schedule all public meetings in facilities that are barrier-free.
- * city advertising page coordinated by City Clerks now regularly includes accessibility information.

ENGINEERING SERVICES DEPARTMENT 1993 ACCOMPLISHMENTS

The Engineering Services Department:

- * continued to provide a representative to the Municipal Integration Strategy Team.
- * most department staff attended training and awareness session where the video "Always Welcome" was presented.
- * continue to follow design standards for wheelchair accessibility.
- * made modifications to front counter to accommodate customers in wheelchairs.

TAX DEPARTMENT 1993 ACCOMPLISHMENTS

The Land & Tax Department:

- * made modifications to front counter to accommodate customers in wheelchairs.

COMPUTER SERVICES DEPARTMENT 1993 ACCOMPLISHMENTS

The Computer Services Department:

- * continue to consider accessibility in the recommendation to purchase equipment and work stations.

RED DEER REGIONAL PLANNING COMMISSION 1993 ACCOMPLISHMENTS

The Red Deer Regional Planning Commission:

- * with the implementation of the new Social Care Facilities bylaw there has been NO issues that required the intervention of the Red Deer Regional Planning Commission.
- * continue to schedule public meetings in barrier-free facilities.

PERSONNEL DEPARTMENT 1993 ACCOMPLISHMENTS

The Personnel Department:

- * has continued to appointed a representative to the Municipal Integration Strategy Team.
- * coordinated highly successful awareness and skill development session for City staff concerning accessibility issues.
- * participated in Face to Face training program designed to provide education and awareness to employers about the capabilities of persons with disabilities.
- * continue to include an awareness component into the customer service and supervisory training programs.
- * provided summer employment through STEP to a visually impaired student and obtained special magnifying equipment for his use.

TREASURY SERVICES DEPARTMENT 1993 ACCOMPLISHMENTS

The Treasury Services Department:

- * continue to appointed a representative to the Municipal Integration Strategy Team.
- * made modifications to front counter to accommodate customers in wheelchairs.

TRANSIT DEPARTMENT 1993 ACCOMPLISHMENTS

The Transit Department:

- * ordered two low floor accessible busses in 1993.
- * continue to represent the needs of persons with disabilities by sitting on the Advisory Committee on Barrier Free Transportation established by the provincial Minister of Transportation & Utilities.
- * will participate in the Special Transportation Review approved in 1993.
- * maintains membership on the Citizens Action Group advisory committee.
- * continue to assist community agencies by providing opportunities to train persons with mental disabilities about the use of public transit.

FIRE DEPARTMENT 1993 ACCOMPLISHMENTS

The Fire Department:

- * worked with the Building Inspections Department in checking facilities to ensure that the Building/Fire Codes are being met.
- * continue to offer fire prevention education seminars to children with disabilities at Parkland School.
- * reviewed existing policies to ensure they did not contradict the Municipal Integration Strategy.
- * participate on a province wide task force to lobby for amendments to the building code regarding the use of sprinkler systems in all new construction.
- * implemented a TDD/TTY device for the hearing and speech impaired as part of the 911 emergency system. The device was funded by the Red Deer Community Foundation.

POLICE (RCMP) DEPARTMENT 1993 ACCOMPLISHMENTS

The Policy (RCMP) Department:

- * Unit supplements were re-written in 1993 to ensure that they did not contradict the Municipal Integration Strategy.
- * continue to include a component regarding the philosophy of citizenship and the application of legal process for people with disabilities in the Crime Prevention program.
- * continued to include information designed to sensitize Victim Services volunteers to the individual needs of persons with disabilities in training sessions.

CITY OF RED DEER
MUNICIPAL INTEGRATION STRATEGY
RECOMMENDATIONS
A 1994 UPDATE TO THE RECOMMENDATIONS APPROVED
JUNE 24, 1991

COMMUNITY SERVICES DIVISION'S 1994 RECOMMENDATIONS**That the Community Services Division will:**

- 1) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
- 2) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 3) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 4) encourage its contracted recreation and culture agencies which deliver programs on behalf of the City to adopt the aforementioned recommendations. These agencies include the following:
 - Red Deer and District Archives
 - Normandeau Cultural and Natural History Society
 - River Bend Golf and Recreation Society
 - Red Deer Library Board
 - G. H. Dawe Management Board
- 5) endeavour to include a representative cross-section of the community on all boards.

RECREATION & CULTURE DEPARTMENT'S 1994 RECOMMENDATIONS**That the Recreation and Culture Department will:**

- 1) commit to reviewing and giving priority to accessibility in annual program planning and objective setting.
- 2) provide or incorporate an education program designed to sensitize program and facility staff to the individual needs of persons with disabilities.
- 3) Encourage the Recreation Parks and Culture Board to include a representative cross-section of the community when appointing members to advisory committees.
- 4) continue to design and build barrier free facilities and ensure that recreation facilities undergoing renovations be made barrier-free to the greatest extent possible.
- 5) endeavour to access funds to assist in integration from foundations and other grants.
- 6) ensure that the provincial funding to assist in integration from foundations and other grants.
- 7) undertake an education and awareness program to be targeted to all organizations that provide recreational activities, with the intent of increasing accessibility with the community.
- 8) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 9) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into municipal programs and services.
- 10) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 11) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

PARKS DEPARTMENT'S 1994 RECOMMENDATIONS

That the Parks Department will:

- 1) continue to monitor neighbourhood parks and playgrounds to ensure that a maximum attainable level of accessibility is maintained.
- 2) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 3) endeavour to make all outdoor recreation facilities fully accessible.
- 4) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 5) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 6) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
- 7) as funds become available, undertake structural modifications to the Bower Ponds stage to make it wheelchair accessible.

SOCIAL PLANNING DEPARTMENT'S 1994 RECOMMENDATIONS

That the Social Planning Department will:

- 1) continue to review the need for relief services, the need for a support network for families, and the need for better information on services available to families caring for persons with disabilities.
- 2) continue to encourage the Volunteer Centre, as well as other community agencies, to actively recruit persons with disabilities for volunteer positions in the community.
- 3) continue to work closely with the Engineering Department and the Red Deer Regional Planning Commission in addressing urban design issues that impact persons with disabilities.
- 4) encourage the Community Information and Referral Service (an FCSS funded agency) to regularly update and develop a directory of services for children with disabilities.
- 5) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 6) work toward implementing recommendations from the Special (Accessible) Transportation review to be complete in March, 1993.
- 7) continue to liaise with community agencies and other municipal departments in addressing integration and accessibility issues (ie the deinstitutionalization of Michener Centre).
- 8) continue to allocate funds through the Day Care Management Agreement which ensures day care spaces for children with special needs.
- 9) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 10) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 11) in hiring for contract positions such as consultants for program reviews, ensure that the position is available to a broad range of candidates including persons with disabilities. Advertisements for such positions should include this information.
- 12) continue to work with FCSS funded agencies in reviewing their programs and facilities to ensure that persons with disabilities have equal access to these services.
- 13) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
- 14) endeavour to include a representative cross-section of the community on the F.C.S.S. Advisory Board and other committees.

BUILDING INSPECTIONS DEPARTMENT'S 1994 RECOMMENDATIONS

The Building Inspections Department will:

- 1) review and make recommendations for improvements to the Alberta Building Code regarding safety and accessibility for persons with disabilities. Such recommendations should be presented to provincial authorities through City Council.
 - 2) promote and encourage compliance with the accessibility provisions of the Building Code for older buildings that are not covered by the Code.
 - 3) update, as necessary, it's information sheet on building features required by persons with disabilities and continue to make this information sheet available to developers, builders, and contractors.
 - 4) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
 - 5) review parking and appropriate signage policies in the City to ensure that the needs of persons with disabilities are suitably addressed.
 - 6) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
 - 7) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
-

LAND & ECONOMIC DEVELOPMENT DEPARTMENT'S 1994 RECOMMENDATIONS

That the Land & Economic Development Department will:

- 1) encourage business to consider employing persons with disabilities by including information in promotional literature.
- 2) encourage the development of industry and businesses in Red Deer which has the potential of employing persons with disabilities.
- 3) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 4) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 5) working in cooperation with the Building Inspections Department, promote a greater awareness of housing needs for persons with disabilities through their contact with developers, builders, and contractors.
- 6) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 7) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

CITY CLERK'S DEPARTMENT'S 1994 RECOMMENDATIONS**That the City Clerk's Department will:**

- 1) make available, parking permits for the disabled and bus passes for the blind.
- 2) review the voting practices in the community to assist persons with disabilities to participate as much as possible in the municipal election process.
- 3) identify in advertising, all polling stations which are handicapped accessible.
- 4) attempt to ensure that all new polling stations are handicapped accessible.
- 5) continue to designate parking for the disabled at all polling stations.
- 6) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 7) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 8) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 9) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

ENGINEERING SERVICES DEPARTMENT'S 1994 RECOMMENDATIONS

That the Engineering Department will:

- 1) continue to monitor the policy on traffic lights and signals in the city to determine any additional requirements to meet the needs of the visually impaired.
 - 2) continue to monitor its policy on curb cuts, wheelchair ramps, parking lot design, parking meters, garbage containers, sidewalk replacement, and other upgrading of the infrastructure to continue to accommodate some of the mobility needs of persons with disabilities.
 - 3) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
 - 4) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
 - 5) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
 - 6) continue to seek input from provincial authorities, other departments and local agencies regarding urban design issues which impact persons with disabilities (ie consistency in sign and parking meter placement, sidewalk cafes, sidewalk textures, etc.).
 - 7) investigate ways and means of minimizing hazards to persons with disabilities while doing work that requires re-routing of pedestrian or vehicular traffic.
 - 8) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
-

TAX DEPARTMENT'S 1994 RECOMMENDATIONS

That the Tax Department will:

- 1) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 2) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 3) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
- 4) make structural modifications in order to lower the height of the assessment counter on the main floor of City Hall.

COMPUTER SERVICES DEPARTMENT'S 1994 RECOMMENDATIONS

That the Computer Services Department will:

- 1) continue to consider accessibility in the recommendation to purchase equipment and work stations.
 - 2) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
 - 3) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
 - 4) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
-

**RED DEER REGIONAL PLANNING COMMISSION'S UPDATED
RECOMMENDATIONS**

That the Red Deer Regional Planning Commission will:

- 1) act in a co-ordinating role to resolve planning and development issues as they relate to the needs and rights of people with disabilities.
- 2) play an advocacy role in acknowledging the needs and right of persons with disabilities in terms of planning and development.
- 3) upon review, incorporate in all City statutory plans and planning documents, policies which ensure full and equal access to all disabled individuals.
- 4) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 5) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 6) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

PERSONNEL DEPARTMENT'S 1994 RECOMMENDATIONS**That the Personnel Department will:**

- 1) incorporate appropriate information into staff orientation programs in order to sensitize staff to the individual needs of persons with disabilities.
- 2) take a leadership role in promoting the hiring and support of persons with disabilities within the City. In doing this, the Personnel Department will develop an accessibility rating system to be used on all job postings.
- 3) support City departments in identifying work that could be held by persons with disabilities.
- 4) develop and offer training sessions that reinforce the equality and citizenship of persons with disabilities and, more specifically, provide practical skills for staff serving persons with disabilities.
- 5) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 6) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 7) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

E.L. & P. DEPARTMENT'S 1994 RECOMMENDATIONS

That the E.L. & P. Department will:

- 1) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
 - 2) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
 - 3) investigate ways and means of minimizing hazards to persons with disabilities while doing work that requires re-routing of pedestrian or vehicular traffic.
 - 4) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
-

TREASURY SERVICES DEPARTMENT'S 1994 RECOMMENDATIONS

That the Treasury Services Department will:

- 1) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
 - 2) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
 - 3) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
-

PUBLIC WORKS DEPARTMENT'S 1994 RECOMMENDATIONS

That the Public Works Department will:

- 1) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 2) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 3) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 4) investigate ways and means of minimizing hazards to persons with disabilities while doing work that requires re-routing of pedestrian or vehicular traffic.
- 5) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

TRANSIT DEPARTMENT'S 1994 RECOMMENDATIONS

That the Transit Department will:

- 1) continue to research and plan to purchase vehicles which include features that enable persons with disabilities to make better use of the transit system. Such features include: easier access, better lighting, better signage, and priority seating. Purchase of these kinds of vehicles will take place as the existing fleet is replaced.
- 2) continue to be a member of the Advisory Committee on Barrier-Free Transportation established by the provincial Minister of Transportation & Utilities and monitor the recommendations of this committee.
- 3) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 4) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 5) assist with the implementation of recommendations made in the City's Special (Accessible) Transportation Review by participating in the Special Transportation Advisory Board.
- 6) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

FIRE DEPARTMENT'S 1994 RECOMMENDATIONS

That the Fire Department will:

- 1) work with the Building Inspections Department in encouraging the application of construction techniques which provide greater safety for individuals with disabilities living within the community.
- 2) contact all the community agencies involved in providing housing to the physically and mentally disabled in order to investigate the possibility of having automatic sprinkler systems installed in all group homes.
- 3) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.
- 4) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.
- 5) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.
- 6) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

POLICE (RCMP) DEPARTMENT'S 1994 RECOMMENDATIONS

That the Police Department will:

- 1) continue to provide an education and awareness program regarding the philosophy of citizenship and the application of legal process for people with disabilities.
- 2) continue to include in the training for Victim Services volunteers, information designed to sensitize them to the individual needs of persons with disabilities.
- 3) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.
- 4) ensure that persons with mental and/or physical disabilities are not unnecessarily excluded from eligibility for new or continued employment opportunities.

COST ANALYSIS

1993 - 1998

MUNICIPAL INTEGRATION STRATEGY

**COST ANALYSIS
1993 - 1998
MUNICIPAL INTEGRATION STRATEGY**

The following is a summary of the costs identified by Department Heads which are associated with the implementation of Municipal Integration Strategy recommendations for the timeframe of 1993 to 1998. Only **Incremental** capital and operating costs to the municipality have been reported.

Many of the recommendations associated with the Municipal Integration Strategy have been and will continue to be adopted simply as part of the general process by which the City conducts its business. The incorporation of these initiatives have not and will not require any additional expenditures.

The costs which have been identified by Department Heads correspond with the three major areas highlighted in the Municipal Integration Strategy policy statement: Employment, Accessibility/Mobility and Education. Furthermore, these expenditures will ensure that the City of Red Deer will keep pace with societal standards concerning the integration of persons with disabilities.

MUNICIPAL INTEGRATION STRATEGY: RECOMMENDATIONS

DEPARTMENT	1993	1994	1995	1996	1997	1998	COMMENTS
SOCIAL PLANNING: * encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.	0	\$100 (operating)	\$100 (operating)	\$100 (operating)	\$100 (operating)	\$100 (operating)	
* work toward implementing recommendations from the Special (Accessible) Transportation Review to be complete in March, 1993.	0	0	0	\$38,000 (operating)			The Accessible Transportation Review suggests substantially more money. Demand in 1993 has increased and will continue to do so. By 1996 an
* continue to liaise with community agencies and other municipal departments in addressing integration and accessibility issues (ie the deinstitutionalization of Michener Centre).	\$100 (operating)	\$100 (operating)	\$100 (operating)	\$100 (operating)	\$100 (operating)	\$100 (operating)	additional vehicle will likely be imperative to meet demand during current hours. This does not suggest increased level of service. Assumes purchase of new vehicle will be paid by a service club (25%) and the province (75%).
BUILDING INSPECTIONS: * funded the operation of a TDD/TTY device for the hearing and speech impaired and a telephone for the visually impaired.	\$399 (TDD/TTY device; operating) \$281 (telephone for visually impaired; operating)	\$400 (TDD/TTY device; operating)	\$450 (TDD/TTY device; operating)	\$450 (TDD/TTY device; operating)	\$450 (TDD/TTY device; operating)	\$450 (TDD/TTY device; operating)	under review with a recommendation from MIST that the TDD/TTY device should be maintained.
ENGINEERING: * make structural modifications in order to lower counters.	\$300 (capital)						
TAX: * make structural modifications in order to lower the height of the assessment counter on the main floor of City Hall.	\$300 (capital)						
PERSONNEL: * undertake an analysis of job functions as positions become vacant. If appropriate, the Department will consider reorganizing job functions to make a position available to a broad range of candidates including persons with mental and/or physical disabilities.			\$5,000 (operating)				Potential alterations to accommodate person with disability.
TREASURY: * make structural modifications in order to lower counters.	\$375 (capital)						
TRANSIT: * continue to research and plan to purchase vehicles which include features that enable persons with disabilities to make better use of the transit system. Such features include: easier access, better lighting, better signage, and priority seating. Purchase of these kinds of vehicles will take place as the existing fleet is replaced.	-	New Purchase - 2 Flyer low-floor buses \$3,750 x 2 buses = \$7,500 (capital)	Replace 2 buses with purchase of 2 low-floor buses \$3,750 + \$187.50 (5% inflation) = \$3,937.50 per bus \$3,937.50 x 2 buses = \$7,875	Replace 2 buses with 2 low-floor buses \$3,937.50 + \$197 (5% inflation over 1995 cost) = \$4,134.50 per bus \$4,134.50 x 2 buses = \$8,269	Replace 2 buses with 2 low-floor buses and purchase 2 other low-floor buses to add to the fleet. \$4,134.50 + \$207 (5% inflation over 1996 cost) = \$4,341 x 4 buses = \$17,364		The total incremental cost of purchasing a low-floor bus rather than a regular bus is \$15,000 per bus. The identified costs for 1994 -1997 assume 75% provincial and 25% municipal cost sharing. A 5% per annum inflation rate is also assumed.
TOTAL	\$780 (operating) \$975 (capital)	\$ 600 (operating) \$7,500 (capital)	\$5,650 (operating) \$7,875 (capital)	\$38,650 (operating) \$ 8,269 (capital)	\$ 650 (operating) \$17,364 (capital)	\$ 650 (operating)	

APPENDIX ONE

EMPLOYEE SELF-ASSESSMENT SURVEY RESULTS
FROM ALL RESPONDENTS

RESULTS FROM ALL RESPONDENTS

EMPLOYEE SELF ASSESSMENT SURVEY					
	Very Much	Somewhat	Not At All	No Answer	Rank
Policy & Administration:					
Am aware that the City of Red Deer has a Municipal Integration Strategy.	55	79	47	1	3
Am aware of specific integration objectives being undertaken by my Department in 1993.	46	55	80	1	1
Believe my department's policy statements support the full participation of persons with disabilities.	87	60	24	11	9
Believe my department is doing everything that can be reasonably expected to include persons with disabilities.	95	66	12	9	10
Physical:					
Have checked to ensure that my office/work-space is appropriately accessible to a person in a wheelchair.	62	78	38	4	5
Am able to accommodate varying degrees of mobility in customers coming into my office/work-space.	62	78	38	4	5
Feel comfortable welcoming/accepting a person with special needs into my facility/work area.	127	47	5	3	13
Service:					
Feel I can be flexible and responsive to individual needs in the services I provide.	129	45	4	4	15
Have checked to ensure that all of the services I normally offer are available to a person with a disability.	71	85	22	4	7
Have considered ways in which I can improve accessibility to the services that I provide to the public.	52	86	36	8	5
Know who to call if I have questions about providing services to persons with disabilities.	70	60	51	1	4
Personal:					
Feel adept talking to/about a person with a disability in a dignified manner.	130	50	2	-	14
Normally take the time to find out what a person's abilities or interests are without making assumptions about their abilities.	78	97	7	-	8
Feel capable to focusing on a person and not their disability.	123	59	-	-	12
Believe I have patience and understanding when working with a person who has physical or mental limitations.	121	61	-	-	11
Know what to do in case of an emergency (ie. epileptic seizure)	68	82	32	-	6
Feel that I have received sufficient training to respond appropriately to a person with a disability.	48	84	52	-	2

- * Total number of respondents = 182
- * Rankings indicate which areas need the most work relative to the "ideal" indicated in the corresponding statement (ie: the statement with rank of "1" needs the most work)

APPENDIX TWO
SURVEY TO DEPARTMENT HEADS
EXAMPLE QUESTIONNAIRE

PARKS DEPARTMENT'S 1993 RECOMMENDATIONS

That the Parks Department will:

- 1) continue to monitor neighbourhood parks and playgrounds to ensure that a maximum attainable level of accessibility is maintained.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

___ *Retain Objective in its present form.*

(___ *Not complete* OR ___ *Ongoing*)

___ *Remove Objective. Rationale:* _____

___ *Modify Objective to read:* _____

- 2) request that MLA's stipulate "barrier-free" design criteria when granting C.F.E.P. and other provincial grants.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

___ *Retain Objective in its present form.*

(___ *Not complete* OR ___ *Ongoing*)

___ *Remove Objective. Rationale:* _____

___ *Modify Objective to read:* _____

- 3) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

___ *Retain Objective in its present form.*

(___ *Not complete* OR ___ *Ongoing*)

___ *Remove Objective. Rationale:* _____

___ *Modify Objective to read:* _____

- 4) endeavour to make all outdoor recreation facilities fully accessible.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

___ Retain Objective in its present form.

(___ Not complete OR ___ Ongoing)

___ Remove Objective. Rationale: _____

___ Modify Objective to read: _____

- 5) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

___ Retain Objective in its present form.

(___ Not complete OR ___ Ongoing)

___ Remove Objective. Rationale: _____

___ Modify Objective to read: _____

- 6) undertake an analysis of job functions as positions become vacant. If appropriate, the Department will consider reorganizing job functions to make a position available to a broad range of candidates including persons with mental and/or physical disabilities.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

___ Retain Objective in its present form.

(___ Not complete OR ___ Ongoing)

___ Remove Objective. Rationale: _____

___ Modify Objective to read: _____

- 7) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

☐ Retain Objective in its present form.

(☐ Not complete OR ☐ Ongoing)

☐ Remove Objective. Rationale: _____

☐ Modify Objective to read: _____

- 8) undertake structural modifications to the Bower Ponds stage to make it wheelchair accessible.

Specific actions taken towards completion of objective in 1993: _____

Recommendations for 1994:

☐ Retain Objective in its present form.

(☐ Not complete OR ☐ Ongoing)

☐ Remove Objective. Rationale: _____

☐ Modify Objective to read: _____

Please list any other integration initiatives undertaken in 1993 that are not listed above.

1. _____

2. _____

3. _____

Recommendations for new (1994) initiatives NOT already listed above:

1. _____

2. _____

3. _____

MUNICIPAL INTEGRATION STRATEGY: RECOMMENDATIONS

PARKS:	1993	1994	1995	1996	1997	1998	COMMENTS
1) continue to monitor neighbourhood parks and playgrounds to ensure that a maximum attainable level of accessibility is maintained.							
2) request that MLA's stipulate "barrier-free" design criteria when granting C.F.E.P. and other provincial grants.							
3) encourage staff to attend training and awareness sessions designed to support the integration of persons with disabilities into programs and services.							
4) endeavour to make all outdoor recreation facilities fully accessible.							
5) schedule public meetings in facilities that are barrier-free and ensure that all notice for such meetings include information on accessibility.							
6) undertake an analysis of job functions as positions become vacant. If appropriate, the Department will consider reorganizing job functions to make a position available to a broad range of candidates including persons with mental and/or physical disabilities.							
7) when reviewing existing policies or writing new policies, assess and, if necessary, re-draft these policies ensuring that they do not contradict the Municipal Integration Strategy which is also City policy.							
8) undertake structural modifications to the Bower Ponds stage to make it wheelchair accessible.							

DATE: MARCH 30, 1994

**TO: GILLIAN LAWRENCE
COMMUNITY WORKER**

FROM: CITY CLERK

RE: MUNICIPAL INTEGRATION STRATEGY - 2ND ANNUAL REVIEW

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 18, 1994 concerning the above topic. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from Gillian Lawrence, the Social Planning Community Worker, dated March 18, 1994, re: Municipal Integration Strategy / Five-Star Community Awards Program, hereby supports the Municipal Integration Strategy Team's application for the Five-Star Community Awards Program, and as presented to Council March 28, 1994."

On behalf of Council I would like to thank you and the Municipal Integration Strategy Team for your continued hard work and perseverance in this area.

As per your request, I have attached the original Five-Star Community Awards Program brochure to this memo. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services

NO. 2

FILE NO. R-40939

DATE: March 9, 1994

TO: KELLY KLOSS
City Clerk

FROM: EDNA ALLWRIGHT, Chairman
Recreation, Parks & Culture Board

RE: GREAT CHIEF PARK - RED DEER RIGGERS REQUEST FOR BEER TENT

The Recreation, Parks & Culture Board, at our meeting held on March 8th, heard a proposal from the Red Deer Riggers requesting approval for the placement of a beer tent adjacent to the baseball diamond for weekend use around their major games and tournaments. The Riggers reported that they are finding it increasingly difficult each year to attract corporate sponsorship, however, they do have a promise of support from a brewing company if they can get approval to sell their product on-site.

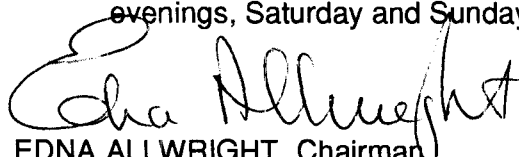
This issue has been before the Recreation, Parks & Culture Board on several occasions in years past, however, this request is altered in that a place has been found directly adjacent to the third base perimeter fence where a tent can be set up with access only permitted for patrons of the ball game, and with only one passenger gate to manage. This tent is then not exposed to the entire park, nor is there beer consumed in the stands but only in this facility.

Recognizing the significant need that we have to generate additional use of Great Chief Park in order to lessen the operating deficit for this facility, and likewise recognizing the fact that these local teams need to remain economically viable in order for themselves and us to succeed, the Recreation, Parks & Culture Board is prepared to recommend to City Council that a trial approval be given to this request and that it be evaluated at the conclusion of the season.

Attached to this memo is a sketch of the facility showing the location for this tent, and showing how it would be accessed.

After a full discussion, the following resolution was passed unanimously:

"That the Recreation Parks & Culture Board, having considered request from the Red Deer Riggers for the sale of beer at Great Chief Park, hereby agree to the sale of beer from a tent in accordance with the attached sketch, on a trial basis for the 1994 season, that same be closely monitored with the management and responsibility of access, security, etc. to be that of the Concessionaire and the Riggers Club, with the sale of beer to be restricted to weekends only (Friday evenings, Saturday and Sunday), and in accordance with the Liquor Control Act."


EDNA ALLWRIGHT, Chairman
Recreation, Parks & Culture Board

/s/
Attach.

cc: Craig Curtis, Director of Community Services
Lowell Hodgson, Recreation & Culture Manager

DATE: March 21, 1994

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division

RE: GREAT CHIEF PARK: REQUEST FOR BEER TENT
A memo from the Chairman of the Recreation, Parks
& Culture Board dated March 9, 1994 refers.

1. The Red Deer Riggers have requested approval for the placement of a beer tent adjacent to the baseball diamond at Great Chief Park for weekend use during their major games and tournaments.

There is no City Council Policy regarding the sale of beer at Great Chief Park. However, there has been a longstanding practice of prohibiting alcohol at the facility.

2. The request from the Red Deer Riggers was considered by the Recreation, Parks & Culture Board at its meeting on March 8, 1994. The board is recommending the sale of beer from a tent at Great Chief Park, on a trial basis for the 1994 season. The use would be closely monitored and a policy would be brought forward for approval early in 1995.

3. **RECOMMENDATION**

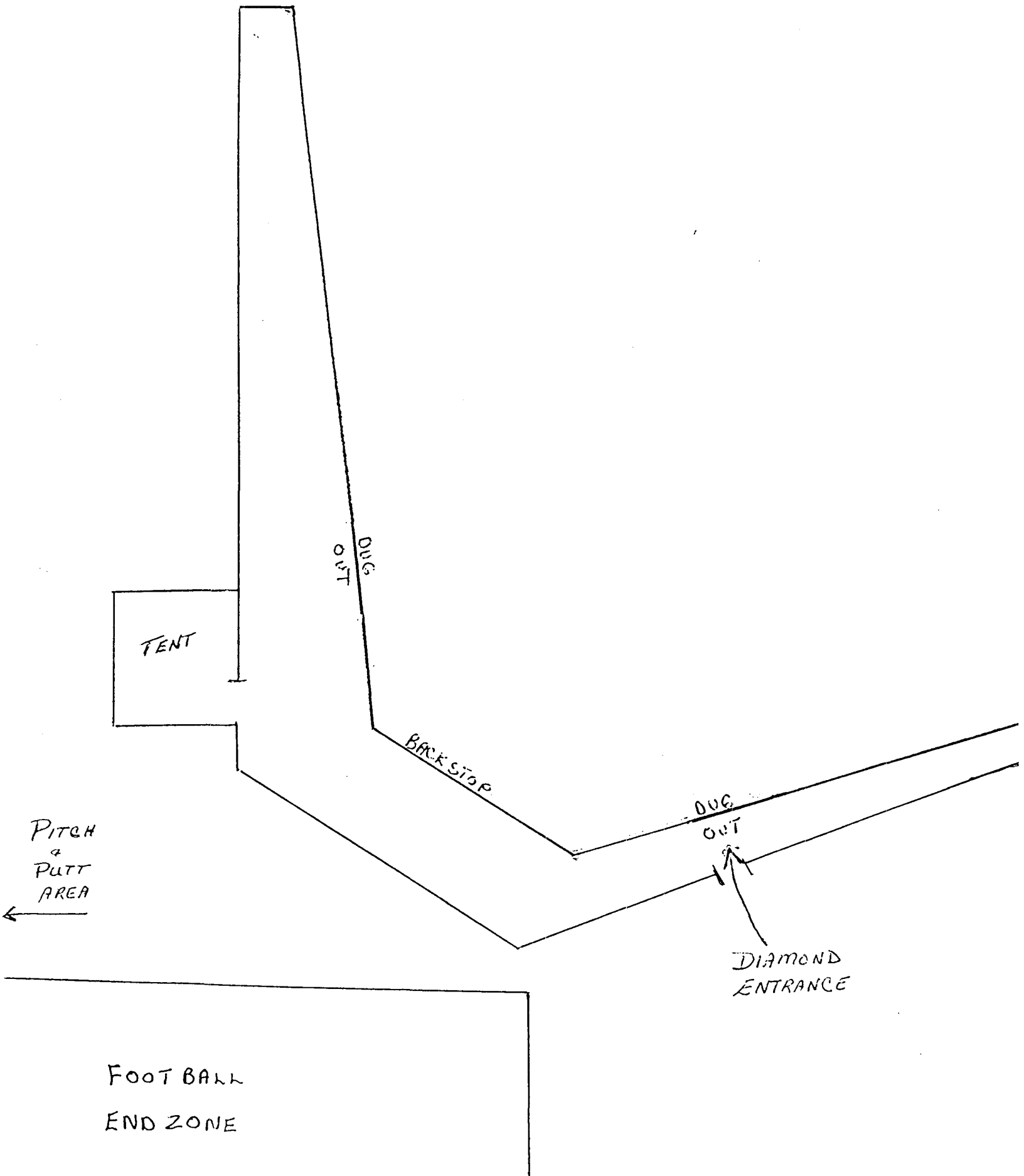
I support the comments of the Recreation, Parks & Culture Board and recommend that City Council endorse the recommendation, subject to the restrictions outlined.



CRAIG CURTIS

:dmg

- c Edna Allwright, Recreation, Parks & Culture Board Chairman
Lowell Hodgson, Recreation & Culture Manager

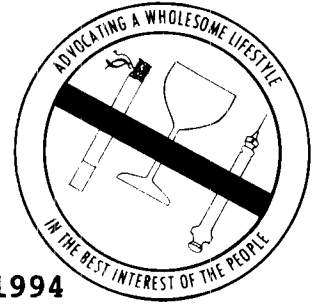


Alcohol-Drug Education Association of Alberta

4925 ROSS STREET, RED DEER, ALBERTA T4N 1X8 PH (403) 346-8447

A CITIZENS MOVEMENT FOR BETTER LIVING

March 18, 1994



TO MAYOR SURKAN AND COUNCIL:

The Alcohol-Drug Education Association of Alberta is a citizen's movement interested in helping make Alberta a safer and better place to live.

This organization is registered as a charity with both the federal and provincial governments, and is totally supported by contributions from people who subscribe to our objective.

We are not a research organization so we depend on those who are professionals in the field of addiction research, such as the Addiction Research Foundation in Toronto. This is an agency of the Ontario government, which has earned world-wide recognition for excellence in addiction research. It employs nearly 500 scientists and consultants, and was designated in 1977 as a collaborating centre of the World Health Organization.

The enclosed article entitled "The Path of Least Resistance: the trend to normalize alcohol," is published by ARF, and discusses the trend to treat alcohol as any other kind of merchandise. I have taken the liberty to mark the section under the heading, "Normalization: Seeing The Whole Picture."

We are concerned about the possibility of making alcohol legal in Great Chief Park. This is place frequented by families with children which we believe should be kept free from the sale and influence of alcohol.

We are also concerned, in these times of tight budgets, about the cost of alcohol to the people of Red Deer and Alberta. Comparing this province with other jurisdictions where costs have been studied, it is possible alcohol-related problems are costing Albertans about \$1.5 billion a year, or \$600 per capita. The Alberta Liquor Control Board's last report showed their Red Deer outlets sold \$35 million worth of liquor in 1992.

Our respectful request to your Council is that you do not allow the sale of alcohol in Great Chief Park.

Submitted by the Alcohol-Drug Education of Alberta

Douglas H. Russell
Douglas H. Russell, president

RECEIVED	
TIME	10:30 A.M.
DATE	94-03-18
BY	CR

The Path of Least Resistance: the trend to normalize alcohol

Version française disponible

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10.30 A.m.
DATE	94-03-18
BY	CR



Addiction Research Foundation
Fondation de la recherche
sur la toxicomanie

33 Russell St., Toronto, Ontario M5S 2S1, Canada • An Agency of the Province of Ontario

Recently, news reports have carried a variety of stories concerning alcohol and the way it is marketed and consumed in Ontario and Canada. These reports have covered proposals for selling beer and wine in corner stores, challenges to CRTC restrictions on the advertising of hard liquor and the partnership between a large grocery chain and a wine maker to set up a store within a store. We've also seen news of free trade agreements and GATT decisions calling for equitable access to Canadian markets for foreign producers, reports of pilot projects allowing the use of credit cards to pay for alcohol purchases, and announcements of the licensing of stadiums and sponsorship of sporting and cultural events by breweries, wineries and distillers.

The stories at first seem disparate, appearing as scattered points on a page headlined "alcohol." But in fact the points are connected by the thread of a single question: Should we treat alcohol as if it were just another product, not all that different from cheese or bed linens, or is alcohol somehow different and deserving of special regulation and consideration? If we fail to respond to these stories in the context of that underlying question, we risk a haphazard, patchwork alcohol policy. And we miss the opportunity to weave a balanced and logical approach to alcohol in our society based on concerns for public health and safety, the convenience of consumers and the interests of producers.

ALCOHOL CONTROLS: PROTECTING PUBLIC HEALTH

Alcohol Monopolies From the time of their emergence in Sweden in the mid-nineteenth century, modern government alcohol monopolies, including government-run retail stores, have been recognized as a way to promote public health and order. Government monopolies spread widely through Scandinavia and the English-speaking world in the years before the First World War, and following the Prohibition era in North America, all Canadian provinces and 18 U.S. states created alcohol monopolies. Today, full or partial alcohol monopolies also exist in Sweden, Finland, Norway, Iceland, Turkey and New Zealand as well as numerous developing and Eastern European countries.

In setting up alcohol monopolies, governments around the world recognized that because of the risks to public health, alcohol could not be treated as just another consumable product. Perhaps as important, governments recognized their vital role in advocating the responsible use of alcohol and in balancing concern for public health

against the desires of consumers and the needs of alcohol producers.

Price Policies Traditionally, governments have raised revenues through the taxation of alcohol. But, as well as being a source of revenue, taxes on alcohol have an important public health function. Over the decades, as our knowledge of alcohol and its impact has grown, we have come to realize that alcohol's risks are not associated solely with heavy drinking. Even low or moderate levels of use can impair worker safety, increase risks of certain cancers and, during pregnancy, affect the development of the fetus. And recent research has indicated that there is a relationship between overall alcohol use and rates of health problems. As a result, there has been a growing interest throughout the world in the use of alcohol controls such as tax increases to reduce alcohol-related problems. (see ARF Best Advice, "Alcohol and Tobacco Taxes: A Public Health Priority")

PRESSURES FOR REDUCED CONTROLS

Trade Liberalization Moves at the international level to remove trade barriers through free trade agreements and the General Agreement on Tariffs and Trade (GATT) also contribute to pressures to liberalize the availability of alcohol. In Ontario, discussions have focussed on charges by American brewers that Canada discriminates unfairly against their products in the Canadian market. Another apparent inequity is that Ontario winemakers are allowed to sell their products in "brand" stores, while foreign winemakers are restricted to selling only through LCBO outlets. Under free trade, the tendency is for inequities of this nature to be undone by liberalizing market opportunities for foreign producers rather than by further restricting domestic producers. Often, the effect of a less-restricted market on public health goes virtually unnoticed in the debate.

Self-control and Alcohol Controls At the same time, pressure has increased for the individual to exhibit self-control when it comes to drinking. We are far less tolerant of drinking and driving than ever before, and our perception of a good host has shifted from one who offers "one more for the road" to one who offers to call a taxi for an impaired guest.

But there is another side to the promotion of individual responsibility. In recent years, market forces have pushed to widen the availability of alcohol. "Let the consumer decide!" they argue. If the individual is responsible for

saying "No" to inappropriate alcohol use, the argument goes, then the individual should also be qualified to determine when that use is appropriate.

***NORMALIZATION: SEEING THE WHOLE PICTURE**

Like taxes on cigarettes which drive down the number of smokers and like legislation which makes it illegal to serve alcohol to someone who is intoxicated, decisions about alcohol distribution and pricing will affect public health. However, when these decisions are presented in isolation, the potential effects may be difficult to pin down. Will the sale of beer at a hockey game increase consumption to the point of increasing social and health care costs? Will the opening of wine "boutiques" in half a dozen grocery stores do the same? What about advertising hard liquor on television or selling beer and wine in corner stores?

Examined separately, each decision may have only a small impact on alcohol consumption levels, but the sum of those decisions may in fact be greater than the parts. Each has the potential to push us a step further along the continuum towards normalizing alcohol – treating it like cheese or bed linen – and the momentum created by each additional step may magnify the subsequent effects. It has been estimated that, today, alcohol use costs the province of Ontario \$4.3 billion per year in health care, lost wages and other social costs. Changes that normalize alcohol and increase its consumption tend to increase associated social and health care costs correspondingly.

And the fact remains that while our society has embraced the idea of individual responsibility when it comes to alcohol consumption, government still has a role to play in fostering an atmosphere which encourages responsible consumption. A recent survey of the attitudes of Ontario residents toward alcohol policy found that, on the whole, respondents tended to support existing or more stringent alcohol policies. Saying "yes" to individual responsibility does not rule out saying "yes" to government intervention in support of that responsibility.

POLICY DECISIONS: WEAVING A BALANCED APPROACH

Alcohol policy options cannot be adequately assessed in isolation from each other or from the societal context in which they will be implemented. Each decision must be based on an examination of how it will affect consumption rates and, correspondingly, the social and health costs of

that consumption. The interaction of policy decisions must also be recognized, bearing in mind that decisions have the potential either to reinforce or to reshape our attitude toward alcohol use.

It is essential that alcohol monopolies and other control agencies co-operate with and consult health agencies in assessing the public health impact of decisions concerning alcohol availability. Whereas a monopoly may be balancing the competing needs of public health, industry concerns and consumer preferences, health agencies are able to act as a clear advocate in one area. As well, health agencies may be best suited to view public health concerns across a range of separate issues.

A balanced approach to alcohol policy will view the consumer's convenience and commercial interests in the context of a broader responsibility to protect the public health. It is this yardstick against which alcohol policy options must be measured.

RECOMMENDATIONS

In assessing alcohol policy decisions, the Addiction Research Foundation recommends that:

- Safeguarding public health should be a primary goal of government policy. All alcohol-related issues, including those involving international trade, domestic production and the generation of government revenue by monopolies, should be assessed first and most importantly according to their impact on public health.
- Alcohol policy development, while recognizing that alcohol can be used responsibly, should have as its goal the reduction of alcohol-related harm. As a minimum standard, alcohol policy decisions should have a neutral impact on public health, and where possible, a positive effect is desirable.
- Controlling the availability of alcohol, both through taxes and through limits on the outlets and conditions of sale, should continue to be recognized as an important policy tool for minimizing alcohol-related harm.

August 1993

World has drinking problem

GENEVA (Reuter) — The industrialized world's drinking problem is increasing, though at a slower rate, and the World Health Organization suggests governments should clamp down on the availability of alcohol and places to sell it.

Analysing a series of studies on drinking, WHO concluded that government attitudes to alcohol are ambiguous and the focus of drunkenness has shifted from the gutters of skid road to the drawing rooms of the middle class.

The conclusions appear in a WHO bulletin highlighting the findings of several research groups who studied drinking habits during the 25 years from 1950 to 1975 in the United States, Canada, Finland, Ireland, the Netherlands, Poland and Switzerland.

It said countries should focus on preventing the spread of availability of alcohol instead of deriving revenue from it.

Traffic accidents and violence caused by drink would continue to figure prominently in industrialized societies. Governments, therefore, should also control the places where alcohol is consumed, WHO said.

Generally, WHO says, a far wider range of people have taken to alcohol. Per capita consumption has risen while sex, age and social class have become less important in determining intake and "alcohol has begun to lose its shady reputation."

The health organization says that together with increasing consumption there has come a general increase in the adverse consequences of drinking.

"The spread of drinking to practically all groups of the population and to an increasing number of social situations, made it more difficult to localize alcohol-related problems to a

particular group or life-style."

But it added: "There was a shift in the focus of problems from the lower class and deviant sub-groups to the middle class. Skid road inebriates were superseded or joined by middle class cirrhotics and drunken drivers."

These developments, especially the increase in social drinking, had harmed the general health of the population, says WHO.

On the one hand governments had expanded health services for treating alcoholics, but on the other there had been a general weakening of state restrictions on the purchase of alcohol and its consumption in public places.

Furthermore, state involvement in alcohol production and promotion had in some respects intensified. "The outcome has been the reinforcement of vested interests in alcohol, which may adversely affect the possibility of preventing alcohol problems in the future," it said.

With more clinics for treating alcohol-related problems, the responsibility for alcoholism had shifted from the availability of the bottle to the person, WHO said. The view had emerged that if alcoholism was attributable to individuals, then there was no need to control the drinking of the "normal" majority.

"In this sense, the expansion of the treatment system may be seen as a kind of culture excuse for the normalization of drinking and relaxation of controls."

However, there are some positive signs. In recent years the rate of increase in alcohol consumption appeared to be tailing off, says the international group, and the growing interest in healthy lifestyles "may help to increase the understanding that alcohol is not simply a commodity to be enjoyed but something that entails social and health risks."

Commissioners' Comments

Although Council does not have a formal written policy with respect to the sale of alcohol in City facilities, it has been a long standing practice that alcohol not be sold on City premises. Recognizing the circumstances that are outlined in the attached report from the Recreation, Parks & Culture Board, we concur with the recommendation that we enter into a trial program for the 1994 season with a report to be brought back to Council at the end of the season at which time, Council could, if they choose, establish a formal policy.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

March 18, 1994

TO MAYOR SURKAN AND COUNCIL:

The Alcohol-Drug Education Association of Alberta is a citizen's movement interested in helping make Alberta a safer and better place to live.

This organization is registered as a charity with both the federal and provincial governments, and is totally supported by contributions from people who subscribe to our objective.

We are not a research organization so we depend on those who are professionals in the field of addiction research, such as the Addiction Research Foundation in Toronto. This is an agency of the Ontario government, which has earned world-wide recognition for excellence in addiction research. It employs nearly 500 scientists and consultants, and was designated in 1977 as a collaborating centre of the World Health Organization.

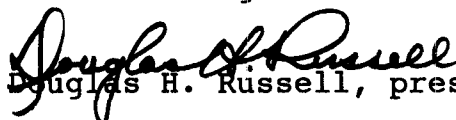
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We are concerned about the possibility of making alcohol legal in Great Chief Park. This is place frequented by families with children which we believe should be kept free from the sale and influence of alcohol.

We are also concerned, in these times of tight budgets, about the cost of alcohol to the people of Red Deer and Alberta. Comparing this province with other jurisdictions where costs have been studied, it is possible alcohol-related problems are costing Albertans about \$1.5 billion a year, or \$600 per capita. The Alberta Liquor Control Board's last report showed their Red Deer outlets sold \$35 million worth of liquor in 1992.

Our respectful request to your Council is that you do not allow the sale of alcohol in Great Chief Park.

Submitted by the Alcohol-Drug Education of Alberta


Douglas H. Russell, president

THE CITY OF RED DEER	
RECEIVED	
TIME	10:30 A.M.
DATE	94.03.18
BY	OR

DATE: MARCH 29, 1994

TO: RECREATION, PARKS AND CULTURE BOARD

FROM: CITY CLERK

**RE: GREAT CHIEF PARK - RED DEER RIGGERS REQUEST FOR
BEER TENT**

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 9, 1994 concerning the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated March 9, 1994, re: Great Chief Park - Red Deer Riggers Request for Beer Tent, hereby approves the request from the Red Deer Riggers for the sale of beer from a tent at Great Chief Park, subject to the following conditions:

1. That said approval is given on a trial basis for the 1994 season only;
2. That the sale of beer be from a tent only in accordance with the sketch as presented to Council March 28, 1994;
3. That the sale of beer be closely monitored with the management and responsibility of access, security, etc. to be that of the Concessionaire and the Red Deer Riggers;
4. That the sale of beer be restricted to weekends only (Friday evenings, Saturday and Sunday) and in accordance with the Liquor Control Act;
5. That a report be brought back to City Council relative to this matter at the end of the trial period,

and as presented to Council March 28, 1994."

The decision of Council in this instance is submitted for your information. By way of a copy of this memo, I will be asking the Recreation and Culture Manager to advise the Red Deer Riggers of Council's decision in this regard.

Recreation, Parks and Culture Board

March 29, 1994

Page 2

I look forward to a report being brought back to City Council concerning this matter at the end of the trial period. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Recreation and Culture Manager
Parks Manager

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 29, 1994

Alcohol Drug Education
Association of Alberta
4925 Ross Street
Red Deer, Alberta
T4N 1X8

Att: Douglas H. Russell, President

Dear Sir:

At the City of Red Deer Council Meeting held on Monday, March 28, 1994, consideration was given to a request by the Red Deer Riggers for a beer tent at Great Chief Park. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated March 9, 1994, re: Great Chief Park - Red Deer Riggers Request for Beer Tent, hereby approves the request from the Red Deer Riggers for the sale of beer from a tent at Great Chief Park, subject to the following conditions:

1. That said approval is given on a trial basis for the 1994 season only;
2. That the sale of beer be from a tent only in accordance with the sketch as presented to Council March 28, 1994;
3. That the sale of beer be closely monitored with the management and responsibility of access, security, etc. to be that of the Concessionaire and the Red Deer Riggers;
4. That the sale of beer be restricted to weekends only (Friday evenings, Saturday and Sunday) and in accordance with the Liquor Control Act;
5. That a report be brought back to City Council relative to this matter at the end of the trial period,

and as presented to Council March 28, 1994."

... / 2

**RED DEER***a delight
to discover!*

Mr. Douglas H. Russell

March 29, 1994

Page 2

The decision of Council in this instance is submitted for your information. Thank you for taking the time to write to Council regarding this issue and for attending the Council Meeting to verbalize your concerns. I applaud you in your efforts to keep areas frequented by families with children free of the sale and influence of alcohol.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS
City Clerk

KK/clr

Alcohol-Drug Education Association of Alberta

4925 ROSS STREET, RED DEER, ALBERTA T4N 1X8

PH. (403) 346-8447

A CITIZENS MOVEMENT FOR BETTER LIVING



April 4, 1994

The City of Red Deer
City Clerk's Department
Mr. Kelly Kloss, City Clerk
P.O.Box 5008,
Red Deer, Alberta T4N 3T4

Dear Mr.Kloss:

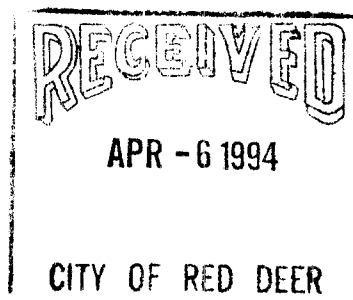
Thank you for sending me the results of the vote on allowing the sale of beer in Great Chief Park. I now have exactly what happened which may be helpful when the subject comes up for review.

Thank you for your kind remarks.

I am enclosing a copy of a letter I am sending to the editor of the Red Deer Advocate relative to the above subject, also a copy of the presentation I made to the council.

Sincerely,


Douglas H. Russell, president



Alcohol-Drug Education Association of Alberta

4925 ROSS STREET, RED DEER, ALBERTA T4N 1X8 PH. (403) 346-8447

A CITIZENS MOVEMENT FOR BETTER LIVING



April 4, 1994

The Editor
Red Deer Advocate
Postal Bag 5200
Red Deer, AB T4N 5G3

Dear Editor:

I am amazed that the mayor and aldermen of Red Deer city council would vote to allow the sale of beer in Great Chief Park, contrary to some of the best research on the consequences of making alcohol more available.

The World Health Organization did a research project on the drinking problem over a 25-year period in collaboration with seven countries including Canada. This was probably the most extensive research ever done on the problems arising out of the use of alcohol. The consensus reached was: if governments want to do something about the alcohol problem they should forget about trying to make money on liquor, and cut down on the places where it is sold.

The Addiction Research Foundation in Toronto employs 200 scientists and researchers, and is internationally known for its excellence in alcohol research. Here is a quote from that organization on alcohol availability: "Studies have shown that as the number of outlets and their days and hours of operation increase, so do the rates of problems such as alcohol dependence, liver cirrhosis, traffic crashes and arrests for public drunkenness."

The chief executive officer of the Alberta Alcohol and Drug Abuse Commission, Mr. Leonard Blumenthal, had this to say about alcohol availability: "I think it is a proven fact if you increase availability it leads to increased consumption and increased alcohol problems."

The precedent set by the mayor and council, overruling the long-standing practice of not allowing alcohol sales on city premises, could lead to a significant increase of alcohol outlets in this city, and a corresponding increase in alcohol problems.

Sincerely,

Douglas H. Russell, president

SHOULD BEER BE SOLD IN GREAT CHIEF PARK?

1. The City of Red Deer and the recreation board are to be commended in showing caution in regard to the sale of liquor on city premises. They must have had some good reasons for this long-standing policy.
2. Suggestion for a change of policy revolve around a financial issue: the need for the Riggers ball team to raise money, and for the possible side benefits of the city profiting from the use of the park.
3. We believe allowing the Riggers to sell beer would generate some funds for both the team and the city. The only people who make money on liquor are those who sell it. The rest of us pay for picking up the pieces.
4. Not that we think in this case there would be a lot of pieces to pick up. We would predict that allowing the sale of beer in the park might not result in serious rowdyism or drinking and driving accidents, but that things would probably go on much as usual.
5. But there are aspects of relaxing liquor regulations which give us serious concern, and which we trust your council will give serious consideration.
6. Authorizing the sale of beer so a ball team can raise money leaves young people with the impression beer is a way out of financial problems. Just the opposite is true, it's the way into them. Maybe not for the Riggers, but it is a general principle that nobody ever drank their way to prosperity.
7. To allow the sale of beer in Great Chief Park would set a precedent, particularly if a trial run for a year did not result in any too serious consequences. It would create what has been called the "slippery slope." Others would want to know why they could not sell it too.
8. This raises the question of availability, consumption, and alcohol problems. We will refer you to the Chief Executive Officer of the Alberta Alcoholism and Drug Abuse Commission, Mr. Leonard Blumenthal. This is what he has to say. "I think it's a proven fact if you increase availability it leads to increased consumption and increased problems."
9. Alcohol is a drug to which some people become addicted, some who use it become irresponsible, and some become violent. It has a long history of being associated with serious social and financial problems. For this reason governments around the world have found it necessary to restrict its sale and use by law.

10. Allowing the sale of beer in a family park is to leave the impression that it is not as harmful as we have been led to believe. The rebuttal to that argument is to read the Red Deer Advocate, or listen to the news. If anyone is not convinced there is an abundance of reliable research from such sources as the Addiction Research Foundation in Toronto, which provided adequate confirmation.
11. Increasing the availability of alcohol and taking a more casual approach to the whole drinking question is going against the present trend away from alcohol use. According to AADAC there has been a decrease in per capita consumption in Alberta between 1982 and 1991 of 27 percent and the trend continues. The drinking and driving tragedy, the Fetal Alcohol Syndrome, and the physical fitness emphasis are only some of the reasons.
12. We believe we speak for the people of Red Deer when we say we expect our elected officials to act in the best interests of all the people, and not for the particular benefit of any special interest group. We do not believe allowing a ball team to sell beer in a park frequented by young people and children, that lays open to question the financial consequences of such a course, and that opens the door to more alcohol outlets in the future falls under that criteria.
11. Therefore, we request in the interests of wholesome recreation, and the safety and well being of all the citizens of Red Deer, that your Council not approve the sale of beer in Great Chief Park.

Submitted by Douglas H. Russell, president, for the
Alcohol-Drug Education Association of Alberta

Red Deer City Council, March 28, 1994

DATE: March 17, 1994

TO: City Council

FROM: City Commissioners
Director of Financial Services

RE: 1993 OPERATING RESULTS AND SIGNIFICANT BUDGET VARIANCES

INTRODUCTION

Council Policy #405 states:

"No later than April 30 of the year following, a report on significant budget variances is to be submitted to Council by the Treasurer and City Commissioners:

- identifying significant budget variances, and
- explaining the reasons for variances in the previous fiscal year."

This report is submitted in accordance with the Council policy.

COMPARISON OF 1993 BUDGET AND ACTUAL RESULTS

The City of Red Deer operates based on a number of "funds" that consist of self-balancing revenue and expenditure accounts. Each fund is intended to provide specific services.

TABLE 1 identifies the funds and whether any surplus or deficit at the end of the year is transferred to accumulated surplus or a reserve for a particular purpose.

TABLE 1 CITY FUNDS AND HOW OPERATING SURPLUSES OR DEFICITS ARE ALLOCATED		
FUND	ALLOCATED TO	COMMENTS
General	Accumulated Surplus	
Water Utility	Accumulated Surplus	
Sewer Utility	Accumulated Surplus	
Garbage Collection Utility	Accumulated Surplus	
Recycling Utility	Accumulated Surplus	
Parking	Reserve	To provide additional parking
Equipment	Reserve	To fund new equipment purchases
Solid Waste	Reserve	To fund a new landfill site
Electric Light & Power	Reserve	To fund system capital expenditures

City Council
 March 17, 1994
 Page 2

The following TABLES 2 and 3 show the 1993 actual results and budget variances for the above funds.

TABLE 2 compares the 1993 budgeted and actual surplus (deficit) for those funds where the actual surplus (deficit) is transferred to accumulated surplus.

TABLE 2 COMPARISON OF BUDGETED SURPLUS (DEFICIT) WITH ACTUAL FOR 1993 (\$'000)				
Fund	Surplus (Deficit)		Variance Favourable (Unfavourable)	For Detail See Pages
	Budget	Actual		
General	\$ (315)	\$ 237	\$ 552	7-15, 22,23
Water Utility	45	184	139	16-17
Sewer Utility	221	418	197	18-19
Garbage Collection	12	72	60	20
Recycling	33	202	169	21
	\$ (4)	\$ 1,113	\$ 1,117	

TABLE 3 compares the 1993 budgeted transfer to/from reserves with the actual transfer for those funds where any surplus or deficit is allocated to a reserve.

TABLE 3 COMPARISON OF BUDGETED TRANSFERS TO RESERVES WITH ACTUAL FOR 1993 (\$'000)				
Fund	Transfer To (From) Reserve		Variance Favourable (Unfavourable)	For Detail See Pages
	Budget	Actual		
Parking	\$ 122	\$ 144	\$ 22	24
Equipment	430	228	(202)	
Solid Waste	269	246	(23)	
Electric Light & Power	345	2,481	2,136	25-26
	\$ 1,166	\$ 3,099	\$ 1,933	

City Council
March 17, 1994
Page 3

The total variance from budget for TABLES 2 and 3 is a favourable variance of \$3,050,000, or 2.5% of the total operating budget.

The reasons for the variances from budget disclosed on TABLE 2 and 3 are detailed on Appendix B to this report. Page references are indicated on TABLES 2 and 3.

TABLE 4 discloses how the accumulated surpluses for the various funds changed as a result of the actual 1993 surplus detailed on TABLE 2.

TABLE 4 SUMMARY OF CHANGES IN ACCUMULATED SURPLUS FOR 1993 (\$'000)				
Fund	Accumulated Surplus Dec. 31/92	1993 Actual Surplus	Transfers From Surplus	Accumulated Surplus Dec. 31/93
General	\$ 5,226	\$ 237	\$ (152)	\$ 5,311
Water Utility	197	184	0	381
Sewer Utility	1,389	418	(500)	1,307
Landfill	268	0	0	268
Garbage Collection Utility	191	72	0	263
Recycling Utility	128	202	0	330
Totals	\$ 7,399	\$ 1,113	\$ (652)	\$ 7,860

The accumulated surplus of the various funds increased by \$461,000 in 1993 to \$7,860,000.

It is important to retain the accumulated surplus and increase it:

- to provide funding for the first six months of the year until tax revenues are received.
- to maintain interest revenue which is used to finance General municipal expenditures.
- to provide a cushion for large unanticipated economic reversals.

City Council
March 17, 1994
Page 4

The following graph illustrates the changes in accumulated surplus for the years 1983 to 1993.

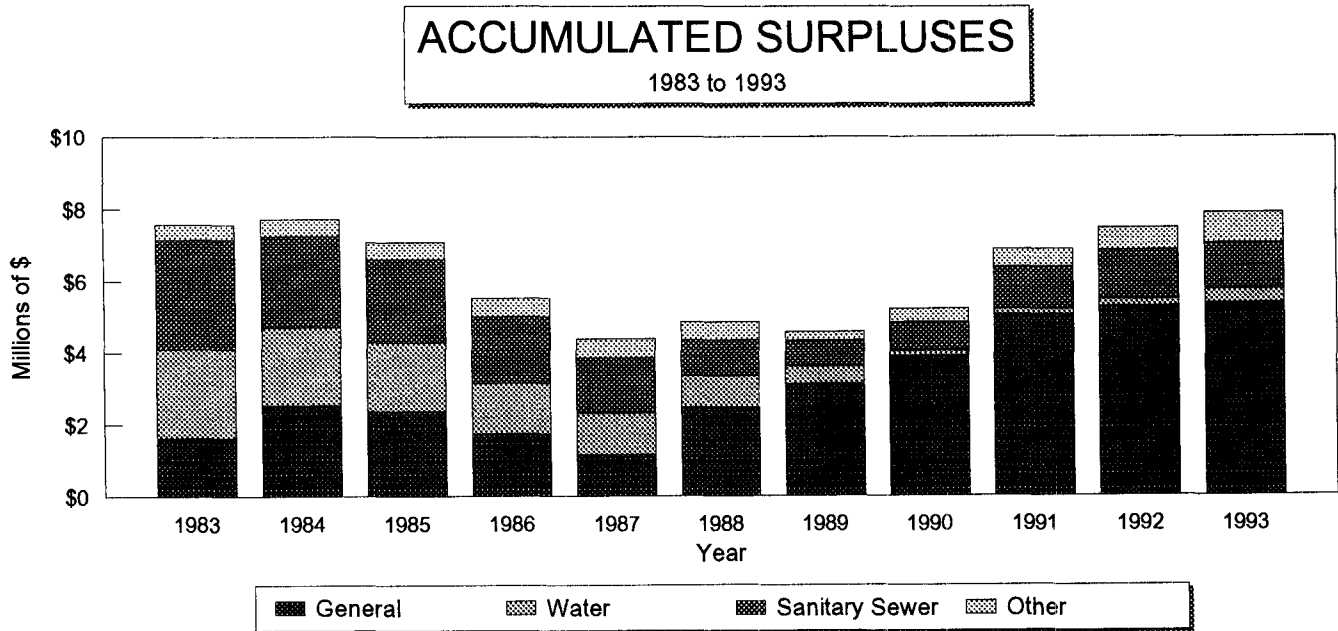


TABLE 5 discloses how the fund reserves changed in 1993 as a result of the 1993 transfers on TABLE 3.

TABLE 5 CHANGES IN UTILITY RESERVE BALANCES FOR 1993 (\$'000)				
Fund	Balance Dec. 31/92	Transfer To (From) Reserve		Balance Dec. 31/93
		Operations	Other	
Parking	\$ 497	\$ 144	\$ 39	\$ 680
Equipment	765	228	53	1,046
Landfill	2,555	246	163	2,964
E. L. & P.	4,583	2,481	(1,583)	5,481
	\$ 8,400	\$ 3,099	\$ (1,328)	\$ 10,171

City Council
March 17, 1994
Page 5


Attached to the report is Appendix "A". This Appendix compares the net 1993 budget for the major functions with the actual results. Major variances in excess of \$50,000 are detailed on Appendix B. The page references are shown in the first column of Appendix A.

It should be noted the figures in this report are subject to adjustment by year end audit.


If clarification or more information is required, please contact the Director of Financial Services.

Recommendation

That the report be accepted by Council as information.



G. Surkan
Mayor



M. C. Day
City Commissioner



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

AW/jt

Att.

APPENDIX A

**THE CITY OF RED DEER
STATEMENT OF OPERATING BUDGET VARIANCES
FOR THE YEAR ENDED DECEMBER 31, 1993**

PAGE NO.	FUNCTION DESCRIPTION	1993		VARIANCE FAVOURABLE (UNFAVOURABLE)	
		BUDGET	ACTUAL	AMOUNT	%
7	NET TAXATION	(\$21,209,278)	(20,938,227)	(\$271,051)	1.3%
8-9	GENERAL PROGRAMS	(13,802,802)	(13,934,020)	131,218	-1.0%
	DEVELOPMENT SERVICES	813,853	818,958	(5,105)	-0.6%
	SUBDIVISION DEVELOPMENT	(2,128)	0	(2,128)	
	CITY COMMISSIONERS	409,071	401,423	7,648	1.9%
10	ELECTED OFFICIALS & CITY CLERK	812,653	763,555	49,098	6.0%
	PERSONNEL	500,292	494,150	6,142	1.2%
	FINANCIAL SERVICES DIRECTOR	0	0	0	
	TREASURY SERVICES	1,361,715	1,351,896	9,819	0.7%
	CITY ASSESSOR	602,741	605,473	(2,732)	-0.5%
	COMPUTER SERVICES	806,893	805,238	1,655	0.2%
	CITY HALL OPERATION	630,887	606,091	24,796	3.9%
	PARKING FUND	0	0	0	
11	BY-LAWS & INSPECTIONS	82,120	132,839	(50,719)	-61.8%
	POLICE PROTECTION	6,265,371	6,229,051	36,320	0.6%
12-13	FIRE & AMBULANCE	6,463,168	6,282,503	180,665	2.8%
14	ENGINEERING SERVICES	1,136,267	1,073,266	63,001	5.5%
24	EQUIPMENT FUND	0	0	0	
15	PUBLIC WORKS	6,004,572	5,917,009	87,563	1.5%
	AIRPORT	111,000	99,126	11,874	10.7%
16-17	WATER UTILITY	0	(139,269)	139,269	
18-19	SEWER UTILITY	0	(197,193)	197,193	
	GARBAGE DISPOSAL	0	0	0	
20	GARBAGE COLLECTION	0	(59,603)	59,603	
21	RECYCLING	0	(168,833)	168,833	
23	TRANSIT SYSTEM	1,456,892	1,361,514	95,378	6.5%
	COMMUNITY SERVICES DIRECTOR	14,715	9,521	5,194	35.3%
	COMMUNITY SERVICES - GENERAL	1,669,977	1,680,407	(10,430)	-0.6%
	SOCIAL PLANNING	687,743	691,535	(3,792)	-0.6%
22	PARKS	2,008,112	1,900,624	107,488	5.4%
	RECREATION & CULTURE	1,937,151	1,909,974	27,177	1.4%
	ECONOMIC DEVELOPMENT	222,825	211,650	11,175	5.0%
25-26	EL & P UTILITY	1,016,190	974,583	41,607	4.1%
TOTALS		\$0	(\$1,116,759)	\$1,116,759	

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
NET TAXATION - UNFAVOURABLE VARIANCE of \$(271,051) This variance was primarily the result of:	
1. Property Taxes <ul style="list-style-type: none"> Undercollection of municipal property taxes due to unanticipated assessment reductions. 	\$ (326,727)
2. Business Taxes <ul style="list-style-type: none"> Collection exceeded budget provision. This if offset somewhat by the cancellations budget being \$25,232 over the budget provision. 	33,685
3. Mobile Home Licenses <ul style="list-style-type: none"> Billings exceeded the budget by \$21,179. 	21,179

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
GENERAL PROGRAMS - NET FAVOURABLE VARIANCE of \$131,218 This variance was primarily the result of:	
1. Property and Business Tax Penalties <ul style="list-style-type: none"> Exceeded budget provision because the amount of taxes unpaid was greater than anticipated. 	\$ 30,970
2. Northwestern Utilities Franchise <ul style="list-style-type: none"> Franchise fees are based on a percent of natural gas revenue. 	169,030
3. Interest on Investments <ul style="list-style-type: none"> There was a substantial decline in interest rates during 1993. 	(254,624)
4. From Prior Years' Surplus <ul style="list-style-type: none"> Council decided to transfer \$61,526, after the budget was approved, to fund a payment to the Regional Planning Commission. 	61,526
5. Election Costs <ul style="list-style-type: none"> Actual costs were less than anticipated for capital purchases. 	10,311

APPENDIX B

GENERAL PROGRAMS -		
NET FAVOURABLE VARIANCE of \$ 131,218 (continued)		
6. Miscellaneous Services		\$ 11,141
• There were a number of variances:		
<u>Description</u>	<u>Variance Favourable (Unfavourable)</u>	
Commuted Local Improvements	\$ 24,279	
Postage	29,830	
General Insurance	21,311	
Other Interest	(80,994)	
Tax Reductions by Annexation		
Orders	15,477	
Property Tax Alterations	28,421	
Business Tax Alterations	(25,232)	
Brier	20,000	
7. Transfers		52,888
• Franchise fees that varied from budget provision		
<u>Utility</u>	<u>Variance Favourable (Unfavourable)</u>	
Garbage	\$ (14,017)	
E. L. & P.	78,810	
Water	(13,816)	
Sewer	(9,089)	

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
ELECTED OFFICIALS AND CITY CLERK - FAVOURABLE VARIANCE of \$49,098 This favourable variance was primarily the result of:	
1. Printing revenue exceeding budget by \$10,818 (19%) and other revenue that was not budgeted of \$6,080	\$ 16,898
2. Salary costs for the City Clerk section were under budget	17,648
3. Election costs were less than expected	10,311

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000							
Description	Variance Favourable (Unfavourable)						
BYLAWS AND INSPECTIONS - UNFAVOURABLE VARIANCE of \$50,719 This variance was primarily the result of:							
1. Permit and License Revenue <ul style="list-style-type: none"> Revenues from building permits were \$69,514 or 22% under the budget of \$322,300 Other significant variances were: <table> <tr> <th><u>Description</u></th><th><u>Amount</u></th></tr> <tr> <td>Professional & Business Licenses</td><td>\$ (13,942)</td></tr> <tr> <td>Heating Permits</td><td>5,695</td></tr> </table> 	<u>Description</u>	<u>Amount</u>	Professional & Business Licenses	\$ (13,942)	Heating Permits	5,695	\$ (74,191)
<u>Description</u>	<u>Amount</u>						
Professional & Business Licenses	\$ (13,942)						
Heating Permits	5,695						
2. Building Inspections <ul style="list-style-type: none"> Salaries were underspent by \$16,887 	\$ 14,230						

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000															
Description	Variance Favourable (Unfavourable)														
FIRE & AMBULANCE - FAVOURABLE VARIANCE of \$180,665 This variance was primarily the result of:															
1. Administration <ul style="list-style-type: none"> Salaries were \$14,663 underspent. 	\$ 19,466														
2. Prevention <ul style="list-style-type: none"> Salaries were \$16,003 overspent Revenue was \$4,645 under the budget of \$7,500 There were a number of underexpenditures on operating expenditure accounts that partly offset the unfavourable variances in the first two items. 	\$ (9,459)														
3. Suppression <ul style="list-style-type: none"> Revenues had a favourable variance of \$7,650 mainly due to a favourable capital project variance of \$8,551 Salary costs were \$111,589 overspent but this is offset by an underexpenditure of \$168,721 in ambulance salaries Significant underexpenditures occurred in: <table> <tr> <td>Equipment Rental - External</td><td>\$ 24,966</td></tr> <tr> <td>Clothing and Shoes</td><td>35,772</td></tr> <tr> <td>Construction & Maintenance Supplies</td><td>12,382</td></tr> <tr> <td>Capital Expenditures</td><td>13,244</td></tr> </table> Other significant overexpenditures were: <table> <tr> <td>Telephone</td><td>\$ 5,804</td></tr> <tr> <td>City Utilities</td><td>8,429</td></tr> <tr> <td>Natural Gas</td><td>7,202</td></tr> </table> 	Equipment Rental - External	\$ 24,966	Clothing and Shoes	35,772	Construction & Maintenance Supplies	12,382	Capital Expenditures	13,244	Telephone	\$ 5,804	City Utilities	8,429	Natural Gas	7,202	\$ (44,925)
Equipment Rental - External	\$ 24,966														
Clothing and Shoes	35,772														
Construction & Maintenance Supplies	12,382														
Capital Expenditures	13,244														
Telephone	\$ 5,804														
City Utilities	8,429														
Natural Gas	7,202														

APPENDIX B

FIRE & AMBULANCE	
FAVOURABLE VARIANCE of \$180,665 (continued)	
4. Communications	\$ (3,710)
<ul style="list-style-type: none"> Salaries overspent by \$25,758 Telephone underspent by \$15,370 Contractual Services underspent by \$4,794 	
5. Ambulance	\$ 215,640
<ul style="list-style-type: none"> Revenue exceeded budget by \$22,312 Salaries were underspent by \$168,721 as noted under Suppression Other underexpenditures were: <ul style="list-style-type: none"> Equipment Rental - Internal \$ 11,949 Repair & Maintenance 6,394 Gas, Oil 7,245 An overexpenditure of \$7,515 occurred in General Supplies. 	

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
ENGINEERING SERVICES - FAVOURABLE VARIANCE of \$ 63,001 The variance was primarily the result of:	
1. Drafting <ul style="list-style-type: none"> • Revenues exceeded budget by \$17,241 • Salary costs were underspent by \$53,108 • Capital costs were overspent by \$21,079 	\$ 59,675
2. Traffic <ul style="list-style-type: none"> • Revenues exceeded budget by \$29,476 • Salary costs were overspent by \$25,726 • Repair and Maintenance costs were underspent by \$5,489 • Capital expenditures were overspent by \$5,771 	\$ 10,310

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
PUBLIC WORKS - FAVOURABLE VARIANCE of \$ 87,563 The variance was primarily the result of:	
1. Administration <ul style="list-style-type: none"> • Salary costs were underspent by \$20,174 	\$ 22,222
2. Concrete Repairs for Others	\$ (9,240)
3. Pavement Repairs for Others <ul style="list-style-type: none"> • Expenditures exceeded recoveries 	\$ 7,431
4. Grading Roads and Lanes	\$ 11,129
5. Bridge Maintenance	\$ 14,479
6. Drainage Maintenance	\$ 12,366
7. Snow and Ice Control	\$ 31,778
8. Spring Cleanup <ul style="list-style-type: none"> • Underexpenditures occurred 	\$ 11,995
9. Debt Charges <ul style="list-style-type: none"> • The Province reduced the interest subsidy by 40% 	\$ (27,382)

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
WATER UTILITY - FAVOURABLE VARIANCE of \$ 139,269 The favourable variance was primarily the result of:	
1. Revenues <ul style="list-style-type: none"> Commercial water revenue was \$136,784 (5%) under budget. 	\$ (129,070)
2. Administration <ul style="list-style-type: none"> The major variance was in the franchise fee of \$13,816 because it is based on revenues. 	\$ 27,244
3. Pumping Operations & Maintenance <ul style="list-style-type: none"> City utilities were underspent by \$53,207 and supplies by \$7,408. 	\$ 68,925
4. Purification, Treatment and Plant Maintenance <ul style="list-style-type: none"> The major variances were: <div style="margin-left: 40px;"> General supplies \$ 8,916 Construction supplies (58,104) Chemicals 29,816 Natural Gas 20,064 Capital expenditure 52,792 Sludge Disposal: Wages 6,443 Contracted Services 44,233 Internal Equipment Rental 13,147 </div>	\$ 126,660

APPENDIX B

WATER UTILITY -		
FAVOURABLE VARIANCE of \$ 139,269 (continued)		
5. Transmission and Distribution		\$ 84,625
• The significant variances were:		
Valve inspections and repair	\$ 25,993	
Hydrant replacement	7,845	
Valve replacement	7,104	
Water Distribution study	10,898	
Meter maintenance	13,607	
Water & Sewer connections	14,004	
Water & Sewer kills	10,029	
6. Debt Charges		\$ (39,488)
• Interest subsidy was under budget by \$17,762.		

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
SEWER UTILITY -	
FAVOURABLE VARIANCE of \$ 197,193	
The favourable variance was primarily the result of:	
1. Revenue	\$ (83,233)
• Commercial revenue was \$84,560 under budget.	
2. Administration	\$ 34,635
• Salaries were underspent by \$14,345	
• Franchise fees were underspent by \$9,089 because they are based on revenues.	
3. Customer Billing and Collection	\$ 7,362
4. Grounds Care	\$ 6,490
5. Sewage Treatment and Disposal	\$ 231,403
• The following costs were under budget.	
Salaries	\$ 38,857
Contracted services	54,290
City utilities	49,960
Internal Equipment Rental	23,764
Construction supplies	(8,553)
Natural Gas	6,202
Capital	38,134
Liquid Waste Treatment	46,425

APPENDIX B

SEWER UTILITY -		
UNFAVOURABLE VARIANCE of \$197,328		
6. Sewage Collection System		
• The major variances were:		
City blockage - sewer service	\$ 8,100	
Sewage collection - Sewer cleaning	(5,056)	
Sewer relays	(9,192)	
Flushing sewers	7,394	
Utility locations	5,635	
Camera inspections	28,759	
		\$ 34,626

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
GARBAGE COLLECTION - FAVOURABLE VARIANCE of \$ 59,603 This favourable variance was primarily the result of:	
1. Revenues <ul style="list-style-type: none"> Commercial revenue was under budget by \$125,760 	\$ (113,833)
2. Administration <ul style="list-style-type: none"> Franchise fees were under budget by \$19,862 due to a revenue shortfall Advertising was underspent by \$5,800 	\$ 25,533
3. Collection <ul style="list-style-type: none"> Collection costs were under budget by \$143,204 	\$ 143,204

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
RECYCLING -	
FAVOURABLE VARIANCE of \$168,833	
This favourable variance was primarily the result to:	
1. Revenue	\$ 100,607
2. Waste Diversion Program	\$ 10,514
3. Promotion and Education	\$ 10,671
4. Pilot Yard Waste Program	\$ 35,145
5. Waste Audits	\$ 9,760

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
PARKS - FAVOURABLE VARIANCE of \$107,488 This favourable variance was primarily the result of:	
1. Cemeteries <ul style="list-style-type: none"> • Revenue exceeded budget by \$9,378 • Operating costs were under budget primarily because of a salary underexpenditure of \$12,588 • Burial liners had a \$12,063 favourable variance primarily because revenue was \$9,544 over budget. 	\$ 39,118
2. Tree and Shrub Maintenance <ul style="list-style-type: none"> • Salary cost was under budget by \$26,001 • Internal Equipment Rental was under budget by \$10,343. 	\$ 41,479
3. Turf Maintenance <ul style="list-style-type: none"> • Salary cost was underspent by \$12,793 • Internal Equipment Rental was underspent by \$8,437. 	\$ 22,325

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000							
Description	Variance Favourable (Unfavourable)						
TRANSIT SYSTEM - FAVOURABLE VARIANCE of \$95,378 The favourable variance was primarily the result of:							
1. Revenues <ul style="list-style-type: none"> Favourable variances were in: <table> <tr> <td>Ticket Books - Adult</td><td>\$ 19,002</td></tr> <tr> <td>Transit Fares</td><td>14,772</td></tr> <tr> <td>Student Passes</td><td>13,318</td></tr> </table> 	Ticket Books - Adult	\$ 19,002	Transit Fares	14,772	Student Passes	13,318	\$ 49,624
Ticket Books - Adult	\$ 19,002						
Transit Fares	14,772						
Student Passes	13,318						
2. Transportation Operation <ul style="list-style-type: none"> Salary costs had a favourable variance of \$54,141. 	\$ 55,164						

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
EQUIPMENT FUND -	
UNFAVOURABLE VARIANCE of \$ 202,000	
This favourable variance was primarily the result of:	
1. Revenues	\$ (363,186)
• Equipment rental revenue was \$393,672 under budget	
2. Operating Expenditures	\$ 161,186
• The significant variances were:	
Salaries	\$ 59,078
Insurance	17,255
Repair & Maintenance	20,904
Gas	103,342
Tires	(10,713)
Parts	169,024
Warranty Costs - internal	10,778
- external	15,020
Transit Bus refurbishment	141,492
Capital expenditure	(340,534)

APPENDIX B

ANALYSIS OF NET FUNCTION VARIANCES OVER \$50,000	
Description	Variance Favourable (Unfavourable)
ELECTRIC LIGHT & POWER - FAVOURABLE VARIANCE of \$ 2,135,623 This favourable variance was primarily the result of:	
1. Revenues	\$ 510,318
2. Administration	\$ 69,756
<ul style="list-style-type: none"> The major variances were: 	
Salaries	\$ 115,497
Repair	22,026
Property Taxes	14,096
Franchise Fee	(78,810)
3. Training	\$ 20,904
<ul style="list-style-type: none"> Salaries were \$14,830 under budget 	
4. Customer Billing and Collection	\$ 76,909
<ul style="list-style-type: none"> Provisions for uncollectible accounts was \$84,179 under budget. 	
5. Purchase of Supply	\$1,056,899
<ul style="list-style-type: none"> Cost of power from TransAlta was \$1,057,557 under budget 	

APPENDIX B

ELECTRIC LIGHT & POWER -		
FAVOURABLE VARIANCE of \$ 2,135,623 (continued)		
6. Distribution		\$ 396,285
• The significant variances were:		
General Maintenance	\$ 357,273	
Meter Reads and Moves	26,568	
Change and Repair Meters	13,541	
Vaults and Manhole Maintenance	(20,023)	
Overhead Distribution Maintenance	10,639	
Substation Maintenance and Inspection	17,463	
SCADA system	(15,535)	
Install Fault Indicators	(15,499)	
Install Lightning Arrestors	11,493	
Relocate line - Lane W 52 Ave between 67-66 St	22,968	
Relocate 25 KV Recloser - 60 St W #5 Sub	14,179	

DATE: MARCH 29, 1994


TO: DIRECTOR OF ENGINEERING SERVICES

FROM: CITY CLERK

**RE: 1993 OPERATING RESULTS AND SIGNIFICANT BUDGET VARIANCES -
SURPLUS IN PILOT YARD WASTE PROGRAM**

At the Council Meeting of March 28, 1994, during consideration of the 1993 Operating Results and Significant Budget Variances, Alderman Statnyk questioned as to why there was a \$35,145 favourable variance in the Pilot Yard Waste Program.

Alderman Statnyk's wishes were that you respond back to him relative to his question. This is submitted for your information and appropriate action.



KELLY KLOSS
City Clerk

KK/clr

DATE: MARCH 29, 1994

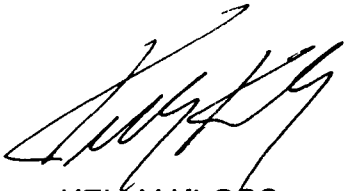
TO: DIRECTOR OF FINANCIAL SERVICES

FROM: CITY CLERK

RE: 1993 OPERATING RESULTS AND SIGNIFICANT BUDGET VARIANCES

At the Council Meeting of March 28, 1994 consideration was given to your report dated March 17, 1994 concerning the above topic and at which meeting it was agreed that same be filed.

Thank you for providing this information to Council.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the typed name.

KELLY KLOSS
City Clerk

KK/clr

NO. 4

CS-P- 4.810

DATE: March 17, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

DON BATCHELOR
Parks Manager

RE: 1994 CEMETERY FEE:
CEMETERY BYLAW AMENDMENT 2952/B-94

City Council approved a number of service reductions and amendments to the Parks Department's 1994 Operating Budget on March 7, 1994. One of the amendments included the generation of \$22,500 of additional revenue in the cemetery operations in 1994.

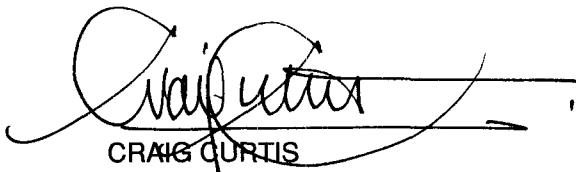
In order to achieve these additional revenues, all cemetery fees have to be adjusted approximately 20% from the rates set by City Council in February 1994 (Bylaw 2952/A-94). Cumulatively, with the fee amendments as proposed on the attached Bylaw 2952/B-94 and those approved previously this year in Bylaw 2952/A-94, a 28% increase in cemetery fees would be accomplished in 1994. This would result in an 80% recovery rate in 1994, through fees in all cemetery operations at the Red Deer and Alto Reste Cemeteries.

Appreciating that we are one-quarter through the calendar year, we are requesting that City Council give three (3) readings to this bylaw amendment in order for the new fees to be implemented effective March 29, 1994.

The attached bylaw amendment has been reviewed by the City Solicitor, who concur with the recommendation.

RECOMMENDATION:

That City Council approve and give three readings to Bylaw 2952/B-94.



CRAIG CURTIS



DON BATCHELOR

:ad
Atts.

Commissioners' Comments

We concur with the recommendation of the Administration.

"G. SURKAN"
Mayor
"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994
TO: PARKS MANAGER
FROM: CITY CLERK
RE: 1994 CEMETERY FEE: CEMETERY BYLAW AMENDMENT 2952/B-94

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 17, 1994 concerning the above topic and at which meeting Cemetery Bylaw Amendment 2952/B-94 was passed. A copy of the noted Bylaw Amendment is attached hereto.

The decision of Council in this instance is submitted for your information. By way of a copy of this memo I will be asking Council and Committee Secretary Cheryl Adams to correspond with the Funeral Homes advising them of the new rates.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Community Services
Director of Financial Services
Council and Committee Secretary, C. Adams



Royal Canadian Mounted Police
Gendarmerie royale du Canada

62

Security Classification / Designation
Classification / Désignation sécuritaire

NO. 5

22 FEB 94

Your file Votre référence

Our file Notre référence

Mayor Gail SURKAN
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Your Worship:

It is with pleasure I present my 1993 Annual Report to you. It is not all inclusive but gives you an overview of what was encountered in the City in 1993. Red Deer City Detachment continues to serve the citizens of Red Deer at a very acceptable level.

Our goals of 1994 are achievable, but will challenge our ingenuity and resourcefulness to accomplish them. That is good.

I would welcome any questions you may have on this report.

Yours truly,

(R.L. BEATON) Insp.
Officer In Charge
Red Deer City Detachment

/encl.

Red Deer City Detachment
P.O. Bag #5033
Red Deer, Alberta
T4N 6A1

Commissioners' Comments

Submitted for Council's information.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

Canada

ANNUAL REPORT 1993



RED DEER CITY DETACHMENT

The Royal Canadian Mounted Police (RCMP) has a mandate to prevent crime, enforce Canadian laws and maintain peace, order and security.

This mandate includes responsibility for the following:

- ✓ Preventing, detecting and investigating crimes in the provinces, territories and municipalities with which the Force has a policing contract;
- ✓ Providing investigative and protective services to protected person, other federal departments and agencies; and
- ✓ Providing all Canadian Law Enforcement Agencies with specialized police training and research, forensic laboratory services, identification services and informatics technology.

YOUR
RED DEER CITY DETACHMENT
1993

ESTABLISHMENT: 81 Members, 23 Municipal Employees, 15 Auxiliary Members

DUTIES: Primary Duties and Work Schedule:

1. General Duty members work 12 hour shifts in the Watch/Zone system.
Shift hours are:

two days/two nights/4 days off
0700 - 1900 hrs. / 1900 - 0700 hrs.
2. Traffic Section work 10 hours shifts. Shift hours are:

D: 0700 - 1700 hrs.
E: 1500 - 0100 hrs.
E1: 1300 - 2300 hrs.
N: 1700 - 0300 hrs.
3. General Investigation Section (Plain Clothes) work 10 hours shifts.
Shift hours are:

D: 0700 - 1700 hrs. (Monday to Friday)
E: 1600 - 0200 hrs. (Wednesday to Friday)
4. Drug Section was formed on September 1st. This three member unit works 10 hour shifts. Shift hours are:

D: 0700 - 1700 hrs.
A: 0900 - 1900 hrs.
E: 1400 - 2400 hrs.

5. The Detachment area is split into eight zones. Watch members are moved about in the various zones and sections from time to time, giving them exposure to varied problems and to become familiar with the entire city.

ARMS, EQUIPMENT & RESOURCES AT CITY DETACHMENT:

Thirty-two vehicles
Three Breathalyzers
Eight Alco-Sur Roadside Testing Units
Seven Male Cells
Two Female Cells
One Juvenile Cell
One Drunk Tank
One Holding Cell
Prisoner Receiving Area

The Emergency Response Team for Sub-Division consists of:

6 members from City Detachment
6 members from Sub-Division

All cars are shotgun equipped and six .308 rifles as well as bullet proof vests are at the Detachment.

IDENTIFICATION SECTION:

A major Identification Section is located at Sub-Division. Two Ident Technologists are on strength to our Detachment and work from that office. We have fingerprinting and camera equipment in our office as well, which is used by the regular members.

POLICE DOG SERVICE SECTION:

Two Dog Handlers and their charges work from our office. One is on charge to City Detachment and the other to the Sub-Division.

COMMUNITY POLICING/VICTIMS' SERVICES SECTION:

The five members employed on these duties work primarily on day shifts but the times fluctuate to accommodate the duties required.

NCO I/c:

Does Lady Beware, Shield of Confidence, Bicycle Patrol Programs.

Victims' Services Coordinator:

Devotes all his time to training and managing the volunteer workers.

School Resource Officer:

Concentrates his efforts within the high schools and also supervises the Crime Stoppers Program.

Property Security Officer:

Coordinates Neighbourhood Watch and other home owner programs. Also conducts personnel security enquiries.

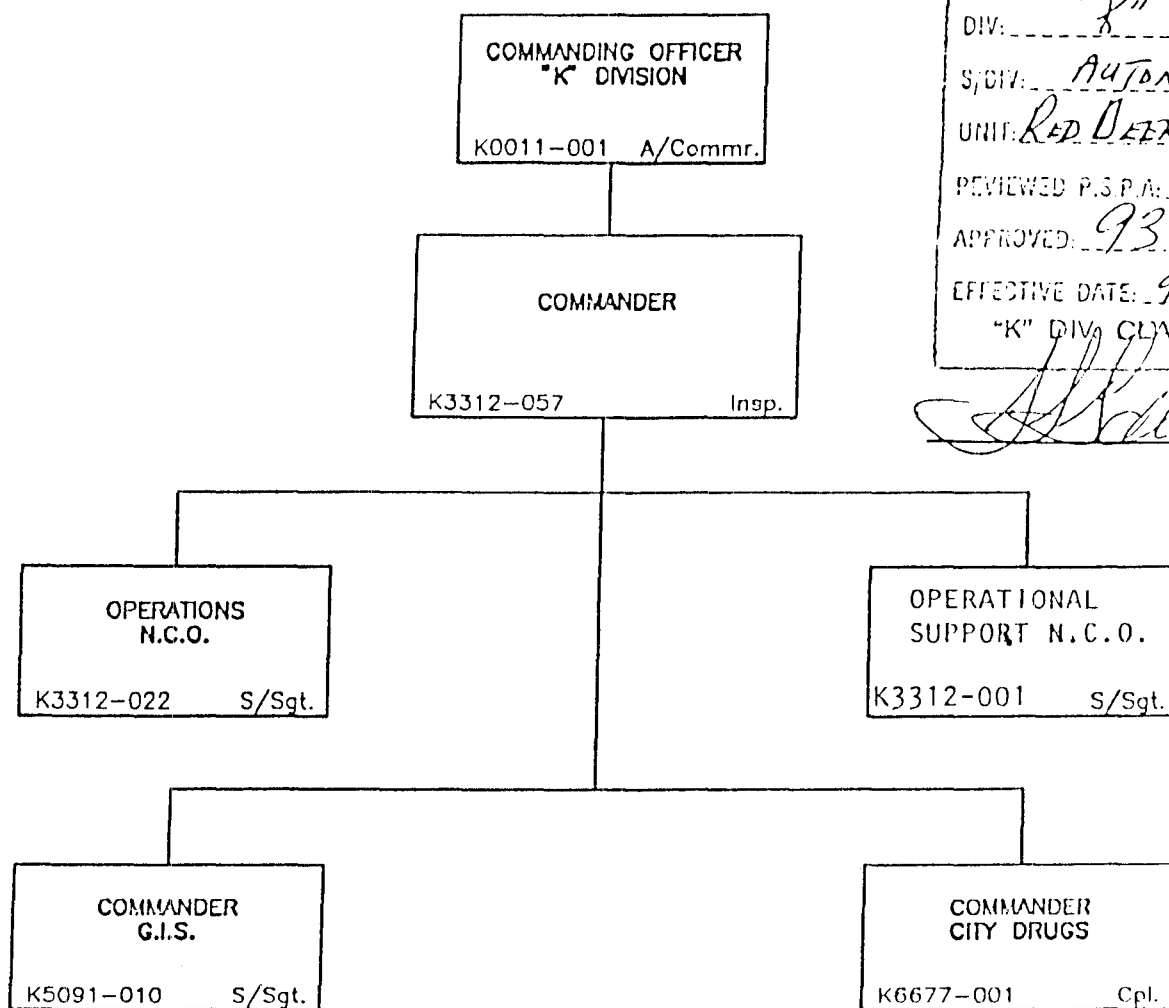
Grade School Officer:

Coordinates program of regular members within elementary and junior high schools, as well as doing personnel security enquiries.

REVIEWER/ANALYST SECTION:

The two members are responsible to ensure compliance with Force policy and the law. They also analyze crime trends, detect problem areas and identify possible suspects.

RED DEER CITY DETACHMENT



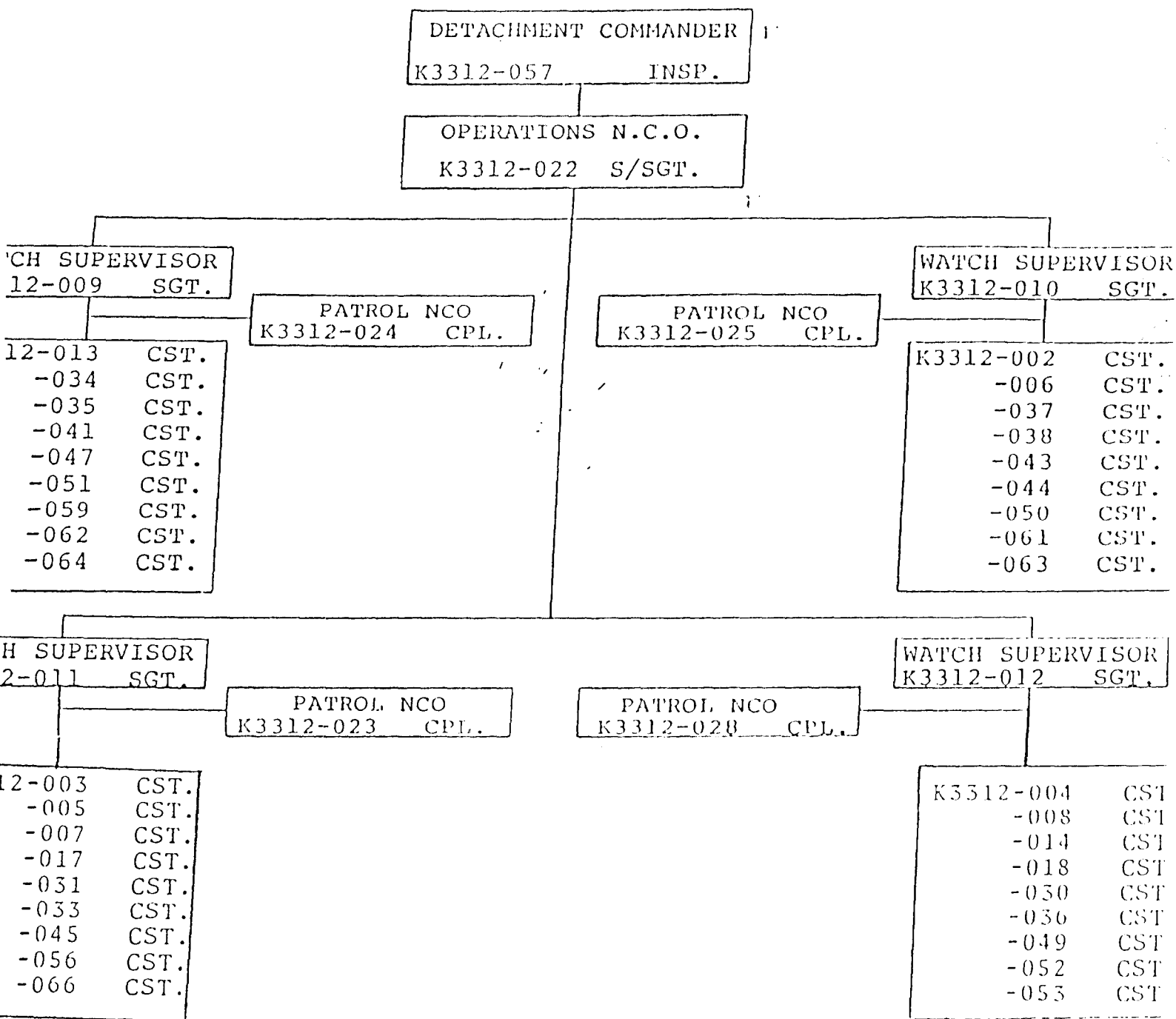
RECEIVED: 93 SEPT 16
 DIV: "K" 93/118
 S/DIV: AUTONOMOUS
 UNIT: RED DEER CITY DET.
 REVIEWED P.S.P.A.: N/A
 APPROVED: 93 SEPT 16
 EFFECTIVE DATE: 93 SEPT 01
 "K" DIV. CLASSIFICATION
[Signature]

EFFECTIVE: 93 SEP 01
 AUTHORIZED POSITIONS: 104

[Signature]
 (R.L. Beaton), Insp.
 OIC Red Deer City Detachment

[Signature]
 (J.P. Curley) Supt. 93 SEPT 16
 O.I.C. Administration and Personnel
 "K" Division

ORGANIZATION CHART - OPERATIONS N.C.O.



CTIVE: 92 APRIL 01
ARDED: 92 MARCH 25

. BEATON), INSP.
C. RED DEER CITY DETACHMENT

MMENDED:

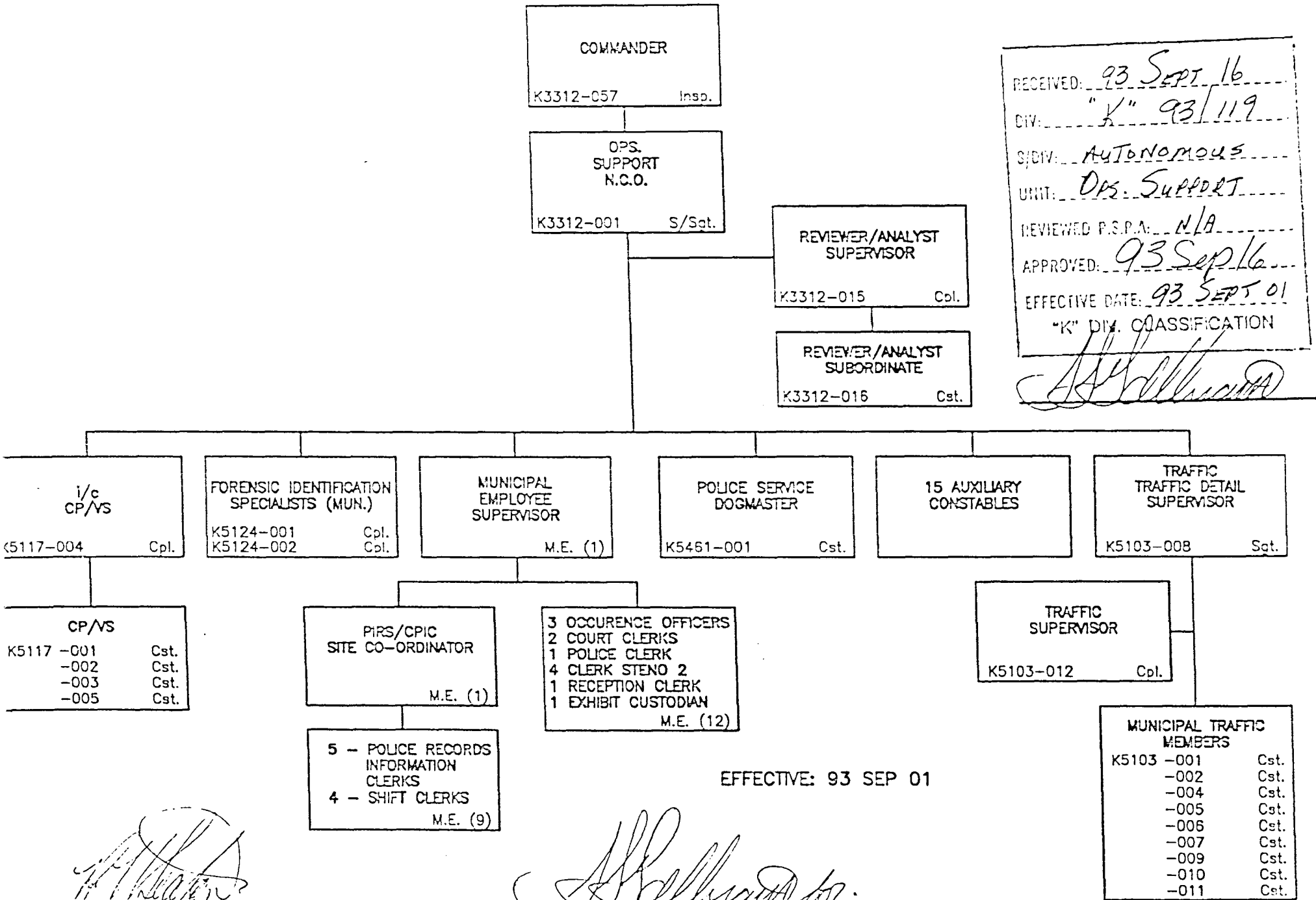
O.C. RED DEER SUB/DIVISION

APPROVED:

O.I.C. "K" DIVISION
ADMIN & PERSONNEL

RED DEER CITY DETACHMENT OPERATIONAL SUPPORT

Page 3 of 5



RECEIVED: 93 SEPT 16
DIV: "K" 93/119
SIDIV: AUTONOMOUS
UNIT: OPS. SUPPORT
REVIEWED P.S.P.A: N/A
APPROVED: 93 SEPT 16
EFFECTIVE DATE: 93 SEPT 01
"K" DIV. CLASSIFICATION
[Signature]

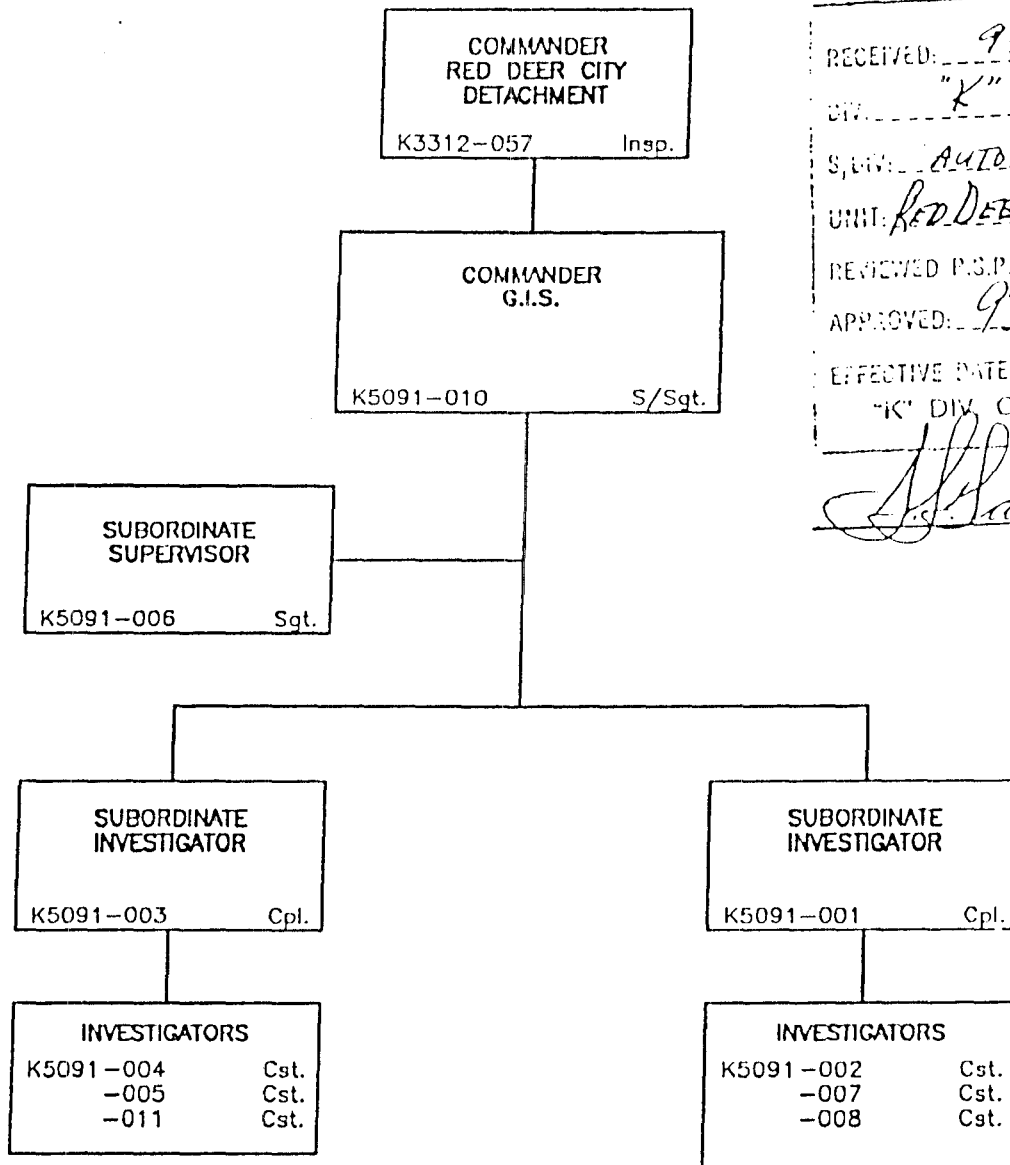
EFFECTIVE: 93 SEP 01

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(R.L. Beaton), Insp.
OIC Red Deer City Detachment

[Signature]
(J.P. Curley) Supt.
O.I.C. Administrative and Personnel
"K" Division

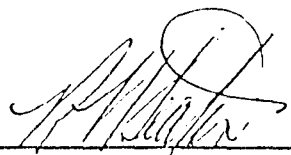
RED DEER CITY DETACHMENT GENERAL INVESTIGATION SECTION

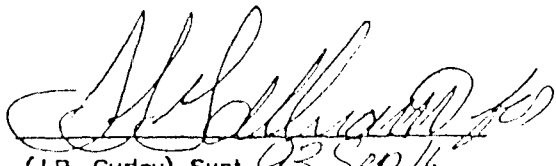
Page 4 of 5



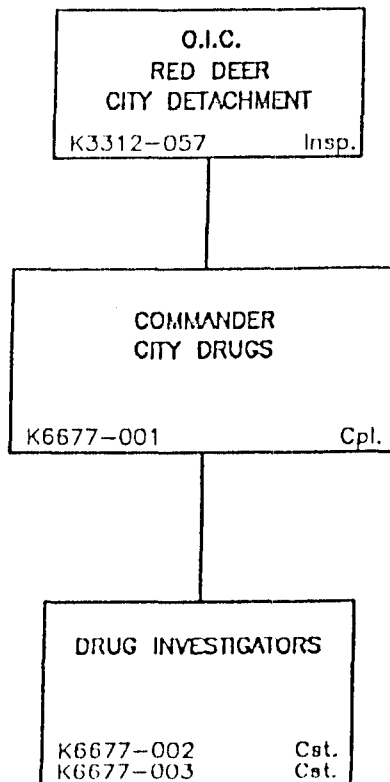
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 DIV: "K" 93/120
 S.I.V.: AUTONOMOUS
 UNIT: RED DEER CITY G.I.S.
 REVIEWED P.S.P.A.: N/A
 APPROVED: 93 Sept 16
 EFFECTIVE DATE: 93 SEPT 01
 "K" DIV. CLASSIFICATION
 J.P. Curley

EFFECTIVE: 93 SEP 01
 AUTHORIZED POSITIONS: 10


 (R.L. Beaton), Insp.
 OIC Red Deer City Detachment


 (J.P. Curley) Supt. 93 Sept 16
 O.I.C. Administration and Personnel
 "K" Division

RED DEER CITY DRUGS SECTION



RECEIVED: 93 SEPT 16
 DIV: "K" 93/121
 S/DIV: AUTONOMOUS
 UNIT: RED DEER CITY DRUGS
 REVIEWED P.S.P.A.: N/A
 APPROVED: 93 Sep 16
 EFFECTIVE DATE: 93 SEPT 01
"K" DIV. CLASSIFICATION

[Signature]

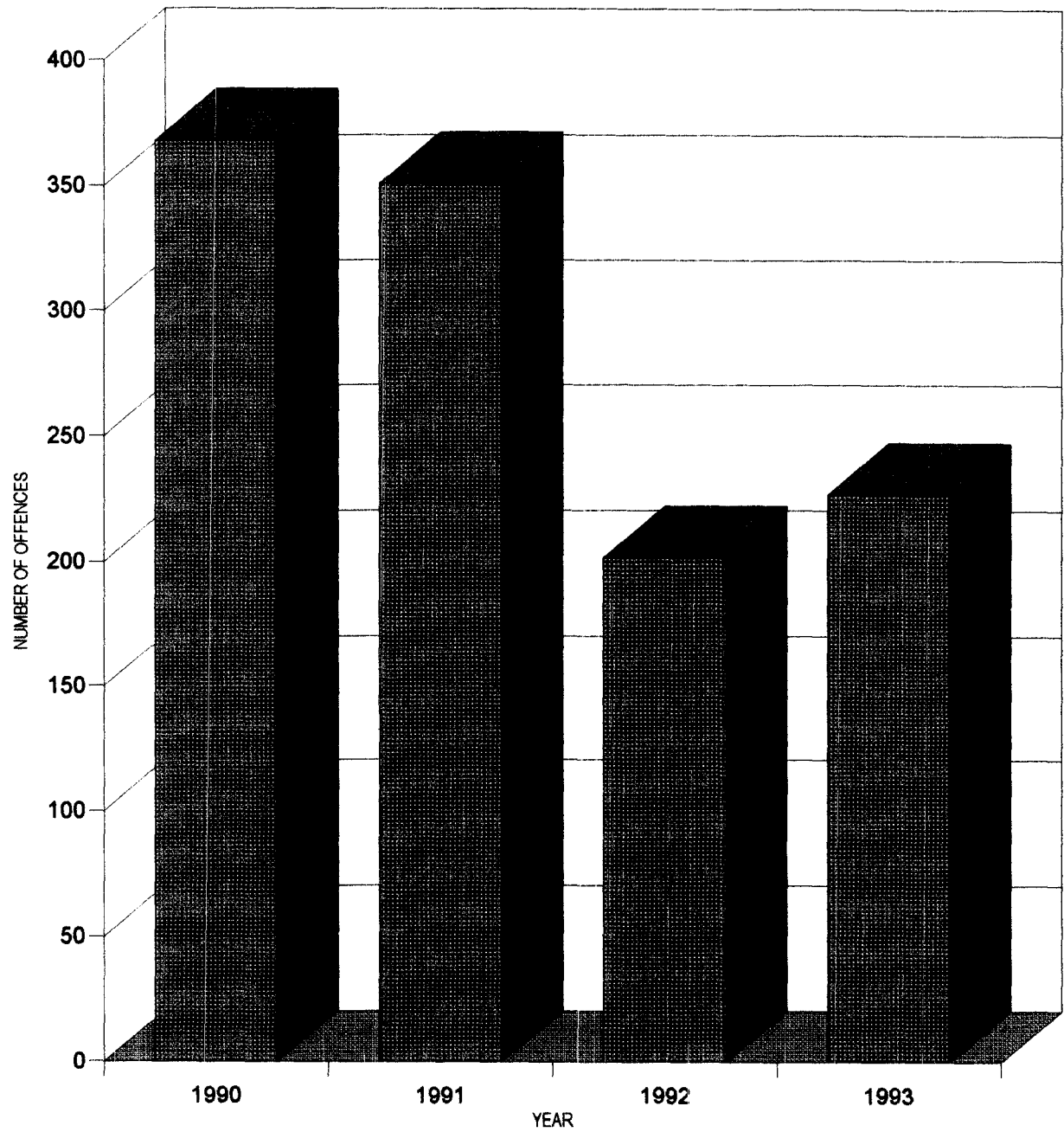
EFFECTIVE: 93 SEP 01
 AUTHORIZED POSITIONS: 3

[Signature]
 (R.L. Beaton), Insp.
 OIC Red Deer City Detachment

[Signature]
 (J.P. Curley) Supt. 438416
 O.I.C. Administration and Personnel
 "K" Division

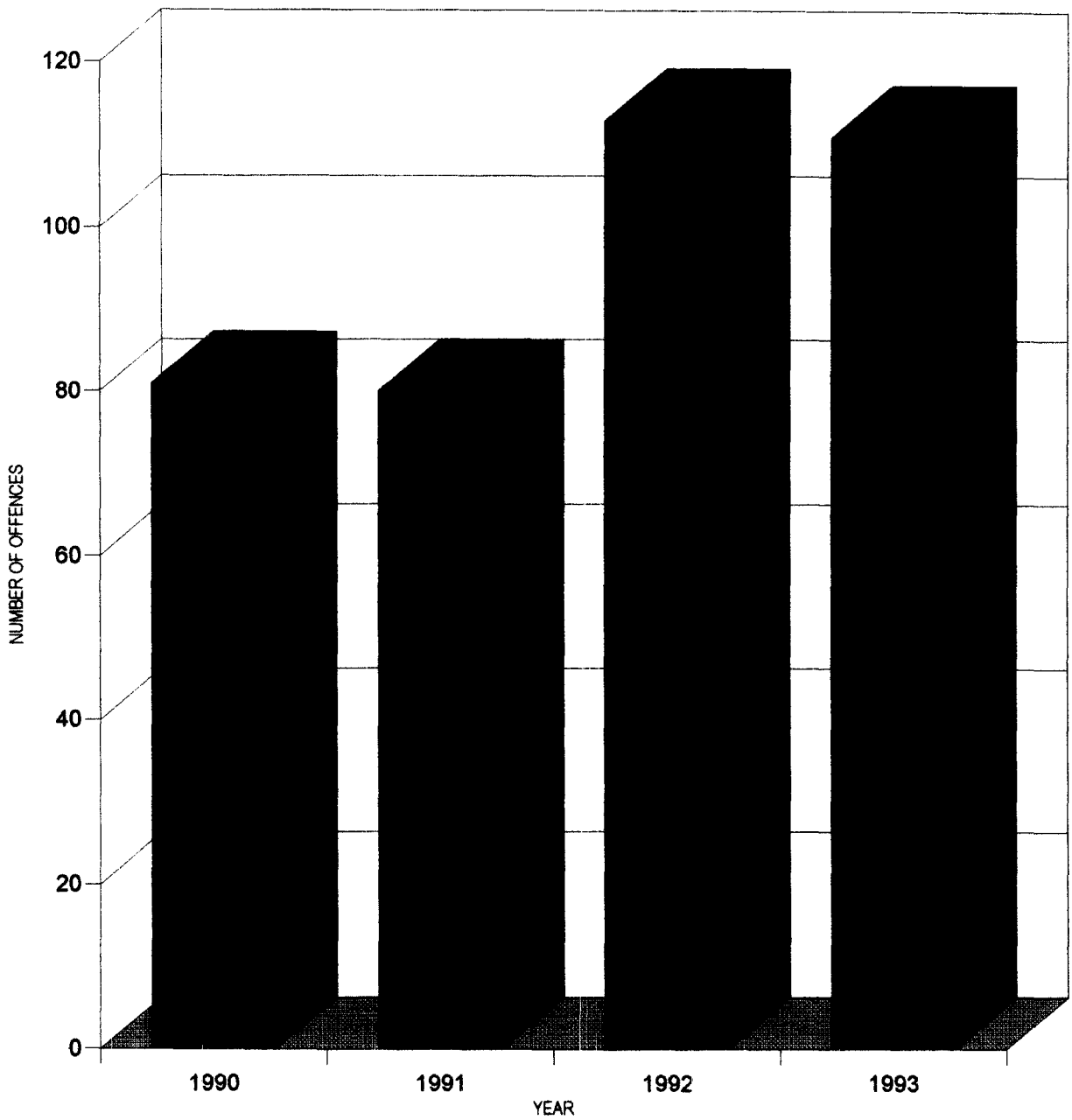
PERSON OFFENCES

Drugs



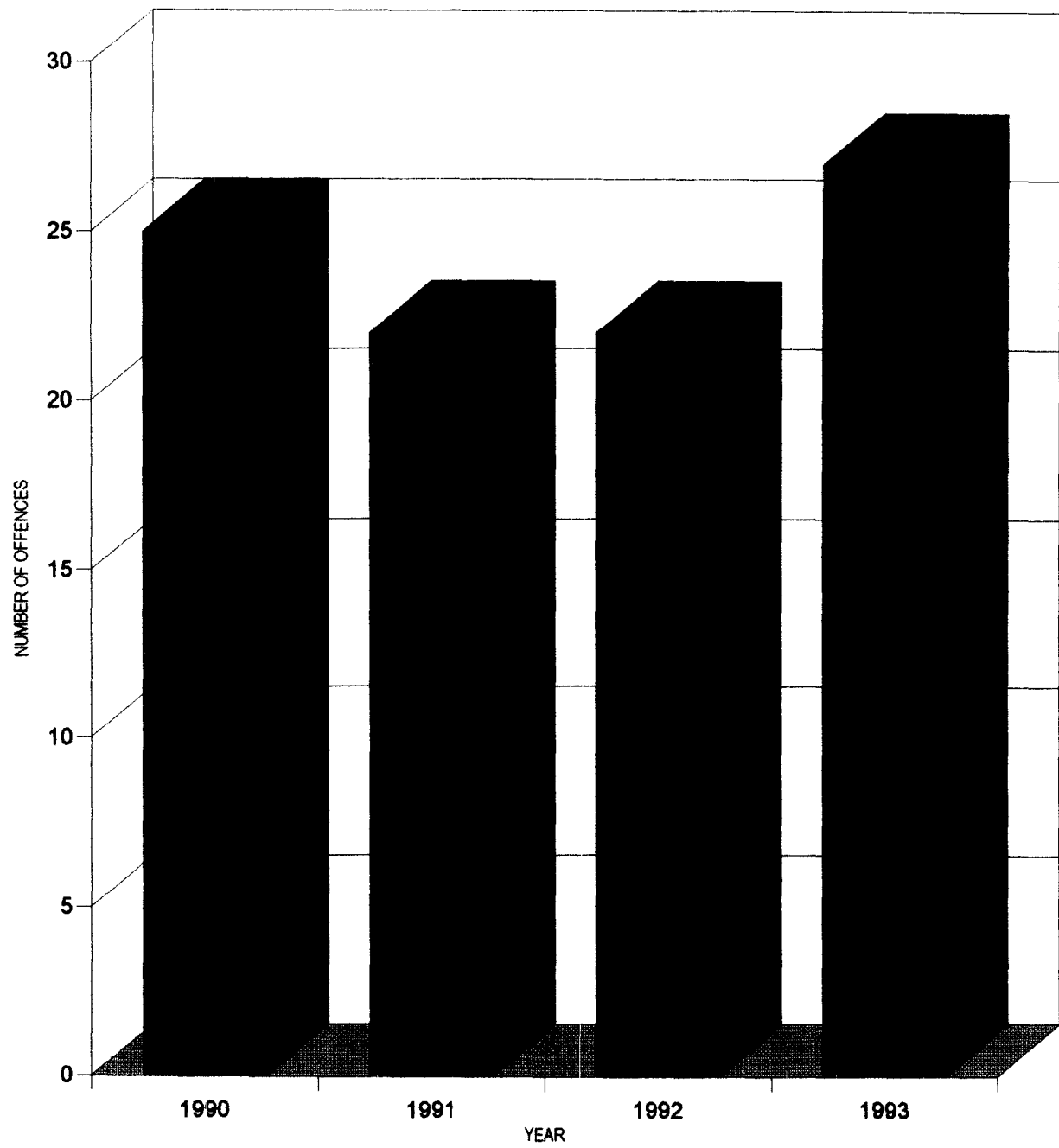
PERSON OFFENCES

Sexual Assaults



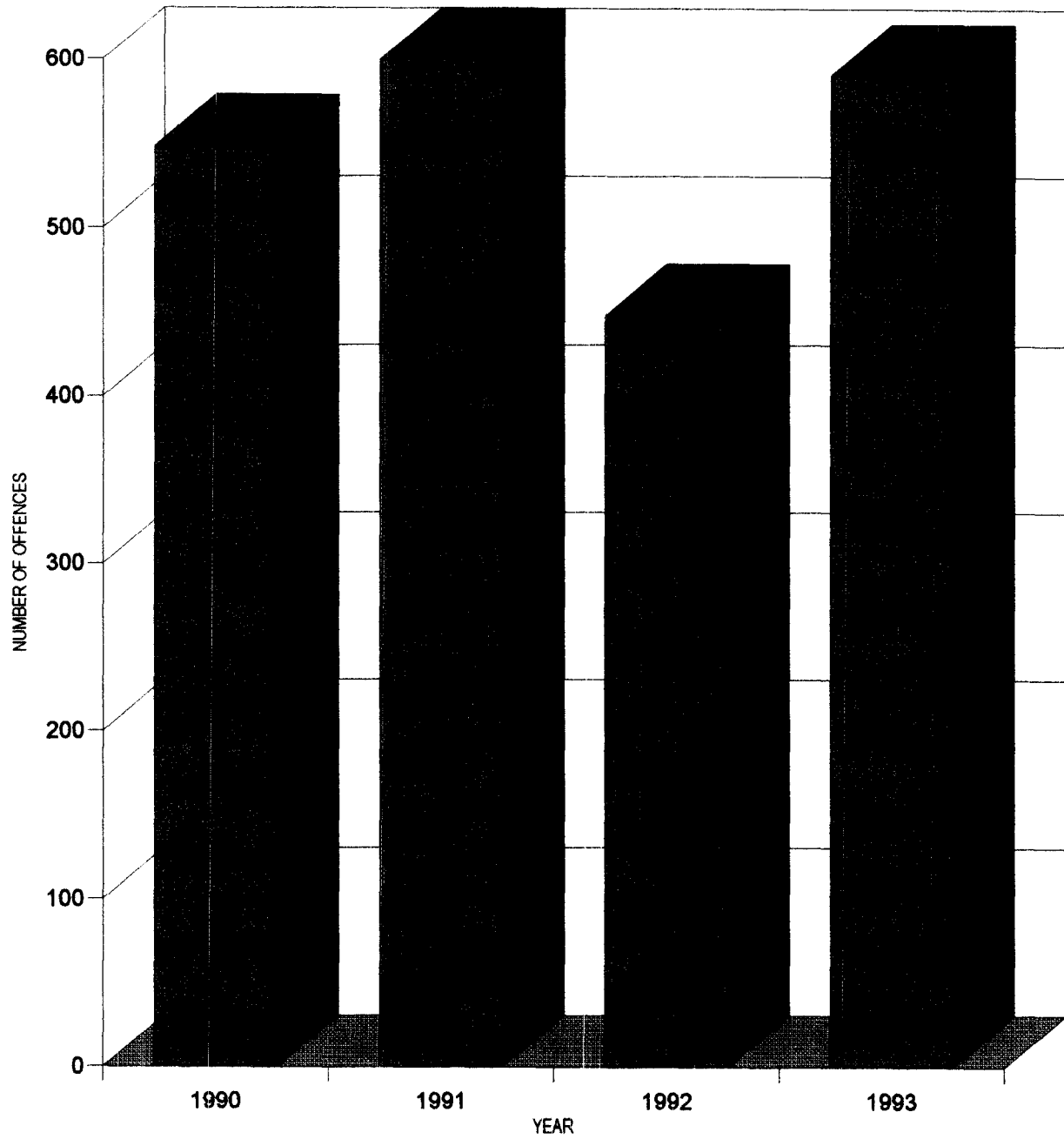
PERSON OFFENCES

Robbery



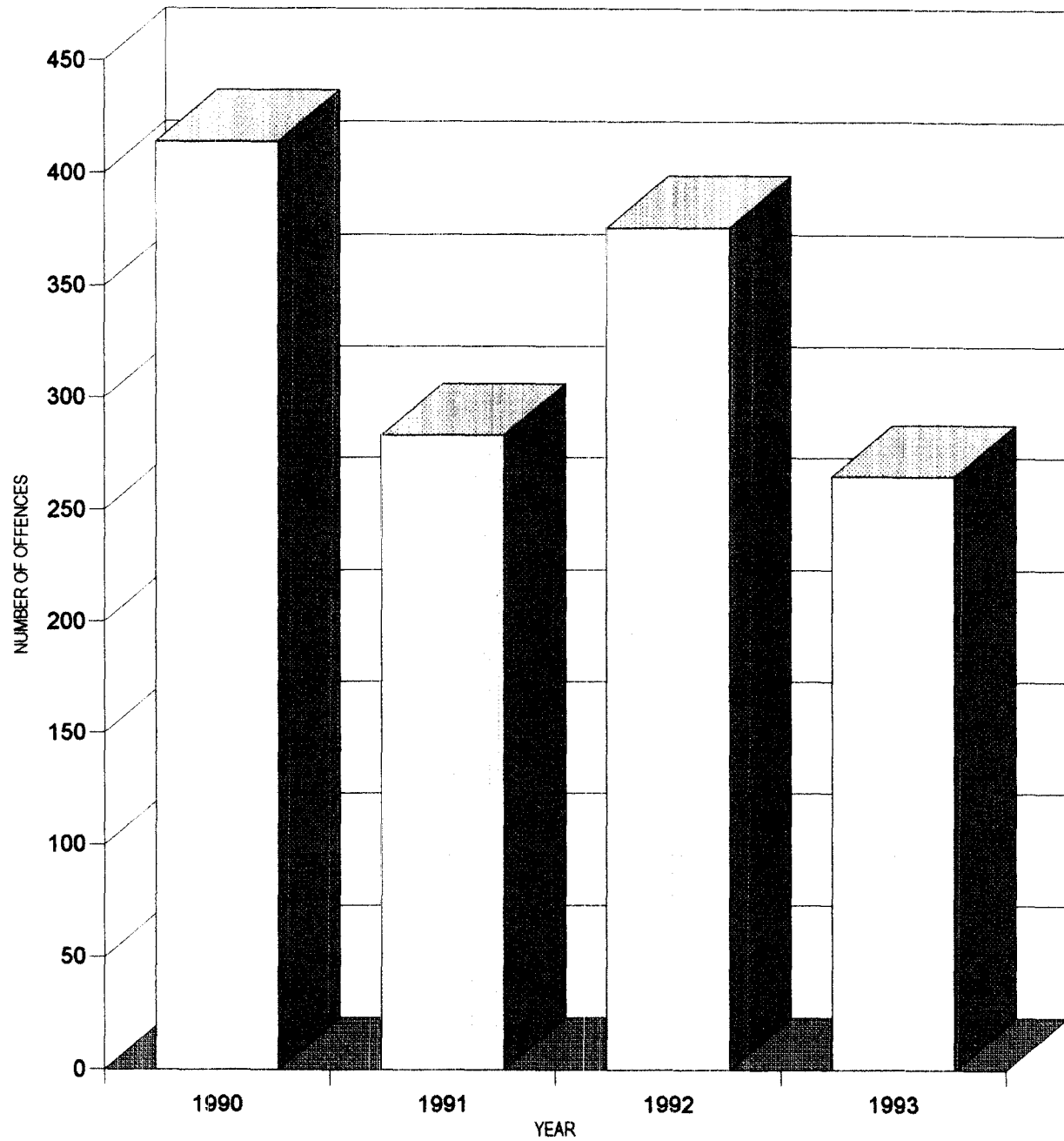
PROPERTY OFFENCES

Residential Break & Enters



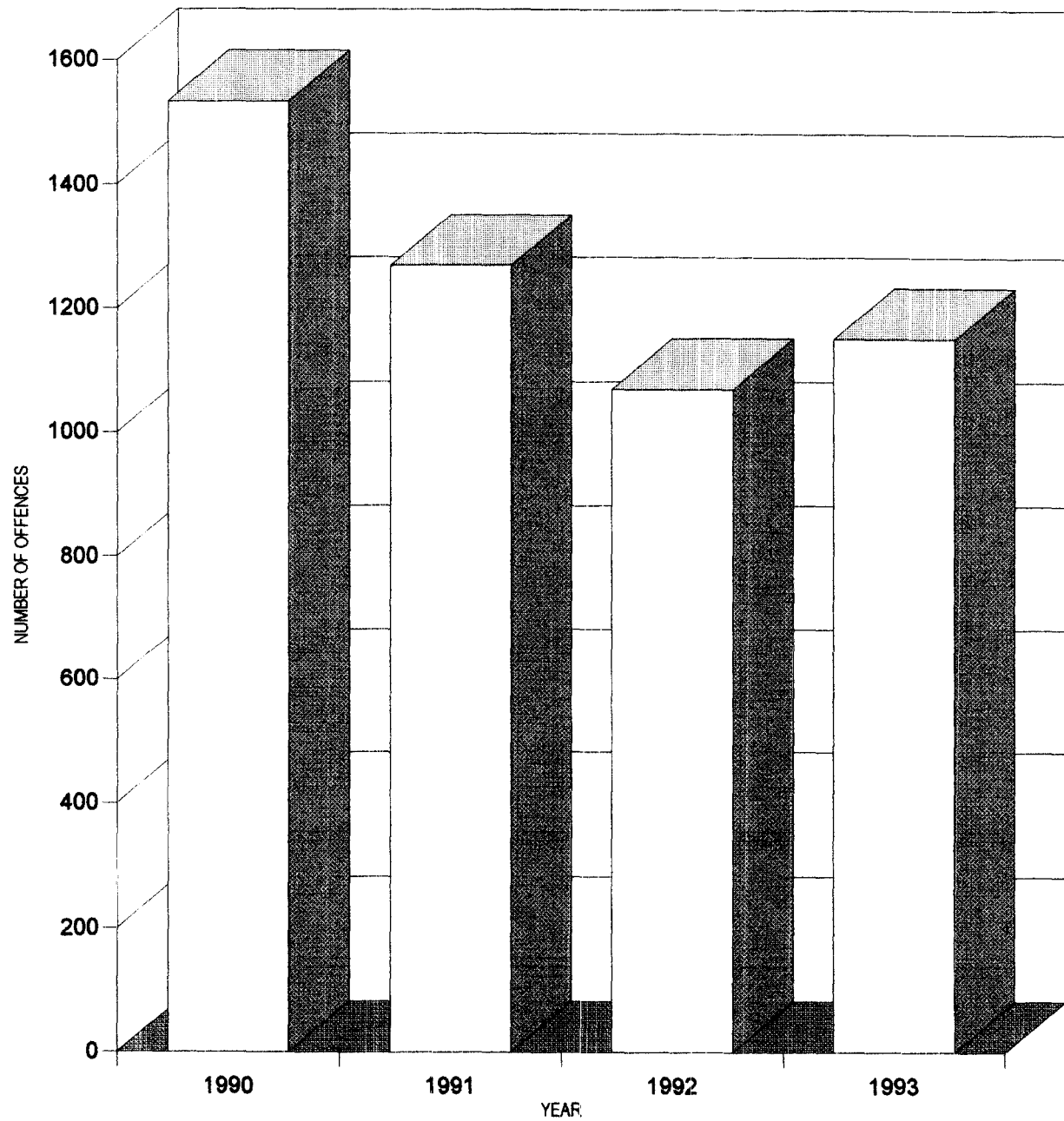
PROPERTY OFFENCES

Business Break & Enters



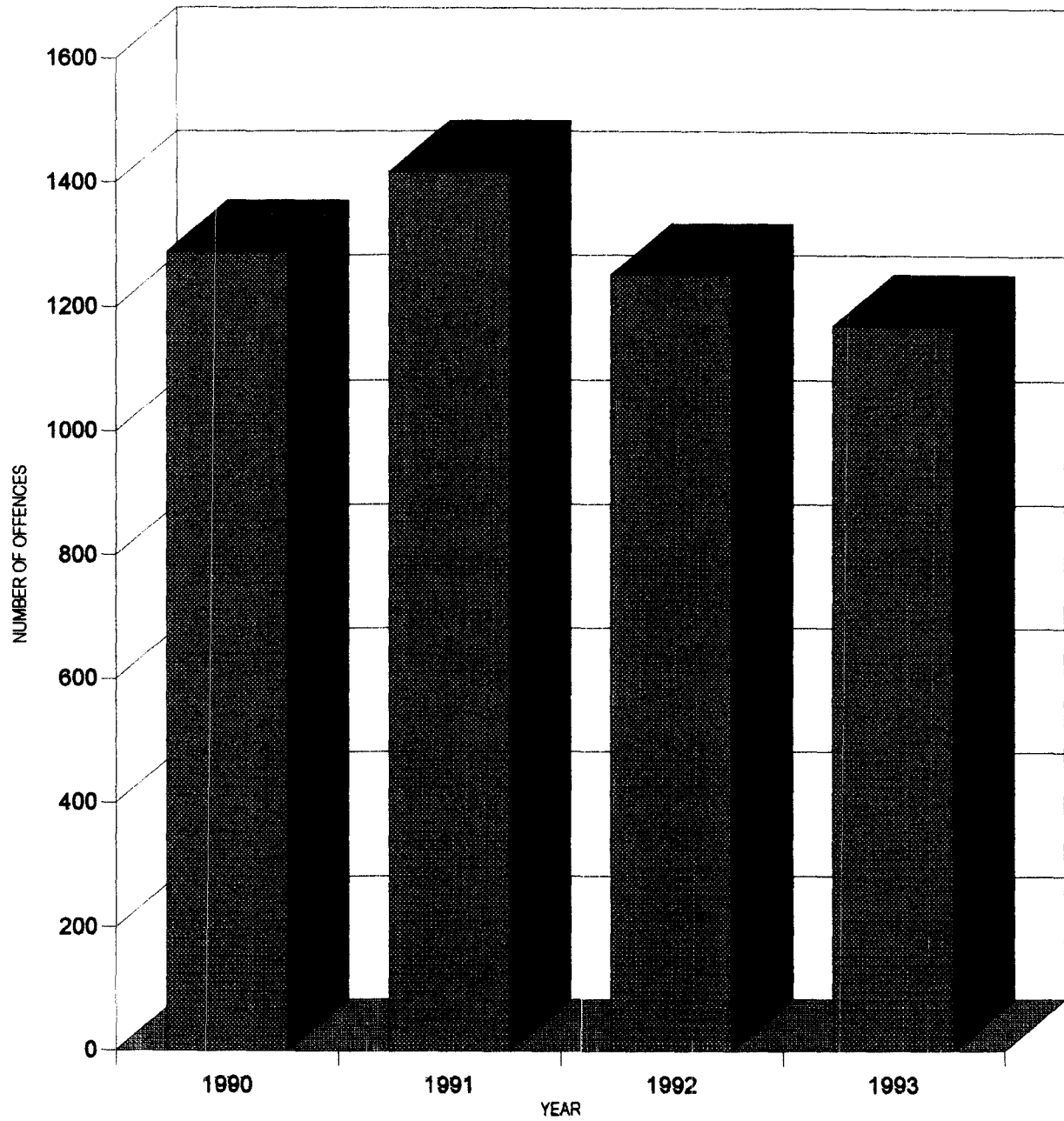
PROPERTY OFFENCES

Theft From Motor Vehicles (Under \$1000)

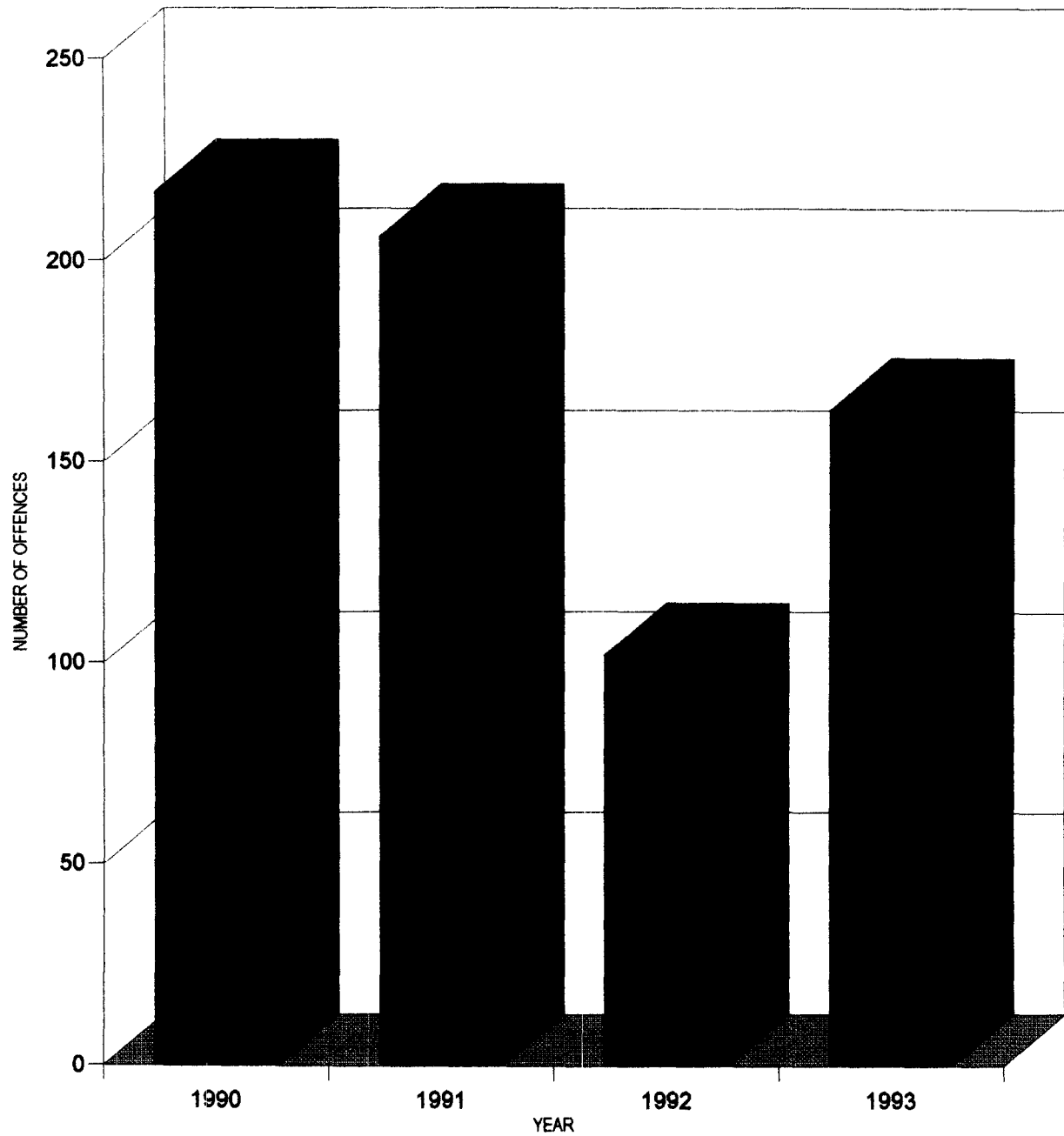


PROPERTY OFFENCES

Wilful Damage

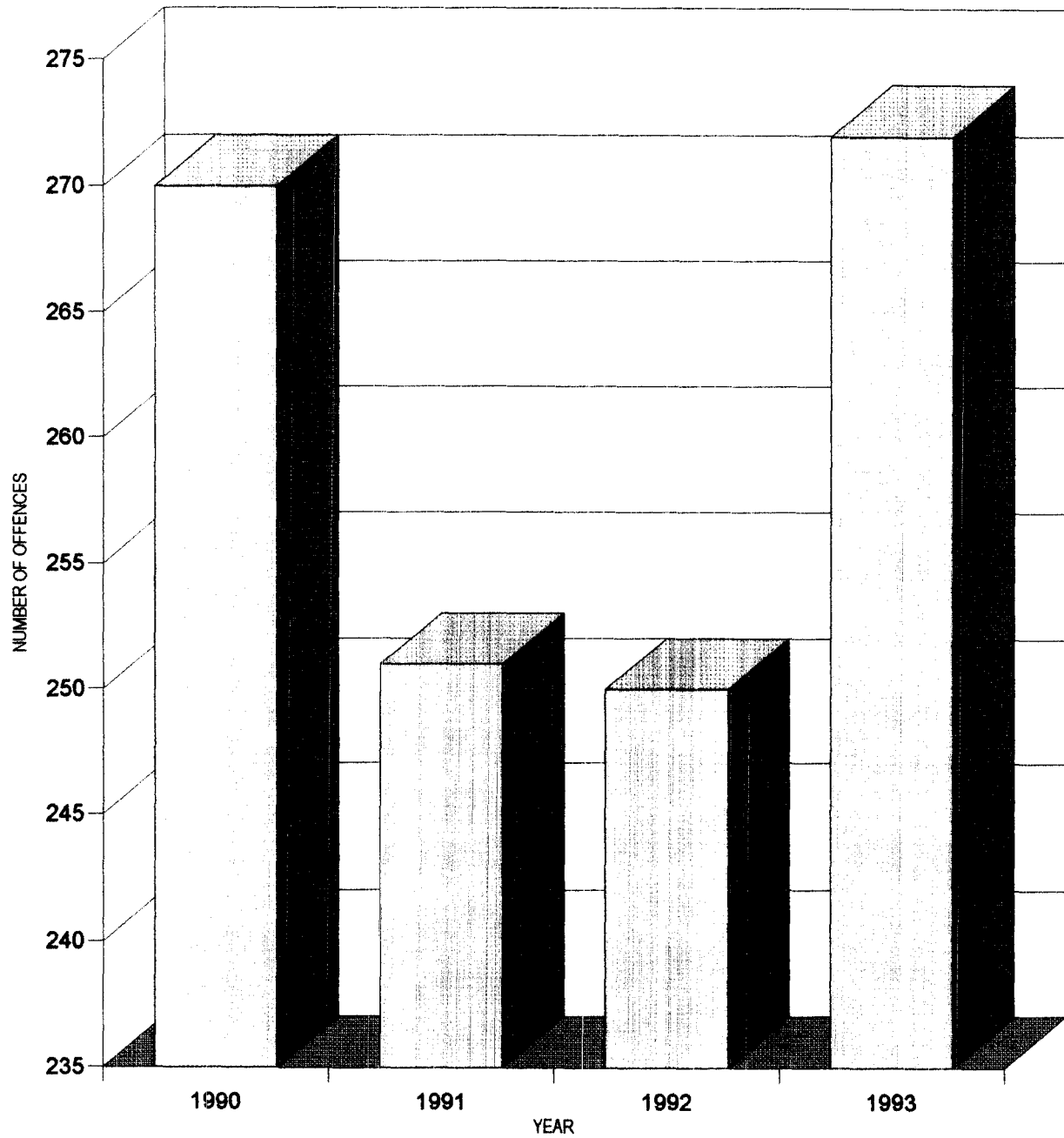


PROPERTY OFFENCES
Possession of Stolen Property



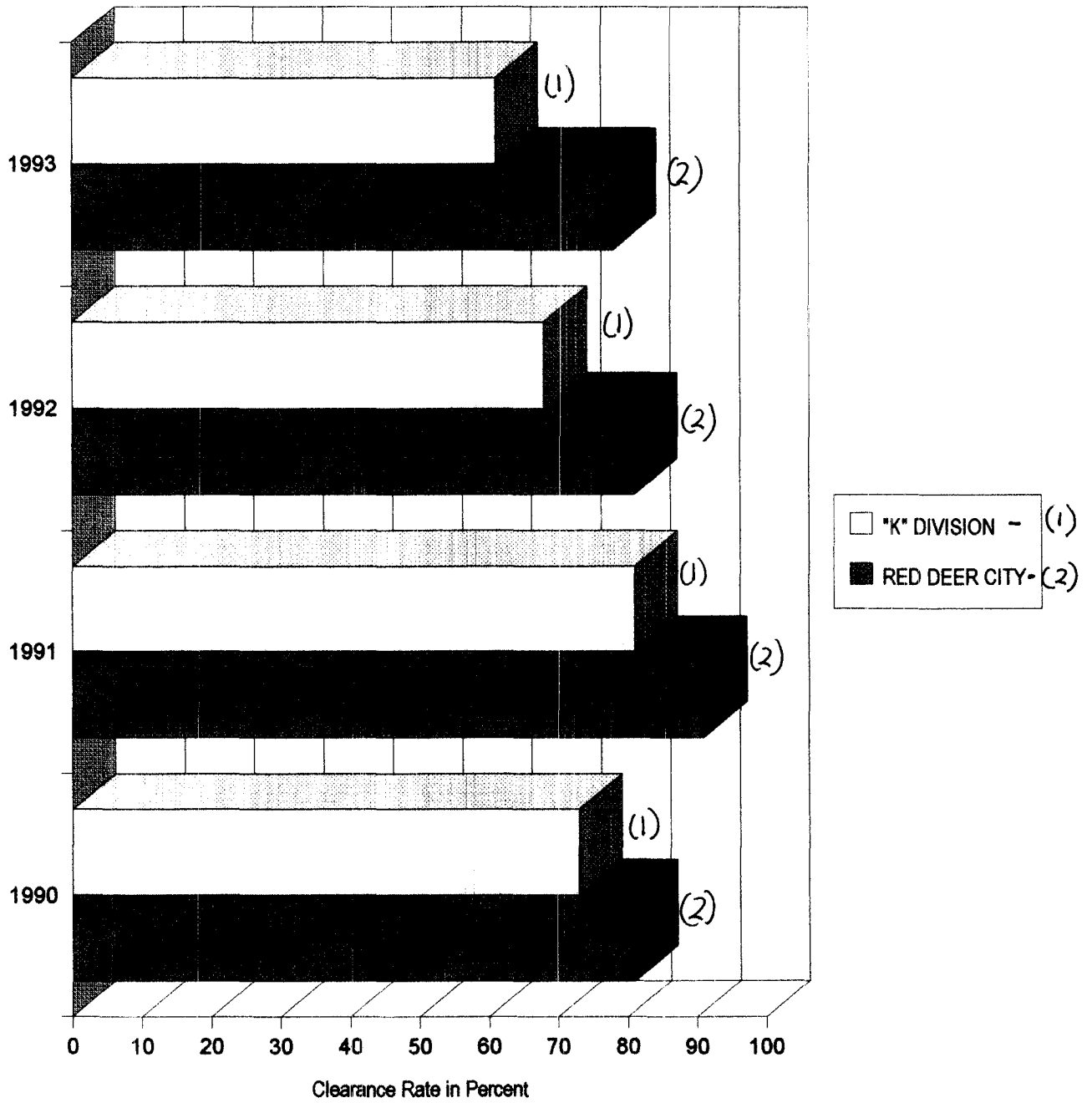
PROPERTY OFFENCES

Theft of Motor Vehicles



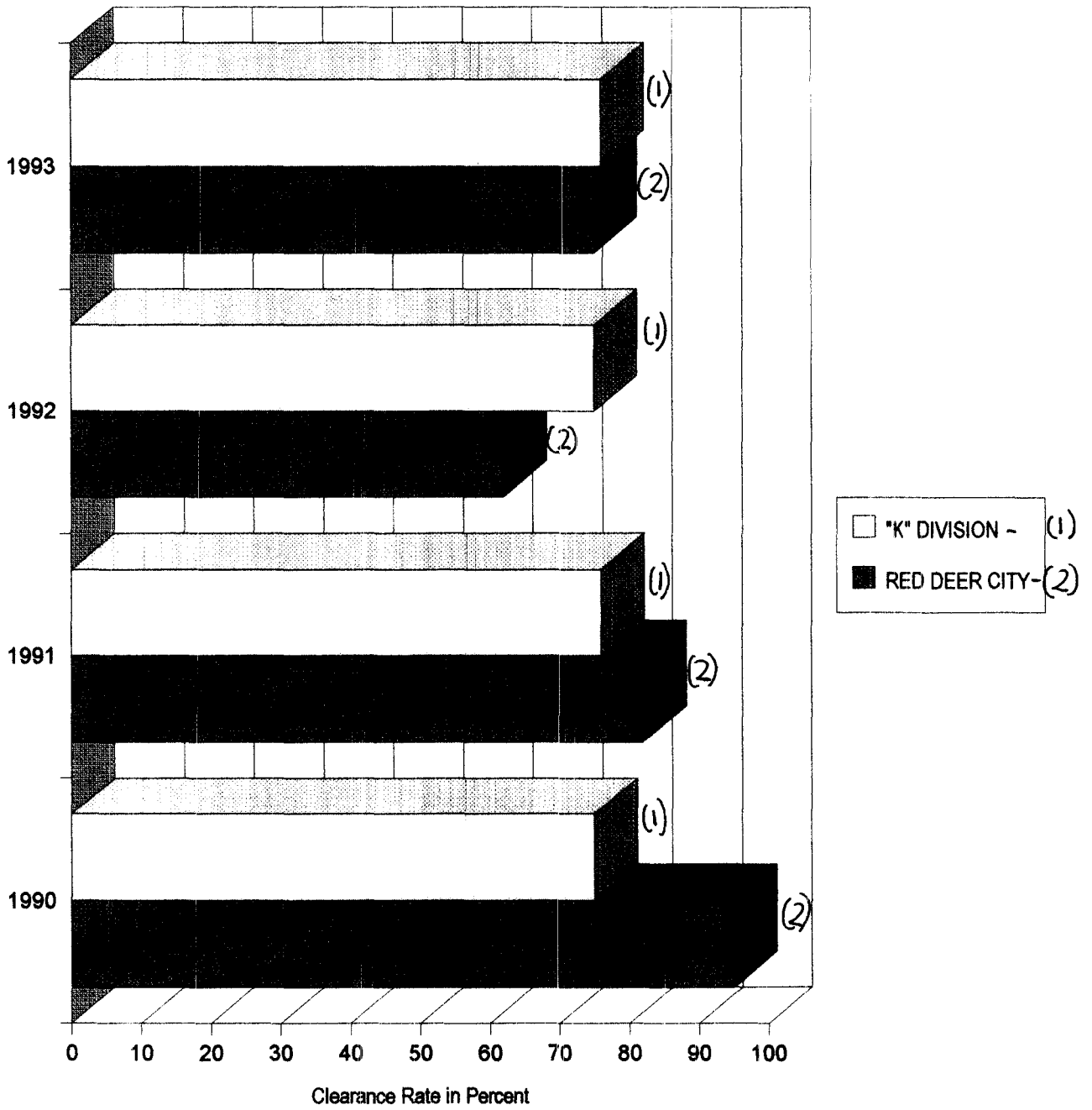
CLEARANCE RATE

Drugs



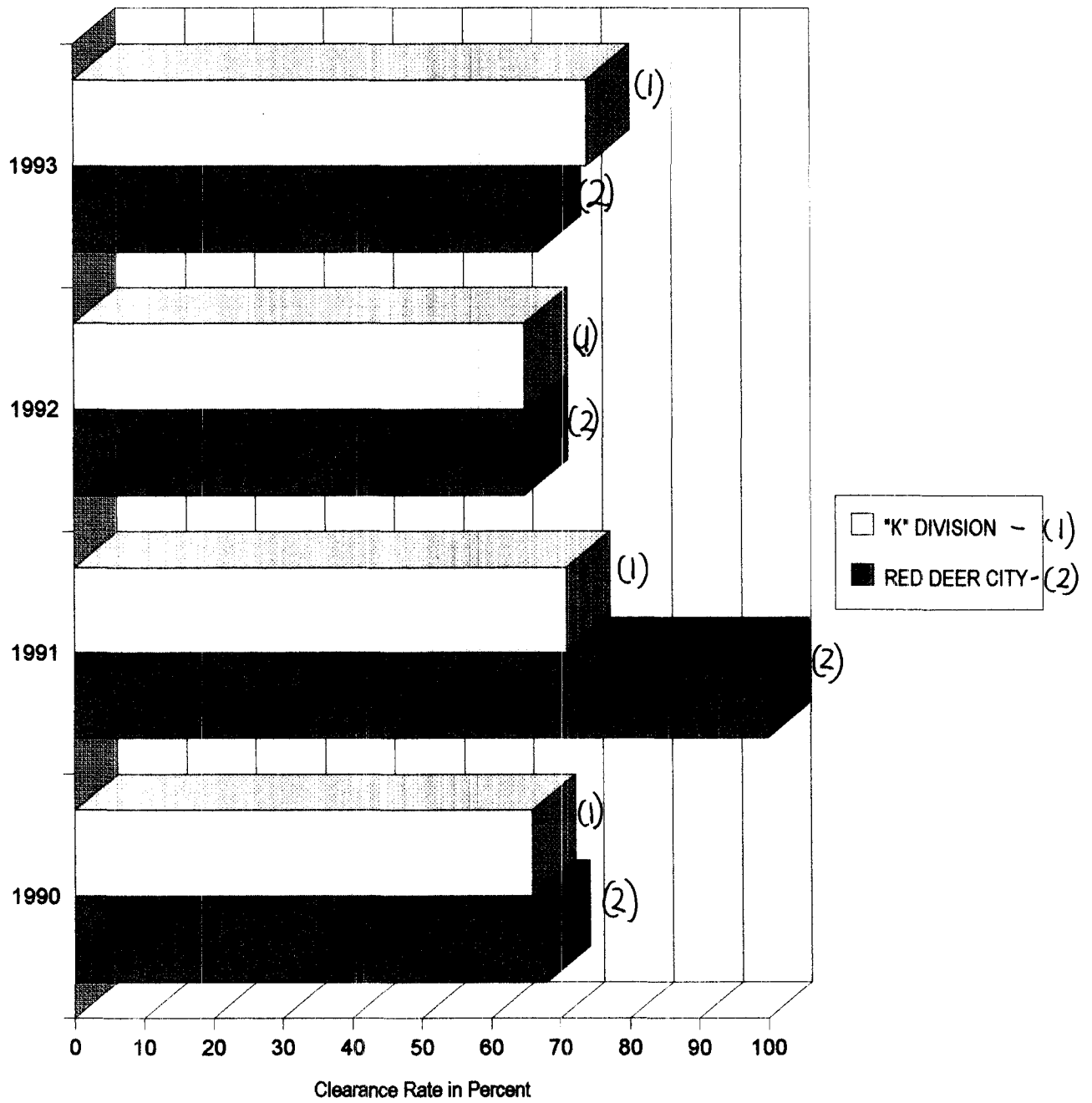
CLEARANCE RATE

Sexual Assaults



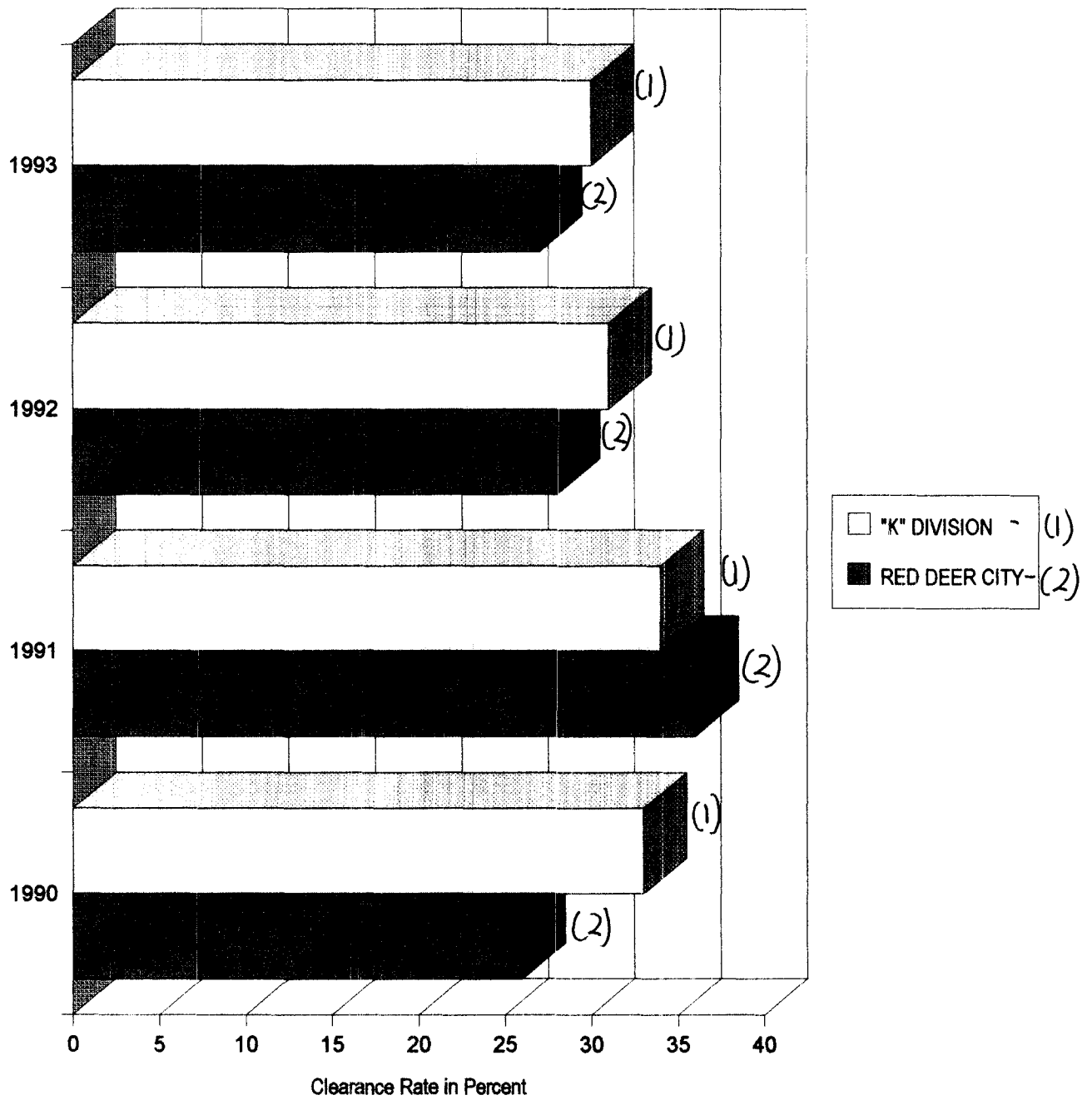
CLEARANCE RATE

Robbery



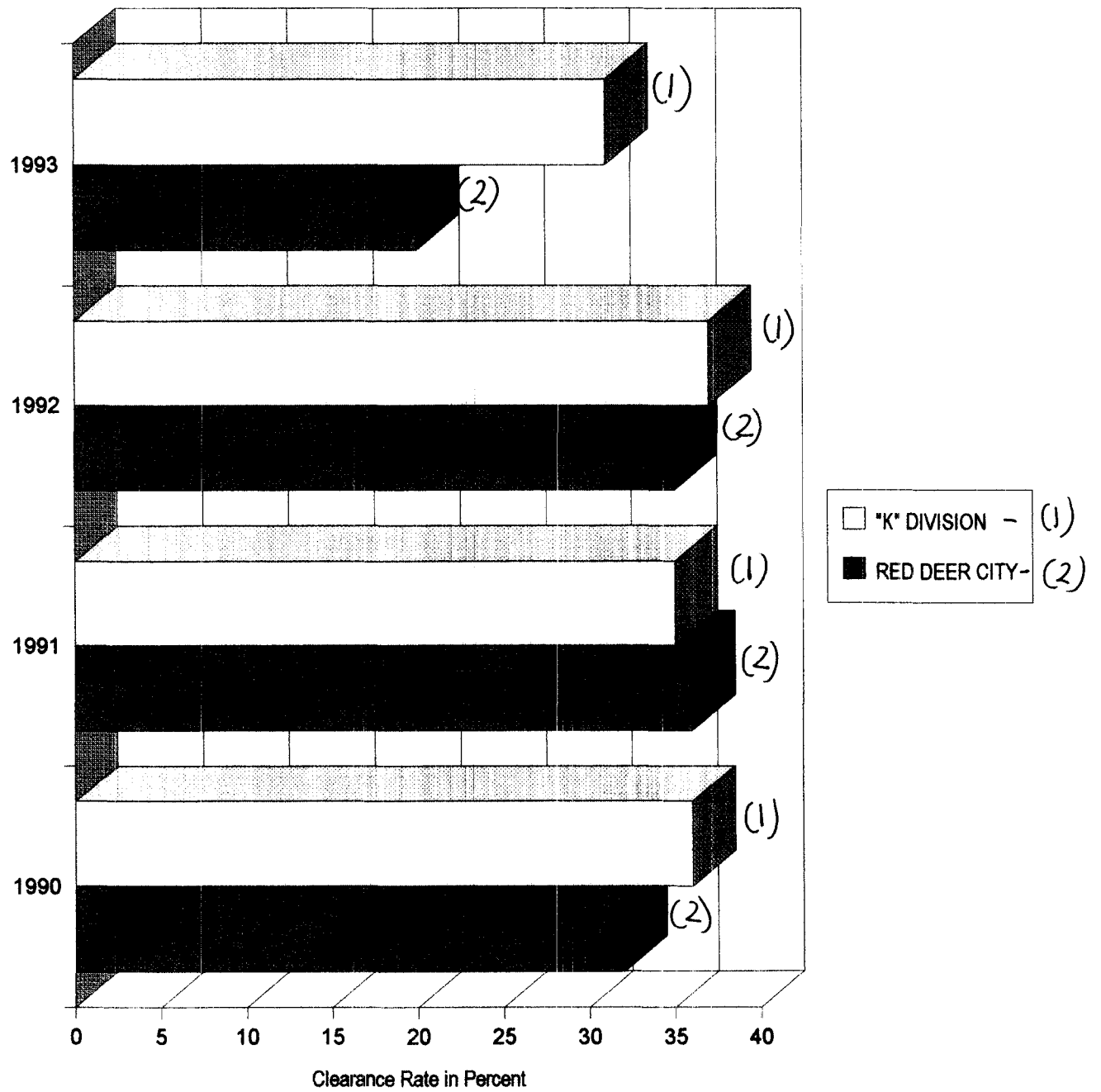
CLEARANCE RATE

Residential Break & Enters



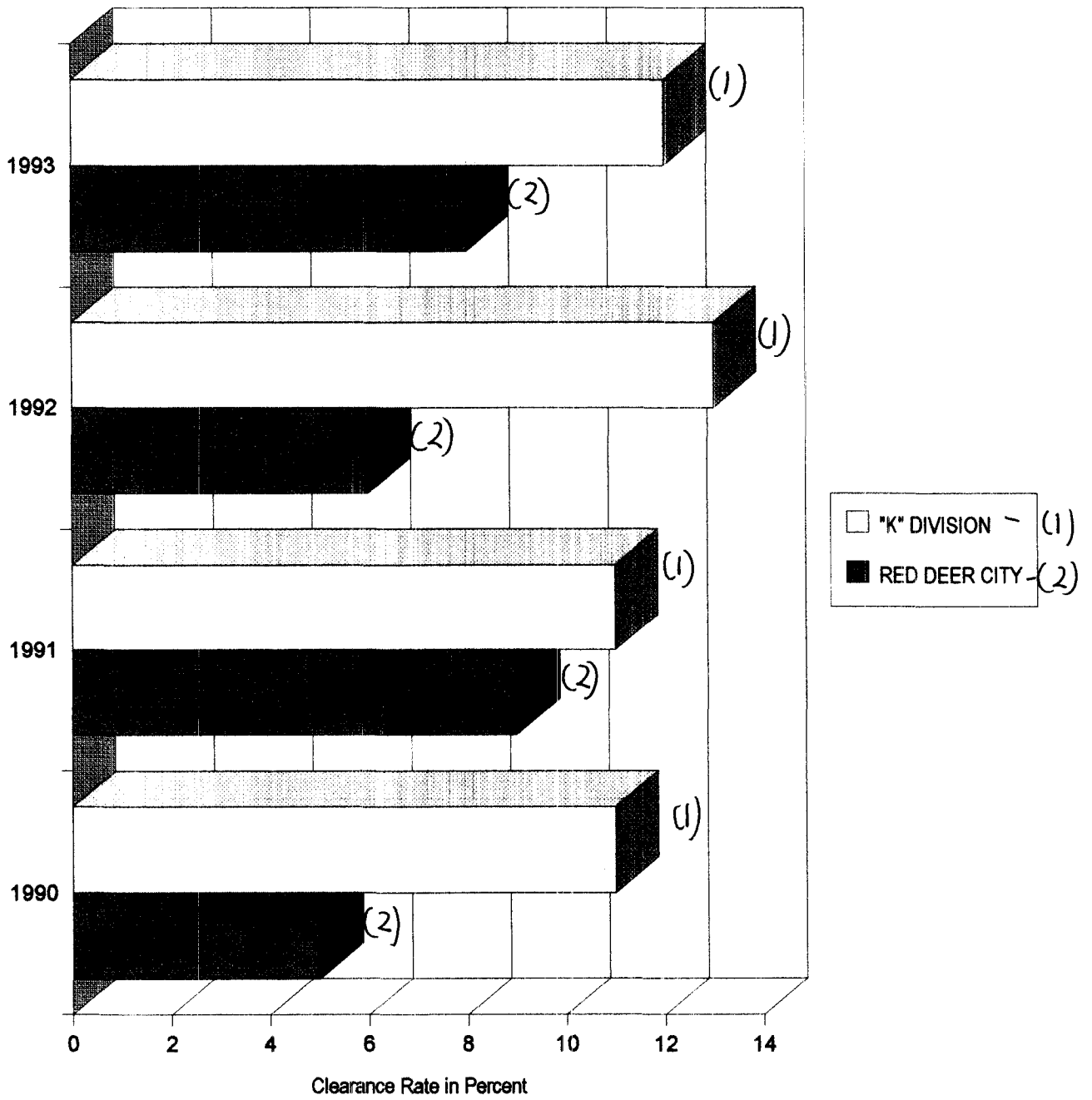
CLEARANCE RATE

Business Break & Enters



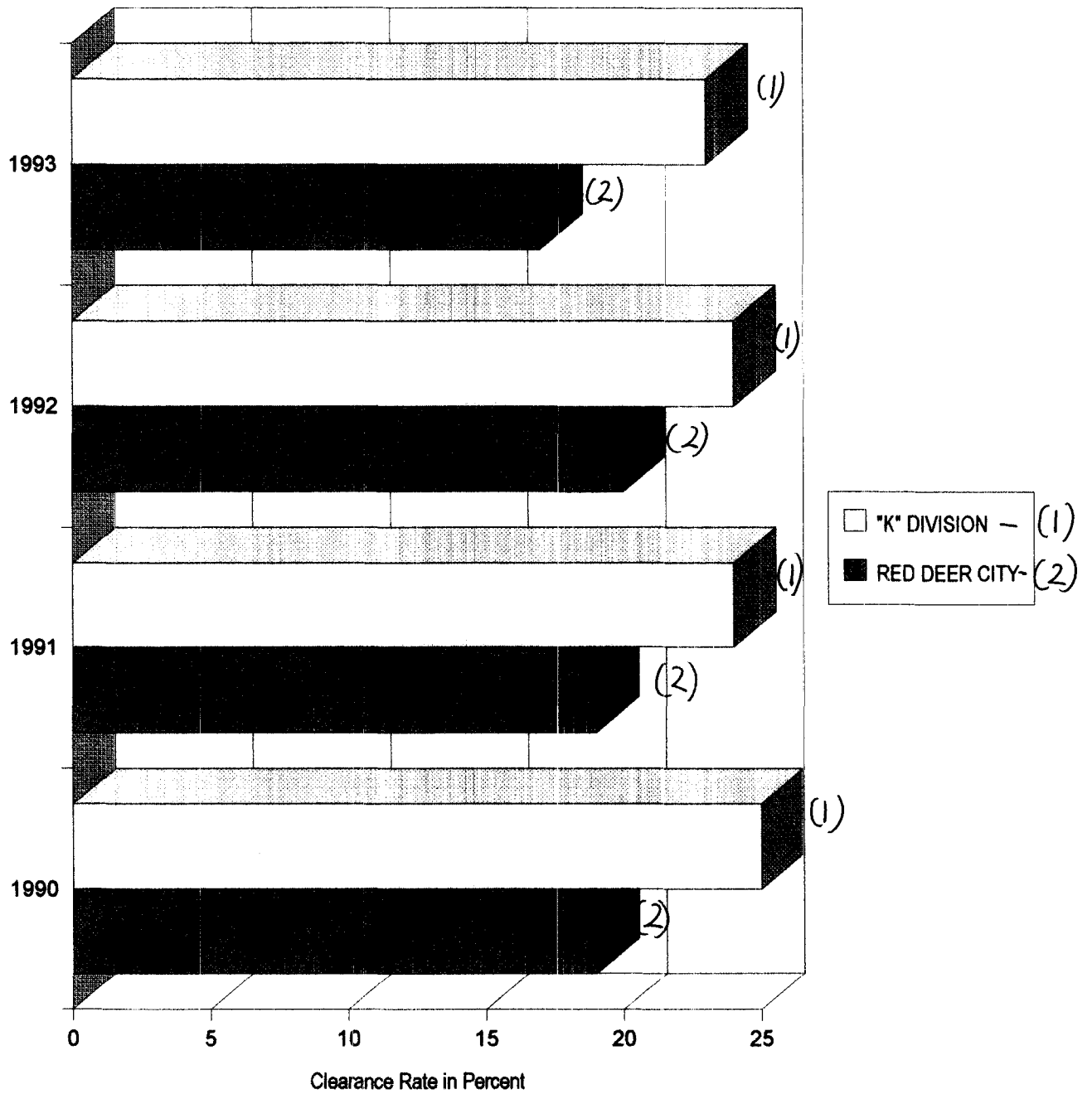
CLEARANCE RATE

Theft From Motor Vehicles (Under \$1000)



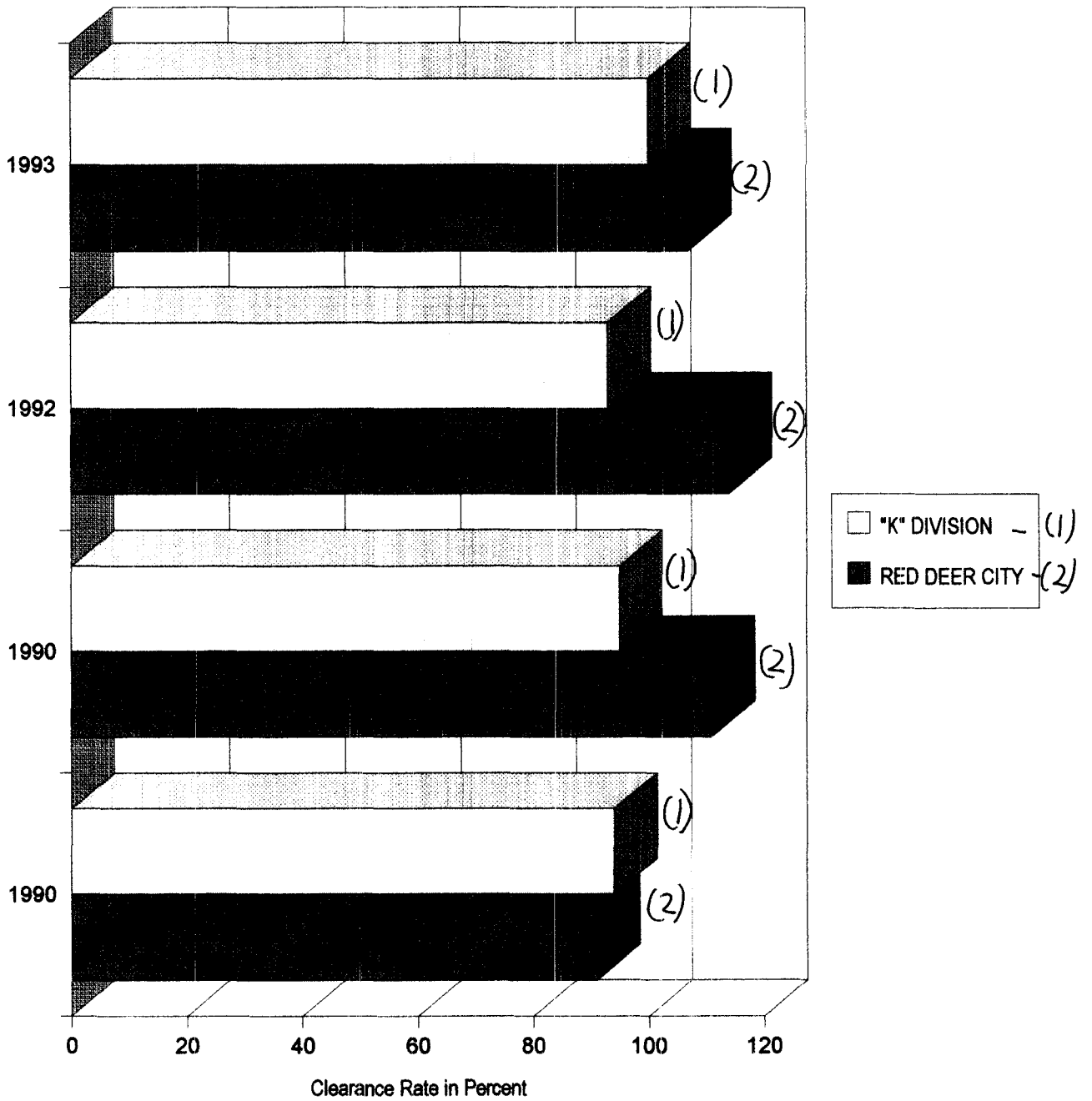
CLEARANCE RATE

Wilful Damage



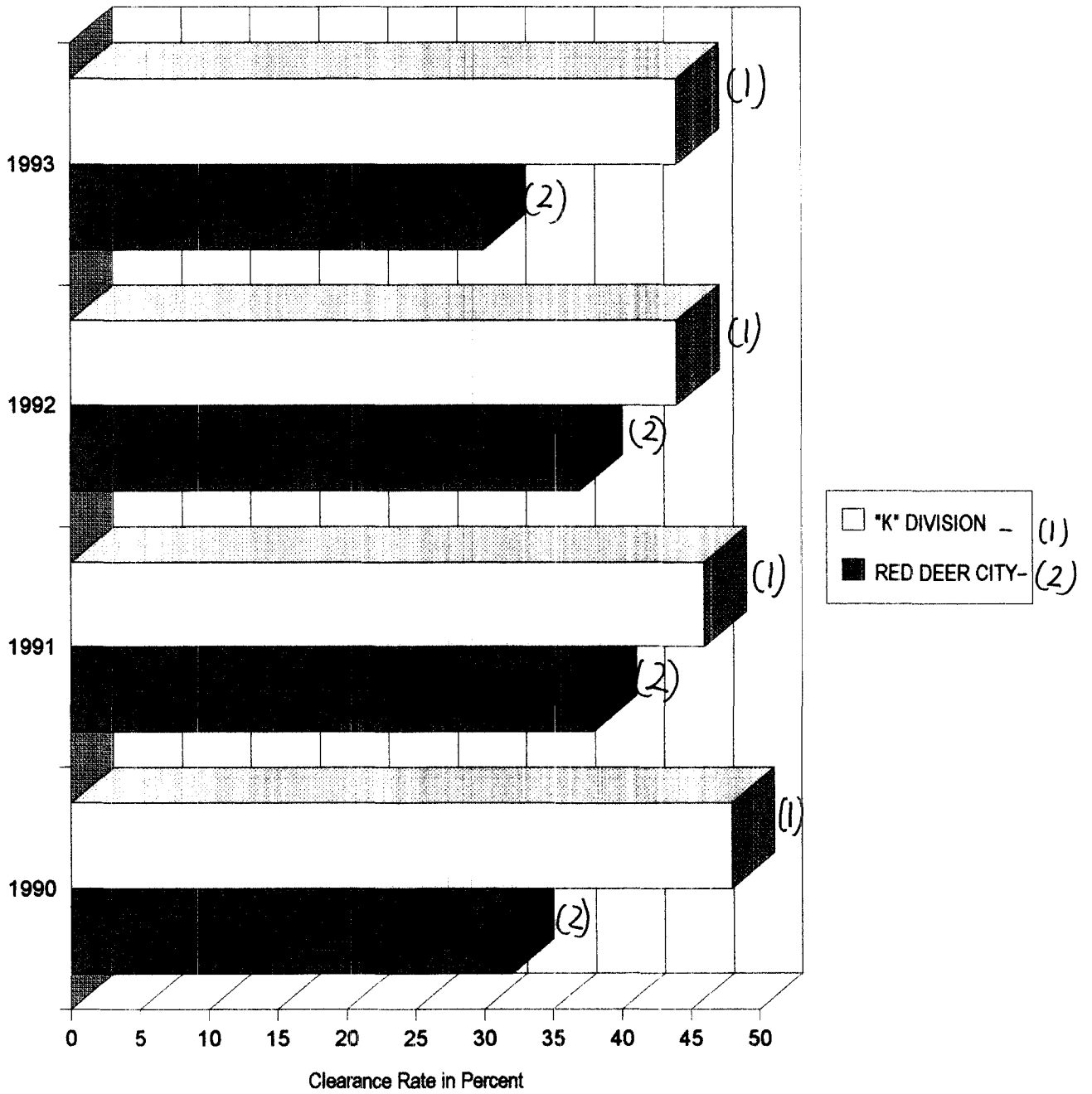
CLEARANCE RATE

Possession of Stolen Property



CLEARANCE RATE

Theft of Motor Vehicles



★★ HIGHLIGHTS OF 1993 ★★

- * Members of Red Deer City G.I.S. have identified the culprits responsible for the \$120,000 fur theft from Furs by Todd.
- * Our G.I.S. Section also solved the two Bower Mall jewellery thefts in which the value of the property stolen was in excess of \$80,000.
- * A Red Deer male was convicted of five counts of sexual assault relating to incidents involving five Red Deer women. He was declared a dangerous sex offender by the court and is presently serving an indefinite period of time in custody.
- * The newly formed Red Deer City Drug Section successfully dismantled a large hydroponic marihuana operation. The street value of drugs seized was approximately \$250,000.
- * The Community Advisory Committee conducted an extensive review of the Young Offenders Act and youth crime in general.
- * Victims' Services moved to the main floor of the Detachment, where the effectiveness of the program was greatly enhanced, as there is a closer interaction between Victims' Services and Watch members.
- * The Auxiliary Program is being rejuvenated with a new coordinator, regular training and expanded duties. The Auxiliaries are now on a schedule system which has enhanced their interest and overall effectiveness.
- * The City RCMP has approximately 4,463 volunteer citizens who are involved in various aspects of Community Policing within the City of Red Deer. Without the many volunteer hours that these people expend, we would be unable to serve the citizens of this community as effectively as we have done. All members of Red Deer City Detachment appreciate the assistance of these dedicated citizens.

★★ GOALS ★★

Following are the 1993 detachment goals and their results.

1. Reduce complaints against members by 5% from the number recorded in 1992
→ **goal achieved**
2. Increase bike patrols by 10% and conduct 25 foot patrols per month.
→ **goal not achieved**
3. Generate one new innovative idea that will enhance paper flow and eliminate time and material waste.
→ **goal achieved**
4. Maintain the clearance rate of B & E offences with the 1992 clearance rate.
→ **goal not achieved**
5. Maintain the 1992 level of drug enforcement.
→ **goal achieved**
6. Reduce vehicle thefts by 5% from 1992 level.
→ **goal achieved**
7. Increase traffic enforcement level by 5% over 1992. Decrease motor vehicle accidents by 5%,
→ **goal not achieved**
8. Increase the level of training both in-house and externally.
→ **goal achieved**
9. Increase arrests/charges by 15%.
→ **goal not achieved**

★★ 1994 GOALS ★★

1. Reduce thefts from motor vehicles under \$1000.00 by 5% of the 1993 level.
2. Reduce motor vehicle accidents by 5% of the 1993 level.
3. Improve the quality of witness/warned statements and the proper use of dictaphones by holding in-service lectures on a quarterly basis throughout 1994.
4. Increase the level of drug enforcement by 15% over the level in 1993.
5. Reduce stationary costs by 5% of the 1993 total cost.
6. Reduce the number of work days lost due to sickness by 3% by encouraging members to participate in physical fitness programs.



(R.L. BEATON) Insp.
Officer In Charge
Red Deer City Detachment

DATE: MARCH 29, 1994
TO: INSP. R. BEATON
FROM: CITY CLERK
RE: 1993 ANNUAL REPORT - R.C.M.P. RED DEER CITY DETACHMENT

At the Council Meeting of March 28, 1994, consideration was given to the above noted report and at which meeting it was agreed that same be filed.

On behalf of Council, please accept their thanks for presenting a very informative report.



KELLY KLOSS
City Clerk

KK/clr

NO. 6

DATE: March 18, 1994

TO: City Clerk

FROM: Director of Financial Services

**RE: APPOINTMENT OF THE CITY'S REPRESENTATIVE
TO THE ALBERTA MUNICIPAL FINANCING CORPORATION
ANNUAL MEETING ON APRIL 21, 1994**

The above action is required.

In previous years City Council has designated the Director of Financial Services as the City's representative. If Council agrees to continue to do so, the following resolution is required:

"That Alan Wilcock, or designee, be appointed to represent and vote the shares of The City of Red Deer at the Annual General Meeting of the Alberta Municipal Financing Corporation to be held on April 21, 1994 in Edmonton."



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

AW/jt

Commissioners' Comments

We concur with the recommendation of the Director of Financial Services.

PATH: alan\memos\amfcmgtg.rep

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994

TO: DIRECTOR OF FINANCIAL SERVICES


FROM: CITY CLERK

**RE: APPOINTMENT OF CITY'S REPRESENTATIVE TO THE ALBERTA
MUNICIPAL FINANCING CORPORATION'S ANNUAL GENERAL
MEETING ON APRIL 21, 1994**

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 18, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that Alan Wilcock, or his designate, be appointed to represent and vote the shares of The City of Red Deer at the Annual General Meeting of the Alberta Municipal Financing Corporation, to be held on April 21, 1994 in Edmonton, Alberta and as presented to Council March 28, 1994."

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



KELLY KLOSS
City Clerk

KK/clr

NO. 7

DATE: March 18, 1994
TO: City Council
FROM: City Clerk
RE: RATE CHANGES TO VARIOUS CITY SERVICES FROM 1994
OPERATING BUDGET APPROVAL

At the Council Meeting of March 14, 1994, consideration was given to a report from the Public Works Manager dated March 2, 1994, concerning the above topic and at which meeting, Council gave three readings to Utility Bylaw Amendment 2960/C-94.

Within the report, the following section appeared:

7. Clearing Plugged Sewer

The average increase is 0.8% due to adjusted labour and equipment cost. The rate for use of a power auger (\$85.00) and sewer jet (\$98.00) is being deleted. We believe that only one rate should be necessary to clear a plugged sewer.

Due to an oversight, when Utility Bylaw Amendment 2960/C-94 was presented to Council, the rates for the use of a power auger and sewer jet were not deleted. In this regard, a further Utility Bylaw amendment is required to delete said rates.

RECOMMENDATION

That Utility Bylaw Amendment 2960/D-94 be given three readings.



Kelly Kloss
City Clerk
KK/ds

Commissioners' Comments

We concur with the recommendation of the City Clerk.

"G. SURKAN"
Mayor


"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
RE: RATE CHANGES TO VARIOUS CITY SERVICES FROM
1994 OPERATING BUDGET APPROVAL

At the Council Meeting of March 28, 1994, Utility Bylaw Amendment 2960/C-94 was passed, a copy of which is attached hereto.

Utility Bylaw Amendment 2960/C-94 provides for the deletion of a rate for the use of a power auger and sewer jet. These items were supposed to have been deleted in Utility Bylaw Amendment 2960/B-94 at the Council Meeting of March 14, 1994, however were missed.

This office will now update the Consolidated Copy of the Utility Bylaw Amendment in accordance with the above noted change.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Public Works Manager

NO. 8

DATE: March 21, 1994

TO: K. Kloss, City Clerk

FROM: W. Lees, Land Supervisor

RE: **PROPOSED 20 UNIT SENIORS COMPLEX - SEIBEL CONSTRUCTION
LOTS 1 - 9 AND 28 - 36, BLOCK 7, PLAN 6073X
BLOCK EAST OF MONTFORT SCHOOL BOUNDED BY
52 AVENUE AND 62 STREET (see attached map)**

The May 10, 1993 meeting of City Council approved Bylaw No 3088/93, closing a portion of a lane between 62 Street and 61 Street and a portion of 61 Street. The portions of these rights-of-way being closed are part of a land exchange between Seibel Construction and The City of Red Deer, agreed to by City Council on November 23, 1992.

In the process of registering the legal survey plan pertaining to the land exchange, the descriptions of the rights-of-way closures in Bylaw No. 3088/93 have been rejected by Land Titles. In view of the rejection, we respectfully submit the following descriptions (approved by Land Titles) for City Council's approval of an amendment to Bylaw No. 3088/93:

FIRST:

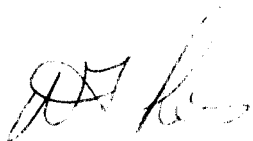
PLAN 6073X

ALL THAT PORTION OF LANE IN BLOCK 7 AND OF FIRST STREET (61 STREET) LYING WITHIN THE LIMITS OF A PLAN OF SURVEY BY GARFIELD B. R. ROSS, A.L.S. SURVEYED BETWEEN THE DATES OF MAY 18 AND MAY 21, 1993
CONTAINING 0.097 HECTARES (0.24 ACRES) MORE OR LESS.

SECOND:

PLAN 7604S

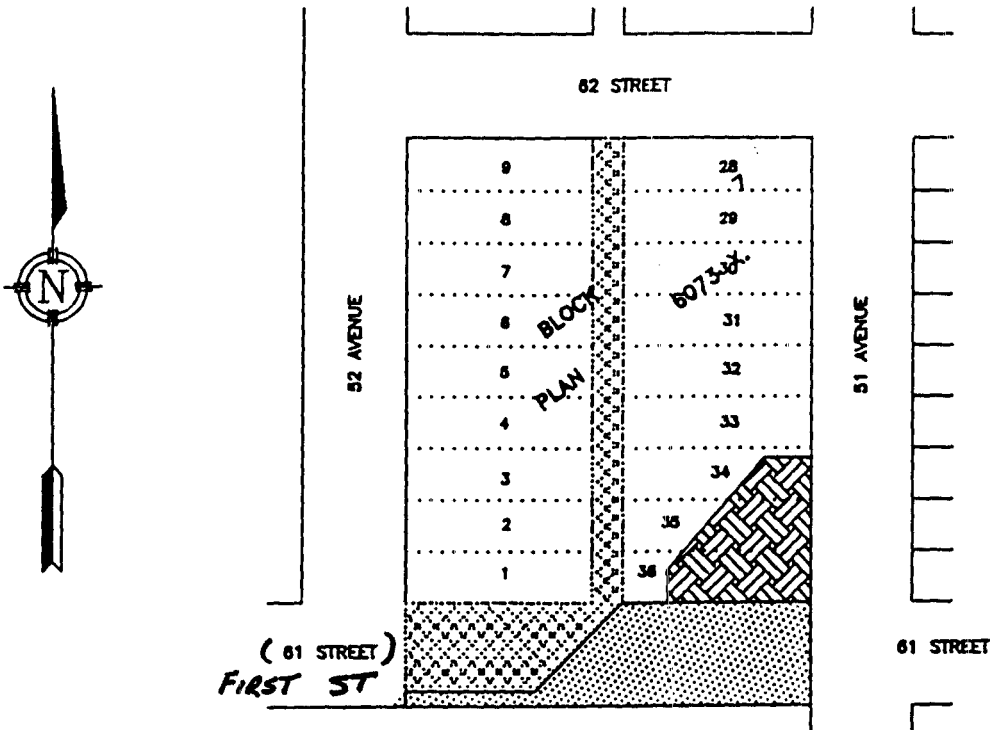
ALL THAT PORTION FIRST STREET (61 STREET) LYING WITHIN THE LIMITS OF A PLAN OF SURVEY BY GARFIELD B. R. ROSS, A.L.S. SURVEYED BETWEEN THE DATES OF MAY 18 AND MAY 21, 1993
CONTAINING 0.019 HECTARES (0.05 ACRES) MORE OR LESS.



W. F. Lees

WFL/mm
Att.

Schedule "A"



RED DEER

Plan Showing Proposed Land Exchange
in the
N.E.1/4 SEC.20,TWP.38,RGE.27 W4M

SCALE = 1:1500

BY: GARFIELD B.R. ROSS A.L.S.

LEGEND & NOTES



CITY STREET & LANE TO BE EXCHANGED FOR PRIVATE ESCARPMENT LAND
AND CONTAINS 1136 sq. m.



CITY STREET TO BE RETAINED AS ESCARPMENT AND REZONED TO A-2 "ENVIRONMENTAL PROTECTION DISTRICT"
AND CONTAINS 1010 sq. m.



PRIVATE ESCARPMENT LAND TO BE EXCHANGED FOR CITY STREET & LANE AND REZONED TO A-2 "ENVIRONMENTAL PROTECTION DISTRICT"
AND CONTAINS 582 sq. m.

BYLAW NO. 3088/93

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

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

- 1 The following portions of roadway in The City of Red Deer are hereby closed.

"All that portion of lane within Block 7, Plan 6073 X lying between 62 Street and 61 Street.

All that portion of 61 Street enclosed by the productions southerly of the east and west boundaries of Block 7, Plan 6073 X lying between 52 Avenue and 51 Avenue.

EXCEPTING THEREOUT ALL MINES AND MINERALS."

- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 29 day of March A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this 10 day May A.D. 1993.

READ A THIRD TIME IN OPEN COUNCIL this 10 day of May A.D. 1993.


MAYOR

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.


CITY CLERK


CITY CLERK

Commissioners' Comments

We concur with the recommendation. Council should note that a Public Hearing, in this instance, is not required as there is no change to the portion of road to be closed as originally proposed. The change is that the words "First Street" must be included in the description of the closure as this was the original name of 61 Street on the title.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994

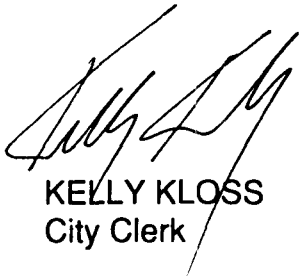
TO: LAND SUPERVISOR

FROM: CITY CLERK

**RE: PROPOSED 20 UNIT SENIORS COMPLEX - SEIBLE CONSTRUCTION
ROAD CLOSURE BYLAW AMENDMENT 3088/A-94**

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 21, 1994 concerning the above. At this meeting Road Closure Bylaw Amendment 3088/A-94 was passed. A certified copy of the bylaw is attached hereto.

Trusting you will find this satisfactory and that same will be acceptable to Land Titles.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Land and Economic Development Manager

NO. 9

DATE: March 17, 1994

TO: Mayor Surkan and Members of Council

FROM: Alan Scott, Land and Economic Development Manager

RE: **APPLICATION TO PURCHASE
LOT 3, BLOCK 5, PLAN 902-0499 (EDGAR INDUSTRIAL PARK)**

Heidt's Welding Ltd. is applying to purchase the above parcel of land, consisting of .74 acre, for the purchase price of \$50,900. Heidt's propose to construct a new welding facility of approximately 8,000 sq. ft., which is a permitted use in the I1 business district.

For Council's information, the Land and Economic Development Department, as required by the Land Bank Business Plan, is currently conducting an annual review of the pricing policies for Edgar Industrial Park. A final report will be presented to Council in the near future. Our initial analysis, based on past sales in this area, indicates the market value of some subdivided lots to be lower than our advertised prices. It is a fairly common occurrence in an industrial park such as Edgar, which has been slow to develop and considered to be remote from the rest of the business community, to have lower demand and thus lower market values than the more desirable locations such as Riverside Light or Northland Industrial Park.

In 1989, Council approved land prices for Edgar Industrial Park as recommended by Weddell Mehling Pander & Associates Realty Ltd., who had the exclusive listing for City owned commercial and industrial land at that time. The base price for Edgar Industrial Park was set at \$65,500 per acre, with premiums and discounts applied for size, location and shape to adjust individual lot prices. For this particular site, an 11% premium for small parcels was used to determine a price of \$54,000, which is equivalent to \$72,973/acre. Heidt's Welding Ltd. is offering \$50,900, equivalent to \$68,784 per acre, or a 5% premium. A 7% premium is used in Riverside Light Industrial Park for parcels smaller than one acre in size.

An inhouse appraisal confirms that the price offered by Heidt's accurately reflects the current market value, and is consistent with Council approved sales of Lots 1 and 4 (see attached map) in 1993.

Recommendation

The Land and Economic Development Department recommends that Council approve the sale of Lot 3, Block 5, Plan 902-0499 to Heidt's Welding Ltd. at the offered price of \$50,900, subject to the following conditions:

Mayor and Members of Council
Page 2
March 21, 1994

1. The option period be for 90 days from the date of the Council resolution, and standard payment schedule to apply.
2. Any development on this site must be in accordance with The City of Red Deer Land Use Bylaw.
3. An agreement being entered into satisfactory to the City Solicitor.

Respectfully submitted,



Alan V. Scott

HT/mm

Att.

Heidt's Welding *L.T.D*
 4845 79 street
 Red Deer Alberta
 T4P 2T4

Land and Economic Development Department
 City Hall
 4914 48 Avenue
 Red Deer Alberta
 T4N 3T4
 342-8106

March 16 1994

To whom it may concern

This letter is to apply to purchase municipal industrial land in Edgar subdivision. Our offer to the city is \$50,900.00. With a down payment of \$2545.00 which is attached to this letter. The cheque is not to be cashed until all approved by the City Council.

Legal Description - 3 5 902-0499
 Size of Property - .74(.30)
 Description of use - to build a welding shop

I Leo Heidt acknowledge that proposed development will conform to The City Of Red Deer Land Use Bylaw.

sincerely yours

Leo Heidt
 Leo Heidt

The City Of Red Deer	
Date:	March 16/94
Time:	3:45 pm
Rec'd By:	<i>[Signature]</i>

*cheque given to Penny to
 hold at cashier.*

Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: APPLICATION TO PURCHASE LOT 3, BLOCK 5, PLAN 902-0499
(EDGAR INDUSTRIAL PARK) HEIDT'S WELDING LTD.**

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 17, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated March 17, 1994, re: Application to Purchase Lot 3, Block 5, Plan 902-0499 (Edgar Industrial Park), hereby approves the sale of said land to Heidt's Welding Ltd. at the price of \$50,900, subject to the following condition:

1. The option period be for 90 days from the date of the Council resolution, and standard payment schedule to apply;
2. Any development on this site must be in accordance with The City of Red Deer Land Use Bylaw;
3. An agreement being entered into satisfactory to the City Solicitor,

and as presented to Council March 28, 1994."

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



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
City Assessor
Bylaws and Inspections Manager

NO. 10

0715

DATE: March 22, 1994

TO: City Clerk

FROM: Engineering Department Manager

RE: 1994 AREA IMPROVEMENT LEVIES

Area improvement levies are charges payable by a developer for the use of municipal improvements constructed or to be constructed by another developer. The levy is based upon the actual or estimated cost of the improvement plus carrying costs, divided by the total development area which benefits from the improvements. The improvements in question only benefit those specific areas. This is unlike trunk facilities and arterial roads which benefit large areas of the City and are paid for by the Off-site Levy Fund.

We respectfully request Council approval of the following area improvement rates to be used in Development Agreements during 1994:

		1993 RATE	1994 RATE	% CHANGE
1.	Golden West Subdivision			
a.	Sanitary Sewer Improvement (Figure 1)	\$9,920/ha	\$9,920/ha	(0%)
b.	Water Main Improvement (Figure 2)	\$12,430/ha	\$12,430/ha	(0%)
2.	Melcor Deer Park - 39 Street Improvement (Figure 3)	\$5,240/ha	\$5,465/ha	4.3%
3.	Eastview Estates - 39 Street Improvement (Figure 3)	\$10,670/ha	\$10,670/ha	0%

The 1994 rates have been calculated based on the analysis done in 1993, plus an allowance of 6.6% interest on outstanding expenditures. Cost estimates for future construction are based on 1994 construction rates. The rate changes vary depending on the amount of the outstanding balance, future construction, and the area remaining to be developed in the basin.

In regard to the Golden West levies, we are currently reviewing servicing alternatives with the property owners and may bring a report back to Council later this year outlining the necessary rate changes, depending on the alternative they select. In the meantime, we are recommending that the rates remain unchanged.

City Clerk
Page 2
March 22, 1994

Because the road improvement adjacent to Eastview Estates was completed over 10 years ago, interest charges are no longer applied to this levy, as per Clause 1.7 of the Development Agreement.

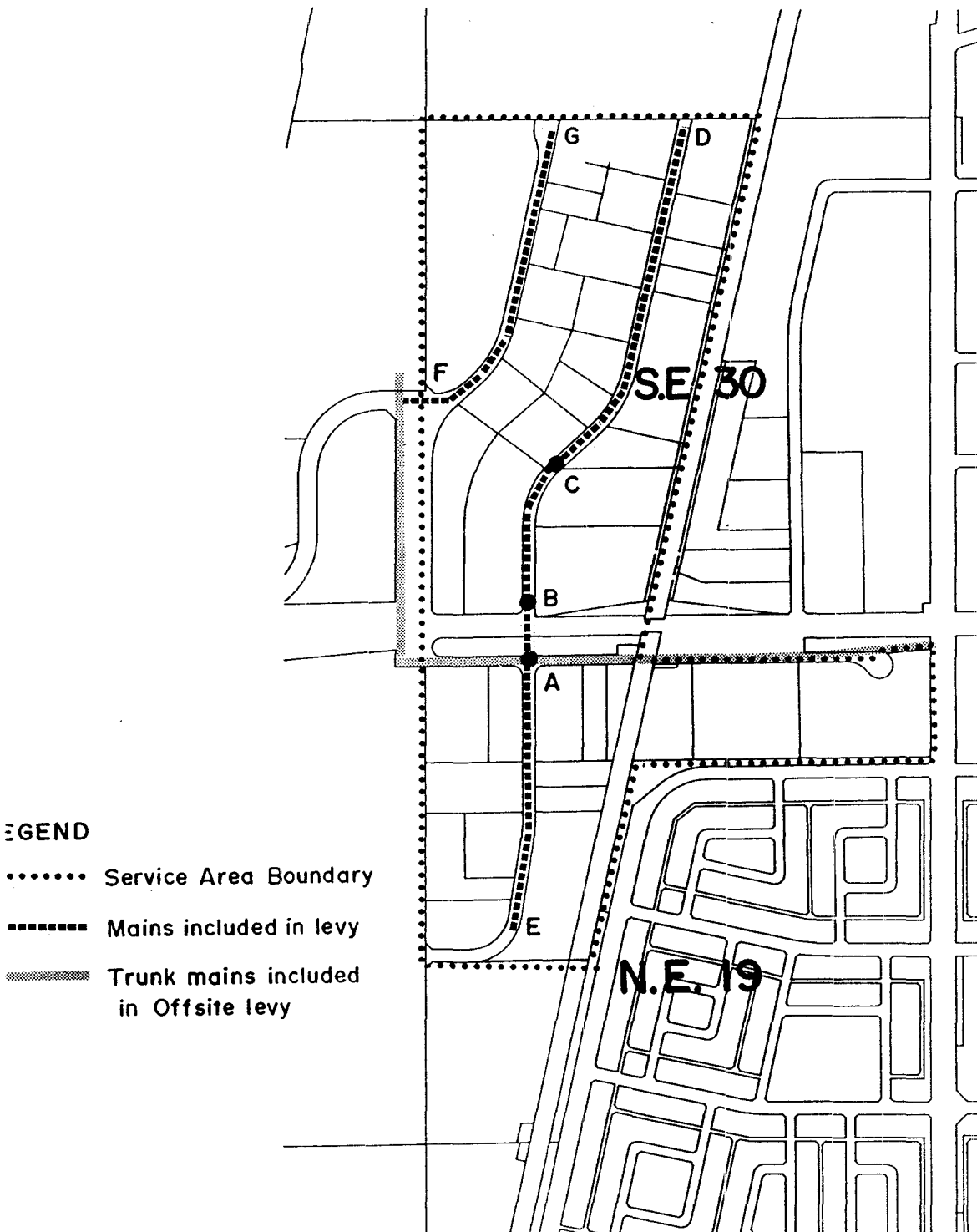
It should be noted that the City Deer Park 39 Street improvement levy has been deleted this year because this subdivision is now fully developed.

Attached are plans illustrating the improvements and development areas involved for each of the area improvement levies.



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

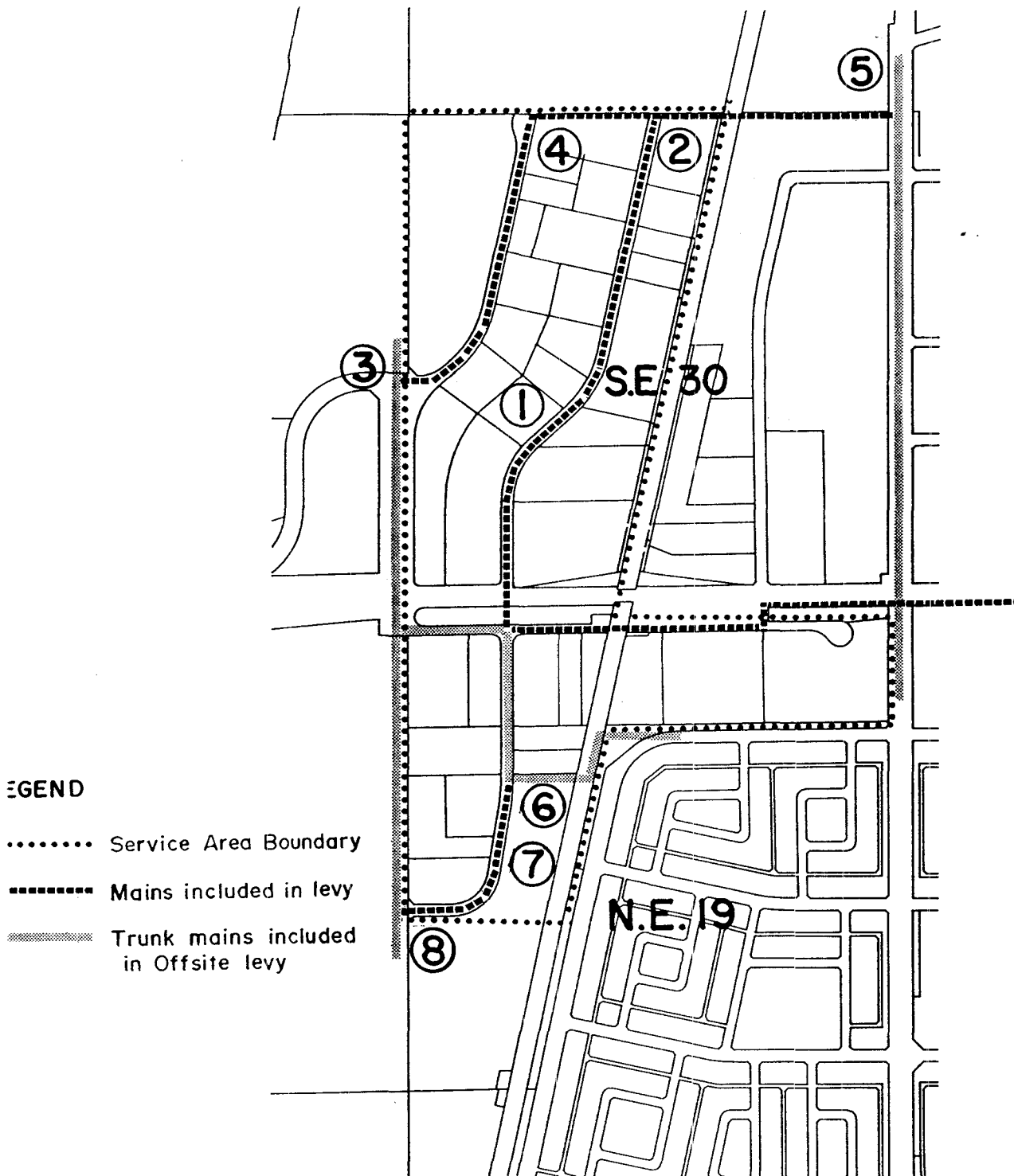
TCW/emg
Att.



GOLDEN WEST INDUSTRIAL PARK SANITARY AREA IMPROVEMENT LEVY

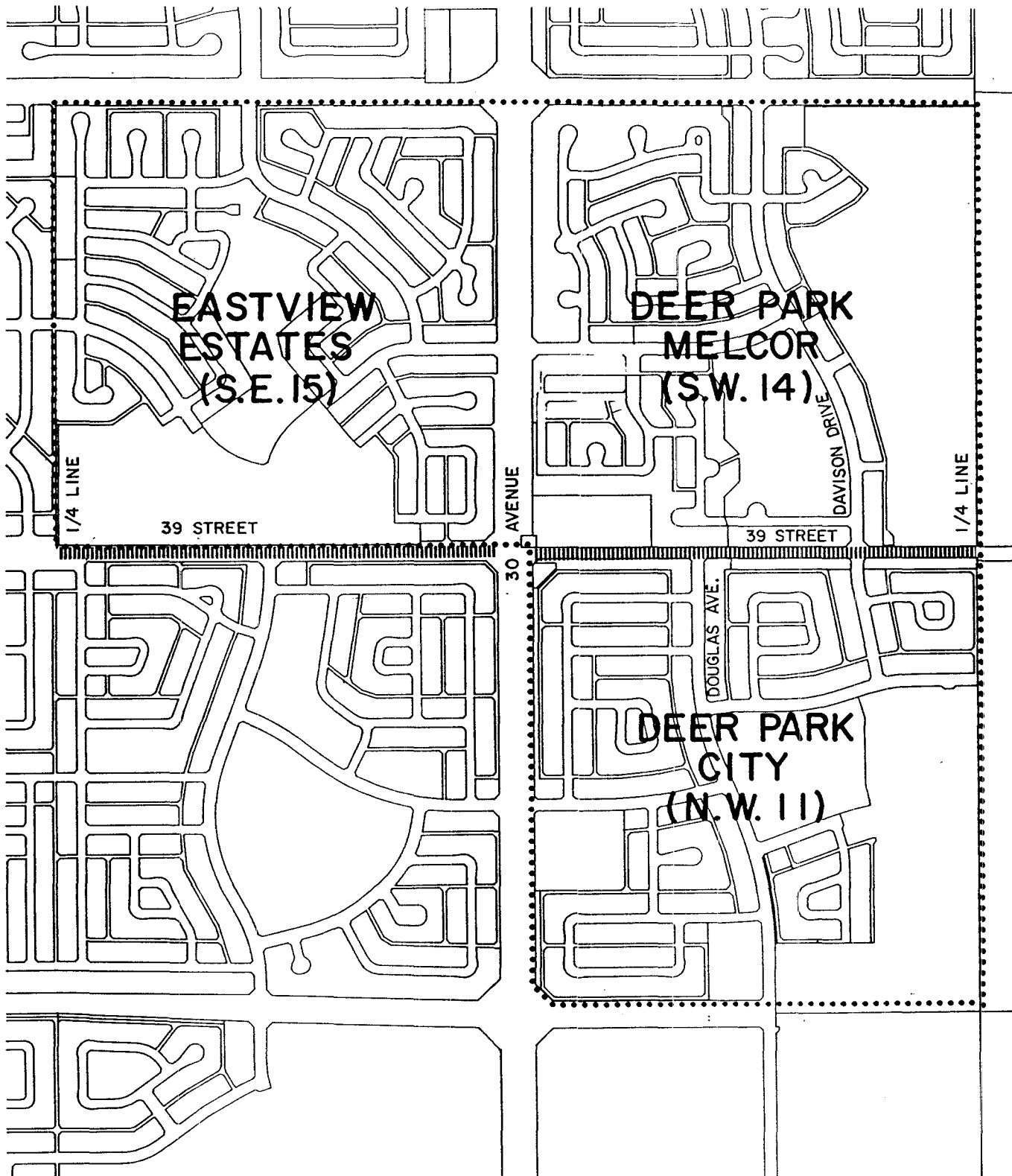
Nov. 1993

FIGURE 1



GOLDEN WEST INDUSTRIAL PARK WATER AREA IMPROVEMENT LEVY

FIGURE 2



**39 STREET COLLECTOR ROADWAY
AREA IMPROVEMENT LEVY**

FIGURE 3

Commissioners' Comments

We concur with the recommendations and recommend Council approve the rates as outlined.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994
TO: ENGINEERING DEPARTMENT MANAGER
FROM: CITY CLERK
RE: 1994 AREA IMPROVEMENT LEVIES

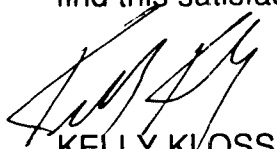
At the Council Meeting of March 28, 1994, consideration was given to your report dated March 22, 1994 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Department Manager dated March 22, 1994, re: 1994 Area Improvement Levies, hereby approves the following area improvement rates to be used in development agreements during 1994:

1. Golden West Subdivision
 - a. Sanitary Sewer Improvement \$ 9,920/ha
 - b. Water Main Improvement \$12,430/ha
2. Melcor Deer Park - 39 Street Improvement \$ 5,465/ha
3. Eastview Estates - 39 Street Improvement \$10,670/ha

and as presented to Council March 28, 1994."

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


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Financial Services
Land and Economic Development Manager
Public Works Manager

NO. 11

DATE: March 22, 1994
TO: City Clerk
FROM: Engineering Department Manager
RE: 1994 OFF-SITE LEVY RATES

Each year the City or its agents extend arterial roadways, trunk water, sanitary, and storm mains to serve new development within the City. These facilities do not directly benefit the general taxpayer, thus their cost is rightly assessed to the new development areas. The mechanism provided in the Alberta Planning Act for this assessment is the Off-site Levy.

In 1992, a detailed analysis and restructuring of the Off-site Levy rates was completed. In 1993, the rates were adjusted mainly to account for revenues and expenditures in 1992, plus interest on outstanding balances and an allowance for inflation on future construction cost estimates. Similarly this year, the same rate structure will be used, and the rates will be adjusted for 1993 expenditures, revenues, interest, and inflation. The most significant changes this year, however, are that

1. future construction cost estimates have been recalculated in more detail based on more specific preliminary design information and current cost estimating guides,
2. reduction in Provincial road construction grants has been taken into consideration, and
3. several sections of sanitary sewer were added to the off-site levy.

In the past, construction cost estimates were based on rule of thumb unit costs and broad assumptions of what was to be built. This led to a somewhat conservative approach to cost estimating because we were not very sure of what was involved. Over the past year, we have established a more detailed plan of what facilities would be required over the next 20 years and have done more detailed cost estimates for these facilities. This has resulted, for the most part, in a reduction in future cost estimates.

Offsetting this is a reduction in Provincial road construction grants. While the proportional (75/25) grant structure has not changed, the total amount of money available to the City has dropped substantially. In effect, there will be no grant money available to fund many of the projects to be constructed over the next 20 years.

City Clerk
Page 2
March 22, 1994

Generally, sanitary sewers must be at least 375 mm in diameter to qualify as a trunk, and be included in the off-site levy fund. During our review of the system this past year, it was noted that there were several sections of sanitary sewer in the City that were less than 375 mm diameter, but serviced large areas and were in excess of 6 m deep. It was, therefore, determined that the cost of these sections should not be borne by a single developer, but shared amongst all developers through the off-site levy fund.

Appendix 1 contains four plans which illustrate the locations of facilities included in the off-site levy.

The following table illustrates the off-site levy fund net expenditures to date (i.e. expenditures less revenues), estimated future costs, remaining development areas within the service basin, and the levy rate required to cover total expenditures.

	Current Net Expenditures	Future Construction	Total Expenditures	Development Area (ha)	Rate (per hectare)
Roads	(\$1,681,726)	\$16,904,875	\$15,223,149	1938	\$7,855
Water	\$5,834,634	\$7,050,800	\$12,885,434	1971	\$6,540
Sanitary	\$1,433,119	\$6,198,400	\$7,631,519	1986	\$3,845
Storm	\$9,628,462	\$18,534,500	\$28,162,962	1796	\$15,680
TOTALS	\$15,214,489	\$48,688,575	\$63,903,064	1885	\$33,920

The net effect is a potential \$890 (2.6%) reduction in the total off-site levy rate from 1993. However, we would suggest that the overall rate be left at its current level for several reasons, including the following:

- a. We are currently reviewing the City's water distribution system requirements, and initial results indicate that a slightly more costly system may be required than was envisioned in the off-site levy rate calculation.
- b. A zero change in rate this year will help to absorb some of the increase required in next year's rate. Note that any over contribution will be used to pay down the off-site levy debt and will, therefore, help to keep future rate increases low.

City Clerk
 Page 3
 March 22, 1994


RECOMMENDATION

Based on the updated analysis as described above, we respectfully request Council approval of the proposed 1994 off-site levy rates listed below.

	Current 1993 Rates	Proposed 1994 Rates	Percent Change
Roads	\$ 8,050/ha	\$ 8,060/ha	0.1%
Water	\$ 6,745/ha	\$ 6,710/ha	-0.5%
Sanitary	\$ 2,610/ha	\$ 3,950/ha	51.3%
Storm	\$17,405/ha	\$16,090/ha	-7.6%
TOTALS	\$34,810/ha	\$34,810/ha	0.00%

In order to enact the new rates, we respectfully request that Council revise the Off-site Levy By-law and the Public Roadway Levy Resolution.

We have provided this information to the Urban Development Institute. Their response to the zero percent increase was very positive. A copy of their responding letter is attached for your reference.


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

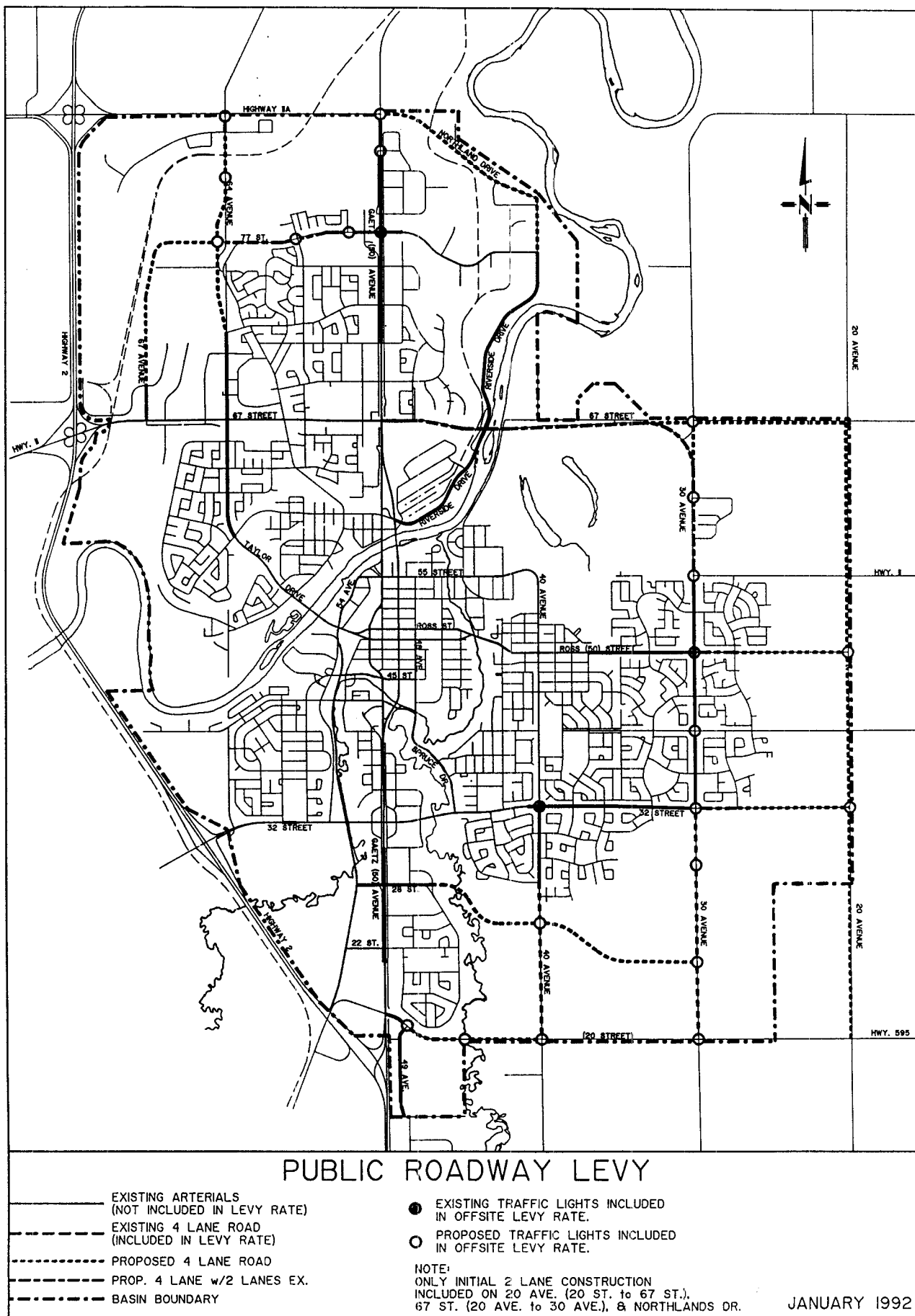
TCW/emg

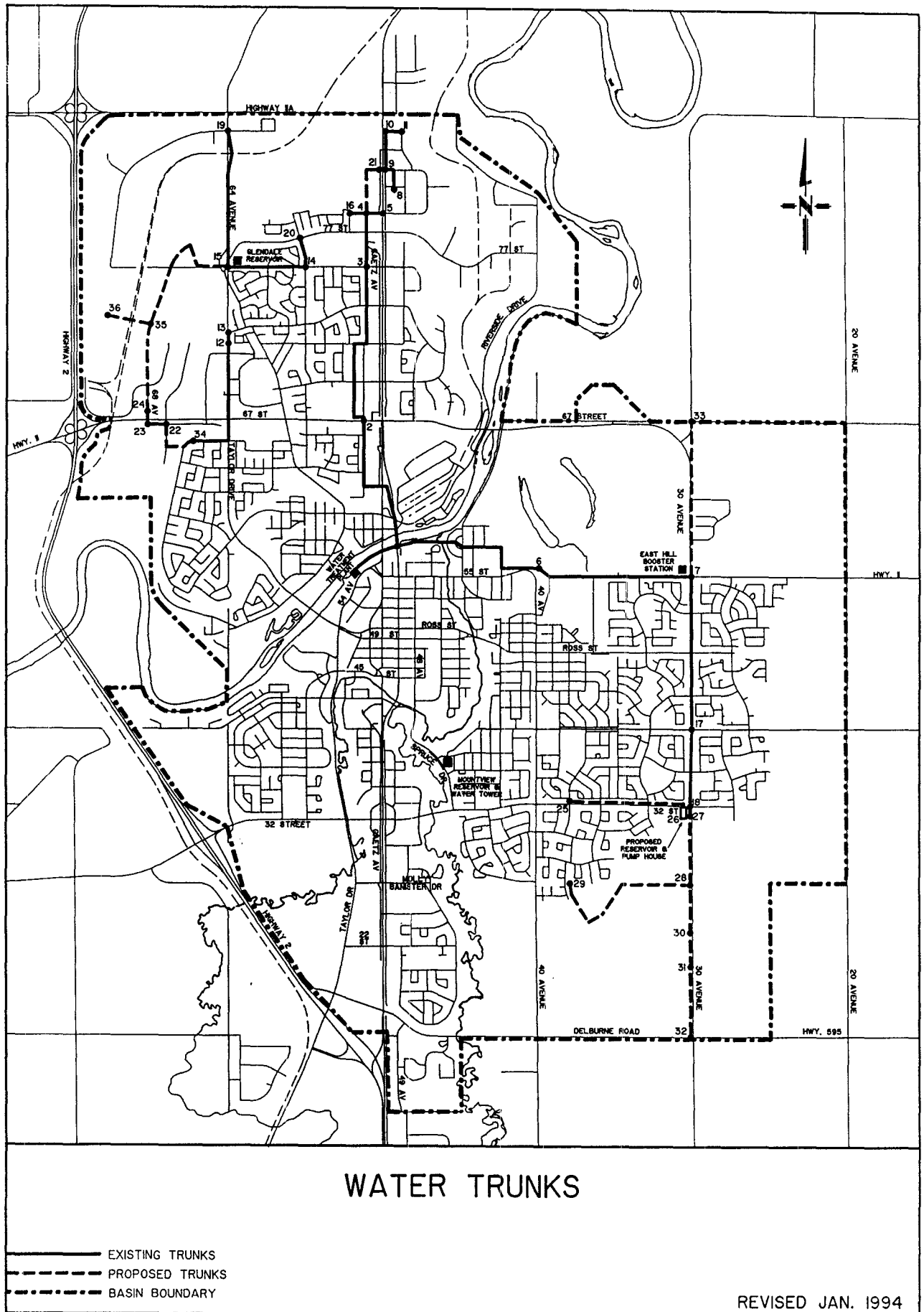
c.c. Director of Financial Services

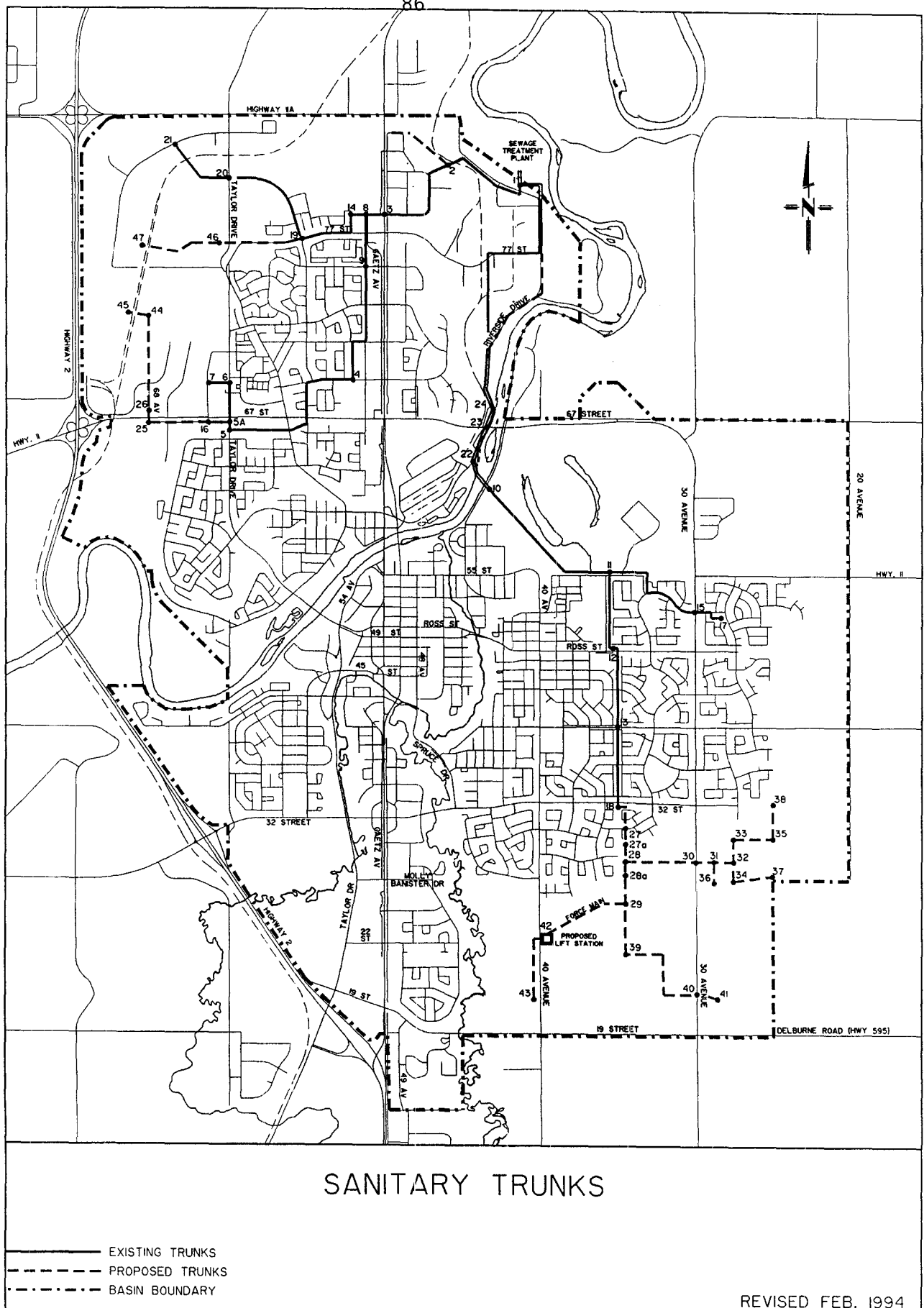
APPENDIX 1

OFF-SITE LEVY FACILITIES

ROAD, WATER, SANITARY, AND STORM LOCATION PLANS







■ EXISTING DETENTION POND
 □ PROPOSED DETENTION POND
 ——— EXISTING TRUNKS
 - - - - PROPOSED TRUNKS
 - · - · - BASIN BOUNDARY

REVISÉD FEB. 1994



0715

URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

502, 5000 GAETZ AVENUE
RED DEER, ALBERTA T4N 6C2
PHONE 340-3022

March 21, 1994

U.D.I. Red Deer

City of Red Deer
Engineering Department
Box 5008
Red Deer, Alta
T4N 3T4

THE CITY OF RED DEER
ENGINEERING DEPARTMENT

Tom

RECEIVED	
TIME	3:05
DATE	MAR 21 1994
BY	<i>[Signature]</i>

Attention: Mr. Ken Haslop, P. Eng.
Engineering Department Manager

Dear Sir

Re: 1994 Offsite Levy Rates

On behalf of the Urban Development Institute, we wish to thank you for this opportunity to review the proposed changes to the offsite levy rates for 1994. The offsite levy portion of the development cost is a significant part of the development cost of a lot. We feel that by permitting this input from the private development industry, the City of Red Deer and the private development industry can work towards the best case scenario to minimize these costs.

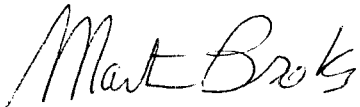
The members of the Red Deer Chapter of the Urban Development Institute are pleased with the proposed zero percent increase in offsite levies from the 1993 level. In our current environment of reduced government grants, and tightened fiscal restraints locally, it was likely a difficult level to achieve. We appreciate the efforts of the City of Red Deer Engineering Department, for the extra work involved in preparing a thorough evaluation of expected future expenditures for infrastructure extensions. We are optimistic that continued efforts by all parties involved can result in several more years of zero percent increases in offsite levies.

The Urban Development Institute does want the opportunity to continue working with the City of Red Deer to attempt to find ways to further reduce offsite levy and associated development costs. The misconception is typically that these are costs paid for by the

Developer. This is not the case. These costs are passed directly onto the lot purchaser, and accordingly, onto the new home owner. For a typical subdivision in Red Deer, when you include the cost of offsite levies, plus City administration fees, plus third order survey control fees, plus recreation levy fees, the cost, in 1994, will amount to \$44,280.00 per hectare. For an average fifty foot wide lot, this represents a cost, for these items only, of approximately \$3,450.00 per lot. Any reductions to these costs would impact positively on land development in the City of Red Deer.

We can be available at your convenience to discuss these matters further.

Yours truly



Martin Broks, P. Eng.
Red Deer Chapter Chairman

MAB/leb

Commissioners' Comments

We concur with the recommendation of the Engineering Department Manager and recommend Council approve the rates as outlined.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: MARCH 29, 1994

TO: ENGINEERING DEPARTMENT MANAGER

FROM: CITY CLERK

RE: 1994 OFF-SITE LEVY RATES

At the Council Meeting of March 28, 1994 consideration was given to your report dated March 22, 1994 concerning the above topic. At this meeting the following resolution was passed:

"Resolved that Council of The City of Red Deer, having considered the report from the Engineering Department Manager dated March 22, 1994, re: 1994 Off-Site Levy Rates, hereby agrees as follows:

1. That the Public Roadway Levy Resolution passed by Council March 29, 1993 be rescinded;
2. That the following be approved as the new Public Roadway Levy Resolution:

WHEREAS pursuant to Section 77 of the Planning Act, 1980, Section 2.2.5.4. subparagraph (a) of the Land Use bylaw authorizes the Development Officer to require as a condition of the issuance of a Development Permit that the applicant enter into an agreement to pay for or construct a public roadway to give access to a development, and

WHEREAS pursuant to Section 92 of the Planning Act, 1980, a subdivision authority may, at the request of City Council, impose a condition that the applicant for a subdivision enter into an agreement with the Council of the City respecting all or any of the following, namely:

1. to construct or pay for the construction of a public roadway to give access to the subdivision,
2. to install or pay for the installation of utilities that are necessary to serve the subdivision, and
3. to pay an off-site levy or redevelopment levy imposed by bylaw, and

WHEREAS Council of The City of Red Deer desires the subdivision approving authority to impose the conditions hereinbefore recited.

NOW THEREFORE BE IT RESOLVED that the Subdivision Committee of the Red Deer Regional Planning Commission be and is hereby requested by the Council of The City of Red Deer to require that the applicant for any subdivision of land within The City of Red Deer enter into an agreement with the Council of The City of Red Deer

1. to construct a public roadway required to give access to the subdivision or to pay to the City such sum as may be established from time to time as a contribution towards the cost of providing major thoroughfares to give access to the subdivision,
2. to install utilities that are necessary to serve the subdivision, or to pay the City for the installation of such utilities in such amounts that may be determined and established from time to time by The City of Red Deer, and
3. to pay such off-site levy or redevelopment levy as may be imposed from time to time by bylaw of The City of Red Deer, and

WHEREAS The City of Red Deer must construct, or pay for the cost of constructing major thoroughfares to give access to the development having regard to traffic generated thereby and the necessity to provide emergency and service vehicles adequate access thereto, and

WHEREAS it is necessary to establish the amount which shall be paid by the developer to the City as a contribution towards the cost of providing such major thoroughfares.

NOW THEREFORE BE IT RESOLVED that the Development Officer shall require all developers of lands as outlined in Schedule A annexed thereto, to pay to or enter into, an agreement to pay the City the sum of \$8,060 per hectare of land within the area of land to be developed."

Engineering Department Manager

March 29, 1994

Page 3

Council also passed Off-Site Levy Bylaw Amendment 3068/A-94, a copy of which is attached hereto. The decision of Council in this instance is submitted for your information. Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'KK', is written over the printed name 'KELLY KLOSS'.

KELLY KLOSS
City Clerk

KK/clr

Encls.

cc: Director of Engineering Services
Director of Financial Services
Land and Economic Development Manager
Public Works Manager

NO. 12

DATE: March 8, 1994
 TO: City Clerk
 FROM: Fire Marshal
 RE: LAND USE AND DANGEROUS GOODS ROUTE BYLAWS CHANGES
 =====

The proposed change to the Dangerous Goods Route Bylaw will allow the storage, handling and parking of dangerous goods vehicles to be less restrictive.

Our present bylaw defines a dangerous goods site being 150 meters from assembly, institutional and residential occupancies. This requirement is too restrictive and has an adverse affect on the hotel and food service industry in the City.

Dangerous goods sites affect the Land Use Bylaw as to new development and occupancy changes. The table used to define these sites was considered too restrictive in consultation with other government agencies.

The changes to the Dangerous Goods Routes Bylaw and to the Land Use Bylaw will allow the City to develop existing areas and the areas that were annexed in a more economical and less restrictive manner.

I will be available at Council to answer any questions in regards to these changes.



Cliff Robson
 Fire Marshal

CR/co

Commissioners' Comments

We concur with the changes to the Land Use Bylaw and the Dangerous Goods Route Bylaw as recommended by the Fire Marshal. First reading can be given to the Land Use Bylaw amendment following which a Public Hearing will be held and first and second readings can be given to the Dangerous Goods Route Bylaw, then same has to be submitted to the Minister responsible for Public Safety Services for approval prior to 3rd reading.

"G. SURKAN", Mayor

"H.M.C. DAY", City Commissioner

CHAPMAN RIEBEEK

Barristers, Solicitors & Notaries

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

208 - 4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

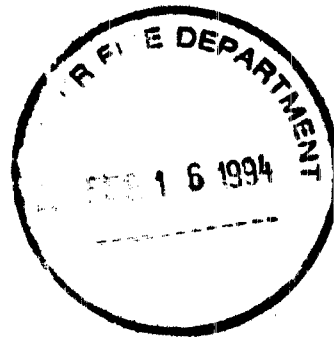
5020 - 50 A Street
Sylvan Lake, Alberta T0M 1Z0
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

* Denotes Professional Corporation

Your file:
Our file: Gen 02/94
Red Deer Office

February 14, 1994

City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4



ATTENTION: Mr. Cliff Robson
Fire Marshall

Dear Sir:

RE: Land Use Bylaw Amendment - Dangerous Goods Occupancies

I enclose the revised Land Use Bylaw amendment respecting the above noted.

Yours truly,

A handwritten signature in dark ink, appearing to read "T. Chapman". The signature is fluid and cursive, written over a horizontal line.

THOMAS H. CHAPMAN, Q.C.
THC/vjh
Enclosure

BY-LAW NO. 2672/G-94

BEING a By-law to amend By-law Number 2672/80, the Land Use Bylaw of the City of Red Deer.

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

That By-law No. 2672/80 is hereby amended as follows:

- 1 "Section 1.2.2 be amended by deleting therefrom the definitions of "Dangerous Goods" and "Dangerous Goods Occupancy" and substituting in their place and stead the following:

"Dangerous Goods" means those products or substances which are regulated by the *Transportation of Dangerous Goods Control Act*, and its regulations;

"Dangerous Goods Occupancy", unless otherwise determined by the Fire Chief, shall include but not be limited to any occupancy where dangerous goods are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in schedule "C" annexed to and made part of this Bylaw."

- 2 Section 6.3.1.6 be amended by adding thereto the following:

"(2) Dangerous goods occupancy shall not be permitted at a location less than 50 metres from any:

- a) place of public assembly;
- b) institutional use; or
- c) residential occupancy

as defined in the Alberta Fire Code.

- 3 By adding thereto Schedule "C" annexed hereto.

- 4 In all other respects, By-law No. 2672/80 is ratified and confirmed.

- 5 This by-law shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this DAY OF , A.D. 1994

READ A SECOND TIME IN OPEN COUNCIL this DAY OF , A.D. 1994

READ A THIRD TIME IN OPEN COUNCIL this DAY OF , A.D. 1994

MAYOR

CITY CLERK

SMALL QUANTITY EXEMPTIONS FOR DANGEROUS GOODS

<u>CLASS</u>	<u>DANGEROUS GOODS</u>	<u>MAXIMUM EXEMPT AMOUNT</u>
1	Explosives	50 kg.
2	Gasses	
	Div. 1 Flammable	50 kg.
	Div. 2 Non-flammable	300 kg.
	Div. 3 Poisonous	0
	Div. 4 Corrosive	0
3	Flammable Liquids and Combustible (1) Liquids	600 L Combustible and Flammable Liquids with no more than 200 L being flammable
4	Flammable Solids	
	Div. 1 Flammable Solids	200 kg.
	Div. 2 Subject to spontaneous ignition	100 kg.
	Div. 3 Reactive with water	100 kg.
5	Oxidizing Substances	
	Div. 1 Oxidizers	500 kg or 500 L
	Div. 2 Organic Peroxides	200 kg or 200 L
6	Poisonous and Infectious Substances	
	Div. 1 Poisonous substances	
	Packing Group I (3)	0
	Packing Group II	200 kg or 200 L
	Packing Group III	2000 kg or 2000 L
	Div. 2 Infectious substances	0
7	Radioactive Materials	(3)
8	Corrosives	
	Packing Group I	1000 kg or 1000 L
	Packing Group II	2000 kg or 2000 L
	Packing Group III	4000 kg or 4000 L
9	Miscellaneous	
	Div. 1 Miscellaneous	(3)
	Div. 2 Environmental	(3)
	Div. 3 Specific wastes	(3)

NOTES:

(1) The Transportation of Dangerous Goods Regulations define "flammable liquids" as liquids having a flash point of 60 C or below. The NFC defines "combustible liquids" as liquids having a flash point between 37.8 C and 93.3 C, and "Flammable liquids" as having a flash point below 37.8 C.

(2) The Transportation of Dangerous Goods Act defined "packing group" as "a level of hazard inherent to dangerous goods." Packing Group I products are more hazardous than Packing Group III products.

(3) Those products or substances for which placards would be required if the quantity in question were to be transported under the Transportation of Dangerous Goods Control Act and Regulations thereto.

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

Fire Department 346-5611 Fax 343-1866

February 10, 1994

Mr. Dave Doll, Inspector
Alberta Public Safety Services
Dangerous Goods Control
#504, 5010 - 43 St.
Red Deer, Alberta
T4N 6H2

Dear Dave:

Re: City of Red Deer Dangerous Goods Routes
Bylaw 2942/87 - Amendments to

=====

As you are aware the present definition of a "Permitted Storage Location" is creating a hardship for the trucking industry, the hotel industry and the City of Red Deer as it applies to the Land Use Bylaw.

Because of City planning practices in years past, the layout of the City is such that makes it impractical and in some cases impossible to comply to the 150 meter limitation.

Therefore, we request that the definition of a "Permitted Storage Location" be amended to reduce the 150 meter requirement to 50 meters.

Any assistance you could give us in this matter would be appreciated.

Yours truly,


Ken Webster
Fire Inspector

KW/co

*a delight
to discover!*

DATE: MARCH 29, 1994

TO: FIRE MARSHALL

FROM: CITY CLERK

**RE: DANGEROUS GOODS AMENDMENTS:
LAND USE BYLAW AMENDMENT 2672/G-94 AND
DANGEROUS GOODS ROUTE BYLAW AMENDMENT 2942/A-94**

At the Council Meeting of March 28, 1994, consideration was given to your report dated March 8, 1994 concerning the above. At this meeting first reading was given to Land Use Bylaw Amendment 2672/G-94 and first and second readings were given to Dangerous Goods Route Bylaw Amendment 2942/A-94.

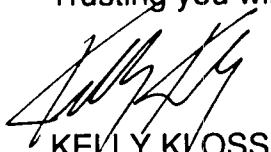
Land Use Bylaw Amendment 2672/G-94 provides for amended definitions of "Dangerous Goods" and "Dangerous Goods Occupancy". In addition, it provides that "Dangerous Goods Occupancy" shall not be permitted at a location less than 50 meters from any place of public assembly, institutional use or residential occupancy, as defined in the Alberta Fire Code.

Bylaw 2942/A-94 provides for the change of definition of "Permitted Storage Location" to mean any site which is at least 50 meters away from the nearest place of assembly, institutional or residential occupancy.

This office will proceed with advertising for a Public Hearing of Land Use Bylaw Amendment 2672/G-94 to be held on Monday, April 25, 1994 in the Council Chambers of City Hall, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

With regard to Dangerous Goods Route Bylaw Amendment 2942/A-94, I am enclosing herewith the original copy of said bylaw so that you may forward same to the Minister for approval and signing. When you receive said bylaw back, please forward same to this office so we may present it to Council for third and final reading.

Trusting you will find this satisfactory.


KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
Fire Chief
Principal Planner
Bylaws and Inspections Manager
Council and Committee Secretary, S. Ladwig

DATE: MARCH 29, 1994

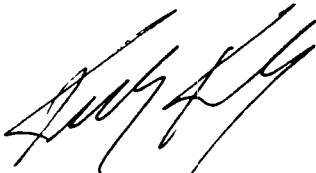
TO: FIRE MARSHALL

FROM: CITY CLERK

RE: TRANSPORTATION OF DANGEROUS GOODS - TAXIS

At the Council Meeting of March 28, 1994, Council requested that you forward a memo to the Taxi Companies within Red Deer advising them of the guidelines relative to the transportation of Dangerous Goods.

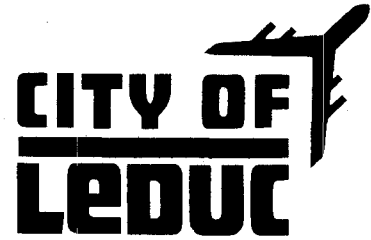
I ask that you copy your response to the Taxi Companies to this office for our file. Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized flourish at the end.

KELLY KLOSS
City Clerk

KK/clr

NO. 1



March 3rd. 1994

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

ATTN: Mr. Mike Day,
Commissioner

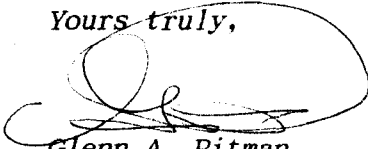
Dear Mike,

I would like to confirm that I will attend your Council meeting scheduled for March 28th, 1994 to present the 1993 Environment Award sponsored by the Royal Bank of Canada and the Canadian Association of Municipal Administrators.

It is requested that I be placed as first item on the agenda to allow me time to return to Leduc for our meeting that starts at 7:00 p.m. that same evening.

I do apologize for the lateness of this presentation and am looking forward to the honor of presenting it to your community.

Yours truly,


Glenn A. Pitman,
City Manager,
City of Leduc.

/clf

MAR 10 1994



1 Alexandra Park
Leduc, Alberta
T9E 4C4

LEDUC
CIVIC CENTRE
48A Street - 46 Avenue

(403)
980-7177

FAX
(403)
980-7127



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 11, 1994

Copy

City of Leduc
1 Alexandra Park
Leduc, Alberta
T9E 4C4

Attention: Mr. Glenn A. Pitman

Dear Sir:

I acknowledge receipt of your letter, March 3, 1994, re: 1993 Environment Award.

This item will be scheduled at 4:30 p.m. at the Meeting of Red Deer City Council on Monday, March 28, 1994.

Please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

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

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*

CANADIAN ASSOCIATION OF MUNICIPAL ADMINISTRATORS
ENVIRONMENTAL AWARD
CITY OF RED DEER - BIOLOGICAL MOSQUITO CONTROL

PREAMBLE

It is my understanding that the City of Red Deer's Mosquito Control Program is so successful that past municipal elections have had candidates trying to claim sole credit for the program. The credit, however, should go to City Council as a whole for their commitment to only having a mosquito control program if it was environmentally friendly, and to the staff of the Parks Department for their innovative approach to an old problem.

The problem of mosquitos is common to many municipalities across Canada. I was pleased to hear that, to date, more than seventy (70) inquiries from all over Canada have been received. Your Parks Department and Grant Moir, the Biological Services Coordinator, should be commended for developing this program, and sharing this environmental technology with the rest of the nation. I am also aware of a Red Deer program being nationally proclaimed in an 1990 article in the Nature Canada Magazine, and more recently, in the March/April 1994 issue of the Canadian Geographic Magazine.

In my discussions with the Parks Manager, Don Batchelor, I understand the Parks Department is further pursuing marketing this program in a partnership with FAS GAS Service Stations. I look forward to hearing more about this initiative as I have been told it allows for both public and corporate contributions towards biological mosquito control in Red Deer.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 29, 1994

The City of Leduc
1 Alexandra Park
Leduc, Alberta
T9E 4C4

ATT: Glen A. Pitman, City Manager

Dear Sir:

On behalf of Council of The City of Red Deer, please accept our thanks for attending our Council Meeting to present the 1993 Environment Award sponsored by The Royal Bank of Canada and the Canadian Association of Municipal Administrators, to The City of Red Deer.

The plaque you presented will be proudly displayed within the City. Please convey our thanks to The Royal Bank and your Association.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Parks Manager



*a delight
to discover!*

NO. 2

Mayor & City Council
The City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

Ronald B. Snider
4544-44th St.
Red Deer T4N 1H4
tel. c/o Hento
749-3639

Dear Mayor & Council,

Recently I have had the above property surveyed for mortgage requirements. The above property (lot 5&6 block L plan 4900R) has been in my family's possession since 1957. Beta Surveys has found that the old garage at the back, encroaches 0.25m or about 10 inches onto the City's lane.

I would like hereby to apply for a "license to occupy" the encroachment.

Sincerely yours,

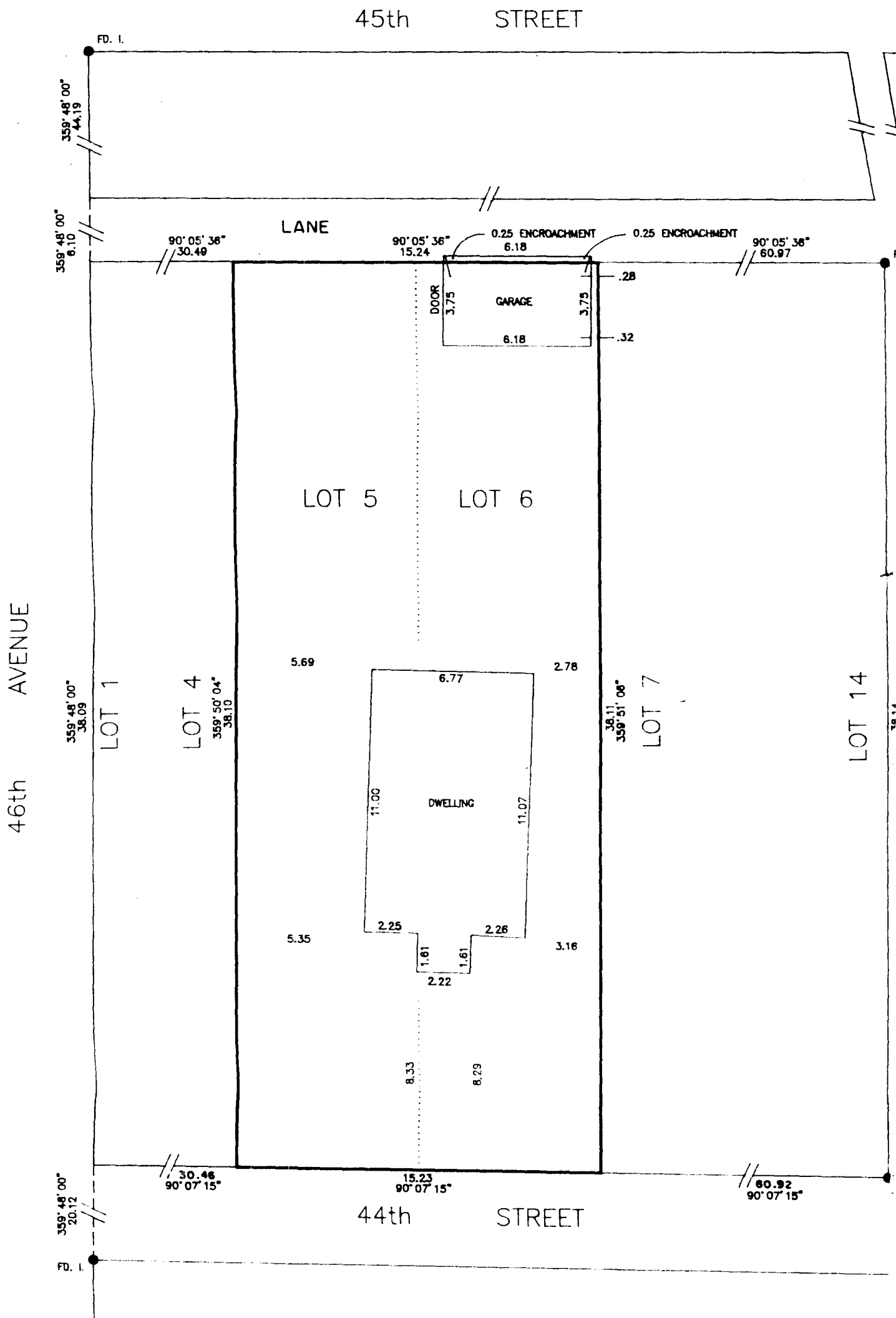


Ronald B. Snider

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:28 AM
DATE	94/03/07
BY	AK

Alberta Land Surveyor's



DATE: March 9, 1994

TO: City Clerk

FROM: Engineering Department Manager

**RE: RONALD SNIDER - LICENCE TO OCCUPY
LOTS 5 AND 6, BLOCK L, PLAN 4900 R
4544 - 44 STREET**

The property owner is requesting a Licence to Occupy 0.25 m of lane right of way with the existing garage. The lane right of way is 6.10 m wide.

The garage location does not conflict with any utility or easement and will not restrict lane maintenance. City Policy 521 permits fence encroachments of up to 0.30 m.

We have no objections to the requested Licence to Occupy.



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

NPA/emg

DATE: March 14, 1994

FILE NO. 93-

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: **RONAL SNIDER - LICENSE TO OCCUPY
LOTS 5 & 6, BLOCK L, PLAN 4900 R.**

In response to your memo of March 7, 1994, regarding the above referenced matter, we wish to advise that we have no objections.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Strader', with a long horizontal flourish extending to the right.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: March 9, 1994

TO: City Clerk

FROM: Fire Marshal

RE: Lots 5 & 6, Blk. L, Plan 4900R

This department has no objection to this proposed License to Occupy.

A handwritten signature in cursive script, appearing to read "Cliff Robson", with a long horizontal flourish extending to the right.

Cliff Robson
Fire Marshal

DATE: March 8, 1994

TO: City Clerk

FROM: E. L. & P. Manager

RE: Ronald Snider - License to Occupy/Lots 5 & 6, Blk. L, Plan 4900R

The E. L. & P. Department has not objections to the request.



A. Roth,
Manager

AR/jjd

Commissioners' Comments

We recommend that Council approve the License to Occupy.

"G. SURKAN"

Mayor

"H.M.C. DAY"

City Commissioner

DATE: March 7, 1994

TO:

✓ X

DIRECTOR OF COMMUNITY SERVICES

✓ X

DIRECTOR OF ENGINEERING SERVICES

DIRECTOR OF FINANCIAL SERVICES

X BYLAWS & INSPECTIONS MANAGER

X CITY ASSESSOR

COMPUTER SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

X E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

X FIRE CHIEF

PARKS MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

x PRINCIPAL PLANNER

CITY SOLICITOR

FROM:

CITY CLERK

RE: Ronald Snider - License to Occupy/Lots 5 & 6, Blk. L, Plan
4900R

Please submit comments on the attached to this office by March 21, 1994, for the Council
Agenda of March 28, 1994.

KELLY KLOSS
City Clerk

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
☒ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☒ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ PUBLIC WORKS MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE:

Ronald Snider - License to Occupy
Lot 5+6 Block L Plan 4900R

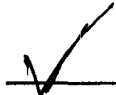
Please submit comments on the attached to this office by

March 21/94

for the Council Agenda of

March 28/94


KELLY KLOSS
City Clerk



ACKNOWLEDGE

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 7, 1994

Mr. Ronald B. Snider
4544 - 44 Street
Red Deer, Alberta
T4N 1H4

resent to:

c/o Victor Hents
Box 450
Delburne, AB T0M 0V0

Dear Mr. Snider:

I acknowledge receipt of your letter, March 7, 1994, re: License to Occupy/Lots 5 & 6, Block L, Plan 4900R.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, March 28, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, March 25, 1994, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, March 25, 1994.

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

Yours truly,

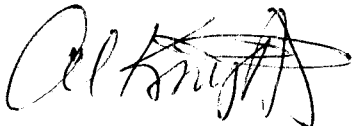
Kelly Kloss
City Clerk

KK/ds

*a delight
to discover!*

DATE: 9 March 1994
TO: City Clerk
FROM: City Assessor
RE: RONAL SNIDER - LICENSE TO OCCUPY
LOTS 5 & 6, BLOCK L, PLAN 4900R

From an assessment and tax perspective, we have no objection to the above proposal.

A handwritten signature in black ink, appearing to read 'Al Knight', with a large, stylized flourish extending from the end of the signature.

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

AK/ngl



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

TO: Kelly Kloss, City Clerk

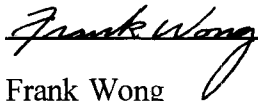
DATE: March 10, 1994

FROM: Frank Wong, Planning Assistant

**RE: RONALD SNIDER - LICENSE TO OCCUPY
LOTS 5 & 6, BLOCK L, PLAN 4900 R**

Please be advised that we have no objection to the granting of a "license to occupy" the portion of lane which the existing garage encroached upon.

Sincerely,



Frank Wong
Planning Assistant

FW/eam

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF
PAINTERTH No. 18 • COUNTY OF RED DEER No. 23 • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD
SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS
SUMMER VILLAGE OF BURNSTICK LAKE

DATE: March 9, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: RONALD SNIDER - LICENSE TO OCCUPY
LOTS 5 & 6, BLOCK L, PLAN 4900 R
Your memo dated March 7, 1994 refers.

I have discussed this request with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective.

A handwritten signature in cursive script, appearing to read "Craig Curtis", is written over two horizontal lines.

CRAIG CURTIS

:dmg

c Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager



CERTIFIED COPY OF
Certificate of Title
North Alberta Land Registration District

B

LINC SHORT LEGAL
 0017 249 848 4900R;L;5,6

TITLE NUMBER: 942 050 941
 TRANSFER OF LAND
 DATE: 22/02/1994

AT THE TIME OF THIS CERTIFICATION

RONALD B SNIDER
 OF 4544-44 STREET
 RED DEER
 ALBERTA T4N 1H4

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
 OF AND IN

PLAN 4900R
 BLOCK L
 LOTS 5 AND 6

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
 WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

912 351 957	23/12/1991	MORTGAGE MORTGAGEE - NATIONAL TRUST COMPANY. 4402 - 49 AVENUE, RED DEER ALBERTA T4N3W6 ORIGINAL PRINCIPAL AMOUNT: \$33,000
-------------	------------	--

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN
 WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 22 DAY OF FEBRUARY, 1994

Len Buckle
 A.D. REGISTRAR
 NORTH ALBERTA LAND REGISTRATION DISTRICT



SUPPLEMENTARY INFORMATION

D.C.T. ISSUED: NO VALUE: \$64,000
 CONSIDERATION: \$64,000
 MUNICIPALITY: CITY OF RED DEER
 REFERENCE NUMBER:
 912 334 995
 ATS REFERENCE:
 4;27;38;16;E
 TOTAL INSTRUMENTS: 001

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 30, 1994

Mr. Ronald B. Snider
c/o Victor Hento
Box 450
Delburne, Alberta
T0M 0V0

Dear Mr. Snider:

At the City of Red Deer Council Meeting held on March 28, 1994, consideration was given to your letter concerning your Licence to Occupy request regarding Lots 5 & 6, Block L, Plan 4900 R. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Ronald B. Snider, re: Licence to Occupy Lots 5 & 6, Block L, Plan 4900 R (4544- 44 Street), hereby approves said Licence to Occupy, subject to an agreement satisfactory to the City Solicitor, and as recommended to Council March 28, 1994."

The decision of Council in this instance is submitted for your information. It would now be appropriate for you to contact Mr. Pete Anderson of the City's Engineering Department, to have the necessary License to Occupy agreement drafted and signed.

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

Sincerely,

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Engineering Department Administrator

**RED DEER***a delight
to discover!*

NO. 3

Patty's Family Restaurant
6879 - Gaetz Avenue
Red Deer, Alberta

March 10, 1994

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

ATTN: Kelly Kloss
City Clerk

Dear Sir:

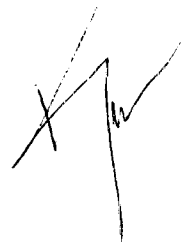
**RE: Proposed Renovation and Upgrading to
an Existing Commercial Building at
4606 - 50 Avenue (Lots 18-22, Block 7, Plan 3732 P)
Zoned C1, Red Deer**

This letter is to request the City Council to allow us to provide an encroachment of decorative roof overhang in the road widening setback and City property for the above mentioned project.

Should you have any questions regarding any of the above, please do not hesitate to contact the undersigned.

Yours truly,

Kildy Li

A handwritten signature in black ink, appearing to be 'Kildy Li', written over a horizontal line.

DATE: March 16, 1994
TO: Kelly Kloss
City Clerk
FROM: Daryle Scheelar
E. L. & P. Dept.
RE: Encroachment
4606 - 50 Avenue
Lots 18 - 22, Block 7, Plan 3732P

E. L. & P. have no objection to the proposed encroachments.

In the case of the encroachment on the 50 Avenue side of the building, there is an existing street light standard about midpoint of the building at 0.3m B.O.C. We request that 1.0m of clearance be maintained between the proposed building overhang and the existing streetlight standard since no dimension of encroachment was indicated in the request.

There is a potential for conflict with future decorative streetlighting and the proposed overhang on 50 Avenue should the decorative lighting be extended to this area.



Daryle Scheelar,
Distribution Engineer

GF/jjd

DATE : March 21, 1994
TO: City Clerk
FROM: Engineering Department Manager
RE: **BUILDING ENCROACHMENT - KILDY LI**
4606 - 50 AVENUE
LOTS 16 - 22, BLOCK 7, PLAN 3732 P

The Engineering Department has the following comments regarding the existing and proposed encroachments:

1. 50 (GAETZ) AVENUE

The applicant is proposing a roof overhang supported by pillars encroaching into 50 Avenue 2.0 m road widening setback. This setback has not yet been dedicated to the City and is presently the owner's property. There is a portion of the 3.35 m City sidewalk within the setback area. The encroachment would occupy approximately 1.83 m (6.0 ft) of City sidewalk. The building also encroaches 0.05 m into the 2.0 m setback area.

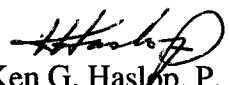
We are concerned that the proposed support pillars in the sidewalk area will present an unnecessary hazard to pedestrians; however, subject to a satisfactory design, waiver of liability, and agreement, perhaps this encroachment into the 2.0 m setback could be considered.

2. WEST SIDE (ADJACENT TO LANE)

The southwest corner of the building is encroaching 0.40 m into old rail spur right of way (Plan 3135 E.T.) adjacent to the city lane. We have no objection to this encroachment, subject to a standard Licence to Occupy Agreement being signed with the City. The proposed loading ramp, roof overhang, and other improvements will also be encroaching into the right of way and should be included into the Licence to Occupy.

RECOMMENDATION

We suggest that the possibility of a land exchange be investigated. The old rail spur right of way could possibly be exchanged for the 2.0 m road widening setback area on 50 Avenue and a Encroachment Agreement negotiated regarding the encroachment into Gaetz Avenue.


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

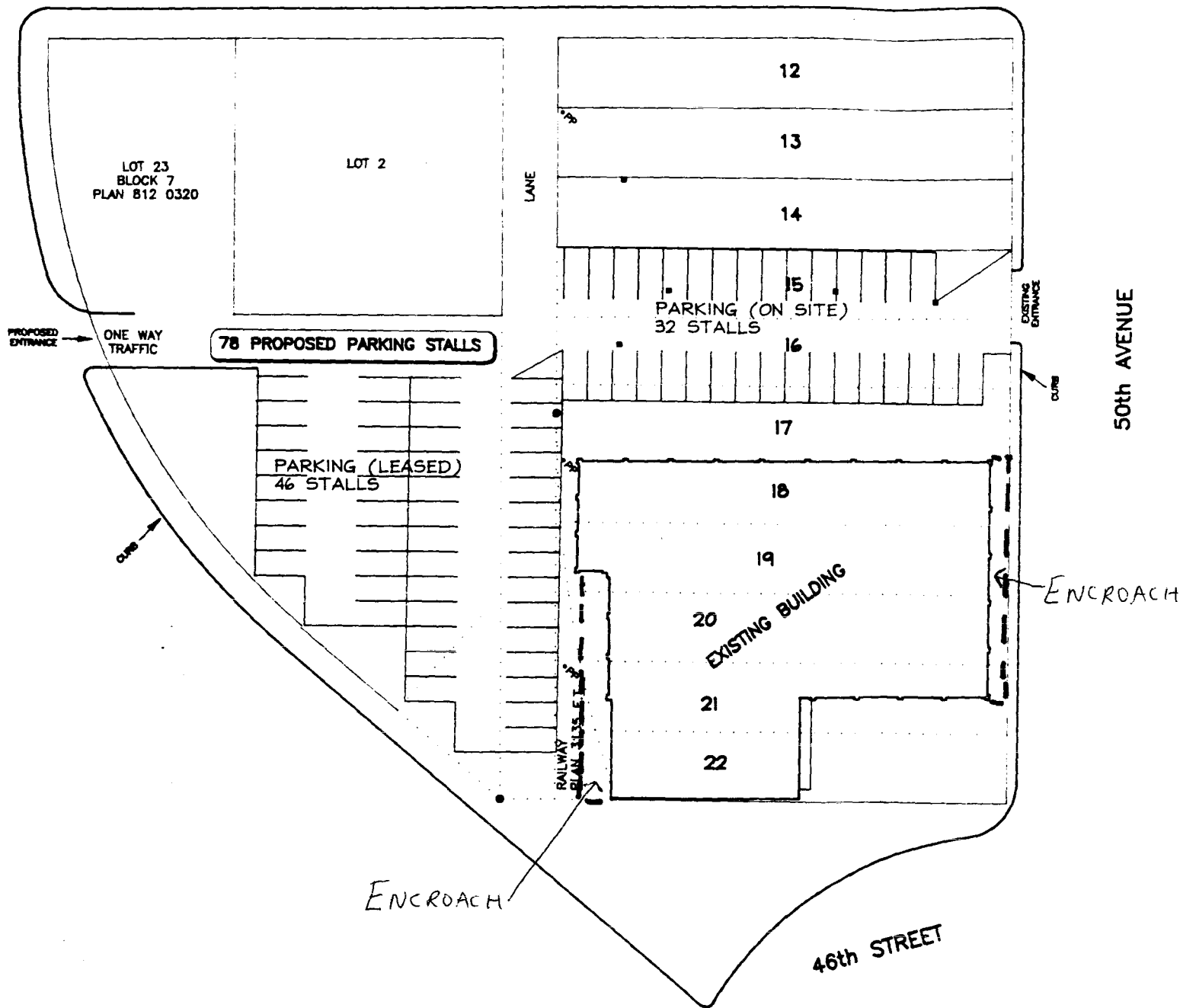
NPA/emg

c.c. By-laws and Inspections Manager
c.c. Land and Economic Development Manager
c.c. E. L. & P. Manager

101

51st AVENUE

ONE WAY
→





102

12

13

14

15

16

7

17

18

19

20

21

22

PROPOSED P/L AND EXISTING SET BACK AREA

EXISTING P/L

A=168.3m² TO CITY

2.0m

GAETZ AVENUE

FUTURE LANE
TURN AROUND

A=103.6m² TO DEVELOPER

RAILWAY PLAN 3135ET

51 AVENUE

46 STREET

/usr2/edms/econ_dev/460650av.dgn

THE CITY OF RED DEER

POSSIBLE LAND EXCHANGE WITHIN BLOCK 7 PLAN 3732P

SCALE 1:500

22-MAR-1994

DATE: 15 March 1994

FILE NO. 94-0135

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: 4606-50 AVENUE

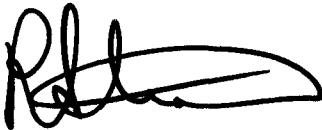
In response to your memo, we have the following comments for Council's consideration.

The existing building encroaches in two locations: adjacent to Gaetz Avenue the building is located 1.95 metre from the property line. As there is a 2 metre road widening, the encroachment is 0.05 metres adjacent to the lane. A corner of the building encroaches 0.4 metres x 1.25 metres into the lane (see attached).

The applicant intends to add a facade to the building that would reach to the property line adjacent to Gaetz Avenue. The encroachment is therefore, 1.95 metres adjacent to 50 Avenue and 2.35 metres adjacent to the lane.

Recommendation: We have no objection to the encroachments subject to any comments made by the Engineering Department.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We recommend that Council approve an encroachment agreement subject to the concerns outlined by the E.L. & P. Manager and the Engineering Department.

We further recommend that the Land Department in conjunction with the Engineering Department explore the possibility of the land exchange outlined by the Engineering Department Manager.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: March 16, 1994

TO: Kelly Kloss
City Clerk

FROM: Fire Marshal

RE: KILDY LI - ENCROACHMENT 4606 - 50 AVENUE

This department has no objection to the proposed encroachment resulting from renovations at the above noted location.


Ken Webster
Fire Inspector

KW/co



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

TO: Kelly Kloss, City Clerk

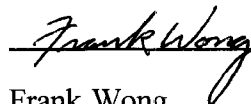
DATE: March 18, 1994

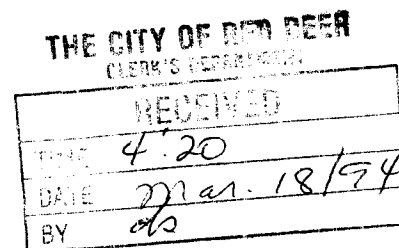
FROM: Frank Wong, Planning Assistant

**RE: Kildy Li
Encroachment 4606 - 50 Avenue**

Please be advised that planning staff have no objection to the City granting a "license to occupy" for the decorative roof overhang in the road widening setback of Gaetz Avenue and the City property west of the above property.

Sincerely,


Frank Wong
Planning Assistant



FW/eam

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE

DATE: MARCH 11, 1994

TO: ✓ X DIRECTOR OF COMMUNITY SERVICES
X DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES
✓ X BYLAWS & INSPECTIONS MANAGER
✓ X CITY ASSESSOR
COMPUTER SERVICES MANAGER
✓ X LAND AND ECONOMIC DEVELOPMENT MANAGER
✓ X E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
✓ X FIRE CHIEF
PARKS MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: KILDY LI - ENCROACHMENT 4606 - 50
AVENUE

Please submit comments on the attached to this office by March 21 for the Council Agenda of March 28, 1994.

Kelly Kloss
City Clerk

DATE

March 11/94

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☒ LAND AND ECONOMIC DEVELOPMENT MANAGER
☒ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
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☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☒ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☐ _____

FROM:

CITY CLERK

RE: Kildy Li - Encroachment 4606-50 Ave

Please submit comments on the attached to this office by

for the Council Agenda of

March 21
March 28
KELLY KLOSS
City Clerk **ACKNOWLEDGE**

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 11, 1994

Mr. Kildy Li
Patty's Family Restaurant
6879 Gaetz Ave.
Red Deer, Alberta

Dear Sir:

I acknowledge receipt of your letter dated March 10, 1994, re: Proposed Renovation and Upgrading to Existing Commercial Building at 4606 - 50 Ave.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, March 28. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, March 25, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, March 25.

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

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds

**RED DEER***a delight
to discover!*

DATE: 17 March 1994

TO: City Clerk

FROM: City Assessor

RE: KILDY LI - ENCROACHMENT - 4606 - 50 AVENUE

The Assessment and Tax Department has no objection to the above proposal.

A handwritten signature in black ink, appearing to read 'Al Knight', with a stylized flourish at the end.

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

AK/ngl


DATE: MARCH 11, 1994

TO: X DIRECTOR OF COMMUNITY SERVICES
X DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES
X BYLAWS & INSPECTIONS MANAGER
X CITY ASSESSOR
COMPUTER SERVICES MANAGER
X LAND AND ECONOMIC DEVELOPMENT MANAGER
X E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X FIRE CHIEF
PARKS MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: KILDY LI - ENCROACHMENT 4606 - 50
AVENUE

Please submit comments on the attached to this office by March 21 for the Council
Agenda of March 28, 1994.

No objection


Kelly Kloss
City Clerk

Patty's Family Restaurant
6879 - Gaetz Avenue
Red Deer, Alberta

March 10, 1994

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

ATTN: Kelly Kloss
City Clerk

Dear Sir:

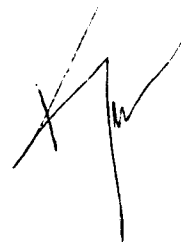
**RE: Proposed Renovation and Upgrading to
an Existing Commercial Building at
4606 - 50 Avenue (Lots 18-22, Block 7, Plan 3732 P)
Zoned C1, Red Deer**

This letter is to request the City Council to allow us to provide an encroachment of decorative roof overhang in the road widening setback and City property for the above mentioned project.

Should you have any questions regarding any of the above, please do not hesitate to contact the undersigned.

Yours truly,

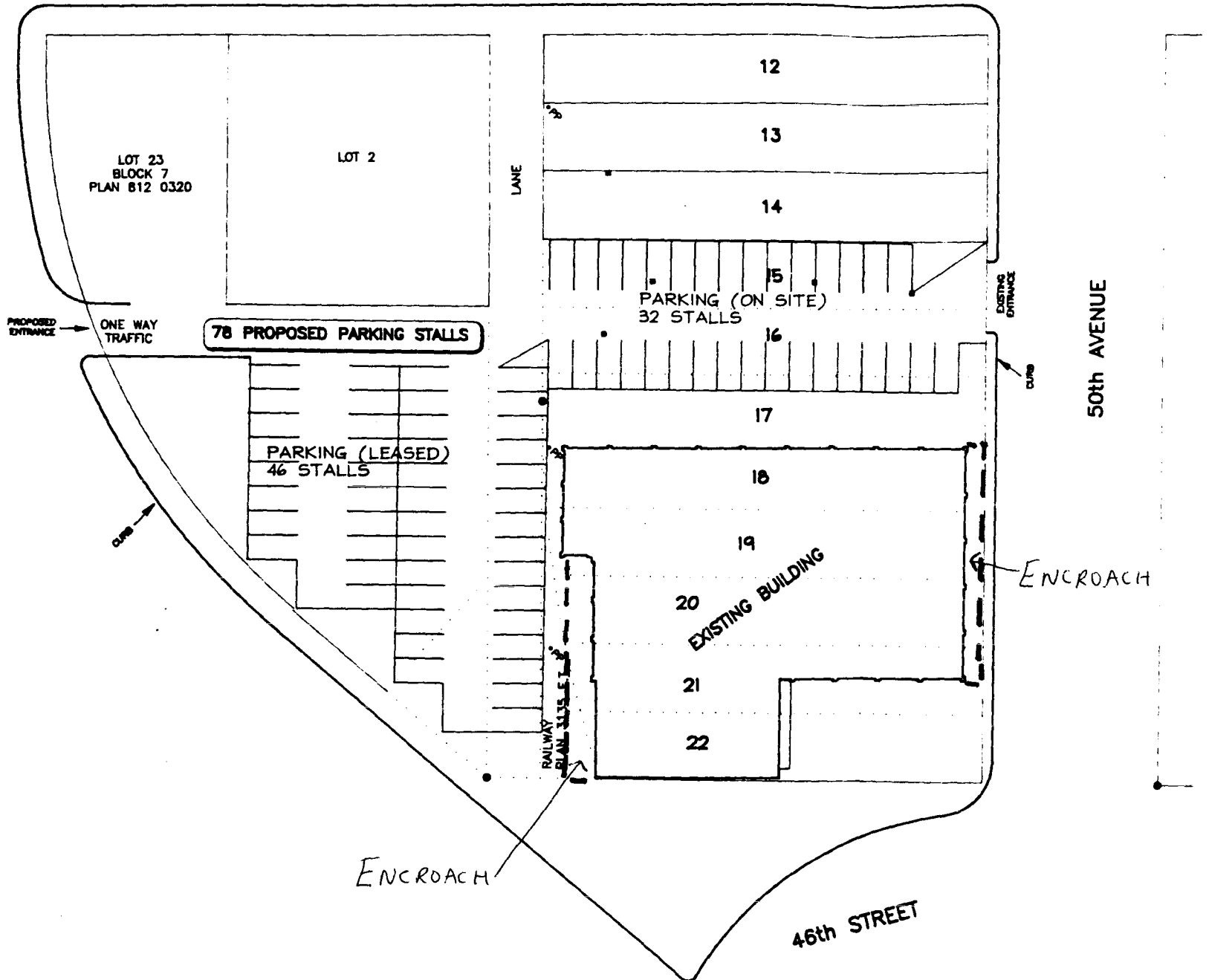
Kildy Li

A handwritten signature in black ink, appearing to be 'Kildy Li', written over a horizontal line.

51st AVENUE

ONE WAY

47th STREET



DATE: March 16, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: KILDY LI - ENCROACHMENT, 4606 - 50 AVENUE
Your memo dated March 11, 1994 refers.

I have discussed this request with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



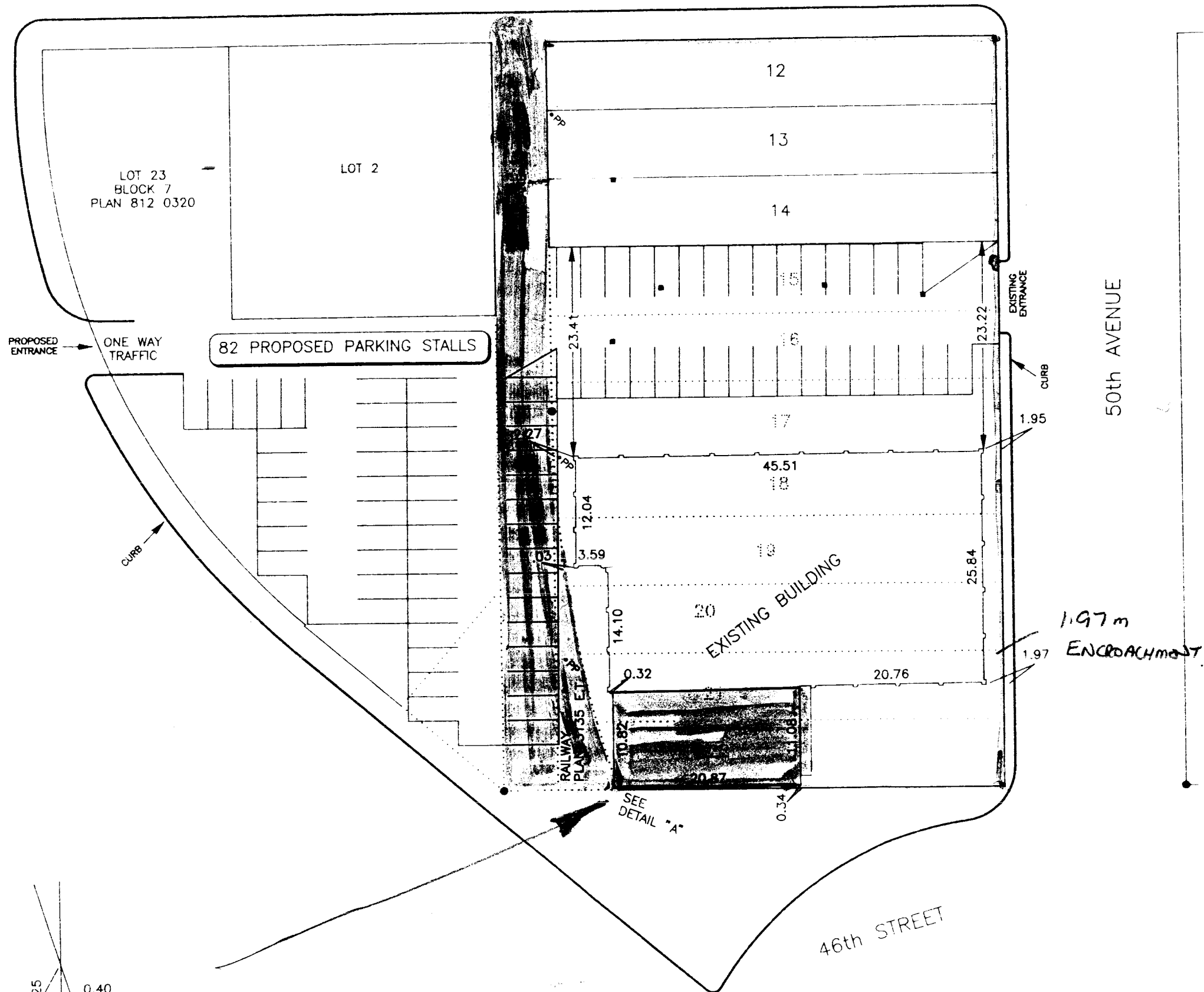
CRAIG CURTIS

:dmg

- c Don Batchelor, Parks Manager
- Lowell Hodgson, Recreation & Culture Manager

ENCROACHMENT
UP TO 2.3m AT
THE S.W. CORNER

51 AVENUE
ONE WAY



DATE: MARCH 30, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: ENCROACHMENT AGREEMENT (4606 - 50 AVENUE) /
LAND EXCHANGE**

At the Council Meeting of March 28, 1994, consideration was given to correspondence from Kildy Li dated March 10, 1994 concerning the above. At the noted meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Patty's Family Restaurant dated March 10, 1994, re: Proposed Renovation and Upgrading to the Existing Commercial Building at 4606 - 50 Avenue (Lots 18-22, Block 7, Plan 3732 P) - Request for Encroachment Agreement, hereby approves said request subject to the concerns outlined by the E. L. & P. Manager and the Engineering Department Manager in their reports dated March 16, 1994 and March 21, 1994 respectively.

Council further directs that the Land Department in conjunction with the Engineering Department, explore the possibility of a land exchange as outlined in the above noted report from the Engineering Department Manager and as presented to Council March 28, 1994."

As outlined in the second part of the resolution, Council directs that the Land Department, in conjunction with the Engineering Department, explore a possible land exchange regarding said property. I ask that you now proceed with this review to determine if same is feasible, following which a report should be brought back to this office as to the outcome.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

March 30, 1994

Patty's Family Restaurant
6879 Gaetz Avenue
Red Deer, Alberta
T4N 4E2

Att: Kildy Li

Dear Sir:

RE: PROPOSED RENOVATION TO COMMERCIAL BUILDING AT 4606 - 50 AVENUE/
ENCROACHMENT AGREEMENT

At the City of Red Deer Council Meeting held on March 28, 1994, consideration was given to your correspondence dated March 10, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Patty's Family Restaurant dated March 10, 1994, re: Proposed Renovation and Upgrading to the Existing Commercial Building at 4606 - 50 Avenue (Lots 18-22, Block 7, Plan 3732 P) - Request for Encroachment Agreement, hereby approves said request subject to the concerns outlined by the E. L. & P. Manager and the Engineering Department Manager in their reports dated March 16, 1994 and March 21, 1994 respectively.

Council further directs that the Land Department in conjunction with the Engineering Department, explore the possibility of a land exchange as outlined in the above noted report from the Engineering Department Manager and as presented to Council March 28, 1994."

For your information, attached hereto are the reports from the Administration referred to in the above resolution.


... / 2

*a delight
to discover!*

Mr. Kildy Li
March 30, 1994
Page 2

It would now be in order for you to contact Mr. Pete Anderson of the City's Engineering Department to provide for the drafting of the necessary Encroachment Agreement. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
E. L. & P. Manager
Bylaws and Inspections Manager
Land and Economic Development Manager
Engineering Department Administrator

DATE: March 21, 1994

TO: KELLY KLOSS
City Clerk

FROM: GREG HALL, Chairman
Environmental Advisory Board

RE: SPECIAL PLACES 2000: ALBERTA'S NATURAL HERITAGE

The Environmental Advisory Board considered at their March 15, 1994 meeting the attached report from the Director of the Red Deer Regional Planning Commission concerning Special Places 2000: Alberta's Natural Heritage.

The Board passed the following resolutions with respect to this Provincial initiative:

"That the Environmental Advisory Board, having considered comments from the Director, Red Deer Regional Planning Commission, and the report, Special Places 2000: Alberta's Natural Heritage, hereby recommend Council of the City of Red Deer write a letter to the Honourable Ken Kowalski and the Honourable Brian Evans to:

1. Express general support for the direction outlined in the November 15, 1993 report of the Public Advisory Committee.
2. Express that the City of Red Deer, in its planning and community growth management activities, has respected special environments in and around Red Deer, and request the province to consider Maskepetoon Park and Gaetz Lakes Sanctuary as an integral part of the province's Special Places program.
3. Recommend that urban and rural municipal representatives be provided on the senior level advisory committee (#36).
4. Concur with the recommendations which provide for further public input such that, through regional round tables (#29) and public involvement in site management plans (#26), both the system of special places and individual components thereof will benefit from additional informed public involvement.
5. Commend the recommendation that technical assistance be available to organizations and community groups to help them become involved in the Special Places initiative."


for GREG HALL

DB/ad
Att.

MEMORANDUM

TO: Don Batchelor, Parks Manager

DATE: March 9, 1994

FROM: Rich White, Associate Planner
Bill Shaw, Director

RE: ENVIRONMENTAL ADVISORY BOARD

ITEM: SPECIAL PLACES 2000: ALBERTA'S NATURAL HERITAGE

The report of the Advisory Committee regarding the Special Places 2000 initiative was released to the public by the Hons. Ken Kowalski and Brian Evans jointly on February 11, 1994. Views on the report are requested prior to April 8, 1994. In commenting on the report, Mr. Kowalski stated that the public input forthcoming will help the government develop a final policy on Special Places. In particular, the site selection process needs to be assessed to determine how special areas meet the economic and environmental values previously set out in 'Seizing Opportunity', the Government's overall economic and social strategy.

The City of Red Deer commented on the draft report by letter from Mayor Surkan, 9 June, 1993. The City commended the Government of Alberta for this initiative, and volunteered that the Gaetz Lake Sanctuary and Maskepatoon Park may be appropriate additions to the Special Places 2000 network.

In assessing what response is appropriate from the City of Red Deer at this stage, the following items are provided for consideration by the Environmental Advisory Board.

1. In support of Mayor Surkan's earlier letter, it should be emphasized that The City not only commends the initiative of Alberta regarding the systematic identification and protection of natural heritage features, but the city has a history and ongoing commitment to special places designation and protection. Gaetz Lake Sanctuary is the classic example, but Maskepatoon Park and the entire Waskasoo Park complex exist as a result of that commitment. Not only is this open space complex a premier area for recreational pursuits, contributing to the social and psychological fabric and well being of the City residents, but it affords the stringent protection needed for delicate ecosystems and has proven to be one of the City's greater attractions to visitors and new investors. The experience of the City of Red Deer in setting apart special urban lands as zero revenue, undevelopable open space can be argued as being entirely justifiable from all four goal perspectives set out in Special Places 2000. These goals are natural landscape protection, heritage appreciation, outdoor recreation, and tourism.

.../2

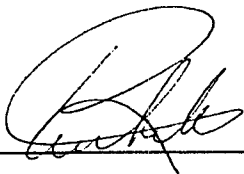
-
2. Recommendation 25 in the Report is that technical assistance should be made available to organizations and community groups to help them become involved in the Special Places initiative. The City of Red Deer ought to positively relate to this recommendation. Not only was the planning process for Waskasoo Park enhanced by the extensive research and consultation from community groups, but their expertise and energy is constantly volunteered or their interests and concerns expressed in day to day development issues dealt with by City Council and committees. This demonstrates justification for some technical assistance being made available to such groups. It could be a very low cost means of realizing first rate analyses of problematic issues that need to be addressed when deciding on additions to the Special Places 2000 network. Often these organizations and community groups have willing volunteers and a drive to be involved, but a shortage of funds and even technical expertise.
 3. Recommendation 27 is that planning authorities be encouraged to participate in Special Places initiatives through municipal planning, zoning and management activities. The City may wish to question the relevance of this recommendation in light of recent provincial action which may result in the demise of regional planning in Alberta, a process which has enhanced the livability of Red Deer, in part by accommodating/directing development, growth and change while directing special place preservation and open space dedication. Also, the City may wish to concur that local governments can effectively participate in the Special Places initiative by conscientiously incorporating environmental matters, recreation, and natural heritage tourism generators in all of their planning processes. These include the General Municipal Plan, Area Structure and Redevelopment Plans, and Environmental Master Plans. The City of Red Deer should commit itself to specifically review the terms of reference for its Environmental Action Plan to determine that the total concept of Special Places 2000 is recognized and supported.
 4. Regarding recommendation 36, it is suggested that the senior level committee include an urban and a rural municipal representative.
 5. The suggestion that Gaetz Lakes Sanctuary and Maskepatoon Park be considered as possible additions to the current Special Places inventory ought to be re-stated to emphasize the commitment made earlier. It is a tribute to the City's broad outlook, that it urged that "Central Alberta's rich diversity of ecosystems, heritage features and natural regions be given balanced representation as new sites are considered for addition to the Special Places 2000 system". In that regard, The City can offer to work cooperatively with her neighbours and provide leadership by example and in coordination to pursue the agenda of Special Places 2000.

BATCHELOR
March 9, 1994

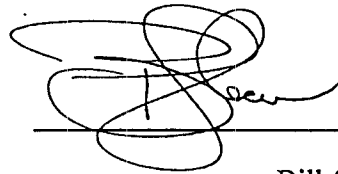
Page 3

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6. General support should be expressed for the 37 recommendations made, with the additional comments to numbers 25, 27 and 36 as presented above. The recommendations are inclusive and set out a thoughtful strategy to direct action over a six year period, including priorities both in time and place.

We trust these comments will assist the Environmental Advisory Board in dealing with this agenda item.

A handwritten signature in dark ink, appearing to read 'Rich White', written over a horizontal line.

Rich White, Associate Planner

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

Bill Shaw, Director



ALBERTA
ENVIRONMENTAL PROTECTION

Office of the Minister

Responsible for Forests, Parks and Wildlife

February 11, 1994

Fellow Albertans

RE: SPECIAL PLACES 2000: ALBERTA'S NATURAL HERITAGE

We are pleased to advise you that the Advisory Committee has concluded their public consultation on Special Places 2000: Alberta's Natural Heritage. A copy of this report is attached for your consideration. This report includes 37 specific recommendations and a revised Special Places 2000: Alberta's Natural Heritage policy.

We would be pleased to receive your views on this report prior to April 8, 1994 at which time we intend to take the report forward to our Cabinet colleagues.

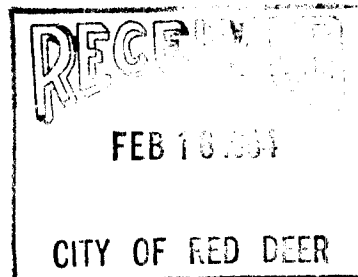
In closing we would like to thank Gary Severtson, Chairman and the rest of the members of the Advisory Committee for their hard work and thoughtful recommendations. We would also like to thank all of those who took the time to provide input to this important initiative.

Sincerely,

Ken Kowalski
Deputy Premier
Minister
Economic Development & Tourism

Brian Evans, Q.C.
Minister
Environmental Protection

Enclosure



SPECIAL PLACES 2000 FACT SHEET

- Special Places 2000: Alberta's Natural Heritage is a program to complete a network of legislatively protected areas that represent the diverse landscapes of the province before the year 2000. Special Places will build on our proud heritage of conservation - a heritage that includes Canada's first national park and a historical commitment to the establishment of provincial parks, wilderness areas, ecological reserves and natural areas.
- Special Places are areas such as Provincial Parks, Ecological Reserves, Wilderness Areas and Natural Areas. Existing National Parks also make a significant contribution to protecting natural landscapes in Alberta.
- On March 11, 1992, His Royal Highness the Duke of Edinburgh in his capacity as the International President of the WORLD WILDLIFE FUND, received a commitment from our provincial government to prepare a "made in Alberta" strategy for completing our component of Canada's Endangered Spaces program. That strategy came to be known as Special Places 2000: Alberta's Natural Heritage.
- In November 1992, in Aylmer, Quebec, at the historic Tri-Council meeting of federal and provincial Ministers responsible for environment, parks and wildlife, the draft document Special Places 2000: Alberta's Natural Heritage was tabled as a statement of Alberta's commitment to the Endangered Spaces campaign. This draft was distributed throughout Alberta, and a public advisory committee was established to gather public response and recommend a course of action for the program. During the spring and summer of 1993, a series of open houses and group meetings encouraged Albertans to share their views on the draft document. Input was received from individuals and organizations from all parts of the province, and included representations from rural and urban communities, local governments, industry and conservation groups.
- Special Places 2000 is an essential component of both Towards 2000 Together - The Premier's Conference on Alberta's Economic Future and Tourism 2000: A Vision for the Future. Special Places represents an opportunity to balance the need for economic activity with the need to maintain environmental quality.
- There are many benefits to be gained from establishing Special Places. They serve as ecological benchmarks against which to measure the success of our management of natural resources. They preserve the province's biodiversity. They provide opportunities for outdoor recreation in natural settings, and their unspoiled natural landscapes will continue to attract visitors and sustain the long-term viability of Alberta's burgeoning tourist industry. Education and research opportunities are provided by Special Places. Preservation benefits of knowing that there still exists some wildland places in Alberta.
- No - Where options exist, Special Places will be selected in areas of low oil and gas potential. Carefully controlled, well planned oil and gas extraction will be permitted in some Special Places similar to the successful arrangement that has been implemented for Dinosaur World Heritage Site.

- Representatives of industry have expressed a willingness to become active partners in the selection and management of Special Places. Implementation of Special Places is seen as an opportunity to create harmony and a sense of stability for industry, environmental groups and the public.
- Public involvement will be a key component in the selection of Special Places as well as the preparation of management plans for these areas. The public, industry and non-government organizations will be invited to become active stewards of Alberta's Special Places.
- Although much of Alberta's forested land base has been committed to forestry development, there are still significant opportunities. Areas of high biological diversity are particularly important to Special Places, these typically include lakes, wetlands and rugged landscapes with low forest productivity.
- Special Places will continue to support traditional ranching on native rangeland. Past stewardship of these areas is responsible for their present natural values.

--

No. 94-010

For immediate release: February 9, 1994
Embargo: 9:00 a.m.

SPECIAL PLACES 2000 REPORT RELEASED FOR PUBLIC REVIEW

Edmonton — Ken Kowalski, Deputy Premier and Minister of Economic Development and Tourism and Brian Evans, Minister of Environmental Protection today released for public review, the report of the Special Places 2000 Advisory Committee. Committee Chairman, Innisfail-Sylvan Lake MLA Gary Severtson, first presented the report to the ministers for their review in mid-November of 1993.

"Special Places 2000 is a component of 'Seizing Opportunity', our new economic development and social strategy," said Mr. Kowalski. "Today's report brings us closer to completing that component. I would like to thank the committee for their efforts and their thoughts on what may be included in a Policy Statement on Special Places 2000. As well, I want to recognize my late cabinet colleague Don Sparrow for originating this important initiative."

"This report is an important milestone in the Special Places 2000 initiative," said Mr. Evans. "Its recommendations are the result of our discussions with Albertans, and reflect our Premier's commitment to open government and public consultation. I also would like to commend Gary Severtson and his committee for their hard work in consulting with Albertans and preparing this report. I am looking forward to discussing it further with my caucus colleagues and to endorsing a policy and developing a plan to implement a system of Special Places by the year 2000."

The report and public reaction to its contents will be used as input to finalize government policy on the Special Places initiative. A 60 day period to examine the report and provide comments on its recommendations will be provided. Concurrent with the public review, Mr. Evans noted that his colleagues will be reviewing the report and providing their thoughts on it. Upon completion of the review period the ministers will bring the proposed policy, along with public and interdepartmental comments, to the Standing Policy Committee on Natural Resources and Sustainable Development and then to cabinet for review and approval. Cabinet is expected to release a response to the report shortly thereafter.

- more -

"The Special Places 2000 Advisory Report, in particular the recommendations on the site selection process, will need to be assessed to determine its support of the economic and environmental values set out in 'Seizing Opportunity'," said Mr. Kowalski. "The period provided for public input will help the government develop a final policy on Special Places 2000."

Committee chairman Gary Severtson said, "this report presents the views of many Albertans from all sectors: public, private and corporate. I believe its recommendations will form the foundation for a comprehensive policy and action plan for completing a Special Places network in Alberta."

The public is requested to provide written comments on the report to the offices of the Minister of Environmental Protection, 323 Legislature Building or the Minister of Economic Development and Tourism, 408 Legislature Building Edmonton.

- 30 -

Contact:
Bill Gajda
Environmental Protection
Phone: (403) 427-8636 Fax: (403) 422-6339

Dona Miller
Economic Development and Tourism
Phone: (403) 427-0670 Fax: (403) 427-1529

Gary Severtson
MLA Innisfail-Sylvan Lake
Phone: (403) 427-1857 Fax: (403) 427-1835

Commissioners' Comments

We concur with the recommendation of the Environment Advisory Board.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

TO:

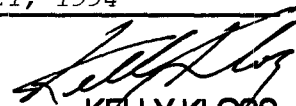
- ☒ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
☐ E.L. & P. MANAGER
☐ ENGINEERING DEPARTMENT MANAGER
☐ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ PUBLIC WORKS MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION & CULTURE MANAGER
☐ SOCIAL PLANNING MANAGER
☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☐ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☒ ENVIRONMENTAL ADVISORY BOARD

FROM:

CITY CLERK

RE: SPECIAL PLACES 2000:ALBERTA'S NATURAL HERITAGE

Please submit comments on the attached to this office by March 21, 1994
for the Council Agenda of March 28, 1994.


KELLY KLOSS
City Clerk

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCIAL SERVICES
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ COMPUTER SERVICES MANAGER
☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
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☐ TRANSIT MANAGER
☐ TREASURY SERVICES MANAGER
☐ PRINCIPAL PLANNER
☐ CITY SOLICITOR
☒ Environmental Advisory Bd.

FROM:

CITY CLERK

RE:

Special Place 2000: Alberta's
Natural Heritage

Please submit comments on the attached to this office by

March 21

for the Council Agenda of

March 28/94
KELLY KLOSS
City Clerk
ACKNOWLEDGE

SPECIAL PLACES 2000:

Alberta's Natural Heritage

**Report of
The Advisory Committee**



November 15, 1993

SPECIAL PLACES 2000:
ALBERTA'S NATURAL HERITAGE

REPORT OF THE
PUBLIC ADVISORY COMMITTEE

November 15, 1993

Special Places 2000

Alberta's Natural Heritage

November 5, 1993

Honourable Ken Kowalski
Deputy Premier
Minister of Economic Development
and Tourism
408 Legislature Building

Honourable Brian Evans, Q.C.
Minister of Environmental Protection
323 Legislature Building

Dear Honourable Kowalski and Honourable Evans:

The members of the Public Advisory Committee are pleased to submit the results of our work on Special Places 2000. We have listened to the public's reaction to the draft paper *Special Places 2000: Alberta's Natural Heritage* which was publicly released in November 1992 and have prepared the following, Report of the Public Advisory Committee. Our report includes:

- 1) A reflection of the public response and our Committee's recommendations that embody the spirit of input we have received;
- 2) The revised policy *SPECIAL PLACES 2000: ALBERTA'S NATURAL HERITAGE* based on the public input we received; and
- 3) Implementation considerations that will be required to successfully implement Special Places 2000.

We recommend that the Special Places 2000 Policy be endorsed by the Government of Alberta as the guiding policy to move forward with the designation of special places in Alberta.

We believe that the Special Places 2000 program can be implemented without additional government funding. The goals of the program can be achieved through reallocation of existing provincial department funding, through partnerships with private citizens, interest groups, industry and other levels of government.

We recognize that successful site selection requires a careful analysis of the economic implications of each site, particularly with respect to energy, forestry and agricultural developments. We believe that this can be accomplished through a regional consultation process.

In carrying out the special places consultation on your behalf, we would like to alert you to four themes that emerged almost everywhere in Alberta:

1. There is a sense of urgency to move forward with action while the opportunity to do so exists and while the shared vision of Special Places 2000 is achievable.
2. That the full range of natural landscapes, environmental diversity and special features of Alberta should be included in Special Places.
3. That we strive for harmony to enable local communities, conservation groups, and industry to work in partnership to contribute toward the selection and management of Special Places.
4. That sound conservation practices on all Alberta lands, public and private, are perceived by Albertans as critically important.

Special Places 2000

Alberta's Natural Heritage

Subject to your adoption of Special Places 2000 as policy, we believe that it is important that you send an early signal of your commitment to the people of Alberta by quickly designating a number of areas that are presently ready to be moved forward and that would serve to complete (the greater part of) the scientifically based components of the policy.

Public discussion and written input were the basis of this report. The broad-based consultative process included a series of open houses held across the province, and a series of group interviews with representatives from a wide range of provincial and local associations. A toll-free telephone line was set up to respond to questions and provide information. Over 1,600 people telephoned and were mailed out copies of the draft Special Places 2000 document and accompanying report on Alberta's Natural Regions.

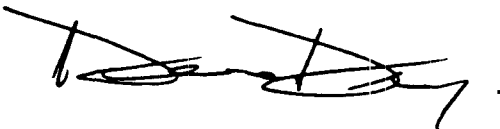
Overall, almost 500 written submissions were received from a broad cross-section of Albertans representing environmental groups, municipalities, the energy and forestry industries, the agricultural sector and many more. This was an impressive response indicating an extremely high level of interest in this program.

It is hoped that our report will act as a catalyst for protecting the Special Places that Albertans hold in such high esteem.

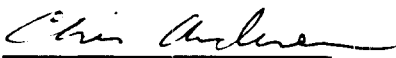
Sincerely,



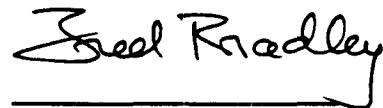
Gary Severtson, Chairman



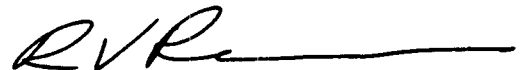
Dave Day



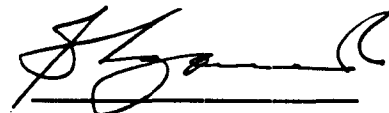
Chris Andersen



Fred Bradley



Ray Rasmussen



Barry Lazoruk

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INTRODUCTION

Background

Special Places such as parks, natural areas, wilderness and other protected areas serve to maintain Alberta's rich natural heritage. Natural landscapes protected in Special Places maintain habitats and ecological processes that support a diversity of plants and animals. Alberta currently has an excellent system of Special Places in the Rocky Mountains. However, the same cannot be said for the grassland, parkland and other regions of the province.

Over the past one hundred years, the Alberta landscape has been changed by our activities. Our economic prosperity is a result of our use of the province's natural resources. Our continued prosperity will be dependent on our ability to strike a balance between the economy and the environment.

Government endorsement of a Special Places 2000 policy, as recommended in this report, will be a commitment to identify and designate a network of the province's natural landscapes before the turn of the century. On a global scale, nations of the world have identified the need to maintain examples of Earth's natural landscapes and the ecological processes and the biodiversity they support. In Canada, through the Endangered Spaces Program, all levels of government have been requested to commit to completing a network of protected areas that are representative of the country's natural regions.

Mandate

The Public Advisory Committee on Special Places 2000 was appointed by the Ministers of Environmental Protection and Economic Development and Tourism following the release, in November 1992, of the draft policy document *Special Places 2000: Alberta's Natural Heritage*. The committee was mandated to seek public opinion about the draft document and make recommendations back to the Ministers.

Although a considerable portion of the input received included specific areas of the province that the public felt should be designated as Special Places, it was explained that this was beyond the scope of the committee's mandate. A list of these sites has been compiled and retained in a database for future consideration.

The committee focused its recommendations on the process for implementing a program that would examine and consider specific sites for future designation.

Advisory Committee Members

The six members of the public advisory committee to *Special Places 2000: Alberta's Natural Heritage* have varying backgrounds and are from various locations across the province.

Gary Severtson, the committee chairman, is the sitting MLA for the Innisfail-Sylvan Lake constituency and is also chair of various committees for Alberta Environmental Protection.

Chris Andersen has participated on a number of provincial committees including the Wilderness Areas and Ecological Reserves Advisory Committee. He is a resident of Grande Prairie and is employed by Canadian Forest Products Limited and is a member of Alberta Forest Products Association.

Fred Bradley, a former Minister of Alberta Environment is currently a private businessman from Crowsnest Pass.

David Day is a private consultant in the field of environmental management. A former superintendent of Banff National Park, he resides in Banff.

Barry Lazoruk is a private businessman in Rycroft, Alberta. He is Vice President, Development, Tourism Industry Association of Alberta.

Ray Rasmussen is a professor in the Faculty of Business at the University of Alberta. An active member of the Canadian Parks and Wilderness Society, he is a resident of Edmonton.

Public Consultation Process

The process for public consultation used a number of separate but integrated methods of soliciting public comments.

A joint press release was issued by the two Ministers announcing the advisory committee and the availability of the document *Special Places 2000: Alberta's Natural Heritage*.

Advertisements were placed in all of the Province's daily and many weekly newspapers. A toll-free 1-800 telephone line was set up to respond to requests for information. Over 1600 people phoned and received copies of the document *Special Places 2000: Alberta's Natural Heritage*. This generated almost 500 written responses.

Open houses were conducted in six locations across the province; Grande Prairie, Slave Lake, Edmonton, Red Deer, Calgary and Taber. The open houses were advertised locally and in the major daily newspapers. Announcements were also made on community radio stations.

Open houses provided an opportunity for the public to receive more information about the program and discuss their concerns directly with the advisory committee members on a one to one basis. The hours of the open houses were designed to be convenient to those wishing to attend and ran from 11:00 a.m. to 8:30 p.m.

Focus group interviews were also conducted in six centres across the Province; Fort McMurray, Edmonton, Rocky Mountain House, Calgary, Lethbridge and Medicine Hat. Provincial associations and groups that were anticipated to have an interest in Special Places 2000 were invited to have representatives attend those meetings. For example, the Alberta Cattle Commission, the Alberta Forest Products Association and the Alberta Wilderness Association were invited. Local interest groups were also invited to participate (eg., local chambers of commerce, local environmental groups, local grazing associations, Fish and Game members). Eighty people representing more than sixty interest groups were accommodated at the focus group sessions. Interest levels were high at these meetings.

Focus group interviews were designed to generate discussion at a greater depth and in a more focused manner than at the open houses. This format also afforded the participants an opportunity to hear the comments of other participants and get an appreciation for other's views.

Development of This Report

Special Places 2000: Alberta Natural Heritage was released in November 1992. The public Advisory Committee was established in April 1993 and public open houses and focus group interviews held in May, August and September 1993. The final date for written submissions to the Advisory Committee was September 24, 1993.

The public Advisory Committee prepared this report based on the public input they received. In addition, public input was used by the committee to

revise the original document *Special Places 2000: Alberta's Natural Heritage*. This revised document is also presented to the Ministers with the recommendation that it be endorsed by the Government to facilitate implementation of the Special Places program in Alberta.

This report is presented in three parts, a vision, framework and strategy, similar to the original Special Places 2000 document. An overview of proposals from the original Special Places 2000 document is followed by a summary of public response. Selected quotes are used to illustrate public comments. These quotes were taken from written responses to the Special Places 2000 draft document. Advisory Committee recommendations highlight action required to complete Alberta's network of Special Places.

THE VISION

Special Places 2000: Alberta's Natural Heritage outlined a vision for a network of Special Places that achieves the goals of protection, outdoor recreation, heritage appreciation and tourism. Special Places were defined as sites that are explicitly legislated and managed to protect their natural heritage values.

Respondents clearly supported the need for government policy related to protected areas. The vast majority supported the vision outlined in the draft document to complete a comprehensive network of Special Places by the year 2000. There was consensus that a complete system of Special Places will meet the objective of protecting representative examples of our environmental diversity, and will help protect ecosystems and unique landscape features. Further, Special Places may also provide opportunities to appreciate Alberta's diverse natural heritage. Respondents also repeatedly expressed the desire to be involved in all aspects of identification, selection, designation and management.

"I think it is something that is long overdue - every day we read about species of plants and animals that are endangered and in some cases extinct. We need to take strong action now before these are lost forever."

"I think it is an essential part of protecting Alberta's valuable heritage and, of course, beauty. This is what makes people proud of our country and province and keeps people here and coming to visit."

The draft policy proposed four goals for a completed system of Special Places:

- | | |
|------------------------|--|
| Protection: | To protect the full range of landscapes, environmental diversity and special natural features of Alberta. |
| Outdoor Recreation: | To protect natural landscapes throughout Alberta for a variety of resource-based, dispersed recreation pursuits. |
| Heritage Appreciation: | To protect landscapes that ensure, for all Albertans and visitors, the opportunity to explore, understand and appreciate the full range of Alberta's natural heritage. |

Tourism: To protect areas capable of sustaining adventure travel and ecotourism, including extended tours, and to enable visitors to experience the unspoiled landscapes and abundant wildlife representative of Alberta's natural regions.

The four goals outlined in the draft policy were recognized as the cornerstones upon which to build the program. The majority of people stated that the priority goal should be protection.

"The first goal is by far the most important because without it the other goals cannot be realized. Environmental diversity is crucial because of the interdependence of living things (including people) in ecosystems and between ecosystems. Since this interdependence is not fully understood, human beings must be careful to respect and preserve all species in sufficient numbers. This means preserving their habitat as well."

Many people commented on the tourism goal. The majority of these indicated that facility development (e.g., resorts, golf courses, etc.) was not appropriate in Special Places. Many felt that Special Places 2000 would provide opportunities to protect landscapes while capitalizing on the province's natural beauty. A few people stated they felt that outdoor recreation and tourism goals were in direct conflict with the protection goal.

"Tourism should be of types not requiring infrastructure and/or man-made developments. There is little in Alberta to attract tourists except the beauty and diversity of nature - an attraction which increases in inherent and economic value as it becomes more scarce in other countries."

"These areas must be large enough to withstand the pressure of visitors and still retain a healthy, viable ecosystem."

The Special Places 2000 draft document identified the benefits of protected areas as; ecological, economic, recreation and health, scientific, education, cultural and spiritual benefits.

Those who responded placed a high value on protected areas and also identified benefits tied to the setting aside of natural landscapes and the provision of opportunities to be close to nature. Outdoor pursuits were stated as being important to physical and emotional well being. They value such areas as outdoor classrooms which are essential to developing and promoting environmental awareness. Cultural, Aboriginal and archaeological resources could also be protected within Special Places. Others identified a variety of economic oriented benefits related to Special

Places which ranged from ecotourism to equestrian activity to developments such as bed and breakfast facilities in adjacent areas. Still others spoke of bequest values and benefits to subsequent generations, and providing options for the future.

"As the caretakers of this planet we must safeguard the biodiversity that exists here now. Not solely for the economic benefits that will surely come from ecotourism in the future but for the cultural and spiritual identity we have now."

A network of protected areas was identified as complementary to, and an essential element of, sustainable development in the Special Places 2000 draft document. Our current economic activities are intrinsically linked to the natural environment, with its ecological processes. Our continued prosperity - even our survival - is dependent upon striking a balance between the economy and environment.

A number of respondents emphasized the need to ensure a balance between environment and economy; to move towards sustainable development. Concerns were raised that the establishment of strictly controlled protected areas could threaten economic development and jobs in the province. Many of these individuals called for an accounting of the costs of establishing a Special Place in terms of lost economic development opportunities and jobs and that it be factored into the decision on designation. A number of comments were received which suggested that an overall change in attitude and management of Alberta's landscapes is required. Improved stewardship is required to achieve sustainable development on a provincial scale.

"I also realize that economic as well as environmental situations must be balanced."

Included in the draft Special Places 2000 document was a message of the urgency of completing a network of protected areas in the province by the year 2000. In addition, action on protected areas has been requested through a variety of recent public forums related to the environment, parks and resource management.

A common theme in many of the submissions was direction to get on with the task of identifying and designating Special Places. In general, respondents expressed a sense of urgency. There is genuine concern that options to protect Alberta's remaining natural landscapes are rapidly being foreclosed. Respondents are convinced that if immediate action is not taken, future generations will not be able to experience the natural heritage that many of us currently take for granted. Expedient action was seen as imperative to the success of Special Places 2000. Interestingly, this call for action came not only from environmental groups but also from industrial resource users who

want to know what areas are the highest priority for protection and may not be available for future development.

"Immediate action is required because recent and on-going land allocation decisions will foreclose some remaining protected area options."

Advisory Committee Recommendations:

1. **The priority of Special Places 2000 should be the protection goal - to include within the network of Special Places, the full range of natural landscapes, environmental diversity and special natural features of Alberta.**
2. **To the extent that they are compatible with the protection goal, Special Places should achieve the three parallel goals of heritage appreciation, outdoor recreation and tourism.**

THE FRAMEWORK

The framework section of the Special Places 2000 draft document provided an overview of existing protected areas in Alberta and identified the legislation under which these are established. A landscape based hierarchy that describes the environmental diversity of the province was provided as a systematic basis for identifying gaps in the protected area network. A classification framework for conservation and outdoor recreation lands was outlined along with the need to integrate protected areas into the management of the surrounding landscape.

Natural Regions and Natural History Themes

Alberta's planning for protected areas is based on a hierarchy of natural regions and natural history themes. Specifically, these areas include geological features and landforms, terrestrial and aquatic ecosystems, plant and animal species, populations and habitats as well as the environments that sustain them. Protected areas vary in significance from local through regional, provincial, national and international.

The physical landscapes and biological features are regionally oriented providing an opportunity to divide the province into different units. The ecological diversity of the province is described within this hierarchy. *Natural Regions: A Framework for Alberta's Special Places* provides a summary of this land classification framework along with an overview of landscapes currently represented within the Alberta network of protected areas. This report was distributed with the Special Places 2000 draft document. Copies of the detailed reports used to develop the summary were also made available.

The presence or absence of natural history themes within Special Places was outlined as an approach to identify gaps in the Special Places network. The draft document identified the need to establish targets for the four goals - protection, outdoor recreation, heritage appreciation and tourism. Filling existing gaps and achieving specific targets was suggested as a means of monitoring progress toward completing a network. Environmentally significant areas studies and similar research were suggested as a scientifically sound basis for the identification of candidate sites to represent the natural history theme gaps in the Special Places network. It was recognized that up to date data management systems were required for the ongoing selection, management and monitoring of Special Places.

Public Response

The systematic approach to dividing the province into natural regions and natural history themes was clearly supported by the public.

The integrated scientific nature of the approach was seen as a major asset. Many people used the natural regions as a base for assessing priorities for expanding the system. The application of a comprehensive approach to landscape representation on a province-wide base was encouraged. The concept of representation of Alberta's diversity of landscapes was often mentioned. Additional criteria for consideration as a Special Place included scarcity, endangered species, uniqueness, unspoiled areas and areas most threatened.

Many people commented on the need to complete environmentally significant areas studies or similar studies as a basis for identifying sites for consideration as future Special Places. It was also stressed that the public should help to identify sites of local interest. There was strong argument that potential sites should not be dismissed simply because they are only of local significance.

"The classification of lands into natural regions, subregions and three levels of natural history themes as described by the Special Places 2000 document and supporting documents should ensure that representative landscapes of Albertan's natural diversity are protected, and that rare, special and unique landscapes are also protected."

The majority of the written responses to the program endorsed the use of targets based on proper representation of the provinces natural regions. Many supported the specific target of 12% as envisioned by the World Wildlife Fund's Endangered Spaces Program. There were a considerable number of respondents who suggested that the targets for protected areas should be much larger (i.e., 25% - 30%).

"Somewhere between 12% and 20% would be considered a minimum to be truly representative and ensure survival of the area."

"All natural regions (should be) represented, a minimum of two very large areas within each region."

Advisory Committee Recommendations

3. **The hierarchy of natural regions and natural history themes and associated targets as provided in *Natural Regions and Natural History Themes: Targets for Alberta* should be adopted as the scientific base for Alberta's network of Special Places.**
4. **Implementation of the Special Places 2000 program should be based on a balance of scientifically sound information combined with public acceptance of specific sites.**
5. **Environmentally significant areas studies (ESAs) and similar research, along with local interest, should be the basis for identifying potential new Special Places. Priority should be given to completing ESAs based on opportunity and important gaps in the network. The Foothills region should be completed in 1994 followed by completion of the Parkland and Grassland regions in 1995. The ESAs for the Boreal Forest should be completed in 1996 and the remainder of the province in 1997.**
6. **To ensure that there is a common information base that becomes a "living" data management system both for site selection and site evaluation and for coordination between jurisdictions, a Conservation Data Centre for Alberta should be implemented by means of reallocating internal government resources and in cooperation with the Nature Conservancy of Canada and other partners.**

Classification in Alberta

The framework section of the Special Places 2000 draft document provided an overview of existing protected areas in Alberta. Various categories or classes of conservation and outdoor recreation land currently designated under the Provincial Parks Act, the Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Park Act were arranged along a hypothetical spectrum based on the level of protection afforded the natural landscape combined with the level and intensity of use.

Classes or categories of protected areas recognize the need to conserve species and ecosystems in a wild state while also fulfilling the need for certain sustainable economic and social benefits such as recreation, heritage appreciations and tourism. The draft document suggested a range of resource protection and level and intensity of human activity that could occur within Special Places.

Using a protected areas classification will allow appropriate management of sites that balances resource protection with resource use.

Public Response

Public comments on the protected areas legislation and classifications were many and varied. The majority of respondents agreed that a range of areas was required from highly protected sites with few people to sites where human activity could occur with some restrictions. Many people emphasized that protection should receive priority in the Special Places 2000 program.

"The range of available legislation for establishing protected areas is probably adequate for the Special Places 2000 program."

"A systems perspective which enables the protection of the province's natural diversity and the provision of a diversity of outdoor recreation opportunities is appropriately illustrated by the "Hypothetical Spectrum of Conservation and Outdoor Recreation Lands". "

"Designations which result in severe degradation (e.g., use of off road vehicles, tourist "resorts") cannot be considered part of a "protected areas" scheme."

A clear definition of what activities would be permitted in each class of Special Places was requested.

"The protected area Acts could be improved by the inclusion of a clear statement of purpose and definition of each type of protected area. As well, a list of permitted and prohibited activities should be stated for each protected area."

There was public recognition that a number of existing sites were inappropriately designated.

"Resource protection and management should be given a higher priority within the current Provincial Parks system. Too often, parks are just playgrounds and campgrounds. Species within the boundaries must receive a higher degree of protection. Protect ecological integrity in the spaces we have protected, and provide intensive recreation development outside provincial parks, in provincial recreation areas."

Questions and comments on whether specific activities were suitable or unsuitable were common. People were concerned that major facility developments and disruptive land use activities not occur in Special Places. Many people commented that major tourist resorts, golf courses and ski hills are not compatible with the protection of ecological integrity in Special

Places. Most people, however, acknowledge the value of Special Places in attracting tourists and felt that facilities adjacent to Special Places could be developed providing disruptive activities were directed away from sensitive areas.

"Do not build "tourist facilities" such as hotels, campgrounds, restaurants - they can be accommodated nearby but not in protected areas. Provide trails, viewing areas, interpretive walks."

There was general agreement that access should be limited to trails and that roads should be restricted to facility areas around the periphery of Special Places. Although there were a few respondents who supported the use of off-highway vehicles and snowmobiles in Special Places, the majority felt that these activities were totally inappropriate. Respondents were split on the issue of hunting in Special Places. A few people were very negative. Those who supported hunting often pointed out that the associated use of off-highway vehicles and snowmobiles should be prohibited. Respondents generally expressed similarly negative views regarding the use of motorboats and water skiing in Special Places.

"Off-highway vehicles, water skis and motorboats should be completely prohibited in wilderness/natural areas, ecological reserves and provincial parks. Recreation areas could have specially constructed facilities where these could be used (e.g., man-made lakes for the latter two). They are extremely disruptive to wildlife as are snowmobiles."

"Wilderness areas, ecological reserves, natural areas should be limited to backpacking/hiking uses - provincial parks to camping, fishing, mountain biking, etc., uses. Hunting and off-highway vehicle use should occur outside of the Special Places on Crown land not designated for protection."

The forest industry pointed out that forest harvesting could be complementary to many conservation values such as the maintenance of wildlife habitat. The public, by contrast, are very opposed to forestry operation, especially clearcut logging, in Special Places. There was general support for carefully managed selective logging in buffer areas around Special Places.

There was general opposition to energy developments in Special Places, especially linear disturbances such as seismic lines, pipelines and access roads. Those who accepted energy development stressed that, where required, it should occur outside of Special Places and be stringently controlled. A number of respondents felt that conflicts should be minimized by avoiding areas of high mineral potential when options existed.

"Industry must come to realize that certain landscapes will always be off limits."

"As the proposal states, when choices exist, selecting lands with low oil and gas potential over lands with high 'potential' will reduce conflicts in the implementation process."

Many respondents supported the excellent stewardship provided by traditional ranching on native grasslands. Most of these people were concerned that these well managed grasslands should not be fragmented by cultivation, roads or energy developments. A number of members of the ranching community expressed the concern that Special Places would increase problems with access, especially off-highway vehicles. Several ranchers felt that Special Places designation would lead to public pressure that would eliminate grazing, however, there were very few respondents who suggested that well managed grazing was detrimental to long-term ecological integrity.

"The best people to protect a grassland area are the people who make their living there."

Advisory Committee Recommendations

7. **A spectrum of categories for Special Places should be adopted including Ecological Reserves, Wilderness Areas, Wildlands, Provincial Parks, and Natural Areas. The Special Places 2000 policy should outline the management intention of each category of Special Places 2000 and provide a list of permitted and restricted activities in each category consistent with the definitions and table provided in the table on the following page.**
8. **The Provincial Park Act, the Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Parks Act can form the basis for implementation of the Special Places 2000 initiatives in the short-term. Wildlands should be designated under the Provincial Parks Act as an interim measure.**
9. **Provincial Parks, Natural Areas, and Provincial Recreation Areas should be evaluated relative to the Special Places category definitions and redesignated where warranted. Alberta's wildlife and bird sanctuaries and historic sites should be evaluated in the context of the Special Places 2000 policy and included where they are consistent with the definition of Special Places.**

10. Consideration should be given to consolidating the Provincial Parks Act, the Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Park Act under one piece of legislation, with clear definitions and the management intent for the five categories of Special Places. Based on the public consultation of the Special Places 2000 initiative, this should be an administrative consolidation only and not diminish the protection currently afforded by this legislation. This act should be called the SPECIAL PLACES ACT under the authority of the Minister of Alberta Environmental Protection.

Activity	Selected Activities in Special Places Subject to Management Guidelines					Activities in Other Lands
	Ecological Reserves	Wilderness Areas	Wildlands	Provincial Parks	Natural Areas	Recreation Areas/ Resorts
Foot access	1	1	1	1	1	1
Primitive camping	3	1	1	2	2	1
Fishing	2	3	1	1	1	1
Hunting	2	3	1	3	1	1
Livestock grazing	2	3	2	2	2	1
Horse use	3	3	2	2	2	1
Bicycling	3	3	2	1	1	1
Auto camping	3	3	3	1	3	1
Power boats	3	3	3	2	2	1
Off-highway vehicles	3	3	3*	3	3	1
Snowmobiles	3	3	3*	3	3	1
Oil and gas developments	3	3	3	2	2	1
Resorts/golf courses	3	3	3	3	3	1
Cultivation	3	3	3	3	3	2
Commercial logging	3	3	3	3	3	2
Surface mining	3	3	3	3	3	2
Road construction	3	3	3	2	3	1

1 - regularly permitted
2 - occasionally permitted
3 - normally prohibited
3* - Off-highway vehicles may be accommodated on designated routes in a few potential Wildlands such as the Southcastle where an access management plan was negotiated between various public interests prior to the endorsement of the Special Places policy.

An Integrated Context

The Special Places 2000 draft document suggested that the ecological integrity of legislatively protected areas can only be ensured if they are integrated into the management of the surrounding landscape.

It was pointed out that to protect large carnivores, such as grizzly bears and wolves, wise stewardship of large land bases is required.

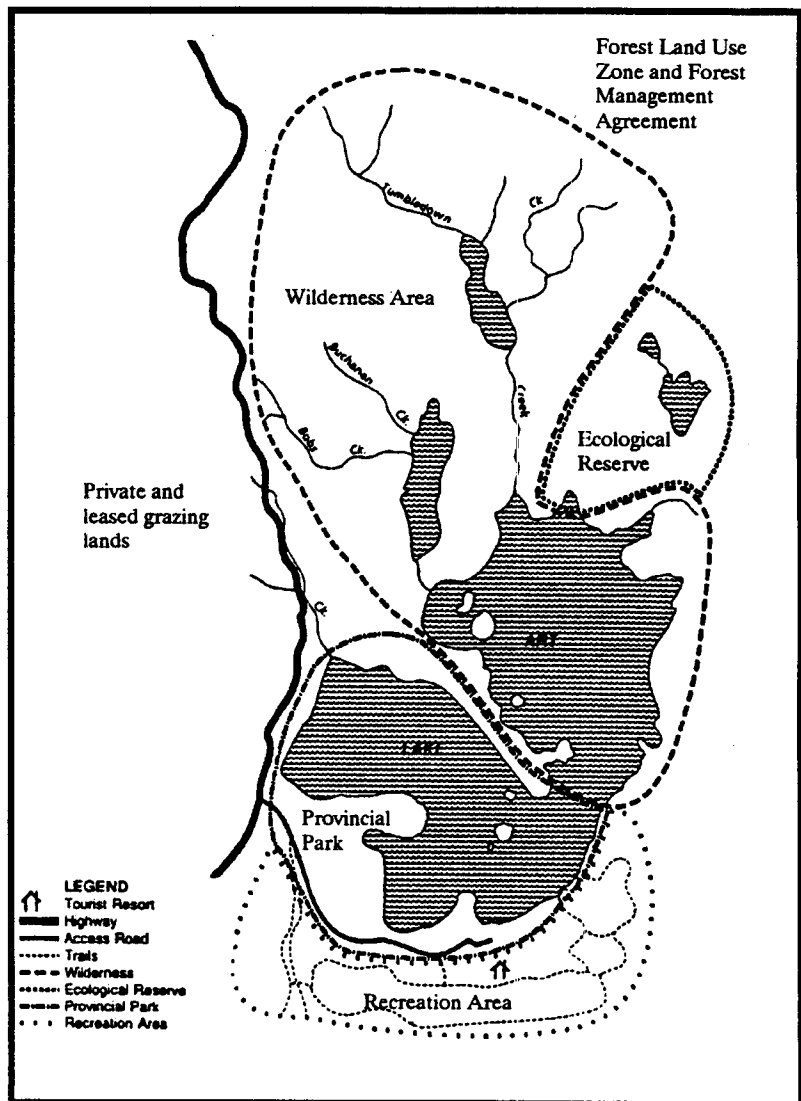
Using the various classes of Special Places in combination was outlined as a strategy to separate conflicting uses and ensure appropriate levels of protection. It was suggested that using combinations of Special Places' categories, along with other land management strategies, would lead to greater overall ecological integrity.

A hypothetical example of using various designations in combination and along with non Special Places is depicted by the following graphic.

Public Response

Respondents repeatedly stated that protected areas cannot exist as islands; that they must be woven into the responsible management and

Demonstration of the Opportunity to Enhance Ecological Integrity by Using Combinations of Categories of Special Places Along With Other Lands



stewardship of surrounding lands. The concept of connecting some Special Places with corridors was frequently suggested. The corridors would provide wildlife travel connections and broaden the ecological contributions of the individual sites. Adopting the Canadian Heritage Rivers System as a part of the Special Places 2000 initiative was often raised. It was pointed out that heritage rivers could be used to link Special Places such as provincial parks, natural areas and ecological reserves. In some instances heritage rivers might include a stretch of river that is entirely within a designated Special Place. Heritage rivers and Special Places were frequently mentioned as complementary objectives.

"Without a basic philosophy that considers protection of the environment essential - both inside and outside Special Places - there is little hope of these Special Places surviving."

"Protected areas must not become isolated islands. Buffer zones and corridors around and between protected areas must afford some protection for ecosystems and wildlife."

"Combining heritage rivers with protected areas in the Special Places network is a goal that should be pursued."

The role of private property and its potential contribution to conservation was raised by numerous individuals. The need for better mechanisms to enable private landowners to participate was a significant concern.

"It is important that these public land designations be coordinated with voluntary private land preservation to produce larger overall areas including buffer zones."

There was general acceptance of the idea of using combinations of protected area classes but some respondents cautioned that care must be taken to spatially separate incompatible uses.

"The example employed for 'a hypothetical use of classes to ensure a balance between protection and use' is a good concept in principle, however, the protection priority is jeopardized by the establishment of an adjacent recreation area that allows an incompatible land use in the form of off-highway vehicles."

"Provisions should be made, wherever possible, to establish low impact land uses around protected areas. Although many forms of tourism and recreation are compatible, many are not."

Advisory Committee Recommendations

11. **Legislation should be introduced to facilitate private landowners who wish to voluntarily become more active partners in conservation. For example, conservation easements should be considered. Tools including economic incentives to maintain or return land to its natural condition should be investigated.**
12. **Various categories of Special Places should be used in combination to help integrate Special Places into the management of the surrounding landscape.**
13. **Carefully managed corridors should link Special Places, where necessary, to ensure they do not become ecologically isolated islands.**
14. **Alberta participation in the Canadian Heritage Rivers program would complement the Special Places 2000 initiative. Rivers in each of the six natural regions should be included in the system by the year 2000 and consideration should be given to the Clearwater River as being Alberta's first heritage river outside the national parks.**
15. **Special Places is closely linked to other initiatives including those for wetlands, old growth forests, special species, heritage rivers, the Prairie Conservation Action Plan and the Forest Conservation Strategy. Special Places should help provide a context and direction for these initiatives and, where appropriate, these other initiatives should contribute to Special Places 2000 by identifying candidate sites.**

THE STRATEGY

The Special Places 2000 draft document recognized that, in addition to a systematic approach to the selection of new protected areas, a number of parallel initiatives were required. The document recognized the need for immediate action if the network was to be completed by the year 2000. The need to examine the role of existing sites was acknowledged. The draft recognized the need for new and creative partnerships. The need for an effective, streamlined process for the evaluation and designation of new sites was recognized. The document stressed the need to involve the public in all stages of this process.

Immediate Action

The Special Places 2000 draft document indicated that there is a sense of urgency in getting on with the task of completing a comprehensive network of protected areas and identified a number of opportunities where immediate action could be taken towards fulfilling the vision of completing the protected areas network. Immediate action should be taken to designate Natural Areas under reservation. A number of candidate Special Areas have already received approval through the integrated resource planning process. There should be few impediments to the establishment of these sites. Similarly, a number of areas have been held under reservation for ecological reserve and provincial park purposes. Action could be taken on these sites.

Public Response

In order to achieve completion of a comprehensive network of protected areas by the year 2000, many people expressed the need for early action. The urgency of getting on with the task was a common theme of most responses. These people expressed the concern that ongoing land use decisions and industrial activities are rapidly impacting the few remaining natural landscapes in the province. Many people stressed that the expedient designation of new sites is imperative if the vision is to be achieved. Local residents identified specific sites with which they are personally familiar. They are especially concerned that these sites they cherish be given priority attention. A frequently occurring comment was that timetables for the establishment of new sites should be set so all Albertans could celebrate progress towards achieving goals. Many people felt that a priority should be the establishment of at least one large Special Place in each of Alberta's natural regions. It was frequently pointed out that the best remaining large sites have been identified for a number of years. Many of these sites in fact

have been proposed for designation by both government and non-government organizations.

Members of the public, particularly those who belonged to environmental organizations, suggested that areas which have already been identified for protection through a public consultation and integrated planning process should proceed to be legislatively designated to ensure long-term legal protection.

"We are rapidly losing ecologically important areas and not much time is left."

"I would urge you and your government to proceed with legislation aimed at protecting and preserving all six natural regions and nineteen subregions."

Advisory Committee Recommendations

16. **Timelines for designation of sites should be announced to signal the government's commitment towards achieving the vision of Special Places 2000.**
17. **Immediate action should be taken to ensure that the Special Places network is 75% complete by the end of 1996 and 85% complete by the end of 1997. Currently, about one-half of the Special Places 2000 goals and targets are included in existing protected areas. The committee believes that perhaps 3% to 5% of Alberta may be required as new Special Places to complete the network before the year 2000.**
18. **The backlog of sites that have already received public support through integrated planning and other processes such as Natural Areas under reservation should be designated by the end of 1994.**
19. **Areas already managed as wildlands, including Kakwa, Bighorn and Upper Elbow-Sheep, should be formally designated by the end of 1994.**
20. **A large Special Place should be established in each of the five Natural Regions that presently have inadequate representation within existing protected areas. These regions are Parkland, Foothills, Canadian Shield, Grassland and the Boreal Forest. Within the sixth Natural Region (Rocky Mountain region) protection efforts should focus on the Montane Subregion. These should be a priority of the implementation process.**

21. **The largest remaining contiguous natural landscapes within each of the Natural Subregions which have the fewest options available should be identified by the end of 1994. Those which help to fill gaps in the system of protected areas should be designated within the following two-year period.**

Existing Sites

The Special Places 2000 draft document outlined the benefits of adding lands to existing protected areas, especially where this increased their environmental diversity and enhanced their long-term integrity. The cost-effectiveness of enhancing opportunities for heritage appreciation and outdoor recreation where existing staff and facilities already exist was stated. It was also suggested that some lands of low ecological significance might be exchanged for lands of greater significance.

Public Response

The respondents accepted the environmental and economic advantages of adding lands to existing protected areas. There was support for land exchanges that would benefit Special Places.

"The report identifies the expansion of current sites. I support this approach. Public land should be utilized as much as possible to minimize expense."

Advisory Committee Recommendations

22. **Existing protected areas should be evaluated and, where the opportunity exists to increase the contribution they make to achieving Special Places 2000 targets through the addition of adjacent land, should be undertaken by the end of 1994.**
23. **Although the general philosophy for the establishment of protected areas should be "in perpetuity", there must be consideration for disestablishment if a site is no longer serving a protected area function. Any areas "disestablished" could be considered for exchange for lands which would contribute to the Special Places 2000 program.**

Partnerships

The draft Special Places 2000 document indicated that the comprehensive network of protected areas needed to be forged through the cooperation and efforts of all levels of government, non-government organizations, resource based industries, individual landowners and the public at large. It was suggested that creative partnerships would be explored. Partnerships with existing public and government committees, with public living near Special Places, and between all levels of government would be examined. Partnerships with conservation organizations and foundations such as the Recreation, Parks and Wildlife Foundation and the Nature Conservancy of Canada would be strengthened. Partnerships with industry would also be built.

The implementation of Special Places 2000 was suggested as an opportunity to create harmony among various institutional sectors of Alberta society and as an important opportunity to harmonize economic development with environmental protection. All Albertans were invited to share in the partnerships of Special Places 2000.

Public Response

The public response to the concept of partnerships was extremely positive. It was felt that the program could be strengthened through partnerships - the variety of which seemed to be limitless. Other levels of government, particularly municipal, along with the regional planning commissions, were stressed as being essential partners for the successful implementation of Special Places 2000. This is particularly important in the settled area of the province. Some respondents pointed out the importance of Special Places in and adjacent to cities for environmental education purposes.

"It is important that local governments, service clubs, youth groups, special interest organizations and individuals have an opportunity to collaborate with the provincial government... and in implementing and caring for the facilities..."

Environmental groups and individuals repeatedly offered to assist in data collection and to act as volunteer stewards. The forest industry similarly pointed out that they are collecting valuable ecological information that would assist in selecting sites to fill gaps in the Special Places network. Several forest companies offered to become stewards of Special Places.

The oil and gas industry pointed out several instances where their assistance has contributed to the success of existing Special Places. They expressed a desire to be a part of the ongoing process.

"I would be very interested to help in any way I could with your ambitious plan."

"All Albertans - industry, government, individuals and organizations - should be invited to participate and assist. This would ease the burden on government as well as make us all directly part of the plan and actively responsible for Alberta's future."

The agricultural community repeatedly stated that they did not wish to be left out of the Special Places 2000 initiative, especially decision-making processes. Many rural residents suggested that, since they live in close proximity to Special Places, that they can play an important stewardship role. The Natural Areas volunteer stewardship program was frequently mentioned as a successful venture that should be extended to other Special Places.

Many participants thought that private lands were an important part of the program and that there should be some formal way in which they would be included. Compensation for landowners was a consideration for some.

The public response to the concept of participatory cooperation was discussed extensively at the public open houses and the provincial focus group interviews. People from various sectors expressed an interest in participating in a process where mutually desirable solutions could be reached.

Many people stressed the importance of coordinating the Special Places 2000 program with other initiatives such as the Prairie Conservation Action Plan and Fish and Wildlife's Landowner Habitat Program. The public want to see the coordination of all conservation efforts at the local, regional, provincial, interprovincial and federal levels. There was a concern expressed that existing government subsidies support non-conservation practices. Government support for agriculture and forestry practices that negatively impact wildlife habitat was a common concern. This was the central theme of much of the focus group discussions in the south.

"The important role that many land owners and lessees play in protecting Special Places is acknowledged. In order to facilitate the protection of Special Places, it is important that they be involved in the planning and management processes."

"Protection of conservation values on some private land will be essential to successful delivery of Special Places 2000 in the Grassland and Parkland regions."

"The Natural Areas volunteer steward program is a very cost-effective way to increase the quality of management of Natural Areas while minimizing government expenditures."

Advisory Committee Recommendations

24. **Early win-win opportunities should be identified with grazing lessees and other tenure holders, such as petroleum and forestry companies where active partnerships will facilitate the designation and management of new Special Places.**
25. **Technical assistance should be made available to organizations and community groups to help them become involved in the Special Places 2000 initiative.**
26. **There should be direct public involvement in the long-term management of designated sites. Programs like the Natural Areas Volunteer Steward Program should be expanded to include other designated areas and to include other aspects of public involvement (i.e., legal tenure opportunities, local economic development opportunities).**
27. **Local government and planning authorities should be encouraged to participate in the Special Places initiatives through municipal planning, zoning and management activities.**
28. **Private landholders should be provided the opportunity, at their discretion, to include their lands in the selection and designation of Special Places.**

Implementation Process

The Special Places 2000 draft did not provide much direction for an implementation process for the program but rather invited the public's suggestions in this regard.

The Special Places 2000 draft suggested that the provincial government should play a role in the coordination of the program and that this should be done in an interdepartmental manner. It was also suggested that the lead role be played by the Minister of Tourism, Parks and Recreation. Following government reorganization elements of this former department are now in Environmental Protection along with Economic Development and Tourism.

The draft document also suggested an expanded role for the existing Advisory Committee on Wilderness Areas and Ecological Reserves.

Public Response

Implementation processes and public input were mentioned by almost every respondent. Responses varied from individuals volunteering to sit on a committee to the need for an expert panel to receive recommendations from both government and the public.

By far, the most commonly made comment was that the process should be open to the public, both locally and provincially. It was repeatedly stressed that all Albertans must have a voice and share in decisions regarding the implementation of Special Places 2000.

The following points summarize and capture the essence of comments made by the public:

- community based
- input from local residents
- input from local and provincial organizations
- local (municipal) government involvement
- involve any interested citizens
- land owners and tenure holders must be involved
- public advised of potential sites and reasons for selection
- final selection be made by qualified personnel
- open public process
- independent body outside of government and politics
- blue ribbon panel of experts to receive recommendations from government and public
- provincial level advisory committee
- utilize expertise of professionals, academics
- native involvement
- civil service experts to establish the framework

Many respondents suggested there was need to ensure potential Special Places were not impacted by industrial activities prior to their consideration for designation. A number of respondents felt a moratorium should be placed on all sites; others suggested that sites should be placed under reservation. Several responses from industry spoke of the need to fast track decision-making processes so that candidate sites that are of immediate interest to industry can be dealt with expediently and to everyone's satisfaction.

Advisory Committee Recommendations

29. **The implementation process should provide the opportunity for regional round table forums to refine site selection criteria on a regional basis and to recommend specific sites for designation under different classes of protected areas. This process will help weigh protected areas values versus other uses. These regional round tables should report to a provincial level implementation committee.**
30. **A coordinated, efficient process for the evaluation and designation of sites including local public input should be implemented. Candidate sites should be advertised and a suitable length of time for public review and commentary should be provided prior to designation.**
31. **Site selection should consider existing resource commitments and future potentials. For example, where two alternative sites of equivalent ecological values are being considered for designation, the site with the lower subsurface potential for oil and gas and other minerals should be favoured.**
32. **A review of government policies and initiatives that are both supportive of and contrary to the goals of Special Places 2000 should be undertaken, with a view to eliminating inconsistencies.**
33. **The government should ensure consistency and cooperation between the Special Places 2000 program and other conservation strategies and policies such as for wetlands, old-growth forests and wildlife protection which are currently being developed.**
34. **An annual report should be made available to the public. This report should highlight the accomplishments of the past year, including progress toward achieving the targets of Special Places 2000. The report should also outline priority sites for consideration and a plan of action for the coming year.**
35. **The Minister of Environmental Protection should play the lead role in implementation of Special Places 2000 and should ensure that it is a priority of his department and that resources are reallocated to accomplish the vision of completing the network of Special Places by the year 2000.**

To accomplish these, it is further recommended that:

36. **The existing Advisory Committee on Wilderness Areas and Ecological Reserves should be replaced by the Special Places 2000 Task Force. This provincial level committee should ensure continuing progress and the vision of completing the Special Places network before the year 2000 is achieved. The mandate of this committee should be:**

1. **To establish and direct Special Places 2000 Regional Round Tables that will systematically identify, evaluate and nominate candidate Special Places on a natural region and subregion basis.**
2. **To recommend to government the establishment of Special Places and changes to existing Special Places.**
3. **To recommend policies and action required to fulfil the vision of Special Places 2000.**
4. **To produce an annual report on achieving the goals and targets of Special Places 2000.**
5. **To annually publish an updated map of Special Places study areas capable of filling gaps in the network and an accompanying list of study areas under consideration for the following year.**

This senior level committee should be appointed by the Minister and should include representation as follows:

1. **Chairman, a Member of the Legislative Assembly, who should report directly to the Minister of Environmental Protection.**
2. **The Assistant Deputy Ministers of Parks Services, Land and Forest Services, Fish and Wildlife Services of Alberta Environmental Protection and one Assistant Deputy Minister from each of Agriculture, Food and Rural Development, Energy, Economic Development and Tourism and Historical Resources.**
3. **Secretary, Director of Management Support Division, Parks Services.**
4. **Public members should include one representative each from conservation organizations, recreation organizations, forest, ranching, tourism and oil and gas industries. These members will be nominated by their respective organizations for consideration by the Minister. Four additional public members with expertise in protected areas systems and ecological matters should be selected to provide scientific support to the committee.**

To the extent possible, the public members should come from different parts of the province. At least two of the public members from the Special Places 2000 Task Force should be members of each of the regional implementation round tables.

5. **The committee should meet at least twice per year. Recommendations for the establishment of new Special Places should be forwarded within 30 days of their meeting to the Minister of Environmental Protection for consideration by the Lieutenant Governor in Council.**

The Management Support Division, Parks Services, should serve as Secretariat to the committee to provide the following:

- 1. Administrative, logistical and facilitation support.**
- 2. Coordination of required research and data compilation.**
- 3. Drafting of background papers, policies, public communications and annual reports.**
- 4. Compilation of inputs from the Special Places Regional Round Tables and preparation of required Orders in Council.**

The Special Places 2000 Task Force should be disbanded in the year 2000 or such earlier date as Alberta's system of Special Places is complete.

Special Places 2000 Regional Round Tables should carry out the work necessary to ensure implementation of Special Places 2000. More specifically, the round tables should carry out the following tasks:

- 1. The systematic identification and evaluation of candidate Special Places.**
- 2. The design and conduct of local and regional public consultative processes for specific sites.**
- 3. The identification of supportive land uses, private stewardship and other partnerships that will support specific Special Places.**
- 4. The recommendation of the boundaries and categories for the establishment of sites.**
- 5. The ongoing integration of Special Places into surrounding landscapes and planning initiatives.**

Membership on the regional round tables should be sensitive to local and regional needs and should include both government and non-government representatives. Government members and the chairman of each round table should be appointed by the Special Places 2000 Task Force and should include such staff and resources as required to carry on the work of the round tables. Non-government members on each round table should include two representatives from and be appointed by the Special Places 2000 Task Force to provide a link and liaison between the two levels. Additional local and regional members from the forest industry, agricultural industry, tourism industry, Aboriginal or conservation groups should be added so as to not duplicate representation from the Special Places 2000 Task Force. Local requirements should be determined by each regional round table.

The regional round tables should be accountable for the timely evaluation and recommendation of candidate Special Places to ensure the vision is achieved.

Alberta's Special Places 2000 network will not be complete for as much as seven years.

37. **The following interim procedure is recommended to ensure that:**
1. **candidate Special Places do not lose their ecological integrity prior to their nomination being properly assessed; and**
 2. **the assessment process does not unreasonably delay tenure holders or other economic uses of the land.**

As a basis for this, a map should be used to signal to the public, to industry, and to all government departments, the full extent of areas with high potential for Special Places. This map should have application to all planning processes, including for such diverse activities as industrial use, integrated resource planning and agricultural development.

'Special Study Status' should be afforded any site identified on this map for which resource exploitation such as logging, mining, or oil and gas activity is anticipated in the near future. Other proposed changes in land use should also trigger 'Special Study Status' consideration. Industry should be requested to voluntarily refrain from land use activities in sites placed in 'Special Study Status' for a period of twelve months.

Sites placed in 'Special Study Status' should be reviewed during this twelve month period as the Minister may decide in consultation with affected parties. The Minister, after consultation with affected parties, should determine whether any or all land use activities should be put on hold during the period of 'Special Study Status'. The regional round tables should carry out necessary studies and evaluations to determine the most appropriate areas for designation as Special Places. Those portions of the study area not required to complete the Special Places network should be deleted from subsequent issues of the map.

Prior to the initial meeting of the Special Places 2000 Task Force, Alberta Environmental Protection, Parks Services, should prepare such maps as are required to delineate areas of high potential for Special Places. These maps should include areas identified in existing Environmentally Significant Areas studies along with sites of known high potential. Most of the high potential sites are known to the public, industry and non-government organizations. These high potential sites along with a number of smaller sites of local significance were suggested for designation as Special Places during the Special Places 2000 public consultation process.

The Special Places 2000 Task Force should annually release updated versions of these maps based on the completion of Environmentally Significant Areas studies (recommendation #5). Local and regional sites identified by the Special Places 2000 Regional Round Tables should be included in future editions of these maps.

The approximate boundaries depicted on these maps will serve as the best early signal of where some areas of high potential for Special Places are generally located and will serve as a basis for further refinement.

LIST OF RECOMMENDATIONS

1. The priority of Special Places 2000 should be the protection goal - to include within the network of Special Places, the full range of natural landscapes, environmental diversity and special natural features of Alberta.
2. To the extent that they are compatible with the protection goal, Special Places should achieve the three parallel goals of heritage appreciation, outdoor recreation and tourism.
3. The hierarchy of natural regions and natural history themes and associated targets as provided in *Natural Regions and Natural History Themes: Targets for Alberta* should be adopted as the scientific base for Alberta's network of Special Places.
4. Implementation of the Special Places 2000 program should be based on a balance of scientifically sound information combined with public acceptance of specific sites.
5. Environmentally significant areas studies (ESAs) and similar research, along with local interest, should be the basis for identifying potential new Special Places. Priority should be given to completing ESAs based on opportunity and important gaps in the network. The Foothills region should be completed in 1994 followed by completion of the Parkland and Grassland regions in 1995. The ESAs for the Boreal Forest should be completed in 1996 and the remainder of the province in 1997.
6. To ensure that there is a common information base that becomes a "living" data management system both for site selection and site evaluation and for coordination between jurisdictions, a Conservation Data Centre for Alberta should be implemented by means of reallocating internal government resources and in cooperation with the Nature Conservancy of Canada and other partners.
7. A spectrum of categories for Special Places should be adopted including Ecological Reserves, Wilderness Areas, Wildlands, Provincial Parks, and Natural Areas. The Special Places 2000 policy should outline the management intention of each category of Special Places 2000 and provide a list of permitted and restricted activities in each category consistent with the definitions and table provided in the table on the following page.
8. The Provincial Park Act, the Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Parks Act can form the basis for implementation of the Special Places 2000 initiatives in the short-term. Wildlands should be designated under the Provincial Parks Act as an interim measure.
9. Provincial Parks, Natural Areas, and Provincial Recreation Areas should be evaluated relative to the Special Places category definitions and redesignated where warranted. Alberta's wildlife and bird sanctuaries and historic sites should be evaluated in the context of the Special Places 2000 policy and included where they are consistent with the definition of Special Places.
10. Consideration should be given to consolidating the Provincial Parks Act, the Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Park Act under one piece of legislation, with clear definitions and the management intent for the five categories of Special Places. Based on the public

consultation of the Special Places 2000 initiative, this should be an administrative consolidation only and not diminish the protection currently afforded by this legislation. This act should be called the SPECIAL PLACES ACT under the authority of the Minister of Alberta Environmental Protection.

Activity	Selected Activities in Special Place Subject to Management Guidelines					Activities in Other Lands
	Ecological Reserves	Wilderness Areas	Wildlands	Provincial Parks	Natural Areas	Recreation Areas , Resorts
Foot access	1	1	1	1	1	1
Primitive camping	3	1	1	2	2	1
Fishing	2	3	1	1	1	1
Hunting	2	3	1	3	1	1
Livestock grazing	2	3	2	2	2	1
Horse use	3	3	2	2	2	1
Bicycling	3	3	2	1	1	1
Auto camping	3	3	3	1	3	1
Power boats	3	3	3	2	2	1
Off-highway vehicles	3	3	3*	3	3	1
Snowmobiles	3	3	3*	3	3	1
Oil and gas developments	3	3	3	2	2	1
Resorts/golf courses	3	3	3	3	3	1
Cultivation	3	3	3	3	3	2
Commercial logging	3	3	3	3	3	2
Surface mining	3	3	3	3	3	2
Road construction	3	3	3	2	3	1
1 - regularly permitted 2 - occasionally permitted 3 - normally prohibited 3* - Off-highway vehicles may be accomodated on designated routes in a few potential Wildlands such as the Southcastle where an access management plan was negotiated between various public interests prior to the endorsement of the Special Places policy.						

11. Legislation should be introduced to facilitate private landowners who wish to voluntarily become more active partners in conservation. For example, conservation easements should be considered. Tools including economic incentives to maintain or return land to its natural condition should be investigated.
12. Various categories of Special Places should be used in combination to help integrate Special Places into the management of the surrounding landscape.
13. Carefully managed corridors should link Special Places, where necessary, to ensure they do not become ecologically isolated islands.
14. Alberta participation in the Canadian Heritage Rivers program would complement the Special Places 2000 initiative. Rivers in each of the six natural regions should be

included in the system by the year 2000 and consideration should be given to the Clearwater River as being Alberta's first heritage river outside the national parks.

15. Special Places is closely linked to other initiatives, including those for wetlands, old growth forests, special species, heritage rivers, the Prairie Conservation Action Plan and the Forest Conservation Strategy. Special Places should help provide a context and direction for these initiatives and, where appropriate, these other initiatives should contribute to Special Places 2000 by identifying candidate sites.
16. Timelines for designation of sites should be announced to signal the government's commitment towards achieving the vision of Special Places 2000.
17. Immediate action should be taken to ensure that the Special Places network is 75% complete by the end of 1996 and 85% complete by the end of 1997. Currently, about one-half of the Special Places 2000 goals and targets are included in existing protected areas. The committee believes that perhaps 3% to 5% of Alberta may be required as new Special Places to complete the network before the year 2000.
18. The backlog of sites that have already received public support through integrated planning and other processes such as Natural Areas under reservation should be designated by the end of 1994.
19. Areas already managed as wildlands, including Kakwa, Bighorn and Upper Elbow-Sheep, should be formally designated by the end of 1994.
20. A large Special Place should be established in each of the five Natural Regions that presently have inadequate representation within existing protected areas. These regions are Parkland, Foothills, Canadian Shield, Grassland and the Boreal Forest. Within the sixth Natural Region (Rocky Mountain region) protection efforts should focus on the Montane Subregion. These should be a priority of the implementation process.
21. The largest remaining contiguous natural landscapes within each of the Natural Subregions which have the fewest options available should be identified by the end of 1994. Those which help to fill gaps in the system of protected areas should be designated within the following two-year period.
22. Existing protected areas should be evaluated and, where the opportunity exists to increase the contribution they make to achieving Special Places 2000 targets through the addition of adjacent land, should be undertaken by the end of 1994.
23. Although the general philosophy for the establishment of protected areas should be "in perpetuity", there must be consideration for disestablishment if a site is no longer serving a protected area function. Any areas "disestablished" could be considered for exchange for lands which would contribute to the Special Places 2000 program.
24. Early win-win opportunities should be identified with grazing lessees and other tenure holders, such as petroleum and forestry companies where active partnerships will facilitate the designation and management of new Special Places.
25. Technical assistance should be made available to organizations and community groups to help them become involved in the Special Places 2000 initiative.

26. There should be direct public involvement in the long-term management of designated sites. Programs like the Natural Areas Volunteer Steward Program should be expanded to include other designated areas and to include other aspects of public involvement (i.e., legal tenure opportunities, local economic development opportunities).
27. Local government and planning authorities should be encouraged to participate in the Special Places initiatives through municipal planning, zoning and management activities.
28. Private landholders should, at their discretion, be provided the opportunity to include their lands in the selection and designation of Special Places at their discretion.
29. The implementation process should provide the opportunity for regional round table forums to refine site selection criteria on a regional basis and to recommend specific sites for designation under different classes of protected areas. This process will help weigh protected areas values versus other uses. These regional round tables should report to a provincial level implementation committee.
30. A coordinated, efficient process for the evaluation and designation of sites including local public input should be implemented. Candidate sites should be advertised and a suitable length of time for public review and commentary should be provided prior to designation.
31. Site selection should consider existing resource commitments and future potentials. For example, where two alternative sites of equivalent ecological values are being considered for designation, the site with the lower subsurface potential for oil and gas and other minerals should be favoured.
32. A review of government policies and initiatives that are both supportive of and contrary to the goals of Special Places 2000 should be undertaken, with a view to eliminating inconsistencies.
33. The government should ensure consistency and cooperation between the Special Places 2000 program and other conservation strategies and policies such as for wetlands, old-growth forests and wildlife protection which are currently being developed.
34. An annual report should be made available to the public. This report should highlight the accomplishments of the past year, including progress toward achieving the targets of Special Places 2000. The report should also outline priority sites for consideration and a plan of action for the coming year.
35. The Minister of Environmental Protection should play the lead role in implementation of Special Places 2000 and should ensure that it is a priority of his department and that resources are reallocated to accomplish the vision of completing the network of Special Places by the year 2000.

To accomplish these, it is further recommended that:

36. The existing Advisory Committee on Wilderness Areas and Ecological Reserves should be replaced by the **Special Places 2000 Task Force**. This provincial level committee should ensure continuing progress and the vision of completing the Special Places network before the year 2000 is achieved. The mandate of this committee should be:
 1. To establish and direct **Special Places 2000 Regional Round Tables** that will systematically identify, evaluate and nominate candidate Special Places on a natural region and subregion basis.
 2. To recommend to government the establishment of Special Places and changes to existing Special Places.
 3. To recommend policies and action required to fulfil the vision of Special Places 2000.
 4. To produce an annual report on achieving the goals and targets of Special Places 2000.
 5. To annually publish an updated map of Special Places study areas capable of filling gaps in the network and an accompanying list of study areas under consideration for the following year.

This senior level committee should be appointed by the Minister and should include representation as follows:

1. Chairman, a Member of the Legislative Assembly, who should report directly to the Minister of Environmental Protection.
2. The Assistant Deputy Ministers of Parks Services, Land and Forest Services, Fish and Wildlife Services of Alberta Environmental Protection and one Assistant Deputy Minister from each of Agriculture, Food and Rural Development, Energy, Economic Development and Tourism and Historical Resources.
3. Secretary, Director of Management Support Division, Parks Services.
4. Public members should include one representative each from conservation organizations, recreation organizations, forest, ranching, tourism and oil and gas industries. These members will be nominated by their respective organizations for consideration by the Minister. Four additional public members with expertise in protected areas systems and ecological matters should be selected to provide scientific support to the committee.

To the extent possible, the public members should come from different parts of the province. At least two of the public members from the Special Places 2000 Task Force should be members of each of the regional round tables.

5. The committee should meet at least twice per year. Recommendations for the establishment of new Special Places should be forwarded within 30 days of their meeting to the Minister of Environmental Protection for consideration by the Lieutenant Governor in Council.

The Management Support Division, Parks Services, should serve as Secretariat to the committee to provide the following:

1. Administrative, logistical and facilitation support.
2. Coordination of required research and data compilation.
3. Drafting of background papers, policies, public communications and annual reports.
4. Compilation of inputs from the Special Places 2000 Regional Round Tables and preparation of required Orders in Council.

The Special Places 2000 Task Force should be disbanded in the year 2000 or such earlier date as Alberta's system of Special Places is complete.

Special Places 2000 Regional Round Tables should carry out the work necessary to ensure implementation of Special Places 2000. More specifically, the round tables should carry out the following tasks:

1. The systematic identification and evaluation of candidate Special Places.
2. The design and conduct of local and regional public consultative processes for specific sites.
3. The identification of supportive land uses, private stewardship and other partnerships that will support specific Special Places.
4. The recommendation of the boundaries and categories for the establishment of sites.
5. The ongoing integration of Special Places into surrounding landscapes and planning initiatives.

Membership on the regional round tables should be sensitive to local and regional needs and should include both government and non-government representatives. Government members and the chairman of each round table should be appointed by the Special Places 2000 Task Force and should include such staff and resources as required to carry on the work of the round tables. Non-government members on each round table should include two representatives from and be appointed by the Special Places 2000 Task Force to provide a link and liaison between the two levels. Additional local and regional members from the forest industry, agricultural industry, tourism industry, Aboriginal or conservation groups should be added so as to not duplicate representation from the Special Places 2000 Task Force. Local requirements should be determined by each regional round table.

The regional round tables should be accountable for the timely evaluation and recommendation of candidate Special Places to ensure the vision is achieved.

Alberta's Special Places 2000 network will not be complete for as much as seven years.

37. The following interim procedure is recommended to ensure that:

1. candidate Special Places do not lose their ecological integrity prior to their nomination being properly assessed; and
2. the assessment process does not unreasonably delay tenure holders or other economic uses of the land.

As a basis for this, a map should be used to signal to the public, to industry, and to all government departments, the full extent of areas with high potential for Special Places. This map should have application to all planning processes, including for such diverse activities as industrial use, integrated resource planning and agricultural development.

'Special Study Status' should be afforded any site identified on this map for which resource exploitation such as logging, mining, or oil and gas activity is anticipated in the near future. Other proposed changes in land use should also trigger 'Special Study Status' consideration. Industry should be requested to voluntarily refrain from land use activities in sites placed in 'Special Study Status' for a period of twelve months.

Sites placed in 'Special Study Status' should be reviewed during this twelve month period as the Minister may decide in consultation with affected parties. The Minister, after consultation with affected parties, should determine whether any or all land use activities should be put on hold during the period of 'Special Study Status'. The regional round tables should carry out necessary studies and evaluations to determine the most appropriate areas for designation as Special Places. Those portions of the study area not required to complete the Special Places network should be deleted from subsequent issues of the map.

Prior to the initial meeting of the Special Places 2000 Task Force, Alberta Environmental Protection, Parks Services, should prepare such maps as are required to delineate areas of high potential for Special Places. These maps should include areas identified in existing Environmentally Significant Areas studies along with sites of known high potential. Most of the high potential sites are known to the public, industry and non-government organizations. These high potential sites along with a number of smaller sites of local significance were suggested for designation as Special Places during the Special Places 2000 public consultation process.

The Special Places 2000 Task Force should annually release updated versions of these maps based on the completion of Environmentally Significant Areas studies (recommendation #5). Local and regional sites identified by the Special Places 2000 Regional Round Tables should be included in future editions of these maps.

The approximate boundaries depicted on these maps will serve as the best early signal of where some areas of high potential for Special Places are generally located and will serve as a basis for further refinement.

**Special Places 2000:
Alberta's Natural Heritage**

Completing Alberta's Endangered Spaces Network

Recommended Policy
by the
Advisory Committee on Special Places

November 15, 1993

We are pleased to present *Special Places 2000: Alberta's Natural Heritage*. The framework, policies and processes outlined in this document will see the fulfilment of the vision - to complete Alberta's network of Special Places before the year 2000.

Special Places are a significant component of Alberta's commitment to balance a healthy and sustainable environment with a vibrant and sustainable economy. Special Places will protect the full range of Alberta's natural landscapes and contribute to satisfying societal demands for heritage appreciation, outdoor recreation and tourism.

Wise stewardship of all of Alberta's lands will support a vibrant economy without compromising the natural environment. Special Places 2000 will help contribute to a climate of certainty for the environment, economy and Alberta's citizens.

Structured on fair and open public input, Special Places 2000 will provide the opportunity for all Albertans to become actively involved partners in the wise stewardship of our environment.

We encourage your ongoing input and support for Special Places 2000 so we collectively achieve our vision of a complete network before the turn of the century.

The Honourable Ralph Klein, Premier of Alberta

The Honourable Ken Kowalski, Deputy Premier and Minister of Economic Development and Tourism

The Honourable Brian Evans, Minister of Environmental Protection

Mr. Gary Severtson, MLA and Chairman of Special Places 2000 public Advisory Committee

INTRODUCTION

Special Places 2000: Alberta's Natural Heritage is an initiative that will see the completion of Alberta's network of parks and other Special Places before the turn of the century. On March 11, 1992 the Government of Alberta participated in a joint press conference with His Royal Highness The Duke of Edinburgh in his capacity as the International President of World Wildlife Fund. At this event, the Government of Alberta committed to preparing a "made in Alberta" strategy for completing Alberta's component of Canada's Endangered Spaces campaign.

Special Places 2000: Alberta's Natural Heritage was tabled as a statement of Alberta's commitment in Aylmer, Quebec in November 1992 at the historic Tri-Council meeting of federal and provincial Ministers responsible for environment, parks and wildlife. A draft of *Special Places 2000: Alberta's Natural Heritage* was subsequently distributed throughout Alberta. A public Advisory Committee was established to solicit public response and recommend a course of action. During the spring and summer of 1993, a series of open houses and group meetings provided opportunities for Albertans, both rural and urban, from all parts of the province along with local government, industry and conservation groups to share their views regarding Alberta's Special Places.

*"Our goal is to have
established, by the year
2000, a comprehensive
network of Special
Places that will serve as
a legacy to future
generations of
Albertans."*

Honourable Don Sparrow
Minister of Tourism, Parks and
Recreation
1992

Special Places 2000: Alberta's Natural Heritage is an essential component of many provincial initiatives including Towards 2000 Together - The Premier's Conference on Alberta's Economic Future, Tourism 2000: A Vision for the Future, Forest Conservation Strategy, wetlands policy and others. Wise stewardship of all of Alberta is essential for an environmentally and economically sustainable future. Special Places are a cornerstone of sustainable development; they are essential to a balance between economic activity and the maintenance of environmental quality. Special Places maintain ecological life support systems essential to a healthy environment and the quality of life we enjoy. Special Places will serve as ecological benchmarks against which to measure the success of our ongoing management of natural resources. Scientific research in Special Places will help to find solutions to environmental concerns of tomorrow. Unspoiled natural landscapes in Alberta's Special Places will continue to attract visitors and sustain the long-term economic viability of Alberta's burgeoning tourist industry.

Special Places 2000 will build on Alberta's past successes - our proud heritage that includes Canada's first national parks along with provincial parks, wilderness areas, ecological reserves and natural areas. Implementation of Special Places 2000 will be cost-effective; emphasis will be on securing the land base rather than major infrastructure development.

Immediate action to implement the vision, framework and strategy outlined in this policy will ensure Alberta's rich natural heritage is retained as a legacy to be passed on to future generations. Before the turn of the century, Alberta will complete its Special Places network.

THE VISION

Albertans enthusiastically embrace the vision of completing a comprehensive network of Special Places by the year 2000. Special Places, designated and managed to ensure their long-term ecological integrity, will meet our province's goal for protecting representative examples of our environmental diversity, as well as protecting ecosystems and unique landscape features. Special Places will also contribute to our province's parallel goals of providing outdoor recreation, heritage appreciation and ecotourism opportunities, and help to build a sustainable economic future.

Albertans place a high value on unspoiled natural landscapes and the opportunity to be close to nature. They value protected areas as outdoor classrooms, essential to developing and promoting environmental consciousness and responsibility. Outdoor pursuits are vital to our physical and mental well-being. In addition, Albertans have enjoyed a tradition of utilizing and enjoying our natural resources, a tradition which has shaped our cultural identity. Examples of these natural landscapes, and the cultural heritage they helped to mould, should not be lost to future generations. Sites of religious, spiritual and archaeological significance to Albertans, including Aboriginal peoples, along with historic trails and fur trade routes, should be protected along with natural landscapes. Similarly, landscapes associated with ranching on natural rangelands are an important part of our cultural heritage that should be retained.

Albertans from all corners of the province, and from all walks of life, have joined local governments, industry and conservation groups to share the vision of *Special Places 2000: Alberta's Natural Heritage*. Albertans believe it is urgent that a complete system of Special Places be established before the year 2000, to ensure that the best examples of our natural heritage are fully protected. Albertans also share a concern that the spirit of the Special Places 2000 initiative extend beyond designated Special Places in the form of supportive land uses and responsible stewardship of our province's natural heritage.

*"I'm excited! We really are
taking steps that may well be
the envy of the world.
Go for it!"*

G.B. Hall
Calgary

Environmental diversity (biodiversity) is understood to include all species of plants, animals and other organisms and the habitats and ecological processes upon which they depend.

Landscapes include land and water, mountains, sand dunes, lakes, rivers, wetlands and other features, both representative and unique, that make up Alberta.

Albertans have demonstrated their understanding that Special Places cannot exist as islands, and that Special Places alone cannot provide for all of our societies' needs for recreation and heritage appreciation in natural settings. Special Places must be woven into forms of responsible management and stewardship of the surrounding landscapes. Sustainable economic activity and assured protection of ecological integrity and biodiversity require that Albertans pull together in directions that improve the effectiveness of our land stewardship. For many Albertans, the Special Places 2000 initiative is the embodiment of this ideal.

Within the Special Places 2000 initiative, priority is placed on achieving the protection goal:

Protection: To protect the full range of natural landscapes, environmental diversity and special natural features of Alberta.

To the extent that they are compatible with the protection goal, Special Places 2000 will achieve three parallel goals.

Heritage Appreciation: to provide opportunities for Albertans and visitors to explore, understand, appreciate and respect the full range of Alberta's natural heritage.

Outdoor Recreation: to provide opportunities for low impact, natural landscape-based recreation.

Tourism: to provide areas capable of sustaining adventure travel and ecotourism, including extended tours that enable visitors to experience the unspoiled landscapes and abundant wildlife representative of Alberta's natural regions.

Special Places will also continue to support other economic activities, most notably traditional ranching on native grasslands. In some instances, natural landscapes within Special Places will include sites of historical, archaeological and Aboriginal significance. These sites will enrich the tapestry of Special Places, especially in terms of the Heritage Appreciation goal.

"I would like to provide my strong endorsement for the Special Places 2000: Alberta's Natural Heritage initiative."

D.D. Baldwin
Imperial Oil Limited
Calgary

"The Society of Grasslands Naturalists congratulates you on Special Places 2000: Alberta's Natural Heritage."

Dennis Baresco
President
Society of Grasslands Naturalists
Medicine Hat

"The City of Red Deer commends the Government of Alberta for launching the Special Places 2000 program."

Gail Surkan
Mayor
Red Deer

"I applaud the order of these goals with protection of environmental diversity first. This is a central concern to the other goals being achieved and is the goal on which the others depend. Heritage appreciation needs to be viewed not as 'human inheritance' solely but inherited 'right' of all species to have sufficient ecological space to evolve naturally."

Janet Walter
Red Deer

THE FRAMEWORK

A Scientific Base

Natural Regions and Subregions of Alberta: A Revised Classification for Protected Areas Management is the scientific basis for Special Places 2000. This document provides a framework that describes the ecological diversity of Alberta. This framework is the basis for systematic selection of Special Places to ensure the protection of ecosystems, natural landscapes, the maintenance of ecological integrity and to achieve local, regional and provincial goals for the preservation of biodiversity. The Natural Regions framework is consistent with other ecological land classification systems. Government departments, industry and non-government organizations are now working from a common scientific base.

Natural Regions and Natural History Themes: Targets for Alberta provides an evaluation of existing Special Places and identifies gaps in the network. Progress toward filling these gaps will be the reporting mechanism for Special Places 2000. Environmentally Significant Area studies will assist in identifying candidate sites to fill the remaining gaps in the Special Places network. These and other studies evaluate natural landscapes. More specifically, they identify geologic features and landforms, terrestrial and aquatic ecosystems, plant and animal species, population and habitats as well as environmental processes. Both representative and unique sites are identified; these are ranked in terms of significance from local and regional through provincial, national and international. This comprehensive approach to identifying candidate Special Places along with up-to-date information management will expedite decision-making and help in the selection of sites where conflicts are minimal.

The location, size, shape and distribution of Special Places will be considered in context. For example the needs of wildlife species that are migratory or require large territories must be taken into account. Special Places may be linked by natural corridors, both land and water, which will help ensure that species are not

"I believe that the systematic approach to representing natural diversity is a good one."

Stephen Herrero
Faculty of Environmental Design
University of Calgary

"The systematic review of current protected areas relative to the overall diversity of Alberta's ecosystems should provide a solid base for identifying needed additions to the protected areas network."

J.R. Baroffio
Chevron Canada Resources
Calgary

"Targets should be based on scientific evaluations of how much land is necessary to achieve the goals of representation and preservation of biodiversity."

David Boyd
Calgary

ecologically isolated. These corridors will help satisfy societal demands to protect historic routes as well as providing opportunities for trails and canoe routes.

The Special Places emphasis on biodiversity and ecological integrity will require that a substantial area of natural landscape, such as the area represented by Willmore Wilderness, be established in each natural region. Large areas are required to support the Special Places goal for ecotourism and help to satisfy Albertans' requirements for outdoor recreation.

The Special Places initiative will assist Albertans throughout the province to fulfil local aspirations. Locally significant sites will provide opportunities for school groups for environmental education and for nearby residents for outdoor recreation and heritage appreciation. Easily accessible sites distributed throughout the province will build broad community support for Special Places and conservation in general.

A Spectrum of Categories

The Provincial Parks Act, the Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Park Act will form the basis for implementation of Special Places. Under these Acts, Special Places will be established and managed to ensure their long-term ecological integrity. Specific sites under the Wildlife Act and Historical Resources Act may be included under the Special Places initiative where the ecological values and management parameters of these sites are consistent with Special Places. The contribution of national parks to achieving the goals of Special Places is recognized.

A spectrum of Special Places will recognize that some components of Alberta's natural heritage are more sensitive than others and require higher levels of protection.

Industries that depend on Alberta's natural resources, the public and those responsible for the management of Alberta's Special Places must have a common understanding of the different types of Special Places. Ecological Reserves, Wilderness Areas, Wildlands,

"Areas should be accessible to all - low income, no income to high income people."

Roger Bradley
Rogers Outdoor Adventures
Lethbridge

"Currently, there is generally a sufficient range of legislative and administrative tools to establish a comprehensive protected areas system."

Gerry Wilkie
Bow Valley Naturalists
Banff

"The more fragile an ecological area the fewer if any, recreational or tourist areas it should have. In fact, some areas should be preserved "as is" for study."

Anita Pinder
McCoy High School
Medicine Hat

"The suggested types of Special Places are appropriate but they need to be made very clear and concise with acceptable activities within each type being well defined and followed."

Terry Krause
Edmonton

Provincial Parks and Natural Areas are the five provincial categories that will be used to complete the Special Places network. Definitions, policies and management parameters for each category will be developed consistent with the following guidelines and overview of selected activities on the figure on page eleven.

Ecological Reserves are samples of functioning ecosystems protected for scientific research, education and heritage appreciation. Road access and facilities are not developed in Ecological Reserves.

Wilderness Areas are large areas that retain their primeval character, unaffected by human influences. Visitors travel on foot to experience solitude and personal interaction with nature.

Wildlands encompass large areas of natural landscape where human developments and interference with natural processes are minimized. Wildlands similar to Willmore Wilderness Park accommodate a wider range of outdoor recreation pursuits than Wilderness Areas, including hunting, fishing and the use of horses. Motorized vehicles will be prohibited.

Provincial Parks are provincially significant natural and historical landscapes and features. A range of facilities along with interpretive and educational programs will enhance opportunities for visitors to explore, understand, appreciate and respect the natural environment.

Natural Areas protect special and sensitive natural landscapes of local and regional significance while providing opportunities for education, nature appreciation and low intensity recreation. Facilities will be limited to staging areas, trails and signs; motorized access will be prohibited.

The following figure portrays the relative emphasis of protection and use for each category that will be used to complete the Special Places 2000 initiative. Resort and recreation areas are not Special Places but are shown for comparison.

"...other designated sites could have selected "windows" to allow for certain activities such as hunting, trapping and traditional fishing pursuits."

Patrick Porter
Wainwright

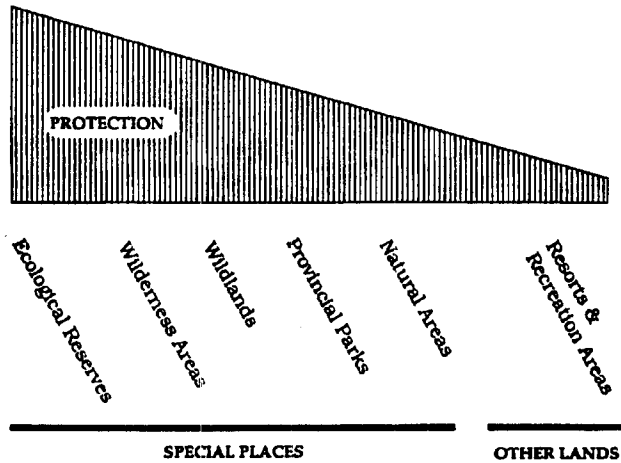
"There should be a variety of designations for Special Places (e.g., provincial parks, natural areas, and ecological reserves) in order to effectively achieve the goals of protection, outdoor recreation, heritage appreciation, and tourism."

Ajit Atwal
Southeast Alberta Regional Planning
Commission
Medicine Hat

"Keep the number of different types few; 4-5 seems fair. Keep the distinctions between the different types clear, straight forward and simple."

Marcus Eyre
Calgary

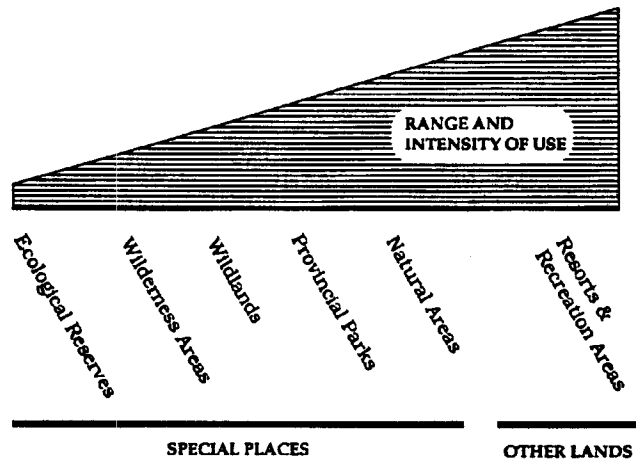
Emphasis of Protection



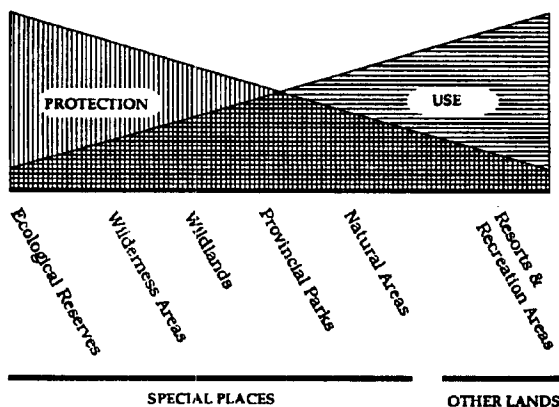
In categories on the left, management policies, programs and plans are based on retaining long-term ecological integrity. Categories on the right are managed to maintain pleasant surroundings for high levels of recreation and tourism.

The range of activities and the level of use that is permitted increase from left to right. This not only applies to recreation and tourism activities, but also to the use of natural resources.

Emphasis of Use



Emphasis of Special Places



The level and intensity of use when superimposed on resource protection portrays the relative emphasis of Special Places.

Envisioned Changes

Although there will always be a few Special Places that do not fit neatly into a specific category in the spectrum, it is important that all sites correspond as closely as possible to the defined categories. To clarify public understanding and expectations, existing sites will be reviewed to determine their most appropriate designation. Some existing Provincial Parks which consist of little more than recreation facilities may be re-designated as Recreation Areas. Although most Natural Areas fit within the guidelines, several are of sufficient significance to be considered as Ecological Reserves; others should more appropriately be designated Recreation Areas.

Implementation of Special Places 2000 will include at least one representative landscape in each of the subregions. As the emphasis of Special Places 2000 is on securing the land base and not the development of infrastructure, the majority of these sites may well be Wildlands. Wilderness Areas may be used where a higher level of protection is supported. Where landscapes are capable of attracting and sustaining relatively high levels of visitor use, these will be considered as Provincial Parks.

Natural Areas will occur throughout the province. These will include smaller sites that are nominated because they are of particular importance to local residents.

Sites may be secured as Ecological Reserves where especially significant or sensitive resources are identified.

To clarify understanding of the various categories of Special Places, legislation will be consolidated.

"It is important that the type of uses allowed reflect an area's designation. Right now, some of the designations for specific areas are a little 'fuzzy'."

Patricia Wankiewicz
Edmonton Metropolitan Regional Planning
Commission
Edmonton

"Many provincial parks are too small or too developed and 'people-oriented' to meet the objectives of Special Places 2000 and including them gives a false impression."

Dorothy Dickson
Innisfail

"Maintaining natural areas and ecological reserves near urban centres should also be a high priority for education purposes and for low impact uses such as bird watching and other watchable wildlife activities."

Rick Scott
Grande Prairie

Wise Stewardship

Wise stewardship of all of Alberta is essential for a sustainable future; a future that depends upon balancing a healthy sustainable environment with a vibrant sustainable economy.

An ecosystem approach will ensure that Special Places do not become ecological islands. Special Places will be integrated into the management of surrounding landscapes. At the same time, an ecosystem approach will ensure that the vision and goals of Special Places 2000 are effectively achieved while occupying only a small percentage of Alberta's land base.

In the preparation and review of integrated resource plans for Crown lands, close attention will be placed on Special Places. External threats will be minimized and careful attention will be paid to ecosystems that extend beyond Special Places boundaries. Sensitively managed corridors will help link Special Places, where required. Where options exist, Special Places will be chosen to include corridors. Where corridors are not directly included in Special Places, stewards of these lands, both industry and private landowners, will be encouraged to manage these lands so they function as ecological links between Special Places.

Recreation areas, waysides, resorts, forest land use zones, recreation corridors and other lands that are not specifically designated as Special Places, will be used to complement the initiative and may be used to help integrate protected areas into the broader landscape. Various categories of Special Places will be used in conjunction with these and other designations. These larger land bases will accommodate a wider range of recreation activities, including off-highway vehicles, as well as other resource uses such as oil and gas and forestry. Tourism development in lands adjacent to Special Places is an expected outcome of this initiative.

Closely linked to Special Places 2000 are a number of other initiatives including those for wetlands, old growth forests, heritage rivers, forest conservation strategy and special species. Some Special Places will be selected specifically because of the role they can play in assuring

"... striking a balance between economy and environment is vital both to the future prosperity of Albertans and our ability to regain our natural heritage as a legacy to be passed on to future generations."

Larry Simpson
Nature Conservancy of Canada
Calgary

"Fragmentation of natural areas or 'small pockets' surrounded by development have proven to be destructive to all but the 'weedy' species."

Claire Radke
Edmonton

"Yes, we need the full range of Special Places, we also need connecting links like river corridors, including riparian areas."

Elmer Kure
Alberta Fish & Game Association
Spruce View

"I do not feel that areas, such as some existing provincial parks, that offer very little in terms of protection or heritage values should be included in the Special Places target total land area. There is a great need for these higher impact recreational areas, but they should not be viewed as part of Special Places 2000."

Teresa Neuman
Red Deer

the survival of special species such as caribou, grizzly bears and some rare and endangered species. Special Places will provide a context and direction to these initiatives. Where appropriate, these initiatives will assist in the identification of new Special Places.

Emphasis will be placed on the long-term ecological integrity of Alberta's Special Places. Management plans, guidelines and monitoring programs will be prepared and implemented for all Special Places. Scientifically based, ecologically sound management plans will be the basis for long-term protection, will provide specific direction for all activities and will clearly define the role of each Special Place in the overall network.

Within Special Places, activities will be related to the sustainability of the natural landscape. Long-term ecological integrity and maintenance of biodiversity will always be the priority consideration. Even activities such as hiking and wildlife viewing, which are normally taken for granted, will be dealt with in management plans for Special Places. Visitor activities, facilities and services will be designed and managed with environmental integrity as the guiding principle. Livestock grazing currently occurring on native grasslands will continue as an accepted management tool and be carried out in accordance with ecologically sound management plans. Hunting in Special Places will be based on a site by site evaluation except in Wilderness Areas where it is prohibited by legislation. Visitor safety, public values and wildlife management requirements will be important considerations in making decisions on hunting. Off-highway vehicles will be directed away from Special Places to recreation areas and other Crown lands where this activity is more compatible. Albertans who enjoy this pursuit will be encouraged to become stewards where these activities are appropriate. **Off-highway vehicles may be accommodated on designated routes in a few potential Wildlands such as the Southcastle where an access management plan was negotiated between various public interests prior to the endorsement of the Special Places policy.** Major disturbances associated with energy development, cultivation and commercial logging will not be allowed in Special Places. All activities proposed for Special Places will be evaluated to

"Great care has to be taken in establishing parameters for the type of use that is likely to occur - even before the site is designated."

Ray Harris
Lethbridge

"Where natural vegetation consists of grassland, regulated pasture is an aspect of its normal development. Where it consists of forest it should be protected from grazing."

Redcliff Angling Association
Redcliff

"Regulated hunting should be permissible for management purposes in all Special Places."

Andy Boyd
Alberta Fish and Game Association
Sherwood Park

"Uses of protected areas should be well defined and adhered to."

Geraldine and Edward Buchanan
Lethbridge

ensure that long-term environmental impacts do not occur.

An overview of selected activities in various categories of Special Places is provided in the following table. Some current activities and facilities in existing Special Places will appear as anomalies. Where practical, these will be phased out. In other instances, they will be carefully managed to mitigate their impact on the ecological integrity of the Special Place.

Selected Activities in Special Places Subject to Management Guidelines

Activities in Other Lands

Activity	Ecological Reserves	Wilderness Areas	Wildlands	Provincial Parks	Natural Areas	Recreation Areas / Resorts
Foot access	1	1	1	1	1	1
Primitive camping	3	1	1	2	2	1
Fishing	2	3	1	1	1	1
Hunting	2	3	1	3	1	1
Livestock grazing	2	3	2	2	2	1
Horse use	3	3	2	2	2	1
Bicycling	3	3	2	1	1	1
Auto camping	3	3	3	1	3	1
Power boats	3	3	3	2	2	1
Off-highway vehicles	3	3	3*	3	3	1
Snowmobiles	3	3	3*	3	3	1
Oil and gas developments	3	3	3	2	2	1
Resorts/golf courses	3	3	3	3	3	1
Cultivation	3	3	3	3	3	2
Commercial logging	3	3	3	3	3	2
Surface mining	3	3	3	3	3	2
Road construction	3	3	3	2	3	1

1 - regularly permitted

2 - occasionally permitted

3 - normally prohibited

3* - see bold text on previous page

THE STRATEGY

AN ACTION AGENDA - Getting on with the job

In order to achieve completion of a comprehensive network of Special Places by the year 2000, simultaneous action will be taken on a number of initiatives. Significant progress will be made by designating new areas under existing legislation.

Immediate action will be taken to designate the backlog of sites that have already received public support through integrated planning and other processes. Consideration will be given to formal wildland designation for Wild Kakwa, Bighorn and Upper Elbow-Sheep.

In the near future, Crown lands will be added to some existing Special Places to improve their long-term ecological integrity.

An effective implementation process will deal with new Special Places. Ongoing evaluation will update progress towards completing the Special Places network, will identify gaps and will assess future Special Places. Initial emphasis will be on establishing at least one representative landscape in each of the subregions not already represented.

COMMUNITY-BASED - Involving Albertans

An effective implementation process dealing with priority and longer-term designations will facilitate completion of the system by the year 2000. Public involvement at the provincial, regional and local levels will be emphasized. Individuals, organizations, Aboriginal people, local governments and industry will be involved. Programs such as the effective and popular Natural Areas Volunteer Steward program will be expanded and strengthened. Win-win opportunities will be identified with tenure holders, such as petroleum and forest companies, where active partnerships will benefit the designation and management of new Special Places. Local governments and planning authorities

"Designating those areas that have already cleared the review process as protected areas would clearly demonstrate your commitment."

Faith Young
Calgary

"Alberta has many candidate Natural Areas not yet fully protected. These could be the first areas to be elevated to protected status."

Rick Scott
Grande Prairie

"All levels of Government, the private sector, the Aboriginal people and the public at large should work cooperatively to establish, by the year 2000, a comprehensive network of protected areas."

Mike Mercredi
Athabasca Native Development Corporation
Ft. McMurray

"Volunteer stewardship should play a key role - funding and technical assistance should be provided to assist with this activity."

Richard Chant
Femina Agricultural Protection Association
Drayton Valley

will be encouraged to develop partnerships and assist in implementing Special Places 2000 through their own planning, zoning and management activities. Opportunities will be made available to invite private landowners to participate in Special Places 2000. Assistance will be made available to individuals, organizations and community groups to permit them to become active partners in implementing Special Places 2000. Partnerships with private conservation organizations will be strengthened.

Future public input will focus on nomination, selection, designation and management of new Special Places. Balanced input will ensure that goals for outdoor recreation, heritage appreciation and tourism are met along with goals for protection. Local as well as provincial aspirations will be fulfilled.

IMPLEMENTATION - Leadership and consensus

The Minister of Environmental Protection will ensure the ongoing coordination and implementation of the Special Places 2000 initiative.

The **Special Places 2000 Task Force** will replace the existing Advisory Committee on Wilderness Areas and Ecological Reserves. This provincial group will direct implementation, monitor continuing progress and ensure the vision of completing the Special Places network is achieved before the year 2000. This group, consisting of both senior government and non-government representatives, will be appointed by the Lieutenant Governor in Council.

Parks Services of Alberta Environmental Protection will serve as Secretariat to the task force to provide administrative support, coordinate required research, draft background papers, policies, public communications and annual reports.

Special Places 2000 Regional Round Tables will be accountable for the timely evaluation and recommendation of candidate Special Places to ensure the vision is achieved. The round tables will conduct consultative processes and ensure the integration of Special Places into the

"Private conservancy can and should be facilitated in connection with this initiative."

Terry DeMarco
Environmental Law Centre
Edmonton

"If there is a will to ensure sensitive management of land on the periphery of protected lands, it is incumbent on the province to do all it can to advance the cause of voluntary stewardship."

Iris S. Evans
Strathcona County
Sherwood Park

"This is an issue in which the government must take leadership based on Provincial, Canadian and Global needs."

Peter Letkeman
Pincher Creek

"We need a visible and fair process to implement this program. It must apply equally to setting goals, considering sites, selecting sites, rejecting sites, and resolving conflict."

Donald W. Laishley
Weldwood of Canada Limited
Hinton

"An advisory committee should include representatives from all major stakeholders such as environment groups, representatives from tourism industry, ecologists and other professionals such as biologists, forest industry, resource industry and communities."

Werner Groeschel
Edmonton

surrounding landscape and will coordinate with other planning initiatives.

Membership on the regional round tables will be sensitive to local and regional needs and will include both government and non-government representatives.

The membership and mandates of the Special Places 2000 Implementation Committee and the Regional Implementation Round Tables are outlined in detail in the *Report of the Public Advisory Committee on Special Places 2000: Alberta's Natural Heritage*.

HARMONY - Integrating the differences

Special Places 2000 is a vehicle for creating harmony between various industrial sectors and environmental groups. The Special Places 2000 implementation process will strive to harmonize economic development with environmental protection. A review of Government policies and initiatives that are both supportive of and contrary to the goals of Special Places 2000 will be undertaken.

Implementation will be a balance of scientifically sound information combined with other considerations. Site selection will consider existing resource commitments and future potentials. Where choices exist, land with low sub-surface potential for oil and gas and other minerals will be favoured over lands with high potential. Conflicts with existing forest commitments will be minimized. Where Special Places study areas are of immediate interest to industry, these will be given priority in the implementation process to ensure speedy resolution of issues. Public input will ensure that societal interests are accommodated. A procedure to facilitate speedy conflict resolution is outlined in the *Report of the Public Advisory Committee on Special Places 2000: Alberta's Natural Heritage*.

ENSURING SUCCESS - Having the right tools

Ensuring success requires good information, flexibility and innovative approaches. Strategies and policies for wetland, old-growth forests and special species

"We look forward to working with you in this cause and wish to express our willingness to provide any assistance or input required in accomplishing this task."

Ed Lambert
Municipal District of Brazeau
Drayton Valley

"Systematically assessing and designating Special Places across Alberta is needed for the forest industry and all stakeholders to have a common understanding of the 'goal posts'. It will help minimize ad hoc land management decision and facilitate the designation of Special Places."

Jim McCammon
ANC Timber Limited
Whitecourt

"From a business perspective, the definition of specific geographic areas to preserve bio-diversity and representative ecosystems is an important element of a framework for business decision-making which ensures progress toward sustainable development is achieved."

D.D. Baldwin
Imperial Oil Limited
Calgary

"A database incorporating species diversity in the province should be established."

Robert W. Longair
Calgary

protection, which are currently being developed, will be incorporated into Special Places 2000 as appropriate. Environmentally Significant Area inventories will be completed. A data management system for site selection, evaluation, long-term management and monitoring and for coordination between jurisdictions, will be implemented to ensure that there is a common information base.

The Provincial Parks Act, Wilderness Areas, Ecological Reserves and Natural Areas Act and the Willmore Wilderness Park Act will be consolidated. This administrative consolidation will include clear definitions of the categories of Special Places as outlined in this policy.

The Parks Ventures Fund will continue to administer a revolving fund to assist in the acquisition of private lands when they are being offered for sale. Financial and property donations in support of Special Places will be accepted by the Park Ventures Fund.

An annual report will celebrate progress toward completing *Special Places 2000: Alberta's Natural Heritage*.

"The Wilderness Areas, Ecological Reserves and Natural Areas Act, Willmore Wilderness Park Act, and Provincial Parks Act could each be substantially improved by including a clear statement of purpose, identification and definition of each protected area, a list of permitted and prohibited activities, and a requirement for public consultation regarding any proposed changes."

Donna Yakimishyn
Canadian Parks & Wilderness Society
Calgary

"What a legacy to leave future Albertans – a network of parks and reserves that represent each and every one of the distinct, natural regions of this province."

Lea Sanderson
Edmonton



THE CITY OF RED DEER

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

FAX: (403) 346-8195

City Clerk's Department (403) 342-8132

March 30, 1994

Mr. Brian Evans, Q.C.
Minister, Environmental Protection
323 Legislature Building
Edmonton, Alberta
T5K 2B6

1-403-422-6259

FAX

Rec'd _____

Sent original ✓Date Mar 30Time 3:50 p.m.Signature C. L. Knoch

(original mailed same date)
QR.

Dear Sir:

RE: SPECIAL PLACES 2000: ALBERTA'S NATURAL HERITAGE

At the City of Red Deer Council Meeting held on March 28, 1994, consideration was given to the report from the Advisory Committee on Special Places 2000: Alberta's Natural Heritage. At this meeting it was agreed that the following comments be forwarded to your office.

1. That the City of Red Deer generally supports the direction outlined in the November 15, 1993 report from the Advisory Committee.
2. That the City of Red Deer, in its planning and community growth management activities, has respected special environments in and around Red Deer, and requests the Province to consider Maskepetoon Park and Gaetz Lakes Sanctuary an integral part of the Province's Special Places Program.
3. That relative to Recommendation #36 in said report, both urban and rural municipal representatives be provided on the senior level advisory committee.
4. That the City of Red Deer supports Recommendation #29 which provides for further public input through regional round tables and recommendation #26 which provides for public involvement in site management plans.
5. That the City of Red Deer commends the recommendation that technical assistance be available to organizations and community groups to help them become involved in the Special Places initiative.

... / 2



RED DEER

*a delight
to discover!*

Mr. Brian Evans, Q.C.
March 30, 1994
Page 2

On behalf of Council of the City of Red Deer, please accept their thanks in allowing Red Deer to offer its comments on the Special Places 2000 Report.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized, flowing script.

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Parks Manager
Environmental Advisory Board



THE CITY OF RED DEER

P.O. BOX 5000, RED DEER, ALBERTA T4N 2T4 FAX: (403) 246-6195

City Clerk's Department 342-8132

DATE: 94.03.30.

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE:

FAX TO: Brian Wynn, Q.C.

ATTENTION:

THEIR FAX NO: 403-422-6259

FROM: City Clerk's office

DEPARTMENT: (charlaine)

MESSAGE AREA (if required):



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PD : POLLED BY REMOTE SF : STORE & FORWARD R1 : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

BYLAW NO. 2672/G-94

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

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

That Bylaw No. 2672/80 is hereby amended as follows:

- 1 Section 1.2.2 be amended by deleting therefrom the definitions of "Dangerous Goods" and "Dangerous Goods Occupancy" and substituting in their place and stead the following:

"Dangerous Goods" means those products or substances which are regulated by the Transportation of Dangerous Goods Control Act, and its regulations;

"Dangerous Goods Occupancy", unless otherwise determined by the Fire Chief, shall include but not be limited to any occupancy where dangerous goods are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule "C" annexed to and made part of this Bylaw.

- 2 Section 6.3.1.6 be amended by adding thereto the following:

"(2) Dangerous goods occupancy shall not be permitted at a location less than 50 metres from any:

- a) place of public assembly;
- b) institutional use; or
- c) residential occupancy

as defined in the Alberta Fire Code."

- 3 By adding thereto Schedule "C" annexed hereto.
- 4 In all other respects, Bylaw No. 2672/80 is ratified and confirmed.

5 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

Schedule "C"

Bylaw No. 2672/G-94

Page 1 of 2

SMALL QUANTITY EXEMPTIONS FOR DANGEROUS GOODS

<u>CLASS</u>	<u>DANGEROUS GOODS</u>	<u>MAXIMUM EXEMPT AMOUNT</u>
1	Explosives	50 kg
2	Gasses	
	Div. 1 Flammable	50 kg
	Div. 2 Non-flammable	300 kg
	Div. 3 Poisonous	0
	Div. 4 Corrosive	0
3	Flammable Liquids and Combustible (1) Liquids	600 L Combustible and Flammable Liquids with no more than 200 L being flammable
4	Flammable Solids	
	Div. 1 Flammable Solids	200 kg
	Div. 2 Subject to spontaneous ignition	100 kg
	Div. 3 Reactive with water	100 kg
5	Oxidizing Substances	
	Div. 1 Oxidizers	500 kg or 500 L
	Div. 2 Organic Peroxides	200 kg or 200 L
6	Poisonous and Infectious Substances	
	Div. 1 Poisonous substances	
	Packing Group I (3)	0
	Packing Group II	200 kg or 200 L
	Packing Group III	2000 kg or 2000 L
	Div. 2 Infectious substances	0
7	Radioactive Materials	(3)
8	Corrosives	
	Packing Group I	1000 kg or 1000 L
	Packing Group II	2000 kg or 2000 L
	Packing Group III	4000 kg or 4000 L

9	Miscellaneous	
	Div. 1 Miscellaneous	(3)
	Div. 2 Environmental	(3)
	Div. 3 Specific wastes	(3)

NOTES:

(1) The Transportation of Dangerous Goods Regulations define "flammable liquids" as liquids having a flash point of 60 C or below. The NFC defines "combustible liquids" as liquids having a flash point between 37.8 C and 93.3 C, and "Flammable liquids" as having a flash point below 37.8 C.

(2) The Transportation of Dangerous Goods Act defined "packing group" as "a level of hazard inherent to dangerous goods". Packing Group I products are more hazardous than Packing Group III products.

(3) Those products or substances for which placards would be required if the quantity in question were to be transported under the Transportation of Dangerous Goods Control Act and Regulations thereto.

BYLAW NO. 2942/A-94

Being a Bylaw to amend Bylaw No. 2942/87, the Dangerous Goods Route Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 2942/87 is hereby amended as to Section 3 (h.1) under the heading, "Definitions" by deleting subsection (i) and substituting therefor the following:

"3 (hh.1) "Permitted Storage Location" means:

- (i) any site which is at least 50 metres away from the nearest place of assembly, institutional or residential occupancy; or"

- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

D

APPROVED:

THE MINISTER RESPONSIBLE FOR
ALBERTA PUBLIC SAFETY SERVICES,
DANGEROUS GOODS CONTROL

MAYOR

CITY CLERK

BYLAW NO. 2952/B-94

Being a Bylaw to amend Bylaw No. 2952/88, the Cemetery Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 2952/88 is hereby amended by deleting therefrom Schedule D and substituting in its place and stead the attached Schedule D to this Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

BYLAW NO. 2952/B-94

Page 1 of 3

SCHEDULE D

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON RESIDENT</u>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$440	\$290	\$575
Military (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	---	\$290	---
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$880	\$580	\$1,150
Youth lot for persons 1-5 years of age	4' x 6'	\$220	\$135	\$290
Infant lot for persons under the age of 1 year	3' x 5'	\$170	\$110	\$210
Lot for cremated remains	24" x 24"	\$155	\$96	\$240
Purchase Concrete Liners		\$300		\$300
Columbarium/Niche		\$550	\$270	\$695

BURIALS

CHARGES

For the burial of the body of a deceased person 6 years or over.	\$390
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	\$200
For the burial of the body of a deceased person under the age of 1 year.	\$90
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge).	\$125
For the burial of cremated remains of any body.	\$150
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	\$280
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	\$250
Storage, handling and installation fee for concrete or wood liners	\$110
Opening and closing of columbarium niche (per request)	\$65

INTERMENT & DISINTERMENT

CHARGES

For the disinterment of the body of a deceased person 6 years of age or over.	\$460
For the disinterment of the body of a deceased person 5 years of age or under.	\$335
For the disinterment of the cremated remains of any body	\$170
Reinterments shall be at burial rates.	

SCHEDULE D

Sale/transfer of deed back to the City (Administration Fee)	10%
--	-----

MONUMENTS

Application Fee (for placements other than by City)	\$20
---	------

Placement of a flat monument by The City contained in a concrete foundation or constructed with frosted granite (application fee included)	\$60
--	------

Flower Vase Installation - flat monuments	\$15
---	------

Placement of a concrete foundation by The City
for upright monuments (application fee included):

Monument Size

0" - 30"	\$100
31" - 42"	\$110
43" - 58"	\$150
59" - 72"	\$150
73" - 91"	\$150

BYLAW NO. 2960/D-94

Being a Bylaw to amend Bylaw No. 2960/88, The Utility Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 2960/88 is hereby amended by deleting from Schedule "A" the following Subsections (c) and (d) of Section 7:

"7.	(c) Power auger	85.00
	(d) Sewer jet (regular hours only)	98.00"
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

BYLAW NO. 3068/A-94

Being a Bylaw to amend Bylaw No. 3068/92, The Off-site Levy Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 3068/92 is hereby amended as follows:
 - a) by deleting from Section 3(1), the figure "2,610" and substituting therefor the figure "3,950";
 - b) by deleting from Section 3(2), the figure "17,405" and substituting therefor the figure "16,090";
 - c) by deleting from Section 3(3), the figure "6,745" and substituting therefor the figure "6,710".
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

BYLAW NO. 3088/A-94

Being a Bylaw to amend Bylaw No. 3088/93, Road Closure Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 3088/93 is hereby amended by deleting Section 1 in its entirety and substituting therefor the following:

"The following portions of roadway in The City of Red Deer are hereby closed:

First:

Plan 6073X

All that portion of lane in Block 7 and of First Street (61 Street) lying within the limits of a Plan of Survey by Garfield B.R. Ross, A.L.S. surveyed between the dates of May 18 and May 21, 1993

Containing 0.097 hectares (0.24 acres) more or less.

Second:

Plan 7604S

All that portion of First Street (61 Street) lying within the limits of a Plan of Survey by Garfield B.R. Ross, A.L.S. surveyed between the dates of May 18 and May 21, 1993

Containing 0.019 hectares (0.05 acres) more or less.

EXCEPTING THEREOUT ALL MINES AND MINERALS."

- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK