

FILE

DATE: November 7, 1995
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

★★★★★★★★★★★★★★

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, NOVEMBER 6, 1995

COMMENCING AT 4:30 P.M.

★★★★★★★★★★★★★★★★★★★★★★★★★★★★★★

- (1) Confirmation of the Minutes of the Regular Meeting of October 10, 1995
Confirmation of the Minutes of the Organizational Meeting of October 30, 1995

DECISION - CONFIRMED AS AMENDED

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Expansion and Extension of One Hour Free
Parking Downtown and Saturday Enforcement/Business Tax
Bylaw Amendment 3128/A-95

.. 1

DECISION - BYLAW GIVEN 3RD READING

- 2) Land & Economic Development Manager - Re: Former CP Rail Yards . . 5

DECISION - AGREED TO AUTHORIZE THE CITY ADMINISTRATION TO WORK WITH THE REAL ESTATE INDUSTRY TO IDENTIFY DEVELOPMENT OPPORTUNITIES INCLUDING A CONDOMINIUM PROJECT

- 3) E.L. & P. Manager - Re: Review of City of Red Deer Electrical Rates/Utility Bylaw Amendment 2960/C-95 . .19

DECISION - REPORT RECEIVED AS INFORMATION

(3) PUBLIC HEARINGS

- 1) City Clerk - Re: Northwest Area Structure Plan Bylaw Amendment 3071/A-95/Glendale/Corner of 77 Street and 64 Avenue . . 37
- 2) City Clerk - Re: Land Use Bylaw Amendments:
 - A) 2672/AA-95/Redesignation of the S.E. Parcel of Land/Corner of 77 Street and Taylor Drive/A1 to P1
 - B) 2672/BB-95/Rezoning of 4 vacant semi-detached lots/Vicinity of Kelly Street and Kemp Avenue/R1A (Duplex or Semi-Detached) District to R1 (Residential Low Density) District . . 39

(4) REPORTS

- 1) City Clerk - Re: Noise Bylaw 3153/95 and Dangerous Goods Route Bylaw 3152/95/Amendments/M.G.Act . . 43

DECISION - REPORT RECEIVED AS INFORMATION

- 2) Parkland Community Planning Services - Re: Glendale
Outline Plan . . 44

DECISION - APPROVED GLENDALE OUTLINE PLAN

- 3) City Clerk - Re: 1995 AUMA Convention Resolutions . . 46

DECISION - DISCUSSED VARIOUS RESOLUTIONS TO BE PRESENTED AT AUMA

(5) **CORRESPONDENCE**

- 1) Edie Scarlett - Re: Courier Parking/Downtown . . 60

DECISION - DENIED REQUEST FOR ADDITIONAL COURIER PARKING DOWNTOWN

- 2) Eastway Delivery and Courier - Martin Dahl - Re: Utility
Account . . 72

**DECISION - REQUEST TO REMOVE \$100. UTILITY DEPOSIT AND INTEREST
CHARGE DENIED**

- 3) Warehouse Rentals (Red Deer) Ltd. - Re: Kresge
Building/Property Taxes . . 76

DECISION - REQUEST TO DELAY REASSESSMENT OF PROPERTY TAXES DENIED

- 4) The Gaetz Lakes Sanctuary Committee - Re: 1994 Annual
Report . . 82

DECISION - ANNUAL REPORT RECEIVED AS INFORMATION

- 5) Trevor Riley - Re: Speed Limit/32 Street between Gaetz & 40 Avenues . . 90

DECISION - REQUEST TO REDUCE SPEED LIMIT ON 32 STREET TO 50 KMH DENIED

- 6) Norma Clark - Re: School Buses/Flashing Lights . . 96

DECISION - REQUEST FOR MANDATORY USE OF FLASHING RED LIGHTS ON SCHOOL BUSES WAS DENIED

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

- 1) City Clerk - Re: Linda Campbell-Cardwell/Location of Sports Hall of Fame . .106

DECISION - WITHDRAWN DUE TO LACK OF MOVER OF THIS ITEM

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/AA-95 - Land Use Bylaw Amendment/Redesignation of the S.E. Parcel of Land/Corner of 77 Street and Taylor Drive/A1 to P1 - 2nd & 3rd readings . . 39
..112

DECISION - BYLAW AS AMENDED GIVEN 2ND & 3RD READINGS

- 2) 2672/BB-95 - Land Use Bylaw Amendment/Rezoning of 4 vacant semi-detached lots/Vicinity of Kelly Street and Kemp Avenue/R1A (Duplex or Semi-Detached) District to R1 (Residential Low Density) District - 2nd & 3rd readings . . 39

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

3)	2960/C-95 - The Utility Bylaw Amendment/Review of City of Red Deer Electrical Rates - 2nd & 3rd readings	..114
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		..116

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

4)	3071/A-95 - Northwest Area Structure Plan Bylaw Amendment/Glendale/Corner of 77 Street and 64 Avenue - 2nd & 3rd readings	.. 37
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DECISION - BYLAW GIVEN 2ND & 3RD READINGS

5)	3128/A-95 - The Business Tax Bylaw Amendment/One Hour Free Parking Downtown and Saturday Enforcement - 3rd reading	.. 1
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DECISION - BYLAW GIVEN 3RD READING

6)	3152/95 - Dangerous Goods Route Bylaw - 3 readings	.. 43
		..125

DECISION - BYLAW GIVEN 3 READINGS

7)	3153/95 - The Noise Bylaw - 3 readings	.. 43
		..136

DECISION - BYLAW GIVEN 3 READINGS

ADDITIONAL AGENDA

- 1) City Manager - Re: Partnership with Red Deer College in conducting surveys

DECISION - ITEM TABLED FOR TWO WEEKS PENDING ADDITIONAL INFORMATION

A G E N D A

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Bylaw Amendment 3128/A-95 | .. 1 |
| 2) | Land & Economic Development Manager - Re: Former CP
Rail Yards | .. 5 |
| 3) | E.L. & P. Manager - Re: Review of City of Red Deer Electrical
Rates/Utility Bylaw Amendment 2960/C-95 | .. 19 |

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A)	2672/AA-95/Redesignation of the S.E. Parcel of Land/Corner of 77 Street and Taylor Drive/A1 to P1	
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..136

Committee of the Whole:

- 1) Legal Opinion
2) Administrative Matter

UNFINISHED BUSINESSNO. 1**DATE: October 23, 1995****TO: City Council****FROM: City Clerk****RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT/BUSINESS TAX
BYLAW AMENDMENT 3128/A-95**

As a result of a report submitted by the Downtown Planning Committee dated July 4, 1995, at the Council meeting of July 31, 1995 consideration was given to the above topic and the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Downtown Planning Committee dated July 4, 1995, re: Expansion and Extension of One Hour Free Parking Downtown and Saturday Enforcement, hereby agrees to implement on an 18 month trial basis commencing January 1, 1996 the expansion of the one hour free parking zone and Saturday enforcement of parking meters in the Business Revitalization Zone. The contracting to the private sector, of one hour free parking signs with paid advertising with a right of first refusal to businesses on the block the sign is located. This program being subject to the following conditions:

- 1) The trial be reviewed after 12 months to determine if the changes have been successful, the actual costs of the program and whether any changes are required. The review can be undertaken by the Bylaw & Inspection Manager;
- 2) That the Downtown Planning Committee be requested to develop a revised strategy for future parking development should the program be incurring a significant deficit at the end of the trial period, as well as a strategy for the future financing of the program once the Parking Fund is exhausted (alternately, the committee may wish to consider recommending the termination of the program);
- 3) The levy of \$180.00 per year on adjacent businesses be levied annually, at the same time the BRZ tax is levied. The levy would commence in 1996;

City Council
October 23, 1995
Page 2

- 4) Any revenue from the signing contractor would accrue to The City and the "free parking" signs are to be included with the advertising sign specifications to reduce costs;
- 5) The Towne Centre Association should work with The City staff on the design of the signs;

and as presented to Council July 31, 1995."

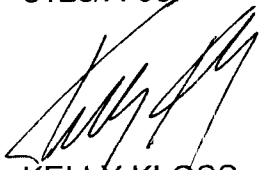
Subsequent to this resolution being passed, and in order to implement the above noted levy of \$180.00, the Business Tax Bylaw 3128/95 required amendment. At the Council meeting of September 11, 1995 Council gave first and second reading to the Business Tax Bylaw Amendment 3128/A-95.

Business Tax Bylaw Amendment 3128/A-95 provides for an annual business tax payable upon each person carrying on business upon any lot within the said Downtown Business Revitalization Zone, which fronts upon any street or avenue designated for free parking to customers, to compensate for the loss of parking revenue.

This matter will now be placed before Council on the Agenda of November 6, 1995 at which time the public will be afforded the opportunity to provide input.

RECOMMENDATION

That Council give consideration to third reading of the Business Tax Bylaw Amendment 3128/A-95.



KELLY KLOSS
City Clerk

/fm

Lormit Process Services (Red Deer)

OPERATED BY 601579 ALBERTA LTD.
5002 - 43rd AVENUE
RED DEER, ALBERTA T4N 3E1
PHONE/FAX (403)347-3885

1996 December 17th

CITY OF RED DEER
4914 48TH AVENUE,
RED DEER, ALBERTA
T4N 3T4

Dear Mr. Knight.

ATTN: GEORGE
RE: 93-5-0820

As per our conversation December 17th, 1996, this correspondence is to confirm the move of our business to 5002 43rd AVENUE, RED DEER, ALBERTA T4N 3E1 October 31st, 1996

Again, I wish to state our dismay of the downtown business parking levy instated this year. The wording of this particular levy has been quite unfortunate as there is no room for consideration of each individual business. As you are aware, our complaint with the levy is as follows:

- we have a small business which generated no downtown traffic...no one came into our office for our services.
- we had our own parking behind our business, therefore did not use any of the precious street parking.
- we paid our business tax every year and continue to do so....did not pay the parking levy as we do feel it unjust.
- our business was in a small office - maximum 250 square feet - on the second floor at the extreme back of the building.

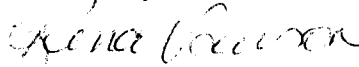
We are asking that our business parking levy be voided as we feel that our business is exempt for the above reasons. We found that the rising costs of having a small business downtown out weighed our desire to be in the downtown business area. Our business taxes five years ago were \$139.50 and this year were \$328.00 - \$163.00 taxes (paid in April of '96) AND \$165.00 Business Parking Levy. Ten years ago, we were paying \$43.00. This increase is not acceptable. As stated above, we moved.

If the business parking tax continues into the new year, some revisions should be considered:

An evaluation of the businesses using downtown parking. Some of the business, such as ours, do not use any parking at all - or have already cared for their client parking needs with their own parking lots. If this is the case, then the parking levy should be pro-rated taking into consideration the needs of your clients, the taxed businesses.

We would appreciate, hearing from you in both matter directly.

Sincerely,



RENA VANSON

cc - Towne Centre Association
- City Council

Lormit Process Services (Red Deer)

OPERATED BY ACTION MAIN ENTERPRISES
204, 4909 - 50 AVENUE
RED DEER, ALBERTA T4N 4A6
TELEPHONE (403) 347-3885

1996, September 25th

THE CITY OF RED DEER
P.O. BOX 5008
RedDeer, Alberta
T4N 3T4

Dear Mr. Ford,

ATTN: Candy

RE: ROLL NO: 93-50820
Business Tax 1996



OCT - 8 1996



Please be advised that we have decided to move our office from the downtown business district as of OCTOBER 31st, 1996.

Our decision was based specifically on the 1996 BRZ Parking Tax. We feel strongly that this tax is unfairly distributed and without consideration to specific businesses - ours, to point.

Our business is without.....

- * Street frontage
- * Are not retail, therefore generate NO traffic
- * Have our own parking - not on street or parking lot
- * Are on the SECOND FLOOR, REAR of building.

Foremost, we generate no downtown traffic. We fail to see how this Parking Tax is beneficial to our business or how it can be, in all fairness, be assigned to this business.

Once again, we would appreciate your consideration reviewing the assessment.

Sincerely,

Rena M. Vanson
RENA M. VANSON

Handwritten notes:
328.82
122.86
63.00
100.00
165.00
63.00
100.00
165.00
63.00
100.00
165.00

RMV
CC

Lormit Process Services (Red Deer)

OPERATED BY ACTION MAIN ENTERPRISES
204, 4909 - 50 AVENUE
RED DEER, ALBERTA T4N 4A6
TELEPHONE (403) 347-3885

1995 October 30th

THE CITY OF RED DEER
P. O. BOX 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Knight,

RE: EXPANSION & EXTENSION ONE-HOUR FREE PARKING
DOWNTOWN SATURDAY ENFORCEMENT
TAX ROLL: 93-50820

I am writing with my concern as to the proposal made to the City Council to expand and extend the one hour free parking downtown and to implement Saturday enforcement of parking meters in the Business Revitalization Zone. Although we agree that this proposal is a good idea for the Downtown Revitalization, we do not feel that the broad allocation of the \$180.00 levy to all businesses in the BRZ is a just decision.

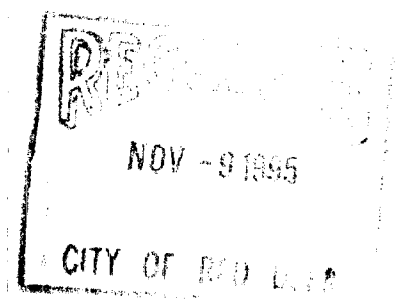
Our business, for instance, is not a retail or public business in any way. As such, we have virtually no traffic in and out of our office ever. We do not now, or foresee, any use by our business of this service and therefore, feel that we should not be liable for the \$180.00 parking levy assessed to downtown businesses. Our office is situated in an out-of-the-way suite on the second floor rear of the building. The parking proposal in no way will benefit our business.

This office may be the exception to the general downtown businesses. We feel strongly that the situation should be considered thus and deemed exempt from the parking levy.

Sincerely,


RENA VANSON

RMV/CC
CC. DOWNTOWN PLANNING



July 26 1996

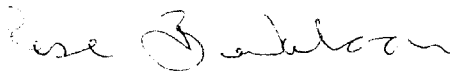
NORMAN FORD #

RE: Roll # 96-86810

The Tattoo Shop - Business Tax

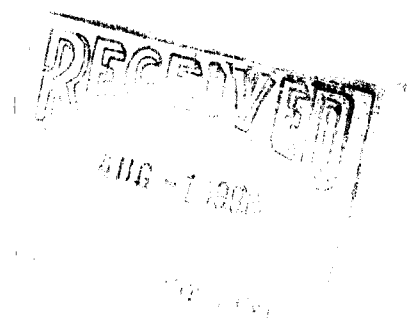
With Reference to the letter I recieved from you, July 16, I do not feel I should be exempt from paying for the parking levy. But I do not feel I should pay more for the parking levy than I do for Buisness Tax. I am a two person buisness. We pay for parking behind us, at the five hour meters. My clients also park back there because they are in here more than an hour. City Council should of taken in to account that small buisness like myself have little or no use for the free one hour parking. I believe that the billing for the parking levy should of been done based on square footage the same as the tax system. I would believe that this account should be reviewed.

Sincerely



Rose Berkelaar

Owner





PREVIOUSLY FAXED

September 21, 1995.

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

Attention; Al KNight, A.M.A.A.

Dear Sirs:


We are in receipt of your letter of September 15, 1995.

You are asking us to accomodate you with a \$180.00 levy for free parking down town on Saturdays.

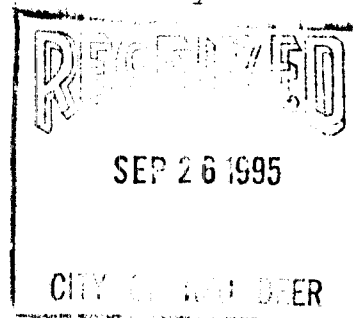
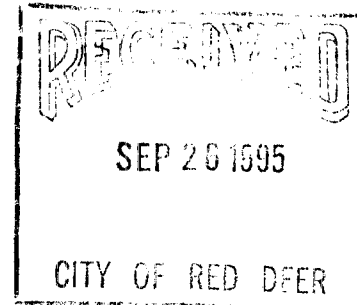
I would like to advise you that the City of Red Deer has taken our parking away from us and put in a bus stop in front of our business and therefore we have no parking. This is very detrimental to our business so I am certainly not in favour of paying an additional \$180.00 to my property taxes.

If the City of Red Deer wants to revitalize my business they can look into moving the bus stop.

Yours truly,


Loretta McCallum
President

P.S. The location of our business is Red Deer Cheque Cashers,
4908 B Ross Street.



City Center Vacuum
5317 Gaetz Avenue
Red Deer, AB
T4N 4B6
347-5767
October 2, 1995

Al Knight, A.M.A.A.
The City of Red Deer
P.O. Box 5008,
Red Deer, AB
T4N 3T4

Dear Sir:

RE: Expansion & Extension One-Hour Free Parking (Tax Roll No: 91-20281)

We are business owners of the area affected for the one-hour free parking. We have a small business under 1000 square feet, and cannot justify paying \$180.00 a year for the free parking, when other businesses of 2000 square feet or more are paying the same amount. We also have free parking available to all our customers behind our building, that we know they use.

We feel that the one-hour free parking would create unknown vehicles parking in the area which would affect our customers who want to park on the street for their shopping convenience.

I look forward to hearing from you.

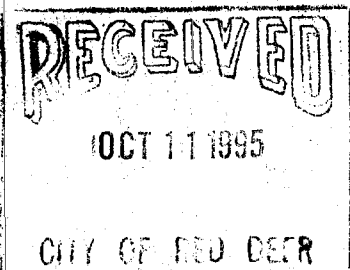
Yours truly,

Rose-Marie Sherman

Rose-Marie Sherman
City Center Vacuum

Tax 172.65
100 B.R.
272.65 Paid

I called him
Oct 11/95 @ 12:50
+ discussed issues
with him.
[Signature]



DATE: October 20, 1995
TO: City Clerk
FROM: City Assessor
**RE: EXPANSION AND EXTENSION OF ONE-HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT**

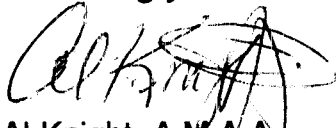
As a result of a report submitted by the Downtown Planning Committee dated July 4, 1995, and a Resolution passed at the July 31, 1995, Council meeting, the Assessment and Tax Department forwarded a proposed bylaw amendment to City Council to initiate the \$180.00 levy. This bylaw amendment received first and second readings and is scheduled for third reading at the November 6 Council meeting.

A letter was mailed to some 200 businesses, by the City Assessor/Tax Collector, in a continuing effort to ensure the public are aware of the business transactions and are afforded the opportunity for input. A copy of this correspondence is attached for information. My office has received four letters and four documented phone calls pertaining to this, at the date of writing this report.

All expressed a concern and a desire to address Council on the issue on November 6, 1995.

RECOMMENDATION

That Council allow business owners/operators the opportunity to speak in support of or opposition to the third reading of this bylaw and deal with the bylaw accordingly.



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

AK/ngl

Enc.

c.c. Director of Corporate Services



THE CITY OF RED DEER

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

FAX: (403) 346-6195

Assessment and Tax Department
(403) 342-8119 FAX (403) 342-7665

September 19, 1995

FIELD(1) SENT TO BUSINESSES ON ATTACHED LIST

Dear Sirs:

RE: EXPANSION & EXTENSION ONE-HOUR FREE PARKING
DOWNTOWN SATURDAY ENFORCEMENT
TAX ROLL NO: FIELD(2)

The Towne Centre Association/Downtown Planning Committee made a proposal to City Council to expand and extend the one-hour free parking downtown and to implement Saturday enforcement of parking meters in the Business Revitalization Zone. Council agreed to implement this on an 18-month trial basis, commencing January 1, 1996, to be reviewed after 12 months, subject to:

"The levy of \$180.00 per year on adjacent businesses be levied annually at the same time the BRZ tax is levied. The levy would commence in 1996."

To initiate this, the Business Tax Bylaw requires amendment. At the Council meeting September 11, 1995, an amendment to Bylaw #3128/95 was given first and second readings. Third reading is scheduled for the Council meeting November 6, 1995, at 7:00 p.m., at which time an opportunity will be given to anyone interested in commenting in support of or opposition to third reading of the bylaw.

Your business is included in the area designated for payment of the \$180.00 parking fee. This fee is a flat rate in addition to all other business and property taxes payable annually, and will be included on the Business Tax Notice annually, mailed in February and due by the end of March.

This is forwarded for the information of all business owners/operators in the area affected.

Sincerely,

Al Knight, A.M.A.A.
City Assessor/Tax Collector

AK/ngl

c.c. Towne Centre Association
Downtown Planning Commission
City Clerk
Director of Corporate Services
Assessment Supervisor
Tax Coordinator



RED DEER

*a delight
to discover!*

COMMENTS:

We concur with the recommendation of the City Assessor.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE

DATE: September 12, 1995

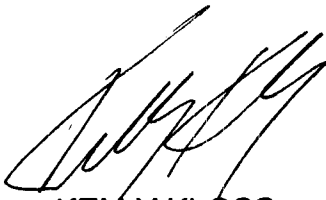
TO: City Assessor

FROM: City Clerk

**RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT/BUSINESS TAX BYLAW
AMENDMENT 3128/A-95**

At the Council Meeting held on September 11, 1995, first and second reading were given to the above noted Bylaw, a copy of which is attached hereto.

I trust that you will now be proceeding with notifying those businesses affected and subsequently presenting a report back to Council at the November 6, 1995 meeting. I ask that your report be submitted to this office by Monday, October 30, 1995, so as we may include same on the agenda of November 6.



KELLY KLOSS
City Clerk

KK/fm

attch.

cc. Director of Corporate Services
Downtown Planning Committee

WHEREAS certain persons carrying on business within the Downtown Business Revitalization Zone as established under Bylaw No. 2827/83 desire to have the obligation to pay for parking at parking meters upon certain streets in the said Downtown Business Revitalization Zone suspended for certain periods of time;

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

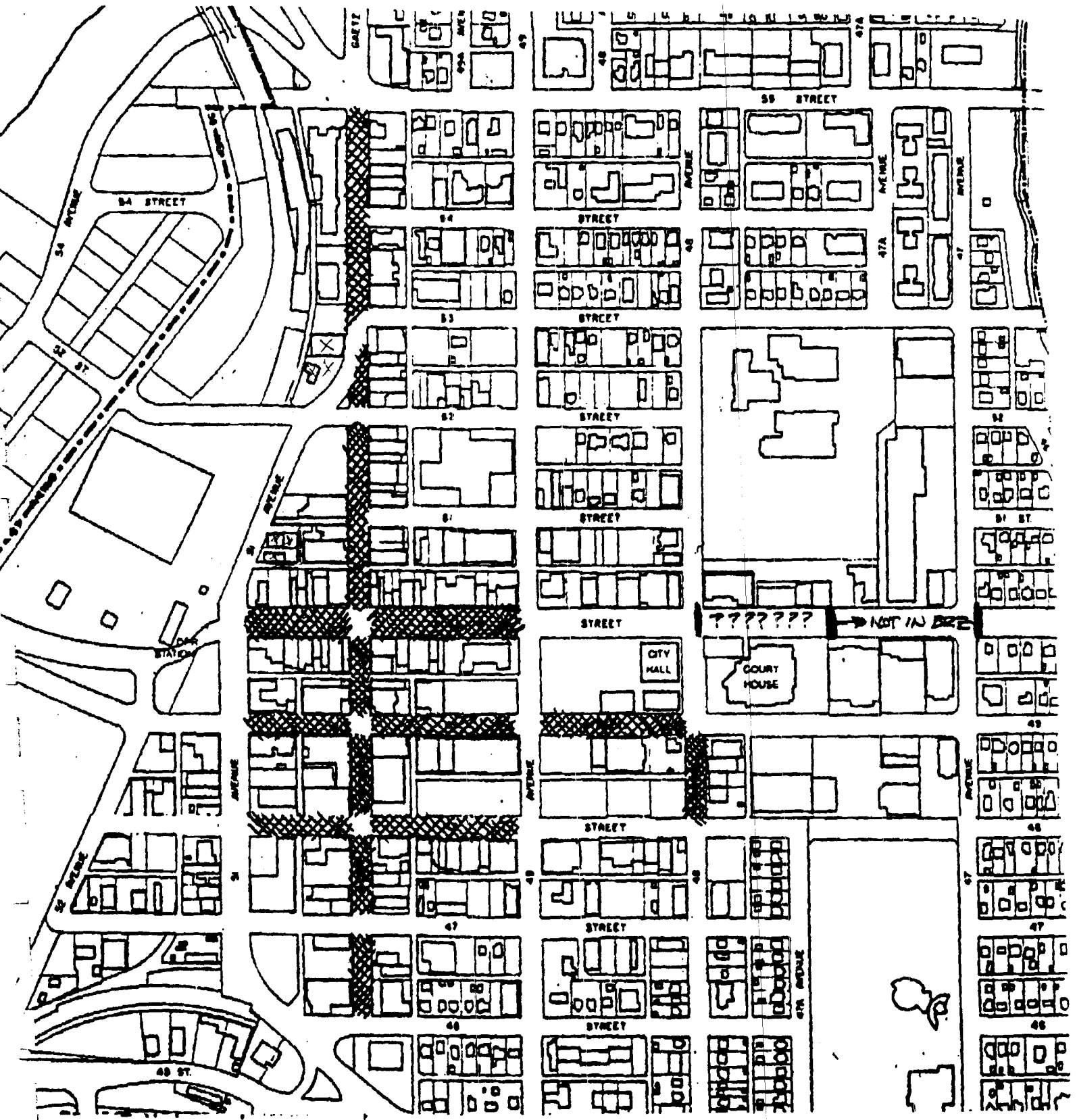
“7(2) In addition to the total business tax payable under section 7(1), each person carrying on business upon any lot within the said Downtown Business Revitalization Zone, which fronts upon any street or avenue shown cross-hatched on Schedule “A” annexed hereto, shall pay annually as a business tax the sum of One Hundred and Eight (\$180.00) Dollars.”

4 In all other respects, Bylaw No. 3128/95 is hereby ratified and confirmed.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 19

CITY CLERK

SCHEDULE "A"



NO. 4

DATE: September 5, 1995
TO: City Clerk
FROM: City Assessor
**RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT**

The Downtown Planning Committee initiated a request to Council dated July 4, 1995, which was reviewed by Council with a resolution passed at the Council meeting July 31, 1995, as attached.

To initiate and implement this proposal, the Business Tax Bylaw #3128/95 must be amended and considerable computer programming changes completed. The City Solicitor has prepared an amendment to the Bylaw that will culminate with the introduction of this program for taxation, subject to three readings of the bylaw.

We recommend that Council give the proposed Bylaw amendment first or first and second readings, with the intent to bring it back for third reading at the November 6 Council meeting. Businesses that will be subjected to pay the additional \$180 annually will be made aware of the third reading date. Then, on implementation of the Bylaw, and subject to third reading being successful, all businesses will be aware and knowledgeable of the tax.

RECOMMENDATION

Council give this Bylaw amendment first and second reading and schedule third reading of November 6, 1995.



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

AK/ngl

Enc.

c.c. Director of Corporate Services
Tax Coordinator
Downtown Planning Committee

DATE: August 2, 1995

TO: Councillor R. Schnell, Chairman
Downtown Planning Committee

FROM: Assistant City Clerk

RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT

At the Council meeting of July 31, 1995, consideration was given to your report dated July 4, 1995 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 Downtown Planning Committee dated July 4, 1995, re: Expansion and Extension of One Hour Free Parking Downtown and Saturday Enforcement, hereby agrees to implement on an 18 month trial basis commencing January 1, 1996 the expansion of the one hour free parking zone and Saturday enforcement of parking meters in the Business Revitalization Zone. The contracting to the private sector, of one hour free parking signs with paid advertising with a right of first refusal to businesses on the block the sign is located. This program being subject to the following conditions:

- 1) The trial be reviewed after 12 months to determine if the changes have been successful, the actual costs of the program and whether any changes are required. The review can be undertaken by the Bylaw & Inspection Manager;
- 2) That the Downtown Planning Committee be requested to develop a revised strategy for future parking development should the program be incurring a significant deficit at the end of the trial period, as well as a strategy for the future financing of the program once the Parking Fund is exhausted (alternately, the committee may wish to consider recommending the termination of the program);
- 3) The levy of \$180.00 per year on adjacent businesses be levied annually, at the same time the BFA tax is levied. The levy would commence in 1996;

Councillor Schnell, Chairman
 August 2, 1995
 Page 2

- 4) Any revenue from the signing contractor would accrue to The City and the "free parking" signs are to be included with the advertising sign specifications to reduce costs;
- 5) The Towne Centre Association should work with The City staff on the design of the signs;

and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. By way of copy of this memo I am asking the Inspections & Licensing Manager and the Towne Centre Association Manager to initiate the implementation of this program, in order that it will be ready to commence on January 1, 1996.

Please contact the Licensing and Inspections Manager should you require any further information regarding this matter.



JEFF GRAVES
 Assistant City Clerk

JG/fm

cc. Director of Development Services
 Director of Corporate Services
 Director of Community Services
 Inspections & Licensing Manager
 John Ferguson, General Manager, Towne Centre Association
 City Assessor
 Land & Economic Development Manager
 Council & Committee Secretary, S. Ladwig

COMMENTS:

We concur with the recommendation of the City Assessor.

"G. SURKAN"
 Mayor

"M.C. DAY"
 City Manager

FILE

DATE: August 2, 1995

TO: Councillor R. Schnell, Chairman
Downtown Planning Committee

FROM: Assistant City Clerk

**RE: EXPANSION AND EXTENSION OF ONE HOUR FREE PARKING
DOWNTOWN AND SATURDAY ENFORCEMENT**

At the Council meeting of July 31, 1995, consideration was given to your report dated July 4, 1995 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 Downtown Planning Committee dated July 4, 1995, re: Expansion and Extension of One Hour Free Parking Downtown and Saturday Enforcement, hereby agrees to implement on an 18 month trial basis commencing January 1, 1996 the expansion of the one hour free parking zone and Saturday enforcement of parking meters in the Business Revitalization Zone. The contracting to the private sector, of one hour free parking signs with paid advertising with a right of first refusal to businesses on the block the sign is located. This program being subject to the following conditions:

- 1) The trial be reviewed after 12 months to determine if the changes have been successful, the actual costs of the program and whether any changes are required. The review can be undertaken by the Bylaw & Inspection Manager;
- 2) That the Downtown Planning Committee be requested to develop a revised strategy for future parking development should the program be incurring a significant deficit at the end of the trial period, as well as a strategy for the future financing of the program once the Parking Fund is exhausted (alternately, the committee may wish to consider recommending the termination of the program);
- 3) The levy of \$180.00 per year on adjacent businesses be levied annually, at the same time the BRA tax is levied. The levy would commence in 1996;

Councillor Schnell, Chairman
August 2, 1995
Page 2

- 4) Any revenue from the signing contractor would accrue to The City and the "free parking" signs are to be included with the advertising sign specifications to reduce costs;
- 5) The Towne Centre Association should work with The City staff on the design of the signs;

and as presented to Council July 31, 1995."

The decision of Council in this instance is submitted for your information. By way of copy of this memo I am asking the Inspections & Licensing Manager and the Towne Centre Association Manager to initiate the implementation of this program, in order that it will be ready to commence on January 1, 1996.

Please contact the Licensing and Inspections Manager should you require any further information regarding this matter.



JEFF GRAVES
Assistant City Clerk

JG/fm

cc. Director of Development Services
Director of Corporate Services
Director of Community Services
Inspections & Licensing Manager
John Ferguson, General Manager, Towne Centre Association
City Assessor
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig

DATE: May 18, 1995

TO: Downtown Planning Committee

FROM: City Clerk

RE: ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN RED DEER AND SATURDAY ENFORCEMENT

During the Agenda preparation for the May 23, 1995, Council Agenda, consideration was given to your report dated May 12, 1995, concerning the above topic and the Mayor and City Manager agreed that prior to this matter going to Council, additional information was required.

Specifically, the following issues need to be addressed:

1. Will the revenue generated by Saturday enforcement cover the cost of such enforcement and if not, where would the money come from?
2. The charging of a flat rate of \$15.00 per month would appear to generate less revenue than the City currently receives. The exact difference needs to be provided as well as how will this loss be accommodated.
3. How is this \$15.00 per month flat rate to be charged to the businesses? In the attached letter from the City Assessor dated May 15, 1995, he indicates that a charge could not be imposed until the 1996 tax year. This charge, however, could not be applied to those businesses that are located outside the business revitalization zone. How does the Committee anticipate the monthly fee to be collected from those businesses outside this zone?
4. What are the revenue and expenditure projections with regard to producing the one hour free parking signs and where would the money to pay for this come from?
5. Who would be responsible for administering and monitoring of the advertising of businesses on the proposed one hour free parking signs and where would this be funded from?

Page 2
Downtown Planning Committee
May 18, 1995

As can be seen from above, there are a number of issues left unaddressed. I trust the Downtown Planning Committee will review this matter further, following which an updated report would be submitted to this office for consideration by Council. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.



Kelly Kloss
City Clerk

KK/ds

c.c. Director of Corporate Services
Bylaws & Inspections Manager
City Assessor
Mayor's Office

DATE: MAY 12, 1995
TO: MAYOR & CITY COUNCIL
FROM: DOWNTOWN PLANNING COMMITTEE
RE: **ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN
RED DEER AND SATURDAY ENFORCEMENT**

At the May 9, 1995 meeting of the Downtown Planning Committee, the enclosed Report from the Towne Centre Association dated April 28, 1995 was considered and endorsed by said Committee. The following recommendation is respectfully forwarded to Council for approval:

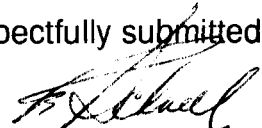
"THAT the Downtown Planning Committee does hereby endorse, and recommend to City Council

1. approval of One Hour Free Parking Zones on streets and avenues in downtown Red Deer as cross-hatched on the attached map, and
2. approval of Saturday enforcement of the One Hour Free Parking Zones, and
3. approval of a flat rate parking levy by the City Assessor of \$15.00 per month to all businesses located on a block providing said One Hour Free Parking, by way of an amendment to the Business Tax Bylaw, and
4. approval that the funds generated from the parking levy be placed in the annual parking budget, and
5. approval that The City request proposals from the private sector to produce the One Hour Free Parking Signs according to City specifications, (to replace the meter heads), and
6. approval that the One Hour Free Parking Signs allow for paid advertising of businesses thereon, with the first right of refusal to businesses on the block where the poles are located."

Recommendation:

That the above resolution be approved.

Respectfully submitted,


ALDERMAN BOB SCHNELL
Chairman
DOWNTOWN PLANNING COMMITTEE
Encls.



• RED DEER'S •

ORIGINAL

• BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3. 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

April 28th, 1995
Downtown Planning Committee
City of Red Deer

Dear Ald. Schnell,

We have now completed the petitioning of 212 businesses in the proposed 1 Hr. Free Parking Zone. A copy of the petition is attached as are all of the original signed petitions supporting the initiative.

The results of the survey are summarized as follows;

212 Businesses contacted.

123 signed in favour. (58% in favour)
58 oppose the petition. (27.4% opposed)
31 could not respond. (14.6% no contact)

Of those opposed, the following comments were recorded;

- 21 said they liked the 1 hr. free but they did not support paying the monthly fee.
- 8 said 1hr. was too short a time period.
- 8 said they supply their own parking.
- 5 said they don't require customer parking.

Of the 31 with no response, no one in the place of business during the 2½ weeks of the survey period had signing authority.

As a result of the survey, we are recommending eliminating the City Hall Block of Ross Street in the project, one block on 48 St., and all except one block on 48 Avenue.

The attached map shows the area where the survey generated the strongest support. The blocks shown in green are all recommended for 1 hr. free parking.

The recommendation for enforcement of all City parking on Saturdays remains a recommendation without change.

As a result of our survey undertaken on behalf of the Downtown Planning Committee, the Association is requesting you prepare a motion for City Council endorsing the One Hour Free Parking Zone as Illustrated, endorsing the introduction of Saturday enforcement, and recommending the City initiate a Flat Rate Parking Levy of \$15 per month or
(cont'd)

less to all businesses located on a block providing 1 hr.free parking. 100% of the funds recovered from this special flat rate levy to be placed in the annual parking budget.

We further recommend that the City request proposal calls from the private sector to produce the 1hr.free parking signs to replace the meter heads, according to City specifications. The parking budget could generate further revenue from the agreement allowing them to sell advertising on the signs. The contractor would produce and maintain the signs. The City would supply the lease agreement for the space on the poles.

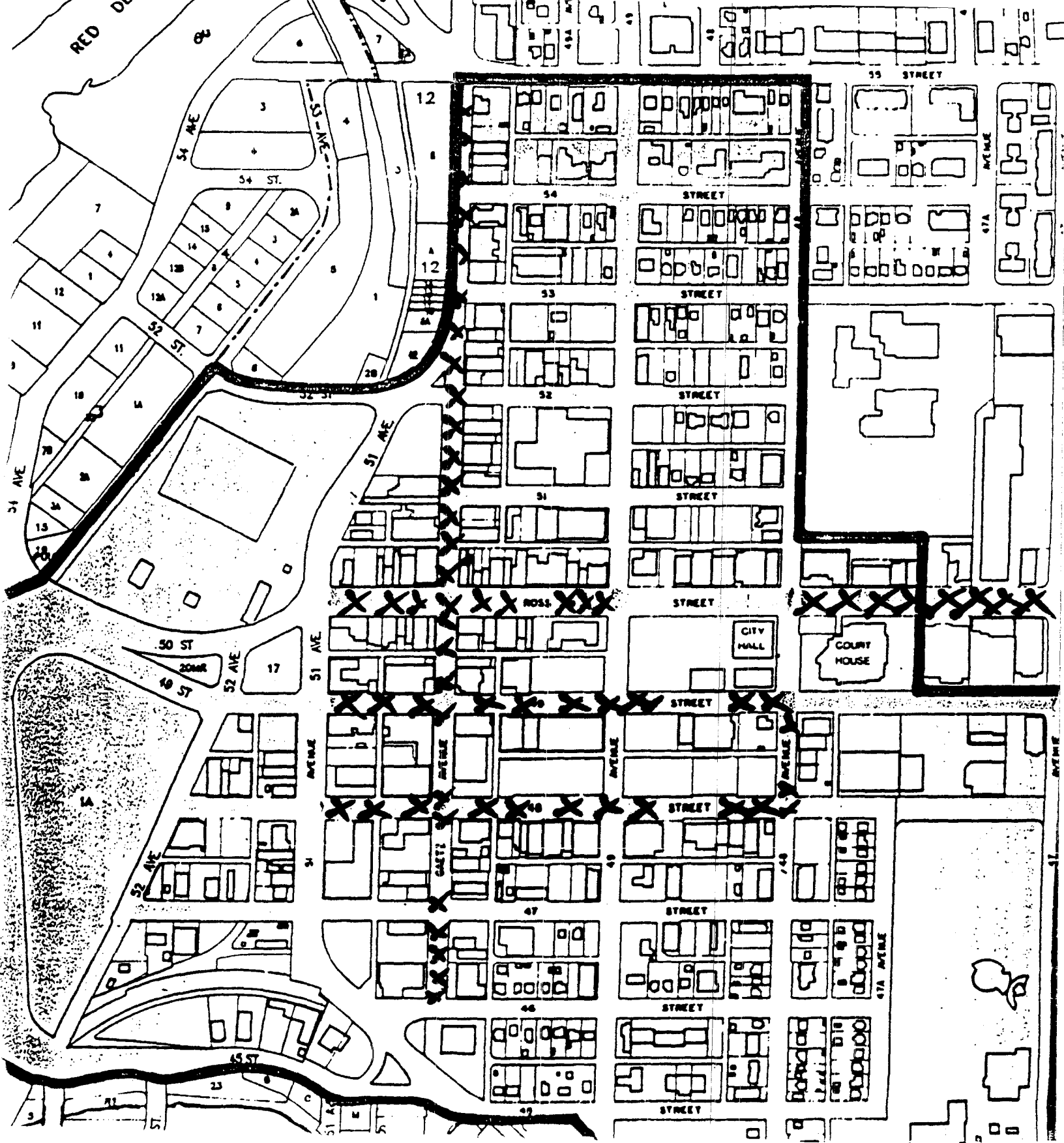
In all cases, the businesses on the block where the poles are located would have first right of refusal for advertising space on an annual basis. A suggestion of the sign layout is also attached.

We trust this petition exercise is valuable to the planning committee and we look forward to the 1hr. free parking program being put in place as soon as possible.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

A handwritten signature in black ink, appearing to read 'J. P. Ferguson', with a long horizontal flourish extending to the right.

John P. Ferguson.



1 Hr. Parking

*Provide Courtesy of the businesses
on this block & the City of Red Deer.*

*If you need more than 1 Hr. use another
location or you will be ticketed.*

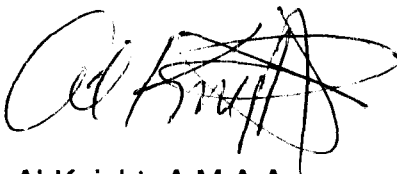
Herb's Meat and Used Car Sales

*WELCOMES YOU TO
DOWNTOWN RED DEER*

DATE: May 15, 1995
TO: City Clerk
FROM: City Assessor
**RE: ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN
RED DEER AND SATURDAY ENFORCEMENT**

Comments on the proposal dated May 12, 1995, to the Mayor and City Council and signed by Alderman Bob Schnell are:

1. This proposal must be administered through the Business Revitalization Zone Bylaw. In doing so, all area can be incorporated except the area east on Ross Street that is not within this zone.
2. Pursuant to Section 18(2) of Regulation 377/94, this tax cannot be imposed until the 1996 tax year.
3. The additional BRZ tax will be added, subject to Council approval, to the 1996 tax bill as a one-time payment on the annual Business Tax Notice. Part year business operators or closed businesses will be subject to all terms of business tax account collection and/or refunds, essentially pro rating and refunds on request with verification.
4. All businesses in improvements fronting onto the designated areas would be charged the basic fee of \$180 per annum.



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

AK/ngl

c.c. Director of Corporate Services

DATE: MAY 24, 1995

TO: JOHN FERGUSON, TOWNE CENTRE ASSOCIATION
CITY ASSESSOR
BYLAWS & INSPECTIONS MANAGER

FROM: CITY CLERK

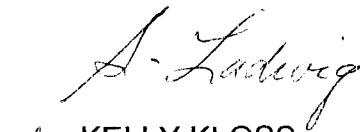
RE: **ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN AND
SATURDAY ENFORCEMENT**

I enclose herewith the following:

1. Memo dated May 12, 1995 addressed to the Mayor & City Council from the Downtown Planning Committee,
2. Memo dated May 15, 1995 addressed to the City Clerk from the City Assessor,
3. Memo dated May 18, 1995 addressed to the Downtown Planning Committee from the City Clerk.

Since there are a number of questions that need to be answered prior to this item going to City Council, I would ask that you please **forward the additional information and your comments to the Bylaws & Inspections Manager, Ryan Strader** in order that he can coordinate a reply back to me for inclusion on the next Council Agenda.

If you have any questions, please do not hesitate to contact me at 342-8134.


for KELLY KLOSS
CITY CLERK

DATE: MAY 12, 1995
TO: MAYOR & CITY COUNCIL
FROM: DOWNTOWN PLANNING COMMITTEE
RE: **ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN
RED DEER AND SATURDAY ENFORCEMENT**

At the May 9, 1995 meeting of the Downtown Planning Committee, the enclosed Report from the Towne Centre Association dated April 28, 1995 was considered and endorsed by said Committee. The following recommendation is respectfully forwarded to Council for approval:

"THAT the Downtown Planning Committee does hereby endorse, and recommend to City Council

1. approval of One Hour Free Parking Zones on streets and avenues in downtown Red Deer as cross-hatched on the attached map, and
2. approval of Saturday enforcement of the One Hour Free Parking Zones, and
3. approval of a flat rate parking levy by the City Assessor of \$15.00 per month to all businesses located on a block providing said One Hour Free Parking, by way of an amendment to the Business Tax Bylaw, and
4. approval that the funds generated from the parking levy be placed in the annual parking budget, and
5. approval that The City request proposals from the private sector to produce the One Hour Free Parking Signs according to City specifications, (to replace the meter heads), and
6. approval that the One Hour Free Parking Signs allow for paid advertising of businesses thereon, with the first right of refusal to businesses on the block where the poles are located."

Recommendation:

That the above resolution be approved.

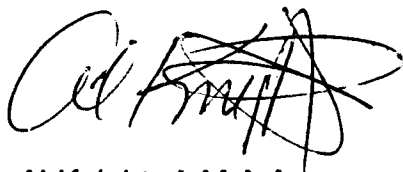
Respectfully submitted,


ALDERMAN BOB SCHNELL
Chairman
DOWNTOWN PLANNING COMMITTEE
Encls.

DATE: May 15, 1995
TO: City Clerk
FROM: City Assessor
**RE: ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN
RED DEER AND SATURDAY ENFORCEMENT**

Comments on the proposal dated May 12, 1995, to the Mayor and City Council and signed by Alderman Bob Schnell are:

1. This proposal must be administered through the Business Revitalization Zone Bylaw. In doing so, all area can be incorporated except the area east on Ross Street that is not within this zone.
2. Pursuant to Section 18(2) of Regulation 377/94, this tax cannot be imposed until the 1996 tax year.
3. The additional BRZ tax will be added, subject to Council approval, to the 1996 tax bill as a one-time payment on the annual Business Tax Notice. Part year business operators or closed businesses will be subject to all terms of business tax account collection and/or refunds, essentially pro rating and refunds on request with verification.
4. All businesses in improvements fronting onto the designated areas would be charged the basic fee of \$180 per annum.



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

AK/ngl

c.c. Director of Corporate Services

DATE: May 18, 1995

TO: Downtown Planning Committee

FROM: City Clerk

RE: ONE HOUR FREE PARKING PROPOSAL IN DOWNTOWN RED DEER AND SATURDAY ENFORCEMENT


During the Agenda preparation for the May 23, 1995, Council Agenda, consideration was given to your report dated May 12, 1995, concerning the above topic and the Mayor and City Manager agreed that prior to this matter going to Council, additional information was required.

Specifically, the following issues need to be addressed:

1. Will the revenue generated by Saturday enforcement cover the cost of such enforcement and if not, where would the money come from?
2. The charging of a flat rate of \$15.00 per month would appear to generate less revenue than the City currently receives. The exact difference needs to be provided as well as how will this loss be accommodated.
3. How is this \$15.00 per month flat rate to be charged to the businesses? In the attached letter from the City Assessor dated May 15, 1995, he indicates that a charge could not be imposed until the 1996 tax year. This charge, however, could not be applied to those businesses that are located outside the business revitalization zone. How does the Committee anticipate the monthly fee to be collected from those businesses outside this zone?
4. What are the revenue and expenditure projections with regard to producing the one hour free parking signs and where would the money to pay for this come from?
5. Who would be responsible for administering and monitoring of the advertising of businesses on the proposed one hour free parking signs and where would this be funded from?

Page 2
Downtown Planning Committee
May 18, 1995

As can be seen from above, there are a number of issues left unaddressed. I trust the Downtown Planning Committee will review this matter further, following which an updated report would be submitted to this office for consideration by Council. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.



Kelly Kloss
City Clerk

KK/ds

c.c. Director of Corporate Services
Bylaws & Inspections Manager
City Assessor
Mayor's Office

DATE: MAY 25, 1994

TO: DOWNTOWN PLANNING ADVISORY COMMITTEE

FROM: CITY CLERK

**RE: ON-STREET METERED PARKING TO BECOME FREE
PARKING ON 52 STREET TO 46 STREET ON GAETZ AVENUE
ON A TRIAL BASIS OF SIX MONTHS**

At the Council Meeting of May 24, 1994, consideration was given to your report dated May 13, 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 Downtown Planning Advisory Committee, re: On-Street Metered Parking to Become Free Parking on 52 Street to 46 Street on Gaetz Avenue, hereby agrees as follows:

1. The area between 52 Street to 45 Street along Gaetz Avenue be signed and enforced as one hour free parking;
2. The program be reviewed in 6 months;
3. The costs of removing the meter heads and installing the one hour parking signs be split between the City and the Towne Centre Association, ie: approximately \$1,000,

Nov/Dec '94
Jan/95

and as presented to Council May 24, 1994."

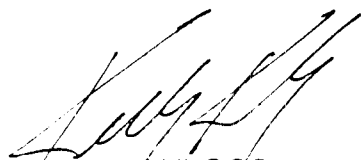
By way of a copy of this memo I will be asking the Bylaws and Inspections Manager to proceed with implementing this initiative.

In addition, Council has requested that when this matter is reviewed, information on the impact be analyzed. For example:

1. What effects, if any, on parking revenues?
2. What increase, if any, in off-street parking revenues?
3. Increases in sales, if any, of merchants adjacent to the free parking area?
4. Any other statistics which may be of interest.

Downtown Planning Advisory Committee
May 25, 1994
Page 2

Trusting you will find this satisfactory. I look forward to a further report in due course for Council's consideration.

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

KELLY KLOSS
City Clerk

KK/clr

cc: Bylaws and Inspections Manager

John Ferguson
c/o Towne Centre Association

NO. 2

DATE: MAY 13, 1994

TO: MAYOR & CITY COUNCIL

FROM: DOWNTOWN PLANNING ADVISORY COMMITTEE

RE: **ON-STREET METERED PARKING TO BECOME
FREE PARKING ON 52 STREET TO 46 STREET ON
GAETZ AVENUE - ON A TRIAL BASIS OF 6 MONTHS.**

The Bylaws & Inspections Manager submitted to the Downtown Planning Advisory Committee, a recommendation to provide free parking on 52 Street to 46 Street on Gaetz Avenue on a trial basis of 6 months. The reason for the recommendation is that parking meters have been a concern to downtown businesses and their customers probably since they were installed. Various levels of enforcement have been adopted to deal with these concerns, such as no enforcement on weekends and enforcement between 9: to 4: only.

In a further effort to deal with these concerns, the Bylaws & Inspections Department approached the Towne Centre Association with a proposal to offer free parking in the downtown area on a trial basis.

There will be an additional cost to the Parking Fund because of the reduced number of meters of approximately \$15,000.

Mr. Ferguson of the Towne Centre Association undertook to contact the various merchants that would be effected, and their comments are enclosed herewith in a letter from Mr. Ferguson to the Bylaws & Inspections Manager.

Following consideration of the above, the Downtown Planning Advisory Committee passed the following

RECOMMENDATION:

"THAT the Downtown Planning Advisory Committee recommend to Red Deer City Council;

1. The area between 52 Street to 45 Street along Gaetz Avenue be signed and enforced as one hour free parking;
2. The program be reviewed in 6 months.

Page 2
City Council
re: Free Parking

3. The costs of removing the meter heads and installing the one hour parking signs be split between the City and the Towne Centre Association, i.e. approximately \$1,000."

The above is forwarded to Council for consideration.

Respectfully submitted,

Sandra Ladwig

for ALDERMAN R. SCHNELL
CHAIRMAN
DOWNTOWN PLANNING ADVISORY COMMITTEE

FAX TO: RYAN STRADER
Inspections & Bylaws
City of Red Deer

From: TCA (John Ferguson)
B3, 4901 - 48 St.

Dear Ryan,

As per our preliminary planning regarding the six month free parking experiment on Gaetz Av, we have surveyed by hand delivered mail, all the businesses between 52 St and 46 St.

A copy of the letter is attached.

We received several calls in support and only three (ONE) opposed. Three tenants of the same business, located 100 feet south of the corner of Gaetz and 48 St, do not support this experiment, because of the one hour restriction. All three are personal service businesses and their clients take more than one hour to have their hair, nails or cosmetics done.

They were not receptive to the fact that the Bay lot is only 250 feet from their door, and in fact had several of their customers call our office to complain about the proposal. After talking to us and understanding the intention of the project, the majority of their customers also thought it was a good idea.

We received three other calls from businesses located north of Ross Street who support the project but, whether or not it goes ahead, would like consideration of implementing enforcement on Saturdays. This request is a result of residential tenants in the area abusing the parking privilege on Saturdays.

The estimate for removing mechanisms and installing special signage for all of Gaetz Av is \$1,000.00 and our board has agreed to share the cost 50/50 with Parking Promotions budget.

We look forward to Councils response to this proposal. Downtown Spokane has had such a program in the key area of their core for the last 18 months and reports that it is working well with very little abuse. The bonus is that off-street parking use, which generates much better profits than meters, has increased substantially, and it appears that customer trips have also increased for the merchants.

John P. Ferguson, General Manager.

1HR. FREE

A Parking Experiment For Gaetz Avenue

The City of Red Deer, and the Towne Centre Association would like to try a parking experiment on GAETZ AVE.

Ryan Strader from Bylaws and Parking wants to try a free parking experiment on Gaetz Ave for a period of SIX MONTHS.

This project has three primary objectives.

1. To reduce the cost of parking operation by removing meters in the core area.
2. To improve the convenience of parking for short term parkers.
3. To promote the convenience and availability of parking in the core area.

A secondary purpose is to increase turnover of prime on-street parking and increase use of off-street lots by long term parkers.

The meters will have a special bag mounted over the meter heads clearly identifying 1HR FREE parking. Over the six month period, we will determine the level of employee abuse, the average parking time (48 min presently), and the public response.

If this program is successful, we will likely see increased fine amounts for those who abuse the 1HR limit. This program has been successful in downtown Spokane for the past 14 months and it could be very successful here in Red Deer.

**IF YOU ARE OPPOSED TO THIS PROJECT, CALL THE OFFICE
AT 340-8696 BEFORE FRIDAY. SO LONG AS THE
MAJORITY SUPPORTS THIS EXPERIMENT, WE WILL
PROCEED WITHIN THE NEXT FEW WEEKS!**

BLACK

Hr. PARKING

PARKING IS FREE, BUT YOU MUST
MOVE YOUR VEHICLE IN 1 HR. OR
YOU WILL BE TICKETED. TRY ONE
OF OUR OFF STREET LOTS IF YOU
NEED MORE THAN ONE HOUR.

THANK YOU.

DATE: 10 May 1994
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: DOWNTOWN PARKING

Please place the attached item before Council for their consideration.

On May 10, 1994, the Downtown Planning Advisory Committee considered the attached and approved the following recommendation:

That the Committee approve:

- 1) The removal of the parking meters along Gaetz Avenue from 52 Street to 45 Street.
- 2) The area be signed and enforced as one hour parking.
- 3) The costs be split between the City and the Towne Centre Association.
- 4) The program be reviewed in 6 months.

We are requesting Council endorse the Advisory Committee's actions so we can implement the parking changes.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/cp

DATE: 3 May 1994

FILE NO. 94-0135

TO: Downtown Advisory Committee

FROM: Bylaws and Inspections Manager

RE: **ON STREET METERED PARKING**

Could the following item be placed before the Committee for their consideration.

Parking meters have been a concern to downtown businesses and their customers probably since they were installed. Various levels of enforcement have been adopted to deal with these concerns such as no enforcement on weekends and enforcement between 9:00 - 4:00 only.

In a further effort to deal with these concerns we approached the Towne Centre Association with a proposal to offer free parking in the downtown area on a trial basis. After discussing the matter with Mr. Ferguson, we agreed on the following points:

- 1) The "free parking" area would be 52 Street to 46 Street on Gaetz Avenue.
- 2) The meters would be replaced with a one hour maximum parking zone.
- 3) The zone would be in effect for a 6 month trial basis at which time it would be re-examined.
- 4) The City and Towne Centre Association would share the cost of removing the meter heads and installing "one hour parking signs". Total cost of approximately \$1,000.00.

The Committee should be aware there will be an additional cost to the Parking Fund because of the reduced number of meters, of approximately \$15,000.00. This is approximate as we do not have records on the revenue produced by each meter therefore, we took an average per meter.

Mr. Ferguson undertook to contact the various merchants that would be effected and in his attached letter their response is noted.

ON STREET METERED PARKING

May 2, 1994

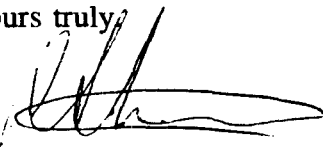
Page 2

Recommendation: That the Committee approve:

- 1) The removal of the parking meters along Gaetz Avenue from 52 Street to 45 Street.
- 2) The area be signed and enforced as one hour parking.
- 3) The costs be split between the City and the Towne Centre Association.
- 4) The program be reviewed in 6 months.

In Mr. Ferguson's letter he mentions that some businesses have requested a return to Saturday enforcement. I would like to have a greater number of businesses request Saturday enforcement before we were to approve it.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/cp

1) Cease program
2) ~~to~~ Sale of 10 12

12 - 2 hr meters

50 X 120

Commissioners' Comments

We concur with the recommendation of the Downtown Planning Advisory Committee that this project be implemented on a trial basis for 6 months.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

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

November 7, 1995

Towne Centre Association
B3, 4901 - 48 Street
Red Deer, AB T4N 1S8

ATTENTION: John Ferguson

Dear John:

RE: BUSINESS TAX BYLAW 3128/A-95

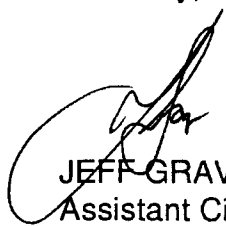
At the City of Red Deer Council Meeting held on November 6, 1995 Business Tax Bylaw Amendment 3128/A-95 was given third reading, a copy of which is attached hereto.

Business Tax Bylaw Amendment 3128/A-95 provides for the implementation of an annual levy of \$180.00 on downtown businesses adjacent to the areas in which the one hour free parking is offered.

The City Assessor will now be proceeding to ensure that implementation of this Bylaw will occur on January 1, 1996.

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

Sincerely,


JEFF GRAVES
Assistant City Clerk

/fm

cc. City Assessor



*a delight
to discover!*


FILE

DATE: November 7, 1995
TO: City Assessor
FROM: Assistant City Clerk
RE: BUSINESS TAX BYLAW AMENDMENT 3128/A-95

At the Council Meeting of November 6, 1995 Council gave third reading to Business Tax Bylaw Amendment 3128/A-95, a copy of which is attached hereto.

Business Tax Bylaw Amendment 3128/A-95 provides for the implementation of an annual levy of \$180.00 on downtown businesses adjacent to the areas in which the one hour free parking is offered.

I trust you will now be taking the necessary steps to ensure the implementation of this Bylaw on January 1, 1996.



JEFF GRAVES
Assistant City Clerk

/fm

cc. Director of Corporate Services

DATE: JULY 12, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

DIRECTOR OF DEVELOPMENT SERVICES

BYLAWS & INSPECTIONS MANAGER

CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FILE

FROM: CITY CLERK

RE: ONE HOUR FREE PARKING

***Please comment on the true costs of this proposal and how this
will affect the parking fund. Thanks.***

Please submit comments on the attached to this office by July 24, 1995 for the Council
Agenda of July 31, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

Assessment and Tax Department
(403) 342-8119 FAX (403) 342-7665

September 19, 1995

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FIELD(1) SENT TO BUSINESSES ON ATTACHED LIST

Dear Sirs:

RE: EXPANSION & EXTENSION ONE-HOUR FREE PARKING
DOWNTOWN SATURDAY ENFORCEMENT
TAX ROLL NO: FIELD(2)

The Towne Centre Association/Downtown Planning Committee made a proposal to City Council to expand and extend the one-hour free parking downtown and to implement Saturday enforcement of parking meters in the Business Revitalization Zone. Council agreed to implement this on an 18-month trial basis, commencing January 1, 1996, to be reviewed after 12 months, subject to:

"The levy of \$180.00 per year on adjacent businesses be levied annually at the same time the BRZ tax is levied. The levy would commence in 1996."

To initiate this, the Business Tax Bylaw requires amendment. At the Council meeting September 11, 1995, an amendment to Bylaw #3128/95 was given first and second readings. Third reading is scheduled for the Council meeting November 6, 1995, at 7:00 p.m., at which time an opportunity will be given to anyone interested in commenting in support of or opposition to third reading of the bylaw.

Your business is included in the area designated for payment of the \$180.00 parking fee. This fee is a flat rate in addition to all other business and property taxes payable annually, and will be included on the Business Tax Notice annually, mailed in February and due by the end of March.

This is forwarded for the information of all business owners/operators in the area affected.

Sincerely,


Al Knight, A.M.A.A.
City Assessor/Tax Collector

AK/ngl

c.c. Towne Centre Association
Downtown Planning Commission
City Clerk
Director of Corporate Services
Assessment Supervisor
Tax Coordinator



*a delight
to discover!*

.DATE 19 SEP 95 08:07:39 RID 35B 10 AUG 95 LIPKA
. BUS PROPRTY

D001526

*ROLL #	BUSINESS NAME	BUSINESS ADDR	ROLL #
19467300	PHYSICAL EFFECTS	4601 50 AV	1621435
19460540	NORTH AMERICAN LIFE	4601 50 AV	1621435
19688100	TOMMY CHU'S FOOD UNLI	4605 50 AV	1621435
19000113	ACCURATE BUSINESS SYS	4606 50 AV	1621432
19466152	PATTYS FAMILY RESTAUR	4606 50 AV	1621432
19010467	BRANDON COUNTY SALOON	4608 50 AV	1621432
19228535	DOWNTOWN LIQUOR STORE	4610 50 AV	1621432
19227520	DINO'S FAMILY RESTAUR	4617 50 AV	1621445
19696635	WINNERS CIRCLE CASINO	4620 50 AV	1621426
19340775	HOFFMAN CHIROPRACTIC	4702 50 AV	1620310
19001605	ALBERTA ROCKYVIEW THE	4704 50 AV	1620310
19231490	FARGEY'S FLOORS & INT	4705 50 AV	1620315
19228511	DOWNEY SWAINSON - CHA	4708 50 AV	1620305
19694031	WEDDELL MAHLING PANDE	4708 50 AV 202	1620305
19464850	PARKLAND AQUARIUMS &	4709 50 AV	1620321
19585381	SULTANA'S BEAUTY CLIN	4713 50 AV	1620330
19687205	TEMPTATIONS	4713 50 AV	1620330
19695596	WHITE EAGLE BARGAIN C	4717 50 AV	1620335
19458650	MOORES, THE SUIT PEOP	4720 50 AV	1620295
19580928	SCOTTSDALE AGENCIES	4720 50 AV 2A	1620295
19581668	SHUMKA, CRAIG & MOORE	4720 50 AV 2B	1620295
19230590	EURO MODE CLOTHING ST	4806 50 AV	1620070
19698750	ZELLERS INC.	4807 50 AV	1620205
19581101	SEVERNA NASH BOOKS LT	4808 50 AV	1620070
19121775	COMFORTS THE SOLE	4812 50 AV	1620060
19232050	FIELD'S STORES	4816 50 AV	1622310
19569838	RAINBOW PRODUCTIONS	4818 50 AV 101	1622310
19686810	TATTOOS	4818 50 AV 115	1622310
19583002	DR SCOTT L SMITH	4820 50 AV 201	1622300
19696211	DR DEAN WILLOUGHBY	4820 50 AV 203	1622300
19000095	ACCESS DENTURE	4820 50 AV 301	1622300
19692460	CHARLENE D WAINES BAR	4820 50 AV 302	1622300
19571901	RED DEER GOLDSMITH LT	4822 50 AV	1622310
19689800	UNIGLOBE WAINES TRAVE	4824 50 AV	1622300
19227306	DICKS JANITORIAL SERV	4824 50 AV 303	1622300
19688300	TORONTO DOMINION BANK	4902 50 AV	1620130
19004800	BANK OF MONTREAL	4903 50 AV	1620146
19234186	FUN & VIDEO GAMES LTD	4909 50 AV	1620150
19350820	LORMIT PROCESS SERVIC	4909 50 AV 204	1620150
19123210	COSMIC BLUNDER	4909 50 AV LOW	1620150
19005471	BARTHEL 1 HR. PHOTO	4910 50 AV	1620125
19002675	AMOS & ANDES IMPORTS	4911 50 AV	1620150
19688075	ACTIVE OPTICAL LTD.	4912 50 AV	1620120
19461160	NORTHSTAR SPORTS RED	4913 50 AV	1620195
19460455	THE NIGHT SHADOWS	4914 50 AV	1620120
19462230	O K TAILOR SHOP	4916 50 AV	1620120
19338426	WM. HALDANE APPRAISAL	4920 50 AV UPP	1620120
19585500	SUN COUNTRY MANAGEMEN	5000 50 AV 400	1630050
19692451	W W L MANAGEMENT LTD	5000 50 AV 402	1630050
19580929	SCOTTSDALE TRAVEL IN	5000 50 AV 404	1630050
19002200	AL-TERRA ENGINEERING	5000 50 AV 502	1630050
19344738	JERRY CAN, THE	5005 50 AV A	1630095
19005425	BARGAIN KASH & KARRY	5009 50 AV	1630170
19003120	ANDRUSIAK FINANCIAL S	5009 50 AV 201	1630170
19465030	PARKLAND CUSTOM CABIN	5014 50 AV	1631499
19339801	HAYHOE ROOFING 1991 L	5016 50 AV	1631499
19695600	WHITE ELNA SEWING CEN	5017 50 AV	1631700

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.DATE 19 SEP 95 08:11:58 RID 378 09 AUG 95 LIPKA

D001526

BUS PROPRTY

*ROLL # BUSINESS NAME BUSINESS ADDR ROLL #

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19114205	CANADIAN IMPERIAL BAN	4902 50 ST	1630140
19114201	CANADIAN IMPERIAL BAN	4902 50 ST	1630140
19460095	NEARBANK FINANCIAL CE	4908 50 ST B	1630135
19006075	BEACHES	4912 50 ST LOW	1630135
19464200	PARK HOTEL	4916 50 ST	1630130
19226930	D E M PAWN SHOP	4918 50 ST	1630130
19235540	THE GALLERY ON ROSS I	4919 50 ST	1620170
19230505	ETCETERA ETC ACCESSOR	4919 50 ST REA	1620210
19466685	PENNY PROFIT DISCOUNT	4924 50 ST	1630125
19350808	THE LOONIE SHOPPE	4925 50 ST	1620175
19469495	PROPOSALS	4929 50 ST	1620180
19577900	RHODAS PLACE	4929 50 ST 102	1620180
19000926	ALBERTA BARBERS	4929 50 ST 103	1620180
19583000	DR. LYLE SMITH & DR.	4929 50 ST 105	1620180
19003182	ANGEL HAIR	4929 50 ST 107	1620180
19346675	KIDZ IN MOTION	4929 50 ST 110	1620180
19574350	RED DEER STAMP & COIN	4929 50 ST 111	1620180
19697255	YEAGER LEBLANC PELLEG	4929 50 ST 201	1620180
19697375	YOUR WORKERS COMPENSA	4929 50 ST 207	1620180
19462261	O L OPTICAL	4929 50 ST 3 &	1620180
19580113	SANTO PROPERTY MANAGE	4929 50 ST 300	1620180
19469566	PURE ENERGY WHOLE FOO	4929 50 ST 9	1620180
19577655	ROB RAE CLOTHIERS	4930 50 ST	1630120
19345700	JULIUS TAILOR SHOP	4932 50 ST	1630120
19459221	MR SPORTS CARD	4938 50 ST LOW	1630110
19120295	CITY ROAST COFFEE	4940 50 ST	1630110
19578310	ROYAL BANK OF CANADA	4943 50 ST	1620190
19345170	JOHNSTON MING SCAMMEL	4943 50 ST	1620190
19452428	MANPOWER TEMPORARY SE	4943 50 ST 201	1620190
19228340	DOTS DESIGNER DISCOUN	4952 50 ST	1630090
19236895	THE GOOD FOOD COMPANY	5001 50 ST	1620120
19005102	BANK OF NOVA SCOTIA	5002 50 ST	1630050
19581730	SIEWERT BOTHWELL	5002 50 ST 204	1630050
19010060	BOOKWORMS DEN	5003 50 ST	1620115
19578175	ROSS STREET SMOKE BOU	5003 50 ST	1620115
19120290	CITY PAWN & EXCHANGE	5007 50 ST	1620110
19581121	SHAJANI & CO PROFESSI	5007 50 ST LOW	1620110
19452455	MARVEL HAIR STYLING S	5008 50 ST 101	1630045
19459441	FRANK E MURPHY QC	5008 50 ST 201	1630045
19465100	PARKLAND DENTURE CLIN	5011 50 ST	1620105
19582800	SISSONS FURS LTD.	5013 50 ST	1620105
19121000	CLUB CAFE RED DEER LT	5019 50 ST	1620095
19236355	MR. GEORGE'S	5020 50 ST	1630035
19466675	PEGGY LANE PROPERTY M	5024 50 ST	1630030
19011500	BUFFALO HOTEL COFFEE	5031 50 ST	1620085
19011400	BUFFALO HOTEL 1973 LT	5031 50 ST	1620085
19234150	FULL MOON DELIVERIES	5031 50 ST 3A	1620085
19457636	MINUTE MUFFLER	5034 50 ST	1630020

..... END REPORT

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.DATE 19 SEP 95 08:22:42 RID 41B 10 AUG 95 LIPKA

D001526

. BUS PROPRTY

*ROLL # BUSINESS NAME BUSINESS ADDR ROLL #

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19237200 630871 ALBERTA LTD 4814 49 ST 1622565
19582280 SIMS BATTLE BREWSTER 4827 49 ST 1620525
19233390 WALLY ARNOLD AKA 49 T 4917 49 ST 1620210
19455950 ANDREA WARE IN BUSINE 4919 49 ST 2ND 1620350
19570710 STUART BEACH KNOWN & 4921 49 ST 1620210
19692200 VISIONTECH ASSOCIATES 4921 49 ST 101 1620210
19585266 MARLENE CURTIS 4921 49 ST 107 1620210
19693400 WASKASOO CREDIT CO. L 4921 49 ST 108 1620210
19350500 GERALD NEUFELD - LAWY 4921 49 ST 202 1620210
19571543 DEFNSVE DRIVNG SCHOOL 4921 49 ST 204 1620210
19687400 NORMAN THACKERAY CA 4921 49 ST 208 1620210
19690550 TOWN CINEMA THEATRES 4922 49 ST 1620155
19575955 RTO ENTERPRISES INC 4929 49 ST 5 1620210
19010058 MADELINE RAYNARD/SOLE 4929 49 ST 9 1620210
19348300 STEVE KOVAC KNOWN & O 5009 49 ST 1622305
19691000 VALLEY HOTEL-BOND INV 5017 49 ST 1620055
19231400 G TESKE CARRYING ON B 5018 49 ST 1620080
19009480 BOB THOMPSON KNOWN & 5022 49 ST 1620080
19569575 QUALITY CLEANING LTD. 5022 49 ST 1620080
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..... END REPORT

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.DATE 19 SEP 95 08:18:20 RID 288 10 AUG 95 LIPKA

D001526

BUS PROPRTY
*ROLL # BUSINESS NAME BUSINESS ADDR ROLL #

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19569780 RADAR SALES CONSULTAN 4781 49 ST 1620595

19345551 JUANITAS PLACE 4781 49 ST 102 1620595

19343060 IDEAL SPORTS CARDS 4781 49 ST 106 1620595

106

..... END REPORT

.DATE 19 SEP 95 08:16:14 RID 29B 10 AUG 95 LIPKA
. BUSD001526
*ROLL # BUSINESS NAME BUSINESS ADDR ROLL # ASSMNT BUSN TAX BRZ TAX TOTAL

19122600	CO-OPERATIVE INSURANC	4901 48 ST	1620376				
19114054	CANADIAN COMPUTER TRA	4901 48 ST	1620376				
19345725	JUST CUTS	4901 48 ST	1620376				
19465419	PARKLAND SAVINGS & CR	4901 48 ST	1620376				
19465416	PARKLAND SAVINGS & CR	4901 48 ST	1620376				
19583301	M.R. SODERQUIST APPRA	4901 48 ST 303	1620376				
19123827	CRAWFORD COUNSELING S	4901 48 ST 305	1620376				
19349635	LEE & SHORT BARRISTER	4901 48 ST 402	1620376				
19466681	RBC DOMINION SECURITI	4901 48 ST 403	1620376				
19343023	IAN P MACKIN & ASSOCI	4901 48 ST 405	1620376				
19236425	GERIG NEUFELD HAMILTO	4901 48 ST 501	1620376				
19571530	THE CENTRE FOR BUSINE	4901 48 ST 502	1620376				
19452811	ROBERT D MCINTOSH PRO	4901 48 ST 504	1620376				
19463201	OVATION CATERING	4901 48 ST LOW	1620376				
19690461	UPPER CUTS HAIR FASHI	4907 48 ST 4	1620365				
19004500	B & G ACCOUNTING AND	4909 48 ST	1620360				
19581195	SHAUNEY'S DINING & CO	4909 48 ST	1620360				
19693251	THE WARDROBE (1994) L	4909 48 ST	1620360				
19237004	GOSPEL BOOK N MUSIC 1	4909 48 ST	1620360				
19002536	ALTVATER & COMPANY	4909 48 ST 2ND	1620360				
19580959	SECRETARIAL SERVICES	4909 48 ST 2ND	1620360				
19000435	BRIAN ADAIR -LAWYER	4909 48 ST 3	1620360				
19121865	COMPUSOFT	4909 48 ST MAI	1620360				
19465480	PARKLAND REPORTING LT	4909 48 ST UPP	1620360				
19000410	ACCUPUNCTURE CLINIC	4917 48 ST	1620355				
19341460	HOMEFINDERS	4917 48 ST 24	1620355				
19004715	GLEN R BAILEY - PSYCH	4917 48 ST 25	1620355				
19123285	COUNSEL TECH CSLT LTD	4917 48 ST 26	1620355				
19121930	COMPUTER TRAINING CEN	4917 48 ST 34	1620355				
19570230	RECORDS TO THE RAFTER	4921 48 ST	1620345				
19580966	SEEKERS	4921 48 ST 206	1620210				
19006000	LES & NEIL'S CYLINDER	4925 48 ST	1620340				
19115155	CANYON SPORTSWEAR LTD	4927 48 ST	1620340				
19579875	SAMBUCA SAMS	5004 48 ST	1620070				
19458580	MONSIEUR WONGS	5004 48 ST	1620070				
19230689	EXCEL CAREER SERVICE	5015 48 ST	1622770				
19235940	GEM ENTERPRISES	5015 48 ST 4	1622770				

..... END REPORT

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.DATE 19 SEP 95 08:19:54 RID 42B 10 AUG 95 LIPKA

. BUS PROPRTY D001526

*ROLL # BUSINESS NAME BUSINESS ADDR ROLL #

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*****
19466991 PERSONEL TAX SERVICES 4809 48 AV 1620585
19580925 STUDIO SCOTT SCHOOL 0 4809 48 AV BMT 1620585
19235720 GATEWAY TRAVEL 4811 48 AV 1620585
19119416 CHARLIE 4819 48 AV 1620595
19581890 SIM & THORNE PROPERTY 4819 48 AV 1620595
19586000 SUTTON GROUP RED DEER 4819 48 AV 1620595
19582926 M SLAWINSKY PROFESION 4819 48 AV 1620595
19230015 ELECTROLYSIS CENTRE 4819 48 AV 1620595
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..... END REPORT

9369832 Rainbow Drycleaners 4815-48 Av
9345990 Karpa Psychotherapy Services 4805-48 Av
9233655 Jim Freeman Psychotherapist Ltd. 4805-48 Av
9692440 WNM Engineering Ltd. 4805 - 48 Av
9348152 Knight N Gayles 4913 - 48 St
9002275 Susan Allison 4919 - 48 St
9231440 Fantasy Shadows Tattoo 4924 - 50 St
9236655 Golden Dragon Restaurant 4916 - 50 St
9232751 A Floral Affair 4928 - 50 St
9003630 Artistry in Gold Design Studio Ltd. 4926 - 49 St
9005220 Bano Fashions 5007 - 50 Av
9230406 Eskimo Billiards 5127 - 50 Av
9689745 Underground Second Hand Store 5005 - 50 Av

Copy of letter and a copy of this list was sent to:

1. Towne Centre Association
2. Downtown Planning Commission
3. City Clerk
4. Director of Corporate Services
5. Assessment Supervisor
6. Tax Coordinator

NO. 2

DATE: October 25, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **FORMER CP RAIL YARDS**

At the Council meeting of September 25, 1995, the following resolution received Council approval:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Land and Economic Development Manager dated September 19, 1995, Re: Option to Purchase Former CP Rail Yards - Gelmon Corporation, hereby agrees to table consideration of the disposition of the former railway lands for thirty days to allow the Land and Economic Development Department time to review the costs associated with servicing the site with internal services and roads."

We have also attached a copy of the September 19, 1995 report dealing with the former CP rail yards.

Since the September 25 meeting of Council, we have developed some estimates of costs associated with two or three scenarios for future subdivision and disposition of the yard. As well, we have met with a group of industrial/commercial realtors and obtained their input into the marketing of this property. The topic has also been discussed with the Towne Centre Association and the Downtown Planning Process Committee. There have been several inquiries with respect to the property, which have led to letters of interest from three separate parties. In summary, we feel we have a good understanding of expert opinion on future development of the property, and a better feeling for the potential for marketing the land.

In accordance with the resolution of Council, we have developed three scenarios for the subdivision and servicing of the property. They are as follows:

- Option 1:** Sale as a single parcel with services to the property line.
- Option 2:** Subdivision of the site into smaller parcels, including internal servicing, complete with roads, underground services, etc.
- Option 3:** Marketing of the property on a condominium basis including underground services only. (Sketches of the conceptual layouts of the three options are attached).

Option 1 was used as the bench mark in determining the additional costs that would apply to servicing and subdividing the site. Option 1, in fact, was the layout as the site originally was optioned to the Gelmon Corporation for \$5.20/sq. ft. The total area of the site was 479,440 sq. ft., which would have resulted in a gross revenue to the City of \$2,493,088.

.../2

City Clerk
Page 2
October 25, 1995

The following assumptions were made in arriving at additional costs associated with both Option 2 and Option 3:

- a) Option 2 includes internal roads, which reduce the saleable area of the site by 74,745 sq. ft. The loss of revenue from this area is therefore added as a cost item.
- b) We have included in the costs 5% of the total investment for the marketing of the site.
- c) We have assumed it will take four years to market all of the property on the site, and we have therefore added holding costs. We have included a contingency amount of 5%.

Following is a brief estimate of costs associated with each of the three options:

1. **Option 1: Sell the site as one parcel with the developer responsible for all servicing costs from the property line.**

Sell 479,440 sq. ft. @ \$5.20 per sq. ft. **\$ 2,493,088**

2. **Option 2: Subdivide the site and provide all internal services including roads, electric light and power and underground services.**

Loss of area to roadways - (74,745 sq. ft. @ \$5.20 per sq. ft.)	\$ 388,674
Additional Servicing Costs	501,200
Additional Power Costs	100,000
Marketing @ 5% of investment	200,000
Interest on Holding Developed Land to Market	490,152
Contingency	200,000

Total Additional Costs **\$1,880,026**

Additional Costs per square foot (479,440 - 74,745 = 404,695)

$\$1,880,026 / 404,695 = \4.65 per sq. ft.

Selling Price Required to Net \$5.20 per sq. ft. -

$\$5.20 + \$4.65 = \underline{\underline{\$9.85 \text{ per sq. ft.}}}$

City Clerk
Page 3
October 26, 1995

3. **Option 3: Establish some parameters for a condominium development; install underground services but leave the remainder of the site as is, to facilitate the overall development.**

On Site Underground Servicing	\$ 185,200
Marketing @ 5%	125,000
Interest on Holding Developed Land to Market	418,705
Contingency	125,000

Total Additional Costs	\$853,905
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$\$853,905 / 479,440 \text{ sq. ft.} = \1.78 per sq. ft.

Selling Price Required to Net \$5.20 per sq. ft.
 $\$5.20 + \$1.78 = \underline{\$6.98 \text{ or } \$7 \text{ per sq. ft.}}$

INDUSTRY INPUT

Our meetings with representatives of the real estate industry provided us with the following information:

1. With one or perhaps two exceptions, those realtors interviewed saw no market for high density multi-family housing. Economics simply do not exist at this time. It is much cheaper to acquire existing apartment developments than it is to build new, and in the event new construction could be justified, it would not be considered on land of this high value. Depending on the type of development which occurs on the site, multi-family development was seen as a viable option some time in the future, adjacent to or nearby the site.
2. Hotel/motel development was also viewed as not being viable at this time. The occupancy rate on a monthly basis is some 6% to 11% below last year's figures, and well short of what is required in order to make new hotel development viable. In the event a new hotel could be justified, more appropriate sites probably exist within the community.
3. The realtors seem to be split between favouring selling the site as one parcel and splitting it up into a number of smaller sites. Those who favoured smaller sites cautioned the City however, to ensure that architectural controls would apply, in order to control any multi-development.

City Clerk
Page 4
October 26, 1995

4. Most professionals favoured and supported the idea of exploring further condominiumizing the site. They felt it would offer an opportunity for smaller developers to own a portion of the site and participate in the development. Again, it was pointed out that architectural controls would be absolutely essential for such a development. It was also indicated that in order for a condominium to fly, the City would likely have to remain in the picture as a facilitator, at least until such time as sufficient users were involved to form a condominium association for transfer of the site.

Following are our comments on the advantages and disadvantages of the three options:

Option 1

This is the same configuration as was originally optioned to the Gelmon Corporation. But in the five years that have passed since the original option was signed, some significant changes have occurred in the city. The Gaetz Plaza site has been conceived, received approval, gone into receivership, come out of receivership, and is now on the market and available for development. The potential for a large development on the southern boundary of the city, anchored by Costco, is a reality.

Both of these developments will be competing for the same tenants as would have considered locating on the former rail road lands. Depending on the user and the site selected, a parcel can be acquired in either of these two developments for \$1.50 to \$5.50 per sq. ft. In other words, the competition is intense and the likelihood of all three sites proceeding is extremely remote. We believe that the best the City could anticipate is a developer coming forward and requesting a further option on the site, to determine if it was viable for development.

Option 2

Subdivision of the site into a number of smaller parcels would require a front-end investment from the City, of an additional \$600,000. As well, additional costs would be incurred in marketing and holding the site. The price of almost \$10 per sq. ft. would again limit the potential users to those who see distinct advantages in being downtown as opposed to occupying a portion of one of the large developments to the south.

There are some advantages to subdividing the site but we believe in the end, that while the City might identify two or three users early on, the remainder of the site could well take several years to develop. One of the concerns expressed by the Towne Centre Association is that we would simply be moving the downtown area a couple of blocks west by relocating existing downtown occupants to a new site. This is a definite possibility, but there also might be some advantages accruing from such a shift.

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Option 3

This option offers some intriguing possibilities. Conceptually, a condominium development of this type would look no different than a multi-use Power Mall, with a number pads located throughout the acreage, all connected by a common parking lot. There would be no defined boundaries from the point of view of the consumer.

From the City's point of view, maintenance costs associated with the parking lot, etc., would be the responsibility of the condominium association - really no different than if one developer owned the entire site. From the tenants' point of view, it would give him the opportunity of acquiring a small portion of the site at costs which would be lower than would be the case if the site was subdivided. Of course, some internal servicing, such as electric light and power would have to occur and some legal technicalities worked out but in the end, there should be an advantage to the condominium owner.

A disadvantage to the City is the likelihood of a developer stepping forth and acquiring the site for development as a condominium is very remote. According to anyone we have talked with, the City would probably have to remain in the picture for two or three years, or until such time as enough users were in place to establish a condominium association and take over the project.

We must also investigate further the legal aspects of such a project, so that we are fully aware of our exposure and our responsibilities.

In the end, we believe this is an option well worth pursuing. Again, however, we may well be dealing with potential users who could conceivably be a part of a larger development to the south at a lower cost. As was the case with Option 2, the potential would exist for businesses which are presently located in the downtown to relocate onto this site.

A Fourth Option

We have also had one or two discussions with citizens who favour a more innovative or longer term approach to the development of this site. Driving this thinking is the fact that the City may well have one shot at putting together a downtown development which is innovative, exciting, and will attract development around it. That one shot may lie with the 11 acre former rail road lands - the largest land assembly available in the downtown. There have been suggestions that the City should do nothing for now, and evaluate the potential for future development.

A suggestion has been made that a theme should be developed, some common areas created in the form of park, with development surrounding it.

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Another suggestion would see the creation of a year-round permanent farmers' market as a core development, with boutique style retail surrounding it. Certainly, if the funds were available, a development of this type could form a catalyst for downtown revitalization. The potential would then exist for future periphery development surrounding the site, of high density housing, hotel/motel development, etc. The potential for this type of development has not been examined beyond the discussion stage and as a result, we have not even attempted to attach costs. But there is little doubt that there would be significant costs, and likely a large percentage of them would have to come from public funding.

SUMMARY

With the competition that exists, the development of this site will not be easy, nor will it occur quickly. Many of the potential users for this site are currently deferring decisions so that the various options can be evaluated. The two sites to the south of the city, offer formidable competition because of the pricing advantage. In order for the rail road land development to be viable, it must offer some advantage to a potential user. Perhaps the opportunity to own your own facility as part of a condominium development is that advantage. We think it is worth exploring further to determine what interests might exist. If commitments could be obtained from three or four users, representing 35% to 40% of the site, by spring of 1996, perhaps the project would be viable. In any event, further investment by the City could be deferred until such time as the interest was determined.

RECOMMENDATION

We would therefore recommend that Council authorize the Administration to work with the development and real estate industries for a period of up to six months, to identify the magnitude of interest in proceeding with a condominium project on the former rail road lands.

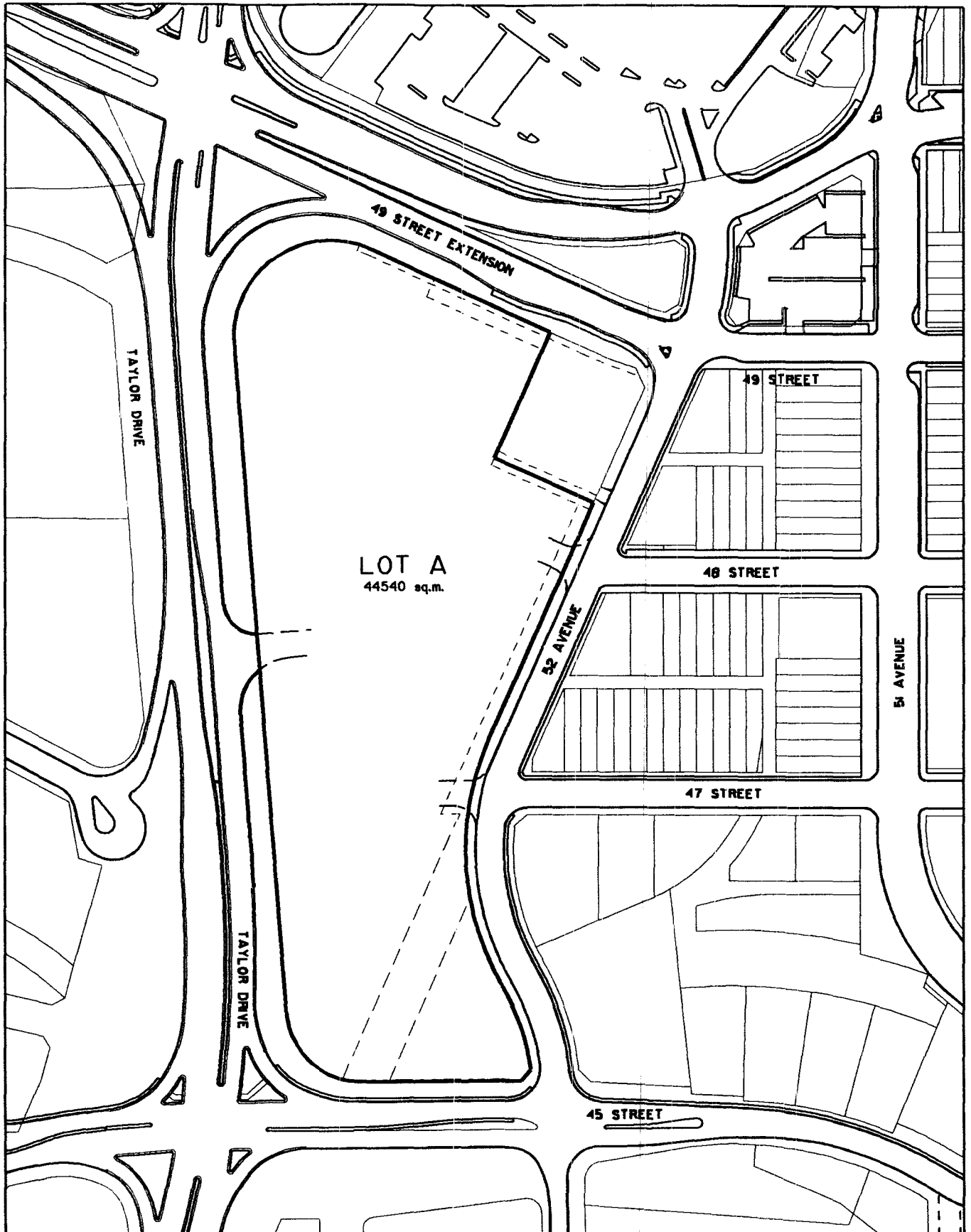


Alan V. Scott

AVS/mm

Att.

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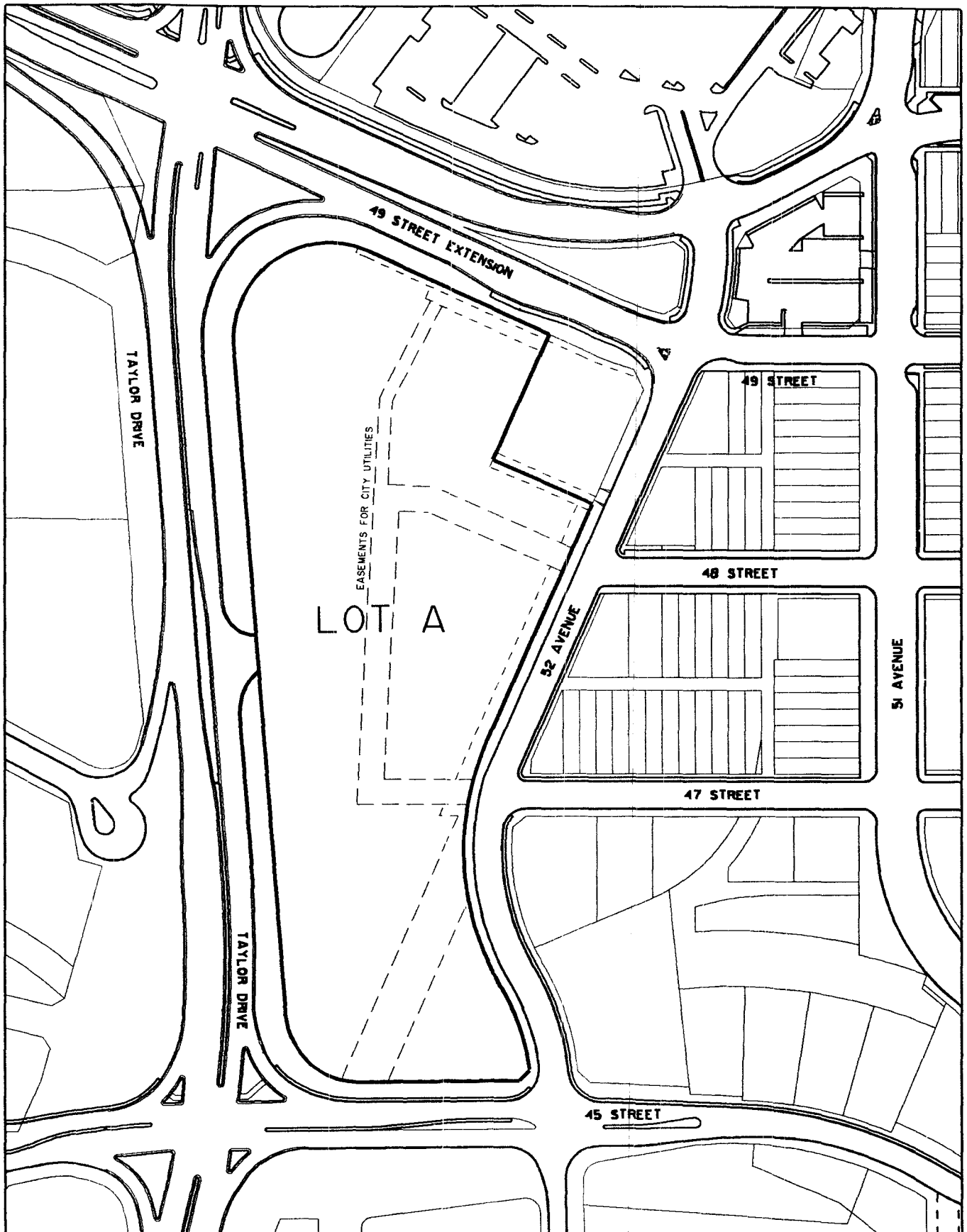
DOWNTOWN CPR PHASE TWO
RE-DEVELOPMENT PROPOSAL
OPTION NO. 1
(SIMILAR TO BOWER SHOPPING CENTRE)

OCTOBER 19 1995

SCALE 1:2500



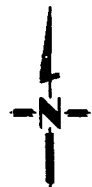
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DOWNTOWN CPR PHASE TWO
RE-DEVELOPMENT PROPOSAL
OPTION NO. **3**
(LARGE BLOCK MULTI-CONDOMINIUM BASIS)

OCTOBER 19 1995

SCALE 1:2500



COPY

DATE: September 19, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **OPTION TO PURCHASE FORMER CP RAIL YARDS -
GELMON CORPORATION**

Attached is a letter from the Gelmon Corporation, advising the City that they wish to decline exercising their option on that portion of the former CP Rail yards located to the south of Ross Street. The site consists of approximately 12 acres, and has been under option to the Gelmon Corporation since September 1990. The entire option period was until September 30, 1995.

With the Gelmon Corporation advising that they do not intend to exercise the option, the City must now make a decision with respect to the disposition of these lands. The two options available to the City are to re-advertise the site as one parcel of land and call for proposals for development. The second option would be to develop a plan of subdivision for the parcel, install the necessary internal services to service the subdivided area, and either call for proposals or make the individual parcels available on a first come basis.

Since the CP Rail yards were first vacated and the option and purchase agreement entered into with the Gelmon Corporation, circumstances attributable to property development have changed significantly in the Red Deer area. Price Costco has recently concluded a deal to acquire property adjacent to the city, in the County of Red Deer. The Price Costco site is a small portion of a much larger tract of commercially zoned land, which is now available for development. The Gaetz Plaza site, at the south end of Gaetz Avenue, which has been tied up legally for a number of months, has recently been cleared for development.

The likelihood of these two sites developing further, and attracting the type of users which would have previously considered locating on the railway lands, is, in my opinion, very high. As a result, the market for large land users has been accommodated by these other developments. Very simply, the opportunity to sell the remaining 12 acre site as one parcel to an end user is extremely remote. If the site is advertised as one parcel, I believe the only proposals that will be received from the city will be from developers who wish to enter into an option arrangement of six months or longer, in an effort to attract potential customers to the site.

The second option is to develop an overall subdivision for the 12 acres, which would allow a number of smaller uses, similar in size to the McDonald's pad, which had been subdivided from the larger site previously. This would require some time for design and, if accepted, an investment by the City in the construction of underground services and roadways to service the site.

City Clerk
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The potential for sales of the smaller parcels is much higher, but on the other hand, there would be some major costs incurred in servicing the site, and some form of marketing the parcels would have to be undertaken. The City may not have the resources available to undertake a marketing program on their own, and may be well advised to consider entering into some agreement with the private sector to market the parcels.

The City may also wish to consider looking at an overall subdivision of this larger railway parcel in conjunction with the parcel to the east, known as the Windsor Parking Lot. Over the years, this specific site has commanded a great deal of interest and, today, we continue to receive calls from developers interested in acquiring the site. The opportunity may well exist to market the Windsor Parking Lot site for redevelopment, and relocate the parking from that location to the former railway lands. The Windsor site, on a square foot basis, is probably worth significantly more than any parcel of a similar size within the former railway lands.

The added advantage of subdividing this site into smaller parcels, or at least developing it in such a way that smaller parcels could be subdivided as required, is that local business people would then have an opportunity of acquiring a site within the area for development. The likelihood of a local developer being interested in the total site is, in my view, quite remote.

RECOMMENDATION

The Land and Economic Development Department recommends that Council table a decision with respect to the disposition of the former railway lands, until such time as we have had an opportunity of reviewing costs associated with servicing the site with internal services and roads. We feel a preliminary estimate of this work could be completed within the next 30 days and, within that time frame, we believe we will have a much better idea of the interest which exists in development of this land.

Respectfully submitted,



Alan V. Scott

AVS/mm

DATE: OCTOBER 17, 1995
TO: MAYOR & CITY COUNCIL
FROM: DOWNTOWN PLANNING COMMITTEE
RE: **DEVELOPMENT OF THE DOWNTOWN RAIL LANDS.**

The Downtown Planning Committee is pleased that the balance of the downtown rail land is no longer encumbered by an Option to Purchase as this now heralds a new opportunity for the downtown to move forward in these challenging times. Therefore, we feel that two vital issues need to be addressed.

Firstly, the Downtown Planning Committee is concerned that at least equal effort be put forward in marketing the existing downtown core to ensure its growth and not simply to develop a "new downtown" on the rail lands. Development of the former rail lands should not occur at the expense of, or in competition with the existing downtown. Our Committee is actively pursuing the generation of ideas and means to effectively market the 4900 Block (former Bay/Zellers buildings) through a recently established Mayor's Task Force. We would not wish to see the potential redevelopment of the 4900 Block evaporate due to untimely development of the vacant rail lands.

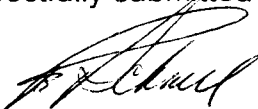
Secondly, since the market has not supported the efforts of the previous developer in the development of a "major mall" or comprehensive large scale project on the rail lands, we do not see the market being aggressive in this type of investment. As a result, we urge Council to request proposals from the private sector for development of the rail lands without any pre-conceived direction from the City.

The Downtown Planning Committee feels strongly that many creative ideas exist in the private sector, and therefore it is critical that The City not accept just any proposal for short term gain. Sustainable development of the rail lands represent an innovative opportunity for the long term benefit of this community. "Sustainable development" means choices that will not generate future problems or limitations to growth.

There may be interim uses that The City would find acceptable that would provide some revenue from the vacant lands pending receipt of redevelopment proposals, i.e. a Par 3 Golf Course.

Since the downtown rail lands are presently unencumbered - public facilities, green spaces, public venues, the private sector, housing, arts and entertainment - are all components of a vital and successful downtown.

Respectfully submitted



COUNCILLOR BOB SCHNELL
Chairman
Downtown Planning Committee



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340-TOWN (8696) • FAX (403) 340-8699 •

October 23rd, 1995

CITY COUNCIL

City Of Red Deer

RE: Rail Property

Dear Mayor and Council,

The Association is encouraged by the fact that the rail property is no longer encumbered by an option to purchase, re-establishing a variety of options and opportunities in the core area.

We would strongly encourage Council not to rush into any major decisions regarding development of this site. We feel that the private sector is the best source for generating a list of what kinds of developments could be successful on this property. Their decisions are based on all market details, not simply the availability of the land.

At the same time, Council must be assured that a comprehensive development will not be compromised by the subdividing of property in a piece meal fashion. Several small lots could be an effective option, so long as complete and clearly defined architectural control ensures that no orphaned land will occur, and that the completed site will be consistent and comprehensive in both architecture and use.

We see no need to rush into a decision on these lands, unless an exemplary, comprehensive proposal is received from the private sector.

A variety of interim uses may exist on purely a land lease basis, as has occurred in downtown Chicago, where a par 3 golf course was developed on recovered warehousing property. This development has become one of the major anchor draws for downtown Chicago.

We see the rail land as the last major consolidated site in the core for many years, and as a result prefer a long term solution approach as compared to the short term gain approach. At the same time, we are concerned that if this land is developed incorrectly from a planning view, or too quickly, the problems with the Bay, Zellers, and other sites will be with us for a very long time.

It is vital that the rail property represents growth of the downtown, not simply creation of a new downtown. The costs
(cont'd)

association with rehabilitating an existing core, as compared to new raw land development, are significantly higher, and the tasks significantly more difficult to accomplish.

Thank you for your attention to our concerns.

Sincerely yours,
Towne Centre Association

A handwritten signature in black ink, appearing to read 'John P. Ferguson', with a stylized flourish at the end.

John P. Ferguson, General Manager.

COMMENTS:

We concur with the recommendation of the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE


DATE: November 7, 1995
TO: Land & Economic Development Manager
FROM: City Clerk
RE: FORMER CP RAIL LANDS

At the Council Meeting of November 6, 1995, consideration was given to your report dated October 25, 1995 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 October 25, 1995, Re: Former CP Rail yards, hereby authorizes the City Administration to work with the development and real estate industries for a period of up to twelve months, to identify the magnitude of interest in proceeding with a condominium project on the former railway lands, and as presented to Council November 6, 1995."

In addition to the above, Council generally agreed that the erection of a sign be considered advertising the site available for development.

The decision of Council in this instance is submitted for your information and appropriate action. I look forward to your report being presented back to Council in approximately twelve months.


KELLY KLOSS
City Clerk

/fm

cc. Director of Development Services
Director of Community Services
Principal Planner
City Assessor

NO. 3

DATE: October 23, 1995
TO: City Clerk
FROM: E. L. & P. Manager
RE: Review of City of Red Deer Electrical Rates/
Utility Bylaw Amendment 2960/C-95

At the Council meeting of August 28, 1995, first reading was given to Utility Bylaw Amendment 2960/C-95. After first reading work commenced on the major Utility Billing Program changes necessary due to the complete change in the rate structure. This program work has now been completed and the Bylaw Amendment is being submitted for second and third readings with an intended November 15, 1995 implementation date.

Together with the necessary Billing Program changes, several changes were also made to the utility bill itself to provide the customer with more complete data and increased ease in making monthly billing comparisons. These changes include:

- breakdown of electricity charge into consumption and demand components.
- bar graph presentation of monthly water consumption for the past 24 months.
- bar graph presentation of electrical consumption for the past 24 months where only consumption is measured.
- bar graph presentation for the past 12 months for electrical consumption and electrical demand where both components are metered and billed.
- bar graphs will indicate if consumption was based on an actual reading or an estimate.
- the cost of water and electricity usage on a daily basis for the last month will be shown.

Council will recall that the electrical rates within the Bylaw Amendment 1960/C-95 which received first reading resulted in:

- a reduction of \$1,951,000 in the annual E. L. & P. Department revenue of which \$114,000 is a reduction in residential revenue and \$1,837,000 is a reduction in commercial revenue.
- an overall average consumer cost decrease of 5.5%.

City Clerk
Page 2
October 23, 1995

- actual rate class changes of:

- E61 Residential at an average 1.0% decrease except for 2.1% of consumers with the highest consumption who experience a maximum increase of 0.9%.
- E63 General Service (small commercial billed on energy only) at an average 19.2% decrease with all customers likely seeing a decrease.
- E64 General Service (large commercial billed on energy and demand) at an average 2.0% decrease with the low load factor (ie. ratio of average load to maximum load) customers experiencing an increase and high load factor customers experiencing a decrease.
- E78 Large General Service/Industrial (large commercial served at 25 kV and billed on energy and demand) at an average 5.7% decrease with the low load factor (ie ratio of average load to maximum load) customers experiencing an increase and high load factor customers experiencing a decrease.

RECOMMENDATION

It is recommended that Council give the final two readings to Utility Bylaw Amendment 2960/C-95 to implement revised E. L. & P. rates effective for all electrical bills mailed on or after November 15, 1995 based on estimated or actual consumption.



A. Roth,
Manager

AR/jjd

p.c. Director of Development Services
Director of Corporate Services

DATE: October 30, 1995
TO: City Council
FROM: City Clerk
**RE: REVIEW OF CITY OF RED DEER ELECTRICAL RATES/UTILITY BYLAW
AMENDMENT 2960/C-95**

In the Bylaw section of the Agenda, Utility Bylaw Amendment 2960/C-95 is included for your information.

The E.L. & P. Manager has requested that portions of the Bylaw be amended to clarify the "Effective Date" sections. The specific changes required are as follows:

- a) That Section 2 of the Bylaw be deleted and the following Section 2 substituted in its place:

2 This amendment will be effective for all bills mailed on and after November 15, 1995, based on estimated or actual consumption;

- b) That the following words on page 1 of Schedule C be deleted:


"effective for all consumption, estimated or actual, on and after November 15, 1995";

and the following words substituted therefore:

"effective for all bills mailed on and after November 15, 1995, based on estimated or actual consumption.".

RECOMMENDATION

1. That Council pass a resolution amending Bylaw 2960/C-95 in accordance with the above;
2. That following the above resolution, Bylaw 2960/C-95 be given second and third readings.



KELLY KLOSS
City Clerk

DATE: August 18, 1995
TO: City Clerk
FROM: E. L. & P. Manager
RE: Review of City of Red Deer Electrical Rates

The following resolution was passed by Council on November 7, 1994:

"Resolved that Council of the City of Red Deer hereby agrees that a review of the rate structure contained in the Electrical Utility Bylaw be conducted"

1. PURPOSE OF REVIEW

There are several reasons for conducting such a rate review which include:

- a) A comprehensive rate review has not been conducted for at least 20 years. During this period adjustments have always been made on an "across-the-board" basis. While this method is simple and perceived to be fair and equitable it does introduce some distortions between customer rate classes which should be corrected periodically.
- b) Certain of our rates or the rate structures are not competitive with other utilities. This is particularly true for large loads with high load factors (ie. the ratio of average load to maximum load). These loads are extremely desirable and economically beneficial to an electric utility and, hence, to its entire customer base. As the Alberta electric utility industry enters into a new era on January 1, 1996, competition will become an increasingly more important issue.
- c) The existing rate structure is overly complicated. Simplifying the rate structure will provide better customer understanding and reduce billing administration complexity.
- d) There is a need to have rates more directly related to the load factor (ie. the ratio of average load to maximum load). This will enable the demand and energy components of cost to be more equitably recovered.
- e) There is a need to give commercial customers on a demand rate (the larger customers) a clear indication of both their demand and energy costs to enable them to make intelligent decisions on lowering their costs through demand control, efficiency and conservation initiatives.

City Clerk
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August 18, 1995

2. REVIEW PROCESS AND CRITERION

2.1 CONSULTANT

A comprehensive rate review is a very time consuming process which requires some special expertise. The E. L. & P. Department therefore engaged the services of Robert L. Bruggeman Regulatory Consulting Ltd. to direct the study. Mr. Bruggeman has been involved with us for several years with respect to our intervention before the Public Utilities Board and is very knowledgeable in this area.

2.2 COUNCILLOR PARTICIPATION

When Council first discussed the rate review in November 1994, Councillors Hull and Pimm expressed an interest to be involved in the study process. They both made themselves available during the review process and their participation and contributions were valuable, well directed, and characterized by the understanding and flexibility which enabled achievement of the consensus proposal outlined in this report.

2.3 RATE DESIGN CRITERIA

Rate design is a complex and often frustrating process which can have a number of its many aspects debated endlessly. On Attachment 1 are listed the criteria originally outlined by Dr. James Bonbright who is a well recognized and respected expert in this field. Every attempt has been made to apply these criteria in the design of the proposed rates. It should be noted that one specific criterion is not necessarily more important than any other and most often a compromise position is the best that can be achieved.

3. RESULTS AND PROPOSALS

3.1 COST OF SERVICE STUDY

Three of the rate design criteria suggest that the cost of service and the revenue requirement should be recovered without undue discrimination. Accomplishing this requires the utility to conduct a fully distributed Cost of Service Study which allocates and assigns the utility's total costs to each specific rate class.

In this rate review a Cost of Service Study was completed for the test year of 1993 which was the most recent year for which complete revenue and cost figures were available when the study commenced. The 1993 data was adjusted to the extent possible to account for the change in the demand billing method which was implemented in October 1994. It should be noted that the billing system does not enable a complete adjustment to be made and tested.

City Clerk
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August 18, 1995

The result of this study indicated that the General Service rates (commercial), particularly Rate 63, should have a significant downward adjustment.

3.2 COMPETITIVE RATES RELATIVE TO OTHER UTILITIES

One of the rate design criteria addresses the issue of competition from customer alternatives. Our electrical rates are often compared with those of other utilities by those who may be considering Red Deer as one of several possible alternative sites. Also, as the electric utility industry in Alberta moves towards an increasingly competitive market, it is imperative that our electric rates are competitive to enhance and contribute towards the Red Deer advantage.

The review reveals that our Residential rate is very favourable. However, there should be a downward adjustment in the General Service (commercial) rates at certain load factors (i.e. the ratio of average load to maximum load). This is particularly necessary for large loads with high load factors.

3.3 PROPOSED CHANGES

Based on the above noted rate design criteria and study results, it is proposed that a major change be made to both the rates and the rate structure.

The proposed changes will result in an overall annual revenue reduction of 5.5%. This revenue reduction can only be achieved through a reduction of \$2 million in the annual E.L.& P. operating surplus. In a separate report, the Director of Corporate Services will comment on the implications to the overall Municipal financial position of this proposed reduction in the E.L.& P. annual surplus.

While the overall proposed revenue decrease is 5.5%, the decrease for each of the four E.L.& P. rate classes will be different as indicated below:

<u>RATE CLASS</u>	<u>TOTAL COSTS</u> (\$000's)	<u>EXISTING REVENUES</u> (\$000's)	<u>PROPOSED REVENUES</u> (\$000's)	<u>REVENUE CHANGE</u> (\$000's)	<u>RATE CHANGE</u> (%)
61	13,307	11,375	11,261	(114)	(1.00)
63	4,060	6,589	5,324	(1,265)	(19.20)
64	10,328	11,693	11,459	(234)	(2.00)
78 (1)	<u>5,853</u>	<u>5,925</u>	<u>5,587</u>	<u>(338)</u>	<u>(5.70)</u>
	33,548 (2)	35,582	33,631 (3)	(1,951)	(5.48)

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Notes to above Table:

All figures are 1993 data adjusted for the change in demand billing method in October 1994.

- (1) Rate Class 78 is a proposed new class which combines the existing Rate Classes 76 and 77.
- (2) Net of the \$2 million reduction in surplus which is the equivalent of identical reduction in cost.
- (3) Does not balance exactly with the total costs due to the adjustment made for the change to the demand billing method made in October 1994.

The proposed rates provide a reduction to every rate class when considering the total revenue collected from each rate class. However, every customer in the rate class may not experience an annual cost reduction and some will, in fact, see an annual cost increase. Further, the rate change for every customer within the rate class will not be identical. Attachment 3 compares the monthly cost at the existing and proposed rates for the various rate classes of various loads.

In the Residential rate class 61, all but 471 customers out of a total of 22,625 will experience a decrease in their annual cost. The 2.1% of the total customers in the rate class who receive an increase represent the very large residential users who consume in excess of a monthly average of 1300 KWH. To put some perspective on this consumption, in 1994 the average monthly consumption by residential users was 550 KWH and a typical family unit might consume about 750 KWH monthly. The rate design criteria of easy to understand rates, the promotion of efficient use, and discouragement of wasteful use are the major reasons for some customers in this rate class experiencing an increase.

The average monthly residential cost changes for Residential rate class 61 customers will be as follows (including the 4.0% Income Tax Rebate):

<u>Average Monthly Consumption</u>	<u>Existing Monthly Cost</u>	<u>Proposed Monthly Cost</u>	<u>Change</u>
300 KWH	\$28.79	\$28.28	-1.8%
550 KWH	\$41.15	\$40.78	-0.9%
750 KWH	\$51.03	\$50.78	-0.5%
1300 KWH	\$78.23	\$78.30	+0.1%
7385 KWH (highest)	\$379.07	\$382.64	+0.9%

General Service rate class 63 will most likely see all customers experience a decrease in their annual electricity cost. This Rate Class is the one which most of the rate design criteria suggest should have a significant rate reduction.

City Clerk
Page 5
August 18, 1995

In the General Service rate classes 64 and 78 where demand meters are used, those customers with low load factors (i.e. ratio of average load to maximum load) will experience an increase in costs while those with high load factors will experience a cost reduction. This recognizes that the cost of serving a high load factor load is less. As well, for the desirable large load with a high load factor, the pressure of competition from alternate suppliers was a major concern.

The proposed rate structure combines existing rate classes 76 and 77 into a new class 78. The latter two classes are served at the high voltage levels of 4KV and 25 KV respectively and the customers provide and maintain their own transformers and switching equipment. Rate 76 is no longer available as we no longer extend the 4KV system or add capacity to it. A new rate class was assigned to maintain a clear historical relationship between revenues and rate classes.

Attachment 2 is the proposed rates.

3.4 COST COMPARISON WITH OTHER UTILITIES

Attachment 3 provides a cost comparison of the existing and proposed Red Deer rates with those of other Alberta utilities. It is impossible to prepare a single "one-line" comparison for all rate classes due to the differences in utility rate structures which have changes at different consumption levels and load factors. The proposed Red Deer rates, in general, compare favourably with the other Alberta utilities.

3.5 GENERAL COMMENTS

Rate design is not an exact science and requires a balance to be struck between what often are conflicting design criteria. Design criteria can also not be given a fixed priority ranking which will be appropriate for all rate classes. In this review process some major changes have been proposed which are not ideal but recognize that major changes should, and often for financial reasons must, be made gradually.

What is being proposed has been reviewed from a wide variety of perspectives ranging from a detailed Cost of Service Study to perception of customer attitudes and acceptance of the changes. In balance, it is my opinion that the proposed changes result in fair and equitable rates to all customers given the magnitude of the changes which include a major revision to the rate structures themselves.

It should be noted that the existing billing system did not easily provide the detailed level of data desired nor the ability to test the proposed changes as thoroughly as one might expect. However, sufficient tests and checks have been made to provide adequate assurance that the financial outcome will be as expected.

City Clerk
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4. BILLING SYSTEM CHANGES

4.1 PROJECT COST AND RESOURCES

The proposed changes represent some major changes to the structure of the rates which entail a considerable amount of computer programming changes. The required work has been discussed with the Information Technology Services Manager and it is recommended that the Consultant who originally designed the billing system should be engaged to make the changes at an estimated cost of \$17,000 which would be paid by E.L. & P. The Information Technology Services Department is extremely busy with the new Information System Project and is not sufficiently familiar with the billing program to efficiently make changes of the magnitude required.

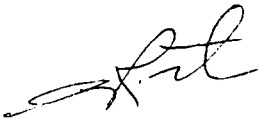
Based on the size of the changes and the Consultant's schedule, the earliest implementation date for the proposed rates would be early October 1995.

4.2 APPROVAL OF PROPOSED CHANGES

A bylaw revision, with specific effective dates, will be necessary to implement any revised rates. However, there is considerable billing system work to be done and the completion date for this work is not definite. To enable the programming work to proceed and to avoid any costly revision to the work after the bylaw is presented and discussed by Council, it would be desirable to have Council give approval in principle to the proposed changes or provide some rather specific guidelines for changes at this time.

5. RECOMMENDATION

It is recommended that Council give approval in principle to the proposed E.L. & P. rates as detailed in Attachment 2 with the understanding that the Administration will present the necessary bylaw revision documents to Council for final approval once the effective date for the new rates is known.



A. Roth Manager
E.L. & P. Department

AR/tmp

cc: Director of Development Services
Director of Corporate Services

Attachments

CITY OF RED DEER
ELECTRIC LIGHT AND POWER

PROPOSED RATE DESIGN

1. GENERAL

The following rate design criteria were originally outlined by Dr. James Bonbright and have generally been accepted in Alberta and other jurisdictions across North America:

- a) Recovery of the total revenue requirement
- b) Recognition of the level and structure of existing rates and their historical development. Any major changes should be gradual.
- c) Recognition of the value of service, specifically competition from alternate energy sources or customer alternatives.
- d) Recovery of cost-of-service
- e) Comparability with rate structures, levels and policies of other utilities.
- f) Avoidance of undue discrimination.
- g) Promotion of efficient use and discouragement of wasteful use.
- h) Promote ease of understanding and acceptance by customers and ease of administration/economy of billing.

These criteria are often conflicting, for example, ease of understanding does not always conform to the principle of service at cost. Therefore, it is often necessary to compromise between competing rate design criteria or objectives.

The rates should be viewed as an integrated or interactive package; changes to any of the rates will affect the other rates.

SCHEDULE "C"**RESIDENTIAL RATE 61**

Applies to all residential premises served by a single meter which contains not more than two dwelling units.

Service Charge	\$8.35 per month
Energy Charge - First 150 kWh per month	\$0.0886 per kWh
- over 150 kWh per month	\$0.0521 per kWh
Minimum Charge	\$8.35 per month

GENERAL SERVICE RATE 63

Applies to non-residential consumers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA of Demand is less than 50kVA. If the kVA of demand exceeds 50kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA of Demand.

Service to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
 120/208Y Volts, network, 3 wire;
 120/209Y Volts, three phase, 4 wire;
 347/600Y Volts, three phase, 4 wire;

Rates:

Service Charge	\$9.58 per month
First 2025 kWh per month	\$0.1090 per kWh
All additional kWh per month	\$0.0636 per kWh
Minimum Charge	\$9.58 per month

SCHEDULE "C"**GENERAL SERVICE RATE 64**

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA of Demand is 50 kVA or greater.

Rates:

Demand Charge:

\$5.50/kVA of Billing Demand per month

Energy Charge:

First 350 kWh/kVA of Billing Demand	\$0.0528/kWh
-------------------------------------	--------------

Over 350 kWh/kVA of Billing Demand	\$0.0250/kWh
------------------------------------	--------------

Minimum Charge:	\$5.50/kVA of Billing Demand
-----------------	------------------------------

LARGE GENERAL SERVICE/INDUSTRIAL RATE 78

Applies where 4,160 volt or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA of Demand is not less than 1000 kVA.

Rates:

Demand Charge:

\$5.50/kVA of Billing Demand per month

Energy Charge:

First 350 kWh/kVA of Billing Demand	\$0.0448/kWh
-------------------------------------	--------------

Over 350 kWh/kVA of Billing Demand	\$0.0250/kWh
------------------------------------	--------------

Primary Service Credit: \$0.50/kVA of Billing Demand per month

The primary service credit is applicable to all customers served on Rates 76 and 77 as of (New Bylaw Date) and to all subsequent customers on Rate 78.

Minimum Charge: \$5.50 per kVA of billing Demand less \$0.50 per kVA Primary Service Credit.

Schedule 5.1

RESIDENTIAL RATE 61 MONTHLY BILLING COMPARISON

	<u>Consumption (kWh) (1)</u>				
	<u>300</u>	<u>500</u>	<u>700</u>	<u>1000</u>	<u>1300</u>
Red Deer (exist)	29.99	40.29	50.59	66.04	81.49
(prop)	<u>29.45</u>	<u>39.87</u>	<u>50.29</u>	<u>65.92</u>	<u>81.49</u>
(change)	(0.54)	(0.42)	(0.30)	(0.12)	0.00
Edmonton	28.36	41.72	55.08	75.12	95.16
Calgary	27.19	39.47	51.75	70.17	88.59
Lethbridge	29.30	43.54	57.78	79.14	100.05
Medicine Hat	17.40	26.20	35.00	48.20	61.40
TransAlta	34.64	49.80	64.96	87.70	110.44
Alberta Power	36.18	51.98	67.77	91.46	109.66
Average (2)	31.13	45.30	59.47	80.72	100.78
Average (3)	28.84	42.12	55.39	75.30	94.22

(1) 1993 average for Red Deer was 550 kWh per month

(2) All utilities excluding Red Deer/Medicine Hat

(3) All utilities excluding Red Deer

Schedule 5.2

SMALL GENERAL SERVICE RATE 63 MONTHLY BILLING COMPARISON

	Load (kW)	5	10	20	50
LF (1)					
20%	Red Deer (exist)	136.43	225.06	346.99	608.04
	(prop)	89.15	168.72	287.23	565.80
	Edmonton	82.90	151.42	285.74	687.60
	Calgary	82.09	151.73	291.02	697.40
	Lethbridge	93.56	187.11	374.23	935.55
	Medicine Hat	60.28	103.86	191.02	651.01
	TransAlta	92.39	184.78	369.56	923.90
	Alberta Power	79.52	159.03	318.07	795.16
30%	Red Deer (exist)	180.75	303.48	434.01	825.57
	(prop)	128.94	240.80	380.08	797.93
	Edmonton	117.84	218.58	420.06	1019.75
	Calgary	116.91	221.38	430.30	982.87
	Medicine Hat	82.07	147.44	278.19	775.11
	TransAlta	120.54	241.08	482.16	1205.40
	Alberta Power	104.45	208.90	417.82	1044.54
40%	Red Deer (exist)	225.06	346.99	521.02	1043.12
	(prop)	168.72	287.23	472.94	1030.08
	Edmonton	151.42	285.74	554.38	1351.90
	Calgary	151.73	291.02	547.95	982.86
	Medicine Hat	103.86	191.02	369.70	899.21
	TransAlta	132.22	264.44	528.88	1322.20
	Alberta Power	117.48	234.97	469.94	1174.85

Note: Typical Small General service is 10-12 kW & 30% LF

<u>Energy</u> (kWh)	<u>Revenue @</u> <u>Existing</u> (£)	<u>Revenue @</u> <u>Proposed</u> (£)	<u>Increase/</u> <u>(Decrease)</u> (%)
1,000	169.21	118.58	(29.92)
5,000	470.96	419.52	(10.92)
10,000	768.96	737.52	(4.09)
15,000	1066.96	1055.52	(1.07)
18,000 (2)	1246.03	1246.31	0.02

(1) LF is load factor or ratio of average/peak load, typical small general service LF is about 30%

(2) Largest Rate 63 customer is approximately 18,000 kWh per month

Schedule 5.3

GENERAL SERVICE RATE 64 MONTHLY BILLING COMPARISON

Load (kVA)		50	150	500
Load Factor				
20%	Red Deer (exist)	\$573	\$1718	\$5725
	(prop)	622	1866	6219
	Edmonton	621	1817	6002
	Calgary	631	1786	5778
	Lethbridge	842	2186	6471
	Medicine Hat	588	1729	5726
	TransAlta (R290)	832	2568	8560
	Alberta Power (R21)	716	2147	7157
40%	Red Deer (exist)	938	2815	9385
	(prop)	969	2906	9688
	Edmonton	1219	3422	10773
	Calgary	1109	2942	9359
	Lethbridge	1287	3160	9716
	Medicine Hat	811	2399	7959
	TransAlta (R790)	1049	3147	10490
	Alberta Power (R31)	1064	3192	10639
60%	Red Deer (exist)	1304	3913	13044
	(prop)	1254	3763	12542
	Edmonton	1657	4427	13954
	Calgary	1295	3502	11225
	Lethbridge	1611	4134	12962
	Medicine Hat	1034	3070	10193
	TransAlta (R790)	1163	3489	11630
	Alberta Power (R31)	1189	3568	11893
80%	Red Deer (exist)	1670	5011	16704
	(prop)	1419	4255	14185
	Edmonton	1992	5432	15859
	Calgary	1482	4062	13091
	Lethbridge	1936	5107	16207
	Medicine Hat	1258	3740	12427
	TransAlta (R790)	1354	4062	13541
	Alberta power (R31)	1390	4171	13904

Note: Typical Rate 64 customer is about 160 kVA & 40% LF
and assumes a 90% Power Factor

Schedule 5.4

LARGE GENERAL SERVICE/INDUSTRIAL RATE 78 MONTHLY BILLING
COMPARISON

		Load (kVA)	100	300	1000	2000
Load Factor						
20%	Red Deer (exist)		1,043	3,129	10,229	20,457
	(prop)		1,089	3,266	10,887	21,773
	Edmonton		1,144	3,387	11,235	22,446
	Calgary		1,161	3,340	10,964	21,856
	Lethbridge		1,525	3,875	12,101	23,852
	Medicine Hat		1,158	3,442	8,127	16,237
	TransAlta (R290)		1,627	4,881	16,270	32,540
	Alta Power (R21)		1,384	4,152	13,840	27,681
40%	Red Deer (exist)		1,720	5,159	16,759	33,518
	(prop)		1,677	5,032	16,773	33,547
	Edmonton		2,295	6,125	20,507	39,287
	Calgary		1,934	5,436	17,692	35,200
	Lethbridge		2,174	5,823	18,194	36,388
	Medicine Hat		1,605	4,782	11,057	22,098
	TransAlta (R790)		2,062	6,186	19,280	36,884
	Alta Power (R31)		2,080	6,241	20,061	39,193
60%	Red Deer (exist)		2,397	7,190	23,289	46,579
	(prop)		2,179	6,536	21,785	43,570
	Edmonton		2,890	8,129	24,481	46,905
	Calgary		2,291	6,505	21,256	42,328
	Lethbridge		2,823	7,770	21,571	43,142
	Medicine Hat		2,052	6,123	13,987	27,958
	TransAlta (R790)		2,290	6,871	21,563	41,451
	Alta Power (R31)		2,331	6,994	22,570	44,210
90%	Red Deer (exist)		3,412	10,234	33,086	66,171
	(prop)		2,671	8,014	26,712	53,425
	Edmonton		3,892	10,272	30,166	58,274
	Calgary		2,825	8,109	26,601	53,020
	Lethbridge		3,797	10,691	26,636	53,273
	Medicine Hat		2,722	8,133	18,383	36,749
	TransAlta (R790)		2,568	7,705	24,342	47,009
	Alta Power (R31)		2,641	7,925	25,674	50,418

Note: Typical Rate 76 customer is about 250 kVA & 34% LF
 Typical Rate 77 customer is about 1100 kVA & 42% LF
 The Billing Comparisons assume a 90% Power Factor

DATE: August 18, 1995
TO: City Clerk
FROM: Director of Corporate Services
RE: REVIEW OF CITY OF RED DEER ELECTRICAL RATES

The report proposes reducing the E. L. & P. Utility revenues by \$2 million if the new rate structure is implemented.

There are sufficient funds available in the utility to make the \$2 million reduction and still meet the commitments budgeted by the utility for the next five years.



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

AW/jt

f:\d\o\alan\memos\elecrate.clk

COMMENTS: - August 28, 1995

The report of the E.L. & P. Manager is recommending Electric Utility rate changes resulting from a comprehensive rate review. Such a comprehensive review has not been undertaken for at least 20 years. The review was necessitated by the need to:

- be competitive with other utilities
- simplify the rate structure
- establish more equity between rate classes

The new rates would result in a reduction of 5.5% or \$2 million in electric utility revenue. The bulk of the rate reduction is for the small commercial customers in rate 63. Other customer groups as a whole will receive a reduction but some customers within these groups may experience an increase. Most residential customers, as an example, will receive a small reduction but 2% of the residential customers, that are the highest consumers in the residential group, would experience a small increase.

The electric utility has been running a surplus with the anticipation it would be reduced once a new rate schedule was approved. As a result, the \$2 million projected loss of revenue should not require a change in the five year capital budget approved by Council.

It is recommended that Council give first reading to a Bylaw to approve the recommended rates. This will give direction to amend the Utility Billing program for the new rates. Once this has been completed, Council will be asked to give second and third reading to the bylaw. At that time the implementation date would be known and the Bylaw amended. It is expected the implementation date for the new rates would be sometime in October or November of 1995.

"A. WILCOCK"
Acting City Manager

COMMENTS:

We concur with the recommendation of the E.L. & P. Manager. For the benefit of new members of Council, the original report is attached for information.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: November 7, 1995

TO: E.L. & P. Manager

FROM: City Clerk

**RE: REVIEW OF CITY OF RED DEER ELECTRICAL RATES/UTILITY BYLAW
AMENDMENT 2960/C-95**

FILE

At the Council Meeting of November 6, 1995, consideration was given to your report dated October 23, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that Utility Bylaw Amendment 2960/C-95 be amended as follows:

a) That Section 2 of the Bylaw be deleted and the following Section 2 substituted in its place:

2 This amendment will be effective for all bills mailed on and after November 15, 1995, based on estimated or actual consumption;

b) That the following words on page 1 of Schedule C be deleted:

'effective for all consumption, estimated or actual, on and after November 15, 1995';

and the following substituted therefore:

'effective for all bills mailed on and after November 15, 1995, based on estimated or actual consumption';

and as presented to Council November 6, 1995."

Subsequent to the passage of the above resolution, Utility Bylaw Amendment 2960/C-95 as amended, was given second and third readings, a copy of which is attached hereto.

I trust you will find this satisfactory.


KELLY KLOSS
City Clerk

cc. Director of Development Services
Director of Corporate Services
Utility Billing Supervisor

P U B L I C H E A R I N G SNO. 1

DATE: October 26, 1995

TO: City Council

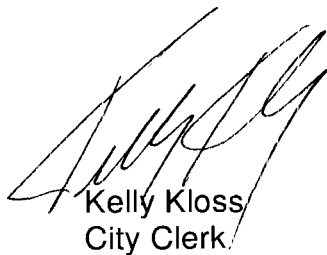
FROM: City Clerk

RE: NORTHWEST AREA STRUCTURE PLAN BYLAW AMENDMENT 3071/A-95
 GLENDALE/CORNER OF 77 STREET AND 64 AVENUE

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, November 6, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Northwest Area Structure Plan Bylaw Amendment 3071/A-95 provides for the redesignation of the 2.3 acre site at the corner of 77 Street and 64 Avenue from Future Residential Development to Open Space/Public Use.

Following the Public Hearing, Council may choose to give the Bylaw Amendment 2nd & 3rd readings.



Kelly Kloss
City Clerk

KK/ds

38

City of Red Deer Northwest Area Structure Plan

Bylaw No. 3071/A-95

Change from Residential to
Open Space/School Site

77 STREET

CITY OF RED DEER

NORTHWEST AREA STRUCTURE PLAN

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENTIAL
- ◆ LOCAL COMMERCIAL
- ARTERIAL COMMERCIAL
- INDUSTRIAL
- OPEN SPACE/SCHOOL SITE
- ▲ CATHOLIC K-9 SCHOOL
- PUBLIC ELEMENTARY SCHOOL
- ★ PUBLIC JUNIOR HIGH
- ✱ PUBLIC JUNIOR HIGH (EXISTING)
- PARKETTE
- BICYCLE PATH / WALKWAY
- RAILWAY
- ARTERIAL ROAD

RAILWAY YARDS

AVENUE



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No. **FILE**

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

November 6, 1995

Ms. Sheila Kidd
20, 7120 Gray Drive
Red Deer, AB T4P 2A5

Dear Ms. Kidd:

RE: 1) LAND USE BYLAW AMENDMENT 2672/AA-95
2) NORTHWEST AREA STRUCTURE PLAN BYLAW AMENDMENT 3071/A-95
3) GLENDALE OUTLINE PLAN

At the City of Red Deer Council Meeting held on November 6, 1995, consideration was given to the above items, all of which deal with the parcel of land located at the corner of 77 Street and Taylor Drive adjacent west of the Glendale Middle School.

At the above noted meeting Land Use Bylaw Amendment 2672/AA-95 and Northwest Area Structure Plan Bylaw Amendment 3071/A-95 received second and third readings, following a Public Hearing, copies of which are attached hereto. In addition, Council passed a resolution approving the revised Glendale Outline Plan.

The passage of all of the above items now completes all necessary legal requirements to have the property in question retained as Open Space/Public Use.

Again, thank you for your time in seeing this matter come to a satisfactory conclusion. As I mentioned in my letter of September 26, 1995, you may wish to contact the Recreation, Parks & Culture Manager, Don Batchelor, regarding the development and funding of this site for recreational purposes.

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

Sincerely,

KELLY KLOSS
City Clerk
attch.

cc. Director of Community Services
Recreation, Parks & Culture Manager
Principal Planner
Principle, Glendale Middle School



RED DEER

*a delight
to discover!*

FILE

DATE: November 7, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: GLENDALE OUTLINE PLAN

At the Council Meeting of November 6, 1995, consideration was given to your report dated October 11, 1995 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 Parkland Community Planning Services dated October 11, 1995, Re: Glendale Outline Plan, hereby approves the Glendale Outline Plan as submitted with the above noted report, and as presented to Council, November 6, 1995."

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



KELLY KLOSS
City Clerk

/fm

cc. Director of Community Services
Director of Development Services
Recreation, Parks & Culture Manager
Land & Economic Development Manager

FILE

DATE: November 7, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: NORTHWEST AREA STRUCTURE PLAN/BYLAW AMENDMENT 3071/A-95

At the Council Meeting of November 6, 1995 a Public Hearing was held with regard to the above Bylaw amendment. Following the Public Hearing, second and third readings were given to the Bylaw, a copy of which is attached hereto.

The Northwest Area Structure Plan Bylaw Amendment 3071/A-95 provides for the redesignation of the 2.3 acre site at the corner of 77 Street and 64 Avenue from Future Residential Development to Open Space/Public Use.

I trust you will be updating the Northwest Area Structure Plan in accordance with the above change.



KELLY KLOSS
City Clerk

/fm

attch.

cc. Director of Community Services
Director of Development Services
Recreation, Parks & Culture Manager
Land & Economic Development Manager

DATE: October 26, 1995
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/AA-95 AND 2672/BB-95

Public Hearings have been advertised in regard to the above noted Land Use Bylaw Amendments. The Public Hearings are scheduled to be held in the Council Chambers on Monday, November 6, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/AA-95 provides for the redesignation of the S.E. parcel of land at the corner of 77 Street and Taylor Drive, from A1 to P1.

Land Use Bylaw Amendment 2672/BB-95 provides for the rezoning of 4 vacant semi-detached lots in the vicinity of Kelly Street and Kemp Avenue, from R1A (duplex or semi-detached) District to R1 (residential low density) District.

Following the Public Hearings, Council may choose to give the Bylaw Amendments 2nd & 3rd readings.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the typed name and title.

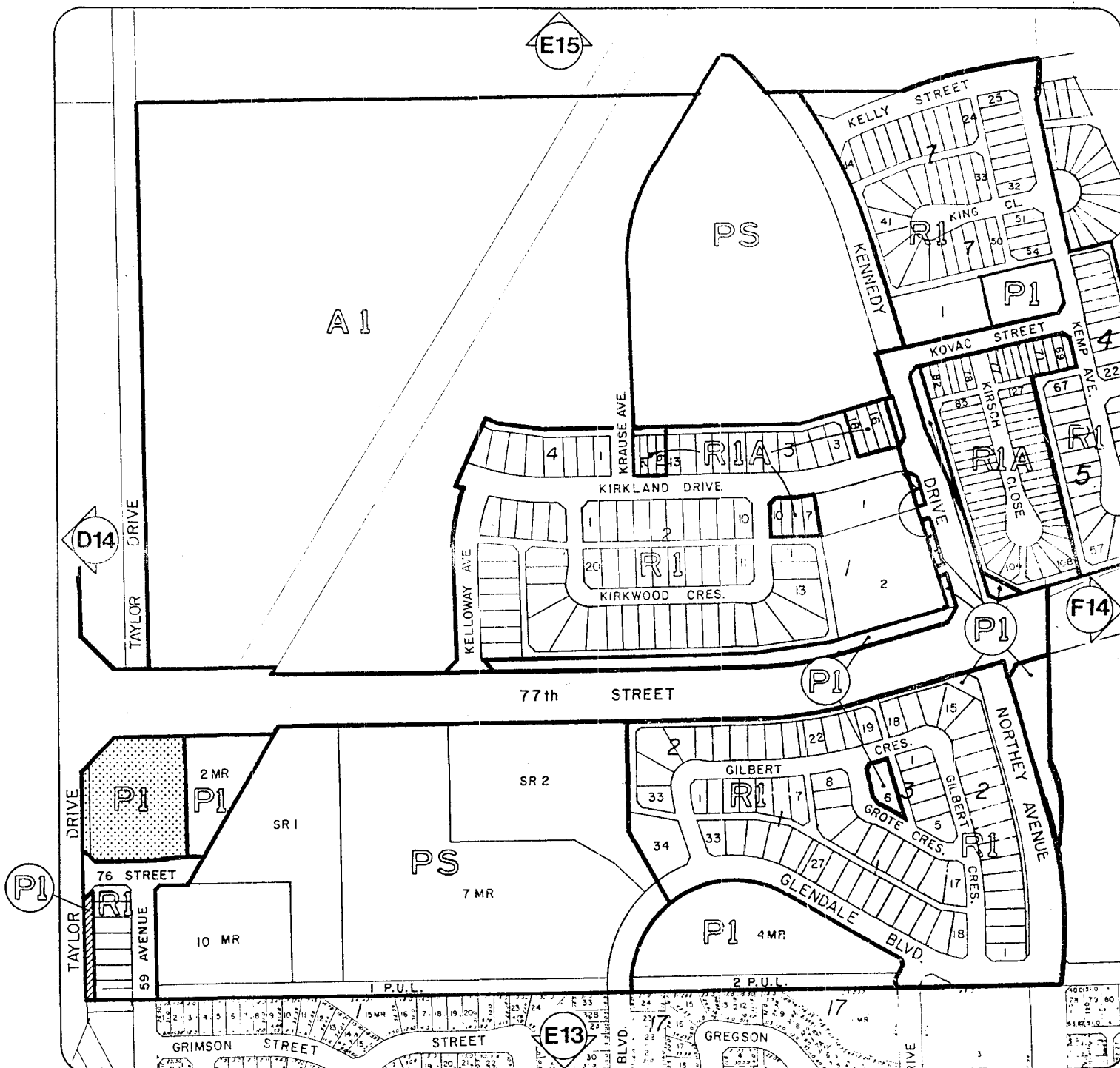
Kelly Kloss
City Clerk

KK/ds

City of Red Deer --- Land Use Bylaw



Land Use Districts

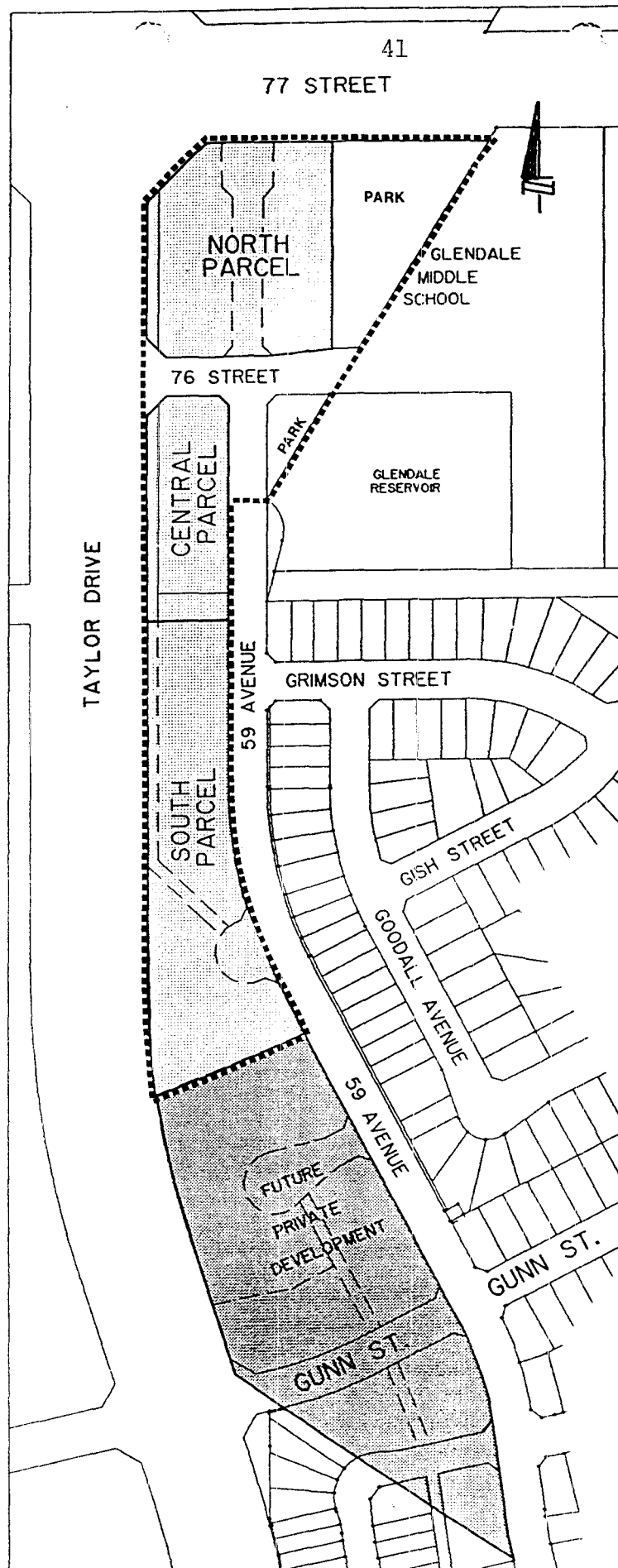
E 14



scale in metres

MAP NO. 14/95
(BYLAW No. 2672/AA-95)

Change from A1 to P1  &
from R1 to P1 



----- City Developable Lands



DATE: November 7, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/AA-95

FILE

At the Council Meeting of November 6, 1995 a Public Hearing was held with regard to the above amendment. Following the Public Hearing the resolution as set out hereunder was introduced and passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 2672/AA-95 by deleting therefrom Map Number 14/95 and substituting in its place the attached map Number 14/95."

Subsequent to the above resolution, Land Use Bylaw Amendment 2672/AA-95 received second and third readings as amended, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/AA-95 provides for the redesignation of the south east parcel of the land at the corner of 77 Street and Taylor Drive, from A1 to P1.

I trust you will be updating the Land Use Bylaw in accordance with the above changes and submitting a copy to this office for distribution.


KELLY KLOSS
City Clerk

/fm

attch.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No
FILE

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

November 7, 1995

Laebon Developments Ltd.
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/BB-95/KENTWOOD SUBDIVISION

Further to my letter of October 12, 1995 concerning the above topic, I would advise as follows:

At the City of Red Deer Council Meeting held on November 6, 1995, Land Use Bylaw Amendment 2672/BB-95 received second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/BB-95 provides for the rezoning of four vacant semi-detached lots in the vicinity of Kelly Street and Kemp Avenue from R1A District to R1 District.

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

Sincerely,

KELLY KLOSS
City Clerk

/fm

attch.

cc. Principal Planner
Council & Committee Secretary, S. Ladwig



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to discover!*

FILE

DATE: November 7, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/BB-95

At the Council Meeting of November 6, 1995, a Public Hearing was held with regard to the above noted amendment. Following the Public Hearing second and third readings were given to said Bylaw, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/BB-95 provides for the rezoning of four vacant semi-detached lots in vicinity of Kelly Street and Kemp Avenue from R1A District to R1 District.

I trust that you will be updating the Land Use Bylaw and forwarding the amendments to this office for circulation.



KELLY KLOSS
City Clerk

/fm

attch.

cc. Director of Development Services
Director of Community Services
Land & Economic Development Manager
Inspections & Licensing Manager
Council & Committee Secretary, S. Ladwig

REPORTS

NO. 1

DATE: October 27, 1995

TO: City Council

FROM: City Clerk

RE: AMENDMENTS TO: 1) NOISE BYLAW
2) DANGEROUS GOODS ROUTE BYLAW

As a result of the restructuring of the Municipal Government Act, various City Bylaws require updates. The following bylaws repeal current City Bylaws:

1. Noise Bylaw 3153/95
2. Dangerous Goods Route Bylaw 3152/95

RECOMMENDATION:

That the above bylaws be given three readings.



Kelly Kloss
City Clerk

COMMENTS:

The changes to the proposed bylaws are housekeeping in nature and we recommend Council approve same. If members of Council have any specific questions, they can direct them to the City Solicitor or City Clerk.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager



THE CITY OF RED DEER

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

FILE FILE No.

FAX: (403) 346-6195

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

November 7, 1995

Alberta Public Safety Services
Dangerous Goods Control Division
10320 - 146 Street
Edmonton, Alberta
T5N 3A2

Attention: Mr. Shaun Hammond, Executive Director

Dear Sir:

At The City of Red Deer Council Meeting held on November 6, 1995, the Dangerous Goods Route Bylaw 3152/95 was passed. We are enclosing herewith this bylaw which requires the approval of the Minister under the Transportation of Dangerous Goods Control Act S.A., 1982, Chapter T-6.5, Section 17.

Upon execution of this document by the Minister of Alberta Public Safety Services, please return the original Bylaw to the attention of Kelly Kloss, City Clerk, The City of Red Deer, and upon signing of the Bylaw by the signing officers of The City of Red Deer, we will return to you a certified copy of this original bylaw.

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

Sincerely,


Jeff Graves
Assistant City Clerk

JG/ds

c.c. Fire Marshal



*a delight
to discover!*

FILE

DATE: November 7, 1995
TO: Inspector Sutton
FROM: City Clerk
RE: NOISE BYLAW 3153/95

At the Council Meeting of November 6, 1995, Noise Bylaw 3153/95 was passed, a copy of which is attached hereto.

This Bylaw updates the old Noise Bylaw in accordance with the Municipal Government Act and various City legislation.

This is submitted for your information.



KELLY KLOSS
City Clerk

/fm

attch.

cc. Director of Community Services
Inspections & Licensing Manager

REMIETTER THIS COPY TO EXPÉDITEUR CONSERVER EN TOUTE SÉCURITÉ

PUROLATOR ACCOUNT NO. / N° DE COMPTE PUROLATOR 9126721		MO. DY/JR. YR/AN 11/18/95	SERVICE OPTIONS - TYPES DE SERVICE	
SENDER (FROM) / EXPÉDITEUR (DE) CITY OF RED DEER		AIR AERIEN <input type="checkbox"/>		GROUND TERRESTRE <input type="checkbox"/>
STREET ADDRESS / ADRESSE (N° ET RUE) 1014 48TH AVE		SATURDAY SERVICE DE SAMEDI <input type="checkbox"/>		9:00 A.M. DELIVERY LIVRAISON 9h <input type="checkbox"/>
CITY / VILLE RED DEER	PROV./STATE/ÉTAT ALTA	CODE: POSTAL/ZIP T4N 3T1	10:30 A.M. DELIVERY LIVRAISON 10h 30 <input type="checkbox"/>	
RECEIVER (TO) / DESTINATAIRE (À) Dang.Gds.Ctl. Div.		BILL CHARGES TO / FACTURE À 3RD PARTY TIERS <input checked="" type="checkbox"/>		
Alberta Public Safety Services		CASH COMPTANT <input type="checkbox"/>		
STREET ADDRESS / ADRESSE (N° ET RUE) 10320 - 146 Street		CREDIT CARD CARTE DE CREDIT <input type="checkbox"/>		
CITY / VILLE Edmonton, Alta.	PROV./STATE/ÉTAT	CODE: POSTAL/ZIP T5N 3A2	SENDER / EXPÉDITEUR <input checked="" type="checkbox"/>	
ATTN: (NAME/DEPT.) / À L'ATTENTION DE (NOM/SERVICE) Shaun Hammond, Exec.Dir.		RECEIVER / DESTINATAIRE <input type="checkbox"/>		
DESCRIPTION (INCLUDING DANGEROUS GOODS / INCLUANT MARCHANDISES DANGEREUSES) 1 Envelope		SHIPMENT OPTIONS / OPTIONS D'EXPÉDITION PIECES <input type="checkbox"/> WEIGHT / POIDS <input type="checkbox"/> SUBJECT TO CORRECTION / SUJET À CORRECTION <input type="checkbox"/>		
SENDER REFERENCE (IF ANY) / RÉFÉRENCE DE L'EXPÉDITEUR (LE CAS ÉCHÉANT) 0001		DANGEROUS GOODS / MARCHANDISES DANGEREUSES <input type="checkbox"/>		
SENDER SIGNATURE / SIGNATURE DE L'EXPÉDITEUR X D. Souch		DECLARED VALUE / VALEUR DÉCLARÉE \$		
SEE TERMS AND CONDITIONS ON REVERSE / CONDITIONS AU VERSO		SEE TERMS / VOIR LES CONDITIONS		

588 877 662	
THIRD PARTY BILLING NAME & ADDRESS / FACTURATION À UN TIERS (NOM & ADRESSE)	
CHARGES / FRAIS	
CREDIT CARD NO. / N° DE CARTE DE CREDIT EXP	
CONVENIENCE CENTRE / COMPTOIR DE SERVICE À LA CLIENTÈLE <input type="checkbox"/>	
DROP BOX / BOÎTE DE DÉPÔT <input type="checkbox"/>	
FOR INFORMATION AND SUPPLIES: 1-800-387-3027 RENSEIGNEMENTS ET FOURNITURES: 1-800-361-0533	
LIMITATION OF LIABILITY / LIMITATION DE RESPONSABILITÉ THE AMOUNT OF ANY LOSS OR DAMAGE FOR WHICH THE CARRIER MAY BE LIABLE, SHALL NOT EXCEED \$5.00 PER POUND (OR \$4.41 PER KILOGRAM) COMPUTED ON THE TOTAL WEIGHT OF THE SHIPMENT UNLESS A HIGHER VALUE IS DECLARED ON THE FACE OF THE BILL OF LADING BY THE COMMERCE SHIPPER. N.B. NOTE CAREFULLY CONDITIONS ON BACK HEREON INCLUDING LIMITATIONS AND EXCLUSIONS OF CARRIER'S LIABILITY, WHICH ARE HEREBY ACCEPTED. LE MONTANT DE TOUTE Perte ou dommage dont le transporteur pourrait être responsable ne doit pas excéder \$5.00 la livre (ou \$4.41 le kilogramme) calculé sur le poids total de l'expédition, à moins qu'une valeur supérieure n'ait été déclarée sur le document de transport par l'expéditeur. N.B. VOUS ILLUSTRER PRÉCISÉMENT LES CONDITIONS AU VERSO, Y COMPRIS LES LIMITATIONS ET EXCLUSIONS DE RESPONSABILITÉ DU TRANSPORT, QUI SONT ACCEPTÉES PAR LES PRÉSENTES.	
COURIER SIGNATURE / SIGNATURE DU COURRIER 	DATE 11/18/95
PLEASE REFER TO BILL OF LADING NUMBER FOR SHIPMENT STATUS INQUIRIES. POUR TOUT RENSEIGNEMENT, VEUILLEZ NOUS COMMUNIQUER LE NUMÉRO DE CONNAISSEMENT.	

BILL OF LADING - NOT NEGOTIABLE / CONNAISSEMENT - NON NEGOCIABLE

CHAPMAN RIEBEEK

Barristers, Solicitors

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
NANCY A. BERGSTROM

208 - 4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

101, 5020 - 50 A Street
Sylvan Lake, Alberta T4S 1R2
TELEPHONE (403) 887-2024
TELECOPIER (403) 887-2036

* Denotes Professional Corporation

BACKUP INFORMATION PLEASE REPLY TO RED DEER OFFICE
NOT SUBMITTED TO COUNCIL Your file:
Our file: 22,289 THC

October 12, 1995

City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

ATTENTION: Mr. Kelly Kloss
City Clerk

Dear Sir:

RE: Dangerous Goods Route Bylaw 3152/95

I enclose revised version of the Dangerous Goods Route Bylaw, since it was simpler to re-draft it than to make the various changes arising as a result of the Organizational Bylaw.

I also enclose copy of correspondence from Ken Webster confirming that the bylaw is satisfactory to them.

By copy of this letter to Mr. Webster, I am requesting that he provide to you a new Dangerous Goods Route map to be attached as Schedule "B" to the bylaw.

Yours truly,



THOMAS H. CHAPMAN, Q.C.
THC/vjh
Enclosure
c.c. Mr. Ken Webster, Chief SCO
Fire Prevention



THE CITY OF RED DEER

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

Fire Department 346-5511 Fax 343-1866

October 6, 1995

OCT 10 1995

Chapman Riebeck Barristers & Solicitors
Attn: Tom Chapman
#208 4808 - 50 St.
RED DEER, AB
T4N 1X5

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Mr. Chapman:

Re: Dangerous Goods Route Bylaw

Please be advised that I have reviewed the recent revisions to the above noted bylaw. I have no amendments or additions to make to the bylaw as it appears to be complete and accurate.

Yours truly,

Ken Webster, Chief SCO
Fire Prevention

KW/ks



RED DEER

*a delight
to discover!*

FILE

December 13, 1995

*Her Worship Mayor Gail Surkan
City of Red Deer
P. O. Box 5008
RED DEER AB T4N 3T4*

Dear Mayor Surkan:

As delegated by the Minister, Alberta Transportation and Utilities, charged by the Lieutenant Governor in council with the administration of the Transportation of Dangerous Goods Control Act, pursuant to Section 17(2) of the said Act, I do hereby approve the City of Red Deer By-law which regulates Dangerous Goods Routes being By-law 3152/95.

The By-law has been signed and is attached to this letter. Please sign the By-law in the appropriate places and return a certified true copy of By-law 3152/95 to Mr. Shaun Hammond, Director, Dangerous Goods Control, Alberta Transportation and Utilities, Main Floor, Twin Atria Building, 4999 - 98 Avenue, Edmonton, Alberta T6B 2X3.

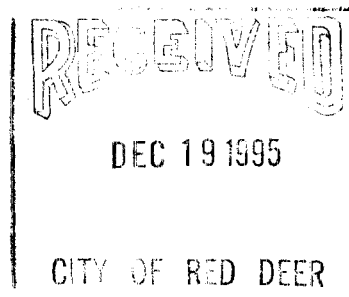
Sincerely,



*Lyle O'Neill
Executive Director
Regional Co-ordination*

Attachment

*cc: Honourable Stockwell Day, MLA
Mr. Victor Doerksen, MLA
Mr. Jeff Graves, Assistant City Clerk*



**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 FAX (403) 346-6195

January 17, 1996

FILE

Alberta Transportation and Utilities
Main Floor, Twin Atria Building
4999 - 98 Avenue
Edmonton, Alberta
T6B 2X3

Att: Shaun Hammond, Director
Dangerous Goods Control

Dear Sir:

RE: CITY OF RED DEER'S DANGEROUS GOODS ROUTE BYLAW 3152/95

In accordance with the request of Lyle O'Neill, Executive Director Regional Co-ordination, please find attached hereto a certified true copy of the above noted bylaw.

Trusting you will find this satisfactory.

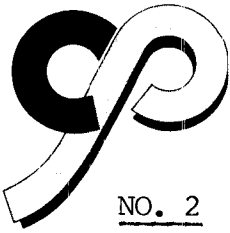
Sincerely,

KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Development Services
Fire Chief

*a delight
to discover!*



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: OCTOBER 11, 1995

TO: CITY COUNCIL

FROM: TONY LINDHOUT, PLANNER

RE: GLENDALE OUTLINE PLAN

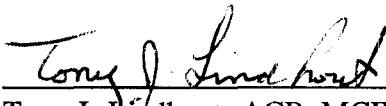
Background:

As a result of major road improvements that are being undertaken this year in the vicinity of 77th Street and 64th Avenue, some future developable lands will be freed up for ultimate development. In order to guide detailed subdivision and development decisions in this area, the preparation and approval of an outline plan is required pursuant to the City's Planning and Subdivision Guidelines document. Over the past 5 months, various City departments have been working with the residents of the community in the preparation of this Outline Plan. The only outstanding issue was that of the future use (open space vs. residential) of the 2.3 acre corner site. City Council at their meeting of September 25, 1995 gave first reading to Land Use Bylaw amendment #2672/AA-95 which proposes to rezone the 2.3 acre parcel west of the Glendale school to P1, Parks and Recreation District. Furthermore, at their October 10, 1995 meeting City Council gave first reading to Bylaw No. 3071/A-95 being an amendment to the Northwest Area Structure Plan whereby the 2.3 acre site will be allocated for open space uses rather than residential. The two Public Hearings related to these proposed amending Bylaws are scheduled for November 6, 1995.

Attached, for Council's consideration and approval, is the proposed Glendale Outline Plan which now has the support of the community following considerable public consultation and recent decisions made by City Council regarding the future use and rezoning of the 2.3 acre corner site. Approval of this Outline Plan should be considered by City Council at their November 6, 1995 Council meeting in conjunction with the two related Public Hearings and anticipated subsequent Bylaw approvals dealing with lands contained within this proposed Outline Plan.

Recommendation:

Planning staff recommend City Council approval of the attached Glendale Outline Plan.


Tony J. Lindhout, ACP, MCIP
PLANNER

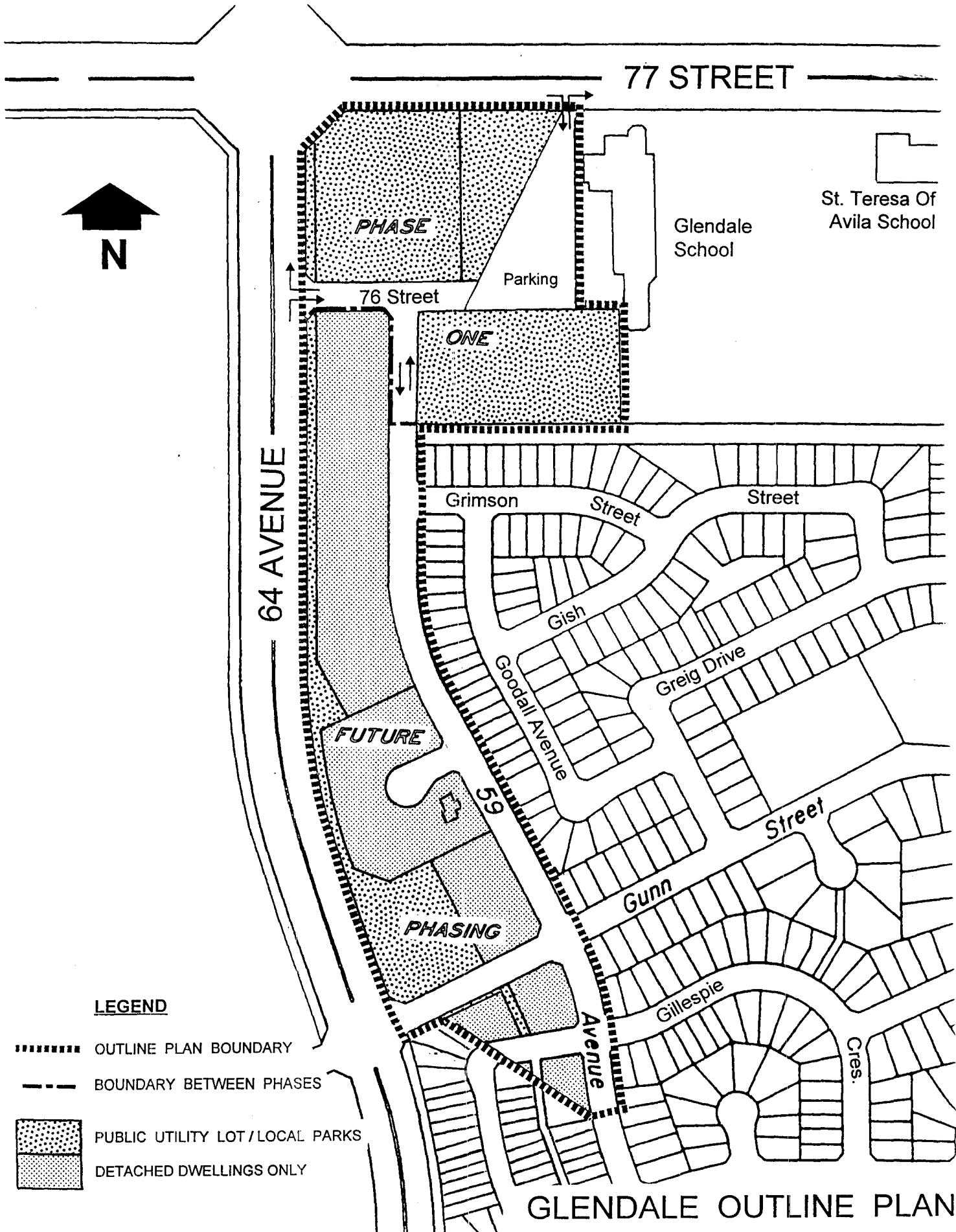
COMMENTS:

We concur with the recommendation of
Parkland Community Planning Services.

- c.c. - Lowell Hodgson, Director of Community Services
- Bryon Jeffers, Director of Development Services
- Ken Haslop, Engineering Department Manager
- Don Batchelor, Recreation, Parks & Culture Manager
- Alan Scott, Land & Economic Development Manager

"G. SURKAN", Mayor

"M.C. DAY", City Manager



NO. 3

DATE: October 23, 1995
TO: City Council
FROM: City Clerk
RE: 1995 AUMA CONVENTION RESOLUTIONS

During the upcoming AUMA Convention, the attached resolutions will be considered by the AUMA membership which includes Red Deer Councillors.

To assist Councillors in considering these resolutions, City Administration has provided comments on some of them. These are placed on the Agenda so Council can discuss them as a group prior to the convention.

Council is not required to pass a resolution indicating support or non-support for any resolution. Individual members of Council can vote as they deem fit based on discussion at Council meeting, Administration's comments and comments from debate at the Convention.

I remind Council to bring their "1995 Convention Resolutions" booklet, attached to this Agenda, to the Convention as another will not be supplied.

RECOMMENDATION

Submitted for Council's information.



KELLY KLOSS
City Clerk

/fm

DATE: September 14, 1995
TO: City Clerk
FROM: Fire Chief
RE: 1995 AUMA CONVENTION RESOLUTIONS

The following are our comments with respect to the 1995 resolutions being considered by delegates at the AUMA convention November 7-10, 1995.

Resolution A10 - Municipal Authority to Require Residential Fire Sprinklers

The Alberta Uniform Building Code only requires sprinklering of buildings of a certain classification, size, or height. A municipality cannot pass bylaws that are more stringent than the Building Code allows for.

A number of municipalities, including Red Deer, are looking towards mandatory sprinklering as a means of reducing fire costs in new growth areas.

The Government is reluctant to amend the Building Code to require sprinklering of residential properties as some municipalities do not have sufficient water supplies to sustain a sprinkler system without extreme costs to the builder or owner to install storage tanks and pumps to supply the sprinkler system.

Edmonton is requesting the Government amend the Building Code to allow a municipality the authority to require sprinklering of new residential properties.

We strongly support this initiative, however we would like to see the resolution amended to grant a municipality the authority to require sprinklering of all new construction, not just residential properties.

Resolution B5 - Provincial Support for Municipal Disaster Preparedness

As part of its economic strategy, the Provincial Government has almost eliminated its support of disaster preparedness to municipalities. The training school in Edmonton has closed, as well as a number of field offices. Alberta Public Safety Services has become a non-entity for all practical purposes.

Without the focus of this department towards disaster preparedness for municipalities, we see the interest and funding for this initiative dwindling to the point that a major emergency or disaster occurring will find municipalities totally unprepared to cope with them.

City Clerk
Page 2
September 14, 1995

While the resolution does not have a high priority with the AUMA, I would request that Council support this resolution if it reaches the floor.

A handwritten signature in black ink, appearing to read "R. Oscroft". The signature is stylized with a large, looped "R" and a cursive "Oscroft".

R. Oscroft
Fire Chief

RO/dd

DATE: **October 2, 1995**
TO: **City Clerk**
FROM: **Director of Corporate Services**
RE: **1995 AUMA CONVENTION RESOLUTIONS**

My comments are on the attached table.

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

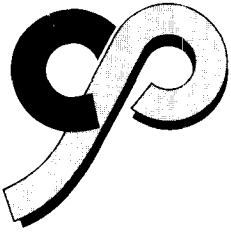
A. Wilcock, B. Comm., C.A
Director of Corporate Services

AW/jt

Att.

almclk 95 auma res oc2

Resolution No.	Name	Comment
R.A2	Assessment	Support
R.A3	Recovery of Assessment & Tax Collection Costs Related to the Collection of School Taxes	Support. The Province is now charging for any services it provides so it should allow the municipalities to collect costs for work performed for the Province.
R.A4	Regional Health Authority Board Members	Support. They should have accountability to the citizens rather than the Province. This is especially true if the Province decides to give them taxing powers.
R.A5	Regional Health Authority Requisitioning	Support. Taxing power will mean rich areas will get a better level of service. Health care should be a Provincially funded cost.
R.A6	Regional Health Authority Requisitioning II	Support. See response to prior resolution.
R.A9	Support of Family and Community Support Services (FCSS)	Support.
R.A12	Alberta Income Tax Rebate	Support.
R.A16	Tax Recovery Proceedings - Contaminated Properties	Support.
R.B1	Equalized Assessment	Support. Equalized Assessment reflects ability to pay.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: **October 13, 1995**

TO: **KELLY KLOSS, CITY CLERK**
 LOWELL HODGSON, DIRECTOR OF COMMUNITY SERVICES

FROM: **TONY LINDHOUT, PLANNER**

RE: **A.U.M.A. CONVENTION RESOLUTIONS**

Planning staff offer the following comments concerning some of the proposed resolutions which are to be discussed at the upcoming A.U.M.A. convention:

1. RESOLUTION NO. C1-4 (Section 647 of the M.G.A. - Redevelopment Levies)

This section in the new Municipal Government Act is identical to the way it was worded under the former Planning Act. Although municipalities may not agree with the restrictions/limitations that are applied to any redevelopment levies collected, the intent is to ensure the acquisition, if necessary, of lands for public purposes (parks, schools, recreational). This is particularly important in redevelopment areas because conventional means of acquiring lands for public uses may not be applicable. Redevelopment areas are generally already subdivided and in many cases the subdivision process is not required. Even if it were, the real possibility exists that the requirement/dedication of municipal reserves is not applicable either because the parcels being subdivided/consolidated are under 2 acres, reserves were provided previously, provided elsewhere or in another manner (i.e. money-in-lieu, deferred). Municipalities have other mechanisms available to them in the form of off-sites levies, development agreements, and business revitalization zones (BRZ's), etc. to achieve means/funding for other types of improvements to a redevelopment area.

In conclusion, planning staff do not support Resolution No. C1-4.

2. RESOLUTION NO. D3 (Planning Act Amendments)

This resolution refers to proposed changes to the Planning Act. As we already know, the Planning Act has been rolled into the Municipal Government Act effective September 1, 1995. This occurred in spite of some major objections that the Government received from various municipalities and other players active in the planning process as part of the review to the government's initial "Planning Act Review '94 Discussion Paper" which outlined the changes envisioned to the Province's planning system. Although some changes were incorporated into the final version of Bill 32 (being the amendment to the M.G.A. which incorporated the planning legislation) many of the factors referred too in this Resolution are of valid

concern to municipalities. There is no doubt that changes made to the planning legislation were swift and contain consequences. While the central idea of more local autonomy has many positives, the proposed use of provincial policies, guidelines and regulations will tend to limit the ability of local municipal actions. Another major concern is the absence of a meaningful regional approach to planning within the province. Provincial interests need to be better articulated so that individual municipalities will have a better framework within which to work.

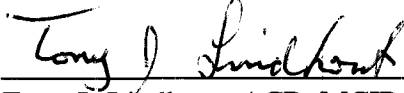
In conclusion, planning staff acknowledge the concerns raised in this Resolution and the view that from a planning legislation perspective, many questions have been raised and that in the final analysis, the “too much/too quick” approach to changing the planning system could come back to haunt the Province. The Province should be encouraged to provide strong leadership in the area of sound land use planning, the greater public good, to promote sustainable development involving local decision making and to address matters of regional importance.

3. RESOLUTION NO. A17 (Legal non-conforming development)

The intent of this Resolution is to tighten the legislation surrounding the determination of what constitutes a legal but non-conforming development. The issue here seems to be the difficulty of a municipality being able to determine exactly when the consecutive six (6) month time period actually begins and the ability of the municipality to prove discontinuance of a prior development.

This proposed Resolution with its thrust of referring to “physical discontinuance” appears to have merit and would appear to be consistent with the intent of the present legislation.

I trust these comments will assist City delegates attending the A.U.M.A. Convention in their response to discussion of these Resolutions.



Tony J. Lindhout, ACP, MCIP
PLANNER

DATE: October 2, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Community Services Director

RE: 1995 A.U.M.A. CONVENTION RESOLUTIONS

The Community Services Division makes the following recommendations for the consideration of City Council.

Resolution No. A4:
Regional Health Authority Board Members

We recommend strong support for this resolution. As it is, these authorities have requisitioning authority of municipalities, yet no local accountability.

Resolution No. A5:
Regional Health Authority Requisitioning - I

Same comment as above.

Resolution No. A6:
Regional Health Authority Requisitioning - II

We recommend support for this resolution. All municipalities coming into these new authorities should come in unencumbered by decisions made by other jurisdictions.

Resolution No. A9:
Support for Family & Community Support Services (FCSS)

We recommend strong support for this resolution. We are very concerned that unconditional funding from the Province can always be cut back without identifying a particular program or services, yet, the Province has responsibility for preventive social services and these services should be protected by acknowledging them through legislation and assigning funding to them.

Resolution A10:
**Municipal Participation with the Provincial Government
in Defining Principles Governing the Proposed Canada Health & Social Transfer (CHST)**

We recommend support for this resolution. The local municipality delivers services that are supported by C.H.S.T. and, thus, should be part of the team that designs and sets standards. Based on the letter of June 13th, 1995 from the Hon. Mike Cardinal, there is some provincial will to include municipalities in determining what changes to C.H.S.T. could/should mean to municipalities.

City Clerk
Page 2
October 2, 1995
1995 AUMA Resolutions

Resolution No. A11:
Children's Services Authorities

We recommend support of this resolution. Larger urban municipalities experience a higher proportion of difficulties related to children's services, as we service **both** urban and rural children. Therefore, it is a must to have correlating representation on the proposed Children's Services Authority. Municipalities have a substantial interest in ensuring that responsibilities are clearly defined and that adequate services are provided for children in their communities.

Resolution No. A13:
Video Lottery Terminals

This resolution was submitted by Red Deer prior to the release of the report of Judy Gordon's committee. That report is recommending that a cap be placed on the existing number of terminals and that some of these be moved from lounges to non-profit casino. The formula for sharing the profits from these terminals has been altered. It might be better to support the intent of this report, rather than this earlier developed resolution. However, having this discussion on the floor of A.U.M.A. will be useful in highlighting all of the concerns caused by the existence of video lottery terminals.

Resolution No. A14:
Video Lottery Terminals and Casinos

Same comment as Resolution A13.

Resolution No. A15:
Video Lottery Terminals

Same comment as Resolution A13.

Resolution No. A17:
Legal Non-Conforming Development

The intent of this resolution is to tighten the legislation surrounding the determination of what constitutes a legal, but non-conforming development. The issue here seems to be the difficulty of a municipality being able to determine exactly what the consecutive six-month time period actually begins and the ability of the municipality to prove discontinuance of a prior development.

The proposed resolution, with its thrust of referring to "physical discontinuance" appears to have merit and would appear to be consistent with the intent of the present legislation.

City Clerk
Page 3
October 2, 1995
1995 AUMA Resolutions

Resolution No. B4

**Proceeds of Crime (Related to the Enforcement of
the Narcotic Control Act and the Food and Drug Act)**

We support The City of Red Deer, as well as the City of Medicine Hat or any other municipality in recovering some of their policing dollars. Bill C-123 (Proceeds of Crime Legislation) has laid the groundwork for this to happen. It is my understanding that each province must first obtain authority from Seized Property Management, after which each municipal authority must apply for their share of property seized by their police department. At present, Ontario is the only province on board. Others are monitoring Ontario processes and following suit. Insp. Brian Rediff, Edmonton Commercial Crime, Proceeds of Crime, will address A.U.M.A. delegates should the need arise.

Resolution No. B7:

Dutch Elm Disease

We recommended support for this resolution. In Red Deer, we already have a detailed monitoring and public education program in place. There would, however, be distinct advantages to a provincial network and strategy. Enacting legislation to deal with diseased elms on private property would be most desirable, but it should be extended to include preventative maintenance practices that would substantially reduce the risk of infestation.

Resolution No. C1-1:

Provincial Recreation Survey

We support this resolution. Data from these surveys provides necessary information on public needs and expectations in recreation, parks, culture and leisure services. Emerging trends can be identified and programs and facilities planned accordingly.

Resolution No. C1-2:

Libraries Act

We recommend that City Council oppose this resolution and rather support the Public Library Governance Model that exists under the present legislation. Our experience in Red Deer is an example as to how well a library board and administration can work as a team with City Council and City Administration.

City Clerk
Page 4
October 2, 1995
1995 AUMA Resolutions

Our library board has demonstrated the value that volunteers can bring to a community during the recent expansion. The existing arrangement gives the Library valuable community input and does not interfere with an efficient and effective operation.

Resolution No. C1-4:
Redevelopment Levies

This section in the new Municipal Government Act is identical to the way it was worded under the former Planning Act. Although municipalities may not agree with the restrictions/limitations that are applied to any redevelopment levies collected, the intent is to ensure the acquisition, if necessary, of lands for public purposes (parks, schools, recreational). This is particularly important in redevelopment areas because conventional means of acquiring lands for public uses may not be applicable. Redevelopment areas are generally already subdivided and in many cases the subdivision process is not required. Even if it were, the real possibility exists that the requirement/dedication of municipal reserves is not applicable, either because the parcels being subdivided/consolidated are under two acres, reserves were provided previously, provided elsewhere, or in another manner (i.e., money-in-lieu, deferred). Municipalities have other mechanisms available to them in the form of off-site levies, development agreements, and business revitalization zones (BRZs), etc., to achieve means/funding for other types of improvements to a redevelopment area.

Resolution No. C1-7:
Youth Justice Committees

Alberta Justice is reviewing the feasibility of categorizing various offenses. Offenses will be broken into three groups, with alternative measures being recommended for third group offenses. Youth Justice Committees currently look after alternative measures for Young Offenders; however, in Red Deer, the John Howard Society is currently taking the lead role in this area. There is little doubt that they will also be tasked with adult alternative measures in the near future, which, undoubtedly, will see a significant caseload increase. The City R.C.M.P. is supportive of increased funding to the municipality so that the Alternative Measures Program can be expanded.

Resolution No. D3:
Planning Act Amendments

This resolution refers to proposed changes to the Planning Act. As we already know, the Planning Act has been rolled into the Municipal Government Act, effective September 1st, 1995.

City Clerk
Page 5
October 2, 1995
1995 AUMA Resolutions

This occurred in spite of some major objections that the government received from various municipalities and other players active in the planning process, as part of the review to the government's initial "Planning Act Review '94 Discussion Paper", which outlined the changes envisioned to the Province's planning system. Although some changes were incorporated into the final version of Bill 32 (being the amendment to the M.G.A. that incorporated the planning legislation), many of the factors referred to in this resolution are of valid concern to municipalities. There is no doubt that changes made to the planning legislation were swift and contain consequences. While the central idea of more local autonomy has many positives, the proposed use of provincial policies, guidelines and regulations will tend to limit the ability of local municipal actions. Another major concern is the absence of a meaningful regional approach to planning within the province. Provincial interests need to be better articulated so that individual municipalities will have a better framework within which to work.

Planning staff acknowledge the concerns raised in this resolution and the view that, from a planning legislation perspective, many questions have been raised and that, in the final analysis, the "too much, too quick" approach to changing the planning system could come back to haunt the Province. The Province should be encouraged to provide strong leadership in the area of sound land use planning, the greater public good, to promote sustainable development involving local decision making, and to address matters of regional importance.



LOWELL R. HODGSON

:dmg

DATE: October 20, 1995
TO: City Clerk
FROM: City Assessor/Tax Collector
RE: 1995 AUMA CONVENTION RESOLUTIONS

We recommend that Council consider the following responses and positions regarding Resolutions that are pertinent to assessment and taxation:

A2 Support this Resolution

The City of Red Deer Assessment personnel have experienced the same circumstances, with evidence produced at a hearing that is impossible to confirm or deny without research or verification. The Board is reluctant to grant or denies a postponement because of workload and timing, therefore severely restricting the ability of the assessor to respond under oath, as is the case.

A3 Support this Resolution

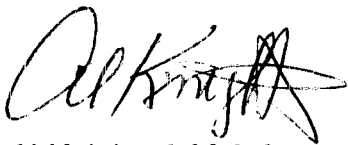
School taxes are collected by the Municipality for the Province, utilizing the municipality's assessment base. The municipality also utilizes the assessment for collection of funds to tax properties for municipal purposes. Perhaps a formula could be introduced that would divide the cost of the assessment proportionately. (Split would be approximately 50-50.)

A16 Support this Resolution

To date, owners of contaminated sites have recognized their responsibility as good corporate citizens and have paid property taxes on the sites and cleaned them up. However, this may not continue to be the case, and cautions as recommended are appropriate.

B1 Equalized assessment is utilized by the Province to requisition funds for cost sharing programs and to pay out grants in some instances. The equalized assessment process should be retained, at least until after annual general assessments are mandatory, in 1999. I cannot comment on the Alberta Housing Act situation.

Respectfully submitted,



Al Knight, A.M.A.A.
City Assessor/Tax Collector

AK/ngl

c.c. Director of Corporate Services

DATE: October 4, 1995
TO: City Clerk
FROM: E. L. & P. Manager
RE: 1995 A.U.M.A. Convention Resolutions

1995 Resolution No. A12, "Alberta Income Tax Rebate" is being put forward by the City of Red Deer. I would, therefore, assume that Council supports the resolution which is in the best interests of not only Red Deer residents and businesses, but, all Albertans.



A. Roth,
Manager

AR/jjd

p.c. Director of Development Services

COMMENTS:

In the past, Council has set aside the period between 4:30 and 6:00 to consider A.U.M.A. resolutions. As this is a heavier agenda, we suggest that Council only consider those resolutions that they wish to highlight or that have administrative comment. This should expedite consideration of these resolutions, and we will assume that Council will agree with the balance of resolutions that they do not discuss.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: September 11, 1995

TO: Mayor
Councillors
City Manager
Directors
Department Heads
City Solicitor
Principal Planner

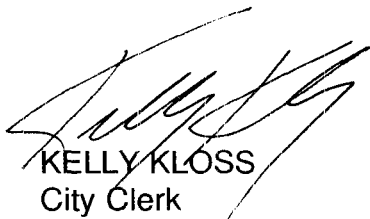
BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: City Clerk

RE: 1995 A.U.M.A. CONVENTION RESOLUTIONS

Enclosed herewith is the "1995 convention Resolutions" document outlining resolutions to be considered by the delegates at the 1995 A.U.M.A. Convention, to be held in Edmonton, November 7 - 10, 1995.

We would request your comments for Council's consideration at the November 6 Council Meeting. The deadline for receipt of your comments is Monday, October 23, 1995.



KELLY KLOSS
City Clerk

KK/fm

COUNCIL MEETING OF NOVEMBER 6 , 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

RE: 1995 AUMA CONVENTION RESOLUTIONS

NOTE: Please remember to bring this copy to the
AUMA Convention as no others will be
available.

1995 Convention Resolutions



Alberta Urban Municipalities Association

**89th Annual Convention
Edmonton, Alberta
November 7 - 10, 1995**



ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9
Tel: (403) 433-4431 • Toll Free: 1-800-661-2862
Fax: (403) 433-4454

August, 1995

Dear Mayor and Members of Council:

RE: 1995 CONVENTION RESOLUTIONS

Enclosed are the resolutions to be presented to delegates for debate at the 1995 Annual Convention, November 7 - 10, 1995.

There are 33 resolutions eligible for debate this year. Time permitting, the resolutions will be debated in the order of A, B, and C. Resolutions not debated will be forwarded to the AUMA Board of Directors for action following the convention. Please note that the resolutions have been categorized by the Convention Resolutions Committee as they determined important to municipalities. The organization of the resolutions within each category is of no significance.

Please be sure to bring your copy of the resolutions book to the convention. A limited supply of additional copies will be available at the registration desk at a charge of \$10.00 per copy.

The City of Edmonton will be the host of an exciting and challenging convention this year. We look forward to seeing you there.

Sincerely,

Alderman Terry Cavanagh
Chairman, Convention Resolutions Committee

/js

SECTION A

No.	Resolution	Sponsor	Council Recommendation	Carried	Defeated	Tabled
A1	Public Utilities Board Act	Strathmore				
A2	Assessment	St. Albert				
A3	Recovery of Assessment and Tax Collection Costs Related to the Collection of School Taxes	Lacombe/ Peace River/ Claresholm				
A4	Regional Health Authority Board Members	Coaldale/Cold Lake/ Didsbury/Ft. Macleod Ft. Sask/Grand Centre				
A5	Regional Health Authority Requisitioning - I	Claresholm				
A6	Regional Health Authority Requisitioning - II	Lacombe				
A7	Legislative Change to Section 49 of the Hospital Act	Edmonton				

SECTION A (Continued)

No.	Resolution	Sponsor	Council Recommendation	Carried	Defeated	Tabled
A8	Physician Shortage Crisis	Provost				
A9	Support for Family and Community Support Services (FCSS)	Calgary/Cochrane Red Deer				
A10	Municipal Participation with the Provincial Government in Defining Principles Governing the Proposed Canada Health and Social Transfer (CHST)	Calgary/Edmonton/ St. Albert				
A11	Children's Services Authorities	Edmonton				
A12	Alberta Income Tax Rebate	Red Deer				
A13	Video Lottery Terminals	Red Deer				
A14	Video Lottery Terminals (VLT's) and Casinos	Canmore				

SECTION A (Continued)

No.	Resolution	Sponsor	Council Recommendation	Carried	Defeated	Tabled
A15	Video Lottery Terminals	Brooks				
A16	Tax Recovery Proceedings Contaminated Properties	Champion/ Medicine Hat				
A17	Proposed Amendments to Sections 1 and 643(2) of the Municipal Government Act Regarding Legal Non- Conformity	Calgary				
A18	Intensive Agricultural Operations	Rimbey				
A19	Municipal Authority to Require Residential Fire Sprinklers	Edmonton				

SECTION B

No.	Resolution	Sponsor	Council Recommendation	Carried	Defeated	Tabled
B1	Equalized Assessment	Acme/Carbon/ Linden/Trochu/ Three Hills				
B2	Revisions to the Local Authorities Election Act Regarding Incapacitated Electors	Edmonton				
B3	Ambulance Funding	Rimbey				
B4	Proceeds of Crime (Related to Enforcement of the Narcotic Control Act and the Food and Drugs Act	Medicine Hat				
B5	Provincial Support for Municipal Disaster Preparedness	Edmonton				
B6	Calculation of Shelter Allowance	Edmonton				
B7	Dutch Elm Disease	Edmonton				

SECTION "C1"

No.	Resolution	Sponsor	Council Recommendation	Carried	Defeated	Tabled
C1-1	Provincial Recreation Survey	Edmonton				
C1-2	Libraries Act	Rimbey				
C1-3	Municipal Government Act- Section 197(3)	St. Albert				
C1-4	Redevelopment Levies	Strathmore				
C1-5	RCMP Services	Spruce Grove				
C1-6	Downloading and Cuts in Grants	Claresholm				
C1-7	Youth Justice Committees	Edmonton				

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Please refer to your program for the times of the
Resolutions Sessions

Convention Policy and Resolution Procedures

Alberta Urban Municipalities Association

Convention Policy and Resolution Procedures

1. Preparation of Resolutions

Sponsors of resolutions for the AUMA Annual Convention should take care to ensure that the resolutions meet the following criteria:

- (a) Resolutions must address a topic of concern to municipalities throughout the Province. (Local concerns should be addressed specifically to the Board of Directors).
- (b) Preliminary clauses should clearly and briefly set out the reasons for the resolution. There should be as few preliminary clauses as possible.
- (c) All resolutions should have accompanying background information. This material will assist the Convention Resolutions Committee, and later the convention body, in understanding the issue.
- (d) The operative clause of the resolution (ie the one beginning NOW THEREFORE BE IT RESOLVED THAT...) must clearly set out what the resolution is meant to achieve, and state a specific proposal for action. Its wording should be straightforward and brief so that the intent of the resolution is clear. Generalizations should be avoided.
- (e) Resolutions may be submitted by any municipality that is a Regular Member* of the Alberta Urban Municipalities Association. Each resolution must bear an official endorsement by the sponsoring municipal council.
- (f) Resolutions are to be in the hands of the Executive Director no later than the third Friday in May of each year or other such date as may be established by the Executive Director.

*** A Regular Member means any incorporated City, Town, Village, or Summer Village, in the Province of Alberta that has fully paid the Association's annual regular membership fee.**

2. Late Resolutions

- (a) Resolutions received after the submission deadline for receipt of resolutions will be returned to the originating municipalities. Such resolutions may be resubmitted as Late Resolutions.
- (b) Resolutions dealing with matters of urgent concern which arise following the deadline for receipt of convention resolutions should be directed to the Executive Director as a Late Resolution.
- (c) Late Resolutions must be received by the Executive Director ten (10) days prior to the date of the opening of the convention.

3. Extraordinary Resolutions

- (a) Resolutions arising from the proceedings of the convention and being presented to the Executive Director after the first day of the convention, will be considered Extraordinary Resolutions.

4. Disposition of Resolutions

- (a) The Executive Director may return any submitted resolutions, including Late Resolutions, to their sponsors to have deficiencies corrected. Deficiencies include:
 - (i) the lack of a clear supporting narrative where the rationale of the resolution is unclear;
 - (ii) the resolution lacking any indication of being endorsed by the sponsoring council;
 - (iii) the resolution not containing preliminary clauses or containing contradictory clauses to the operative clause.

The need to resubmit any resolution(s) due to these deficiencies will not have a bearing on its categorization nor will it make a timely resolution late.

Convention Policy and
Resolution Procedures
Page three

- (b) The Convention Resolutions Committee shall review all resolutions intended for submission to each annual convention and may refuse to submit to the convention any resolutions which is deemed inappropriate for consideration by the Association.
- (c) The Convention Resolutions Committee will ensure that the originators of adopted policy statements have ample preparation time to address any resolutions intended to amend or defeat the policy. Late Resolutions intending to amend or defeat policy statements will be deemed inappropriate and categorized as Section D resolutions.
- (d) In conducting its review, the Convention Resolutions Committee may:
 - (i) amend the grammar or format of the resolution;
 - (ii) consolidate resolutions of similar intent or subject matter;
 - (iii) provide comments on each resolution with regard to its background;
 - (iv) inform the sponsoring municipality where the resolution is deemed to be inappropriate.
- (e) The Convention Resolutions Committee shall categorize all acceptable resolutions received as Section P, A, B, C, or D resolutions as follows:
 - (i) **Section "P"** of the Policy and Resolutions Book may contain resolutions relating to position papers being presented at the pending convention or those policies adopted at past conventions (ie policy statements). A Section P resolutions shall be numbered to correspond to the policies being addressed.

Section P resolutions relating to the position papers for the pending convention may be presented for debate immediately following debate and determination on each of the position papers.

Section P resolutions relating to policy statements adopted at past conventions will be brought to the convention floor after all Section A resolutions have been debated.

- (ii) **Section "A"** of the Policy and Resolutions Book will contain resolutions of a major concern to member municipalities that are not addressed by the AUMA's policy statements. All Section A resolutions will be presented for debate.
- (iii) **Section "B"** of the Policy and Resolutions Book will contain less critical resolutions. Those resolutions in Section B will be brought to the convention floor after all Section A and Section P resolutions have been debated, if time permits.
- (iv) **Section "C"** of the Policy and Resolutions Book will include resolutions which, in the opinion of the Convention Resolutions Committee, address less critical issues or amendments to legislation or similar requests of other governments.
- (v) **Section "D"** of the Policy and Resolutions Book includes resolutions either deemed inappropriate or consolidated with other resolutions, with an accompanying explanatory note for each of the resolutions.
- (f) Late Resolutions shall be categorized subject to the Convention Resolutions Committee review established in Section 4. One thousand (1,000) copies of the resolution, as reviewed and accepted by the Convention Resolutions Committee, shall be provided by the sponsor.
- (g) Extraordinary Resolutions shall be categorized subject to the Convention Resolutions Committee and may be brought to the convention floor individually for debate only upon a motion approved by a two-thirds majority of voting delegates at the convention session.
- (h) Resolutions which are not debated at a convention resolutions session because of insufficient time or lack of quorum, will be presented by the Legislative Services Committee, with its recommendations, to a meeting of the Board of Directors following the convention.

- (h) Resolutions which are not debated at a convention resolutions session because of insufficient time or lack of quorum, will be presented by the Legislative Services Committee, with its recommendations, to a meeting of the Board of Directors following the convention.

5. Disposition of Policy and Position Papers

- (a) Task forces and committees appointed by the Board will prepare position papers which are intended for presentation and adoption by delegates at the annual convention.
- (b) Position papers being offered for presentation will be provided to the Convention Resolutions Committee for inclusion in the Policy and Resolutions Book.
- (c) The resolutions relating to position papers proposed for adoption will appear following the position papers in the Resolutions Book and upon adoption of the position paper, may be presented in an omnibus motion by the session chairman for adoption by the convention.
- (d) Upon rejection by the convention of a position paper, all related resolutions will be dealt with immediately.

6. Handling of Position Papers and Resolutions

The guidelines for the handling of position papers and resolutions during the convention are as follows:

- (a) Position Papers;
 - (i) The session chairman will allow a spokesman or designate a maximum of fifteen (15) minutes to introduce the position paper and place the resolution on the proposed policy before the convention.

(b) Resolutions:

- (i) The chairman will introduce the resolutions by number and name of the sponsoring municipality(ies). In order to save time, he/she will move the resolutions and a member of the Committee will second it. The chairman will then read the operative clause of the resolution.
 - (ii) The chairman or a member of the Convention Resolutions Committee will then give the views of the Convention Resolutions Committee if necessary, and any suggestions and reasons thereof.
 - (iii) The session chairman will then call for a spokesman from the sponsoring municipality(ies) to speak to the resolution and open the debate. The first speaker or his/her designate will have the right to close the debate.
- (c) Upon request of a sponsoring municipal council for a resolution to be withdrawn the session chairman shall notify the delegates.
- (d) Amendments from the floor will be accepted when duly moved and seconded. Amendments shall be submitted in writing when requested by the chairman. Discussion procedures shall be the same as outlined in the clauses above.
- (e) The session chairman will rule whether or not such amendments comply with the intent of the original resolutions or the scope of the position paper.
- (f) The voting on position papers and resolutions shall be a show of delegate accreditation cards, or if necessary, the session chairman can call for a standing count.
- (g) For resolutions, the spokesman of the sponsor or their designate, will be allowed two (2) minutes for the opening and one (1) minute for the closing of debate. All other speakers to resolutions will have a two (2) minute time limit and shall not speak more than once on any one question unless and until other delegates desiring to speak have been heard, subject to the discussion procedures in the clauses above.

**1995 Convention
Resolutions Committee**

**Alderman Terry Cavanagh (Chairman)
City of Edmonton**

**Alderman Ray Clark
City of Calgary**

**Mayor Gale Heintz
Summer Village of Edmonton Beach**

**Councillor Henry Lindstedt
Village of Nobleford**

**Mayor Bill Nimmo
Town of Gibbons**

**Mayor Lorne Olsvik
Village of Onoway**

**Mayor Bill Purdy
Village of Wabamun**

**Councillor Henry Romanchuk
Town of Westlock**

**John McGowan
Local Government Services
Municipal Affairs**

**Carol St. Amour
Commissioner's Office
City of Calgary**

**Mike Langstone
City Manager's Office
City of Edmonton**

**Pat Vincent
Town of Slave Lake**

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Section "A" Resolutions

Section "A" of the Convention Resolutions book contains resolutions of major concern to municipalities, categorized as determined by the Resolutions Committee. All Section "A" Resolutions will be presented for debate.

Resolution No. A1

Strathmore

Public Utilities Board Act

WHEREAS the Alberta Energy and Utilities Board, pursuant to the Public Utilities Board Act, RSA, 1980, c. P.37, has the jurisdiction to deal with public utilities in Alberta, including, inter alia, the transmission, delivery of furnishing of water; and

WHEREAS Irrigation Districts have, pursuant to the Irrigation Act, RSA, 1980, c. 1-11, contracted with various municipalities to transmit water; and

WHEREAS the rates to transmit, deliver or furnish water are not regulated by any government regulation or rate commission and are not subject to review by any regulatory agency;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to introduce legislation requiring the Alberta Energy Utilities Board to:

- a) determine a rate base to be charged by Irrigation Districts for transmission of water to municipalities;
- b) establish and approve just and reasonable rates for the transmission of water by the Irrigation Districts to the municipalities;
- c) issue any such further orders as the Alberta Energy Utilities Board may deem proper.

Assessment

WHEREAS a property owner may appeal an assessment to the Assessment Review Board;
and

WHEREAS an appellant is not required to appear at the hearing or present evidence for the
appeal; and

WHEREAS the appellant may then appeal the decision of the Assessment Review Board to
the Municipal Government Board and present evidence and arguments to that Board which
has not been disclosed to the assessment Review Board or to the municipality; and

WHEREAS the Municipal Government Board's Procedural Guidelines permits the Board
to hear evidence which was not presented at the initial Assessment Review Board hearing;
and

WHEREAS the introduction of such new evidence places the municipal administration at a
considerable disadvantage in defending the assessment; and

WHEREAS the Municipal Government Act, Section 491(1) provides for the requirement
of a written statement to include the issues to be decided by the Board; and

WHEREAS Section 498(1) states "the Board has the power to determine admissibility,
relevance, and weight of any evidence", and

WHEREAS Section 523 allows the Board to make rules regulating its procedures;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities
Association request the Government of Alberta to amend the Municipal Government
Act to restrict the introduction of evidence at a Municipal Government Board hearing
that has not been disclosed to all parties at least seven days prior to the hearing.

Recovery of Assessment and Tax Collection Costs
Related to the Collection of School Taxes

WHEREAS municipalities are requisitioned by the Province for the payment of school taxes to the Alberta School Foundation Fund; and

WHEREAS municipalities incur significant costs in assessing properties, preparing assessment and tax rolls and collecting taxes for municipal and school purposes; and

WHEREAS the Province, under Section 359.1 of the Municipal Government Act, 1994, c. M-26.1, has prevented the inclusion of allowances for the costs of collecting school taxes to be included within the tax rate levied for school taxes; and

WHEREAS municipalities are providing a service to the Province and, in the spirit of the Government of Alberta's philosophy of having identifiable services funded by the user through direct fees, should in fairness compensate municipalities for these services;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to compensate municipalities directly for:

- (a) the costs of assessing, and
- (b) collecting school taxes on behalf of the Province.

Regional Health Authority Board Members

WHEREAS the Government of Alberta has passed the new Regional Health Authorities Act, establishing Health Regions in the province; and

WHEREAS each Health Region is administered by a Regional Health Authority consisting of persons appointed by the Minister considered appropriate as members; and

WHEREAS the Regional Health Authorities Act, provides for members of the Regional Health Authority to be appointed or elected in accordance with the regulations; and

WHEREAS all other municipal requisitioning organizations have their members elected, or appointed from an elected body, and the Regional Health Authority has the authority to requisition municipalities;

WHEREAS the Chief Elected Officials and Councillors are elected and bear the duty to consider the welfare and interests of the municipality; and

WHEREAS it is not reasonable to allow appointed members of Regional Health Boards to adversely affect the welfare and interest of the municipality through requisitions, without being directly responsible for those actions to the electorate;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta, and specifically the Minister of Health, to ensure that members of Regional Health Authorities are elected in accordance with the regulations.

BACKGROUND

Members of Regional Health Authorities boards should be elected to ensure that there is accountability and responsibility with respect to the requisitioning of funds.

Regional Health Authority Requisitioning - I

WHEREAS the Provincial Government has provided requisitioning authority to Regional Health Authorities to requisition municipalities for certain health care costs; and

WHEREAS health matters have been a Federal and Provincial responsibility and not a municipal responsibility; and

WHEREAS the Province has now increased in reliance on the property tax to fund Federal and Provincial responsibilities; and

WHEREAS the Province intends to save health care monies by increasing the contribution from local property tax payers; and

WHEREAS local property tax payers are to be requisitioned for health care and have no local elected representatives participating in the decision making process;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to review its policy on the requisition authority granted to the Regional Health Boards.

CONVENTION RESOLUTIONS COMMITTEE COMMENT

This matter is currently under review. The Minister of Health, Shirley McLellan has committed to consult with the AUMA to resolve this issue.

Regional Health Authority Requisitioning - II

WHEREAS prior to establishment of Regional Health Authorities, hospital districts were able to requisition municipalities within the district for certain capital costs related generally to land acquisition and site development including annual debenture payments arising from any borrowing in that regard; and

WHEREAS under present legislation the region as a whole must assume these ongoing obligations incurred by the previously separate boards and distribute the costs upon all municipalities throughout the region; and

WHEREAS it is unfair that the property taxpayers in municipalities who have already paid for their own hospital site development costs in the past should have to pay again for the costs in another community;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to prohibit Regional Health Authorities from requisitioning municipalities within the new regions for requisition obligations incurred in previous included hospital districts and direct that these assumed obligations be met either:

1. wholly by the original municipalities, or
2. from within the general operating budgets of the Regional Health Authorities.

BACKGROUND

As the result of an existing debenture relating to the development of a hospital in one municipality, all municipalities within a health authority could be faced with yearly payments to meet the annual obligations under the debenture. Under present legislation there seems to be no other alternative available to meet such an expenditure.

The Council of the Town of Lacombe strongly opposes the notion of such a requisition, believing that it should either remain the responsibility of the original municipalities within the original hospital district because it was incurred before regionalization, or it should be absorbed by the regional authority or Alberta Health as a transitional cost of establishing the regional health system.

1995 Resolution A6
Continued

All communities at some point in time faced the requirement to fund development costs of new health care facilities. If the government is not prepared to hold the original municipalities responsible, then the alternative proposition would be that those costs be absorbed by the regional health authority of Alberta Health as a transitional cost. Hospital districts entering the regional health authorities should do so on an equitable basis.

The fact should not be overlooked that regional health authorities were able to absorb any accumulated surplus and reserve funds from the various hospital districts upon amalgamation. It is unacceptable that the region should be allowed to gain individual, locally situated assets but then refuse to accept individual, locally situated liabilities.

CONVENTION RESOLUTIONS COMMITTEE COMMENTS

This matter is currently under review. The Minister of Health, Shirley McLellan has committed to consult with the AUMA to resolve this issue.

Legislative Change to Section 49
of the Hospitals Act

WHEREAS Section 48 of the Hospitals Act, RSA, provides that under certain conditions the board or administrator of an approved hospital may declare that a patient is no longer in need of the services provided by that hospital or ward and is eligible for transfer or discharge, and may then move the patient to another ward or another approved hospital or other similar accommodation, or may regard as a trespasser the patient who is eligible for transfer or discharge but refuses to move or leave when requested; and

WHEREAS Section 49 of the Hospitals Act, RSA, provides that when a patient has been declared eligible for discharge from a hospital under Section 48, the board or a representative of the board of the hospital may require the removal of the patient be effected by the council of the municipality within which the patient resided at the time of admission to the hospital; and

WHEREAS a municipality has no statutory responsibility for the provision of health care for individuals, or for ensuring that the cost of health care provided by a hospital is recovered by the hospital; and the responsibility of a municipality for a hospital patient as set out in Section 49 of the Hospitals Act, RSA, is an anachronism; and

WHEREAS the provision of health care for individuals and the proper administration and funding of it is a provincial responsibility now carried into effect by Regional Health Authorities, with provision under the Regional Health Authorities Act for the allocation of costs among Health Authorities when a patient is transferred from one Region to another;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta amend the Hospitals Act, RSA, to delete Section 49(1)(b) and remove from a municipality any other responsibility to effect the removal from a hospital of any patient who refuses or fails to move or to leave when declared eligible for transfer or discharge.

1995 Resolution No. A7
Continued

BACKGROUND

The Council of the City of Edmonton has recently been requested, by an administrator of a hospital located in another municipality, to effect the removal of a patient eligible for discharge, pursuant to Section 48 and 49 of the Hospitals Act, RSA. The City of Edmonton has referred the matter to the provincial Minister of Health pursuant to the same Act. The City's position is that the real issues are income security and health care, both provincial responsibilities and beyond the City's jurisdiction. The Section of the Act is an anachronism, a holdover from a time when a municipality had a direct responsibility for individual income security and welfare, and often was involved in the provision of health care through locally appointed health and hospital boards, or ownership of hospitals. That has all been radically altered by the provincial establishment of Regional Health Authorities, which will have the full responsibility to provide health care for Albertans. Moreover, they will have the authority and responsibility to arrange for the paying and sharing of costs among themselves where individuals move from one Region to another.

Section 49 of the Act should therefore be amended, to remove any references to municipal responsibility.

Physician Shortage Crisis

WHEREAS a current shortage of physicians in Alberta is creating an increasing health risk due to a lack of medical services and access to emergency services in several Alberta communities outside of the major metropolitan areas and is reaching crisis status in some; and

WHEREAS physicians who are deemed qualified and competent to practice in other provinces in Canada but are not considered qualified and competent enough to practice in Alberta are, in fact, being denied the opportunity to practice in Alberta; and

WHEREAS the Alberta College of Physicians and Surgeons is the body of authority that grants or denies such practice privileges in Alberta;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta and, more specifically, the Premier and the Minister of Health, to address this matter with the Alberta College of Physicians and Surgeons in the most immediate and effective manner possible with an objective of providing Albertans health service options equal to other Canadians and averting a physician shortage crisis in this province.

BACKGROUND

Over the past four years, it has been the experience of the submitting municipality and others in their region that physicians who are currently practicing in other provinces in Canada (i.e. Saskatchewan, Ontario, etc.) and who have expressed a desire to relocate and establish a practice in Alberta communities are being denied a license to practice in Alberta by the Alberta College of Physicians and Surgeons. The same experience has been true with physicians wishing to come to Alberta from other parts of the world (i.e. Denmark, Britain, etc.) where we would expect the standards of health care to be much the same as in Canada and Alberta.

It is hard to believe that this rigid control is strictly for the purpose of maintaining health standards when social indicators would suggest that the quality of medical services in other provinces (and, indeed, other countries) is equal to the quality of service in Alberta. This municipality suggests that the College's current practice is more a matter of controlling practice privilege than maintaining quality and we further suggest that it is a practice that is not consistent with the needs of Alberta communities or the need for flexibility in a dramatically changing health industry.

**Support for Family and Community Support
Services (FCSS)**

WHEREAS the responsibility to determine principles, standards and policies for social programming, including that of a preventive focus, remains a provincial responsibility, and

WHEREAS the process of delivery is willingly accepted as part of community-based municipal decision making; and

WHEREAS the Government of Alberta Family and Community Support Services Act has entered into agreements with municipalities to establish, administer and operate a Family and Community Support Services program; and

WHEREAS the social policy and principles defining the preventive nature of the FCSS program and the Government's participation through funding and program support were incorporated in the Family and Community Support Services Regulation (Alta Reg 91/92) and subsequent per capita allocations for programs; and

WHEREAS the Government of Alberta repealed the Regulation on April 1, 1995 and replaced it with the Conditional Agreement Regulation which governs the funding but does not establish a level of funding and program support by the government; and

WHEREAS the Ministerial Review of FCSS, which was largely accepted by the Government, recommended that "the fundamental mandate of FCSS be reaffirmed, promoted and strengthened as we move into the future"; and

WHEREAS the partnership between the provincial and municipal levels of government in providing a funding base for programs specifically related to the FCSS mandate has been successful in efficiently delivering needed social services; and

WHEREAS the FCSS program has been heralded as an extremely effective model that creates the spirit of community participation toward meeting the preventive social services needs of people in the community; and

WHEREAS local governments representing the majority of Albertans have endorsed the program by accepting the option of maintaining the conditions governing the FCSS program and, by doing, endorsed the need for the marriage of mandate and funding for preventive social services;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association recognize the unique characteristics of the current FCSS program and the local government acceptance of the same, and subsequently request the Government of Alberta to retain the responsibility of developing the mandate, principles, standards and policies for preventive social programming in Alberta, to be delivered at the municipal level, with provincial legislation and funding support granted conditional to municipal participation in cost sharing and program delivery.

BACKGROUND

The FCSS program and its predecessor, Preventive Social Services, have for almost 30 years provided a mandate and funding envelope which assisted municipalities to "develop and support the ability to improve the quality of family and individual life within the community". (FCSS Ministerial Review p.32) The program has been effective in creating a spirit in the community and exemplifying a partnership which includes all three levels of government, private agencies and large numbers of volunteers. In Calgary, for 1994, agencies reported 1,155,376 hours of staff and 942,160 hours of volunteer service for 1,969,066 client contracts. The value of volunteers, estimated at over \$13,000,000, exceeded the City of Calgary's contribution.

The Provincial Government has recently determined that municipalities could choose to accept FCSS funding as conditional, a right which is already incorporated in the FCSS Act. At the same time they have removed the funding levels embodied in a per capita funding formula. The strengths of the current program and a funding formula basis need to be recognized and established.

**Municipal Participation with the Provincial
Government in Defining Principles Governing the
Proposed Canada Health and Social Transfer (CHST)**

WHEREAS the Federal Government has enacted the Canada Assistance Plan (CAP) to define and support social services; and

WHEREAS municipalities are recognized in the CAP as entities and partners; and

WHEREAS on a practical level municipalities participated in CAP both in defining social policy, standards, and principles and funding social services; primarily under the Family and Community Support Services Act which in turn provided an effective collaborative partnership between the Province of Alberta and local governments for funding and delivery of preventive social services; and

WHEREAS the Government of Alberta's Municipal Affairs Department has articulated a Business Plan Initiative to provide municipalities with the opportunity to directly access CAP funding for eligible expenditures related to Family and Community Support Services and in relation to allowable municipal expenditures; and

WHEREAS CAP cost-sharing by municipalities has increased the total amount of Government of Canada funding received by the Government and people of Alberta; and

WHEREAS the CHST will be provided to the Government of Alberta in a block fund, not in relation to cost-shared allowable municipal expenditure, and will not be tied to specific municipal activities; and

WHEREAS the Federal Government now proposes to replace CAP with the Canada Health and Social Transfer (CHST) and enter into discussion with the Province on principles and objectives governing the CHST; but no mechanism has been defined for municipal participation in discussions to establish the principles and objectives governing the CHST; and

WHEREAS the CHST will have an impact on local municipalities;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta insist upon the participation of municipalities as equal partners in its discussions with the Federal Government to establish principles and objectives to guide social policy and program development; and

1995 Resolution No. A10
Continued

FURTHER BE IT RESOLVED THAT the Government of Alberta enter into discussions with municipalities to mitigate the impact of the CHST on Albertans by providing municipalities with a share of the CHST block fund in a proportion which has been negotiated with municipalities; and

FURTHER BE IT RESOLVED THAT the proportion of CHST funding allocated to municipalities recognize the historic levels of funding allocated to municipalities by the Governments of Alberta and Canada; and

FURTHER BE IT RESOLVED THAT the negotiated proportion of CHST funding provided to municipalities be negotiated sufficiently far in advance of the period of the funding that municipalities may reasonably plan their activities in accordance with known, anticipated funding.

BACKGROUND

The Federal Budget proposes to replace the Canada Assistance Plan (CAP), Established Program Financing (EPF), Health and Post-Secondary Education with the CHST. This recommendation addresses only CAP but could be extended to include the EPF. The budget suggests that funding will be reduced but certain requirements will still be in place. It further suggests that provincial governments will be involved in developing shared principles and objectives.

Municipalities need to participate in the development of these shared principles. This participation would reflect the partnership that currently exists and is acknowledged in CAP. Municipalities have participated with other levels of government in defining funding social services (FCSS, day care, and in the past, social assistance and child welfare). They also bear the fall out of service changes. As they are the level of government most accessible to citizens, they are uniquely positioned to positively contribute to the discussion and must participate.

Children's Services Authorities

WHEREAS the recent review of the child welfare system in Alberta recommended major change, including bringing management and administration of it closer to the communities in which children are served; and

WHEREAS the provincial government has accepted this approach and is seeking to establish regional Children's Services Authorities in Alberta to bring services closer to communities; and

WHEREAS each Children's Services Authority will be designed to "fit" the circumstances of its regions and the communities in which the authority will operate; and

WHEREAS municipalities are the level of government closest to the people; and

WHEREAS in the instance of some regions, the population of different municipalities may be drastically different, as in the Edmonton region where the population of the City of Edmonton is approximately thirteen times that of its partner, the City of St. Albert;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta through the Minister of Family and Social Services make regulations that municipalities within a Children's Services Authority have representation on the authority's Board of Directors; and

FURTHER BE IT RESOLVED THAT the apportioning of municipal representation on the Board of Directors of the respective Children's Services Authorities which include the cities of Calgary and Edmonton reflect the relative size of those cities within their respective regions.

Alberta Income Tax Rebate

WHEREAS in 1995 the Federal Government eliminated the Public Utilities Income Tax Transfer Act; and

WHEREAS in 1990 the Government of Alberta eliminated the Alberta Income Tax Rebate; and

WHEREAS the Public Utilities Income Tax Transfer Act and the Alberta Income Tax Rebate were originally put in place to address the income tax inequity between investor and publicly owned utilities, where investor-owned utilities pay income tax while publicly owned utilities do not; and

WHEREAS the fundamental principle behind the Public Utilities Income Tax Transfer Act and the Alberta Income Tax Rebate was that all utility customers should be treated fairly and equally no matter where they are located in Canada, or whether they are served by investor-owned or Crown-owned companies;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta reinstate the Alberta Income Tax Rebate and thereby provide a strong incentive to have the Federal Government reinstate the Public Utilities Income Tax Transfer Act which would eliminate the inequities which have been created and enhance Alberta's competitiveness.

Video Lottery Terminals

WHEREAS the Government of Alberta approves the placement of video lottery terminals in various locations within Alberta; and

WHEREAS video lottery terminals are designed to entice players to continue to play them through the methodology of the payouts; and

WHEREAS video lottery terminals can and have led to addictive behaviors which are not only a detriment to the individual but to society as a whole;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to prohibit video lottery terminals and machines of similar nature within Alberta.

CONVENTION RESOLUTIONS COMMITTEE COMMENT

In its submission to the Province, the AUMA's recommended that:

- the Province place a moratorium on the number of VLTs in operation until the impact that VLTs are having on local communities is more fully understood; and
- that the operation of VLTs not be permitted in areas accessible to persons under the age of 18.

Video Lottery Terminals (VLT's) and Casinos

WHEREAS the Government of Alberta is uncertain as to the effects of video lottery terminals and casinos on community organizations, and the impact of problem gambling on municipalities; and has struck a Lottery Review Committee to review same; and

WHEREAS although there may be connections between the incidence of personal/family economic crises and suicides in Alberta, the Provincial Government has reduced its support to communities under the Family and Community Support Services (FCSS) program, which translates into reduced funds for services to those detrimentally affected by gambling; and

WHEREAS the Provincial Government and its subordinate authorities (the Alberta Racing Commission, the Alberta Gaming Commission, Alberta Lotteries and Gaming) are the sole determinants as to the appropriateness of gambling, VLT's and casinos in this province; while locally elected Councils are, according to the Municipal Government Act, charged with "developing safe and viable communities", and the "safety, health and welfare of people and the protection of people and property"; and

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to place total authority, on determining whether or not to allow VLT's and casinos in communities, at the local level with municipally-elected councils.

BACKGROUND

Gambling has become a big business in Alberta; revenue from legal gambling in 1993/94 was over \$2.2 billion. According to the report "Gambling and Problem Gambling in Alberta", 4% of the adult population of this province experience gambling problems. However, there is little statutory opportunity for local authorities to exercise any control over VLT's or proposed casinos. Elected Councils are more in tune with what activities their communities would like to see and more importantly, what their communities wouldn't like to see. This should be recognized, by the Provincial Government, by giving municipalities more authority and opportunity to "just say no" to this type of leisure pursuit.

Video Lottery Terminals

WHEREAS the Government of Alberta has established a Task Force to make recommendations on video lottery terminals; and

WHEREAS funds that were available to local charities and recreational groups are now being taken by the video lottery terminals; and

WHEREAS municipalities are facing higher social costs for things such as problem gambling, and extra police costs; and

WHEREAS municipalities require funding to maintain and operate recreational facilities;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to implement a formula to return a percentage of net gambling proceeds to municipalities in the form of an unconditional grant.

BACKGROUND

The Provincial Government has established a Task Force to gather information from Albertans on video lottery terminals (VLT's). A number of submissions have been made to the Task Force indicating that there is concern with VLT's and their effects on communities.

Some of the concerns the Town of Brooks has raised with the Task Force suggest that there should be a portion of the revenue returned to the municipalities in an unconditional manner. The local charities and fund raisers are being affected by the drain of dollars through the VLT's to the Province. Communities are facing higher social costs for things such as problem gambling, policing costs, etc.

Support for things such as local charities, recreational and social needs can be best served by the local municipalities, rather than the Province. In this regard, a funding formula should be provided to return a percentage of the revenue to the local authorities for distribution in an unconditional manner.

1995 Resolution No. A15
Continued

CONVENTION RESOLUTIONS COMMITTEE COMMENT

In its submission to the Province, the AUMA recommended that 30% of the net proceeds derived from gambling be returned to municipalities in the form of unconditional grants to fund local initiatives that improve quality of life.

Tax Recovery Proceedings
Contaminated Properties

WHEREAS municipalities must proceed with tax recovery proceedings as set out in the Municipal Government Act for any property in arrears of taxes; and

WHEREAS municipalities must take title to a property if it does not sell at a public auction; and

WHEREAS if a property is a contaminated site or has other liabilities attached to it the municipality would be responsible for the liabilities;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to exempt all municipalities from liabilities associated with contaminated properties which municipalities may take title to as a result of tax recovery proceedings or from the sale at a public auction as a result of a tax recovery.

BACKGROUND

Municipalities would not willingly expose themselves to the liability (and resulting expense to the taxpayers) that would result by taking title to a property that is or has the potential to be a contaminated site. Because municipalities must take title to properties that do not sell at a public auction they are basically being forced into potential liabilities they would otherwise not become involved in. Costs associated with the cleanup of a contaminated site could be extreme and in such a case would be a financial burden to the taxpayers.

It is understood an amendment is being proposed, but it is felt the Government of Alberta should be urged to enact an amendment as soon as possible.

**Proposed Amendment to Sections 1 and 643(2) of the
Municipal Government Act Regarding Legal Non-
Conformity**

WHEREAS in *Stavely v. Fern Brothers* (1988) 56 Alta. L.R. (2d) 359, the Alberta Court of Appeal held that under Section 643(2) of the Municipal Government Act which deals with legal non-conformity, there must not only be a physical discontinuance of the use but there must also be an intention on the part of the user to discontinue the use for a period in excess of six months; and

WHEREAS the municipality may experience difficulties in attempting to apply the provisions of Section 643(2) of the Municipal Government Act since the Courts have held that the burden of proof lies upon the municipality and it is very difficult for the municipality to establish what the intent of the user was and when that intent first manifested itself; and

WHEREAS there is a great deal of uncertainty with respect to when the period begins and what is required to meet the provisions of Section 643(2);

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend Section 643(2) and Section 616(r) of the Municipal Government Act or incorporate such changes in the anticipated new legislation on planning matters so that the six-month period of discontinuance relates to physical discontinuance only.

BACKGROUND

The City of Calgary has experienced difficulty in applying this Court decision to determine the relevant time period, not with respect to the commencement and duration of the physical discontinuance, but with respect to establishing the owner's intent to discontinue the use. In those areas where Council has approved land use policy and regulation changes, it is important for the legal non-conforming status of a property and its use to be clear. It is also important that the conditions under which a property would cease to have legal non-conforming status be explicit and readily apparent to the municipality and the land owner as well as other interested parties such as prospective tenants, potential purchasers, and neighbouring property owners. Physical discontinuance offers a practical, objective and demonstrable measure. The following wording is suggested:

1995 Resolution A17

Continued

S.616

- (r) “non-conforming use” means a lawful specific use
 - (i) being made of land or a building at the date a land use bylaw or any amendment thereof affecting the land or building becomes effective; and
 - (ii) that on the date the Land Use Bylaw or any amendment thereof becomes effective does not comply with the land use bylaw;

S.643

- (2) A non-conforming use of land or a non-conforming use of a building may be continued but if that use is physically discontinued for a period of six consecutive months or more, whether such discontinuance was intentional or not, any future use of the land or building shall conform with the provisions of the land use bylaw then in effect.

Intensive Agricultural Operations

WHEREAS many municipalities are spending significant sums to upgrade the quality of their discharged wastewater effluent; and

WHEREAS the Provincial Government is also spending significant sums under the Alberta Municipal Water/Wastewater Partnership Program; and

WHEREAS there are many intensive agricultural operations located adjacent to Alberta's rivers and streams which are unregulated in terms of the runoff and effluent that they discharge into these waterways;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend the **Alberta Environmental Protection and Enhancement Act** to provide a means to regulate the agricultural sector with respect to run off and effluent from intensive agricultural operations into waterways.

BACKGROUND

We understand that the agricultural industry has established a voluntary code of practice; and there is a greater awareness of this problem as time goes by.

The increasing number of large scale cattle and hog operations makes this an issue which needs to be addressed. Council feels that there is a double standard in place when municipalities are compelled to upgrade their facilities while other effluent producers are unregulated.

**Municipal Authority to Require
Residential Fire Sprinklers**

WHEREAS residential sprinkler systems are proven life and property saving devices;
and

WHEREAS the cost of fire protection to municipalities through maintaining and
increasing municipal resources increases each year; and

WHEREAS increasing the resources provides only limited reduction in fire death or
injuries and property losses; and

WHEREAS requirements for mandatory installation of residential sprinklers in Fresno,
California have allowed the city to grow from 100,000 people to 350,000 people with no
increase in the fire service resources over a 20 year period; and

WHEREAS the City of Vancouver, British Columbia requires mandatory installation of
sprinklers in all new residential construction and anticipates being able to increase in size
by 80 to 100 thousand people without increasing the fire department resources, at an
annual savings of five million dollars; and

WHEREAS the uniform Building Standards Act - Chapter 11:4 restricts municipalities
from passing any Bylaw or Code which would require installation of residential sprinkler
systems;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities
Association request the Government of Alberta to provide municipalities the
authority to require sprinklering of new residential properties.

Section "B" Resolutions

Section "B" of the Convention Resolutions book contains less critical resolutions. Those resolutions in Section "B" will be brought to the convention floor after all Section "A" resolutions have been debated, time permitting.

1995 Resolution No. B1

Acme/Carbon/Linden
Trochu/Three Hills

Equalized Assessment

WHEREAS the Government of Alberta has created the means of comparing and sharing the wealth among municipalities through assessment equalization; and

WHEREAS converting all requisitions to a per capita basis would greatly increase contribution costs for smaller municipalities and in some cases totally exclude them from participation and representation; and

WHEREAS the Alberta Housing Act provides management bodies the power to requisition member municipalities; and

WHEREAS member municipalities of a management body failing to agree on the requisition basis, shall provide requisitions based on equalized assessment;

NOW THERE BE IT RESOLVED THAT the Alberta Urban Municipalities Association petition the Government of Alberta to support equalized assessment as the basis for requisition funding when municipalities fail to agree.

Revisions to the Local Authorities
Election Act Regarding Incapacitated Electors

WHEREAS some electors in municipal elections may require assistance to vote due to physical, visual or linguistic impediments; and

WHEREAS all electors needing assistance to vote are required under Section 78 of the Local Authorities Election Act to complete the Statement of Incapacitated Elector; and

WHEREAS many electors needing assistance to vote are not necessarily incapacitated;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association urge the Government of Alberta that all references in the Local Authorities Election Act to “incapacitated elector” be amended to “elector requiring assistance.”

BACKGROUND

The City of Edmonton was contacted by the Canadian Council of the Blind regarding election services for blind voters.

In subsequent meetings the Edmonton Chapter of the Canadian Council of the Blind noted many blind voters take objection to completing the Statement of Incapacitated Elector to receive assistance in voting. Their objection was not that the statement needed to be completed, but rather that blind voters do not consider themselves to be incapacitated.

The Canadian Council of the Blind has requested that more accurate terminology be used in the Local Authorities Election Act to describe the process and the statement.

Ambulance Funding

WHEREAS many private ambulance companies which serve small communities are undergoing severe financial stress, due to decreased hospital use of ambulances and/or declining call volumes; and

WHEREAS ambulance service is a necessity in rural Alberta's communities and the surrounding rural areas; and

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to consider some form of per capita subsidy to assist ambulance services in areas of the province where declining revenues make it difficult for an ambulance service to be viable.

BACKGROUND

The Provincial Government's requirements for a Basic Life Support level of service, plus the many changes in the health care field, are putting many small-town ambulances under significant fiscal strain. The Province has enacted the new ambulance regulations, and caused significant budget changes for Regional Health Authorities. The Government of Alberta should help municipalities address some of the problems it has helped to create.

CONVENTION RESOLUTIONS COMMITTEE COMMENT

This issue is currently being reviewed by the Taskforce on Ambulance Service and Patient Transportation.

Proceeds of Crime (Related to Enforcement of the
Narcotic Control Act and the Food and Drugs Act

WHEREAS enforcement related to the Narcotic Control Act and the Food and Drugs Act absorb a considerable portion of the policing costs, which in turn account for a major portion of municipal budgets that are funded from the municipal tax base; and

WHEREAS individuals in contravention of either the Narcotic Control Act or Food and Drugs Act are “using”, or causing considerable drain on, the policing costs and related social services which are borne by the municipalities; and

WHEREAS greater emphasis should be placed on seizures of proceeds of crime under the Criminal Code, the Narcotic Act, and the Food and Drugs Act through seizures from individuals convicted of the manufacture, storage, transportation, distribution or sale of illicit drugs; and

WHEREAS the Federal Government is in the process of signing a memorandum of understanding with the provincial governments which will distribute these funds to the provinces;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to distribute the proceeds of crime, relating to offences pursuant to the Narcotic Control Act and the Food and Drugs Act, to municipalities to offset the policing costs related to the enforcement of these acts.

BACKGROUND

“User Pay” fees have been discussed in relation to many services. Recently the RCMP served notice that it planned to adopt this approach with regard to several services offered under the Canadian Police Services. The Calgary Police Service has adopted it with regard to the Automated Fingerprint Information System (AFIS) to which the Medicine Hat Police Service subscribes. The concept should be extended even further in to law enforcement. It is commonly known, or at least thought, that a small percentage of the population is utilizing, or causing others to use, a great segment of police services. The arena of drug enforcement is no different. Illegal drug distribution is causing major concern for a large segment of the population as many crimes can be linked in one way or another to

1995 Resolution B4
Continued

the illicit drug trade. It has been suggested that those who are creating the problem should pay their fair share. The use of such legislation should be extended to include the seizure and forfeiture of any vehicle or structure which is used in the production, storage, transportation, or sale of any illegal drug. Proceeds from such seizures should be distributed to municipalities in order to finance drug enforcement and reduce budgets which are based largely on taxation from many people who have never had any contact with the drug trade.

The use of illicit drugs in society has increased over the past decade and has caused considerable direct and indirect social costs. With escalating enforcement costs and more stringent budgets at all levels of government new funding initiatives must be pursued. According to an article in a recent police publication "The illicit drug industry in Canada has been estimated by the RCMP to generate over \$10 billion annually...The RCMP Anti-Drug Profiteering Program has seized more than \$60 million in cash and assets since 1989. To date, however, none of the money secured from drug seizures has been shared with local municipalities and provinces who have incurred substantive costs from investigations leading to the seized proceeds." Certainly Medicine Hat has not experienced these large dollar values in illicit drug trade. Nevertheless, it is felt that "proceeds of crime" in connection with investigations conducted by the Medicine Hat Police Service should be returned to Medicine Hat to assist in offsetting enforcement costs.

**Provincial Support for Municipal
Disaster Preparedness**

WHEREAS disasters of both man-made and natural causes can have devastating impacts on communities; and

WHEREAS the cost and impact of disasters and major emergencies in terms of people, property and recovery are significant; and

WHEREAS government restructuring and changes to the Alberta Public Safety Services may impact community preparedness; and

WHEREAS the Alberta Public Safety Services Act, Section 8, directs municipalities to establish disaster services and Section 18 provides the authority and method for local emergency declaration; and

WHEREAS the Act further enables municipalities to access the next senior levels of government in mitigating the impact of disasters and local emergencies; and

WHEREAS the resource requirements for disaster preparedness, response and recovery are often multi-jurisdictional requiring regional and provincial support and cooperation;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to provide municipalities with the direct support and funding to enable local and regional disaster planning capabilities previously supported directly by Alberta Public Safety Services (APSS).

Calculation of Shelter Allowances

WHEREAS under the Social Development Act and Regulations, the Government of Alberta provides to households in need, social assistance, comprising a “shelter allowance” component for shelter expenses including, among other things, rent or mortgage payments, utilities, and property insurance, and a “standard allowance” component for other expenses including food, clothing, telephone, household and personal needs, laundry and transportation; and

WHEREAS the Maximum Shelter Allowances stipulated in the Social Development Act Regulations are determined on a province-wide basis, with the assumption that these amounts are sufficient to pay for all shelter expenses of social assistance households, under approved “Shelter Allowance” expense categories, in any Alberta municipality; and

WHEREAS average market rental rates, residential vacancy rates, utility and insurance expenses in local housing markets (e.g. municipalities) can vary significantly from those of the province as a whole; and

WHEREAS these varying local market conditions contribute to wide variability of actual shelter expenses for social assistance households to secure and maintain basic, safe, decent shelter in Alberta municipalities; and

WHEREAS the province-wide method of determining maximum shelter allowances contributes to a growing incidence of social assistance households moving into severely under-sized or otherwise inappropriate housing, increasing the potential for women, children and youth forced to remain in abusive relationships without the resources to leave, and a greatly increased difficulty of social assistance households to afford all of their non-shelter expenses, under approved “Standard Allowance” expenses categories, after using a portion of their “Standard Allowance” to pay for their actual shelter expenses; and

WHEREAS insufficient shelter allowances to meet actual shelter expenses of social assistance households has become an issue among an increasing number of Alberta urban municipalities, represented by elected and staff municipal officials who are members of the Inter-Agency Task Force on Social Policy;

1995 Resolution No. B6
Continued

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association urge the Government of Alberta to change the method of calculating maximum shelter allowances as a component of social assistance payments, from a province-wide basis to a municipal-specific basis, to recognize the wide differences of shelter expenses in local municipalities, and to better enable social assistance households to secure and maintain occupancy in safe, decent housing, without compromising their ability to meet their basic living needs through the standard allowance component of the social assistance funding provided to them; and

FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association urge the Government of Alberta to reverse the restrictions on shelter allowance appeals to allow the necessary discretion for individual needs and circumstances to be considered and approved, recognizing the wide variability of local conditions and trends that contribute to these needs.

Dutch Elm Disease

WHEREAS Dutch Elm Disease is a high destructive disease that completely destroys American elm, a major ornamental tree in Alberta's parks, boulevards, and private landscapes; and

WHEREAS Alberta represents one of the last outposts of uninfected elms in North America and it is in the public interest to protect and preserve our elms for current and future generations of Albertans; and

WHEREAS with the confirmation by the City of Calgary of the presence of the European Elm Bark Beetle, a major carrier for Dutch Elm Disease, the potential for the introduction of this disease into Alberta is significant.

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to work with municipalities to develop a strategy for managing Dutch Elm Disease that deals with a number of issues, including: restricting the importation of elm firewood into Alberta; organizing beetle and disease surveillance programmes; providing certified diagnostics; providing public education; and developing or upgrading tree inventories for all Alberta communities; and

FURTHER BE IT RESOLVED THAT the Government of Alberta consider enacting or amending legislation to provide municipalities with an effective means of working with private land owners with diseased elms on their properties.

Section "C" Resolutions

Section "C" of the Convention Resolutions book includes resolutions which in the opinion of the Convention Resolutions Committee address less critical issues or similar requests of other governments.

Provincial Recreation Survey

WHEREAS the Government of Alberta undertook a province-wide recreation survey of Albertans in 1981, 1984, 1988 and 1992; and

WHEREAS the survey provides essential information for private businesses, municipalities and volunteer organizations to set expenditure priorities, establish new initiatives, and keep current with changing consumer patterns and trends; and

WHEREAS recreation and parks programs are aimed at prevention and are alternatives to other expensive intervention and treatment programs and which are programs that can have a dramatic and lasting impact in dealing with many personal and community issues involving youth, children and families; and

WHEREAS the Government of Alberta may not continue its recreation survey and trend information and measurable evidence that clearly proves a relationship between recreation and resolving community issues, is not available for Alberta; and

WHEREAS previous surveys have been undertaken in partnership with Alberta municipalities and the private sector;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta continue to design, coordinate and implement a province-wide recreation survey in 1996 to provide private, volunteer and public organizations with up-to-date information on recreation trends and on the relationship between recreation and resolving community issues.

Libraries Act

WHEREAS the elected municipal council and the senior management who report to council should have control over all aspects of municipal operations, including libraries; and

WHEREAS Section 13 of the Libraries Act, states that: "The municipal (library) board, subject to any enactment that limits its authority, has full management and control of the municipal library and shall, in accordance with the regulations, organize, promote and maintain comprehensive and efficient library services in the municipality and may cooperate with other boards and libraries in the provision of these services"; and

WHEREAS this provincial legislation sets libraries apart from other municipal departments, and results in an inconsistency with how libraries are supervised compared to other municipal departments;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association recommend that the Government of Alberta repeal Section 13 of the Libraries Act, RSA 1983.

BACKGROUND

Municipalities should be able to set their own municipal structures, and not have them dictated or implied in provincial legislation. While Section 13 does have a limiting enactment clause, it implies there is a certain manner in which libraries are to be operated, and we feel this is contrary to the goal of municipal autonomy.

1995 Resolution No. C1-3 St. Albert

Municipal Government Act - Section 197(3)

WHEREAS the Municipal Government Act, Section 197(3) provides that no resolution or by-law may be passed at a meeting which is closed to the public; and

WHEREAS this prohibition effectively inhibits a Council from providing direction to staff on any subject for which a Council may meet in closed session;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend Section 197(3) of the Municipal Government Act by adding the words "...or to provide direction on any matter within one of the categories of information referred to in Section 217(2)".

Redevelopment Levies

WHEREAS the Municipal Government Act allows for the collection of a redevelopment levy; and

WHEREAS Section 647 of the Municipal Government Act specifically states that the utilization of these levies is to be solely for the purchase of lands within the plan area; and

WHEREAS land for parks can be acquired without the use of these levies through the subdivision process; and

WHEREAS it would be preferable to be able to utilize these levies towards upgrading the plan area by means such as landscaping signage, and decorative features;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend the Municipal Government Act to allow for the utilization of redevelopment levies for purposes other than the purchase of lands within the plan area.

RCMP Services

WHEREAS municipalities under 15,000 population that have contracted for RCMP services are entitled to seventy percent (70%) of all revenue generated by federal statute enforcement; and

WHEREAS it is deemed that a new equitable cost-sharing should be arranged between the Federal, Provincial and Municipal Governments in accordance with Section 723(1)(2) and (3) of the Criminal Code of Canada;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta direct that seventy percent (70%) of all federal fines and penalties be paid to that authority namely, municipalities with populations under 15,000 under contract by the Royal Canadian Mounted Police.

BACKGROUND

Municipalities with a population under 15,000 with a policing contract with the RCMP cost-share 70% of the RCMP contract. Currently, a municipality receives no share of revenue as a result of federal fines or penalties unlike provincial or municipal fine revenue. The City of Spruce Grove feels it is appropriate at this time to pursue a change to revenue sharing philosophy.

Downloading and Cuts in Grants

WHEREAS the Provincial Government has withdrawn much of its financial support to municipalities previously provided by conditional and unconditional grants; and

WHEREAS this withdrawal of grant funds has seriously curtailed municipalities in the supply of services to local residents; and

WHEREAS continued cutbacks by the Province in municipal funding makes it impossible to keep municipalities financially stable without large increases in local property taxes; and

WHEREAS any increase in local property taxes due to Provincial funding cutbacks is deemed to be downloading on municipalities; and

WHEREAS the Provincial Government has shown contempt for the Federal Government when they have downloaded costs to the Province; and

WHEREAS the Province appears to have increased its reliance on the property tax base to fund responsibilities which were previously deemed Federal and Provincial responsibilities;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to be fair in its dealings with municipalities and that the allocations of grant monies to municipalities be reviewed.

Youth Justice Committees

WHEREAS the Government of Alberta encourages community involvement in the Justice System for young people; and

WHEREAS Section 69 of the Young Offenders Act encourages communities to establish Youth Justice Committees to help with the administration of the Act; and

WHEREAS Youth Justice Committees will help make the Justice System more relevant to young offenders and therefore more effective; and

WHEREAS Youth Justice Committees are to be volunteer organizations receiving no remuneration for their service; and

WHEREAS Youth Justice Committees may assist the Judicial System with alternative sentencing and assist the Correctional System with post sentencing supports; and

WHEREAS in larger communities and cities effective ongoing operation of Youth Justice Committees will require some support;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta through the Minister of Justice provide funding to umbrella organizations operating Youth Justice Committees in Alberta.

BACKGROUND

Youth Justice Committees aim at assisting the current Justice System by providing early community intervention with young offenders and youth-at-risk of offending. The goal of justice intervention is effective change of behavior and reintegration of the young person into society. Youth Justice Committees ensure the youth's active involvement in the process of his/her rehabilitation. A holistic approach is used whereby the offender, his/her family, the community, the victim and the Youth Justice system are involved in sentencing, community work, restitution, needs assessment and victim/offender reconciliation.

New initiatives that aim at involving the community in the administration of justice require support and resources. While using volunteers proves to be both creative and cost-effective, administration costs are needed for coordination, public education, volunteer training,

1995 Resolution No. C1-7
Continued

orientation, and support. Careful planning and coordination in the initial stages, monitoring of cases and follow-up will ensure the success of Youth Justice Committees in Alberta. As the primary responsibility for justice with youth currently rests with the Province, it would seem appropriate that the Youth Justice Committees in Alberta also be financially supported by the Province.

Section "D" Resolutions

Section "D" Resolutions are those resolutions deemed by the Convention Resolutions Committee as inappropriate for debate.

Mobile Home Park Tenants' Consumer
Protection Legislation

WHEREAS there is substantial evidence of landlord abuse of tenant privilege within certain of Alberta's mobile home parks; and

WHEREAS the Mobile Home Sites Tenancies Amendment Act, being an amended Act designed to address these numerous instances of landlord abuse of tenant privilege, received the assent of the Alberta Legislature in July of 1992; and

WHEREAS the Mobile Home Sites Tenancies Amendment Act, 1992 remains to be proclaimed; and

WHEREAS in the absence of proclamation of the Mobile Home Sites Tenancies Amendment Act, 1992 tenants of certain of Alberta's mobile home parks continue to be denied their basic right to the peaceful and orderly enjoyment of their tenancies, attributable, but not limited to, the abuse of landlord privilege which has accompanied the landlord's right to evict without cause;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta immediately address the landlord abuses in mobile home parks by proclaiming its amended mobile home tenancy legislation, assented to in July of 1992.

BACKGROUND

The Mobile Home Sites Tenancies Act as it is currently worded, seriously interferes with the rights of tenants of Alberta's mobile home parks to participate within their communities as members of a free and democratic society. Mobile home park owners/landlords are unrestrained in their ability to evict their tenants in the absence of cause. As the very considerable volume of evidence placed before Alberta's courts will attest, this entirely unwarranted landlord/owner privilege has been blatantly abused and is unconscionable. Tenants of certain of Alberta's mobile home parks must literally endure the fear of an arbitrarily-served notice of eviction.

The Mobile Home Sites Tenancies Act is seriously deficient in terms of the most basic principles of protection law. Mobile home park owners/landlords continue to possess an

1995 Resolutions D1
Continued

unwarranted and unconscionable right to monopolize the resale market for mobile homes, as a consequence of their empowerment to evict successor tenants without show of cause.

The Mobile Home Sites Tenancies Amendment Act, 1992 which received assent of the Legislature in July of 1992, addressed the means to prevent further serious abuse of mobile home park owner/landlord privilege. Three years later, this Act has yet to be proclaimed, a most serious delay for which there has been no explanation.

CONVENTION RESOLUTIONS COMMITTEE COMMENT

Resolution inappropriate for debate. This is not a municipal government issue.

Oil Sands Development

WHEREAS on May 18, 1995 the National Oil Sands Task Force of the Alberta Chamber of Commerce released a report entitled *The Oil Sands: A New Energy Vision for Canada*; and

WHEREAS conventional oil reserves are steadily dwindling; and

WHEREAS the oil sands have emerged as an established, full-developed mining, energy and manufacturing complex which supports a national network of industrial facilities; and

WHEREAS the investment of \$21 to \$25 billion by the private sector over the next quarter century would result in a tripling of current oil sands production to 1.2 million barrels per day representing over one-half of Canada's total oil production; and

WHEREAS 44,000 new permanent jobs and \$97 billion in government revenues would be created from this investment; and

WHEREAS no other single opportunity currently exists to strengthen Canada's eroded manufacturing industry; and

WHEREAS no government investment would be required;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association join The Regional Municipality of Wood Buffalo in actively encouraging the Federal and Alberta governments to jointly develop a generic set of harmonized tax and royalty measures based on economic profits that will provide a consistent fiscal framework for all oil sands projects and result in a balanced sharing of profits.

BACKGROUND

The extensive report from the National Task Force on Oil Sands Strategies, an industry group studying the potential benefits of increased investment in the oil sands, provided a comprehensive series of recommendations in eight major areas. While all direct investment in future oil sands initiatives would come from the private sector, this will only happen if both the Federal and Alberta governments cooperate to develop a generic set of harmonized tax and royalty measures, as detailed in the report. Time is of the essence as the opportunity

1995 Resolution No. D2
Continued

will be missed if not acted upon quickly. In her commentary on the report, the Editor of the Financial Post, Diane Francis, said "The oil sands represent truly staggering wealth....It would be a sin to miss the opportunity."

CONVENTION RESOLUTIONS COMMITTEE COMMENT

Resolution inappropriate for debate. This is not an issue to municipalities throughout the province.

Planning Act Amendments

WHEREAS the Government of Alberta has recently indicated that new legislation will be forthcoming to amend the Alberta Planning Act, Chapter P-9 of the Revised Statutes of Alberta; and

WHEREAS the proposed legislation will affect the Land Use Planning and Policy documents of many municipalities in the province; and

WHEREAS it is hoped that the Provincial Government will re-evaluate the proposed legislation to amend the Planning Act; and

WHEREAS it is the desire of the AUMA to communicate to the Provincial Government its position on the proposed legislation to amend the Planning Act;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to re-evaluate proposed legislation to amend the Planning Act, based on the following factors:

1. The new legislation will erode municipal authority and autonomy. The legislation makes sweeping generalizations about the provincial policies and interests but does not specifically state what these interests and policies will be; and who will adjudicate these interests. Provincial policies and interests must be clearly articulated and defined within the legislation. The AUMA is opposed to any provincial policies which usurp the autonomy of a municipality; and
2. A municipality or group of municipalities such as the Southern Alberta Inter-Municipal Forum is the proper place to establish policy framework for the region. Provincial policies will be different from local interests and the local interests and autonomy should prevail; and
3. The AUMA is opposed to any attempt by the Province to make the Planning legislation retroactively apply to past NRCB decisions; and
4. The provision that a municipality is required to update all statutory plans and bylaws with forty (40) days, as per Section 3.2 Provincial and Municipal Approvals, is unrealistic and should be extended to 160 days or four months. Logistically, the extra time will ensure that the amendments can be planned and accommodated within staffing and budget limits; and

1995 Resolution D3
Continued

- 5. The AUMA is pleased to see that conservation easements will be included in the legislation. However, further clarification is required in the legislation to define the mechanism available to the municipalities to secure conservation easements with a landowner; and**
- 6. The wording used in Section 3.3 of the proposed legislation, “environmentally sensitive lands”, should be changed to “environmentally sensitive areas” as per current environmental terminology. Wildlife corridors shall be explicitly included as part of the definition for wildlife habitat; and**
- 7. Under Section 3.3.6 Soft Services, the legislation must clearly state what the municipality may charge to a developer/landowner for soft service costs and provide a definition for soft services; and**
- 8. The AUMA is opposed to any steps by the Province to erode the effective ability of any citizen to have input into the planning process.**

C O R R E S P O N D E N C ENO. 1

Edie Scarlett
88 Haliburton Crescent
Red Deer, Alberta
T4N 6K3

September 26, 1995

City Clerk
Red Deer City Hall
Red Deer, Alberta

ATTENTION: KELLY

Dear Sir:

This petition is being issued to the City of Red Deer, regarding the inadequacy of courier parking within the city, mainly within the downtown core.

Although there are designated areas in which to park there are far more commercial vehicles than there are parking spaces, and this has become a great burden for most courier drivers. Two, or perhaps three locations are being requested for each street and avenue per city block in the downtown area, and two spaces for each bank and lawyers office would also be suffice.

Often problems arise while we are trying to successively complete each transaction the prompt and secure manner in which couriers are intended to deliver. When offering our customers a half hour delivery service, it is often difficult to provide when ten minutes are spent trying to find parking, and another five to ten minutes are wasted in order to reach our location and return to our vehicles. Fifteen to twenty minutes is a great amount of time to do one delivery when there is still another three or four deliveries waiting to be dropped within the half hour that was promised.

Another plight ascends when carrying large amounts of cash, sometimes as many as three blocks in order to reach the destination to do a business deposit at one of the banks, but without adequate parking around the banking areas, one is left with no alternatives.

This is not only an inconvenience, but can be very hazardous as well. Generally what happens in this situation is that we end up parking in no stopping zones, fire zones, or in the handicapped parking which often results in a large fine. We are then out a half of a day's wages for taking the chance in order to complete a one or two minute task.

Certainly by now you must not only be able to understand the frustration that we are faced with each day, but also the risks that we have to take in order to complete most transactions successfully, whether it be the risk of receiving and unwanted ticket, or the risk of being mugged; both are very unwelcome risks that we should not have to be facing every day in order to do our jobs effectively. By allowing more courier parking throughout the City of Red Deer,

difficulties such as these would be overcome, allowing our already stressful jobs to be much easier to accomplish in a stable and secure manner.

As you can see by the number of signatures on this petition, I am not alone in thinking that more parking is required. A possible solution that I have come up with to solve this ongoing dilemma that could benefit both couriers and the city alike would be to allow us the allotted stalls required, and in return, charge couriers an annual fee for the usage of these parking spaces; perhaps issuing a sticker in which the driver would place on his vehicle once the fee has been paid; therefore, the parking monies lost from parking meters would be replaced by the courier fees.

I ask you to please allow yourselves the time to place yourself in our situation if only for a brief moment and try to understand the dangers and frustrations that we are faced with each day. Being a courier driver is stressful enough just travelling within the everyday traffic, weather conditions, and the assigned time limits that we are given... something definitely needs to be done in order to make our jobs more manageable. Some days I find the frustration an enormous amount to bear, therefore, I am more than willing to pay an annual fee in order to assist in relieving some of the burdens of being able to do my job efficiently.

Thank-you for your time given to address this matter, and I trust that your decisions will be adequately made to benefit both parties involved.

Yours truly,



Edie Scarlett,
Courier Driver,
Racey Courier

346-3272 / 347-3636

MORE COURIER PARKING IS NEEDED

As courier drivers in the City of Red Deer, we do here-by agree that there is a definite shortage of courier parking within the city, which in turn, often interferes with being able to do our jobs as efficiently and as effectively as time would allow us.

NAME	DATE	COURIER COMPANY
William Blomfield	95/09/12	CANADA POST CORP
Gregg Sams	95/09/12	CANADA POST CORP.
Kay Borg	95/9/13	CANADA POST CORP.
Brian Fitch	95/9/13	Canada Post Corp
Donna Green	95/9/13	can post
Wesley Green	95/9/13	Canada Post
D. Fowler	95/9/13	Canada Post
M. Gough	95/9/13	CANADA POST
John Gough	95/9/13	Canada Post
Robert Gough	95/9/13	Canada Post
Robert Gough	95-9-13	Canada Post
Rob Gough	95/09/13	CANADA POST
Rob Gough	90/9/13	CANADA POST
Claydon Bustamante	95/9/14	Canada Post
Wagner	95/9/14	- - -
Bruce Craig	95/9/14	CANADA POST
Delroy	95/09/14	Canada Post
M. Gough	15/9/15	C.P.C.
A. Gough	15/9/15	C.P.C.
Pearl Gough	95/09/15	C.P.C.

NAME	DATE	COURIER COMPANY
Barb Sears	Sept 15/95	Canada Post
Debbie King	Sept. 15/95	Canada Post
Daphne Priest	Sept 15/95	C.P.C.
Lorne Kennedy	Sept 15/95	C.P.C.
J. Kipl	Sept 15/95	C.P.C.
H. Gilmour	Sept 15/95	C.P.C.
Donna	Sept 15/95	C.P.C.
Wendy	Sept 15/95	C.P.C.
Janice	Sept 15/95	C.P.C.
G. Smith	Sept 15/95	C.P.C.
Debra Zeanah	Sept 15/95	C.P.C.
J. R.	✓	C.P.
Teri M. Coy	✓	C.P.
Glenn Zeanah	✓	C.P.
GARRET Jachyshen	Sept 15	C.P.C.
Olga Stearns	Sept 15	Canada Post
J. Kopp	15/9/95	C.P.
Gray MacKinnon	15/9/95	Canada Post
Debbie	15/9/95	C.P.
Annette Markew	15/9/95	C.P.C.
Don. D. Markew	15/9/95	C.P.
Debbie Rodney	15/9/95	C.P.C.
Lynda Robinson	15/9/95	C.P.C.
Jane Perreault	15 SEP 95	C.P.C.
Carol Kinnear	15/9/95	CANADA POST

As courier drivers in the City of Red Deer, we do here-by agree that there is a definite shortage of courier parking within the city, which in turn, often interferes with being able to do our jobs as efficiently and as effectively as time would allow us.

NAME	DATE	COURIER COMPANY
Bill Weimer	Sept 13/95	Vigor Courier
Verni Martin	Sept 13/95	Corydon Cour.
Elroy	09/13/95	Greyhound Courier
Brian Plummer	09/13/95	Greyhound Courier
Shirley Chaston	Sept. 15/95	Steadfast Courier
Randy Oleksniuk	Sept 18/95	Red Arrow
Mike Oleksniuk	Sept 24/95	Red Arrow

MORE COURIER PARKING IS NEEDED

As courier drivers in the City of Red Deer, we do here-by agree that there is a definite shortage of courier parking within the city, which in turn, often interferes with being able to do our jobs as efficiently and as effectively as time would allow us.

NAME	DATE	COURIER COMPANY
Stuart Murray	9/12/95	Purolator
Pat Wasson	9/12/95	Purolator
Sherry	9-12-95	Purolator
Wayne	9-13-95	Purolator
John, Stillington	9-13-95	Purolator
Bonnie Fraser	9-13-95	Purolator
MISS McLELLAN	9/13	Purolator
Q Man	9/13	Purolator
Q Man	9/20	" "
Nancy Borge	9/21	" "
Darren Hansen	9/21	Purolator

As courier drivers in the City of Red Deer, we do hereby agree that there is a definite shortage of courier parking within the city, which in turn, often interferes with being able to do our jobs as efficiently and as effectively as time would allow us.

especially

NAME	DATE	COURIER COMPANY
STAN SCOTT	9/12	LOOMIS + 5010-43 S
CLARENCE MOORE	9/12/95	LOOMIS
il. Hildner	9/12/95	LOOMIS.
Andy Luthy	9/12/95	LOOMIS
P. C. Pinner	9/13/95	LOOMIS
H. J. Lomen	9-13-95	LOOMIS
W. J. McElroy	9-14-95	LOOMIS
Wes Roover	9/14/95	LOOMIS
Will Campbell	9/15/95	LOOMIS.

DATE: 23 October 1995
TO: City Clerk
FROM: Inspections & Licensing Manager
RE: **COURIER PARKING**

The above referenced request was considered at the October 17, 1995 meeting of the Downtown Planning Committee. They considered the following information from this department and then passed the following resolution:

"That the Downtown Planning Committee, in considering the request of Edie Scarlett (on behalf of herself and petitioners from Canada Post and 8 Courier Companies) to reserve courier parking stalls in downtown Red Deer, and in consideration of the recommendation of the Inspections & Licensing Department, recommend to Red Deer City Council that there be no change to the present policy (Council Policy 552) which allows quick pick-up and delivery by courier services, banks, taxis and passengers in the current designated downtown loading zones."

Yours truly,



R. Strader

Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: OCTOBER 19, 1995

TO: INSPECTIONS & LICENSING MANAGER

FROM: DOWNTOWN PLANNING COMMITTEE

RE: **EDIE SCARLETT (ON BEHALF OF HERSELF,
CANADA POST AND 8 COURIER COMPANIES
RE: REQUEST FOR COURIER PARKING STALL IN DOWNTOWN.**

The Downtown Planning Committee, at its meeting of October 17, 1995, discussed the request of Mrs. Edie Scarlett for courier parking stalls in downtown Red Deer, and the following motion was introduced and passed:

"THAT the Downtown Planning Committee, in considering the request of Edie Scarlett (on behalf of herself and petitioners from Canada Post and 8 Courier Companies) to reserve courier parking stalls in downtown Red Deer, and in consideration of the recommendation of the Inspections & Licensing Department, recommend to Red Deer City Council that there be no change to the present policy (Council Policy 552) which allows quick pick-up and delivery by courier services, banks, taxis and passengers in the current designated downtown loading zones."

I understand that you will be contacting Canada Post and the Courier companies at some future date regarding their ability to park in the free one hour parking stalls in downtown Red Deer.



COUNCILLOR BOB SCHNELL
Chairman
Downtown Planning Committee

DATE: October 3, 1995

TO: Chairman - Downtown Planning Committee

FROM: Inspections & Licensing Manager

RE: **COURIER PARKING**

Could you place the attached item before the committee for their consideration.

The applicant is requesting that street parking stalls be reserved for courier parking. Currently, the attached policy is in place providing for on street loading spaces which can be used by couriers.

Providing parking spaces for designated groups is contrary, in my opinion, to the purpose of on street parking. Given the number of groups whom have requested space, some of whom are realtors, handicapped, utility (meter readers), volunteers; there would be minimal spaces left for customers if their requests were granted.

The City has moved to address the problem by requiring new buildings provide a "off street" loading zone. However, existing buildings which are in the majority, do not generally provide loading spaces.

Most of the downtown commercial area would be within ten minutes walking distance of a public off street parking lot, which would appear to save the couriers time spent in looking for parking. I am sure this would not be convenient when the courier has heavy packages, but for smaller deliveries, may be an acceptable alternative.

Recommendation: That no change be made to the present policy.

Yours truly,



R. Strader
INSPECTIONS & LICENSING DEPARTMENT

RS/yd

Att:

COMMENTS:

We concur with the recommendation of the Downtown Planning Committee. It should be noted that a number of businesses that use couriers have parking of their own that they could commit to the courier business if the need is regarded by the business as significant.

"G. SURKAN", Mayor
"M.C. DAY", City Manager

DATE: SEPTEMBER 28, 1995
TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
X INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK
RE: Edie Scarlett - Courier Parking

Please submit comments on the attached to this office by October 26, 1995 for the Council Agenda of November 6, 1995.

"Kelly Kloss"
City Clerk

**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 FAX (403) 346-6195

September 28, 1995

Edie Scarlett
88 Haliburton Crescent
Red Deer, Alberta
T4N 6K3

Dear Ms. Scarlett:

I acknowledge receipt of your letter dated September 26, 1995 re: Courier Parking Within The City.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on November 6, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, November 3, 1995.

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

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

Yours sincerely,



Kelly Kloss
City Clerk

KK/fm



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to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.

FILE

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

November 7, 1995

Edie Scarlett
88 Haliburton Crescent
Red Deer, AB T4N 6K3

Dear Ms. Scarlett:

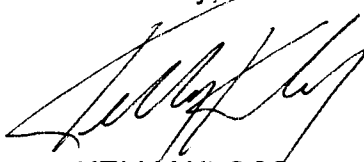
At the City of Red Deer Council Meeting held on November 6, 1995, consideration was given to your correspondence dated September 26, 1995 concerning your request for increased Downtown Courier Parking, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Edie Scarlett dated September 22, 1995, Re: Request For Additional Courier Parking in the Downtown Area, hereby agrees that said request be denied, and as presented to Council November 6, 1995."

The decision of Council in this instance is submitted for your information. Although Council did not grant your request, thank you for taking the time to express your views to Council.

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

Sincerely,



KELLY KLOSS
City Clerk

/fm

cc. Downtown Advisory Committee
Inspections & Licensing Manager



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NO. 2

EASTWAY DELIVERY AND COURIER

YOUR BEST SERVICE TO THE HEARTLAND SINCE 1983

BOX 1263 STETTLER, ALBERTA, T0C 2L0
403-347-4848 1-800-661-3701

"WITHOUT PREJUDICE"

RE: UTILITY ACCOUNT NUMBER 0040389 02

**CITY OF RED DEER
4914 48 AVENUE
RED DEER, ALBERTA
CITY COUNCIL C/O
CITY CLERKS OFFICE**

HER WORSHIP THE MAYOR, COUNCILORS,

An ongoing dispute with the City Utilities Dept. has forced me to write this letter and plea to City Council. I have not seen the bylaw in question, but apparently it was put into law, (city bylaw) within the last 2 years.

Because of tardy payments on my utilities account, last year I paid \$50.00 more into my deposit on utilities. Earlier this year the Utilities Dept. decided to penalize me for being consistent in my paying habits by adding another \$100.00 to my deposit. Taking this move on their part as an attempt to change my habits, I immediately paid my utility bill and have done so since. My utility bill is current to this day but because I refuse to add \$100.00 to City coffers for the privilege of paying my account late, the Utilities Dept. adds \$100.00 plus interest to my account each month and cites a City bylaw as the culprit. Also please note that this account has never been cut-off and/or re-instated.

Although I own my own business the \$100.00 is hard to come by and I am reluctant to part with it needlessly. My own family would welcome an extra \$100.00.

I RESPECTFULLY REQUEST:

- That City Council consider this matter with all the facts;
- that City Council instruct the Utilities Dept. to cease all attempts to increase the security deposit on my utilities account 0040389 02.
- that City Council instruct the Utilities Dept. to remove the \$100.00 deposit charge plus interest on account number 0040389 02.

Sincerely,


Martin E. Dahl

DATE: October 12, 1995
TO: City Clerk
FROM: Director of Corporate Services
RE: MARTIN DAHL - UTILITY REPORT

The report from the Treasury Services Manager has explained the circumstances regarding Mr. Dahl's business utility account.

In April 1995 Mr. Dahl's account was three months in arrears plus there was a current month billing. Mr. Dahl paid \$522 on April 3 to pay the arrears. Since April Mr. Dahl has paid the account on a current basis except for the \$100 increased deposit.

There has been concern expressed by the public about losses on commercial utility accounts. In addition, there has been some pressure to charge deposits on all commercial accounts. The City administration does not recommend penalizing all customers for the losses incurred on a very few accounts. When, however, a customer does have a bad payment history, it is strongly recommended a deposit be required.

When Mr. Dahl pays the increased deposit and keeps his utility account current for 12 consecutive months, his utility deposit can be refunded.

Recommendation

Mr. Dahl's request be denied.



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

AW/jt
c. Treasury Services Manager
Utility Billing Supervisor

a/m/clk dahl utility acct oc12

DATE: OCTOBER 12, 1995
TO: CITY CLERK
FROM: TREASURY SERVICES MANAGER
RE: MARTIN DAHL - UTILITY REPORT

Mr. Dahl is disputing an increased deposit on his utility account of \$100, which was applied in April, 1995, to bring the customer's deposit up to the equivalent of three months billings (\$350), as required by the Utility Bylaw. The increased deposit was charged based on the customer's payment record.

Section 14(1) of the Utility Bylaw 2960 reads as follows:

"...every consumer shall at the time of application pay a deposit as follows:

- (b) Non-residential consumers - a deposit equal to 3 months estimated billing or \$200, whichever is greater."

Section 17 of the Bylaw reads as follows:

"Notwithstanding Section 14,

- (a) where payment of a utility account is in arrears, or

- (h) where a consumer's deposit on an existing ... account has been increased as provided for in this section and the account is not being maintained in good standing;

then, in addition to paying any arrears or previous balances owing, the consumer will be required to pay an additional deposit equal to three months' estimated billing, or the minimum deposit required by Section 14, whichever is greater."

HISTORY

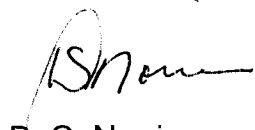
Between June, 1992 and January, 1994 there were four occasions when the customer's account went into arrears such that a Disconnect Notice was issued. On two of those occasions, a Cutoff Order was issued, however, the outstanding account was paid before the physical cutoff was done in each instance. Because of the customer's late payments, however, in March, 1994, an increased deposit of \$50 was added to the \$200 minimum deposit that had been charged to the customer at the time the account was opened, to bring it up to what was the three month billing equivalent at that time.

In May, 1994, in October, 1994 and again in January, 1995 the account again went into arrears to the extent that Disconnect Notices were issued in each case. The account was brought into good standing each time before the cutoff occurred. In April, 1995, because of the customer's payment record, and because the three month equivalent deposit at that time was calculated to be \$350, an increased deposit of \$100 was charged to the customer. This is the deposit that the customer is disputing.

Since April, 1995 the customer has paid each month's current charges, however, he has refused to pay the \$100 increased deposit; as a result, because the account shows arrears, penalties have been charged each month and have accumulated to the point where the account shows total arrears of \$142.63, consisting of the deposit amount of \$100 and accumulated penalty charges of \$42.63.

RECOMMENDATION

The increased utility deposit was charged as per the requirements of the bylaw, due to the customer's record of late payments over an extended period of time. I cannot recommend waiving the increased deposit.



D. G. Norris
Treasury Services Manager

- c. Director of Corporate Services
Utilities Billing Supervisor

COMMENTS:

We concur with the recommendation of the Director of Corporate Services.

During 1995 Council completed a thorough review of its utility deposit and cutoff procedure. Although the focus was primarily on the impact of procedures to residential properties, the public input was open to all residential and non-residential customers. Results of the survey conducted in early 1995 showed a high level of support for the existing procedures. Council received a review of this procedure with their orientation material.

"G. SURKAN"

Mayor

"M.C. DAY"

City Manager

DATE: SEPTEMBER 29, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

DIRECTOR OF DEVELOPMENT SERVICES

CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

INSPECTIONS AND LICENSING MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

X TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: MARTIN DAHL - UTILITY REPORT

Please submit comments on the attached to this office by October 26, 1995 for the Council Agenda of November 6, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE No.
FILE
FAX: (403) 346-6195

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

September 29, 1995

Mr. Martin E. Dahl
Eastway Delivery and Courier
Box 1263
Stettler, Alberta T0C 2L0

Dear Sir:

I acknowledge receipt of your letter Re: Utility Account Number 0040389 02.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on November 6, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, November 3, 1995.

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

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

Yours sincerely,

Kelly Kloss
City Clerk

KK/fm



*a delight
to discover!*



THE CITY OF RED DEER

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

FILE FILE No.

FAX: (403) 346-6195

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

November 7, 1995

Eastway Delivery and Courier
Box 1263
Stettler, AB T0C 2L0

ATTENTION: Martin Dahl

Dear Sir:

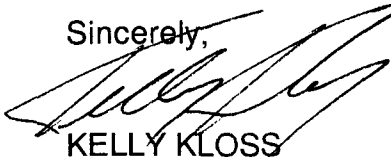
At the City of Red Deer Council Meeting held on November 6, 1995, consideration was given to your request to remove the \$100.00 deposit charge, plus interest, on Account No. 0040389 02, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Eastway Delivery and Courier, Re: Request To Remove \$100.00 Utility Deposit Charge Plus Interest On Account Number 0040389 02, hereby agrees that said request be denied, and as presented to Council November 6, 1995."

For your information, I have attached the Administrative comments which were also submitted to Council with your correspondence. It would now be appropriate for you to make arrangements for payment of the additional security deposit.

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

Sincerely,



KELLY KLOSS
City Clerk

/fm

attach.

cc. Director of Corporate Services
Treasury Services Manager
Utility Billing Supervisor



*a delight
to discover!*

Submitted To City Council

Date: Nov 6/95
re: ~~Water~~ Page 72
Utility Acct.

DATE: October 24, 1995
TO: Kelly Kloss, City Clerk
FROM: Tony Bergman, Utilities Billing Supervisor
RE: Utilities Collections Procedure Summary

Attached is a copy of the Collections Process Summary and an account on which collection action was taken. To follow is an explanation of the credit history items as relate to collections actions taken:

Soft Notice on Bill- When an account is unpaid at the time the second bill is prepared a soft payment message appears on the second bill. A "3" appears in the credit history.

Disconnect Notice Issued- 10 calendar days are given to pay the arrears on the account. The disconnect notice is issued 3 work days after the second bill is due. A "4" appears in the credit history.

Cut Order Issue- One day after the due date of the disconnect notice, if the account remains unpaid, an order to cut service is issued. A "5" appears in the credit history.

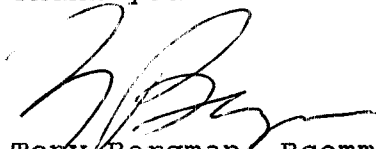
If the customer has poor previous credit history, the steps taken automatically are stepped up. As opposed to another soft notice printing on the next bill, a disconnect notice would issue instead.

Collections officers in the utilities billing department attempt to contact the customer to arrange payment of the account. Payment arrangements are entered on the Note History screen. The Note History screen provides a log of all customer contacts etc. between collections and the customer.

The attached customer information is available to you to assist in addressing utilities customer concerns.

If I can be of further assistance, please call me at 342-8108, or Doug Norris at 342-8208.

Thank you



Tony Bergman, Bcomm, CMA
Utilities Billing Supervisor

Approximately 90% of all utilities accounts do not require any collections action. For the 10% of utilities accounts that go into arrears, actions are triggered based on previous payment history and amount owed on the account.

This process is as follows:

A. First Time Arrears - Summer Months

- Step 1** Message on next bill as a reminder that payment is required
- Step 2** If payment is not made by the due date on the next bill a "Disconnect Notice" is issued
- Step 3** 10 days is allowed for receipt of payment
- Step 4** During the above 10 days a third bill is issued advising the customer of the "Disconnect Notice"
- Step 5** If no payment is received by the "Disconnect Due Date" a "Cutoff of Utilities Order" is issued
- Step 6** The customer's utility service is disconnected

This is the process that would occur during the summer months. By the time the customer has their utility service disconnected they would not have paid their utility bill for 2 months. The third month's bill would be due in the near future.

B. First Time Arrears - Winter Months

- Step 1** Message on next bill as a reminder that payment is required
- Step 2** If payment is not made by due date on the next bill, a "Disconnect Notice" is issued
- Step 3** 10 days is allowed for receipt of payment
- Step 4** During the above 10 day period a third bill is issued advising the customer of the "Disconnect Notice"
- Step 5** If no payment is received by the "Disconnect Due Date", City Staff attempt to contact customer by phone before a "Cutoff of Utilities Order" is issued
- Step 6A** For single family homes, a "Load Limiter" is installed which provides enough electricity to operate a furnace and perhaps a light or two
- Step 6B** For homes other than single family homes, the customer's service is disconnected

C. Customers with poor payment records

- Step 1** The next bill includes a "Disconnect Notice"
- Step 2** 10 days is allowed for receipt of payment
- Step 3** During the above 10 day period a second bill is issued advising the customer of the "Disconnect Notice"
- Step 4** If no payment is received by the "Disconnect Due Date" a "Cutoff of Utilities Order" is issued
- Step 5** The customer's utility service is disconnected

Deposits equal to a three month billing can be charged to a customer's account the first time the account is not paid, according to the Utilities Bylaw. The deposits are always charged the second time the account has two months arrears in a six month period, or if the account has the service cut off for non payment.

CH	C I S C R E D I T H I S T O R Y P E N D I N G O R D E R			
ACCT 00-004-037-470-07-01	NAME LYNCH, MARK A.		STATUS	03
SERV 120 GREIG DR	EPP NO		CYCLE	07
EMPL ROCKY SEISMIC	A * CRHIST 544543543054		RET CQ HIST	000000000000
PH 346 8978/343 3439/	SP	ID DL90238-189	TICKLER	
COLLECT AGENCY	DEP SUGGESTED	255	TOTAL A/R	275.31
NO DEL NOTICE	EXISTING DEPOSIT	70.00	CURRENT A/R	115.04
CREDIT CODE 0	REQUIRED DEPOSIT	190.00	PASTDUE A/R	160.27
RESIDENT CODE 1	REQ DEP AMT PAID	96.00		
PREMISE CODE 2	DATE OF DEPOSIT	940913	DEF INST AMT	0.00
LANDLORD CODE	DEP STATUS CODE	8	DEFERRED BAL	0.00
WRITE OFF CODE 0	DEP LETTER CODE	8	CUT ORDR DATE	951020
SPEC HNDL PERM	DEP #INSTALLMENTS	4	BILL DUE DATE	951102
SPEC HNDL TEMP	DEP #INST BILLED	4	LAST PMT DATE	950921
RES COML CODE 1	DEP LAST BILLED	46.00	LAST PMT AMT	150.00-
ESTIMATE CODE 0	DEP TO BE BILLED	0.00		
CHEQUE ALLOWED 0	DEP INT ACCRUED	3.00	PENALTY	6.90
TURN-ON/OFF 940622	DEP INT PAID AMT	0.00	30 DAY ARR	87.78
CUR RDG DATE 951010	DEP INT PAID DATE	000000	60 DAY ARR	24.49
COMMENTS			90 DAY ARR	0.00
951023 PEWK IN TODAY			DEP ARR	48.00
			OTH ARR	00.00

NXT PMT

A* CREDIT HISTORY 3 IS SOFT NOTICE ON BILL
 4 IS DISCONNECT NOTICE, GIVING 10 DAYS TO PAY
 5 IS CUT ORDER.

PR C I S P A Y M E N T R E C O R D

ACCT 00-004-037-470-07-01 NAME LYNCH, MARK A.

SERV 120 GREIG DR RED DEER

CREDIT HISTORY 544543543054

RET CQ HISTORY 000000000000 CURRENT AR 275.31

PENDING ORDER

TKLR

CYCLE 07

STATUS 03

DATE	AMOUNT	TC	OP	ACCT	DESCRIPTION	
951011	46.00	50	10		DEPOSIT BILLED	
951011	7.98	62	00		PENALTY CHARGE	
950921	150.00-	33	03		CASH PAYMENT - CASHIER	
950912	48.00	50	10		DEPOSIT BILLED	
950912	6.40	62	00		PENALTY CHARGE	
950828	100.00-	33	03		CASH PAYMENT - CASHIER	FIRST PAYMENT SINCE JUNE.
950811	48.00	50	10		DEPOSIT BILLED	
950811	7.92	62	00		PENALTY CHARGE	
950712	48.00	50	10		DEPOSIT BILLED	
950620	300.00-	33	03		CASH PAYMENT - CASHIER	} PAYMENT TO HAVE SERVICE RESTORED
950620	21.00	50	12		RECONNECT CHARGE	
950612	7.40	62	00		PENALTY CHARGE	
TRANSFER ACCT 00-004-037-470-06-01						
TRANSFER AMT 15.61						
TRANSFER DATE 940622						
TRANSFER CODE 1						
NXT FMT						

NH 10-24-95 10:24:39 C I S N O T E P A D PENDING ORDER
ACCT 00-004-037-470-07-01 NAME LYNCH, MARK A. STATUS 03
SERV 120 GREIG DR RFD DEER

NOTE 22 ENTERED BY DCM ON 10/24/95 AT 10:05
no pymt or resp to msg so CONF Oct 25.
NOTE 21 ENTERED BY MGB ON 10/23/95 AT 12:27
DN for \$152.29 not paid. tt 3-3439 left msg for Mark to call us back.
NOTE 20 ENTERED BY DCM ON 10/10/95 AT 07:50
utssel=dep & bill not pd so DN for 152.29 due Oct 19 typed & mld.
NOTE 19 ENTERED BY DCM ON 09/21/95 AT 09:02
ccw/Mark-pd 150. on the acct by ck-used very abusive, derogatory & profane lang
language so I asked him to "watch your language please"- he says I'm pd to
listen to his language so "shut up & take the f----money".
NOTE 18 ENTERED BY DCM ON 09/20/95 AT 11:12
no pymt Sep 15 so TT res#6-8978-no ans. TT 3-3439-Mark owes total of 302.29
due Oct 4- he will put 150. in drop box tonite & pay the bal by Oct 4.
(not happy w/ our dep inc &/or monopoly)
NOTE 17 ENTERED BY DCM ON 08/25/95 AT 14:13
ccw/Mark- pd 100. w/ ck from Rocky View Seismic. p.d.'d to AUG 28- next pymt
will be Sept 15
NOTE 16 ENTERED BY PCO ON 08/25/95 AT 12:41
\$156.11 not pd at COLL yet so prepared CONF for Aug 28.
THERE ARE MORE NOTES! NXT PNT N

- PAYMENT ARRANGEMENTS, DEALINGS WITH CUSTOMERS, ATTEMPTED CUSTOMER
CONTACTS ARE RECORDED ON EACH INDIVIDUAL ACCOUNT

NO. 3

WAREHOUSE *Rentals*
(RED DEER) LTD.
COMMERCIAL & WAREHOUSE PROPERTY RENTALS

September 29, 1995

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

ATTENTION: Mayor and City Council

RE: KRESGE BUILDING

Dear Mayor and Councilors:

We are seriously considering commencing with renovations on the Kresge Building. We have been unsuccessful in obtaining a creditable anchor tenant. There is, however, interest being expressed by Realtors for small spaces.

We would like to start now if, the city would consider delaying reassessment of property taxes for a two year period after completion.

This would provide us with an incentive to start now. It would also enable us to keep the common costs down to encourage our tenants to locate to down town.

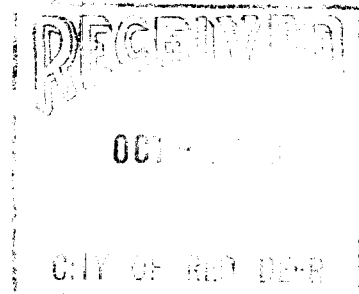
We feel our project would trigger the beginning of the redevelopment of the Bay, Zellers block. We have engaged Group 2 and Phoenix Construction to put proposals together. The question is if and when do we begin.

As time is of the essence, a quick reply is most important.

Yours truly,
WAREHOUSE RENTALS (RED DEER) LTD.


J. R. VELLNER

cc: Town Centre Association



DATE: October 18, 1995
TO: City Clerk
FROM: City Assessor
RE: WAREHOUSE RENTALS - KRESGE BUILDING

The Municipal Government Act, Chapter M-26.1, Section 289, reads:

- "(1) Assessments for all property in a municipality, other than linear property, must be prepared by the assessor appointed by the municipality.
- (2) Each assessment must reflect
 - (a) the characteristics and physical condition of the property on December 31 of the year in which the assessment is prepared, and
 - (b) the valuation standard set out in the regulations for that property."

The city, or any municipality, has no discretion in the assessment process. Every improvement must be assessed. These assessments are all reported, in total, to the Province and, after making adjustments to bring them all to a common level (referred to as the "equalized assessment") are then used for requisitions, municipal grants to municipalities, cost sharing programs, etc.

The City does have some discretion in regard to taxes. Section 347 reads:

- "(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:
 - (a) cancel or reduce tax arrears;
 - (b) cancel or refund all or part of a tax;
 - (c) defer the collection of a tax."

Therefore, it is at council's discretion and decision to cancel or refund property taxes.

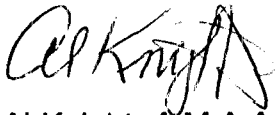
If property taxes are cancelled or refunded, the assessment remains taxable and still contributes to the school requisition and other requisitioned amounts. Any refund or cancellation of taxes then increases the tax burden on all other properties in the city, and should the requisitioned amounts be cancelled, must be paid by all other properties.

City Clerk
Page 2
October 18, 1995

RECOMMENDATION

The assessment cannot be delayed!

We cannot recommend the refund or cancellation of property taxes, as, in our opinion, it is unfair to the remaining properties that pay their share of the taxes.

A handwritten signature in black ink, appearing to read "Al Knight".

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

AK/ngl

c.c. Director of Corporate Services
Taxation Coordinator

DATE: October 23, 1995

TO: City Clerk

FROM: Director of Corporate Services

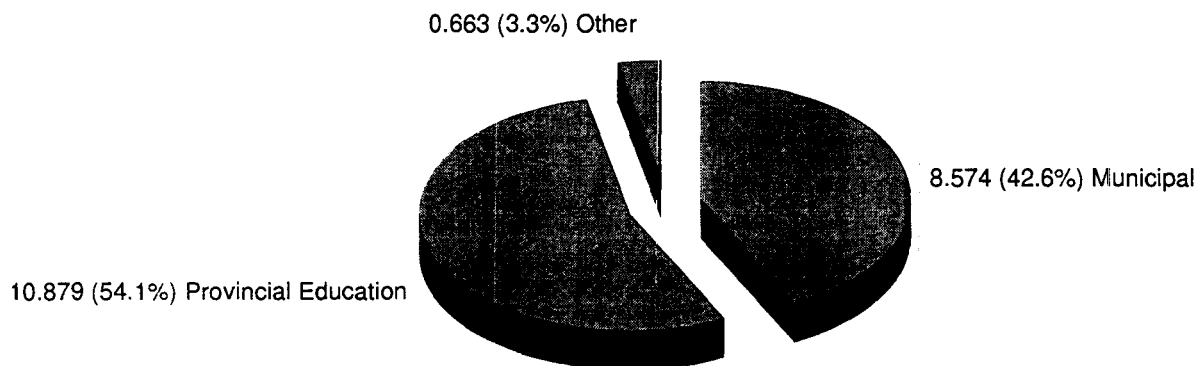
RE: WAREHOUSE RENTALS - KRESGE BUILDING

The owner of the above building is planning on doing renovations. He is asking Council to not assess the renovations and levy taxes on them for two years. This, he says, would be an incentive to start now and encourage development downtown.

As indicated by the City assessor in his report, Provincial legislation requires the City to assess any additional improvements. The assessment of such improvements is then subject to Provincial education taxes in addition to those levied on all other properties.

The graph below discloses how the 1995 property taxes collected from commercial properties were distributed. You will note that 57.4% of the taxes collected were paid out to other authorities. The City had only 42.6% available for municipal purposes.

1995 COMMERCIAL/INDUSTRIAL MILL RATE



p.2

Council has the right to refund any of the property taxes levied. If the Provincial Education share was refunded, however, it would mean the Kresge building's share would have to be paid by all other taxpayers. It would not reduce the amount of the Provincial Education requisition.

If Council decided to refund all or a portion of the 42.6% Municipal share, then Council should realize any redevelopment downtown would request the same consideration. This would mean Council should have a proper plan in place to determine:

- what if any taxes should be refunded?
- would it apply to all redevelopments?
- what area would be applicable for purposes of a refund?
- would it be retroactive? e.g. any construction downtown in last year, two years, five years, etc.?
- how long would taxes be refunded?

It is recommended Council not approve the request without a proper study being completed that answers the above questions and determined that tax rebates are justified.

It should also be recognized assessments for properties in the downtown area have not been increasing as much as other areas. This means the tax burden downtown has been going down. It is anticipated with the next reassessment to be implemented in 1997 this trend would continue and property taxes could again fall for downtown properties. When the 1993 reassessment was implemented, as an example, the property taxes on the Kresge building went down 24% to \$12,902 from \$17,014.

Since the 1993 reassessment, the Kresge building has ceased to be a functioning store. The owners succeeded in getting a further assessment reduction reflecting land values and a building shell only. This reduced the taxes further so that for 1995 the property taxes were only \$6,964. This is a further 46% reduction in taxes since the 1993 reassessment.

....3

p.3

It should also be recognized the City does long term planning for its budget and assumes in revenue projections an increase in tax revenue due to redevelopments and new properties. As a result, this means tax revenue from redevelopments and new construction has already been included in budget planning and is not unallocated revenue.

Recommendation

The request be denied.



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

AW/jt

a\m\clk kresge bldg oc23

COMMENTS:

We concur fully with the comments of the Administration. As noted, we cannot legally delay reassessment. Council can only choose to rebate taxes. While we would like to encourage the redevelopment of the Kresge Building or any other downtown building, we cannot recommend that this be done at the expense of other taxpayers. Council will appreciate the view of other downtown property owners who will be required to pay their full share of taxes and compete for tenants with a property to which Council has granted concessions.

As a final consideration, Council will be aware that we will be moving to a "market value" tax assessment in 1997. At that point a property owner will not be directly assessed for improvements to a building, such as those which are being proposed by Mr. Vellner. Instead any impact on taxation will derive directly from the increased market value of the property and its potential to draw increased revenues. This may offset the current "disincentive" to renovate as a result of reassessment.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: OCTOBER 4, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

DIRECTOR OF DEVELOPMENT SERVICES

X CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

INSPECTIONS AND LICENSING MANAGER

X LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: Warehouse Rentals - Kresge Building

Please submit comments on the attached to this office by October 26, 1995 for the Council Agenda of November 6, 1995.

"Kelly Kloss"
City Clerk

f:\data\council\meeting\forms\com.tem



THE CITY OF RED DEER

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

FILE No.

FILE

FAX: (403) 346-6195

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

October 4, 1995

Warehouse Rentals (Red Deer) Ltd.
7434 - 50 Avenue
Red Deer, Alberta
T4P 1X7

Dear Sir:

I acknowledge receipt of your letter dated September 29, 1995 re: Kresge Building.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on November 6, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, November 3, 1995.

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

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

Yours sincerely,

Kelly Kloss
City Clerk

KK/fm



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to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No
FILE

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

November 7, 1995

Warehouse Rentals (Red Deer) Ltd.
7434 - 50 Avenue
Red Deer, AB T4P 1X7

ATTENTION: Bob Vellner

Dear Sir:

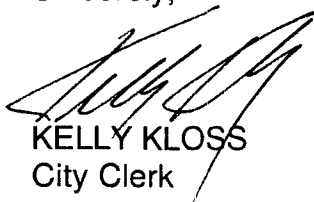
At the City of Red Deer Council Meeting held on November 6, 1995, consideration was given to your correspondence dated September 29, 1995 concerning the Kresge Building, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Warehouse Rentals (Red Deer) Ltd. dated September 29, 1995, Re: Request To Consider Delaying Re-Assessment of Property Taxes for a Two Year Period, hereby agrees that said request be denied and that no refund or cancellation of Property Taxes be considered, and as presented to Council November 6, 1995."

The decision of Council in this instance is submitted for your information. Although your request was not granted, please accept our thanks for expressing your concerns to Council.

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

Sincerely,



KELLY KLOSS
City Clerk

/fm

cc. Director of Corporate Services
City Assessor



*a delight
to discover!*

NO. 4

The Gaetz Lakes Sanctuary Committee

4 October 1995

our file: c:\reports\ GLSCcvt4

Mayor and Council
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Your Worship and Members of Council,

On behalf of the members of the Gaetz Lakes Sanctuary Committee, I wish to present you with our annual report for 1994.

I would be pleased to answer any questions you might have on this report.

Yours truly,



Ron Bjorge
Chairman
Gaetz Lakes Sanctuary Committee

c.c.: Chairman, Normandeau Society
Chairman, Environmental Advisory Board

JR

attachment

COMMENTS:

Submitted for Council's information.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

**GAETZ LAKES SANCTUARY
COMMITTEE**

**1994
ANNUAL REPORT**

**TO THE MAYOR AND COUNCIL
OF THE CITY OF RED DEER**

4 October 1995

- I. The Gaetz Lakes Sanctuary Committee is a committee of the Council of the City of Red Deer, established to fulfil the terms of the Agreement between the Government of the Province of Alberta and The City of Red Deer, dated August 17, 1983, and between the Board of Trustees of the Red Deer School District and The City of Red Deer, dated June 29, 1984. The agreement was reached as part of the sale by the Province and School Board of the Gaetz Lakes lands to the City.
- II. The Gaetz Lakes Sanctuary is part of the Waskasoo Park system, and includes the lands shown on the accompanying map. It is owned by The City of Red Deer and is operated by the Normandeau Cultural and Natural History Society (the Normandeau Society) under agreement between the Society and The City of Red Deer Council, May 1989.
- III. The use of the Gaetz Lake Sanctuary is regulated by several documents including:
 - A. agreement for sale between the Province and City
 - B. agreement for sale between Red Deer School District and City
 - C. agreement for lease (10 year) between the Province (Michener Centre) and City
 - D. Migratory Bird Sanctuary Regulations
 - E. Parks and Public Facilities Bylaw #2841/84 - City of Red Deer
 - F. Gaetz Lake Sanctuary Policy
 - G. additional City policies.
- IV. The membership and terms of reference of the Gaetz Lakes Sanctuary Committee were established by resolution of City Council dated July 18, 1983, and amended by Council on August 7, 1984. The Committee has to meet as often as necessary, but must meet at least two times each year. It must present an annual report to City Council on its activities.
- V. The Gaetz Lakes Sanctuary was Alberta's first federal Migratory Bird Sanctuary, established in 1924 as the "Red Deer Bird Sanctuary", and it continues to be one of only four such areas in the province. While the Government of Canada does not own the lands, wildlife in the Sanctuary is afforded an extra degree of protection by the federal laws governing Canadian Wildlife Service Sanctuaries.
- VI. The Gaetz Lakes Sanctuary Committee met three time in 1994. All meetings were held at noon in the Committee Rooms at City Hall.

A. Committee meeting, January 6, 1994. Items discussed included:

1. *Environmental Action Plan.*

- i. Several submissions received from members were consolidated into one submission to the Environmental Advisory Board.
- ii. Deer Signs - 67 Street.
Gaetz Lakes Sanctuary Committee feel all major issues dealing with any aspect of the Gaetz Lakes Sanctuary, including the Deer Crossing signs on 67 street, be referred to this Committee for comments prior to going to City Council.
- iii. Vandal-proof fasteners should be installed on Deer Crossing signs.
- iv. Safety City Concerns and Wetlands Project.
Request that the Gaetz Lakes Sanctuary Committee to be kept appraised and involved in making decisions and recommendations regarding one or both projects.
1993 Annual Report to Council submitted May 20, 1994.

B. Committee meeting June 28, 1994. Items discussed include:

1. *Fire Hazard - Gaetz Lakes Sanctuary.*

- i. Moved & carried: That the Gaetz Lakes Sanctuary Committee agree that a representative of the Fire Department, Jim Robertson of the Kerry Wood Nature Centre (or his designate), and at least one representative from this Committee, meet with one another to walk through the Gaetz Lakes Sanctuary, with a view to bringing back recommendations to this Committee as to their judgements on what portions of the Sanctuary are high risk fire hazard areas, and what effects there would be on the natural habitat in those areas if burning takes place to ensure a fire guard against wildfires in the Sanctuary.
Recommendations by the above representatives will be forwarded to the Normandeau Cultural Society Board.

2. *Proposed South Fencing Alignment at Gaetz Lakes Sanctuary.*

- i. Moved & carried: That the Gaetz Lakes Sanctuary Committee agrees to postpone fencing of the south area of the Sanctuary by Q & Q Fencing, until further consideration is given to the proper alignment, and that the Committee further agree that a request be made to reallocate the budgeted funds for said fencing to 1995.

C. Committee meeting November 28, 1994. Items discussed include:

1. *Michener Potential Land Sale -- Setback from Top of Bank.*
 - i. Moved and carried: That the Gaetz Lakes Sanctuary Committee recommend to City Council that the Province be advised that in negotiating the sales of lands above the escarpment immediately east of the Gaetz Lakes Sanctuary, that any potential purchaser(s) be made aware that a 100 metre buffer strip or development setback along the Sanctuary topographic top of the bank will be required.
 - ii. When all the information is available, the above motion will be submitted to the Normandeau Cultural Society and Environmental Advisory Board, before being submitted to Council for their response to the Province.
2. *Future Public Access to the Sanctuary from the East.*
 - i. Moved and carried: That the Gaetz Lakes Sanctuary Committee agree that the preliminary planning of the subdivision to the east of the Sanctuary be designed on the basis of elimination access into the Sanctuary from the east and that the Michener Land Planning Committee be requested to explore the possibility of a parallel trail system within the residential subdivision.
3. *Regulating Water Quantity/Quality into the Sanctuary.*
 - i. Moved and carried: That the Gaetz Lakes Sanctuary Committee request that the hydrogeotechnical evaluation to be provided by the developer of lands east of the Sanctuary, be done in a manner that will enhance water quality to the Sanctuary and retain optimal quantities of water to preserve the integrity of the Sanctuary.
4. *Update on Fire Control Program in the Sanctuary.*
 - i. Moved and carried: That the Gaetz Lakes Sanctuary Committee agree with the points raised in the October 5, 1994 'Report Regarding Fire Hazards Within the Sanctuary' prepared by a subcommittee of Jim Robertson, Kerry Wood Nature Centre; Cliff Robson, City Fire Marshall; Steve Gailloux, Michener Centre Fire Rescue; and Eldon Neufeld, representative of the Gaetz Lakes Sanctuary Committee, and support the recommendations contained in said report.

5. Boardwalk in Sanctuary



The boardwalk – completed January 1995

- i. Discussed the installation of a boardwalk in the lower area at the back of the wheelchair loop, using grant moneys and employment-program people to do the work

6. Wetlands East of Sanctuary

- i. Mr. Bjorge suggested the possibly a sub-committee could study the existing wetlands east of the Sanctuary more closely and provide a report back to this Committee.

VII. Membership on the Gaetz Lakes Sanctuary Committee in 1994 was as follows:

- A. R. Bjorge (Chairman), Alberta Environmental Protection - Wildlife
- B. D. Batchlor, Parks Dept., City of Red Deer
- C. Craig Curtis, Community Services, City of Red Deer
- D. E. Neufeld, Red Deer River Naturalists
- E. W. Robinson, Red Deer Fish & Game Association
- F. P. Meyeette, Principal Planner
- G. L. Hodgson, Recreation & Culture Manager, City of Red Deer
- H. The Red Deer School Division, though entitled to sit on the Gaetz Lakes Sanctuary Committee, chose to absent itself from the Committee.
- I. In addition to the above, Jim Robertson of the Waskasoo Park Interpretive Program served as an advisor to the committee. Sandra Ludwig, Council and Committee Secretary, made the

arrangements for the committee and recorded the minutes of the meetings.


VIII. The Gaetz Lakes Sanctuary Committee has no budget and made no expenditures in 1994.

FILE

DATE: November 7, 1995
TO: Gaetz Lakes Sanctuary Committee
FROM: City Clerk
RE: 1994 ANNUAL REPORT

At the Council Meeting of November 6, 1995, the 1994 Gaetz Lake Sanctuary Annual Report was presented to Council, and at which meeting same was received as information.

On behalf of Council, thank you for your commitment to the Gaetz Lake Sanctuary.



KELLY KLOSS
City Clerk

/fm

cc. Director of Community Services
Recreation, Parks & Culture Manager

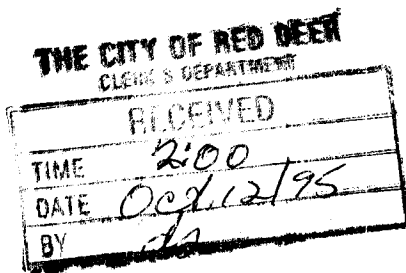
DEAR COUNCIL ,

I am writing to express my disapproval of the increase in the speed limit along the section of 32nd. street between Geatz ave. and 40th ave. My first concern is for the safety of the children crossing 32nd. street to get to school and to and from the skating rinks in Mountview. On the north side of 32nd. street ,the school grounds and the play area where the skating rinks are located front directly onto 32nd street . There are no fences or physical barriers of any kind to deter children from getting out to 32nd. street. In any other area of the city it would definitely be posted as a school zone or play ground zone and rightly so. On the south side of 32nd street is GW Smith school and children are crossing on their way to and from that school as well .There was a problem in this area when the speed limit was 50 km./hr. Now that the limit is 60 km/hr. the problem is that much worse. A women was hit by a car at the 43rd. ave crossing a few years ago .The speed limit was 50 km/ hr. . I was looking out my front window the other day when I noticed two young girls attempting to cross at 43rd. ave. They made several starts only to be chased back to the curb by the high speed traffic. Finally when an break in the traffic occured ,they made a wild dash literally puting their lives at risk to make the crossing.

My second area of concern is the noise levels created by the increased speed of the traffic. There has been no provisions for ,sound control. The noise studies that were performed were limited to only one site and were performed before the speed limit was increased. It took the general public a while to realize the speed limit had been increased, but are now using the road like a high way with speeds in excess of 70km/ hr . Calles to the R.C.M.P to request some sort of inforcement have proven fruitless. It isn't hard to imagine the noise created by a cement truck or large gravel truck traveling at these speeds, not to mention the safety factor involved as they travel

through the school area. Traffic flow studies show this section of 32nd street to have some of the heaviest usage of any where in the city with almost 50% of the flow turning off at 40th. ave. The local rate payers in the area are pounded by this excess noise from 7am till well after midnight. After dark the road turns into Red Deer international raceway. Although the traffic flow isn't as high, the speeds tend to increase.

I realize there was a traffic flow problem on 32nd St. before the road was widened to allow for the turning lanes at Spruce Drive and 43rd ave. The turning lanes rectified the problem and the increased speed is unwarranted and unsafe. The road is too close to the homes to allow for the construction of proper noise barriers. With these factors in mind I feel the only solution is to reduce the speed to 50km/ hr. and establish a school and play ground zone in the area. Thankyou for your careful consideration of this proposal.



Yours Truly

Trevor Riley

4040 32nd. St.

346-0531



Royal Gendarmerie
Canadian royale
Mounted du
Police Canada

Security Classification / Designation
Classification / Désignation sécuritaire

Protected "A"

RED DEER CITY R.C.M.POLICE
Bag 5033
RED DEER, Alberta
T4N 6A1

Your file Votre référence

Our file Notre référence

October 17, 1995

CITY OF RED DEER
Box 5008
RED DEER, Alberta
T4N 3T4


ATTN: CITY CLERK

Dear Sir:

RE: Trevor RILEY - Speed Limit on 32 Street

Please be advised that we have, in fact, received numerous complaints of speeders on 32 Street in the last few months.

As a result of these complaints, we have set up several concentrated speed enforcement operations and have found that the speeds, for the most part, are well within the speed limit. Our enforcement in this area shows us that we could use our resources to more advantage in other areas. We have also had very few accidents along 32 Street as compared to other areas.


(G.G.S. SLETON) Insp.
O.i/c Red Deer City Detachment

/cf

Canada

DATE: October 26, 1995

TO: City Clerk

FROM: Engineering Department Manager

RE: TREVOR RILEY - 4040-32 STREET - SPEED LIMIT ON 32 STREET

Mr. Riley is requesting that Council consider a reduction of speed limit and the installation of a school/playground zone in an effort to reduce the traffic noise levels and make it safer for school children to cross the street.

1. SPEED LIMIT

The speed limit on 32 Street, between 55 Avenue and 40 Avenue, was increased from 50 km/hr to 60 km/hr in September of 1992. The upgrading of 32 Street in this area, to provide for left turn bays at intersections, was undertaken in 1994. The intent of the limit change was to provide a constant operating speed from 30 Avenue to Highway 2. It was also an attempt to standardize the speed limits on the City wide arterial road network. This action was compatible with motorist expectations as the majority of vehicles were travelling near 60 km/hr. A speed limit survey conducted in 1990 confirmed that although the speed limit on 32 Street was 50 km/hr, 85% of the motorists were travelling at 60 km/hr.

2. TRAFFIC VOLUMES

The last two Annual Summer Weekday Traffic Studies (A.S.W.T.) were conducted in 1989 and 1993. The City Census indicates a population of 55,947 in 1989 and 59,826 in 1993. This reflects a population growth of 6.93%.

	1989 A.S.W.T.		1993 A.S.W.T.		% INCREASE	
	E.B.	W.B.	E.B.	W.B.	E.B.	W.B.
32 Street West of Springfield Avenue	9785	9395	10308	10081	5.34	7.30
32 Street West of 43 Avenue	8231	8661	N/A	N/A	---	---
32 Street West of 40 Avenue	7645	7210	N/A	N/A	---	---

N/A - Not Available (not counted due to budget cutbacks).

City Clerk
October 26, 1995
Page Two

From the data on hand, we can see that the average annual traffic volume has increased about 6.30% which is in line with the population increase over the same period. The data confirms that there were 20,400 vehicles/day operating on this section of roadway in 1993. The traffic volumes are projected to increase as the East Hill and the area between the Delburne Road and Anders/Sunnybrook is developed. The current General Transportation Study indicates that with the extension of Molly Banister Drive (28 Street), the current 32 Street design will be adequate to accommodate the projected traffic volume of 30,000 vehicles/day which is expected near the 80,000 population level.

If Molly Banister Drive is not extended to 40 Avenue, the City may have to look at a further upgrade of 32 Street to a six lane divided section prior to the 80,000 population level.

3. SCHOOL OR PLAYGROUND ZONE

Thirty-second Street is high standard arterial roadway. Drivers are influenced more by the appearance of the roadway and the prevailing traffic conditions than by the posted speed limit. If an unreasonable speed zone is inserted between two higher speed zones, many drivers will simply ignore the signs. This reaction then creates a false sense of security for the pedestrian. Except for a couple of exceptions, current policy provides for school and playground zones on collector or local roadways but not on arterials.

Mountview Elementary School fronts on to 34 Street (2 blocks north). This street is currently signed with a school and playground zone. Pedestrians accessing Mountview and Sunnybrook Schools are encouraged to cross at the signalized intersection of 32 Street and Springfield Avenue. This pedestrian route is almost in a direct line between the two schools and is the safest place to cross 32 Street.

School and playground zones are a very controversial and emotional subject for residents. While some residents feel that signs are warranted for safety reasons, other residents see the zone only as a speed trap.

4. TRAFFIC NOISE LEVELS

When 32 Street was widened in 1994, a noise study was conducted in response to concerns raised by the Stanley Crescent residents. While the study focused on the section of 32 Street adjacent to Stanley Crescent, a few noise measurements were taken in other locations. Although no measurements were taken in front of Mr. Riley's residence, levels were checked in front of the Fire Hall, which should be reasonably comparable. The 24 hour continuous equivalent noise level measured in this location was 64.7 dBA. This level is projected to increase to 67.8 dBA once Red Deer's population reaches 115,000.

City Clerk
 October 26, 1995
 Page Three

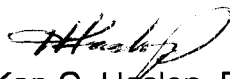
While this noise level is above the 60 dBA outlined in the City's noise policy, there does not appear to be any feasible way of reducing the noise level in this location. Mr. Riley's two storey residence fronts onto 32 Street and is adjacent to 43 Street. There is a row of existing spruce trees planted between the residence and 32 Street. As space is limited, a noise wall would conflict with the trees and restrict visibility from his property. Furthermore, the wall would likely be ineffective because the noise would travel around the ends of the wall and it could not be built high enough to have any affect on the second floor of the residence.

A 10 km/hr reduction in the speed limit would not necessarily translate into a 10 km/hr reduction in operating speed. We have discussed this matter with Mr. Patching of Patching Associates Acoustical Engineering Ltd. Based on a 10 km/hr speed reduction, Mr. Patching predicts, at most, a 2 dBA reduction in noise level. Based on the fact that a 3 dBA change is considered to be the minimum amount noticeable to the human listener, reducing the speed limit would not have a perceived effect on the traffic noise level.

RECOMMENDATION

After speaking with Mr. Riley, we would like to be able to recommend some improvement, but in considering the information presented above, the Engineering Department must respectfully recommend that Council consider the following action:

- a. retain the 60 km/hr speed limit, as many motorists will drive at that speed regardless of posted limit and a reduction would have little effect on noise levels;
- b. confirm that the safest pedestrian crossing of 32 Street is at the traffic signals installed at Springfield Avenue;
- c. do not support the installation of a school/playground zone on 32 Street as the school is located a significant distance to the north; and
- d. request the RCMP to monitor and enforce the operating speeds of vehicles in this area to ensure that the 60 km/hr speed limit is complied with.


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

KGH/cm

c.c. RCMP Inspector
 c.c. Community Services Director

COMMENTS:

We concur with the recommendation of the Engineering Department Manager.

"G. SURKAN", Mayor
 "M.C. DAY", City Manager

DATE: OCTOBER 13, 1995

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

FILE

FROM: CITY CLERK

RE: Trevor Riley - Speed Limit on 32 Street

Please submit comments on the attached to this office by October 26, 1995 for the Council Agenda of November 6, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE

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

October 13, 1995

Trevor Riley
4040 32 Street
Red Deer, Alberta
T4N 0M7

Dear Sir:

I acknowledge receipt of your letter dated October 12, 1995 re: Speed Limit On 32 Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, November 6, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, November 3, 1995.

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

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

Yours sincerely,

Kelly Kloss
City Clerk

KK/fm



*a delight
to discover!*

DATE: November 7, 1995
TO: Recreation, Parks & Culture Manager
FROM: Assistant City Clerk
RE: TREVOR RILEY - SPEED LIMIT ON 32ND STREET

FILE

At the Council Meeting of November 6, 1995, consideration was given to correspondence from Trevor Riley regarding the speed limit on 32nd Street between Gaetz and 40th Avenues, and at which time the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Trevor Riley, Re: Request that the Speed Limit along 32nd Street between Gaetz Avenue and 40th Avenue be decreased, hereby agrees that said request be denied, and as presented to Council November 6, 1995."

During discussion by Council of this item, it was Council's understanding that Mr. Riley had a concern regarding the children playing at the sliding hill in Kin Canyon adjacent to 32nd Street. The question of a fence installation to separate the sliding hill from the street was discussed.

This is submitted for your information. It is not required that you report to Council at this time, however, it is recommended that the safety of this location be reviewed.


JEFF GRAVES
Assistant City Clerk

/fm



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No.

FILE

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

November 7, 1995

Trevor Riley
4040 - 32 Street
Red Deer, AB T4N 0M7

Dear Sir:

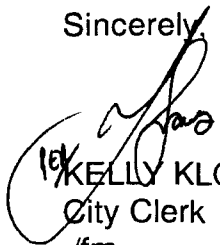
At the City of Red Deer Council Meeting held on November 6, 1995, consideration was given to your correspondence requesting that the speed limit on 32nd Street between Gaetz and 40th Avenue be reduced, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Trevor Riley, Re: Request that the Speed Limit along 32nd Street between Gaetz Avenue and 40th Avenue be decreased, hereby agrees that said request be denied, and as presented to Council November 6, 1995."

For your information, attached are the Administrative comments that were submitted to Council with your letter. Although your request was not approved, thank you for expressing your concerns to Council.

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

Sincerely,


KELLY KLOSS
City Clerk
/fm

attch.

cc. Director of Community Services
Director of Development Services
Inspector Sutton



*a delight
to discover!*

NO. 6

September 28, 1995

Red Deer City Council
P.O. Box 5008
Red Deer, Alta.
T4N 3T4

Attention: Council

This letter concerns the traffic by-law which prohibits city school busses from using their flashing lights to stop traffic.

I understand with the number of stops made by each bus that traffic would be held up if the lights were put to use at each stop. I am proposing the by-law make allowance for those bus stops where children have to cross traffic. Not all stops, therefore would have the flashing lights in use. As well, bus drivers could pull over and keep the doors closed and lights off to allow built-up traffic to pass before engaging lights.

In this way, we again focus our priority on the safety of our children, while accomodating natural traffic flow wherever possible.

The purpose of school bus flashing lights was

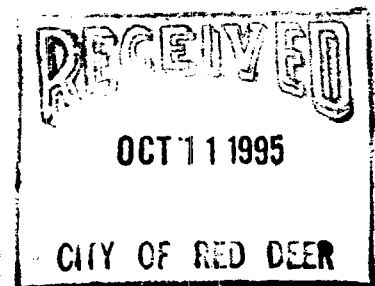
Sept. 28 / p.2.

initiated to ensure children could cross safely in front of traffic. Where is it more necessary than on our city streets?

Sincerely,

Mrs. Norma Clark
69 Cunningham Cres.
Red Deer, Alta.

T4P 2S2
(403) 343-1907





Royal
Canadian
Mounted
Police

Gendarmerie
royale
du
Canada

Security Classification / Designation
Classification / Désignation sécuritaire

Protected "A"

RED DEER CITY R.C.M.POLICE
Bag 5033
RED DEER, Alberta
T4N 6A1

Your file Votre référence

Our file Notre référence

October 16, 1995

CITY OF RED DEER
4914 - 48th Avenue, Bag 5008
RED DEER, Alberta
T4N 3T4

ATTN: CITY CLERK

Dear Sir/Madam:

RE: Norma CLARK - SCHOOL BUSES / FLASHING LIGHTS

Please be advised that we do not support Ms. CLARK's proposal for school buses to use their flashing red lights within the City at speed zones under 50 km/hr.

A great number of the school buses within the city don't even have amber lights for warning, and are not required to have them by law.

We have not had any injuries, to my knowledge, in the last 5 years because of this alleged problem.

(G.G.S. SUTTON) Insp.
O.i/c Red Deer City Detachment

/cf

Canada

DATE: October 25, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Community Services Director

RE: NORMA CLARK: SCHOOL BUSES - FLASHING LIGHTS

Safety is a concern of this division, as it is, I am sure, for all. The issue of school buses using their flashing lights on city streets, however, is that of a traffic bylaw, and this will be commented on by the Development Services Division.

If the children are taught and if they use designated crosswalks, it might be argued that safety is, in fact, enhanced by not stopping traffic each time the bus stops, as the children have clear sight-lines when traffic is clearing as normal and they can signal their crossing and do so, at this time, just as they do at any other time of the day. Consistency in this practice might, in fact, generate greater safety, rather than depending upon these flashing lights at certain times of the day and week, but not at others.



LOWELL R. HODGSON

:dmg

DATE: October 24, 1995

TO: City Clerk

FROM: Engineering Department Manager

RE: NORMA CLARK - SCHOOL BUS FLASHING LIGHTS

Ms. Clark requested that school buses be allowed to use flashing lights and stop arms to stop traffic on City streets when they are loading/unloading passengers.

At present, the City Traffic By-law stipulates that:

"The use by school buses of flashing red lights or stop arms is prohibited on highways within the City having a posted speed limit of 50 km/h or less."

The original intent of school buses stopping traffic with flashing red lights was for rural roads only. Rural roads are operating at a higher speed limit, with no curb and gutter, stop signs, signals, crosswalks, streetlights, or other traffic control devices to assist pedestrians across the road.

Due to safety concerns, the Provincial Government has not allowed school buses to stop traffic on urban roadways with a posted speed limit of 50 km/h or less until 1986. In 1986, the Provincial Government revised the Alberta Highway Traffic Act and placed the regulation of school bus flashing lights with municipalities. The Minister of Transportation at that time urged municipalities to incorporate the necessary regulation in their city's Traffic By-law before the revised Highway Traffic Act came into effect (see attached August 15, 1986 letter).

Edmonton and Calgary promptly adopted by-laws to prohibit school buses from stopping traffic inside their city. Red Deer adopted the above noted section of the Traffic By-law about the same time.

In an urban environment, if school buses stop traffic on roadways like Gaetz Avenue, 67 Street, 32 Street, etc., there will be serious disruption of traffic flow, signal synchronization, and safety concern as most motorists would be caught by surprise. On multi-lane roadways, there will be the temptation to pass a stopped school bus, as motorists now do this when passing a City Transit bus. Motorists may not expect to be stopped mid-block on a City street which may increase the potential for rear-end collisions and vehicle/pedestrian accidents.

City Clerk
Page 2
October 24, 1995

The safety reasons for not allowing school buses to stop traffic on Red Deer roadways can best be summarized by the second paragraph of the Minister of Transportation's letter:

"In some low speed urban situations, it is better to require students on school buses to use existing traffic controls such as stop signs or signals and crosswalks than to depend on school bus warning lights for protection. Where well-marked intersections and roadways are present, it is actually safer to use those markings and devices than to use flashing school bus lights. With this in mind, the amendment authorizes large urban centres of 10,000 or more population to pass a by-law that exempts school buses from the requirement to use alternately flashing lamps on any street or roadway where the speed limit is 50 km/h or less."

The present City By-law prohibiting school buses from using flashing lights/stop arms to stop traffic was recommended and supported by the Prairie Bus Line, the City Transit Department, the RCMP, and the Engineering Department in 1986. Copies of their comments are attached.

As roadways within the City are posted with varying speed limits from 50 km/hr to 80 km/hr, we would suggest that City Council consider a minor revision to the By-law, eliminating the posted speed criteria and distinguishing between the urban road design with curb and gutter and rural road design with open ditches. It is appropriate to permit the use of flashing lights and arms on school buses when they are operating on rural type roads within the City Limits regardless of posted speed. This type of roadway does not have the normal traffic or pedestrian control devices or streetlighting as an urban roadway type does.

RECOMMENDATION

We respectfully recommend that Council replace the above section of the Traffic By-law with "The use by school buses of flashing red lights or stop arms is prohibited on highways within the City that are constructed with curb and gutters (urban section)."



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

CYL/emg
Att.

c.c. Director of Community Services
c.c. RCMP Inspector



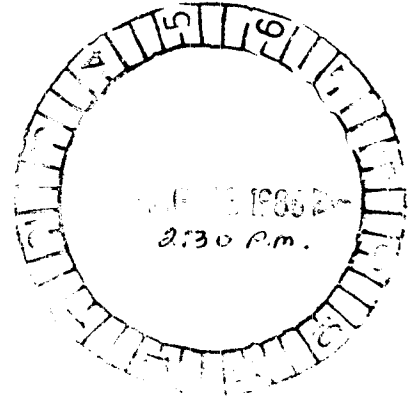
TRANSPORTATION AND UTILITIES

Office of the Minister

208 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-2080

August 15, 1986

His Worship Robert J. McGhee
 City of Red Deer
 City Hall
 4914 - 48 Avenue
 P.O. Box 5008
 RED DEER, Alberta
 T4N 3T4



Dear Mayor McGhee:

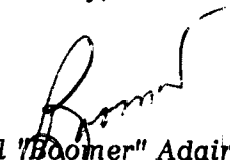
On July 24, 1986, I introduced Bill 17 in the Legislative Assembly. This bill contains a number of important amendments to the Highway Traffic Act including one that will particularly affect your city. I am enclosing a copy of the amended Section 105 of the Highway Traffic Act which deals with the requirements to stop for a school bus displaying alternately flashing red lamps. One change in this section is the inclusion of the rules covering buses displaying alternately flashing amber lamps or that display a "stop" arm along with the flashing red lamps. A second change is that buses must use these warning lamps everywhere in the province and that vehicles following or approaching school buses must take appropriate action when the various signals are displayed.

It is recognized that, in some low speed urban situations, it is better to require students on school buses to use existing traffic controls such as "stop" signs or signals and crosswalks than to depend on school bus warning lights for protection. Where well marked intersections and roadways are present, it is actually safer to use those markings and devices than to use flashing school bus lights. With this in mind, the amendment authorizes large urban centres of 10,000 or more population to pass a bylaw that exempts school buses from the requirement to use alternately flashing lamps on any street or roadway where the speed limit is 50 km/h or less.

I therefore recommend that you review this legislation and decide whether or not a bylaw is required in your city. In doing so, please bear in mind that this new law will take effect on September 1, 1986 as I assume you will want your bylaw in place by that date.

The changes to Section 105 are the result of considerable input from the student transportation industry and law enforcement officials. I trust that you and your council will recognize the improvements that these changes will make in student transportation safety and I thank you for your consideration of them.

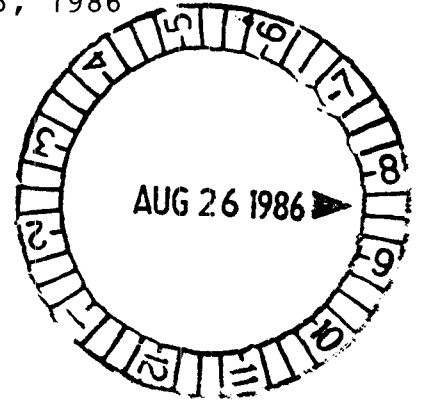
Sincerely,


 Al "Boomer" Adair
 Minister of Transportation
 and Utilities



5310 - 54 Street
RED DEER, ALBERTA T4N 6M1
Telephone: 342-6390

August 26, 1986



City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sirs:

In the interest of safety and uninterrupted traffic flow in the city of Red Deer, I approve of the city's application to Alberta Transportation for the exemption of the use of school bus alternating flashing lights within the city limits, where the speed limit is less than 60 kilometers per hour.

Yours truly

A handwritten signature in dark ink, appearing to read "N. R. Hilsabeck".

N. R. Hilsabeck
Manager

NRH/dp

Commissioners' Comments - Previous Comments

We would concur and recommend Council give the bylaw 3 readings at this meeting.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

69.



TRANSIT DEPARTMENT

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

342-8225

August 22, 1986

TO: Executive Assistant

FROM: Transit Manager

RE: Bill 17

In response to your memo of August 19, 1986 regarding the legislation for the use of alternating flashing lights on school buses, the Transit Department has the following comments.

It would appear that the legislation is designed for the typical type of school bus that are traditionally painted yellow, have the words "School Bus" displayed and are equipped with alternating flashing lights.

The City Transit Department does not own or operate such buses and would not be subject to this legislation. Although we do transport school children to and from school, these children are transported on charter buses and not on conventional school buses.

I should point out however, that Prairie Bus Lines does operate school buses within the City Limits and would be subject to the new legislation. I have been in contact with the manager of Prairie Bus Lines and he has indicated to me that he would be supportive of a bylaw exempting School Buses of the requirements under the Act.

G. E. BEATTIE,
Transit Manager

GEB:sp



**Royal Canadian
Mounted Police**

**Gendarmerie royale
du Canada**

Your file Votre référence

86 AUG 23

Our file Notre référence

Executive Assistant to the Mayor
and Commissioner
City Hall
Red Deer, AB

RE: Amendment to Section 105
 Highway Traffic Act

At the present time, school buses in Red Deer are operated by Red Deer Transit. These buses are not equipped with alternate flashing lights and do not indicate that they are school buses.

These "School buses" stop and discharge passengers at normal bus stops.

It has been my experience with Separate School Board buses that they also stop at normal bus stops and discharge their passengers at the schools.

I feel these school buses should be exempted.

(D.L. PEARSON) Insp.

Officer In Charge
Red Deer City Detachment

LLP/clp

COMMENTS:

We concur with the recommendation of the Engineering Department Manager. We are currently reviewing the Traffic Bylaw in order to update same in accordance with the new Municipal Government Act and as such, we recommend that the change to the Traffic Bylaw recommended by the Engineering Department Manager be done in conjunction with that update.

"G. SURKAN"

Mayor

"M.C. DAY"

City Manager

September 28, 1995

Red Deer City Council
P.O. Box 5008
Red Deer, Alta.
T4N 3T4

Attention: Council

This letter concerns the traffic by-law which prohibits city school busses from using their flashing lights to stop traffic.

I understand with the number of stops made by each bus that traffic would be held up if the lights were put to use at each stop. I am proposing the by-law make allowance for those bus stops where children have to cross traffic. Not all stops, therefore would have the flashing lights in use. As well, bus drivers could pull over and keep the doors closed and lights off to allow built up traffic to pass before engaging lights.

In this way, we again focus our priority on the safety of our children, while accomodating natural traffic flow wherever possible.

The purpose of school bus flashing lights was

Sept. 28 / p.2

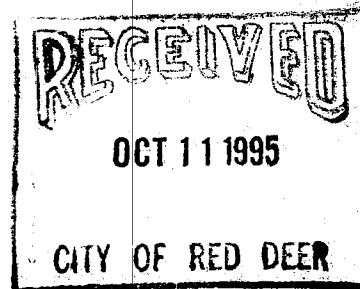
initiated to ensure children could cross safely in front of traffic. Where is it more necessary than on our city streets?

Sincerely,

Mrs. Norma Clark
69 Cunningham Cres.
Red Deer, Alta.

T4P 2S2

(403) 343-1907



DATE: October 12, 1995

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

FROM: CITY CLERK

RE: NORMA CLARK - SCHOOL BUSES/FLASHING LIGHTS

Please submit comments on the attached to this office by October 26, 1995, for the Council Agenda of November 6, 1995.

"Kelly Kloss"
City Clerk

f:\data\council\meeting\forms\com.tem



THE CITY OF RED DEER

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

FILE No.
FILE

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

October 12, 1995

Mrs. Norma Clark
69 Cunningham Crescent
Red Deer, Alberta
T4P 2S2

Dear Madam:

I acknowledge receipt of your letter dated September 28, 1995, re: School Buses/Flashing Lights.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, November 6, 1995.

Your request has been circulated to City administration for comments. Should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, November 3, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on November 3, 1995, and we will advise you of the approximate time that Council will be discussing this item. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m. When arriving at City Hall, please enter City Hall on the park side entrance, and proceed to the second floor Council Chambers.

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

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*

FILE

DATE: November 7, 1995
TO: Engineering Department Manager
FROM: Assistant City Clerk
RE: NORMA CLARK - SCHOOL BUS FLASHING LIGHTS

At the Council Meeting of November 6, 1995, consideration was given to correspondence from Norma Clark regarding the use of flashing lights on school buses with the City, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Norma Clark dated September 28, 1995, Re: Request for Mandatory Use of Flashing Red Lights by School Buses Within the City, hereby agrees that said request be denied, and as presented to Council November 6, 1995."

The comments included with the Council Agenda, from the Mayor and City Manager, recommend that when the Traffic Bylaw is reviewed in order to update same in accordance with the Municipal Government Act, that changes be made to the Traffic Bylaw, regarding this issue, as recommended in your report dated October 24, 1995.

This is submitted for your information and appropriate action.



JEFF GRAVES
Assistant City Clerk

/fm

cc. City Solicitor



THE CITY OF RED DEER

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

FAX: (403) 346-6195

FILE No
FILE

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

November 7, 1995

Norma Clark
69 Cunningham Crescent
Red Deer, AB T4P 2S2

Dear Mrs. Clark:


At the City of Red Deer Council Meeting held on November 6, 1995, consideration was given to your letter dated September 28, 1995 concerning Flashing Lights on School Buses within the City, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Norma Clark dated September 28, 1995, Re: Request for Mandatory Use of Flashing Red Lights by School Buses Within the City, hereby agrees that said request be denied, and as presented to Council November 6, 1995."

For your information, I have attached the Administrative comments which were submitted to City Council with your letter. Although Council did not approve your request, please accept our thanks for expressing your concerns to Council. As outlined at the Council meeting, you may wish to contact the school administration to determine if the bus route can be altered to let all children out in such a location that will ensure they do not have to cross the street.

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

Sincerely,


KELLY KLOSS
City Clerk

/fm

attch.



*a delight
to discover!*

NOTICES OF MOTIONNO. 1

DATE: **October 12, 1995**

TO: **City Council**

FROM: **City Clerk**

RE: **NOTICE OF MOTION/LINDA CAMPBELL-CARDWELL - LOCATION OF
SPORTS HALL OF FAME**

At the Council Meeting of October 10, 1995 the following Notice of Motion was submitted by Councillor Campbell-Cardwell:

"WHEREAS there have been some concerns expressed as to the location of the Sports Hall of Fame;

BE IT RESOLVED THAT COUNCIL OF THE CITY OF RED DEER hereby directs the Administration to facilitate a meeting with the affected organizations and interest groups to discuss the feasibility of a win win situation with regard to the site for the Sports Hall of Fame and its relationship to the operation of Heritage Ranch and the Waskasoo Corridor."

As the above Notice of Motion was submitted by Linda Campbell-Cardwell, who is no longer a member of Council, the above can either be received as information, or it could be moved and seconded by a member of Council to be placed on the floor for consideration.

Council's direction is requested.



KELLY KLOSS
City Clerk

/fm

DATE: **October 18, 1995**

TO: **KELLY KLOSS**
 City Clerk

FROM: **LOWELL R. HODGSON**
 Community Services Director

RE: **HERITAGE RANCH and**
 ALBERTA SPORTS HALL OF FAME & MUSEUM

The purpose of this report is to document the history of this development. It can be traced as follows:

- In 1975, the Red Deer Regional Planning Commission completed a study of the Red Deer River Valley, entitled, "Red Deer Corridor Park: An Integral Part of a Regional Recreation Plan". This report recommended that a corridor park be established along the Red Deer River in order to preserve the environment of the river valley, and to provide for the future recreational needs of the population. This plan was adopted by City Council and the Councils of the Counties of Red Deer and Lacombe in early 1975.
- In July 1979, in an attempt to preserve these lands (Heritage Ranch), which were being contemplated for an upscale housing project, this plan was presented to the Province for consideration. At that meeting, the Hon. Peter Trynchy informed the Red Deer delegation of his intention to expand the Urban Parks Program beyond Edmonton and Calgary to include five other Alberta cities, including Red Deer. By the end of 1980, The City entered into an agreement with the Province to develop an urban park, closely following the 1975 plan.
- By April 1982, we completed a Master Plan for Waskasoo Park, **incorporating very significant public input**. This plan, of course, included the Hoopfer farm, which was to become known as Heritage Ranch.
- Prior to this acquisition into park inventory, this 220-acre site was farmland. The master plan committed to protect the escarpment and bottom lands and to restrict development to the upper pasture lands, farm building site and road allowance, or approximately 32 acres of this entire site. Indeed, very significant land was set aside and protected from development (approximately 90% of the site). What is provided for the Alberta Sports Hall of Fame & Museum is two acres of this 32-acre site and, thus, the impact of this development on this site is very small.
- In the summer of 1990, the Alberta Sport Council held a provincial competition to find a permanent site for the Alberta Sports Hall of Fame & Museum. Communities across the province were invited to submit proposals and Red Deer offered two serviced sites (here, at Heritage Ranch, or in front of Westerner Park). The Alberta Sport Council chose this site and awarded the facility to be located here. We then entered into a 50-year lease agreement for this two-acre parcel.

If consideration is given to move this facility from this site at Heritage Ranch, the Alberta Sport, Recreation, Parks & Wildlife Foundation may re-open the competition, as, indeed, this site won the competition based on its visibility across from Highway 2.

Very significant press coverage was given to our winning bid.

- **Red Deer Advocate headline from May 30, 1992:**

“Hall of Fame finds home in Red Deer. Best bid for sports museum.”

- **Red Deer Advocate editorial dated June 2, 1992:**

“Having the Alberta Sports Hall of Fame & Museum land a permanent home will be a boost to sports in Alberta. Having it land in Red Deer will more than double that boost by providing a visible stopping place for tourists, at a place that will do the hall and sports archives proud.

With the investment of two acres of serviced land, The City of Red Deer has opened the door to a windfall of benefits. The site, at Heritage Ranch on Highway 2, will become a major entry point into our city for tourists The citizens of Red Deer should be proud of the foresight of Mayor Bob McGhee in promoting the land offer to seal our bid for the site.”

On December 20, 1992, the Red Deer Advocate headline announced the fundraising campaign that would soon begin, and the story included an architect’s drawing of the planned facility. Excellent and supportive coverage by the media has continued and a model of the building has been circulated throughout the city and across the province for the past year-and-a-half. There has been no public opposition to this plan until recently, when we cancelled the equestrian contract and indicated that we would be inviting proposals for development and use of the upper lands of Heritage Ranch.

- The Alberta Sports Hall of Fame & Museum site is a considerable distance from any escarpment (100 metres). This should not, therefore, be seen as infringing on the escarpment as the existing Heritage Ranch buildings are only 25 metres from the escarpment. These were built with the full support of user groups, **including naturalists**. This Hall of Fame facility has been sensitively planned and sited to preserve parkland, enhance other facilities at Heritage Ranch, and to give the best exposure possible to this provincial facility.

City Clerk

Page 2

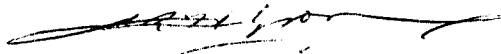
October 18, 1995

Heritage Ranch/A.S.H.F.M.

3

- Fundraising for this facility has surpassed \$800,000. Those who have given to this project have given to a plan they saw, including both an architect's concept plan and model and a site plan. In fairness to those who have contributed, they, too, would need to be given the opportunity to reconsider their commitment if the facility were to be moved and/or redesigned.
- Access and traffic to the Alberta Sports Hall of Fame & Museum seems to be an issue with at least some of the objectors. Council and the committee, however, should be reminded that, prior to the construction of the 32nd Street overpass, the plan was to have that overpass at this site, which would have impacted Heritage Ranch a great deal more than our current plans. Prior to closing the access to Highway 2 at this site in 1983, there was an average of 5,162 cars, trucks and buses a day using Riverview Park Road. Our most recent count is in 1993, with 561 users, or about 10% of what was there before. It would seem that this is not a real issue.

The above is provided for the information of City Council.



LOWELL R. HODGSON

:dmg

COMMENTS:

We recommend that Council receive the attached report as information. In our view, this report should answer all of the recent public concerns and we do not believe any further action is necessary.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

RPC - 5.766

DATE: **October 27, 1995**

TO: **KELLY KLOSS**
 City Clerk

FROM: **DON BATCHELOR**
 Recreation, Parks & Culture Manager

RE: **COUNCILLOR CAMPBELL-CARDWELL/**
 NOTICE OF MOTION - HERITAGE RANCH
 Your memo of October 12, 1995 refers.

To provide Council with some additional information regarding the Heritage Ranch site. I have outlined below the dates of approval for the Alberta Sports Hall of Fame and Museum on the site at Heritage Ranch:

- August 1990 - City Council considered two sites for the Alberta Sports Hall of Fame and Museum, including Heritage Ranch and the Westerner. The Alberta Sports Hall of Fame and Museum Committee was instructed to negotiate for either site with the Alberta Sport Council.
- June/July 1991 - Media and business releases indicated that the preferred location for the Alberta Sports Hall of Fame & Museum was at Heritage Ranch. A public open house, with in excess of 100 people in attendance, reviewed the plan for the Alberta Sports Hall of Fame & Museum at its presently proposed location (Heritage Ranch).
- August 1991 - City Council confirmed Heritage Ranch as the preferred location for the Alberta Sports Hall of Fame & Museum.
- December 1991 - The Alberta Sport Council announced that Red Deer was successful in their bid for the Alberta Sports Hall of Fame & Museum based on a site at Heritage Ranch.
- October 1992 - City Council approved a specific 2 acre site at Heritage Ranch for the Alberta Sports Hall of Fame & Museum, and authorized a 50-year lease agreement for the museum.

This 2 acre site at Heritage Ranch was intentionally chosen, from the outset, by all parties. Consideration of changing the site at this time may jeopardize the project. Alternate locations on the Heritage Ranch site are not possible without major changes to the roadway and vehicle parking system. As pointed out by the Director of Community Services, there may be little advantage to an alternate location at the Heritage Ranch site as the proposed location is in excess of 100 m from the escarpment and native treed area.

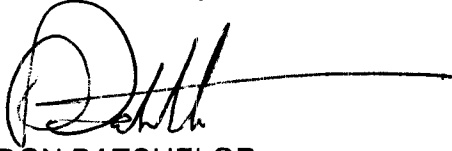
The attached correspondence from the City Solicitor outlines the legal status of the existing agreement with the Alberta Sport Council (presently known as the Alberta Sport Recreation, Parks & Wildlife Foundation).

.../2

City Clerk
Page 2
October 27, 1995

RECOMMENDATION

- That City Council receive the above background as information.

A handwritten signature in black ink, appearing to read "Don Batchelor", with a long horizontal line extending to the right.

DON BATCHELOR

:ad

Atts.

FILE

DATE: November 7, 1995

TO: Wendy Martindale, Manager
Visitor & Convention Bureau

FROM: Assistant City Clerk

**RE: ALBERTA SPORTS HALL OF FAME AND MUSEUM - LOCATION AT
HERITAGE RANCH**

At the Council Meeting of November 6, 1995, consideration was given to your correspondence dated November 1, 1995 regarding the above topic, and at which meeting Council agreed to receive same as information.

Thank you for keeping Council informed on the views of Visitor and Convention Bureau with regard to this issue.



JEFF GRAVES
Assistant City Clerk

/fm

cc. Director of Community Services
Recreation, Parks & Culture Manager

BYLAW NO. 2672/AA-95

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 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 14/95, attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 25 day of September A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

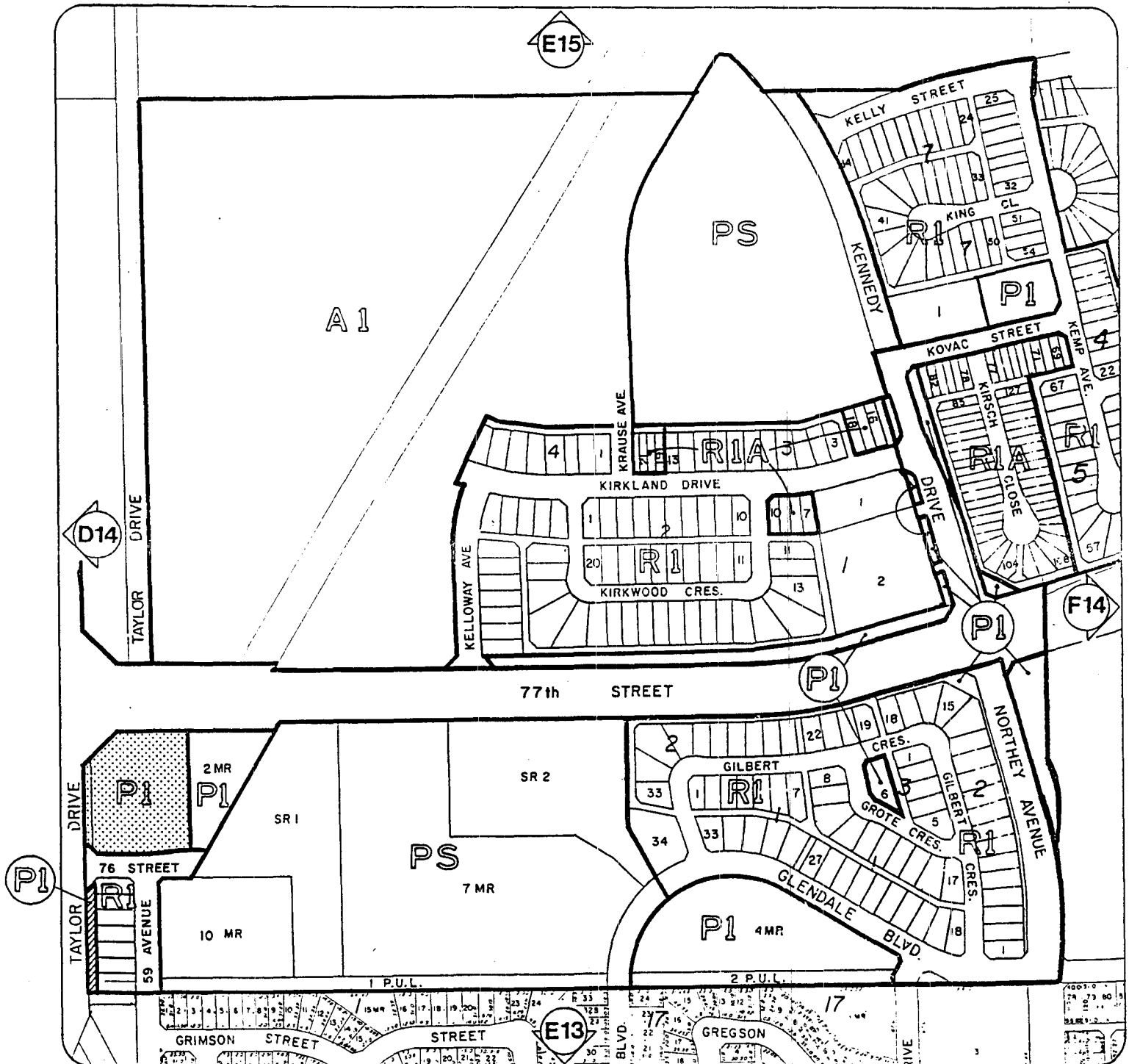
MAYOR

CITY CLERK



City of Red Deer --- Land Use Bylaw

Land Use Districts

E 14



MAP NO. 14/95
(BYLAW No. 2672/AA-95)

Change from A1 to P1  &
from R1 to P1 

BYLAW NO. 2672/BB-95

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 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 15/95 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

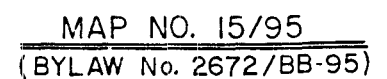
READ A FIRST TIME IN OPEN COUNCIL this 10 day of October A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK



Change from R1A to R1 

BYLAW NO. 2960/C-95

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 therefrom Schedule "C" and substituting therefor the attached Schedule "C".
- 2 This amendment will be effective for all consumption, estimated or actual, on and after November 15, 1995.

READ A FIRST TIME IN OPEN COUNCIL this 28 day of August A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

EFFECTIVE FOR ALL CONSUMPTION, ESTIMATED OR ACTUAL, ON AND AFTER NOVEMBER 15, 1995.

SCHEDULE "C"

Page 1 of 4

PART 7

ELECTRIC, LIGHT AND POWER RATES

GENERAL

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

- 1) the highest kVA metered demand in the monthly billing period; or
- 2) 85% of the highest kVA metered demand in the 12 month period including and ending with the monthly billing period.

The kVA metered demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric, Light and Power Manager for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established kVA of Billing Demand, the dispute shall be referred to the Council of the City whose decision shall be final and conclusive.

The Federal and Provincial Income Tax Rebate is applied to all billings at the current rate based on the dollar total of the rebates advanced by these Governments.

SCHEDULE "C"

Page 2 of 4

RESIDENTIAL - RATE 61

Applies to all residential premises served by a single meter which contain not more than two dwelling units.

Service Charge		\$8.35 per month
Energy Charge	- First 150 kWh per month	\$0.0886 per kWh
	- Over 150 kWh per month	\$0.0521 per kWh
Minimum Charge		\$8.35 per month

GENERAL SERVICE - RATE 63

Applies to non-residential consumers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA of Demand is less than 50 kVA. If the kVA of Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA of Demand.

Service to be taken at one of the following nominal voltages:

- 120/240 Volts, single phase, 3 wire;
- 120/208Y Volts, network, 3 wire;
- 120/208Y Volts, three phase, 4 wire;
- 347/600Y Volts, three phase, 4 wire;

SCHEDULE "C"

Page 3 of 4

Rates:

Service Charge	\$9.58 per month
First 2025 kWh per month	\$0.1090 per kWh
All additional kWh per month	\$0.0636 per kWh
Minimum Charge	\$9.58 per month

GENERAL SERVICE - RATE 64

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA of Demand is 50 kVA or greater.

Rates:**Demand Charge:**

\$5.50/kVA of Billing Demand per month

Energy Charge:

First 350 kWh/kVA of Billing Demand	\$0.0528/kWh
Over 350 kWh/kVA of Billing Demand	\$0.0250/kWh

Minimum Charge: \$5.50/kVA of Billing Demand

SCHEDULE "C"

Page 4 of 4

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA of Demand is not less than 1000 kVA.

Rates:**Demand Charge:**

\$5.50/kVA of Billing Demand per month

Energy Charge:

First 350 kWh/kVA of Billing Demand	\$0.0448/kWh
Over 350 kWh/kVA of Billing Demand	\$0.0250/kWh

Primary Service Credit:	\$0.50/kVA of Billing Demand per month
-------------------------	---

The primary service credit is applicable to all customers served on Rates 76 and 77 as of November 15, 1995, and to all subsequent customers on Rate 78.

Minimum Charge:	\$5.50 per kVA of Billing Demand less \$0.50 per kVA Primary Service Credit
-----------------	---

BYLAW NO. 3071/A-95

Being a Bylaw to amend Bylaw No. 3071/92, the Bylaw to Adopt the Northwest Area Structure Plan in 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 Map 9 following Page 13 of Schedule "A" of Bylaw 3071/92 is amended by incorporating the changes as outlined in the attached Map.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of October A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1995.

MAYOR

CITY CLERK

City of Red Deer Northwest Area Structure Plan

Bylaw No. 3071/A-95

Change from Residential to
Open Space/School Site

77 STREET

CITY OF RED DEER

NORTHWEST AREA STRUCTURE PLAN

- AREA STRUCTURE PLAN BOUNDARY
- CITY BOUNDARY
- RESIDENTIAL
- ◆ LOCAL COMMERCIAL
- ARTERIAL COMMERCIAL
- INDUSTRIAL
- OPEN SPACE/SCHOOL SITE
- ▲ CATHOLIC K-9 SCHOOL
- PUBLIC ELEMENTARY SCHOOL
- ★ PUBLIC JUNIOR HIGH
- ✱ PUBLIC JUNIOR HIGH (EXISTING)
- PARKETTE
- BICYCLE PATH / WALKWAY
- RAILWAY
- ARTERIAL ROAD

AVENUE

RAILWAY YARDS

122

BYLAW NO. 3128/A-95

Being Bylaw to amend Bylaw No. 3128/95, The Business Tax Bylaw of the City of Red Deer.

WHEREAS certain persons carrying on business within the Downtown Business Revitalization Zone as established under Bylaw No. 2827/83 desire to have the obligation to pay for parking at parking meters upon certain streets in the said Downtown Business Revitalization Zone suspended for certain periods of time;

AND WHEREAS to compensate the City of Red Deer for the loss of parking revenue for such periods of time, the owners have requested the levy of an additional business tax;

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

Bylaw No. 3128/95 is hereby amended as follows:

- 1 That section 7 be amended to read "7(1)".
- 2 By adding thereto the following:

"7(2) In addition to the total business tax payable under section 7(1), each person carrying on business upon any lot within the said Downtown Business Revitalization Zone, which fronts upon any street or avenue shown cross-hatched on Schedule "A" annexed hereto, shall pay annually as a business tax the sum of One Hundred and Eight (\$180.00) Dollars."
- 3 This Bylaw shall come into full force and effect on January 1, 1996.
- 4 In all other respects, Bylaw No. 3128/95 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this 11 day of September 19 95.

READ A SECOND TIME IN OPEN COUNCIL this 11 day of September 19 95.

READ A THIRD TIME IN OPEN COUNCIL this day of 19 .

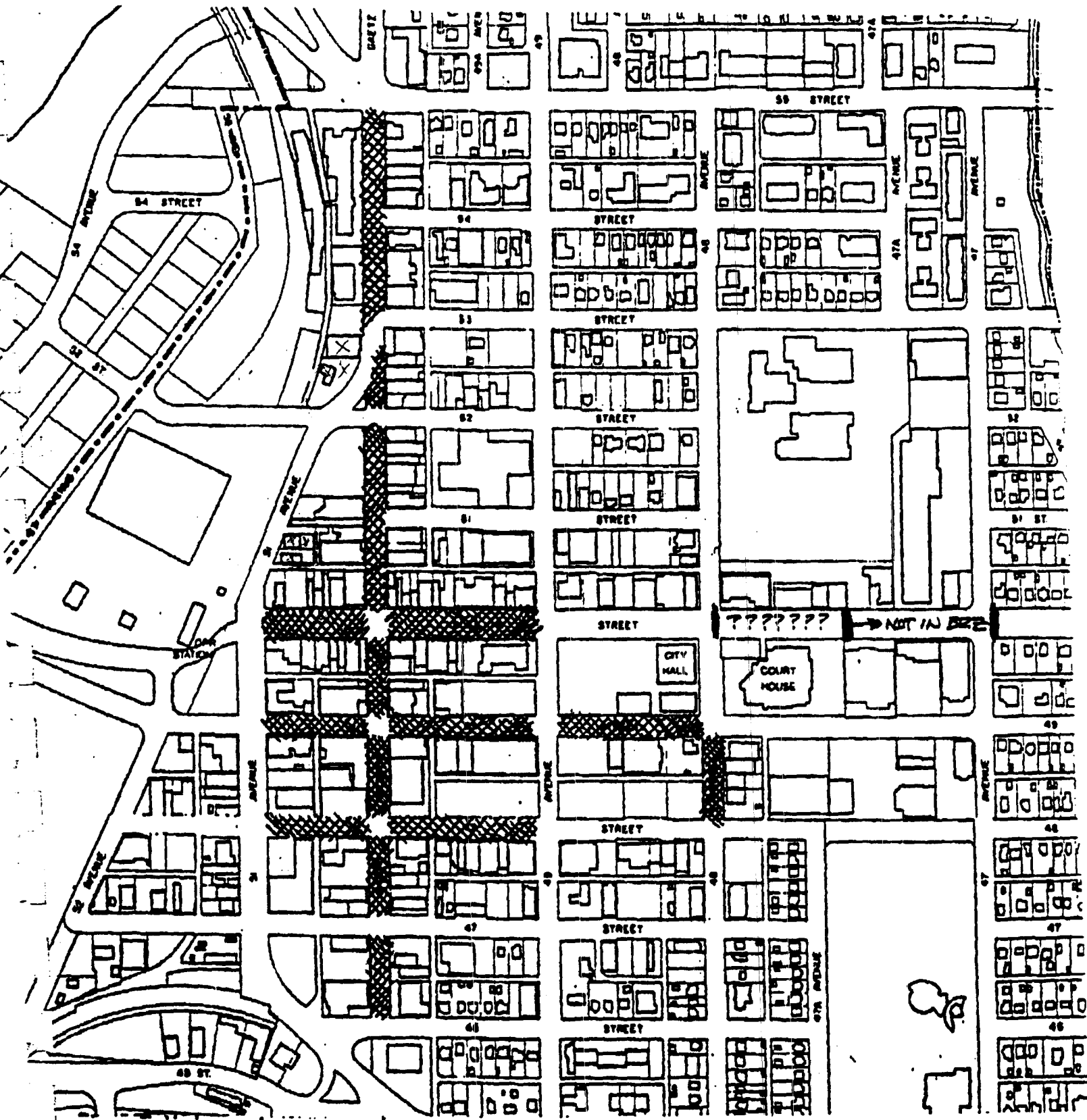
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 19 .

MAYOR

CITY CLERK

SCHEDULE "A"

Page 1 of 1



BYLAW NO. 3152/95

WHEREAS the *Transportation of Dangerous Goods Control Act*, S.A., 1982, Chapter T-6.5, authorizes a municipality to make bylaws designating routes and the time of travel of vehicles transporting dangerous goods and prohibiting the carriage of Dangerous Goods on specified highways within the municipality;

AND WHEREAS the Council of the City of Red Deer deems it desirable for the safety and security of its citizens and their property that the transportation of dangerous goods within the boundaries of the City of Red Deer be regulated;

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

SHORT TITLE

- 1 This Bylaw may be called the "Dangerous Goods Route Bylaw".

DEFINITIONS

- 2 Definitions contained in Section 1 of the *Transportation of Dangerous Goods Control Act*, S.A., 1982, Chapter T-6.5, as applicable, are adopted for the purposes of interpretation and application of this Bylaw.

- 3 In this Bylaw the following words have the following meanings:

- (a) "Assembly", "institutional", and "Residential Occupancy" shall have the same meanings assigned to those words in the Alberta Building Code;

- (b) "Carrier" means any person, firm or corporation conveying dangerous goods in, into, through, or out of the City by any vehicle;
- (c) "Carrier Vehicle" means any vehicle owned, operated or used by a carrier to transport or convey dangerous goods;
- (d) "Dangerous Goods" means dangerous goods for which placards are required by the *Transportation of Dangerous Goods Control Act* and Regulations made pursuant thereto;
- (e) "Dangerous Goods Route" means a designated or supplemental route;
- (f) "Dangerous Goods Routes Signs" means signs erected under section 17;
- (g) "Designated Route" means those highways located within the City and identified as designated routes on Schedule "B" attached hereto and in respect of which no permit for the transportation of dangerous is required;
- (h) "Fire Chief" shall include any person authorized under section 4;
- (i) "Emergency Services Department" shall mean the Emergency Services Department for the City;
- (j) "Permit" means the off-route permit in the form of Schedule "A" annexed hereto;
- (k) "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
- (ii) a site approved in writing by the Fire Chief;
- (l) "Supplemental Route" means those highways located within the City and identified as Supplemental routes on Schedule "B" attached hereto, being local access routes only in which there is not permitted any parking or stopping and the use of which requires no permit for the transportation of dangerous goods;
- (m) "Vehicle" shall have the meaning assigned to it in the *Highway Traffic Act*, R.S.A., 1980, Chapter H-7.

4 The Fire Chief is authorized to appoint and delegate to any employee in the fire department the authority to perform all duties of the Fire Chief and enforce the provisions of this Bylaw.

5 This Bylaw shall be administered by the Emergency Services Department under the direction of the Fire Chief whose address and telephone number as at the date of passage of this Bylaw is as follows:

Mailing Address: Emergency Services Department
Red Deer Fire Department
Box 5008
Red Deer, Alberta
T4N 3T4

Street Address: 4340 - 32 Street
Red Deer, Alberta

24 Hour Telephone: 346-9977
Facsimile: 343-1866

TRANSPORTATION OF DANGEROUS GOODS

- 6 (1) No carrier or operator of a carrier vehicle shall transport dangerous goods on a highway in the City on other than a designated or a supplemental route specified in Schedule "B" annexed hereto without first having obtained a permit or permit number from the Emergency Services Department authorizing such transportation.
- (2) No owner or operator of a carrier vehicle shall operate, or permit the operation of a carrier vehicle entering or leaving the City other than on a designated route.
- 7 (1) On the application of a carrier, the Fire Chief may issue an Off-Route Permit authorizing the transportation of dangerous goods on a highway in the City other than a designated or a Supplemental Route where for any reason the Designated or Supplemental Routes cannot be used by the Carrier or do not reach the destination of the carrier and, provided, that such transportation may, in the opinion of the Fire Chief, be conducted safely.
- (2) It shall be a condition of all such permits that the carrier shall keep the City fully indemnified in respect of any losses, damages, or expenses which the City may suffer or for which the City may become liable as a result of such transportation of dangerous goods on other than a Designated or a Supplemental Route.
- (3) As a condition of issuing such permit, the Fire Chief may impose any or all of the following requirements:
- (a) that a copy of the permit or, where a permit is issued by telephone, the permit number, shall be carried in the vehicle or vehicles affected

at all times;

- (b) that the applicant shall take every precaution necessary to prevent damage to property or injury to persons as a result of the transportation of such dangerous goods;
- (c) such other conditions as the Fire Chief may deem necessary restricting the gross vehicle weight, numbers of trailers, and times and dates on which such routes may be used.

8 The owner or operator of a carrier vehicle conveying dangerous goods from a location outside the City, through the City, to a location outside the City shall cause the carrier vehicle to:

- (a) proceed on the shortest combination of designated routes between the location where the carrier vehicle enters the City and the location where the carrier vehicle proposes to leave the City; and
- (b) remain at all times on a designated route, except as permitted under this Bylaw.

9 No owner or operator of a carrier vehicle shall operate, or permit the operation of a carrier vehicle on a supplemental route within the City, except for the purpose of making a pickup or delivery of dangerous goods.

10 No owner or operator of a carrier vehicle shall display a safety mark on a container, a vehicle or at a facility, if the safety mark is misleading as to the presence of danger, the nature of any danger, or compliance with any prescribed safety standard.

PARKING OR STOPPING OF VEHICLES CONTAINING DANGEROUS GOODS

- 11 No owner or operator of a carrier vehicle shall park, stop or leave a carrier vehicle or trailer containing dangerous goods nearer than 15 metres beneath or adjacent to any electrical transmission line, or in any location where there is a possibility of a conductor wire contacting the tank in the event of breakage of such wire.
- 12 No owner or operator of a carrier vehicle shall suffer, allow or permit a carrier vehicle to stop, park or be left within the City, except:
- (a) at a permitted storage location;
 - (b) to load or unload;
 - (c) in compliance with the directions of a peace officer or traffic control device;
 - (d) in compliance with a valid permit;
 - (e) to refuel.
- 13 (1) A carrier whose vehicle requires emergency repairs shall immediately notify the City Detachment of the RCMP and the Emergency Services Department.
- (2) No owner or operator of a carrier vehicle shall suffer, allow or permit a carrier vehicle to stop, park or be left at any location within the City for the purposes of repair, other than a permitted storage location, without first having obtained a permit or permit number from the Emergency Services Department authorizing the repair of such vehicle at the proposed location.

- (3) It shall be a condition of such permit that the carrier shall indemnify and save harmless the City from, of and against any losses, damages or expenses which the City may suffer or for which the City may become liable arising out of the repair of the carrier vehicle at the location authorized in the permit.
- (4) As a condition of issuing such permit, the Fire Chief may impose any or all of the following requirements:
 - (a) that a copy of the permit, or where a permit is issued by telephone, the permit number shall be posted in the vehicle;
 - (b) that the permit holder shall take every precaution necessary to prevent damage to property or injury to persons;
 - (c) that the vehicle be off-loaded or the container or cargo tanks be purged of all dangerous goods or hazardous vapours to the satisfaction of the Emergency Services Department;
 - (d) the hours during which the vehicle may be repaired;
 - (e) the maximum time and times of day when the vehicle may be at the repair site;
 - (f) such further and other conditions which the Fire Chief deems necessary having regard to the nature of the repairs, the type of dangerous goods and the nature of uses on surrounding lands.

PRODUCTION OF BILLS OF LADING

- 14 A carrier shall, when requested by a Peace Officer or a Bylaw Enforcement

Officer, produce for such persons' inspection the bills of lading showing the origin and destination of the trip and the description of the load.

- 15 Particulars obtained by a Peace Officer or Bylaw Enforcement Officer from a bill of lading produced to him under Section 14 and submitted by him in evidence in Court shall be prima facie proof of the particulars thereon without proof of the signature or official capacity of the person signing the bills of lading.
- 16 A carrier shall, when requested by a Peace Officer or Bylaw Enforcement Officer to do so, produce for such person's inspection a copy of a special permit he has received or identify the number of such permit.

SIGNAGE OF DANGEROUS GOODS ROUTES

- 17 The Director of Development Services may authorize Dangerous Goods Routes Signs and Dangerous Goods Routes Prohibition Signs conforming to the design standards and specifications of the Uniform Traffic Control Manual of Canada, or other traffic control devices to be erected along highways within the City to identify a Dangerous Goods Route.

LIABILITY OF OWNER

- 18 Where a vehicle is driven, used, parked or left in contravention of any of the provision of this Bylaw, the owner of the vehicle and the carrier are jointly and severally liable for the contravention and subject to the penalty provided in this Bylaw unless either establishes to the satisfaction of the Court trying the case that, at the time of the contravention, the vehicle was not driven, used, parked or left by him or by any other person with his consent, expressed or implied.

OFFENCE AND PENALTY

- 19 (1) Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable to a specified penalty of Five Hundred and Ten (\$510.00) Dollars.
- (2) Any person who being guilty of a first breach of this Bylaw contravenes any of the provisions of this Bylaw a second time with the same breach is guilty of an offence and is liable to a specified penalty of One Thousand Ten (\$1,010.00) Dollars.
- 20 A Peace Officer or a Bylaw Enforcement Officer, on reasonable and probable grounds believing an offence has been committed, may issue an offence ticket.
- 21 Bylaw No. 2942/87 is hereby repealed.

COMING INTO FORCE

- 22 This Bylaw shall come into force on the date it receives the approval of the Minister under to the *Transportation of Dangerous Goods Control Act*, S.A., 1982, Chapter T-65, Section 17 and upon passage of third reading, whichever shall last occur.

READ A FIRST TIME IN OPEN COUNCIL this day of 19

READ A SECOND TIME IN OPEN COUNCIL this day of 19

READ A THIRD TIME IN OPEN COUNCIL this day of 19

10

Bylaw No. 3152/95

APPROVED BY THE MINISTER RESPONSIBLE FOR ALBERTA PUBLIC SAFETY
SERVICES this day of 19

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 19

MAYOR

CITY CLERK

OFFICE OF: FIRE CHIEF
TELEPHONE: 346-9977

BOX 5008
RED DEER, ALBERTA
T4N 3T4

OFF ROUTE PERMIT NO. _____

PERMISSION IS HEREBY GRANTED TO: _____

ADDRESS: _____ PHONE: _____

TO TRANSPORT THE FOLLOWING DANGEROUS GOODS: _____

FROM: _____

TO: _____

VIA: _____

PERMIT VALID FROM (DATE/TIME): _____

TO (DATE/TIME): _____

DESCRIPTION OF VEHICLE: _____

VEHICLE LICENCE NUMBER: _____

CONDITIONS:

1. This permit number (if issued by telephone) or copy of this permit must be carried in the vehicle or vehicles affected.
2. The applicant shall keep the City of Red Deer fully indemnified from any loss or damage that may arise from the transportation of the said dangerous goods.
3. The applicant shall take every precaution necessary to prevent damage to property or injury to person or persons as a result of the transportation of said dangerous goods.
4. When loading or unloading dangerous goods, no portion of the vehicle shall protrude on or into any pedestrian or vehicular right-of-way.
5. Failure to comply with the conditions of this permit may result in prosecution.

ADDITIONAL CONDITIONS: _____

NAME OF COMPANY

DATE AND TIME ISSUED

SIGNATURE (OR NAME) OF APPLICANT

CHIEF OR FIRE DEPARTMENT PER:

BYLAW NO. 3153/95

Being a bylaw of the City of Red Deer, in the Province of Alberta, to prohibit certain activities creating noise and to abate the incidence of noise and to restrict when certain sounds may be made.

WHEREAS under section 7 of the *Municipal Government Act*, the Council of the City may pass a bylaw respecting the safety, health, and welfare of people and the protection of people and property and respecting the people, activities, and things in, on, or near a public place or place that is open to the public.

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

- 1 This Bylaw may be cited as "The Noise Bylaw".
- 2 In this Bylaw, including this section:
 - (a) "Holiday" means a holiday as defined in the Interpretation Bylaw;
 - (b) "Hospital District" means an area which:
 - (i) is designated as such by signs or other devices; or
 - (ii) any portion of the City within five hundred feet, in any direction, from the boundaries of a site on which is situated a hospital as defined in the *Alberta Hospitals Act*;
 - (c) "Residential Building" means a building which is constructed as a dwelling for human beings and includes a hotel;

- (d) "Residential District" means any district designated for residential use in the Land Use Bylaw;
- (e) "Industrial District" means any district designated for industrial use in the Land Use Bylaw;
- (f) "Land Use Bylaw" means Bylaw No. 2672/80, as the same is amended from time to time and includes any Bylaw passed in substitution for Bylaw No. 2672/80.

GENERAL PROHIBITION

- 3 Except to the extent it is allowed by this Bylaw, no person shall make, continue, cause or allow to be made or continued any loud, unnecessary or unusual noise or any noise whatsoever which either annoys, disturbs, injures, endangers or detracts from the comfort, repose, health, peace or safety of other persons within the limits of the City.
- 4 Except to the extent it is allowed by this Bylaw, no person shall permit, suffer or allow property, real or personal which he owns, occupies or controls, to be used in the manner such that a loud noise, an unnecessary noise, an unusual noise or any noise whatsoever which emanates therefrom, annoys, disturbs, injures, endangers or detracts from the comfort, repose, health, peace or safety of other persons within the limits of the City.
- 5 What is a loud noise, an unnecessary noise, an unusual noise or a noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others is a question of fact for a court which hears a prosecution of an offence against this Bylaw.

6 Where an activity which is not specifically prohibited or restricted by any provision of any legislation or regulations of Canada or of the Province of Alberta or by any provision of this Bylaw involves creating or making a sound which:

(a) is or may become; or

(b) creates or produces or may create or produce;

a disturbance or annoyance to other people or a danger to the comfort, repose, health, peace or safety of others, a person engaging in such activity shall do so in such a manner as to create as little of such sound as practicable under the circumstances.

7 Where an area is designated by signs or other means as being a Hospital District, no person shall:

(a) carry on any noise-making activity in the area unless it cannot be carried on in some other area; or

(b) make or continue any noise or loud sound within the area.

INDUSTRIAL NOISES

8 (1) Nothing in this Bylaw shall prevent the continual operation or carrying on of an industrial activity where the activity is one which:

(a) is a permitted use; or

(b) is an approved discretionary use; or

(c) is a non-conforming, but not illegal, use as defined in the *Municipal Government Act*.

- (2) In the operation or carrying on of an industrial activity, the person operating or carrying on that activity shall make no more noise than is necessary in the normal method of performing or carrying on that activity.

CONSTRUCTION NOISES

9 Unless permission from the Development Officer is first obtained, no person shall carry on the construction of any type of structure which involves hammering, sawing or the use of any mechanical tools or equipment capable of creating a sound which may be heard beyond the boundaries of the site on which the activity is being carried on in any district other than one designated in the Land Use Bylaw as an agricultural district or future residential district after the hour of ten o'clock in the evening and before the hour of seven o'clock in the morning of any day.

10 Unless permission from the Development Officer is first obtained, no person shall operate or allow to be operated:

- (a) a riveting machine;
- (b) a concrete mixer;
- (c) a gravel crusher;
- (d) a steam shovel;
- (e) a trenching machine;
- (f) a drag line;
- (g) an air or steam compressor, jack-hammer, or pneumatic drill;
- (h) a tractor or bull-dozer; or
- (i) any other tool, device or machine of a noisy nature;

so as to create a noise, confusion, or disturbance which may be heard in a residential building between the hours of ten o'clock in the evening and seven o'clock in the morning of any day.

- 11 This Bylaw does not apply to work carried on by the City, or by a contractor carrying out the instructions of the City.

PENALTIES

- 12 Any person who contravenes any provision of this Bylaw, either by doing something which he is prohibited from doing or failing to do something which he is required to do, is guilty of an offence punishable on summary conviction and is liable:

(a) for a first offence, to a fine of not less than \$100.00 and not more than \$500.00 or, in default of payment of the fine and costs, to imprisonment for six months;

(b) for a second or subsequent offence, to a fine of not less than \$300.00 and not more than \$1,000.00 or, in default of payment of the fine and costs, to imprisonment for six months.

13 Bylaw No. 2626/79 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 19

READ A SECOND TIME IN OPEN COUNCIL this day of 19

READ A THIRD TIME IN OPEN COUNCIL this day of 19

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 19

MAYOR

CITY CLERK

ADDITIONAL AGENDA

FOR THE **REGULAR MEETING** OF RED DEER
CITY COUNCIL TO BE HELD ON MONDAY, NOVEMBER 6, 1995,
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.

- | | | |
|----|--|------|
| 1) | Red Deer Visitor & Convention Bureau - Re: Alberta Sports Hall of Fame and Museum Location at Heritage Ranch | .. 1 |
| 2) | City Manager - Re: Partnership with Red Deer College in Conducting Surveys | .. 2 |

FILE

DATE: November 7, 1995

TO: City Manager

FROM: Assistant City Clerk

RE: PARTNERSHIP WITH RED DEER COLLEGE IN CONDUCTING SURVEYS

At the Council Meeting of November 6, 1995, consideration was given to your report dated November 1, 1995 concerning the above topic, and at which meeting the following tabling resolution was introduced and passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to table the matter re: Partnership with Red Deer College in Conducting Surveys, for two weeks pending receipt of the survey results from the City of Lethbridge relative to their survey."

The decision of Council in this instance is submitted for your information. I trust you will be reporting back to Council, at its meeting of November 20, 1995, with further background information on such a partnership, as well as the results from the City of Lethbridge relative to their survey. Also, you may feel it appropriate to invite Dr. Stuebing to attend Council's meeting to provide an opportunity for Council to learn more about the proposed survey partnership and process.



JEFF GRAVES
Assistant City Clerk

/fm

cc. Personnel Manager