

DATE: August 29, 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, AUGUST 28, 1995

COMMENCING AT 4:30 P.M.

★★★★★★★★★★★★★★★★★★★★★★★★★★★★★★

- (1) Confirmation of the Minutes of the Regular Meeting of August 14, 1995

DECISION - CONFIRMED AS TRANSCRIBED

PAGE

(2) **UNFINISHED BUSINESS**

- 1) Assistant City Clerk - Re: Disposal of Municipal Reserve/Access Road from Taylor Drive into the Bower Centre Site

.. 1

DECISION - REPORT RECEIVED AS INFORMATION

- 2) Assistant City Clerk - Re: Sign Bylaw Amendment 2996/A-95/"A"Frame Signs within the Vicinity of C3 Districts

.. 3

DECISION - BYLAW GIVEN 3RD READING

(3) **PUBLIC HEARINGS**

- 1) Assistant City Clerk - Re: Land Use Bylaw Amendments:
- A) 2672/V-95 - provides for the accessory sales of used trucks, used automobiles and used holiday trailers in an I1 District (Business Service), providing that collectively there are no more than three units for sale, on a site, at one time . . . 4
 - B) 2672/W-95 - provides for changes to the Land Use Bylaw relative to the rezoning of the northern 3.0 acres of the former Motor Vehicles Centre site in Kentwood, to be rezoned to PS . . . 4
 - C) 2672/Y-95 - allows for an exception respecting the Land Use on this site to permit as a Discretionary Use a commercial school . . . 4

(4) **REPORTS**

- 1) E.L. & P. Manager - Re: Review of City of Red Deer Electrical Rates/Utility Bylaw Amendment 2960/C-95 . . . 6

DECISION - BYLAW GIVEN 1ST READING/PROVIDES FOR A REDUCTION IN ELECTRICAL RATES

(5) **CORRESPONDENCE**

- 1) Kramer Sharpening Service - Re: Signs/4327 - 54 Avenue/Lot 6A, Block 2, Plan 942-2879 . . . 21

DECISION - AGREED TO PREPARE LAND USE BYLAW AND SIGN BYLAW AMENDMENTS TO ALLOW A DIRECTIONAL FREE STANDING SIGN IN A C1A DISTRICT

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

- 1) Assistant City Clerk - Re: Councillor Statnyk/Council Policy
833/Licenses to Occupy . . 26

**DECISION - APPROVED REVISED COUNCIL POLICY 833 WHICH
PERTAINS TO LICENSES TO OCCUPY RIGHTS-OF-WAY AND LEASE
OF PUBLIC UTILITY LOTS**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) Land Use Bylaw Amendment 2672/V-95 - provides for the
accessory sales of used trucks, used automobiles and used
holiday trailers in an I1 District (Business Service), providing
that collectively there are no more than three units for sale, on
a site, at one time - 2nd & 3rd readings . . 4
. . 31

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 2) Land Use Bylaw Amendment 2672/W-95 - provides for
changes to the Land Use Bylaw relative to the rezoning of the
northern 3.0 acres of the former Motor Vehicles Centre site in
Kentwood, to be rezoned to PS - 2nd & 3rd readings . . 4
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- 3) Land Use Bylaw Amendment 2672/Y-95 - allows for an
exception respecting the Land Use on this site to permit as a
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. . 34

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 4) Utility Bylaw Amendment 2960/C-95/Review of City of Red Deer Electrical Rates - 1st reading .. 6
.. 35

DECISION - BYLAW GIVEN 1ST READING

- 5) The Sign Bylaw Amendment 2996/A-95/"A" Frame Signs within the Vicinity of C3 Districts - 3rd reading .. 3
.. 40

DECISION - BYLAW GIVEN 3RD READING

ADDITIONAL AGENDA

- 1) Land and Economic Development Manager - Re: Offer to Purchase and Land Exchange/Kearney Properties Ltd. (Cenalta Well Services Ltd.)

DECISION - AGREED TO SALE AND EXCHANGE OF LAND WITH KEARNEY PROPERTIES LTD.

- 2) F.F. Base Management Corp. - Re: Discount Movie Theatre in DC-3 zoning - Newton Property/4710 - 54 Avenue

DECISION - AGREED TO ALLOW A DISCOUNT MOVIE THEATRE AS A PERMITTED USE IN THE DC3 DISTRICT. FURTHER AGREED TO LEASE PARKING STALLS IN THE PUBLIC WORKS PARKING LOT TO THE DISCOUNT THEATRE OWNER

AGENDA

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, AUGUST 28, 1995,

COMMENCING AT 4:30 P.M.

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5)	The Sign Bylaw Amendment 2996/A-95/"A" Frame Signs within the Vicinity of C3 Districts - 3rd reading	.. 3 .. 40

Committee of the Whole:

Administrative Matter
Land Matter

UNFINISHED BUSINESS

NO. 1

DATE: August 21, 1995
TO: City Council
FROM: Assistant City Clerk
RE: DISPOSAL OF MUNICIPAL RESERVE

At the Council Meeting of July 17, 1995, a resolution was passed by Council indicating its intention to dispose of the municipal reserve as outlined on the attached plan and as described hereunder:

"All that portion of Lot 5 MR, Plan 942-2275 contained within Road Plan _____, containing 0.035 hectares more or less.

EXCEPTING THEREOUT ALL MINES AND MINERALS"

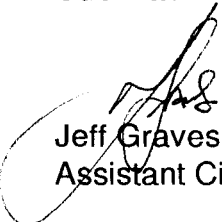
(Access road from Taylor Drive into the Bower Centre site)

In accordance with the requirements of the Planning Act, we advertised and posted a notice on the site indicating Council's intention to dispose of the above noted municipal reserve. No objections to the proposed disposal were received within the specified deadline (Monday, August 21, 1995).

As no objections have been received, a Public Hearing is not necessary. The City will now proceed without further notice.

RECOMMENDATION

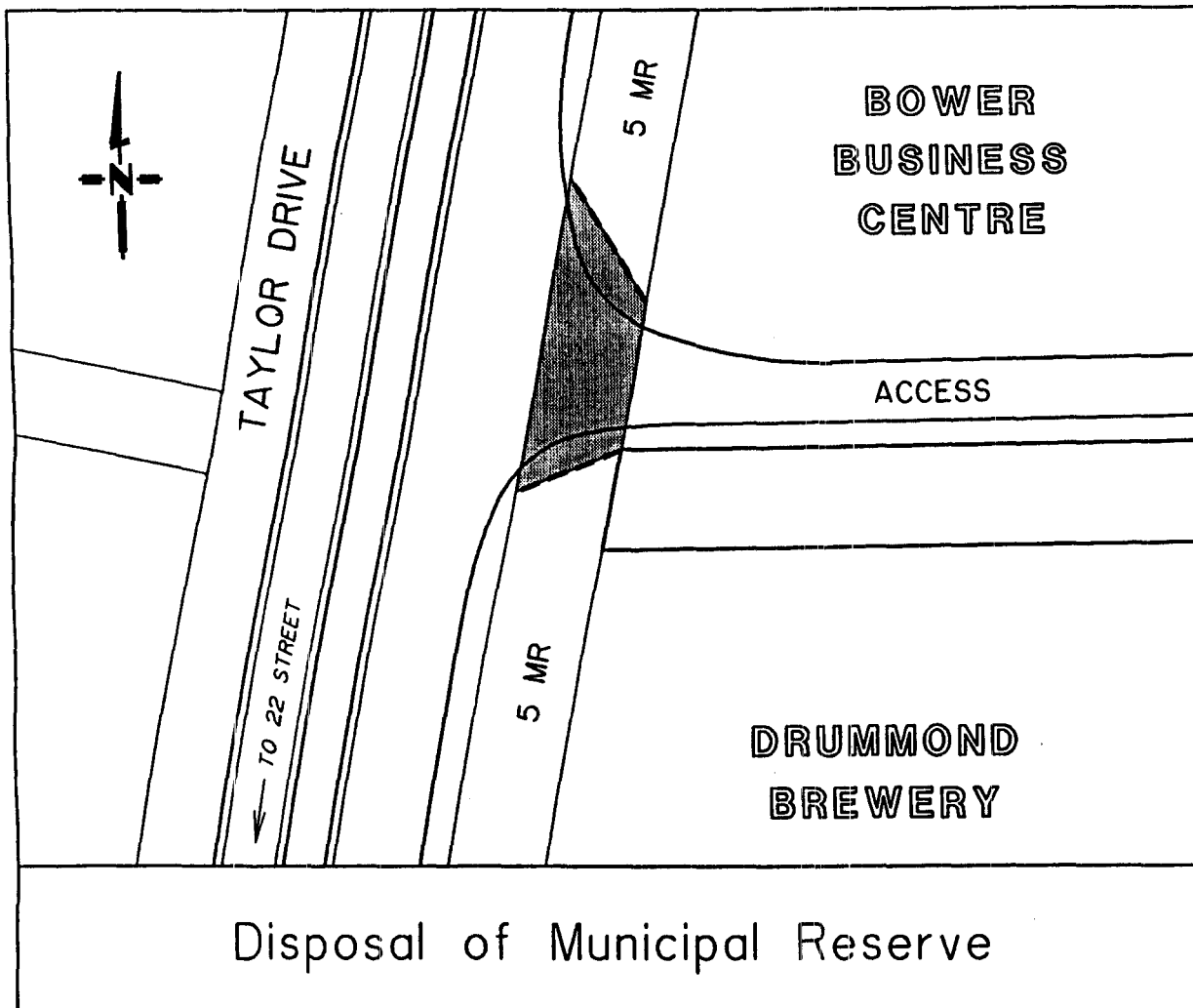
Submitted for Council's information only.



Jeff Graves
Assistant City Clerk

JG/ds
Encl.

DISPOSAL OF MUNICIPAL RESERVE



Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at its meeting of July 17, 1995, passed a resolution indicating its intention to dispose of the Municipal Reserve as outlined in the above-noted plan and described as follows:

"All that portion of Lot 5 MR, Plan 942-2275 contained within Road Plan _____, containing 0.035 hectares more or less."

(Access road from Taylor Drive into the Bower Centre site)

If no objection to the proposed disposal of Municipal Reserve, as noted above, is received by MONDAY, AUGUST 21, 1995, the Council of The City of Red Deer will proceed without further notice.

However, if any objection to the proposed disposal of Municipal Reserve, as noted above, is received by the City Clerk on or before MONDAY, AUGUST 21, 1995, a Public Hearing will be held in the Council Chambers, City Hall, on MONDAY, **AUGUST 28, 1995** commencing at 7:00 p.m. or as soon thereafter as Council may determine.



BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS

3 - 5550 - 45 STREET RED DEER, ALBERTA T4N 1L1

Phone (403) 342-6203

Fax (403) 342-5334

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

August 24, 1995

City of Red Deer
Land and Economic Development Department
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T3

Attention: Pete Robinson

Re: Main Street Closure - Plan 2385 M.C.

A suitable land description for road closure purposes is:

'All that portion of Main Street as shown on Plan 2385
M.C. containing 0.24 ha. more or less.
Excepting thereout all mines and minerals.'

Yours truly,

for Wayne W. Fawcett, A.L.S.
WWF/jkf

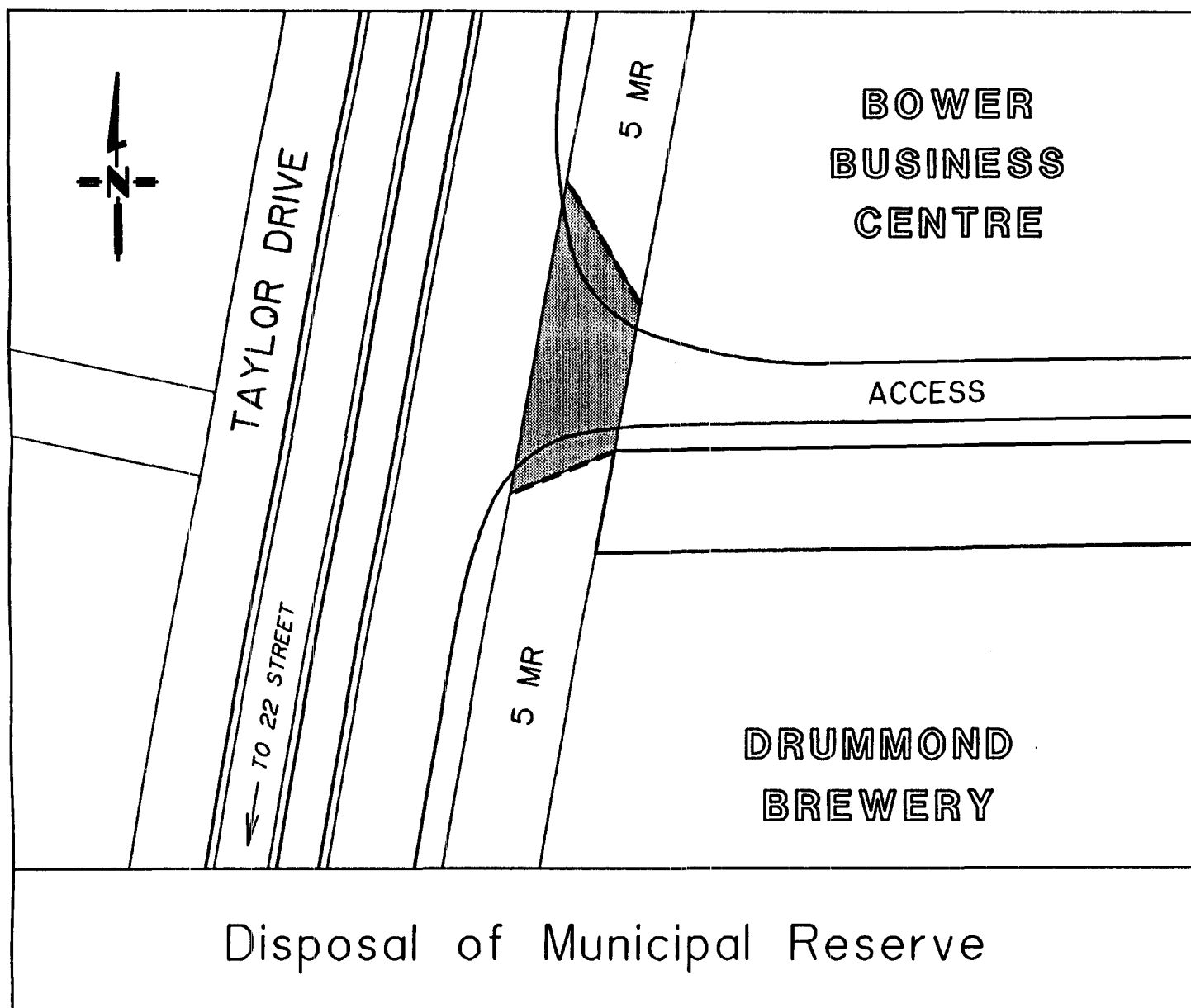


THE CITY OF RED DEER

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

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DISPOSAL OF MUNICIPAL RESERVE



Disposal of Municipal Reserve

Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at its meeting of July 17, 1995, passed a resolution indicating its intention to dispose of the Municipal Reserve as outlined in the above-noted plan and described as follows:

"All that portion of Lot 5 MR, Plan 942-2275 contained within Road Plan _____, containing 0.035 hectares more or less."

(Access road from Taylor Drive into the Bower Centre site)

If no objection to the proposed disposal of Municipal Reserve, as noted above, is received by MONDAY, AUGUST 21, 1995, the Council of The City of Red Deer will proceed without further notice.

However, if any objection to the proposed disposal of Municipal Reserve, as noted above, is received by the City Clerk on or before MONDAY, AUGUST 21, 1995, a Public Hearing will be held in the Council Chambers, City Hall, on MONDAY, **AUGUST 28, 1995** commencing at 7:00 p.m. or as soon thereafter as Council may determine.

KELLY KLOSS
CITY CLERK

POSTED on the site this 21
day of July, 1995.

Sandra Ladwig

DATE: August 29, 1995

FILE

TO: Land & Economic Development Manager

FROM: City Clerk

**RE: DISPOSAL OF MUNICIPAL RESERVE/ACCESS ROAD FROM TAYLOR
DRIVE INTO THE BOWER BUSINESS SITE**


At the Council meeting of July 17, 1995 a resolution was passed by Council agreeing to dispose of the following portion of Municipal Reserve Lands:

"All that portion of Lot 5 M.R., Plan 942-2275 contained within Road Plan _____, containing 0.035 hectares more or less, excepting thereout all mines and minerals."

In accordance with the requirements of the Planning Act, this office advertised, and posted on site, Council's intention to proceed with the proposed disposal of Municipal Reserve. Any objections to the proposed disposal were to be received by August 21, 1995.

As no objections to the proposed disposal were received by the date above noted, it is in order for us to proceed without further notice, and in this regard I am enclosing herewith a Declaration as required by Land Titles requesting the removal of the designation.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

enc.

cc. Director of Development Services
Director of Community Services
Recreation, Parks & Culture Manager
E.L. & P. Manager
Inspections & Licensing Manager
Principal Planner
Council & Committee Secretary, S. Ladwig

NO. 2

DATE: August 21, 1995
TO: City Council
FROM: Assistant City Clerk
RE: SIGN BYLAW AMENDMENT 2996/A-95

At the Council meeting of August 14, 1995 first and second readings were given to Sign Bylaw Amendment 2996/A-95. This Bylaw allows for "A" Frame Signs within the vicinity of C3 Districts.

RECOMMENDATION

That Sign Bylaw Amendment 2996/A-95 be given third reading.



JEFF GRAVES
Assistant City Clerk

JG/fm

COMMENTS:

I recommend Council proceed with 3rd reading of the Sign Bylaw Amendment.

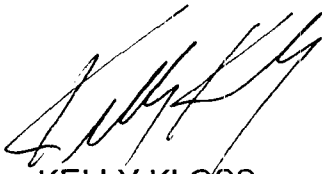
"A. WILCOCK"
Acting City Manager

FILE

DATE: August 29, 1995
TO: Inspections & Licensing Manager
FROM: City Clerk
RE: SIGN BYLAW AMENDMENT 2996/A-95

At the Council meeting of August 28, 1995, third and final reading was given to Sign Bylaw 2996/A-95. This Bylaw allows for "A" Frame signs within the vicinity of C3 Districts.

Attached is a copy of the duly passed Bylaw.



KELLY KLOSS
City Clerk

KK/fm

attch.

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

DATE: August 29, 1995
TO: Inspections & Licensing Manager
FROM: City Clerk
RE: REVIEW OF SIGN BYLAW

FILE

At the Council meeting of August 28, 1995, Council requested that the Administration, during their review of the Sign Bylaw, consider a standard for maintenance of signs and a process to rectify any problems to signs that have not been kept up to the standard.

Thank you for including the above in the review.



KELLY KLOSS
City Clerk

KK/fm

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

PUBLIC HEARINGS

NO. 1

DATE: August 21, 1995
TO: City Council
FROM: Assistant City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/V-95, 2672/W-95 & 2672/Y-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, August 28, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/V-95 provides for the accessory sales of used trucks, used automobiles and used holiday trailers in an I1 District (Business Service), providing that collectively there are no more than three units for sale, on a site, at one time.

Land Use Bylaw Amendment 2672/W-95 provides for changes to the Land Use Bylaw relative to the rezoning of the northern 3.0 acres of the former Motor Vehicles Centre site in Kentwood, to be rezoned to PS.

Land Use Bylaw Amendment 2672/Y-95 allows for an exception respecting the Land Use on this site to permit as a Discretionary Use a commercial school.

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



Jeff Graves
Assistant City Clerk

JG/ds

DATE: JULY 19, 1995

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
✓X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
✓X E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X 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
X PRINCIPAL PLANNER
CITY SOLICITOR

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: ALMONT ROSE CENTRE FOR LEARNING/REZONING REQUEST
5401 - 48 AVENUE

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

FILE No.
FILE

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

July 19, 1995

J. Clifford Grant
Almont Rose Centre For Learning
9919 Manning Avenue
Fort McMurray, Alberta
T9H 2B8

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Sir:

I acknowledge receipt of your letter dated July 17, 1995 re: Almont Rose Centre For Learning/Rezoning Request - 5401 - 48 Avenue.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on July 31, 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 July 28, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on July 28, 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 when arriving, 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

cc. Alan Rich

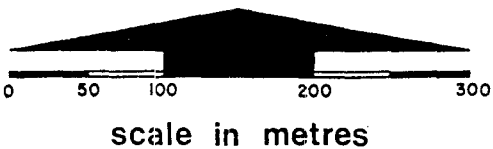
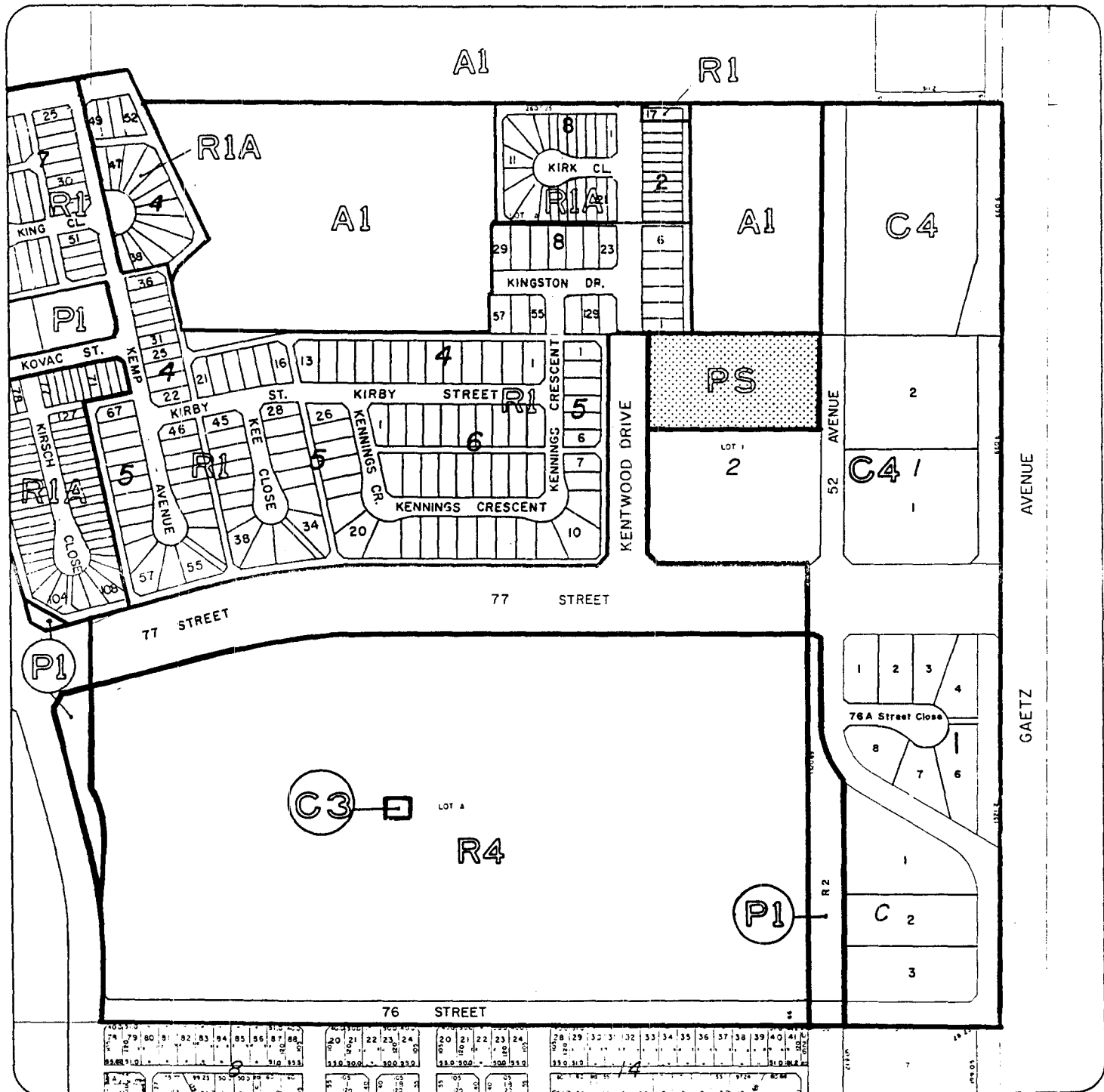


*a delight
to discover!*

City of Red Deer --- Land Use Bylaw

Land Use Districts

F14



Revisions :

MAP NO. 11/95
(BYLAW NO. 2672/W-95)

Change from C4 to PS



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

August 29, 1995

Mr. J. Clifford Grant
Almont Rose Centre For Learning
9919 Manning Avenue
Fort McMurray, Alberta
T9H 2B8

Dear Mr. Grant:

RE: LAND USE BYLAW AMENDMENT 2672/Y-95 - LEARNING CENTRE AT 5401 - 48 AVENUE

Further to our letter of August 1, 1995 concerning the above topic I would advise as follows:

At the City of Red Deer Council meeting held August 28, 1995, a Public Hearing was held with regard to the above noted Land Use Bylaw Amendment. Following the Public Hearing, said Bylaw was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/Y-95 provides an exception to the Bylaw to allow a commercial school as a Discretionary Use in the existing structure.

As this Bylaw provides for the Learning Centre as a Discretionary Use, you are now required to apply to the Municipal Planning Commission for final approval. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

KK/fm

attch.

cc. Director of Development Services
Inspections & Licensing Manager
Principal Planner
Allan Rich, 32 Ogdin Avenue, Red Deer T4N 5B2
Council & Committee Secretary, S. Ladwig



*a delight
to discover!*

FILE

DATE: August 29, 1995
TO: Principal Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENTS 2672/V-95, 2672/W-95, 2672/Y-95

A Public Hearing was held at the Council meeting of August 28, 1995 with regard to the above Land Use Bylaw Amendments. At this meeting, the Bylaws were given second and third readings, copies of which are attached hereto.

Land Use Bylaw Amendment 2672/V-95 provides for the accessory sales of used trucks, used automobiles and used holiday trailers in an I1 District (Business Service), providing that collectively there are no more than three units for sale, on a site, at one time.

Land Use Bylaw Amendment 2672/W-95 provides for changes to the Land Use Bylaw relative to the rezoning of the northern 3.0 acres of the former Motor Vehicles Centre site in Kentwood, to be rezoned to PS.

Land Use Bylaw Amendment 2672/Y-95 allows for an exception respecting the Land Use on this site to permit as a Discretionary Use a commercial school.

I trust you will be forwarding to this office, in due course, the amended Land Use Bylaw pages.



KELLY KLOSS
City Clerk

KK/fm

attch.

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



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

August 29, 1995

Ralph Salomons Realty Inc.
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: Ralph Salomons

Dear Sir:

RE: LAND USE BYLAW 2672/W-95, NORTH 3.0 ACRES OF FORMER MOTOR
VEHICLE SITE/KENTWOOD SUBDIVISION

Further to our letter of August 1, 1995 concerning the above topic, I would advise as follows:

At the City of Red Deer Council meeting held on August 28, 1995 a Public Hearing was held for Land Use Bylaw Amendment 2672/W-95. Following the Public Hearing, second and third reading was given to said Bylaw, a copy of which is attached hereto.

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

Sincerely,

KELLY KLOSS
City Clerk

KK/fm

attch.

cc. Director of Development Services
Principal Planner
Council & Committee Secretary, S. Ladwig



*a delight
to discover!*

NO. 1

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
Page 2
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
Page 3
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
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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.

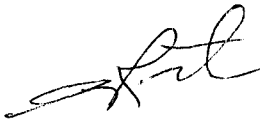
Based on the size of the changes and the Consultant's schedule, the earliest implementation date for the proposed rates would be early October 1995.

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
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Over 350 kWh/kVA of Billing Demand	\$0.0250/kWh
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Minimum Charge:	\$5.50/kVA of Billing Demand
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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
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Over 350 kWh/kVA of Billing Demand	\$0.0250/kWh
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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	3,256	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

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COMMENTS:

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

DATE: August 29, 1995

FILE

TO: E.L. & P. Manager

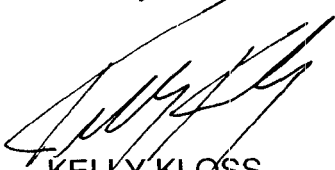
FROM: City Clerk

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

At the Council meeting held August 28, 1995, consideration was given to your report dated August 18, 1995 concerning the above topic, and at which meeting first reading was given to Utility Bylaw Amendment 2960/C-95, a copy of which is attached hereto.

I trust that you will ensure that the necessary amendments to the Utility Billing Program are made following which a report, from your office, will be presented back to Council so as second and third reading of this Bylaw may be considered.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

attch.

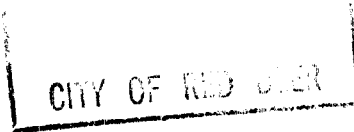
cc. Director of Corporate Services
Treasury Services Manager
Utility Billings Supervisor
Director of Development Services

Kramer Sharpening Service

#6 - 4324 - 54 Avenue
RED DEER, AB.

5015 - 62 Avenue
PONOKA, AB.

1995 July 19



Dear City Councillors:

We have recently opened a new sharpening shop on 54th Avenue, just off of Taylor Drive.

Our major expense and set back **ADVERTISING**. With limited funds we find every way we turn the advertising has stopped us from letting the public know are location.

CA Meats has a sign up on two metal posts and even with CA's permission to put up a professionally made sign under theirs, we have been told by the City, that this is against Red Deer's bylaws. The sign must be located on our property or the property we are leasing..

Your recent decision to allow Cone Castle to post a sign on a city boulevard to me means **you are willing to look at your sign bylaw**.

According to the Advocate, you are not happy with the small amount of people starting new business in Red Deer . However, you must look at freeing up your sign bylaws and I don't mean homemade cardboard sandwich board signs, I mean professionally made signs.

My husband and I have operated out of Ponoka for the past six years and are known to a certain extent in Red Deer. But unless we can become visible and get the general public coming into our shop we will have to end before we really get started.

Please look at:

**Professionally made signs allowed on the sides of buildings (with the permission of owners and leasees)
Allow businesses to utilize existing sign posts by putting their professionally made sign up as well, again with permission of necessary parties.**

Please consider this - not just for our sake but for all small businesses trying to get known in Red Deer.

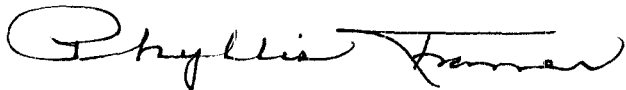
Kramer Sharpening Service Pg 2

With all the cut backs, the Small Business is very important for our economy and I feel it should be supported to the fullest by the City.

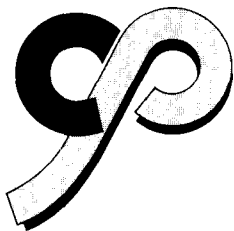
Our son works with us and in one year is planning on moving to Red Deer with his family and we plan on advertising and getting a lot of our business from the surrounding district of Innisfail, Rocky, Bowden, Lacombe, Bentley, Stettler to name just a few.

I will take this opportunity to invite you to stop in one day soon.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Phyllis Kramer". The signature is written in black ink and is positioned above the printed name.

Roy & Phyllis Kramer



DATE: 16 August 1995

TO: City Clerk

FROM: Paul Meyette, Principal Planner

SUBJECT: SIGNS

Kramer Sharpening Service is requesting that City Council allow professionally made signs either on the side of a nearby building and/or on the existing sign posts of a nearby business. The intent is to provide a directional sign on Taylor Drive to direct people to their business. The Kramer Sharpening Service is in the C1A District.

Comments

The Land Use Bylaw already allows directional wall signs in a C1A District. This means that the Kramer Sharpening Service could locate a directional sign on the CA Meats Building.

The Land Use Bylaw does not currently allow a directional sign to be located on a free standing sign in the C1A District and the Sign Bylaw does not allow for an auxiliary sign. Both the Land Use and Sign Bylaws would therefore have to be amended to allow the request for a directional sign in the C1A District.

Recommendation

Planning staff would have no objection to a Bylaw amendment that would allow a directional sign to be located on a free standing sign. The applicant should be aware, however, that there will be a size limitation on the total area of the free standing sign on the CA Meats property. We also recommend that the Bylaw be worded to ensure that the applicant is limited to one directional or general advertising sign on the CA Meats property.

Paul Meyette, ACP, MCIP
Principal Planner, City Section

PM/sdd

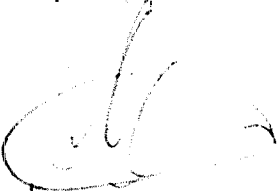
DATE: August 16, 1995
TO: City Clerk
FROM: Inspections & Licensing Manager
RE: **KRAMER SHARPENING SERVICE**

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

The applicant is requesting permission to locate a "directional sign" on existing sign post located at 4327 - 54 (Lot 6A, Block 2, Plan 942-2879). This site is zoned C1A, in which directional signs are discretionary uses only when located as wall signs (a sign fastened to a building wall). If Council wishes to accommodate this request, the Land Use Bylaw must be amended.

In our opinion, if directional signs are discretionary as wall signs allowing them on sign posts, would not be much different.

Recommendation: That the Land Use Bylaw be amended to accommodate this request. Council may wish to put the use in the permitted use table, because a discretionary use requires advertising, which adds 3 weeks to the application process.



R. Strader
INSPECTIONS & LICENSING DEPARTMENT

RS/yd

COMMENTS:

Kramer Sharpening Service is asking approval to:

- locate a directional sign on the side of a building;
- allow businesses to utilize existing sign posts on properties owned by other parties;

As noted by the administration reports, permission exists in existing bylaws to locate a directional sign on the side of a building.

I concur with the administrative recommendations to amend the existing Land Use Bylaw and Sign Bylaw to allow for a directional sign on free standing signs. There is a concern, however, that a growth in the number of signs could result in unsightly clutter. It is therefore recommended that Council request appropriate amendments to authorize directional signs on free standing signs, but to avoid clutter, the following items should also be reviewed by Parkland Community Planning Services:

- number of separate free standing signs on one property;
- maximum size of the free standing signs;
- total number of signs allowed for a business.

"A. WILCOCK"
Acting City Manager



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

August 3, 1995

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Kramer Sharpening Service
#6 - 4324 - 54 Avenue
Red Deer, Alberta
T4N 4M2

Dear Sir:

I acknowledge receipt of your letter dated July 19, 1995, re: Advertising/Signs/Sign Bylaw.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on August 28, 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 August 25, 1995.

In the event you wish to be present at the Council meeting, would you please telephone our office on August 25, 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 when arriving, 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,



Jeff Graves
Assistant City Clerk

JF/ds



*a delight
to discover!*

FILE

DATE: August 29, 1995

TO: Inspections & Licensing Manager

FROM: City Clerk

RE: KRAMER SHARPENING SERVICE - PLACEMENT OF FREE STANDING SIGN

At the Council meeting of August 28, 1995, consideration was given to correspondence from Kramer Sharpening Service dated July 19, 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 correspondence from Kramer Sharpening Service dated July 19, 1995 re: Signs, hereby agrees as follows:

- 1) That the Parkland Community Planning Services prepare a report which outlines to Council the current Bylaw requirements regarding the number of separate free standing signs on one property, the maximum size of free standing signs, and the total number of signs allowed for any business in a C1A District;
- 2) That the Administration prepare appropriate Land Use Bylaw and Sign Bylaw Amendments that would allow a directional sign to be located on a free standing sign in a C1A District;

and as presented to Council August 28, 1995."

I trust that you will ensure that the appropriate report and Bylaw amendments, as outlined in the above resolution, are drafted and presented back to Council in due course.


KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Principal Planner
Land & Economic Development Manager



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

August 29, 1995

Kramer Sharpening Service
#6 - 4324 54 Avenue
Red Deer, Alberta
T4N 4M2

Dear Sir:

At The City of Red Deer Council meeting held on August 28, 1995, consideration was given to your letter dated July 19, 1995 concerning the placement of signs, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Kramer Sharpening Service dated July 19, 1995 re: Signs, hereby agrees as follows:

- 1) That the Parkland Community Planning Services prepare a report which outlines to Council the current Bylaw requirements regarding the number of separate free standing signs on one property, the maximum size of free standing signs, and the total number of signs allowed for any business in a C1A District;
- 2) That the Administration prepare appropriate Land Use Bylaw and Sign Bylaw Amendments that would allow a directional sign to be located on a free standing sign in a C1A District;

and as presented to Council August 28, 1995."

.../2



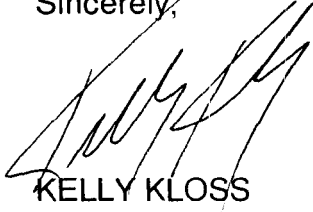
*a delight
to discover!*

Kramer Sharpening Service
August 29, 1995
Page 2

Council has agreed in principle with your request, however, as indicated in the above resolution, prior to final approval to locate a sign, the necessary Sign Bylaw Amendment must be drafted and presented back to Council for approval. When this matter is again presented to Council, this office will be advising you so as you may again be in attendance.

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

Sincerely,

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

KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
Director of Corporate Services
Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
Principal Planner

DATE: August 15, 1995

TO: Mayor and City Council

FROM: Assistant City Clerk

RE: NOTICE OF MOTION - COUNCILLOR STATNYK

The following Notice of Motion was presented by Councillor Statnyk at the Council meeting of August 14, 1995:

"WHEREAS Council of the City of Red Deer, on August 14, 1995, defeated a resolution to approve Council Policy No. 833 which sets out the procedures associated with the granting of Licences to Occupy Rights-Of-Way and where appropriate leases of Public Utility Lots;

AND WHEREAS the existing leaseholders of Public Utility Lots have developed and care for the leased property and the leased property now forms an integral part of the leaseholders residential property;

NOW THEREFORE BE IT RESOLVED that Council of the City of Red Deer hereby agrees to reconsider the report from the Land and Economic Development Manager and approve the proposed Council Policy No. 833 which sets out the procedures associated with the granting of Licences to Occupy Rights-Of-Way and where appropriate leases of Public Utility Lots and further agrees to grant first right of refusal to the present lease holder should the City offer for sale any Public Utility Lot currently under lease."



JEFF GRAVES
Assistant City Clerk

JG/fm

DATE: August 17, 1995
TO: Jeff Graves, Assistant City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **LEASE OF CITY PUBLIC UTILITY LOTS AND RIGHTS-OF-WAY/
REVISION TO COUNCIL POLICY NO. 833**

Since the August 14, 1995 meeting of Red Deer City Council, our department has submitted an example of our lease agreement for review by the City Solicitor. The Solicitor's comments on the agreement will be available for Council.

RECOMMENDATION

The Land and Economic Development Department supports the Notice of Motion from Councillor Statnyk, including the amendment as outlined, which would grant a first right of refusal to the present leaseholder, should the City offer for sale any public utility lot currently under lease.



Alan V. Scott
Land and Economic Development Manager

AVS/mm

Policy Section:
Planning Services

Page:
1 of 2

Policy Subject:
Licenses to Occupy

Policy Reference:
833

Lead Role:
Land and Economic Development

Resolution/Bylaw
May 24, 1994

PURPOSE

To simplify procedures associated with the granting of licenses to occupy rights-of-way and, where appropriate, leases of utility lots.

POLICY STATEMENT

The Land and Economic Development Manager shall approve applications for licenses to occupy rights-of-way in the City of Red Deer. This authority shall also include the lease of public utility lots under standard terms approved by City Council.

Should the City offer for sale the public utility lot currently under lease, the present lease holder will be granted first right of refusal.

Effective on approval of this policy, all new licenses to occupy and new leases of utility lots shall include clauses which provide:

- a) that the City Land and Economic Development Manager has the authority to terminate the agreement upon 30 days written notice, without cause; and
- b) if the lessee sells his or her property, the lease may not be transferred to the new property owner without the prior approval in writing of the Land and Economic Development Manager; and
- c) if, at the time of a sale by the lessee or licensee, a second property owner also owning the land adjacent to the utility lot or right of way desires to lease a portion of such lot or right-of-way from the City, then, upon request of such adjacent owner, the license or lease of public utility lot in question shall be divided between the two adjacent properties, provided that:

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

Policy Section:
Planning Services

Page:
2 of 2

Policy Subject:
Licenses to Occupy

Policy Reference:
833

Lead Role:
Land and Economic Development

Resolution/Bylaw
May 24, 1994

- i) all costs associated with the termination of the prior license or lease, including the placement and discharges of caveats, title searches, relocation of fencing, and all incidental costs, shall be paid by the property owner requesting the change. Such property owner shall make payment to the City of the full amount of such estimated costs before entering into any lease or license agreement.

Should an applicant wish to appeal the decision of the Land and Economic Development Manager, said appeal would be presented to City Council.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

August 14, 1995

COMMENTS:

I recommend Council approve the amended Council Policy No. 833.

This policy would be applicable to new licenses and leases, but would not be retroactive to existing licenses and leases. It will, however, grant the right of first refusal to present lease holders to purchase any public utility lot they have under lease in the event that it comes up for sale.

"A. WILCOCK"
Acting City Manager

DATE: August 29, 1995

FILE

TO: Land & Economic Development Manager

FROM: City Clerk

RE: NOTICE OF MOTION - COUNCILLOR STATNYK, LEASE OF CITY PUBLIC UTILITY LOTS AND RIGHT-OF-WAYS/REVISION TO COUNCIL POLICY NO. 833

At the Council meeting of August 28, 1995, consideration was given to the above topic and at which meeting the following resolution was passed:

"WHEREAS Council of the City of Red Deer, on August 14, 1995, defeated a resolution to approve Council policy No. 833 which sets out the procedures associated with the granting of Licences to Occupy Rights-Of-way and where appropriate leases of Public Utility Lots;

AND WHEREAS the existing leaseholders of Public Utility Lots have developed and care for the leased property and the leased property now forms an integral part of the leaseholders residential property;

NOW THEREFORE BE IT RESOLVED that Council of the City of Red Deer hereby agrees to reconsider the report from the Land and Economic Development Manager and approve the proposed Council Policy No. 833 which sets out the procedures associated with the granting of Licences to Occupy Rights-Of-Way and where appropriate leases of Public Utility Lots and further agrees to grant first right of refusal to the present lease holder should the City offer for sale any Public Utility Lot currently under lease."

The decision of Council in this instance is submitted for your information. This office will be circulating an updated copy of Council Policy No. 833 for inclusion in the Council Policy Manual.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk
KK/fm

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

BYLAW NO.2672/V-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 Section 6.3.1 I1 Industrial (Business Service) District is amended by adding to Sub-section 6.3.1.2 Permitted Uses with the following:
 - (9) Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 31 day of July 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

BYLAW NO.2672/W-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. 11/95 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 31 day of July 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.

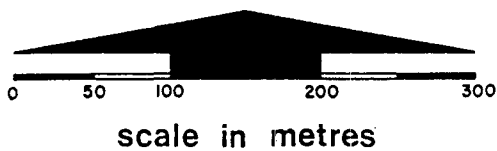
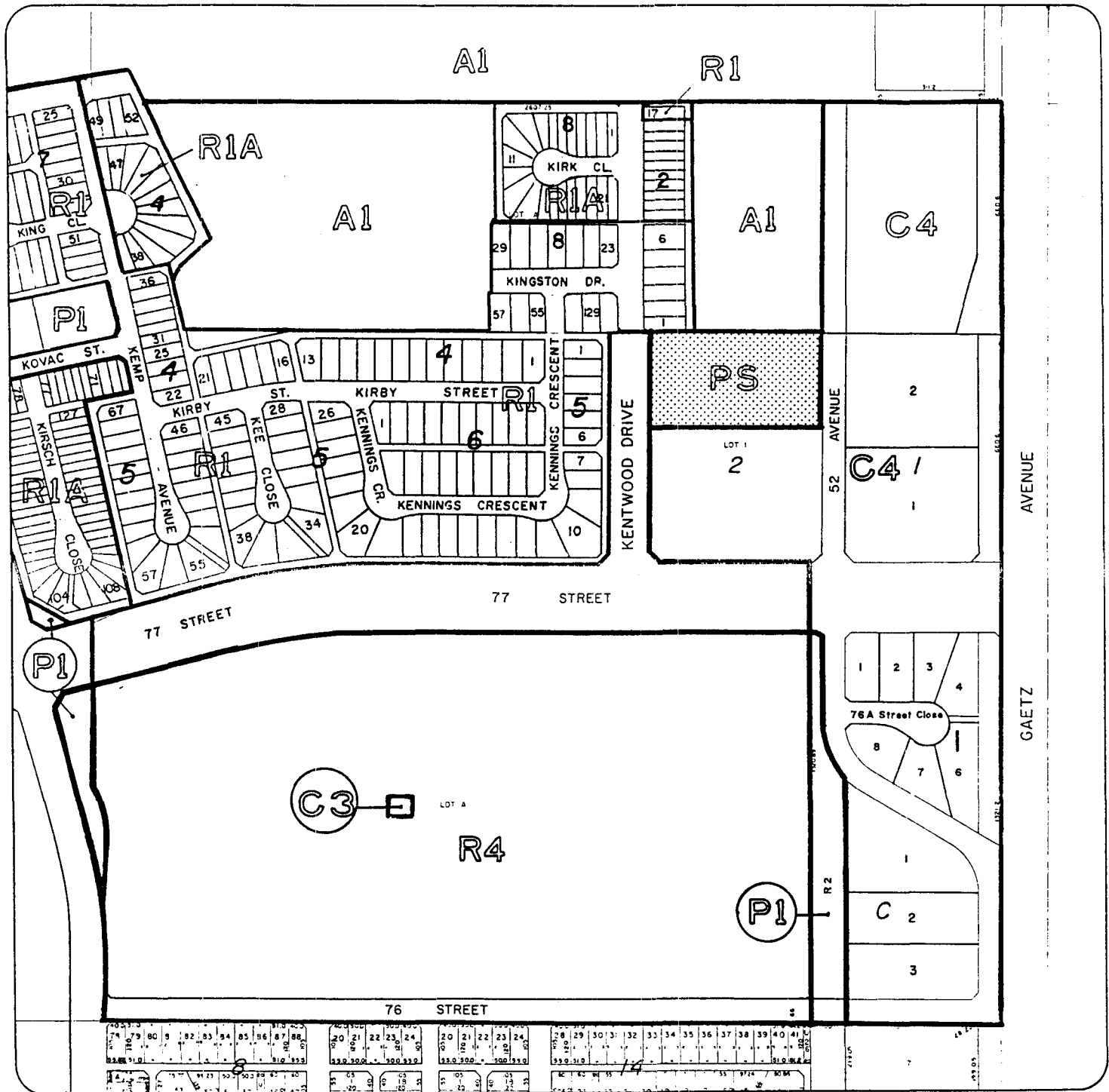
MAYOR

CITY CLERK

City of Red Deer --- Land Use Bylaw

Land Use Districts

F14



Revisions :

MAP NO. 11/95
(BYLAW NO. 2672/W-95)

Change from C4 to PS

BYLAW NO. 2672/Y-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 Section 4.13.1(19), Exceptions Respecting Land Use is rescinded and replaced with the following:
 - 4.13.1(19) On this site, or portions thereof, hereafter listed "Commercial School" is a discretionary use in the existing structure
 - (a) Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue)
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 31 day of July 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

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 day of 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.2996/A-95

Being a Bylaw to amend Bylaw No. 2996/89, The Sign 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 To amend Section 2.0 by adding thereto the following:

"2.1.4.1 "Arterial Road" means a road designated as such under the City Transportation Bylaw;

2.1.13.1 "City Property" means all lands and buildings owned by the City and includes all lands within any road right-of-way plan;

2.1.14.1 "Collector Road" means a road designated as such under the City Transportation Bylaw;"

2 By deleting Section 2.1.31 and substituting in its place the following:

"2.1.31 "Identification" means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person;"

3 By adding thereto the following:

"4.4.4 Unless otherwise specifically provided, no person shall erect an A-Board Sign upon City property in any district where such sign would not be permitted on the lots in such district under the Land Use Bylaw."

4 By deleting Section 5.1.2 and substituting in its place the following:

"5.1.2.1 A-Board Signs placed on City property within a C1 or C1A district

of the face of the curb;

- (b) shall be placed as close as practical to a parking meter, where applicable;
- (c) shall not be placed on any median in a street.

5.1.2.2 A-Board Signs placed upon City property in any district other than C1 or C1A under the Land Use Bylaw

- (a) shall be placed only on the boulevard or sidewalk and not closer than 1.5 metres to the face of the curb;
- (b) shall not be placed within 10 metres of the face of the curb of the intersection of two streets; and
- (c) shall not be placed on any median in a street."

5 By adding thereto the following:

"5.1.5 The Bylaws and Inspections Manager may issue a Sign Permit to permit one A-Board Sign to be erected in the boulevard of a collector or arterial road in a C3 district subject to the following conditions:

- (a) the C3 site for which the permit is issued shall be 40 metres or more from a collector or arterial road;
- (b) the A-Board Sign is erected for or on behalf of one tenant in the C3 site;
- (c) not more than one A-Board Sign permit may be issued for the C3 site;
- (d) the arterial or collector road on which the sign is located is the one

- (e) the sign may remain at its approved location only during the business hours of the permit holder;
- (f) only new businesses are eligible to apply for and receive a sign permit and the sign permit shall expire 2 years from the date of its issue; and
- (g) subject to compliance with the distance requirements of this Bylaw the sign is placed as close as possible to the C3 site."

6 By deleting subsection 2.1.56 in its entirety.

7 In all other respects, Bylaw No. 2996/89 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this 14 day of August , 1995

READ A SECOND TIME IN OPEN COUNCIL this 14 day of August , 1995

READ A THIRD TIME IN OPEN COUNCIL this day of , 19

AND SIGNED by the Mayor and City Clerk the day of , 19

MAYOR

CITY CLERK

FILE

DATE: August 29, 1995

TO: Land & Economic Development Manager

FROM: City Clerk

**RE: DOWNTOWN SITE ADJACENT TO CURLING RINK FOR PROPOSED
DIRECT CONTROL DISTRICT, COMMERCIAL RECREATION AND/OR
ENTERTAINMENT FACILITY**

At the Council meeting of August 28, 1995, Council approved an alternate location, to the above noted potential site, for the proposed Discount Movie Theatre.

A number of Councillors indicated that it was their desire to rezone this site back to Park or Municipal Reserve. It was agreed that this matter be considered at the September 11, 1995 Council meeting in conjunction with the report relative to Proposals for Development of the above site.

It is my understanding that if this site was rezoned to Municipal Reserve there may be some problems associated with restrictions in the event we wish to expand the curling rink and/or its parking, and as such it may be better to again rezone it to Parks. I trust that you will address this issue when the matter is presented to Council.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
Director of Development Services
Inspections & Licensing Manager
Principal Planner

ADDITIONAL AGENDA

FOR THE **REGULAR MEETING** OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, AUGUST 28, 1995,**
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.

- 1) F.F. Base Management Corp. - Re: Discount Movie Theatre
in DC 3 zoning - Newton Property/4710 - 54 Avenue

.. 1

1
A D D I T I O N A L A G E N D A

NO. 1

August 25, 1995

City of Red Deer
Box 5005
Red Deer, Alberta

Attention: City Clerk - Kelly Kloss

Re: Application to permit use of Discount Movie Theatre in DC 3 zoning - Newton Property

Please accept this letter as our formal application to permit the use of Discount Movie Theatres in DC 3 zoning at the following address:

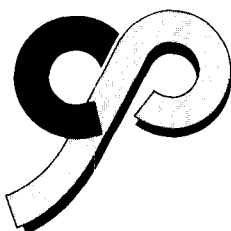
Legal: Lot 5A Block 7 Plan 9222656

Address: 4710 - 54 Avenue, Red Deer, Alberta

Trusting the above to be sufficient.

Yours truly,

F.F. BASE MANAGEMENT CORP.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

TO: City Clerk **DATE:** August 25, 1995

FROM: Paul Meyette, Principal Planner
Peter Holloway, Inspections and Licensing Assistant Manager

RE: Application to Permit a Discount Movie Theatre on Lot 5A, Block 7, Plan 922 2656
(Newton Property)

F.F. Base Management Corporation is requesting permission to locate a discount movie theatre on a site which is zoned Direct Control (3) located west of Taylor Drive and east of the City Public Works Yard (see attached map).

Comments

The proposed site for the theatre is located in the DC(3) District. This District requires that Council approve any new uses for the site, having regard for the uses proposed in the Downtown West Area Redevelopment Plan. The Downtown West Area Redevelopment Plan indicates that this site should be used for commercial use. The proposed theatre use would be therefore consistent with the Area Redevelopment Plan. The DC(3) District states that all of the standards related to the development (parking, setbacks, building design etc) are to be considered by the Municipal Planning Commission; the Municipal Planning Commission will be dealing with these standards on August 28.

Recommendation

The proposed theatre use is consistent with the Area Redevelopment Plan. The Inspections and Licensing Department and Planning Staff therefore recommend that Council approve the Discount Theatre use as requested by the applicant.

Paul Meyette
Principal Planner

Peter Holloway
Inspections and Licensing Assistant Manager

9
PLAN 832 2364

7

R
PLAN 1034 K.S.

49th STREET

3
1355 K.S.

1A

PUBLIC WORKS
YARD

SWAN TOWN C. HORN ALLS.

M.C.

0.890 ha (2.20 ac.)

47th STREET

ROAD PLAN 922 2846

ESSO site

1
PLAN 5551 K.S.

8

R
PLAN 5551 K.S.

R-5
PLAN 5365 N.Y.

New Pro Collision

ROAD
PLAN
922 3733

AVENUE

54th

ROAD PLAN 822 1594

ROAD PLAN 822 1595

ROAD

TO

ADDITION

ROAD

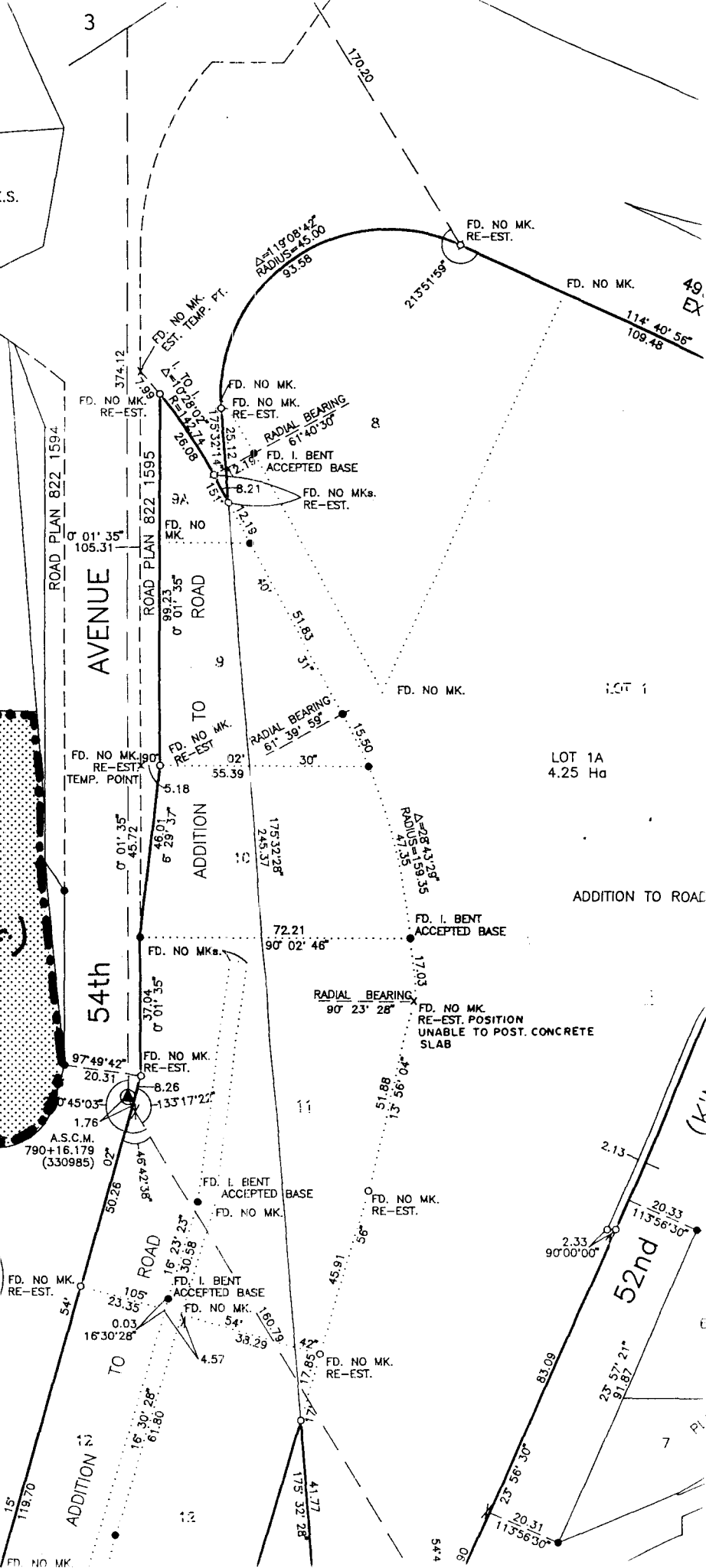
TO

ADDITION

LOT 1A
4.25 Ha

ADDITION TO ROAD

52nd



DATE: August 25, 1995
TO: Kelly Kloss, City Clerk
FROM: Peter Robinson, Land and Appraisal Coordinator
RE: **APPLICATION FOR PERMITTED USE IN DC3 ZONING
LOT 5A, BLOCK 7, PLAN 922-2656**

F. F. Base Management Corp. is negotiating the purchase of the above site, which we refer to as the Newton property, for the Discount Movie Theatre site. The property lends itself to the development of the theatre, but would appear to be slightly short of the required parking.

Adjacent to the property is the Public Works yards, which include an access road that runs along the western boundary of the property, and approximately 135 stalls of parking. The City is prepared to enter into a lease agreement with F. F. Base Management Corp., which would provide utilization of both the access road and the parking, to satisfy the needs beyond what can be contained within the development site. Based upon our preliminary discussions with Mr. Ramji, it would appear that they require an additional 25 parking stalls.

RECOMMENDATION

The City is prepared to enter into a lease agreement to provide this additional parking at an annual rate of \$3000. Should the final plans indicate a need for more or less parking than the 25 stalls, the rate would be negotiable based upon the requirements.

The City is also prepared to grant the use of the Public Works access road for an annual fee of \$3000. The lease rate on the access would include all maintenance costs.

The leases on the parking and the access would be subject to F. F. Base Management Corp.:

- a) paying for all required curb cuts to gain access to the Public Works roadway;
- b) enforcing a no parking requirement on the access road; and
- c) arranging the necessary liability insurance to indemnify the City from any and all claims.

The lease agreement would be for a period of twelve months, with renewable options and a 90 day cancellation clause. In addition, the City would be prepared to offer F. F. Base Management Corp. a first right of refusal to purchase any lands declared surplus to Public Works and the City's needs.



Peter A. Robinson, CRA, A.M.A.A.

PAR/mm

c: A. Scott, Land & Econ. Dev. Manager

DATE: August 25, 1995
TO: City Clerk
FROM: Engineering Department Manager
RE: **PROPOSED DISCOUNT MOVIE THEATRE**
4710-54 AVENUE - LOT 5A, BLOCK 7, PLAN 922-2656

We have no objection to the request from F.F. Base Management Corporation to permit the use of Discount Movie Theatres in the DC-3 zoning existing on the above noted property. However, the developer should be aware that development permit approval would be subject to property servicing and other normal conditions, as well as the following conditions:

1. Developer to complete a traffic study.
2. Developer to acknowledge that the existing off ramp from Taylor Drive to 47 Street will be closed once the City's population reaches approximately 80,000.
3. Developer to enter into an agreement with the Public Works Department with respect to joint use of the access road and parking.



for

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

TCW/cm

- c.c. Public Works Manager
- c.c. Land and Economic Development Manager
- c.c. Principle Planner, Parkland Community Planning Services
- c.c. Inspections and Licensing Manager

PATH: gordy\memos\theatre.cc
MASTERFILE: 1230.001

DATE: August 25, 1995
TO: City Clerk
FROM: Public Works Manager
RE: **PROPOSED DISCOUNT MOVIE THEATRE**

We have been involved in discussions with the developer regarding the proposed theatre. The developer has indicated a desire to share in the use of the access road to the Public Works building and also some off-peak use of the Public Works parking lot.

We support the proposed use with the condition that arrangements for the use of the access road and parking be negotiated.

RECOMMENDATION

It is respectfully recommended to Council that the proposed land use of a Discount Movie Theatre be approved.



Gordon A. Stewart, P.Eng.
Public Works Manager

/blm

c Director of Development Services
Principal Planner
Land and Economic Development Manager
Inspections & Licensing Manager

COMMENTS:

I concur with the recommendation that Council approves the permitted use of a discount movie theatre in the DC(3) District.

The Municipal Planning Commission decision and conditions relating to parking requirements and access to this site will be available at the Council Meeting.

"A. WILCOCK"
Acting City Manager

DATE: August 25, 1995
TO: City Clerk
FROM: Public Works Manager

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

RE: PROPOSED DISCOUNT MOVIE THEATRE

We have been involved in discussions with the developer regarding the proposed theatre. The developer has indicated a desire to share in the use of the access road to the Public Works building and also some off-peak use of the Public Works parking lot.

We support the proposed use with the condition that arrangements for the use of the access road and parking be negotiated.

RECOMMENDATION

It is respectfully recommended to Council that the proposed land use of a Discount Movie Theatre be approved.



Gordon A. Stewart, P.Eng.
Public Works Manager

/blm

c Director of Development Services
Principal Planner
Land and Economic Development Manager
Inspections & Licensing Manager

**C. MR. BILL RAMJI
#15, 7611 - 49 AVENUE
RED DEER, ALBERTA
T4P 1M3**

Application for approval of various items in connection with a proposed development at 4710 - 54 Avenue (Lot 5A, Block 7, Plan 922-2656) zoned DC3. The proposed development is a 1200 seat theatre. (City Council - August 28, 1995)

Moved by P. Meyette, seconded by B. Hughes

"THAT the Municipal Planning Commission approve the following items in connection with the proposed development of a 1200 seat theatre at 4710 - 54 Avenue (Lot 5A, Block 7, Plan 922-2656) zoned DC3:

1. Site area - 8,940 m².
2. Building area - 1,900.8 m².
3. Two driveways - one from the lane and one from 47 Street.
4. Yards
 - Sideyard 0 metres (left side) and
 - 25 metres (right side)
 - Rearyard - 1.5 metres
 - Frontyard - 40 metres
5. Landscaping - Negligible on site.
6. Parking - The architect indicates 200 stalls on site which uses every available piece of ground.
7. Building height - 9.7 metres
8. Building Materials - Split face block, metal siding and stucco.

APPROVAL IS SUBJECT TO:

1. City Engineering Department memo dated August 18, 1995 (enclosed).
2. Lease or purchase of sufficient parking stalls to ensure that 240 stalls are available for use by the staff and patrons of the theatre.

3. Applicant providing on-site parking layout to the satisfaction of the Development Officer.
4. Applicant being aware that on-street parking will not be permitted.
5. Detailed landscaping plan showing boulevard landscaping to be submitted to and approved by the Development Officer.
6. Council 'approval of use'.
7. Parking and driveways to be paved.
8. Recreation Parks & Culture Department memo of August 24, 1995 (enclosed).
9. The decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

MOTION CARRIED

(RESPONSIBILITY - BUILDING INSPECTION DEPARTMENT & SECRETARY)

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DATE: August 18, 1995
TO: Inspections and Licensing Manager
FROM: Customer Service Administrator
RE: **PROPOSED THEATRE
47 STREET (PREVIOUSLY 4710 - 54 AVENUE)
LOT 5A, BLOCK 7, PLAN 922-2656**

We have reviewed the plans for the proposed theatre, and have no objection subject to the following:

1. Approval should be conditional upon the developer completing a traffic study of the area, particularly covering the modifications that will be required to the existing intersections of 45 Street with 54 Avenue and Taylor Drive. The intent of the study is not to determine if the development is viable, but to determine the traffic patterns that will develop as a result of this development, and list the changes that must be done in signal timing, phasing, and/or operation strategy. This study will have to be completed and available to the Engineering Department prior to the occupancy permit being issued.
2. Approval should be conditional upon the developer acknowledging that, at a population level of $\pm 80,000$, the existing off-ramp from Taylor Drive to 47 Street will be closed.
3. The developer must have approval from the Public Works Department to access the Public Works Yard entrance road.

In addition, the developer will be responsible to:

- Apply and pay for the installation of sanitary, storm, and water services into the site, including the construction of manholes on the sanitary and storm services. Application can be made through this department.
- Apply and pay for the installation of curb crossing. Application can be made through this department.
- Ensure that down spouts to be directed to splash pads on-site, and submit a site drainage plan for our approval.

Inspections and Licensing Manager
August 18, 1995
Page Two

If any of the parking area is planned to encroach over the storm main right of way, located adjacent to the south property line of the site, the owner will be required to sign an Indemnity Agreement with the City.



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

KGH/cm

- c.c. Public Works Manager
- c.c. Land and Economic Development Manager
- c.c. Fire Marshal

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DATE: August 24, 1995
TO: RYAN STRADER
Inspections/Licensing Manager
FROM: CHRIS KOPF
Landscape Designer
RE: PROPOSED THEATRES
TAYLOR DRIVE & 47 STREET

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

The Recreation, Parks & Culture Department has had an opportunity to review the preliminary floor and site plans for the proposed theatre project and has the following comments.

The developer will be expected to undertake extensive landscaping. This includes:

- Parking lot - islands, and along the building's east side.
- Boulevards to the east and south (along Taylor Drive and 47 Street), including areas between property line and curb.
- Strip of land along the west, between property line and lane.

Construction and ongoing maintenance for all landscaping on cinema property, as well as on those areas between property line and curb or lane, will be the responsibility of the developer.

Substantial landscaping currently exists along Taylor Drive to the north of the site, screening the City's Public Works yards. Proposed landscaping for the theatres should tie into the existing scheme, by repeating some of the same materials. This existing scheme is primarily made up of Northwest Poplar, Schubert Chokecherry and Colorado Spruce. Additional species, both trees and shrubs, should also be used and incorporated into mulched beds.

Attached is a brief list of commonly used material planted throughout Red Deer, and suitable for use in commercial or industrial developments. All material is zone-hardy, although site specific conditions should be considered. A good guide for selection of plant material is the Alberta Horticultural Guide, available from Alberta Agriculture, Food and Rural Development. Use of a mix of both deciduous and coniferous materials is generally recommended.

Minimum size requirements for the plant material are:

- Deciduous trees - 75 mm caliper
- Coniferous trees - 2.5 m height
- Deciduous shrubs - 600 mm height
- Coniferous shrubs - 600 mm spread

Tree and shrub beds are to be mulched with 50 - 100 mm of wood chips, washed rock or shale.

Inspections/Licensing Manager

Page 2

August 24, 1995

For best results, the developer is encouraged to contract the services of a landscape architect or designer, or a nursery offering design services, as landscape drawings (to scale) will be required for the site. These drawings are to show locations, species and varieties, quantities and sizes of all proposed plant materials, as well as indicating grassed areas and any relevant notes. The landscape plans will ultimately require Recreation, Parks & Culture Department approval prior to the issuance of the Development Permit.

I trust this is the information you require at this time.



CHRIS KOPF

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

:ad

Att.



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

August 29, 1995

F.F. Base Management Corporation
c/o Mr. Bill Ramji
TruckTown
15, 7611 - 49 Avenue
Red Deer, Alberta
T4P 1M3

Dear Mr. Ramji:

At the City of Red Deer Council meeting held on August 28, 1995, consideration was given to your letter dated August 25, 1995, re: Application To Permit Use Of Discount Movie Theatre In DC3 Zoning - Newton Property, and at which meeting the following resolutions were passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from F.F. Base Management Corp. dated August 25, 1995 RE: Application To Permit Use Of Discount Movie Theatre in DC3 Zoning - Newton Property, hereby agrees to allow a Discount Theatre as a permitted use in the Direct Control (3) Zone located west of Taylor Drive and east of The City Public Works Yard, as a proposed Discount Movie Theatre project is consistent with the Area Redevelopment Plan, and the presented to Council August 28, 1995."

"RESOLVED that Council of The City of Red Deer, having considered correspondence from F.F. Base Management Corp. dated August 25, 1995 RE: Permitted Use Of Discount Movie Theatre In DC3 Zoning - Newton Property, hereby agrees subject to Municipal Planning Commission approval and Council approving the permitted use of a Discount Movie Theatre to be located in the DC (3) District, that the Director of Development Services be authorized to enter into a Lease Agreement with F.F. Base Management Corp., as follows:

- 1) The City prepare a Lease Agreement that provides for 25 additional parking stalls in the adjacent City Public Works parking lot, to be leased to F.F. Base Management Corp. at a rate of \$3,000.00 per annum, subject to further negotiations based upon exact parking stall requirements;
- 2) That The City grant the use of the Public Works access road to the Discount Movie Theatre site subject to an Annual Easement Fee of \$3,000.00 per annum, the easement rate on the access road would include all maintenance costs;



*a delight
to discover!*

.../2

F.F. Base Management Corporation
c/o Bill Ramji
August 28, 1995
Page 2

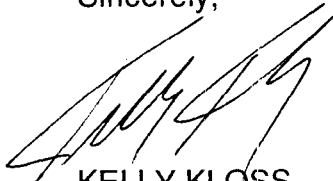
- 3) Items 1 and 2 above would be subject to F.F. Base Management Corp., paying for all required curb cuts to gain access to the Public Works roadway, enforcing a no parking requirement on the access road, and arranging the necessary liability insurance to indemnify the City from any and all claims;
- 4) The lease agreement would be for a period of twelve months, with renewable options and a 90 day cancellation clause;
- 5) The City of Red Deer would offer F.F. Base Management Corp., a first Right of Refusal to purchase any lands declared surplus to Public Works and the City's needs, directly adjacent to the said property;
- 6) F.F. Base Management Corp., entering into a Lease Agreement satisfactory to the City Solicitor;

and as presented to Council August 28, 1995."

It would now be in order for you to contact the Director of Development Services to make arrangements for the necessary agreements to be put in place concerning this project.

I wish you all the success in your endeavour. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Corporate Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
E.L. & P. Manager
Principal Planner
Public Works Manager
City Solicitor

FILE

DATE: August 30, 1995
TO: Director of Development Services
FROM: City Clerk
RE: DISCOUNT MOVIE THEATRE IN DC3 ZONING - NEWTON PROPERTY

Further to my letter dated August 29, 1995 to F.F. Base Management Corporation concerning the above topic, and of which you received a copy, I wish to advise as follows:

In the resolution passed by Council relating to this issue, Clause 5 states that The City of Red Deer would offer F.F. Base Management Corporation a first right-of-refusal to purchase any lands, declared surplus to Public Works and the City's needs, directly adjacent to the said property. When the agreement is completed, declaring that this company has the first right of refusal, it may be beneficial to ensure that it is specified that this is for only that portion of land relating to parking in order that it not be confused that the company has a first right-of-refusal on the entire Public Works land.

This is submitted for your information.



KELLY KLOSS
City Clerk

/fm

cc. Director of Community Services
Land & Economic Development Manager
Principal Planner
City Solicitor

BYLAW NO. 3141/95

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

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

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

"All that portion of Main Street as shown on Plan 2385 M.C.
containing 0.24 ha. more or less.

EXCEPTING THEREOUT ALL MINES AND MINERALS".

2 This Bylaw shall come into full force and effect upon the passage of third reading.

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

ADDITIONAL AGENDA

FOR THE **REGULAR MEETING** OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, AUGUST 28, 1995,**
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.

- 1) Land and Economic Development Manager - Re: Offer to
Purchase and Land Exchange/Kearney Properties Ltd.
(Cenalta Well Services Ltd.)

.. 1

DATE: August 24, 1995

TO: Kelly Kloss, City Clerk

FROM: Peter Robinson, Land and Appraisal Coordinator

RE: **OFFER TO PURCHASE AND LAND EXCHANGE
KEARNEY PROPERTIES LTD. (CENALTA WELL SERVICES LTD.)
N 1/2 30-38-27-W4M (SEE MAP ATTACHED)**

On June 22, 1992, Red Deer City Council approved a lease with an option to purchase to CenAlta Well Services Ltd. The lease was for twelve months and, since the original document was signed, has been extended by Council and the City Commissioners, with the latest term expiring on July 31, 1995. The option to purchase was at the equivalent of \$14,000 per acre.

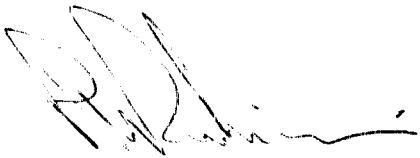
Kearney Properties Ltd., which is the successor to CenAlta, has now advised us they wish to exercise their option to purchase the land in question. The leased parcel is 3.174 acres, and is the northern portion of a larger piece of land, identified on the map as Parcel E, consisting of 5.366 acres. At the same time the lessee advised us of their wish to exercise the option, they have expressed an interest in purchasing all of Parcel E at the price of \$14,000 per acre.

As this area of the city develops in the future, the City will require several rights-of-way to extend main roads through the area. We have therefore also discussed the acquisition of a portion of the CenAlta Well Services property for the extension of a road running north-south. This parcel is identified on the attached map as Parcel B, and consists of 0.642 acres. The opportunity therefore exists to conclude both the negotiations for right-of-way acquisition and the sale of Parcel E at the same time. We are proposing the following:

1. A land exchange with the City acquiring Parcel B in exchange for a portion of Parcel E, identified on the attached map as Parcel D.
2. The remainder of Parcel E, consisting of approximately 4.724 acres to be purchased by Kearney Properties Ltd. at the price of \$14,000 per acre.
3. The purchaser (Kearney Properties Ltd.) to grant back to the City an easement to allow farmer access to the property located south of Parcel E. This access is identified on the attached map, and would be temporary while the parcel is being farmed.
4. In return for granting the access, the City would include a remnant parcel, identified as Parcel A on the attached map, at no additional cost to Kearney Properties Ltd.
5. All costs associated with application, survey, consolidation and registration to be the responsibility of the City of Red Deer.

City Clerk
Page 2
August 24, 1995

6. As per Clause 33 of the original agreement, the City of Red Deer will credit the purchaser with the previous twelve months lease payments of \$333.00 per month, toward the purchase price of the land.
7. A bylaw to close a road right-of-way, which runs along the eastern side of Parcel E, to be approved by the City of Red Deer.
8. Subject to all approval authorities.
9. An agreement satisfactory to the City Solicitor.



Peter A. Robinson, CRA, A.M.A.A.

PAR/mm

c: A. Scott, Land & Econ. Dev. Manager
B. Jeffers, Director Development Services

Att.

NEW CPR R.O.W.

FARMER ACCESS
2.50 M

CURRENT
LEASE
3.174 HUES

2.172ha.

5.346 HUES

(E)

Lot A
RAN 1235 MC

CENALTA OILFIELD SERVICES
NOW KEARNEY PROPERTIES LTD

(C)

0.260ha
0.542 HUES

(B)

0.276ha

0.46 HUES

(A)

0.548ha.

0.930ha.

2
←

NE 30-38-27-W4M

1.657ha.

65ha.

NW 30-38-27-W4M

111 STREET



THE CITY OF RED DEER

P.O. BOX 6008, RED DEER, ALBERTA T4N 3T4

Land and Economic Development Department
Telephone: (403)342-8105 Fax: (403)345-6195

August 23, 1995

Mr. Rance Fisher
CenAlta Well Services Ltd.
Red Deer, Alberta
FAX: 340-3170

Dear Mr. Fisher:

**RE: OFFER TO PURCHASE AND LAND EXCHANGE (N 1/2 30-38-27-W4M)
BETWEEN KEARNEY PROPERTIES LTD./THE CITY OF RED DEER**

We are in receipt of your fax dated August 22, 1995, making a counter offer to our proposal. In the absent of Al Scott, I discussed your counter offer with the Director of Development Services. Together, we are prepared to recommend the following change to Al Scott's memo of August 15, to City Council:

1. Clause 5 changed to read: "All costs associated with application, survey, consolidation and registration to be the responsibility of the City of Red Deer."
2. We do not agree with your request to change Clause 6, therefore it remains as stated in the memo. This would result in the following:

4.72 acres (more or less) @14,000 per acre	\$66,136
(G.S.T. to be added)	
Less \$333 per month x 12 months	(3,996)
	<u>\$62,140</u>

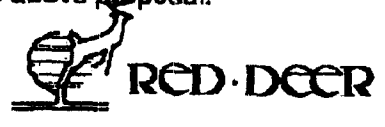
Sincerely,

Peter A. Robinson, CRA, A.M.A.A.
Land and Appraisal Coordinator
PAR/mm

- c: A. Scott, Land & Econ. Dev. Manager
B. Jeffers, Director Development Services

Date: August 23/95

We hereby (accept / ~~do not accept~~)
the above proposal.



KEARNEY PROPERTIES LTD.

Per:

*a delight
to discover!*

TELECOPIER COVER PAGE

TO: MAY MITCHELL
COMPANY: CITY OF RED DEER
FAX NO.: (403) 346-3196
FROM: RANCE FISHER
DATE: AUGUST 22, 1995
RE: OFFER TO PURCHASE AND LAND EXCHANGE -
KEARNEY PROPERTIES LTD. (CenAlta Well Servicing Ltd.)
N 1/2-30-38-27-W4th (As per Attached Map)

NO. OF PAGES: (INCLUDING COVER PAGE)

On June 22, 1992, Red Deer City Council approved a lease with an option to purchase to CenAlta Well Services Ltd. The lease was for twelve months and, since the original document was signed, has been extended by Council and the City Commissioners, with the latest term expiring on July 31, 1995. The option to purchase was at the equivalent of \$14,000 per acre.

Kearney Properties Ltd., which is the successor to CenAlta, has now advised us they wish to exercise their option to purchase the land in question. The leased parcel is 3.174 acres, and is the northern portion of a larger piece of land, identified on the map as Parcel E, consisting of 5.366 acres. At the same time the lessee advised us of their wish to exercise the option, they have expressed an interest in purchasing all of Parcel E at the price of \$14,000 per acre.

As this area of the city develops in the future, the City will require several rights-of-way to extend main roads through the area. We have therefore also discussed the acquisition of a portion of the CenAlta Well Services property for the extension of a road running north-south. This parcel is identified on the attached map as Parcel B, and consists of 0.642 acres. The opportunity therefore exists to conclude both the negotiations for right-of-way acquisition and the sale of Parcel E at the same time. We are proposing the following:

1. A land exchange with the City acquiring Parcel B in exchange for a portion of Parcel E, identified on the attached map as Parcel D.
2. The remainder of Parcel E, consisting of approximately 4.724 acres to be purchased by Kearney Properties Ltd. at the price of \$14,000 per acre.
3. The purchaser (Kearney Properties Ltd.) to grant back to the City an easement to allow farmer access to the property located south of Parcel E. This access is identified on the attached map, and would be temporary while the parcel is being farmed.
4. In return for granting the access, the City would include a remnant parcel, identified as Parcel A on the attached map, at no additional cost to Kearney Properties Ltd.
5. As per Clause 41 (e) of the original agreement, the purchaser will be responsible for all costs associated with a legal survey and registration, and consolidation of Parcels A, C, D and E.

6. As per Clause 33 of the original agreement, the City of Red Deer will credit the purchaser with the previous twelve months lease payments of \$333.00 per month, toward the purchase price of the land.
7. A bylaw to close a road right-of-way, which runs along the eastern side of Parcel E, to be approved by the City of Red Deer.
8. Subject to all approval authorities.
9. An agreement satisfactory to the City Solicitor.

IF ALL PAGES ARE NOT RECEIVED, PLEASE NOTIFY US IMMEDIATELY.
TELEPHONE: (403) 264-6490
FAX: (403) 264-6995

MEMORANDUM

TO: ALAN SCOTT
FROM: RANCE FISHER
COMPANY: CENALTA WELL SERVICING LTD.
DATE: AUGUST 22, 1995
RE: OFFER TO PURCHASE AND LAND EXCHANGE -
KEARNEY PROPERTIES LTD. (CenAlta Well Servicing Ltd.)
N 1/2-30-38-27-W4th (As per Attached Map)

We agree to the subject proposal as of August 15, 1995 as per attachment, with the exception of the following clauses:

Clause #5. This I believe should be supplied at no cost by the City of Red Deer being that the City has these services at hand and the future survey plans to be able to tie it all together.

Clause #6. We also feel that being as we have paid 37 months of rent we should get some additional reduction, which we suggest in the area of:

25 months @ 1/2 the \$333.00 =	\$4,162.50
Plus the \$333.00 for the last 12 months which has been suggested.	\$3,996.00
	\$8,158.50

Bringing the total of 4.724 x 14,000 =	\$66,136.00
Less	<u>\$ 8,158.50</u>
	\$57,877.50

This is agreeable to Kearney Properties and we hope this meets with the City's approval.

Yours truly,
CenAlta Well Servicing Ltd.

Per: 

RANCE E. FISHER
President

COMMENTS:

I concur with the recommendation of the Land and Appraisal Coordinator.

"A. WILCOCK"
Acting City Manager

DATE: August 29, 1995

TO: Land & Appraisal Coordinator

FROM: City Clerk

RE: OFFER TO PURCHASE AND LAND EXCHANGE, KEARNEY PROPERTIES LTD. (CENALTA WELL SERVICES LTD.) NORTH HALF - 30/38/27/W4M

At the Council meeting of August 28, 1995, consideration was given to your report dated August 24, 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 Appraisal Coordinator dated August 24, 1995 re: Offer to Purchase and Land Exchange, Kearney Properties Ltd. (Cenalta Well Services Ltd.), N 1/2 30-38-27-W4M (Map Attached), hereby approves the sale and exchange of said lands subject to the following conditions:

- 1) A land exchange with the City acquiring Parcel B in exchange for a portion of Parcel E, identified on the map attached to the above noted report;
- 2) The remainder of Parcel E, consisting of approximately 4.724 acres to be purchased by Kearney Properties Ltd. at the price of \$14,000 per acre;
- 3) The purchaser (Kearney Properties Ltd.) to grant back to the City an easement to allow farmer access to the property located south of Parcel E. This access is identified on the map attached to the above noted report, and would be temporary while the parcel is being farmed;
- 4) In return for granting the access, the City would include a remnant parcel, identified as Parcel A on the map attached to the above noted report, at no additional cost to Kearney Properties Ltd.;
- 5) All costs associated with application, survey, consolidation and registration to be the responsibility of the City of Red Deer;
- 6) As per Clause 33 of the original agreement, the City of Red Deer will credit the purchaser with the previous twelve months lease payments of \$333.00 per month, toward the purchase price of the land;
- 7) A bylaw to close a road right-of-way, which runs along the eastern side of parcel E, to be approved by the City of Red Deer;
- 8) Subject to all approval authorities;
- 9) An agreement satisfactory to the City Solicitor;

and as presented to Council August 28, 1995."

Land & Appraisal Coordinator
August 29, 1995
Page 2

In addition to the above, Council gave first reading to Road Closure Bylaw 3141/95, a copy of which is attached hereto, which relates to one of the conditions in the above resolution. This office will now proceed with advertising for a Public Hearing for the Road Closure Bylaw to be held on Tuesday, October 10, 1995 at 7:00 p.m., or as soon thereafter as Council may determine.

Please provide Sandra Ladwig with the appropriate account number that the cost of the advertising for this Road Closure Bylaw is to be charged to.

I trust you will find this satisfactory.

KELLY KLOSS
City Clerk

KK/fm

attch.

cc. Land & Economic Development Manager
Director of Development Services
Director of Corporate Services
E.L. & P. Manager
Public Works Manager
Principal Planner
Council & Committee Secretary, S. Ladwig