

A G E N D A

for the Regular Meeting of RED DEER CITY COUNCIL to be held in the Council Chambers, City Hall, Monday, DECEMBER 12, 1983, commencing at 4:30 p.m.

- (1) Confirmation of the November 28, 1983, minutes.

PUBLIC HEARINGS

A public hearing will be held at 7:00 p.m., December 12, 1983, respecting Bylaw 2672/P-83 p.15

(2) UNFINISHED BUSINESS

- 1) City Clerk - re: Bids and Estimates for Legal Surveys in and for the City of Red Deer .. 1
- 2) City Clerk - re: Rental Appraisal Report for Red Deer Industrial Airport Commission .. 2

(3) REPORTS

- 1) City Clerk - re: Business Revitalization Zone Bylaw 2827/83 .. 8
- 2) Red Deer Day Care Management Board - re: Appointments to the Management Board and Proposed Bylaw Amendments/Bylaw 2716/A-83 .. 13
- 3) City Engineer - re: Traffic Bylaw Revision/Bylaw 2800/E-83 .. 14
- 4) City Clerk - re: Public Hearing .. 15
- 5) Waskasoo Park Policy Committee - re: Hoopfer Property .. 16
- 6) Parks Supt. - re: Agreement with Ninian Lockerby .. 24
- 7) City Treasurer - re: Arbitration Costs .. 26
- 8) City Engineer - re: Purchase of Mower .. 28

(4) WRITTEN ENQUIRIES

(5) CORRESPONDENCE

- 1) Sunrise Realty (1978) Ltd. - re: Real Estate License .. 35
- 2) Laidlaw Waste Systems (Alta.) Ltd. - re: Blockades in Pines Subd. .. 40
- 3) Linda Oman - re: Bus Shelter in Morrisroe .. 41

- 4) Cosmos Enterprises - re: Tax Exemption
Lot 7, Blk. 2, Plan 762-0870, Unit 5,
CDE Plan 782-1697, Roll #33-1-0450 .. 43
- 5) MacKenzie, Oslund, Payne Corp. Ltd. - re: Servicing Kentwood Park
E $\frac{1}{2}$ 32-38-27-4 .. 47
- 6) Chapman & Company - re: Amendments/Charter of Piper Creek Lodge
Foundation .. 69
- 7) Public Utilities Board - re: A.G.T. Rate Applications .. 76

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

(8) BYLAWS

- 1) 2672/P-83 - 2nd & 3rd readings - Proposed Uses (permitted & conditional)
Westerner Site p.15
- 2) 2716/A-83 - 3 readings - Day Care Management Board Bylaw Amendment p.13
- 3) 2800/E-83 - 3 readings - Traffic Bylaw Amendment p.14
- 4) 2827/83 - 2nd & 3rd readings - Business Revitalization Zone p. 8

COMMITTEE OF THE WHOLE OF COUNCIL

- 1. Nominations to Day Care Management Board

UNFINISHED BUSINESS

NO. 1

December 6, 1983

TO: COUNCIL
FROM: CITY CLERK

Re: BIDS AND ESTIMATES FOR LEGAL SURVEYS IN AND FOR
THE CITY OF RED DEER

At the meeting of Council November 28th, 1983, the attached correspondence from Horn Surveys Ltd. and Snell & Oslund Surveys (1979) Ltd. were brought forward for Council's consideration. At the meeting in question, Council were advised that a further submission was being made by the Alberta Land Surveyors Association and, accordingly, the attached correspondence was tabled for a period of 2 weeks. Additional correspondence has not yet been received and accordingly, Council may wish to table this matter further pending receipt of a letter from the Alberta Land Surveyors Association.

Respectfully submitted,

R. STOLLINGS
City Clerk

attach.

Commissioners' Comments

Concur with the recommendation to table this matter further until the A.L.S. have made a submission to Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 2

30 November 1983

TO: COUNCIL

FROM: CITY CLERK

RE: RENTAL APPRAISAL REPORT FOR RED DEER INDUSTRIAL AIRPORT COMMISSION

At the meeting of Council November 28th, 1983 the above mentioned report was brought forward for consideration of Council and a resolution was introduced as follows:

"RESOLVED that Council of The City of Red Deer hereby agree to the adoption of the Rental Appraisal Report for the Red Deer Industrial Airport as prepared by R.C. Perry Appraisals and Consultants, as submitted to Council November 28th, 1983 and as recommended by the Airport commission."

Prior to voting on the above motion, Council agreed that this matter be set over for a period of 2 weeks to enable Air Spray (1967) Ltd. to meet with the City Treasurer and review the implications of the appraisal report as it applies to their firm. Council also requested additional information from the City Treasurer on the 5 year projected income and expenditures at the Airport and such information is provided herewith for Council consideration.

We have re-examined the copies of the Rental Appraisal Reports which were forwarded with the November 28th Council agenda, and have noted that certain pages were not included. We apologize for this oversight and have made new copies of the complete report for the information of all members of Council and such reports are enclosed herewith.

Respectfully submitted,



R. STOLLINGS,
City Clerk

December 2, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: RENTAL APPRAISAL REPORT FOR RED DEER INDUSTRIAL AIRPORT

At the Council meeting of November 28, 1983 the above was tabled pending my meeting with the two tenants present at the above meeting. The tenants represented were Air Spray (1967) Ltd. and Muskateer Aviation Services Ltd.

The last increase in the rental charged Air Spray (1967) Ltd. occurred January 1, 1983. No additional increases were contemplated until the existing agreement expired September 30, 1984. Upon the expiry of this agreement, the new rate would be according to the rental appraisal report presented to Council (assuming the report was approved). The new rates would result in a 33% rental increase if a one year agreement was signed. If a five year agreement was signed the increase would be 21%. Subsequent increases each year would be less than .5%.

I met with representatives of both companies. Mr. Peel of Air Spray (1967) Ltd. had misunderstood the effect of the 10% reduction for a five year agreement. The 21% increase was less than what he had calculated.

An alternative was submitted to Mr. Peel to circumvent the large increase. It was suggested if he was willing to sign a five year agreement to commence January 1, 1984 that annual increases of 6% per year commencing January 1, 1984 would occur. This would result in the same revenue to the City as proposed in the Rental Appraisal report.

It is my understanding that Air Spray (1967) Ltd. have decided to continue on the existing lease to September 30, 1984 and review their situation at that time. They may still appear before Council and request lower rates than recommended in the report.

It is my understanding that Musketeer Aviation Services Ltd. have decided to discontinue their operation.

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

A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

December 5, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: RED DEER INDUSTRIAL AIRPORT FIVE YEAR PROJECTION OF REVENUES
AND EXPENDITURES

It is my understanding City Council on November 28, 1983 requested a 5 year projection of revenues and expenditures for the Red Deer Industrial Airport.

As you are aware, the operation of the Airport can be broken into two operations:

1. Operation of an airport facility consisting of runways and a terminal building.
2. Rental of land and buildings located at the airport.

The City leases land and buildings at the Airport and uses the net recovery from this to subsidize the operation of the Airport. Because the recovery from the land and buildings is less than the costs of operating the Airport, a deficit occurs. This deficit is funded from City property taxes.

The following deficits are projected for the Airport for the next five years:

Red Deer Industrial Airport
Projected Operating Deficits
1984 - 1988

<u>Year</u>	<u>Projected Deficit</u>	<u>Dollar Increase</u>	<u>Percent Increase</u>
1984	\$ 98,920	\$	
1985	106,840	7,920	8%
1986	115,300	8,460	8%
1987	127,800	12,500	11%
1988	140,780	12,980	10%

The projecteion was based on a number of assumptions including:

1. The proposed rental policy would be approved.
2. The level of building occupancy would not change significantly.
3. No large maintenance or unexpected costs would occur.
4. Expenditures would increase at 5% per year.

A more detailed projection of expenditures appears on Appendix "A".

A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm
Attach.

RED DEER INDUSTRIAL AIRPORT
PROJECTED REVENUES AND EXPENDITURES
1984 - 1988

	YEAR				
	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
<u>AIRPORT OPERATIONS</u>					
Revenue	\$ 69,900	\$ 72,550	\$ 75,280	\$ 78,050	\$ 80,970
Expenditure	<u>213,030</u>	<u>221,200</u>	<u>229,770</u>	<u>238,770</u>	<u>248,220</u>
Net Deficit	<u>(143,130)</u>	<u>(148,650)</u>	<u>(154,490)</u>	<u>(160,720)</u>	<u>(167,250)</u>
 <u>RENTAL OF LAND AND BUILDINGS</u>					
Revenue	\$242,540	\$250,060	\$257,850	\$262,520	\$267,550
Expenditure	<u>198,330</u>	<u>208,250</u>	<u>218,660</u>	<u>229,600</u>	<u>241,080</u>
Net Surplus	<u>44,210</u>	<u>41,810</u>	<u>39,190</u>	<u>32,920</u>	<u>26,470</u>
 NET AIRPORT DEFICIT	 <u>(98,920)</u>	 <u>(106,840)</u>	 <u>(115,300)</u>	 <u>(127,800)</u>	 <u>(140,780)</u>

Commissioners' Comments

In light of the comments of the Treasurer, we would recommend Council approve the revised rental rates as supported by the Airport Commission.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

REPORTS

NO. 1

5 December 1983

TO: COUNCIL

FROM: CITY CLERK

RE: B.R.Z. BYLAW 2827/83

In accordance with the provisions of the Municipal Government Act, we forwarded notices to all businesses located within the proposed B.R.Z., advising as to the intentions of Council.

As of this date of preparing this report, no objections to the proposed Bylaw have been received. We have, however, received a request from the Committee involved in this program for certain revisions to the bylaw prior to same receiving final reading. The requested changes are as follows:

"1. Sec. 9 (1) Delete the words 'by November 1st of each year, submit to the Council in the form prescribed by Council' and substitute therefore the words 'at the time and in the form prescribed by the Council, submit to the Council.'"

"2 Sec. 11 Remove the period at the end of the sentence and add the following as stated in the Act.

"and any member of the board who authorizes the expenditure of money not previously approved by the Council is guilty of an offence and liable to a fine of not more than \$500."

"3. Sec. 6 (1) Delete the words and figures 'seven (7) members' and substitute the words 'eleven (11) members'.

Sec. 6 (1)(b) Delete the words and figures 'Six (6) members, at least four (4)' and substitute 'Ten (10) members, at least eight (8)'

Sec. 6 (2) Delete the words and figures 'six (6) and substitute 'ten (10)';

Sec. 6 (3) Delete all of clause (3) and substitute the following:

"One half of the area members of the Board of Directors of the Downtown Business Revitalization Zone shall be appointed by Council for three (3) year terms commencing January 1st, 1984,

To: Council

(2)

and one half of the area members shall be appointed by Council for two (2) year terms commencing January 1st, 1984, and thereafter area members shall be appointed by Council for three (3) year terms unless they are appointed to serve the unexpired portion of an existing term."

The first two changes are being introduced to incorporate the wording used in the Municipal Government Act while the remaining changes are being requested to provide for increased membership (from 7 to 11) and a staggered membership to maintain continuity from year to year.

If Council agree with these requested changes, they may, prior to third reading of the bylaw, direct by resolution that such changes be incorporated in the bylaw.

Respectfully submitted,

R. STOLLINGS,
City Clerk

November 17, 1983

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: THE DOWNTOWN BUSINESS REVITALIZATION ZONE STEERING COMMITTEE

RE: DESIGNATION OF DOWNTOWN BUSINESS REVITALIZATION ZONE - UPDATE

On October 11, 1983, upon petition from concerned Downtown business persons, the Council of the City of Red Deer gave first reading to Bylaw No. 2827/83 which provides for the establishment of a Business Revitalization Zone. As per Section 171.2(2) of the Municipal Government Act, 323 notices were mailed to all businesses located within the designated boundaries of the BRZ by October 13, 1983 (notice attached). Section 171.2(3) of the Municipal Government Act provides the mechanism for quashing Bylaw No. 2827/83. If a petition objecting to the passing of the bylaw is received within sixty (60) days from the date the last notice was mailed by persons entitled to notice representing one-third (1/3) of the business assessment of the area, the bylaw shall not be passed.

The designated BRZ area encompasses an area of approximately 40 acres dissected by three Avenues and five Streets (48, 49, 50 Avenues and 48, 49, 50, 51 and 52 Streets). The 1983 City of Red Deer Business Assessment Roll (TX801A, 10/11/83, Pages 1 - 193) indicates that 334 businesses were assessed for business tax in this area representing 16.9% of the 1,978 businesses assessed throughout the City. Only 323 notices of the bylaw were mailed as businesses with two or more operations listed at one address received only one notice. Twelve of the notices were returned as the addressee had moved indicating 311 notices were received affecting 322 assessed businesses.

Enclosed with this notice was a letter from five downtown business operators and the Chamber of Commerce Strategy Committee inviting the affected downtown business community to a special meeting on November 1, 1983 at 7:30 P.M. at the Red Deer Museum (letter attached). The purpose of the meeting was to answer questions concerning a BRZ and to form a steering committee to oversee the continuation of the BRZ concept. Businesses within the proposed BRZ were reminded of this special forum by a hand delivered notice taken to each and every business operator within the area. This delivery took place on Thursday and Friday, October 27 & 28, 1983.

At this meeting, attended by 75 - 80 business operators this Steering Committee was established to further the development of the Downtown BRZ. Those in attendance were given the opportunity to voice any objections and raise any questions concerning the BRZ proposal. No objections were voiced and those in attendance unanimously approved of the BRZ concept.

The total business assessment of the area in question equals \$4,064,190, which represents 10.6% of the total City business assessment. Total business taxes payable from the area equal 2.12% of the assessment ---- \$86,161. The average business assessment in the area was \$12,168, with an average business tax of \$258. The chart below illustrates the distribution of assessments for the total BRZ businesses and for those businesses which signed a petition requesting BRZ designation.

<u>Business Assessment</u>	<u>Percent of Businesses</u>	
	<u>Total BRZ</u>	<u>Petitioners</u>
Under \$1,000	1.8%	0.0%
\$1,000 - \$4,999	32.0	16.0
\$5,000 - \$9,999	27.8	22.2
\$10,000 - \$19,999	20.6	36.5
\$20,000 - \$29,999	6.4	9.5
\$30,000 - \$49,999	5.3	7.9
\$50,000 - \$99,999	5.0	6.3
Over \$100,000	1.1	1.6
	<hr/> 100.0	<hr/> 100.0

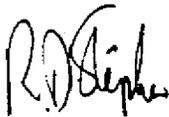
SOURCE: City of Red Deer Business Assessment Roll, TX801A, 10/11/83, Pages 1 - 193, Selected Assessments.

Over 80% of the assessed businesses in the proposed area are assessed at less than \$20,000. The largest proportion of businesses are assessed at less than \$5,000. Almost 75% of the petitioners are assessed at less than \$20,000, although the greatest proportion are assessed at between \$10,000 and \$20,000. With the exception of the \$1,000 - \$4,999 and \$10,000 - \$19,999 categories, the petitioners appear to represent the total BRZ area distribution quite closely.

The petition Council received on October 11, 1983 included only fourteen names. This was merely sufficient to initiate the BRZ procedure. Since that time, the total has risen to 71 businesses which have signed a petition requesting the designation of a BRZ. This total represents about 22% of the businesses in the area, and approximately 35% of the total business assessment. These 71 signatories are distributed throughout the BRZ area with most areas fairly evenly represented.

As of this writing, no formal petition is known to have been received by the City Clerk objecting to the passing of this bylaw under Section 171.2(3) of the Municipal Government Act and we therefore respectfully request Council to proceed with second and third reading of (amended) Bylaw 2827/83 designating the Downtown Business Revitalization Zone.

Thank you.



R.D. Stephen, Chairman
Downtown BRZ Steering Committee

Attach:

Commissioners' Comments

The B.R.Z. Bylaw provides for one member of Council to be appointed thereto and I would recommend Alderman Pimm be appointed as Council's representative.

A copy of the original Bylaw as read a first time is attached for the information of Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

November 24, 1983.

TO: RED DEER CITY COUNCIL

13.

FROM: RED DEER DAY CARE MANAGEMENT BOARD

RE: APPOINTMENTS TO THE MANAGEMENT BOARD & PROPOSED BYLAW AMENDMENTS

At their regular meeting of Wednesday, November 16th, 1983, the Red Deer Day Care Management Board considered the replacement of new member appointments to the Board, and a proposed amendment to Section 3.2 of Bylaw #2716/81, to allow for expiry dates and reappointments to coincide with other City Committees.

The Board are aware that two changes in the membership are forthcoming in December as stipulated by the Bylaw presently. The following appointments are required by Council resolution:

1 - citizen-at-large appointment - 2 year term expiring Dec. 31st, 1985

1 - representative to be appointed by the Day Care Society - term Dec. 31st, 1985.

The Board agreed that the Bylaw should be amended to reflect all member's terms of office to expire October 31st in any given year. A resolution to that effect was passed as follows:

"That the Red Deer Day Care Management Board hereby recommend to Red Deer City Council that the Management Board's Bylaw #2716/81 be amended to reflect that nominations to the Board from the Society and the F.C.S.S. Board be ratified at the Board level, and further, that citizen-at-large appointments be sanctioned by City Council, in future years, at their organizational meeting."

Commissioners' Comments

We recommend Council revise the Red Deer Day Care Management Board Bylaw as outlined by the Board and if such action is taken, the new appointments will expire in October 1985 rather than Dec. 31/85. A draft Bylaw to incorporate the change proposed is attached as Bylaw 2716/A-83.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

November 28, 1983

---TO: City Clerk
FROM: City Engineer
RE: Traffic Bylaw Revision

City Traffic Bylaw Section 6, Subsection 36 reads:

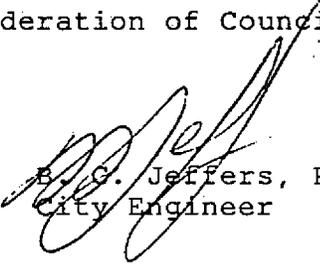
"No person except a City employee to whom a space is assigned between 7:30 o'clock in the morning and 5:00 o'clock in the afternoon, Monday to Friday inclusive except holidays shall park any vehicle in any parking space upon City owned property where such space has been reserved for a vehicle operated by an employee of the City."

We would recommend that the "7:30 o'clock" in the above section of the bylaw be amended to read "7:00 o'clock."

This amendment would provide sufficient time for private vehicles to clear the lot prior to City staff arriving.

Submitted for the consideration of Council.

CYL/emg


B. G. Jeffers, P. Eng.
City Engineer

Commissioners' Comments

An amendment to the Traffic Bylaw to incorporate the above changes has been prepared and is attached as Bylaw No. 2800/E-83.

As some staff members arrive for work prior to 7:30 a.m., we recommend the amendment be passed.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

December 5th, 1983

NO. 4

TO: City Council

15.

FROM: City Clerk

RE: PUBLIC HEARING

Council are advised that a public hearing scheduled for Monday, December 12th, 1983, has been properly advertised in respect to the following Land Use Bylaw Amendment, described as noted hereunder:

- (1) Bylaw 2672/P-83 - An amendment to Sections 6.5.1.2 & 6.5.1.3, intended to more clearly define the Permitted and Discretionary uses, in connection with the proper use of facilities at the Westerner Exposition site (Lot 5, Block 1, Plan 822-2274 and 615 L.Z.)

As of this date, no objections have been received concerning the aforementioned Bylaw Amendment.

"R. STOLLINGS"
City Clerk

NO. 5

November 30, 1983

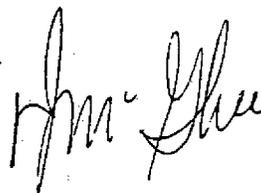
TO: MEMBERS OF CITY COUNCIL

FROM: BOB MCGHEE, Chairman
WASKASOO PARK POLICY COMMITTEE

I am pleased to attach copies of correspondence and a draft agreement between The City of Red Deer and the Provincial Government for the transfer of the Hoopfer Property to The City of Red Deer, in accordance with the Waskasoo Park Master Plan.

The Waskasoo Park Policy Committee recommend that Council approve the conditions of transfer and authorize the administration to finalize the agreement and the purchase.

The Policy Committee also recommend Council to authorize the submission of a grant application to Alberta Recreation and Parks in the amount of \$110,000.00 plus legal fees and transfer costs, if any.



R.J. MCGHEE, Chairman
Waskasoo Park Policy Committee

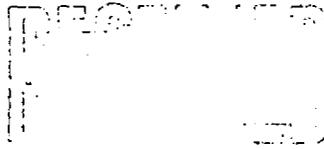
DM/dk

Attachments

cc: Waskasoo Park Management Committee



ENERGY AND
NATURAL RESOURCES

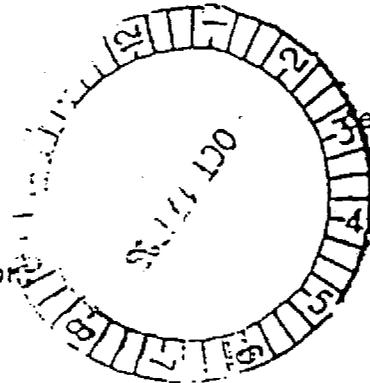


17.

File No. SW 18-38-27-W4A.

Petroleum Plaza - South Tower, 9915 - 108 Street, Edmonton, Alberta, Canada T5K 2C9 Telex 037-3676

Telephone: 427-3570



September 28, 1983

Mr. R. J. McGhee, Mayor
City of Red Deer,
City Hall,
Red Deer, Alberta.

Dear Mayor McGhee:

RE: Sale of Hoopfer Property to City of Red Deer,
Pt. W1/2 18, Pt. SW 19-38-27-W4th Meridian,
(215.55 acres).

In 1975, the City of Red Deer agreed to a 50-50 joint ownership of the above land. The parcel was purchased for a total price of \$220,000.00 and the Provincial Government agreed to pay for the entire parcel on the basis that the City of Red Deer repayment of its half over a period of time.

As the Department is now prepared to recommend to the Executive Council the sale of this land to the City of Red Deer for \$110,000.00 with a sell back agreement, enclosed is the memorandum of agreement which will be caveated against the property.

Therefore, before proceeding with the recommendation to the Executive Council for the sale, we require the following:

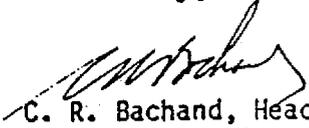
- (1) Sign and seal all copies of the attached memorandum of agreement.
- (2) Payment of the purchase price of \$110,000.00 or written confirmation by the City to acceptance of this purchase price. The Department is prepared to enter into a time sale agreement with the City for the purchase of this property for a five year term with 20% down and 12% interest rate on the unpaid principal.

... /2

- 2 -

Upon receipt of the above information, we will proceed with the recommendation.

Yours truly,



C. R. Bachand, Head,
Special Land Dispositions Section,
Public Lands Division.

CRB/al

cc - Mr. Don Moore,
Chairman,
Waskasoo Park Management Committee,
c/o City Hall,
P.O. Box 5008,
Red Deer, Alberta.

cc - Cliff Lacey,
Recreation and Parks,
Recreation Development Division,
Standard Life Centre,
10405 Jasper Avenue,
Edmonton, Alberta.



ENERGY AND
NATURAL RESOURCES

19.

File No SW 18-38-27-W4A.

Petroleum Plaza - South Tower, 9915 - 108 Street, Edmonton, Alberta, Canada T5K 2C9 Telex 037-3676 Telephone: 427-3570

October 12, 1983

Mr. R. J. McGhee, Mayor,
City of Red Deer,
City Hall,
Red Deer, Alberta.

Dear Mayor McGhee:

RE: Sale of Hooper Property to City of Red Deer,
Pt W1/2 18, Pt. SW 19-38-27-W4 (215.55 acres)

Further to the meeting of September 29, 1983, with the Waskasoo Park Committee and yourself I am pleased to report that your suggestion to amend clause 3(a) of the memorandum of agreement to include the following "land must be developed in accordance with the approved Waskasoo Park Master Plan", was acceptable to our solicitor.

Enclosed are three copies of the memorandum of agreement, together with an application to purchase form. Please sign and seal all copies of the agreement and return them to this office together with the completed application form and the payment of \$110,010.00 covering the City of Red Deer agreement of repayment together with \$10.00 Land Titles Office fee.

The above is required before we can proceed with a recommendation to the Executive Council for the sale of this land.

Once again, I wish to thank you for the opportunity to have met with you and the Committee.

Yours very truly

C. R. Bachand, Head,
Special Land Dispositions Section
Public Lands Division

CRB/a1

MEMORANDUM OF AGREEMENT.

20.

BETWEEN:

HER MAJESTY THE QUEEN in right
of the Province of Alberta, as
represented by the Associate
Minister of Public Lands and
Wildlife (herein referred to
as "the Minister")

OF THE FIRST PART

- and -

CITY OF RED DEER, a municipal
corporation in the Province of
Alberta (herein referred to as
"the Purchaser")

OF THE SECOND PART

WHEREAS:

- (1) The Minister is the owner of the Land;
- (2) The Minister is authorized to sell the Land to the Purchaser pursuant to an Order of the Lieutenant Governor in Council under section 7(a) of the Public Lands Act;

THEREFORE, as a condition of the sale, the Minister requires the Purchaser to enter into the following Agreement:

1. In this Agreement "the Land" means that tract or parcel of land situated in the Province of Alberta, more particularly described in the attached Appendix "A";
2. The Minister agrees to sell the Land to the Purchaser at the price of \$110,000.00.
3. The following restrictions are hereby made on the purposes for which the Land may be used:
 - (a) The Land shall be held for outdoor recreation purposes only for all Albertans and their guests and must be developed in accordance with the approved Waskasoo Park Master Plan.

- (b) No vehicle propelled by power other than muscular power will be allowed on any part of the Land other than a designated parking lot or an access route within the Land unless the vehicle in question is on that part of the Land for the purpose of maintenance or an emergency;
 - (c) The open upper level of the Land shall be used only for outdoor recreation purposes that are appropriate or suitable to the needs of the citizens of Red Deer and of people in the vicinity of Red Deer;
 - (d) Trail development along the river shall be allowed only under controlled circumstances and access to the river along the escarpment shall be by way only of the trails that are designated in the development plan for the Land;
 - (e) All heavily wooded and forested parts of the Land will be used primarily as wildlife habitats.
4. If the Land is used in breach of the restrictions or prohibitions in section 3, or if the Land is not being used in conformity with this Agreement, the Purchaser or its successors in title shall retransfer the Land to the Crown in right of Alberta.
 5. The Minister shall, on receipt of the documents for the retransfer, pay the Purchaser the sum of \$110,000.00.
 6. The Purchaser shall not sell the Land or any part of it to any person other than the Crown, except with the prior written consent of the Associate Minister of Public Lands and Wildlife, and any sale made without that consent is void and of no effect. If the Purchaser sells the Land, or any part of it, the Purchaser shall pay the Crown the amount by which proceeds from the sale exceed the price paid by the Purchaser for the Land or part of the Land under this Agreement.

7. The provisions of this Agreement shall enure to the benefit of and be binding upon the successors and approved assigns of the parties.

IN WITNESS WHEREOF the parties have hereunto set their respective hands the day and year above written.

HER MAJESTY THE QUEEN in right
of the Province of Alberta, as
represented by the Associate
Minister of Public Lands and
Wildlife

for Associate Minister of Public
Lands and Wildlife

CITY OF RED DEER

APPENDIX "A"

All those parcels or tracts of land, situate, lying, and being in the thirty-eighth (38) township, in the twenty-seventh (27) range, west of the fourth (4) meridian, in the Province of Alberta, Canada, and being composed of:

FIRSTLY

All that portion of the south west quarter of section eighteen (18) which lies to the north and east of the northeasterly limit of a roadway and cutoffs as shown upon a plan of survey of record in the Land Titles Office at Edmonton for the North Alberta Land Registration District as No. 2082 L.Z., and which lies to the west of the right bank of the Red Deer River containing thirty two and five hundred ninety three thousandths (32.593) hectares (80.54 acres), more or less.

SECONDLY

All that portion of the north west quarter of the said section eighteen (18) which lies to the north and east of the northeasterly limit of the said roadway and cutoffs as shown on the said plan No. 2082 L.Z. and which lies within the bend and adjoins the right bank of the said Red Deer River containing forty six and nine hundred fifty six thousandths (46.956) hectares (116.03 acres), more or less.

THIRDLY

All that portion of the south west quarter of section nineteen (19) which lies within the bend and adjoins the right bank of the said Red Deer River containing seven and eight hundred ninety one thousandths (7.891) hectares (19.50 acres), more or less.

SAVING AND EXCEPTING:

Two hundred ten thousandths (0.210) hectares (0.52 acres), more or less, out of the south west quarter of section eighteen (18)

required for Lot 1, Block 1, as shown upon a plan of survey on file in the said Department of Energy and Natural Resources as No. 3257 Gen., and of record in the said Land Titles Office as No. 772 0428.

The land herein described containing eighty seven and two hundred thirty thousandths (87.230) hectares (215.55 acres), more or less.

Reserving thereout all mines and minerals.

NO. 6

December 6, 1983

TO: City Clerk
FROM: Parks Superintendent
RE: Agreement with Ninian Lockerby

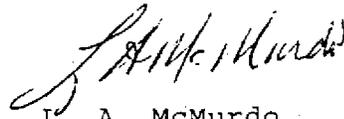
The parcel which we ask permission to cross is owned by Mr. Lockerby and stretches from 52 Avenue in a westerly direction across the Waskasoo Creek to the CPR right-of-way. It is about 27 m wide and effectively blocks legal passage between the publicly owned lands on either side of it.

In 1981 Waskasoo Parks planners commissioned a consulting firm to plan a pedestrian/bicycle trail through this general area.

The history of this parcel of land is somewhat obscure to my mind, but at that time it was my understanding that it was soon to become City owned public land, and other people within the City administration believed so as well. During a preliminary discussion with one of the Consultant's representatives I made this observation, with the result that the Consultant proceeded on that basis and the trail was constructed through Mr. Lockerby's property without his permission or knowledge.

The execution of this agreement will provide the legal right of access over land which we are presently encroaching upon.

Respectfully submitted.



L. A. McMurdo
Parks Superintendent

LAM/emg

Commissioners' Comments

Recommend Council authorize entering into the agreement as attached. The one year lease which is a temporary solution is the longest term we could negotiate with the owner, and will enable the City to explore alternatives available to the City for a permanent solution.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

December 6, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: ARBITRATION COSTS

In the 1983 Personnel Department budget council approved an expenditure of \$8,000 for possible arbitration costs. The actual expenditure to date is \$29,158.55.

<u>Description</u>	<u>Amount</u>
1. A. Swanson grievance	\$ 1,269.58
2. I.A.F.F. negotiations arbitration	9,098.97
3. B. Thompson for various arbitrations such as Board hearings on City layoffs, consulting services on labour relations and employee terminations	<u>18,790.00</u>
	<u>29,158.55</u>

As the cost to date exceeds the budget provision by \$21,158.55, Council approval is requested for an overexpenditure. The overexpenditure of \$21,158.55 will be charged to the expected 1983 surplus.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

cc: Personnel

Commissioners' Comments

These particular items cannot be accurately budgeted for in advance as we do not initiate the actions which result in these costs.

Confur with the recommendation of the City Treasurer.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

NO. 8

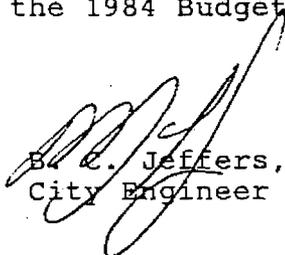
December 6, 1983

TO: City Clerk

FROM: City Engineer

RE: Correspondence from Parks Superintendent - Mower

Attached is correspondence from the Parks Superintendent with backup documentation. We consider the material to be self-explanatory. We would respectfully request Council's permission to purchase this unit in advance of overall approval of the Park's equipment purchase report which will be submitted with the 1984 Budget.


B. E. Jeffers, P. Eng.
City Engineer

BCJ/emg
attach

December 5, 1983

TO: City Engineer
FROM: Parks Superintendent
RE: Early Approval to Purchase Mower

Attached is a letter from Pete Williams, Assistant Parks Superintendent, explaining why he believes we should purchase the Ransomes in preference to the Jacobsen mower, even though the Jacobsen is \$521.00 cheaper.

The purchase is necessary to replace a similar machine which is presently in our fleet and is worn beyond economic repair. It was purchased new in 1967. Two (2) of these big reel mowers form the backbone of our mowing fleet, and mow all the large open areas.

The Ransomes is of much higher quality than the Jacobsen, being heavier, wider, faster, more powerful, with the additional feature of a short turning radius, which eliminated the need for a trimmer mower and laborer to accompany it.

The Ransomes is normally priced at \$36,000.00 and this price of \$26,995.00 is subject to the City committing itself to the purchase before year end (see attached letter from Pete Williams).

For the above reasons, I recommend we ask Council's permission for early approval to purchase this unit from 1984 budget.

For your consideration.


L. A. McMurdo
Parks Superintendent

LAM/emg
attach

December 5, 1983

TO: Parks Superintendent
 FROM: Assistant Parks Superintendent
 RE: Equipment Tender - Five (5) Gang Reel

I have selected the Consolidated Western Ransomes "Motor 5/3" at \$26,995.00 over the Interprovincial Jacobsen HF-5 at \$26,474.00 for the following reasons:

<u>TENDER SPECS</u>	<u>RANSOMES</u>	<u>JACOBSEN</u>
1. 4 stroke gas engine	Yes	No
2. Turning radius 11"	11"	43"
3. Tire Traction Minimum 26 x 12.00	26 x 12.00	23 x 8.50
4. Width of cut 132" to 144"	138"	133"

We have seen the Ransomes demonstrated in Red Deer this summer (July) in Barrett Park and we were satisfied with its mowing capability, ground speed, stability and the construction weight of the machine.

Later in the summer, the Red Deer Golf and County Club had a demonstration of both machines and found the Ransomes had a faster mowing (ground) speed (6 mph) and did not "power-out" on slopes while the Jacobsen did. Based on this demonstration and tenders, the Club has now purchased a Ransomes, delivery November 29, 1983.

One (1) more important consideration is the ground speed of each machine in transporting from one (1) mowing area to another, the Ransomes can travel at 12.4 mph while the Jacobsen is limited to 10.5 mph.

The difference in turning radius is a very important consideration, the Ransomes is a very maneuverable machine and does not require a small rotary trimmer (plus laborer) behind it to trim around tree wells while the Jacobsen does.

The additional width of the Ransomes is 3.6% greater (5") than the Jacobsen, based on the above, the difference in price at \$521.00 can be made up in about the first 850 hours of mowing (at \$16.90/hour).

This tender was included in our Waskasoo Park equipment needs on November 22, 1983 so we know what equipment is available, copy of tender is attached.

We require prior approval to issue a purchase order dated before December 31, 1983 to take advantage of suppliers year-end rebate. Payment is not required until March 30, 1984 and warranty begins on May 1, 1984.



P. A. Williams
Assistant Parks Supt.

PAW/emg
attach



CITY OF NORTH YORK

5100 YONGE STREET
NORTH YORK
ONTARIO
M2N 5V7

Reply attention of 32.
Telephone (416) 224-
File no.

PARKS AND RECREATION DEPARTMENT

November 23, 1984

Mr. Peter Williams
Assistant Parks Superintendent
Parks Department
Box 5008
Red Deer, Alberta
T4N 3T4
Canada

Dear Mr. Williams:

Re: Ransomes 5/3

With reference to our telephone conversation today, this is to advise that this Department has purchased the Ransomes 5/3 since 1978, and to date we have eleven of these units in our system.

We find that the Ransomes 5/3 can be utilized in any turf situation that cannot be approached by other types of equipment. It will out-manoeuvre similar equipment, and because of its gear mesh drive, water cooled engine, coupled with its hydrostatic drive, it will enable you to cut through fine bent grasses or coarse rye grasses with ease. Its horse power can be geared to a lower speed ratio and the reels can remain at a constant speed, thus enabling the equipment to cut under extreme weather and growth conditions.

We found the Ransomes 5/3 to be most efficient, in that it can cut on steep slopes and/or turn on very sharp radius, i.e. around the perimeter of tree trunks.

As I have indicated, we have utilized this equipment since 1978 and we have found that the 5/3 has stood up to all of our conditions, and staff who operate them are most satisfied with its ease of operation.

Subject to Council's approval, we shall in 1984 purchase another unit for our new Civic Stadium.

Mr. Peter Williams

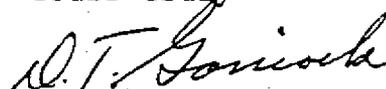
- 2 -

November 23, 1983

To date we have not found another piece of equipment similar but no doubt the respective competitive companies will produce same in the future.

If I can be of further assistance to you on this matter, please feel free to call on me to discuss same.

Yours truly



D.T. Garrick
Co-ordinator of Parks Services

DTG:nf

Nov 22/83

Commissioners' Comments

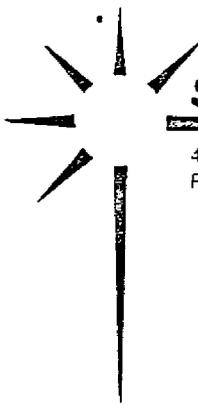
In view of the cost savings to the City and the apparent need for a new mower, we recommend Council authorize the purchase of a new Ransomes mower as outlined by the Parks Supt. Council should note that the equipment fund request for 1984 will be \$299,300 compared to \$253,600 for 1983 and \$1,349,400 for 1982.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

PAGE 1

ITEM #			
		5-GANG REEL	
1	-Interprovincial Turf	✓	26898.00
2		✓ Alt	13474.00
3			HFS-C.06
4	Consolidated Western	✓	2795.00
5		✓ Alt	2795.00
6			
7	Golden West Seeds		UTQ
8			
9	G.C. Duke Ltd.		UTQ
10		* Note: IP it	
11			ded
12			
13	Murphy Equipment		UTQ
14	(NO LITERATURE)		
15	mmp Co. Ltd.		UTQ
16			
17	Parkland Nurseries		UTQ
18	Turple Bros.		UTQ
19			
20			
21	Home lite Terry Textron		UTQ
22			
23	Mandem		UTQ
24			
25	Hauser Tractor		Brower 9475.00 FORD 7760.00
26	and Equipment		OLD S Brower 9475.00 ALT: FORD 7760.00



SUNRISE REALTY (1978) LTD.

4809 - 48th. Avenue
Red Deer, Alberta T4N 3T2

Red Deer Phone 343-8654

35.

CORRESPONDENCE

NO. 1

November 28, 1983

The City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

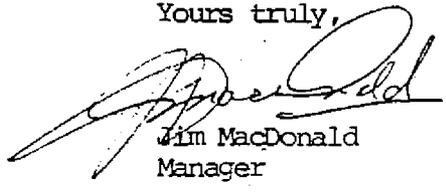
By way of this letter, we request permission for a Real Estate License to operate under the name of Sunrise Realty (1978) Ltd. in, Bay #1, 7464-Gaetz Avenue, Red Deer, along with our distributorship, known as Ideal Wig Distributors which we had formerly operated out of 2nd. Look Boutique, in the Parkland Mall, with storage at the writers residence.

We have now found that this has not been satisfactory for the distributorship and due to the economy and the downtrend in Real Estate in the past year, we do not find it economically viable to run under 2 separate identities.

We submit the above for your consideration at your earliest convenience

Thanking you in this regard.

Yours truly,


Jim MacDonald
Manager

JM/sb



- City Engineer
- City Assessor

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9 36.

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

TELEPHONE: (403) 343-3394

December 5, 1983

Your File No.

Our File No.

Mr. R. Stollings,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Real Estate License - Sunrise Realty

The applicant proposes to locate a Real Estate Office in Bay #1 at 7464 Gaetz Avenue. The site is located on the west side of Gaetz Avenue across from Northland Industrial area.

The area is zoned C4 (Highway Commercial) and the Real Estate Office is not a permitted or a discretionary use in that zone. Real Estate Office is permitted in the C1 (Downtown) or C2 (Shopping Centres) zones in the city.

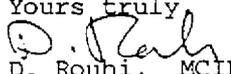
The purpose of the C-4 district, as outlined in the City C.M.P. is:

"To provide sufficient land for commercial, industrial, and other services for the people using major arterial transportation routes; and to provide sites for those services that require locations on major routes, i.e. that require a high degree of visibility and accessibility."

Another report entitled "Commercial Development Adjacent Arterials" was endorsed by City Council in the summer of 1981. This report recommends that all professional offices should stay in the City Centre.

Recently City Council endorsed the submission by the Chamber of Commerce, a program of action to revitalize the City Centre. One of the recommendations was that the Downtown Uses should not be allowed to locate outside of the City Centre.

Considering all of the above reports, the City Planning recommend that the application to locate a Real Estate office in the C-4 District be denied.

Yours truly

D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION

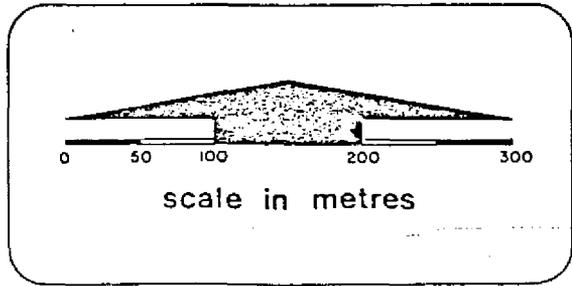
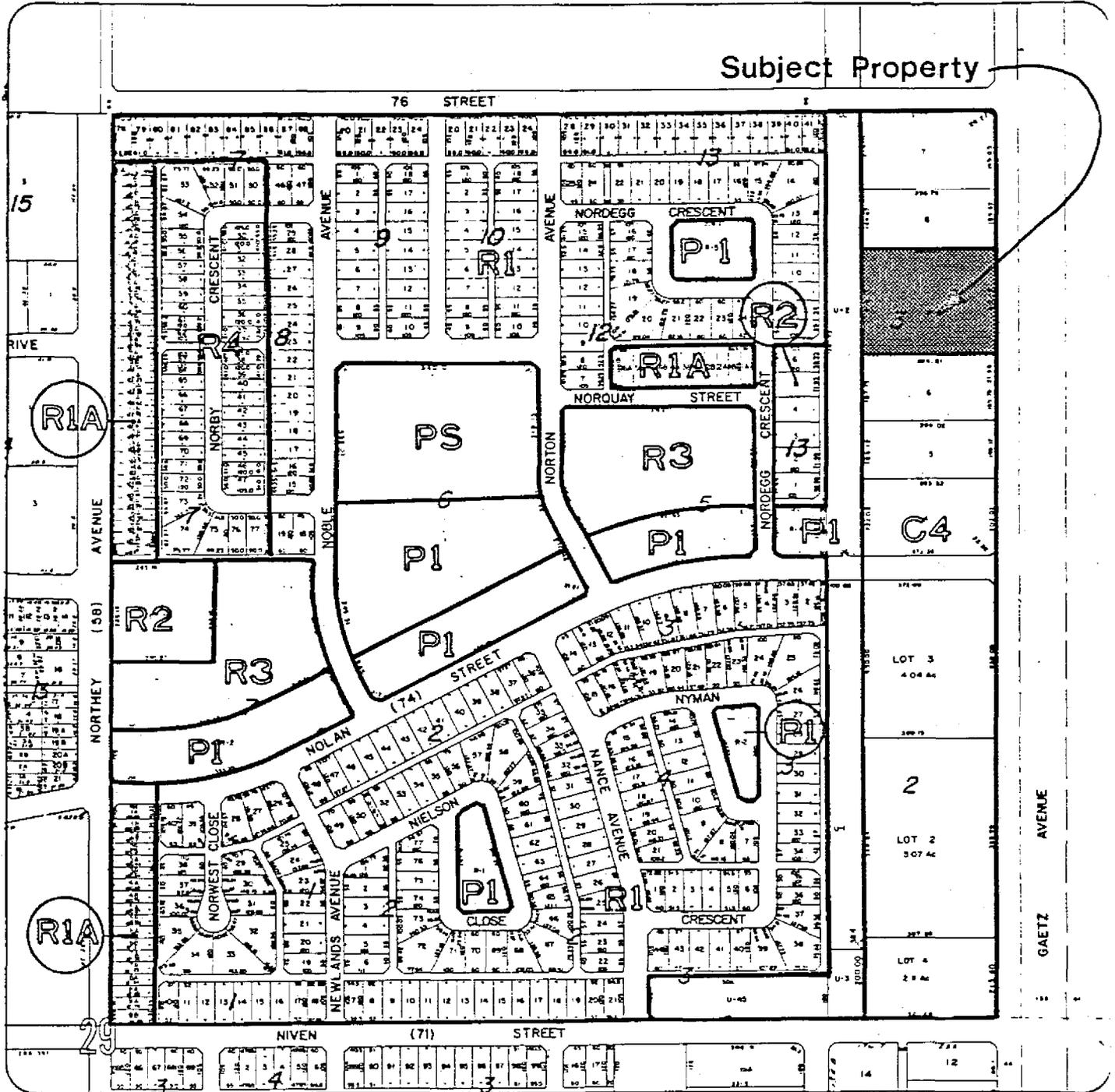
DR/cc

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DODSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

City of Red Deer --- Land Use Bylaw Land Use Districts

F13



Revisions :
Base Map Revised (Jan./6/80)

DECEMBER 1, 1983

TO: CITY CLERK

FROM: R. STRADER, DEVELOPMENT OFFICER/
BUILDING INSPECTOR

RE: SUNRISE REALTY

The applicant is requesting that the City Land Use Bylaw be amended to allow him to operate a Real Estate office from #1, 7464 - 50 Avenue. This site is designated as C.4 in the Bylaw, which does not permit an "office" use as the principle use of a location.

An "office" is defined in the Bylaw "as the context requires means a building or an area of a building where the principle use is administrative, business and professional work or services, and without limiting the generality of the foregoing includes:

- (i) Professional services such as architects, accountants, lawyers, health services, consultants, realtors, and appraisers,
- (ii) Administrative services such as government offices, financial institutions, clerical and drafting services, and
- (iii) Educational services such as secretarial schools, ceramic and hobby classes, and trade classes." (2672/R-82)

Several applications of a similar nature have been considered previously by Council, whom decided not to amend the Land Use Bylaw. If offices, as the principle use of a site, are allowed to locate outside of the C.1 district, it could be expected that the core would lose many of its existing tenants and probably many new ones because of the abundance of space in the C.4 and I.1 districts.

We recommend that Council deny this request.



R. Strader
Development Officer/
Building Inspector

RS/dm

Commissioners' Comments

In view of the action being taken to revitalize the downtown area, we strongly recommend against granting the request before Council as to grant this request will open the door to many more similar requests, all of which will be detrimental to downtown redevelopment. The applicant has the option of operating both businesses from one downtown location.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



WASTE SYSTEMS (ALTA.) LTD.

5601 Kerry Wood Drive
Red Deer, Alberta
T4N 4X3
(403) 343-8844

NO. 2

November 22, 1983

Mayor R. J. McGhee
City of Red Deer

Dear Sir:

Re: Blockades in Pines subdivision.

We understand that the Pines area is asking for more alley blockades, this if granted, will greatly increase safety hazards for our operation of collecting garbage. We try not to travel in reverse in the alleys because of the possibility of pre school children playing there. The installation of more blockades will necessitate traveling in reverse.

We would like to recommend removal of all blockades in the Pines, especially the one on Page Avenue, it has served its purpose.
Thank You.

Yours Truly,

Mr. A.E. Bishop
Divisional Manager

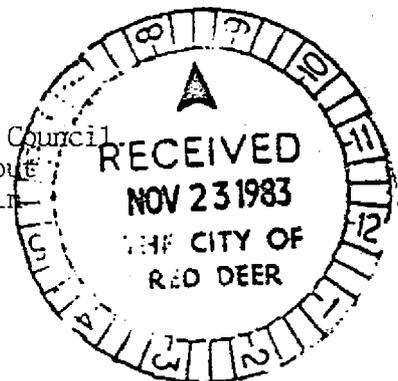
AEB/BM
cc

Commissioners' Comments

The above is submitted for the information of Council. We do not believe the barricades should be removed without first consulting with the residents who requested same in the first instance.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



NO. 3

Nov. 28, 1983.

TO: City Council

I'm writing this letter requesting a bus shelter be put on the corner of Metcalf and Manning in Morrisroe.

I frequently take the City bus and find it very cold on that corner.

Yours,

"Linda Oman"
29 McCullough Cr.
Red Deer
342=2579

THE CITY OF RED DEER



42.

P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

2
34X-8225

TRANSIT DEPARTMENT

December 5, 1983

TO: City Clerk
FROM: Transit Supt.
RE: Bus Shelter - Morrisroe

There have been a number of requests for additional bus shelters in other subdivisions in the city. These requests have been denied because of the shortage of shelters at this time.

New shelters have not been budgeted for because of a proposal submitted by two (2) firms to provide 45 shelters at no cost to the City. When these shelters are provided to the City, some of the existing shelters could be moved to these requested sites.


DON PROUDLER

Transit Supt.
DP:sp

Commissioners' Comments

We concur with the comments of the Transit Supt. as no funds have been budgeted for new bus shelters. Should Council wish to proceed with these shelters (providing there is space available), the cost would be approx. \$3,000 per shelter.

"R.J. MCGHEE"
Mayor
"M.C. DAY"
City Commissioner



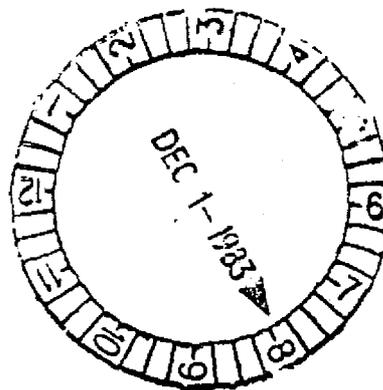
NO. 4

#1, 7428 - 49 AVENUE, RED DEER, ALBERTA T4P 1M2

PHONE: 343-0715

November 25, 1983

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



Attention: Mr. Stollings

Dear Sir:

RE: LOT 7, BLOCK 2, PLAN 762-0870, UNIT 5,
CDE PLAN 782-1697, ROLL # 33-1-0450

Please find enclosed our application for exemption from assessment and taxation of the above property.

In April of 1981, the City of Red Deer approved total exemption of Units 1 - 4, in November 1981 the Local Authorities Board granted exemption excluding the land because of concerns by their lawyer that the Units were registered under one Certificate of Title. We have resubmitted an application showing separate titles on Units 1 - 5 and have requested the exemption to now include the land.

The following information is supplied as per the application for exemption from assessment and taxation of Unit #5 - CDE - Plan 782-1697.

1. (a) Name - Cosmos Rehabilitation Society operating Cosmos Enterprises Vocational Training Centre, registered under the Societies Act as a charitable organization (Soc. N 50006839)
- (b) Municipality - Red Deer, Alberta
- (c) Address - #1 - 7428 - 49 Avenue, Red Deer, Alberta
- (d) Legal Description - N.W. 28-38-27-W4th
- (e) Value - \$114,000.00 Assessment - \$13,400.00
- (f) Purpose - To train and provide instruction and experience as required to promote competence in life skills, self-confidence, personal awareness and social responsibilities for the mentally and physically handicapped citizens of Red Deer and area.

- (g) Improvements - Cosmos occupies four bays (12,000 sq. ft.) and with the addition of Bay 5, we now occupy 16,000 sq. ft., the addition being used to instruct the trainees in the manufacture of sheetmetal components.
- (h) Income Source - Yearly grants from the Provincial Government in the amount of \$243,000.00, and sales of \$325,000.00 per year from the sale of woodwork and sheetmetal items.
- (i) Residences - There isn't any part of the facility used as a residence.

Other Information - Contract work supplied by local industry is the means through which jobs are created for the trainees. These contracts must be on an assembly line production and be fairly continuous in order that workers can be trained to do one or more of the various component parts of the task. Its through this program some trainees develop to the level where they can be placed in the community.

- 2. A copy of the 1982 - 1983 Financial Statement is enclosed.
- 3. A copy of the Certificate of Title for Unit #5 is enclosed.

If further information is required, please do not hesitate to call.

Yours truly

DIANE LEHR
Office Manager

DL/lf

Encls.

December 6, 1983

TO: CITY COUNCIL
 FROM: CITY ASSESSOR

Re: Lot 7, Block 2, Plan 762-0870, Unit 1-4 and 5,
 C.D.E. plan 782-1697, Roll #33-1-0450
Cosmos Enterprises

In reply to your letter of December 1, 1983, the following report is submitted by the Assessment Supervisor, Mr.D. Kruithof.

With reference to the application for tax exemption for Cosmos Enterprises, please be advised of the following breakdown:

Total land assessment for Units #1-5 inclusive	\$14,950.00
Total reduction in taxes if application for exemption approved	1,755.38
Total improvement assessment for Units #1-4 inclusive exempt from assessment and taxation since November 1, 1981	55,010.00
Total taxes for same	6,459.10
Assessed value of the improvements for Unit #5	10,400.00
Reduction in taxes for same if approved by Council	1,221.13
Total exemption of taxes for land and improvements for Units #1-5 inclusive	\$9,435.61

Respectfully submitted

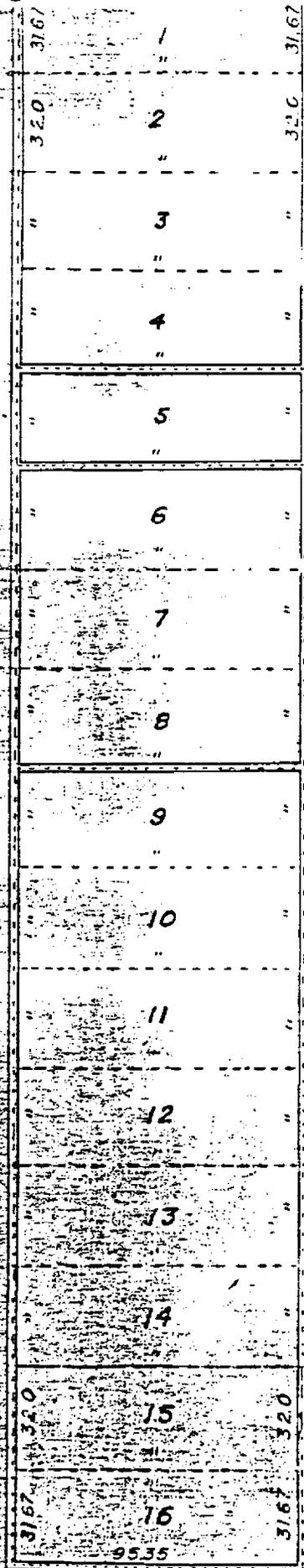
D. J. Wilson, A.M.A.A.

Commissioners' Comments

Recommend Council support the request for total exemption as outlined in the Assessor's report.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner



Unit No.	Unit Factor	Area in sq. feet
1	618	3019
2	620	3051
3	"	"
4	"	"
5	"	"
6	"	"
7	"	"
8	"	"
9	"	"
10	"	"
11	"	"
12	"	"
13	"	"
14	"	"
15	"	"
16	618	3019

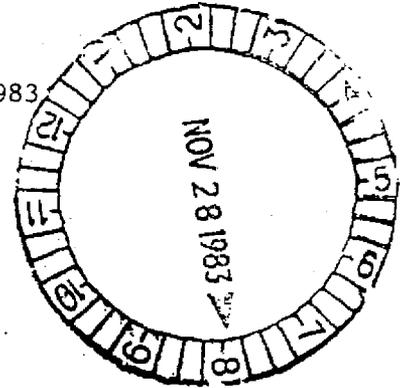
10,000 48,752

MacKenzie Oslund Payne Corp. Ltd.
Engineering, Planning & Development

47.

NO. 5

November 3, 1983



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

ATTENTION: City Clerk

Dear Sir:

Please accept this as a request that the City take the appropriate steps to extend services and access to that part of the N.E. 1/4 Sec. 32-38-27-4 which is bounded on the north by Highway 11; in the west by the C.P.R. right of way and on the east by the old 7-11 drive-in theatre. The noted property is presently owned by MacKenzie, Oslund, Payne Corp. Ltd. and comprises approximately 47 acres.

The property is presently designated as residential under an existing area structure plan and it is the intention of the owners to commence development as soon as possible. Several queries have been received from builders concerning lots in the area and therefore the reason for proceeding. It has also been expressed that smaller lots in this area at a reasonable price are desired.

In order to develop the noted property it will be necessary for the City to extend services to the property. This can be done by various methods.

Method one is to acquire the area required for the major collector road through the Koper property, through the Ming property and possibly through the MacKenzie, Oslund, Payne Corp. Ltd. property. The major collector road could then be constructed as a road plan thereby giving title to the City for said right-of-way.

A letter from Koper Developments is on file stating that they will grant the required area across their property. To date all efforts to acquire the necessary area across the Ming

... 2

~~4821 - 48th Avenue
Red Deer, Alberta, T4N 3T2
Telephone 346-5796~~

~~11611 - 46th Avenue
Edmonton, Alberta, T6H 0A6
Telephone 435-9403~~

~~441 - Law Centre
111 Street & 88 Avenue
Edmonton, Alberta T6G 2H5~~

Page 2
November 3, 1983

property have been unsuccessful. The area required across the MacKenzie, Oslund, Payne Corp. Ltd. property will be dedicated or granted to the City as required.

The major advantage to this method is that it will encourage orderly and progressive development and servicing will follow the proposed pattern as established by the City Engineering Department. Original cost outlays will be high, but the cost of installing the water, sanitary sewer and storm sewer main extensions can be financed by A.H.M.C. whereby their costs will be recovered as an offsite levy as development takes place. Details of this program are available from A.H.M.C. and are enclosed with this presentation.

The second method of servicing would be to gain access to the property from Gaetz Avenue and following south of and adjacent to the old 7-11 drive-in property. This entails acquiring a road right-of-way across property owned by two separate parties. The property adjacent to Gaetz Avenue is owned by a numbered company and efforts to obtain agreement to provide the right-of-way across that property have been unsuccessful. The second property owner is the Ming Group and as stated before efforts to obtain agreement have been unsuccessful.

Services such as water; sanitary sewer and storm sewer would be extended under Gaetz avenue to service the noted property and some savings may be realized due to the decreased depth of sewer lines required and the lesser length to be installed to get to the property. The mains as under method one, could be paid for by offsite levy. The construction of the road would be paid for by the City and fully recovered as development of the 47 acres progressed. The maximum anticipated recovery period is five years.

Method number three would be to grant temporary access for traffic to the Sylvan Lake Highway and provide services to the property either from the south across the Koper and Ming property or from the east via the highway commercial parcel and the Ming Property. This method involves the least outlay by the City for the extension of services and access. Easements would still be required to accommodate the extension of services but it is anticipated that these would cost far less than the full purchase of land for roadways.

Over the years the pattern of development for the City has been to provide residential property in both the S.E. and N.W. portions of the City. Very recently almost all of the serviced land available in north Red Deer has been sold and developed while

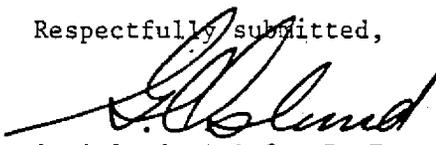
Page 3
November 3, 1983

new subdivisions are still being created in the south east sector. This gives the home buyer very little selection and we respectfully submit that a more healthy situation would exist if a choice were available. We have had queries from some of the major builders in the City regarding if and when we would have residential lots available for sale.

In view of the scarcity of lots in north Red Deer and the expressions of interest which have been received we are anxious to proceed with definite plans of development with a view to having lots for sale as early in 1984 as is reasonably possible. If approval is received to proceed with the proposed servicing extensions it would still take until March or April before completed and approved development plans could be ready. This would put the first available housing in the area into the late summer or fall season.

We are most anxious that steps be taken to proceed with the requested extensions and feel that a development in north Red Deer at this time will spark further development which will prove beneficial to the future development and prosperity of the City of Red Deer.

Respectfully submitted,



G. Oslund, A.L.S., P. Eng.

per MACKENZIE, OSLUND, PAYNE CORP. LTD.

GO/gp

November 29, 1983

TO: CITY CLERK

FROM: CITY TREASURER

RE: CORRESPONDENCE FROM MACKENZIE, OSLAND PAYNE CORP. LTD.

It is difficult to comment on the above without information from the other departments.

If I recall properly, to service the parcel would require a sizeable investment by the City because it would not be an orderly method of development. It would mean "leap-frogging" some areas that would not be developed. This would mean the City would have to make a sizeable investment that could take many years to recover.

In addition to the problem of investment, it appears the developer would want to pay for some of the servicing cost only as he sells property. The City's normal practice has been to have the developer fund the servicing costs in full before development proceeds.

As you are aware, the City presently has a sizeable investment in subdivisions. It cannot afford to increase this investment at the present time. The City will have to consider this proposal carefully taking into consideration any investment the City would have to make that would not be immediately recoverable.

When more information is available from the departments and the developer about costs and proposed financing by the developer, I will be able to comment further.



A. Wilcock, B. Comm., C.A.
City Treasurer

AW/jm

RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE

RED DEER, ALBERTA, CANADA T4R 1M9

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

51.
TELEPHONE: (403) 343-3394

Your File No.

December 1st, 1983

Our File No.

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

Dear Sir:

Re: Correspondence From
MacKenzie, Oslund, Payne Corp. Ltd.

1. The City Council, at their meeting of July 10th, 1979, approved N.W. Sector Area Structure Plan, and it was slightly amended on March 30th, 1981. The structure plan generally outlines the land use, main road pattern, and the location of schools and recreation areas. The N.W. Sector Area Structure Plan covers an area of 285 hectares (704 acres) of land located west of Gaetz Avenue, south of Highway 11, and east of Highway 2.

The land holding of Mr. Oslund and company form part of the N.W. Sector Area Structure Plan.

2. The City Council, at their meeting of May 12th, 1980, considered an outline plan submitted by Mr. Oslund on behalf of a number of property owners for the development of some 87 hectares (215 acres) of land including Mr. Oslund's holding of 47 acres.

The plan was generally acceptable with some modification and recommended to City Council to approve the plan in principle subject to the condition that the applicant work closely with the administration to overcome the areas of concern.

The following resolution was passed by the City Council at that meeting:

"RESOLVED that Council of the City of Red Deer having considered correspondence dated April 18th, 1980 from L.R. Olson of Snell & Oslund Surveys (1979) Ltd. and proposed overall plan for the northeast quarter of Section 32/38/27/4, hereby approve the plan in principle, subject to satisfactory resolution of the concerns of the administration as outlined and as presented to Council May 12th, 1980."

... /2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE
TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLER—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE
VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE
VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GAOSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—COUNTY OF LACOMBE No. 14
COUNTY OF MOUNTAIN VIEW No. 17 —COUNTY OF PAINTEARTH No. 18 —COUNTY OF RED DEER No. 23 —COUNTY OF STETTLER No. 6 —IMPROVEMENT DISTRICT No. 10

3. In response to the request by Mr. Oslund and company for the extension of utilities to the site, the City Council, at their meeting of April 27th, 1981 passed the following resolution:

"RESOLVED that Council of The City of Red Deer having considered correspondence from MacKenzie, Oslund, Payne Corporation re: Servicing of part of the northeast quarter of 32/38/27/4, hereby agree that this matter be referred to the Planning Commission and City Engineer who, with the assistance of the City Assessor, shall attempt to obtain necessary easements or rights-of-way to service the development in question.

Council further agree that the above named persons meet with the developer to further discuss the servicing patterns and that a further report, including anticipated timing and acquisition of necessary rights-of-way, be brought back to Council for their consideration."

Further discussion took place with the applicant regarding securing a right-of-way for the extension of utilities and roads to the site. It was generally agreed that the applicant should approach the other two property owners in order to obtain the required right-of-way.

4. In the letter now being considered by the City Council, the applicant mentioned that he is unable to obtain the necessary right-of-way and suggested three methods to be considered by the City Council. The applicant also submitted a plan for development of his land holdings of approximately 47 acres. Our comments relating to the plan, the City Engineering and Land Department will comment on the servicing methods outlined by the applicant and right-of-way acquisition.

The plan submitted is primarily for residential use. There are a number of lots shown which is assumed to be utilized for single duplex or four-plex units. The plan indicates one multiple family area, one multiple or commercial, and one multiple or industrial parcel. It would appear that one multiple family site is located on the site of the proposed K to 9 school. This is a departure from the previous plan and should be reconsidered by the applicant. There are also other changes in the plan but on the whole it follows the previous plan.

The area west of the site is parallel to the railway track, and if the railway is not relocated, some revision is necessary in the plan. The outline plan is generally acceptable to this section subject to some modifications in the design, availability of services, and required right-of-way to develop the area.

Yours truly,



D. Rouhi, M.C.I.P.
SENIOR PLANNER
CITY PLANNING SECTION

c.c. - City Engineer
- Development Officer
- City Treasurer
- City Assessor

DR/vl

Att'd.

H W A Y N O . 11

55.

N o . 2A

EDGAR CLOSE

Subject Property

32

H I G H W A Y P R O V I N C I A L

81 ST.

80 ST.

79 ST.

78A ST.

78A ST. CLC

78 ST.

77 ST.

76 ST.

74 ST.

64 AVENUE

64 AVENUE

59 AVE.

KENNEDY DRIVE

KENTWOOD DR.

C. P. R.

77 STREET

77 STREET

77 STREET

76 STREET

GRIMSON ST.

GISH ST.

GREGSON CR.

DRIVE

November 29, 1983

TO: R. STOLLINGS
FROM: D. WILSON

RE: Pt. N.E. 32-38-27-4

In reply to your letter of November 28, 1983, and the MacKenzie, Oslund, Payne Corp. Ltd. letter of November 3, 1983, may I confirm Mr. Oslund's comments respecting the Ming land as it would apply to our 1981 and 1982 joint discussions with Mr. Ming.

To give City Council some guidance as to the approximate cost of land acquisition from the Ming property, a verbal figure of \$250,000.00 for 5 acres was given in late 1981. We have no current figures since that time as the City has not been involved with any of the applicant's negotiations respecting same.


D.J. WILSON,
City Assessor

DJW/gr

c.c. A. Wilcock
B. Jeffers
D. Rouhi

November 28, 1983

TO: City Clerk
FROM: City Engineer
RE: Servicing Kentwood Park
E ½ 32-38-27-4
MacKenzie, Oslund, Payne Corporation Ltd.

The servicing of this area has been the subject of detailed review over the past two (2) years. City Council instructed the Engineering Department to prepare a servicing feasibility study in November of 1981. The report was completed in January 1982 but was not forwarded to Council at the request of Mr. Gil Oslund, P. Eng.. A copy of the report is attached hereto. In addition, we have updated the projected servicing costs and attached them to this report.

Our comments remain essentially the same as in our report dated January 1982. The main items of concern are as follows:

1. Based on a survey concluded in late 1981, Mr. Oslund and Koper Developments were the only two (2) groups interested in development. Since that time only Mr. Oslund has shown a continued interest in development.

2. Extension of services to the land owned by MacKenzie, Oslund, Payne Corporation would require large capital outlays on the part of the City and is, therefore, not recommended. The Revolving Trunk Program is simply an alternative method of financing of sewer and water services. It would still involve a commitment of funds on the part of the City as outlined in the attached brochure. The program is not applicable to road construction and may not be applicable to utility extensions as the utilities are not trunks based on the Offsite Levies Bylaw.

The utilities are, rather, main extensions from trunks and will have to be paid for, at least in part if not all, by the Developer, in addition to the offsite levy for trunks. We have attached a brochure regarding the Revolving Trunk Servicing Program.

3. Leapfrogging with municipal services can be a very expensive procedure due to the high carrying costs and potential lengthy recovery period for expenditures. It is certainly preferable to see sequential development. In this case there is no apparent interest.

4. Another alternative available would be for the Developer to "front end" the costs. It is doubtful that he would choose to do so because of the same reasons that the City is reluctant to extend services as noted in point #3.

5. The approximate costs to bring municipal improvements to the boundary of Mr. Oslund's property are as follows:

Method 1 (Alternate A)

Land acquisition for 52 Avenue, 78 A Street and Kentwood Drive (53 Avenue) 1.781 ha at \$123,500/ha =	\$ 219,830
Construct sanitary and storm in common trench in 52 Avenue, 78 A Street and Kentwood Drive	\$ 481,300 ✓
Construct water main in Kentwood Drive	\$ 52,500 ✓
Construct water main, sanitary and storm sewer in Kentwood Drive for Bonn Developments and Koper sites prior to paving	\$ 34,000 ✓
Construct Kentwood Drive from 77 Street to south property line MacKenzie, Oslund and Payne parcel	<u>\$1,001,200</u>
TOTAL ALTERNATE A	\$1,788,830

Method 2 (Alternate B)

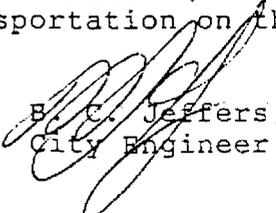
Land acquisition for 80 Street right-of-way 0.68 ha at \$123,500/ha =	\$ 83,980
Land acquisition for storm right- of-way (52 Avenue, 78 A Street and Kentwood Drive) 1.781 ha at \$123,500/ha =	\$ 219,830

Construct sanitary main on 81 Street alignment (register as utility lot or easement) (to be oversized to 600 mm) 600 mm	\$ 75,700
Construct water main in west Gaetz Avenue service road and 80 Street	\$ 72,300
Construct storm in 52 Avenue, 78 A Street and Kentwood Drive	\$ 388,700
Construct 80 Street	<u>\$ 129,200</u>
TOTAL ALTERNATE B	\$ 969,710
<u>Method 3 (Alternate C)</u>	
Utility cost same as Alternate B	\$ 840,510
Widen Highway #11 to accommodate left turns as per RTAC D.9.3d	<u>\$ 196,600</u>
TOTAL ALTERNATE C	\$1,037,110

We would emphasize that these estimates are very preliminary in nature.

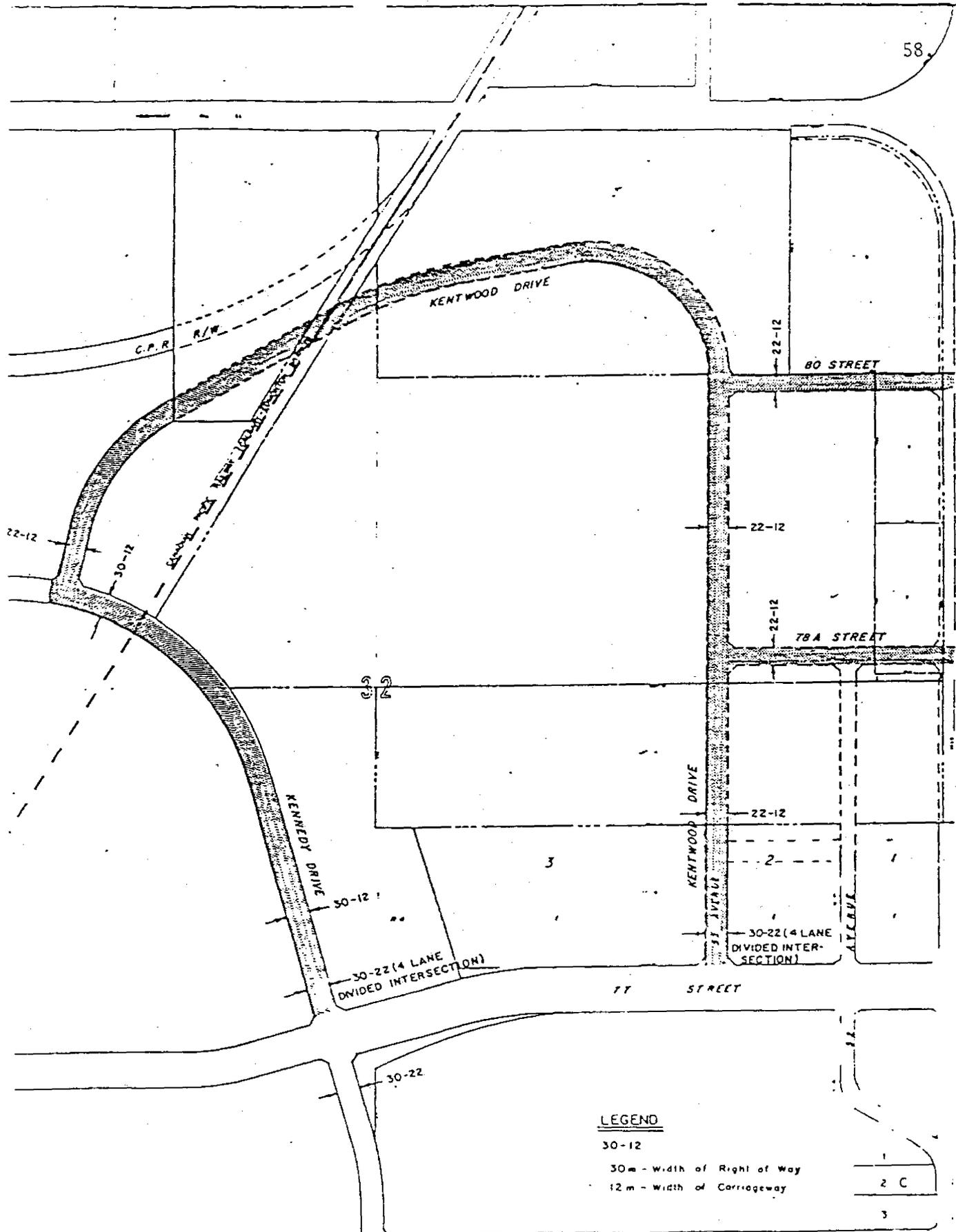
The immediate recovery from this property would be in the order of \$390,000. This is assuming the Developer pays the offsite and other applicable charges for the entire forty-seven (47) acres. It is our understanding that the Developer intends to develop only five (5) or so acres and wishes to pay only as he develops. If this is the case then the recoveries are that much less.

With respect to Alternate C involving access from Highway #11, it is unlikely that Alberta Transportation would approve an intersection in such close proximity to a future C.P.R. rail overpass and the major intersection of Highway #11 and Highway #2A. Highway #11 is outside the City limits and under the jurisdiction of Alberta Transportation. Should the Province consider such an intersection either temporary or permanent, they will likely require improvements to Highway #11 consisting of extended tapers and left turn lanes. The cost of constructing what we believe may be their minimum requirements is included in Method 3 (Alternate C). We have requested a response from Alberta Transportation on this matter.


E. C. Jeffers, P. Eng.
City Engineer

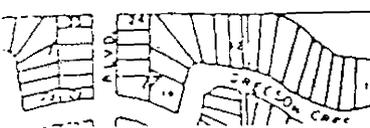
RKP/KGH/BCJ/emg
attach
cc - RDRPC

MAIN ACCESS ROADS



LEGEND

- 30-12
- 30m - Width of Right of Way
- 12m - Width of Carriageway



23A
01 5
01 2
01 20
01
10D
10E
78A
10C
6
1
2 C
3
15
2

January 22, 1982

TO: City Clerk
FROM: City Engineer
RE: Servicing Kentwood Park
E ¼ 32 - 38 - 27 - 4
MacKenzie, Oslund, Payne Corporation Ltd.

As you may be aware, City Council instructed the Engineering Department to proceed with a servicing study in accordance with the following resolution:

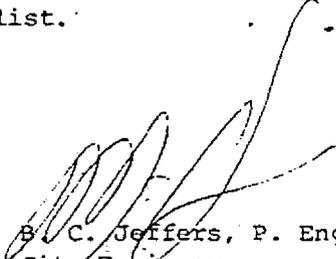
"RESOLVED that Council of the City of Red Deer having considered correspondence from MacKenzie, Oslund, Payne Corporation regarding servicing of part of the northeast quarter of 32 - 38 - 27 - 4, hereby agree that this matter be referred to the Planning Commission and City Engineer who, with the assistance of the City Assessor, shall attempt to obtain necessary easements or right of ways to service the development in question.

Council further agreed that the above named persons meet with the developer to further discuss the servicing patterns and that a further report; including anticipated timing and acquisitions of necessary right of ways, be brought back to Council for their consideration."

A servicing report (copy attached) was prepared by the Engineering Department and forwarded to all landowners. As of this date, only one (1) reply has been received and we must therefore assume that the majority of owners are not interested in development at this time. In addition to the response from Mr. Oslund, Koper Developments have indicated that they will be proceeding with their development. Koper's land holdings are immediately adjacent to existing services and as such it is a natural extension that does not require significant expenditures on the City's part. Extension of services to the land owned by MacKenzie, Oslund, Payne Corporation Ltd. would require large capital outlays on the part of the City and is therefore not recommended. Should the developer wish to proceed then, it should be on the basis that all "front ending" costs be borne by the developer. In return the City would grant the developer an "endeavour" to assist wherein the City would attempt (but not guarantee) to collect and repay a proportionate share of these costs to the developer as adjacent developments come onstream.

A major impasse to the extension of services at the present time is that a portion of the land controlled by the Ming family is required for right of ways. The City will be able to acquire this land at no cost under provisions of the Planning and Municipal Government Acts when the land is developed or subdivided. Consequently, the Engineering Department cannot support acquiring this land at \$50,000/acre. The minimum required expenditure for land acquisition is \$175,000.

In addition to the \$175,000 in land costs, expenditures of approximately \$1,220,000 would be required. If the cost sharing formula as proposed in the servicing report is adopted, recoveries from Koper and Oslund would total \$830,000. Offsite levies from Oslund would total \$390,000 approximately, which would create a \$300,000 expenditure for the City. The \$175,000 expenditure for land acquisition is not readily recoverable, however, the Land Department and/or the City Solicitor may be able to comment further on this matter. The only argument in support of development at this time is to provide additional lots in north Red Deer to balance the present thrust in south east Red Deer. This is a relatively weak argument in that lots are presently available in the T. McRee subdivision, Koper will be proceeding with a forty (40) acre subdivision in the spring, Celebrity Investments will be proceeding with a minimum of ten (10) acres and Springer will be developing one hundred and ten (110) townhouse units. The Planning and or Land Department could likely add to this list.



B. C. Jeffers, P. Eng.
City Engineer

RKP/emg
cc - City Treasurer
cc - RDRPC
cc - City Assessor
cc - E. L. & P. Supt
cc - Recreation Director
attach

THE CITY OF RED DEER

61.



Office of
CITY ENGINEER

P.O. BOX 5008
RED DEER, ALBERTA
T4N 3T4
TELEPHONE 347-4421

November 27, 1981

Dear Sir:

RE: Servicing Costs - Kentwood Park
E ½ 32 - 38 - 27 - 4
City of Red Deer

The attached report has been prepared for the information of all property owners/developers having an interest in land holdings in the E ½ 32 - 38 - 27 - 4 as requested by Council in the following resolution.

"RESOLVED that Council of the City of Red Deer having considered correspondence from MacKenzie, Oslund, Payne Corporation regarding servicing of part of the northeast quarter of 32 - 38 - 27 - 4, hereby agree that this matter be referred to the Planning Commission and City Engineer who, with the assistance of the City Assessor, shall attempt to obtain necessary easements or right of ways to service the development in question.

Council further agreed that the above named persons meet with the developer to further discuss the servicing patterns and that a further report, including anticipated timing and acquisitions of necessary right of ways, be brought back to Council for their consideration."

A number of alternate routes for the various utilities were examined. The alignments shown on the attached plan were determined to be the most economical. All costs quoted are in 1981 dollars and are preliminary at this time. Detailed costs will be determined upon the completion of a design based on a soils report and actual ground information if the project is to proceed.

The Engineering Department has calculated approximate costs to extend

municipal services consisting of paved roads, sanitary sewers, watermains and storm sewers as shown on the attached plans. As right of ways for utility construction would form part of the thirty percent (30%) land dedication for transportation routes as stated in the Municipal Planning Act, no cost for land acquisition has been incorporated in the table of costs attached hereto. Preliminary discussions with Mr. J. Ming indicate that the owners of the seventy-five (75) acre parcel are not interested in development at this time and the required right of ways need be purchased. The cost of the right of ways would add an additional \$350,000.00 to \$400,000.00 to development costs and the City administration will be recommending that the right of ways not be purchased.

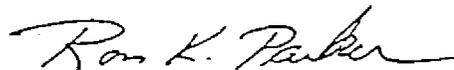
Regardless of the apparent impasse the Engineering Department requests that the owners review the approximate costs and advise the undersigned in writing with respect to the following.

1. What is your preferred schedule for development? ie. immediate, two (2) to three (3) years?
2. Assuming a majority of the owners are in favor of immediate development, are you prepared to commit your firm to a development schedule complete with a letter of credit to cover detailed design costs, construction costs, etc.. (Development agreements would be negotiated simultaneously).

The logical sequence of development is that utilities and roadways be constructed through the Koper property by way of a development agreement. If, however, sufficient interest and financial commitment is expressed as a result of this report, the City may, subject to Council approval, design and tender the complete utility and road works as shown on the attached plans. Developers would then be required to install the balance of the municipal services on their own lands.

It is imperative to note that costs are preliminary only. E. L. & P. charges have not been included. We look forward to your reply by December 21, 1981 and will assume that no reply is indicative of a lack of interest in development at this time.

Yours truly,



Ron K. Parker, P. Eng.
Assistant City Engineer
Sewer & Water

SS/RKP/emg
attach

TABLE I OFFSITE CHARGES

Major Thoroughfare	\$3,450/acre
Sanitary	\$1,200/acre
Storm	\$3,000/acre
Water	\$ 600/acre
Total Offsite Charge	\$8,250/acre

MacKenzie, Oslund, Payne Corporation	46.93 acre	\$ 387,173.00
Treherne Development Corporation	16.75 acre	\$ 138,188.00
J. Bergman c/o Jack's Mens Wear (Song Mah Ming)	102.74 acre	\$ 847,605.00
229263 Alberta Ltd.	5.00 acre	\$ 41,250.00
229266 Alberta Ltd.	5.00 acre	\$ 41,250.00
Frank & Rosalie Kuhnen	39.49 acre	\$ 325,793.00
Celebrity Investments Ltd.	18.30 acre ⁺	\$ 150,975.00
Bonn Developments	18.17 acre	\$ 149,903.00
Georma Investments Ltd.	7.56 acre	<u>\$ 62,370.00</u>
		\$2,144,507.00

TABLE 2 ROAD COSTS

Total Cost of Construction	\$1,710,200.00	+
Total Area Served	266.44 acres	-
Cost per acre	\$6,420.00	+
MacKenzie, Oslund, Payne Corporation	47.0 acre	\$ 301,700 +
Treherne Development Corporation	16.8 acre	\$ 107,900 +
J. Bergman	88.8 acre	\$ 570,000 +
	17.1 acre (50%)	\$ 55,000 -
F. & R. Kuhnen	37.9 acre	\$ 243,000 +
Bonn Developments	18.2 acre	\$ 117,000 +
Georma Investments Ltd.	7.6 acre	\$ 49,000 +
Celebrity Investments	18.3 acre (50%)	\$ 59,000 +

TABLE 6 SUMMARY OF COSTS TO EACH OWNER/DEVELOPER

1. MacKenzie, Oslund, Payne Corporation	
a) Offsite Charges	\$ 387,173
b) Road Construction	\$ 301,700 +
c) Water Main	\$ 31,000 +
d) Sanitary Main	\$ 25,000 +
e) Storm Main	\$ 97,000 +
TOTAL	\$ 841,873
2. Treherne Development Corporation	
a) Offsite Charges	\$ 138,188
b) Road Construction	\$ 107,900 +
c) Water Main	\$ 11,000 +
d) Sanitary Main	\$ 11,000 +
e) Storm Main	\$ 35,000 +
TOTAL	\$ 303,088
3. J. Bergman c/o Jack's Mens Wear (Song Mah Ming)	
a) Offsite Charges	\$ 847,605
b) Road Construction	\$ 625,000 +
c) Water Main	\$ 58,000 +
d) Sanitary Main	\$ 58,000 +
e) Storm Main	\$ 184,000 +
TOTAL	\$ 1,772,605
4. 229263 Alberta Ltd.	
a) Offsite Charges	\$ 41,250
b) Road Construction	\$ N/A
c) Water Main	\$ 4,000 +
d) Sanitary Main	\$ 4,000 +
e) Storm Main	\$ 10,000 +
TOTAL	\$ 59,250
5. 229266 Alberta Ltd.	
a) Offsite Charges	\$ 41,250
b) Road Construction	\$ N/A
c) Water Main	\$ 4,000 +
d) Sanitary Main	\$ 4,000 +
e) Storm Main	\$ 10,000 +
TOTAL	\$ 59,250

G. Frank & Rosalie Kuhn (Koper Developments Ltd.)

a) Offsite Charges	\$ 325,793
b) Road Construction	\$ 243,000 +
c) Water Main	\$ 25,000 +
d) Sanitary Main	\$ 25,000 +
e) Storm Main	\$ 79,000 +
TOTAL	\$ 697,793

7. Celebrity Investments Ltd.

a) Offsite Charges	\$ 150,975
b) Road Construction	\$ 59,000
c) Water Main	\$ N/A
d) Sanitary Main	\$ N/A
e) Storm Main	\$ N/A
TOTAL	\$ 209,975

8. Bonn Developments Ltd.

a) Offsite Charges	\$ 149,903
b) Road Construction	\$ 117,000 +
c) Water Main	\$ N/A
d) Sanitary Main	\$ N/A
e) Storm Main	\$ N/A
TOTAL	\$ 266,903

9. Georma Investments Ltd.

a) Offsite Charges	\$ 62,370
b) Road Construction	\$ 49,000 +
c) Water Main	\$ N/A
d) Sanitary Main	\$ N/A
e) Storm Main	\$ N/A
TOTAL	\$ 111,370

NOTE: (1) N/A - indicates that the municipal service shown on the attached plans are not chargeable as the main extensions and roadways for these parcels are not included in this design package. Additional costs will be attributable to these parcels based on main extensions adjacent to their respective properties.

(2) OFFSITE - applicable in 1981 only.

Commissioners' Comments

As can be seen from the attached administrative reports, Council has considered this issue on a number of occasions in an attempt to resolve the several problems associated with this development. This consideration culminated in a request for a report on servicing the development in November of 1981. This report was not presented to Council at the request of the applicant to enable some other alternatives to be explored. The applicant is now requesting the City to extend services to this parcel so that development may proceed.

In simple terms the problem associated with developing this land is that the City must leapfrog two other parcels of land in order to get services to the subject property. When this occurs someone must front end the costs of running the services through these undeveloped parcels until such time as they are developed and the costs of these services can be recovered.

The applicant has proposed three alternative methods of servicing the parcel, which have been studied by the City Engineer, and the applicant has also proposed a method of financing these alternatives through the A.H.M.C. Revolving Trunk Servicing Program.

Our estimate of cost of those three alternatives is:

1. \$1,788,830
2. \$ 969,710
3. \$1,037,110

These estimates are order of magnitude figures only at this stage with an accuracy of $\pm 25\%$.

It is our opinion that none of these costs would be eligible for funding under the A.H.M.C. program because they are technically not trunks. However, even if they were eligible, the City must act as guarantor, the funding would be financed (including A.H.M.C. administration charges) at between 14% and 15%, and the City would be required to repay this funding in 10 years if development failed to take place.

In the event that these services were eligible for A.H.M.C. funding, there would still be front end costs to be borne as follows:

	Total Cost	Funded by AHMC	Still to be Funded
1.	\$1,788,830	\$ 567,800	\$1,221,030
2.	969,710	536,700	433,010
3.	1,037,110	536,700	500,400

It is the applicant's request that the City front end these costs, less whatever recoveries we would get from his development. This would amount to \$390,000 if he paid the offsite levies for his full 47 acres. However, he is only proposing to pay offsite levies applicable to approximately 5 acres (i.e. approximately 10%) in the short run.

Council should note in looking at the above figures that alternatives 2 & 3 are not cheaper ways of servicing this land than that proposed in the overall design for servicing (alternate 1), but are rather means of deferring some of the expenditures in the short run, with such expenditures having to be made when the two intervening parcels are developed. In the long run, Alt. #1 is still the cheapest solution.

Council should also note that the above figures include the cost of purchasing land where appropriate to gain access to the applicant's parcel. If orderly sequential development were to take place these costs would not be incurred because the intervening developments would be required to provide the necessary land for roads and services as they developed.

In view of the foregoing, and our current substantial investment in subdivisions, we could not support the applicant's request. The only way we could support a request for development is if the applicant were to front end the costs with an "endeavor to assist" clause for him to recover these funds as the intervening parcel developed.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

CHAPMAN & COMPANY

Barristers, Solicitors, Notaries

69.

NO. 6

208 PROFESSIONAL BUILDING
4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5

TELEPHONE (403) 346-6603
TWX 810-841-5584

THOMAS H. CHAPMAN, B.A., LL.B.
DONALD J. SIMPSON, B.A., LL.B.
T. KENT CHAPMAN, B.A., LL.B.

YOUR FILE.....
11,968
OUR FILE.....

December 6, 1983

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

Attention: Bob Stollings

Dear Sir:

Re: Proposed amendments - Charter of Piper Creek Lodge Foundation

Please be advised that our office has been contacted by the Piper Creek Lodge Foundation with respect to the possibility of amending the Charter of the Foundation in order to conform with present requirements. Since any changes to the Charter will require the approval of both the Alberta Housing Corporation and the City of Red Deer, I have also been asked to outline for you the nature of the proposed changes and the reasons for them.

The Twilight Lodge Foundation was originally established in 1960 by means of an Order in Council passed under the authority of the Homes for the Aged Act. That legislation appears to have contemplated the operation of a relatively simple senior citizens residence. Under the terms of the original Order in Council and the Master Agreement signed between the Department of Housing and the City of Red Deer, it was the intention that the Foundation would be run by a board consisting of three aldermanic representatives. It was also contemplated that those persons would select from among their number a Board of Management to oversee the day to day operations of the Lodge.

Over the course of the past 23 years, it appears as though the experience of running the Lodge has demonstrated a need for changes in the manner in which the Lodge is run. It is now apparent that a full-time professionally qualified administrator is needed to supervise all of the day to day operations of the Lodge and a Board of Management that meets occasionally is simply not adequate. In addition, there have been for a number of years volunteer members of the Board of Directors of the Foundation who have assisted in developing policy to govern the operation of the Lodge. These people provide valuable

support to the operation of the Foundation since they are able to bring special skills and qualifications to the Board and in addition are able to provide some continuity in Board policy when the aldermanic representatives change following each municipal election.

The Foundation is therefore of the opinion that changes should be made to the Foundation Charter and the Master Agreement between the City of Red Deer and Alberta Housing Corporation in order to reflect the current needs of the Foundation in two main areas, namely to provide legislative authority for the appointment of volunteer members of the Board of Directors and to provide direct authority for an administrator to be hired instead of a Board of Management. Enclosed are copies of the types of amendment which it is suggested might be approved in order to achieve this objective.

Please note that the enclosed material is in first draft form only and the final form of the proposed amendments will only be achieved following discussion with the Alberta Housing Corporation. City Council should consider whether or not it agrees that any changes to the Foundation Charter are appropriate and whether the proposed amendments are suitable to City Council. In this regard, Mr. Chapman has indicated that the provision for three non-aldermanic representatives might be excessive since it could lead to a situation where the volunteer members of the Board could outvote the aldermanic representatives and therefore a position in which control over public funds would ultimately rest with persons not accountable to the tax payers.

Yours truly,



D. P. SIMPSON
DS/hlm
encl.

CHARTER AMENDMENTS

1. Paragraph 9(1) is hereby deleted and replaced with new paragraph 9(1) as follows:

"The Board of Directors of the Foundation shall consist of a minimum of three and maximum of six persons, three of which shall be Councillors appointed by the City of Red Deer for a three year term commencing as soon as convenient after the municipal elections. The City of Red Deer may appoint up to three additional persons as volunteer representatives of the community. Volunteer members may be appointed upon the initial implementation of the Order in Council effecting this change for a term to expire on a date one year after the appointment of the Council members. Thereafter, the City of Red Deer may appoint volunteer members to hold office for a term of three years."

2. Paragraph 10(1)(g) is hereby amended by adding the following words at the beginning of the paragraph:

"Where applicable, ..."

3. Paragraph 10(1)(j) is hereby added as follows:

"Prescribing the method of negotiating the terms of a collective agreement with any unionized employees."

4. Paragraphs 16 and 17 are deleted and new paragraph 16 is added as follows:

"The Board of Directors shall, subject to the regulations, appoint an Administrator for the Foundation and may delegate to such Administrator such powers, duties and functions as the Board may consider advisable for the ordinary day to day management of the Foundation."

THIS AGREEMENT made this day of , A.D. 1983.

BETWEEN:

THE CITY OF RED DEER
(hereinafter called "the City")

OF THE FIRST PART

- and -

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA,
herein represented by the Minister of Housing
(hereinafter called "the Minister")

OF THE SECOND PART

WHEREAS an agreement dated the 18th day of September, 1959 was entered into between the parties hereto pursuant to the provisions of the Homes for the Aged Act;

AND WHEREAS the Senior Citizen's Housing Act, R.S.A. 1980, c. S-13, has now been passed to replace the Homes for the Aged Act;

AND WHEREAS the Foundation established thereunder has been renamed "The Piper Creek Lodge Foundation";

AND WHEREAS it has become desirable to amend the powers of the Foundation so as to reflect current needs;

NOW THEREFORE IN CONSIDERATION of the foregoing recitals and in consideration of the ongoing cooperation between the parties hereto in respect of senior citizens housing in the City, the parties hereto agree as follows:

1. Notwithstanding the provisions of paragraph 6 of the original agreement, it is agreed that the Board of Directors of the Foundation shall consist of up to six

persons, three of whom are members of the Municipal Council of the City and the others of whom may be volunteer members appointed from the public at large. The City agrees to nominate from time to time, as may be required, members of its Municipal Council to serve as Directors of the Foundation.

2. Appendix A to the master agreement is hereby amended as follows:

a) Paragraph 6 is renumbered paragraph 6(a) and is amended by adding at the beginning of the paragraph the words "Where applicable,".

b) New paragraph 6(b) is added as follows:

"Where applicable, the Board of Directors may negotiate the terms of a collective agreement with any union representing employees of the Foundation."

c) Paragraphs 8 and 9 are deleted and replaced with new paragraph 8 as follows:

"The Board of Directors shall, subject to the regulations, appoint an Administrator for the Foundation and may delegate to such Administrator such powers, duties and functions as they consider advisable for the ordinary day to day management of the foundation but such delegated power shall not include the power to fix salary scales, or the power to make regulations governing the right of residence in the home."

SIGNED by the Minister of
Housing in the presence of:

Witness

) HER MAJESTY THE QUEEN IN
) RIGHT OF ALBERTA

) Per: _____
) Minister of Housing

THE CITY OF RED DEER

Per: _____

Per: _____

Commissioners' Comments

We assume the three aldermanic representatives appointed as the Board will elaborate on the requested changes at the Council meeting.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

Public Utilities Board
Alberta

76.

NO. 7

11th Floor
Manulife House
10055 - 106 Street
Edmonton, Alberta T5J 2Y2

File No.: E3.4.89-61

November 25, 1983

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

Attention: R. Stollings
City Clerk

RE: AGT'S 1983 REVISED GENERAL RATE APPLICATION
(THE APPLICATION) DATED JUNE 17, 1983

Dear Sir:

This letter is to acknowledge receipt of your letter, dated November 3, 1983, which was forwarded to the Division assigned by the Board to hear the above matter, for their consideration.

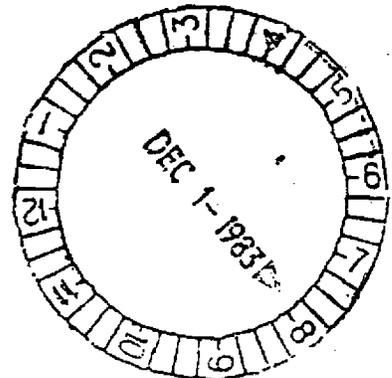
The determination of the Application is currently in progress and your concerns have been noted.

Yours truly,



A. P. Merani
Application Officer

/jc



THE CITY OF RED DEER



C5-1 77.

Office of:
CITY CLERK
342-8132

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

November 3, 1983.

Alberta Public Utilities Board
11th Floor,
10055 - 106 St.
EDMONTON, Alberta
T5J 2Y2

Dear Sirs: Re: A.G.T. Rate Applications

I am instructed by the Council of the City of Red Deer to advise that while the City of Red Deer did not prepare a formal intervention in the most recent A.G.T. application for rate increases, they wish to draw to the attention of the Public Utilities Board that they strongly object to the very high rate increases being granted by P.U.B. in this time of restraint.

We are given to understand that access charges for small business and municipalities have increased 96% from March 1982 to Sept. 1983 and 48% for residential service for the same time period. In the opinion of our Council these large rate increases are not acceptable when one considers the measures of restraint being forced upon the public and local municipalities by senior Governments.

Our Council request that the public position be given very careful consideration before granting any further rate increases to A.G.T.

Yours truly,

R. Stollings
City Clerk

RS/ds

c.c. Canadian Organization of Small Businesses
P.O. Box 973
Red Deer, Alberta
T4N 5H3

J. McPherson, M.L.A.

Commissioners' Comments

The above is in reply to a letter of concern which we forwarded on rising P.U.B. awards as previously directed by Council.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Office of the Mayor

79.



November 21, 1983

The Honorable Robert J. Bogle
Minister of Utilities and Telecommunications
403 Legislature Building
EDMONTON, Alberta
T5K 2B6

Dear Sir:

Re: Electrical Energy Rate Increases

Council of The City of Red Deer has requested that I express their deep concern regarding the excessive electrical power rate increases that are occurring.

The City of Red Deer purchases bulk power from TransAlta Utilities (TAU). During the past four years, and especially in 1983, the cost increases have been substantial. Added to these cost increases is the increase applied by the Provincial Electrical Energy Marketing Agency (EEMA), commencing in 1983.

In summary these increases have been:-

January 22, 1980	7.26%
October 19, 1981	15.8%
October 1, 1982	5.8%
February 1, 1983	15.0%
September 30, 1983	2.5% (EEMA)
October 1, 1983	13.8%
October 1, 1983	4.5% (2 month rider)

The following increases are anticipated for 1984:-

July 1, 1984	8.0%
September 1, 1983	2.5% (EEMA)

It is our understanding that TAU are seeking a 15% to 17% rate of return on their investment. It is the view of our Council that this is totally unrealistic in the present economic situation. The Provincial Government

. . . . 2

The Honorable Robert J. Bogle
November 21, 1983
Page 2

has implemented, as most municipalities, a program of restraint. If this program is to be effective and just, everyone should be obligated to function under similar conditions. This would include those in a monopolistic position.

The rate increases have a negative effect on our ability to attract new industry and maintain existing businesses. Needless to say, our City budgeting is more difficult as a result of these substantial cost increases.

Your review and comments would be appreciated by our Council.

Sincerely,

R.J. McGHEE
Mayor

RJM/dk

cc: The Honorable Peter Lougheed
Mr. J. McPherson, M.L.A.
City Commissioner
City Clerk

BYLAW NO. 2716/A-83

Being a Bylaw to amend Bylaw No. 2716/81, the Day Care Management Board Bylaw of The City of Red Deer.

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

(1) Section 3.2 of Bylaw 2716/81 is amended by deleting all of the words and figures appearing therein and by substituting therefore the following words and figures.

"All appointments to the Board shall be made annually by Council at their organizational meeting in October. Board members shall serve for two year terms.

No person shall serve on the Board longer than four (4) successive years, a year being from October to October or a portion thereof.

Vacancies on the Board shall be filled by Council appointment in the same way as a vacated position."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1983.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1983

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of
A.D., 1983.

MAYOR

CITY CLERK

BYLAW NO. 2800/E-83

Being a Bylaw to amend Bylaw No. 2800/82, "The Traffic Bylaw" of the City of Red Deer.

The Council of The City of Red Deer, in the Province of Alberta, Duly Assembled Enacts:

That Bylaw No. 2800/82 as amended, Be and Is Hereby Further Amended As Follows:

1. Part 6 of Bylaw No. 2800/82 is amended as to section 36 thereof, by deleting therefrom the words and figures "7:30 o'clock" and by substituting therefor the words and figures "7:00 o'clock".

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

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

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of _____ A.D., 1983.

MAYOR

CITY CLERK

BYLAW 2672/P-83

Being a Bylaw of the City of Red Deer to amend the Land Use Bylaw 2672.

THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA
DULY ASSEMBLED HEREBY ENACTS THAT THE LAND USE BYLAW 2672 BE AMENDED AS FOLLOWS:

1. By adding to Section 6.5.1.2 the following:
"(8) At the Westerner Exposition Site situate upon the following lands namely:
Lot 5, Block 1, Plan 822-2274, and Plan 615 L.Z.
Excepting thereout all mines and minerals
(a) The holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto,
(b) Agricultural, animal, machinery, automotive shows, rodeos, circuses, racing and sporting events."
2. By adding to Section 6.5.1.3 the following:
"(8) At the Westerner Exposition Site situate upon the lands described in Section 6.5.1.2 (8),
(a) Any uses similar to the permitted uses, which are deemed to be consistent with the objects of the Westerner Exposition Association,
(b) Any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use,
(c) Any use which the Municipal Planning Commission deems to be appropriate having regard to the past activities and practice of the Westerner Exposition Association."
3. This Bylaw shall come into force upon third reading.

READ A FIRST TIME this day of A.D. 1983

READ A SECOND TIME this day of A.D. 1983

READ A THIRD TIME AND FINALLY PASSED this day of
A.D. 1983.

MAYOR

CITY CLERK

Resolution No. A1

A.U.M.A. Board of Directors

Re: Amendment to Association Bylaws - Article 11 Nominating Committee & Procedures

WHEREAS Article 11 of the Association Bylaws presently reads as follows:

Article 11 - Nominating Committee and Procedures

1. For each Annual Meeting a Nominating Committee shall be appointed.
2. The Nominating Committee shall consist of a Chairman, who shall be the Immediate Past President, and not more than six other persons. Preference shall be given to Past Presidents who are currently holding public office. The Committee shall be appointed as follows:
 - a) The Committee members shall be recommended by the Immediate Past President and approved by the Board of Directors and shall remain in office until the conclusion of the next Annual Convention.
 - b) The Nominating Committee shall be required to meet at least six weeks prior to the Annual Convention to consider nominations.
3. Members of the Nominating Committee shall not be eligible to stand for election to the Board.
4. Members of the Association shall be immediately advised by mail, of the names of those persons appointed to the Nominating Committee and shall be advised as to the procedures and requirements with respect to nominations and elections.
5. The Nominating Committee shall prepare a report for presentation and distribution to all delegates in the forenoon of the first full day of the Annual Convention.
6. In the afternoon of the first full day of the Annual Convention the session will be open to additional nominations from the floor.
7. Nominations must be in writing from either the nominating Committee or at least two members of any urban Council who are registered as being in attendance at the Annual Convention; and

WHEREAS it is deemed advisable to amend the said Article 11

NOW THEREFORE BE IT RESOLVED that Article 11 of the Association Bylaws be rescinded and replaced with the following:

Article 11 - Nominating Committee and Procedures

1. For each Annual Convention a Nominating Committee shall be appointed.
2. The Nominating Committee shall consist of a Chairman, who shall be appointed by the Board of Directors, and not more than six other persons. Preference shall be given to Past Presidents who are currently holding public office. The Committee shall be appointed as follows:

Article 11 - Nominating Committee and Procedures (Continued)

- a) The Committee members shall be recommended by the Chairman and approved by the Board of Directors and shall remain in office until the conclusion of the next Annual Convention.
 - b) The Nominating Committee shall be required to meet at least six weeks prior to the Annual Convention to consider nominations.
3. Members of the Nominating Committee shall not be eligible to stand for election to the Board.
 4. Members of the Association shall be immediately advised by mail, of the names of those persons appointed to the Nominating Committee and shall be advised as to the procedures and requirements with respect to nominations and elections.
 5. The Nominating Committee shall prepare a report for presentation and distribution to all delegates in the forenoon of the first full day of the Annual Convention.
 6. In the afternoon of the first full day of the Annual Convention the session will be open to additional nominations from the floor.
 7. Nominations other than those made by the Nominating Committee shall be in the prescribed form and signed by at least two persons, each of whom is a member of an urban municipal council, and who are registered as being in attendance at the Annual Convention.
 8. The Nominating Committee shall only place in nomination for the elective position of President, First Vice-President, Second Vice President and members of the Board of Directors, elected officials who:
 - a) Are in attendance at the convention and who have advised the committee of their willingness to act if elected, or
 - b) Have indicated in writing to the Executive Director no later than 9:00 a.m. the first day of the convention, their willingness to act if elected but due to personal or family illness or being out of the province on municipal business are unable to be in attendance at the convention.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. A2

A.U.M.A. BOARD OF DIRECTORS

Re: Objects of Alberta Urban Municipalities Association

WHEREAS It is deemed advisable to clarify and broaden the Objects of the Association to include various activities now being performed,

NOW THEREFORE BE IT RESOLVED that the present Objects of the Association be rescinded and the following be adopted as the Objects of the Association:

OBJECTS OF A.U.M.A.

1. ORGANIZATIONAL MAINTENANCE

- 1.1 The name of the association shall be the Alberta Urban Municipalities Association.
- 1.2 The head office of the Association shall be in the City of Edmonton, in the Province of Alberta, or at such other place as the Board of Directors may, from time to time, determine.
- 1.3 The overall goal of the Association shall be to serve as an agency for the co-operation of Alberta urban municipalities on all matters pertaining to Urban Municipal Government and Administration.
- 1.4 The Association, in order to effectively carry out its mandate, may subscribe to and become a member of or co-operate with any other society or association, whether incorporated or not, whose objects in whole or in part are similar to the objects of the Association.
- 1.5 The Association shall do such things and perform such acts as will promote the best interests of municipal government of Alberta.
- 1.6 In order to ensure the health of the organization as an agency for the co-operation of Alberta urban municipalities, the Association shall seek to keep step with the changing needs of its membership through an ongoing review of the Objects of the Association.

2. DIRECT SERVICES TO MEMBERS

The Association may provide the following services to its membership:

- 2.1 Hold annual conventions for discussion, information, and resolutions.
- 2.2 Act as a forum, through Board meetings and annual conventions, for the discussion and/or resolution of issues of general interest to its members.

DIRECT SERVICES TO MEMBERS (Continued)

- 2.3 Accumulate and distribute information of interest and assistance to its membership on any matter affecting municipalities.
- 2.4 Assist, through consultation -
 - 2.4 (1) In negotiating collective agreements and wage settlements between Council members and their employees.
 - 2.4 (2) In all matters related to employee relations.
- 2.5 Provide, for resale, for the benefit of any City or Town or Village such commodities or services as that City, Town or Village may require.
- 2.6 Provide for employee and Council benefit programs including, but not limited to group life insurance, accidental death and dismemberment, dependents coverage, extended vision and health care, dental, long term disability, and pension coverage, through a recognized carrier of such programs, at an equitable cost to the membership.
- 2.7 Provide direct advice through the Board or administrative staff to any Council member on any matter relating to local government that is within the mandate of the Association.

3. REFORM/CHANGE AGENT

The Association shall continue to further the improvement of local urban government through:

- 3.1 Providing advice and input to other levels of government on any proposed legislation and regulations.
- 3.2 Suggesting amendments, deletions and additions to any existing legislation.
- 3.3 Providing input to all levels of government on how current practices and standards might be improved.

4. EDUCATIONAL SERVICES

The Association should encourage the development and understanding of local political leaders through:

- 4.1 Sharing information, concepts, ideas and innovations pertaining to local government with all of its members.
- 4.2 Developing, providing or facilitating educational seminars and forums designed to enhance the knowledge of local officials.
- 4.3 Initiating the preparation of position papers, manuals, etc. on the manner and area of local government.

5. RESEARCH

The Association should further the interests of urban municipalities through:

- 5.1 Initiating or encouraging research activities either through agents of the Association or other recognized groups on matters pertaining to local government.
- 5.2 Holding forums or preparing reports facilitating the conveyance of such research to its membership.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. A3

TOWN OF GRAND CENTRE

Re: A.U.M.A. Convention Dates

WHEREAS the annual convention of this Association has traditionally been held during the week from Tuesday to Friday; and

WHEREAS the travel time involved has necessitated that delegates take off time from their employment to attend this function; and

WHEREAS due to these economic times more employers are not prepared to allow persons to have time off from their employment to attend municipal functions unless they do so at their own expense.

NOW THEREFORE BE IT RESOLVED that the Board of Directors be instructed to change the dates of future conventions so that Saturday and Sunday are included.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENT: Convention dates have been reserved at hotels and convention centres for several years in advance and there may be problems in changing some of those dates.

Resolution No. A4

TOWN OF REDCLIFF

Re: HANDLING OF LATE RESOLUTIONS

WHEREAS, in some cases, time at the annual convention has not been sufficient to deal with all late resolutions; and

WHEREAS individual Councils have been requested to comment and/or give approval by mail to these late resolutions thus bypassing the procedure presently set out in Section 10 (b) of the "Guidelines for Handling Resolutions"; and

WHEREAS this procedure does not allow for mixed debate on those resolutions that are sent out by mail following the annual convention.

NOW THEREFORE BE IT RESOLVED that in no case shall any convention resolution be presented to any Council by mail for response or vote following the convention.

COMMITTEE RECOMMENDATION: Appropriate for consideration

SECTION B

URGENT MATTERS

B 1	CITY OF ST. ALBERT	School Foundation Program Requisition
B 2	TOWNS OF TOFIELD & HINTON	Removal of school funding from property tax
B 3	VILLAGE OF COALHURST	Supplementary School Requisitions
B 4	TOWNS OF SPRUCE GROVE, CLARESHOLM, NEW TOWN OF HIGH LEVEL	Street Assistance Grant Program
B 5	CITIES OF EDMONTON & GRANDE PRAIRIE NEW TOWN OF HIGH LEVEL	Major Cultural/Recreational Facility Development Program
B 6	TOWN OF HINTON	Assessment Equalization Formula
B 7	CITY OF ST. ALBERT	Arterial Roadway Capital Assistance Program
B 8	CITY OF EDMONTON	Revolving Trunk Servicing Program
B 9	A.U.M.A. BOARD OF DIRECTORS	Economic Development
B10	CITY OF GRANDE PRAIRIE	L.A.S. Certificate of Approval - Section 349 M.G. Act
B11	A.U.M.A. BOARD OF DIRECTORS	Regional Plans

Resolution No. 31

CITY OF ST. ALBERT

Re: School Foundation Program Requisition

WHEREAS the primary recommendation of the 1982 Minister's Advisory Committee on Municipal Finance was the redistribution of School Foundation Funds to municipal government; and

WHEREAS this recommendation was subsequently endorsed by Alberta Urban Municipalities Association members and by the Board of Directors,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be urged to endorse in principle the transfer of School Foundation Funds to municipal government, and further that the Government of Alberta set up a liaison process with municipal government in order to implement this recommendation in a manner consistent with the economic climate.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. B 2

TOWNS OF TOFIELD AND HINTON

Re: Removal of School Funding From Property Tax

WHEREAS the following resolution was duly passed at the 76th Annual Conference of the Alberta Urban Municipalities Association:

"B.11 NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to implement a change to provide only for a percentage increase in the dollar amount of school supplementary requisitions; and

FURTHER that the increase be based on the prior years requisition with provision for special circumstances such as significant increased/decreased school student populations."

WHEREAS the Minister of Education repealed the requisition limit regulation (Alta. Reg. 70/79) and the requisition escalation factor regulation (Alta. Reg. 54/80), by the ministerial order (Alta. Reg. 22/83), thereby removing all limitations in the amount of school requisitions or increases thereof; and

WHEREAS the announced provincial grant increase for 1983 for education purposes is only 5%, whereas school supplementary requisitions for 1983 have increased at a far greater rate, creating a hardship on the local municipal ratepayer; and

WHEREAS the costs of education to Albertans varies considerably throughout the Province depending on the vagaries of Live and Equalized Assessment; and

WHEREAS school taxes continue to take up a larger portion of a highly limited tax base, the local property tax levy;

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to fulfill its 1971 commitment to remove the funding of schools from the property tax and have this important service to people funded through the general revenues of the province.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENT: the 1982 Convention passed a resolution requesting the Province to pay a more equitable share of education costs.

Resolution No. B 3

VILLAGE OF COALHURST

Re: Supplementary School Requisitions

WHEREAS Section 136 of the School Act requires municipalities to pay the school requisition on or before the 15th day of each of the months of March, June, September and December; and

WHEREAS the vast majority of municipalities collect no taxes before the end of June each year; and

WHEREAS municipalities must, in most instances, borrow to meet the March and June requisition payments.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to revise the schedule of grant payments to school boards so that a larger portion is paid prior to the end of June each year and also to amend Section 136 of the School Act to provide that municipalities are required to pay the school requisitions in two payments in the latter half of each year.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. B 4

TOWNS OF SPRUCE GROVE, CLARESHOLM & NEW TOWN OF HIGH LEVEL

Re: Street Assistance Grant Program

WHEREAS the Provincial Government Street Assistance Grant Program was helpful to Alberta municipalities in commencing upgrading of their streets and roads; and

WHEREAS many roads and streets in Alberta municipalities require a great deal more work to bring them to an adequate service condition; and

WHEREAS roads and streets are used by all Alberta residents and many visitors; and

WHEREAS many young municipalities in Alberta have not had time to develop an infrastructure or tax base to allow it to have provided proper street and sidewalk facilities.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to reinstitute a Street Assistance Grant Program to assist municipalities in providing good roads for all of Alberta.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. B 5

CITIES OF EDMONTON & GRAND PRAIRIE, NEW TOWN OF HIGH LEVEL
Re: Major Cultural/Recreation Facility Development Program

WHEREAS the Major Cultural/Recreation Facility Development Program has given Alberta municipalities the opportunity to develop many fine cultural and recreational facilities that are appreciated by all Albertans;

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to continue the Major Cultural/Recreation Facility Development Program, or one similar to it, past 1984 with an upward adjustment made to the per capita allotment, annual adjustments for increases in the Construction Price Index and the addition of an operational component;

AND FURTHER, that any municipalities which have not used the full amount of funding under the current program be permitted to carry forward this amount to be used in addition to the funds under the replacement program.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. 36

TOWN OF HINTON

Re: Assessment Equalization Formula

WHEREAS the intent of equalized assessment is to establish the assessed value of all municipalities for a common base year using identical assessment principles; and

WHEREAS the equalized assessment may be considered to be a fair reflection of the actual value of that community at a common base year; and

WHEREAS the equalized assessment as compared from municipality to municipality may only be considered to be equalized in terms of time and not similar value; and

WHEREAS the equalized assessment of two communities may vary because of differences of value of identical properties; and

WHEREAS these differences in value may occur because of development pressures, speculation, government involvement in land development, etc; and

WHEREAS these differences in value, when translated to the equalized assessment, will result in one community having a higher equalized assessment than another and thus paying a higher proportion of requisitions than another although per capita consumption of services may be the same; and

WHEREAS the Provincial Government has determined an economic value for farmland with an upper level limit for the equalized assessment of farmland.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to determine a similar system of economic value for residential and non-residential buildings and improvements so that there be an upper limit of assessed value with all buildings and improvements scaled up to this point, so that the equalized assessment of all communities may be more directly equal eliminating discrepancies that may result from speculation, development pressures or government involvement and also that the equalized assessment between urban and rural areas be more fairly related so that all requisitions may be more fairly apportioned.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENT: This would make a complex procedure even more complex and appears to be asking for a change in present method of assessment of property throughout the Province. A.U.M.A. has had representation on a committee studying the entire matter of Equalized Assessment.

Resolution No. B 7

CITY OF ST. ALBERT

Re: Arterial Roadway Capital Assistance Program

WHEREAS there has been a substantial decline in new subdivision activity with the economic slowdown; and

WHEREAS the drop in subdivision activity results in less demand for new arterial roads; and

WHEREAS with the passage of time and the advent of public transit systems, many of our existing roadways in urban municipalities require rebuilding; and

WHEREAS municipalities are being urged to help stimulate employment opportunities,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be urged to amend the conditions of the Arterial Roadway Capital Assistance Program to allow municipalities to use such funds for the repaving of existing collectors and other roadways forming part of a public transit routing system.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. B 8

CITY OF EDMONTON

Re: Revolving Trunk Servicing Program

WHEREAS the Alberta Home Mortgage Corporation through their Revolving Trunk Servicing Program finances the construction of sewer and water facilities to service new subdivisions; and

WHEREAS the Alberta Home Mortgage Corporation requires municipalities to guarantee repayment of one half of the cost of the installation, plus applied interest within the first ten year period, subject to the right to obtaining offsetting guarantees from Developers; and

WHEREAS due to bankruptcy of the Developer and foreclosure on the guarantors assets, the municipality may be required to fund the required guarantees.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to remove the requirement for municipalities to guarantee the loans under the Revolving Trunk Servicing Program and to deal directly with the benefiting Developers.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No B 9

A.U.M.A. BOARD OF DIRECTORS

Re: Economic Development

WHEREAS the economies of the western world, including Canada, have suffered during the past 12 to 24 months; and

WHEREAS each of the Canadian provinces, including Alberta, have a role to play in working towards an improved economy; and

WHEREAS municipalities are a level of government capable of stimulating local economies through municipal capital works programs; and

WHEREAS many municipalities have planned for worthwhile and important projects which have had to be put aside because of current economic conditions; and

WHEREAS many local industries and employment sectors can benefit from municipal works programs.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be encouraged to stimulate the funding of and encourage the ongoing development of essential municipal works programs, including physical structures, utility systems, road and transit construction.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. B10

CITY OF GRANDE PRAIRIE

Re: Section 349 Municipal Government Act/Local Authorities Board - Certificate of Approval

WHEREAS Section 349(1) of the Municipal Government Act makes provision for a municipality to apply to the Local Authorities Board for a Certificate approving a Borrowing Bylaw; and

WHEREAS Section 349(3) of the Municipal Government Act makes provision for the Local Authorities Board to delay granting a Certificate until two months after the final passing of a bylaw even if there is no action or proceedings which question the validity of the bylaw or which is seeking to quash the bylaw; and

WHEREAS such a delay in issuing a Certificate would create an undue delay in municipalities awarding contracts resulting in high costs and longer project implementation.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 349(3) of the Municipal Government Act to eliminate any unnecessary delay by the Local Authorities Board in issuing a Certificate approving a Borrowing Bylaw.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. B11

A.U.M.A. Board of Directors

Re: Regional Plans

BE IT RESOLVED that the Government of Alberta be requested to preserve a viable and healthy urban system in Alberta by maintaining strong Regional Plans in the hierarchy of plans,

AND FURTHER, that the Government of Alberta be requested to reexamine its new permissive guidelines as stated in "Revised Guidelines for Regional Plan Preparation Review" in full consultation with urban municipalities.

COMMITTEE RECOMMENDATION:

SECTION C

AMENDMENTS TO LEGISLATION

C 1	CITY OF GRANDE PRAIRIE	Alberta Building Code re: Sprinkler Systems
C 2	CITY OF RED DEER	Alberta Building Code re: Sprinkler Systems
C 3	CITY OF GRANDE PRAIRIE	City Transportation Act - Public Hearings
C 4	TOWN OF FORT SASKATCHEWAN	County Act
C 5	CITY OF MEDICINE HAT	Alberta Law Society - Assurance Fund
C 6	CITY OF EDMONTON	Motor Transport Act, Sections 53(2) & 53(4)
C 7	VILLAGE OF STIRLING	Municipal Elections
C 8	CITY OF WETASKIWIN	Municipal Government Act, Section 241
C 9	TOWN OF STETTTLER	Municipal Government Act, Section 212
C10	TOWN OF OKOTOKS, VILLAGE OF FORESTBURG	Municipal Government Act - Unpaid Utility Bills
C11	TOWN OF STETTTLER	Municipal Government Act, Section 328
C12	CITY OF CALGARY	Municipal Tax Exemption Act, Section 6(1)
C13	CITY OF CALGARY	Municipal Tax Exemption Act, Section 6(2)
C14	CITY OF MEDICINE HAT	Municipal Taxation Act, Section 9
C15	CITY OF CALGARY	Municipal Taxation Act, Section 16 (1)&(2)
C16	CITY OF CALGARY	Municipal Taxation Act, Section 79(a)
C17	CITY OF MEDICINE HAT	Municipal Taxation Act, Section 96
C18	CITY OF CALGARY	Municipal Taxation Act, Section 121 (2)&(3)
C19	CITY OF EDMONTON	Municipal Taxation Act, Section 125
C20	CITY OF EDMONTON	Planning Act, Section 75(2)
C21	CITY OF EDMONTON	Planning Act, Section 76(2)
C22	CITY OF EDMONTON	Planning Act - Deferral of Reserves

SECTION C

AMENDMENTS TO LEGISLATION - Continued

C23	CITY OF EDMONTON	Planning Act - Noise Attenuation
C24	CITY OF RED DEER	Off-highway Vehicle Act
C25	CITY OF CALGARY	Weed Control Act
C26	CITY OF CALGARY	Attendance Requirements at Public Hearings
C27	CITY OF RED DEER	Unpaid Traffic Fines
C28	NEW TOWN OF HIGH LEVEL	Annual Census - Property Tax Reduction Act
C29	TOWN OF PICTURE BUTTE	Performance Bond As a Condition to a Development Permit

Resolution No. C 1

CITY OF GRANDE PRAIRIE

Re: A Change in the Alberta Building Code 1981 to Make it Mandatory to Install Improved Sprinkler Systems in all New Buildings Over 600m², or Exceeding 3 Stories in Height.

WHEREAS the Alberta Building Code 1981 does not provide for mandatory sprinkler systems in all new buildings; and

WHEREAS a municipality cannot pass bylaws covering new development that are more restrictive than the Alberta Building Code 1981; and

WHEREAS firefighting manpower and equipment in medium and small municipalities are very limited in initial and subsequent responses to large area and high buildings; and

WHEREAS medium sized and small municipalities use a call-in system for support companies, therefore greatly increasing subsequent company response times; and

WHEREAS increases in municipal water supplies and increases in equipment and manpower result from unsprinklered buildings with large areas and with more height; and

WHEREAS response times are required to be shorter in unsprinklered buildings, thus additional fire stations, manpower and equipment are necessary; and

WHEREAS if all new buildings under part 3 of the Building Code were sprinklered in new developing areas; fire stations, manpower, and equipment could be held to a planned minimum; and

WHEREAS developers continue to force unsprinklered large area and high buildings on smaller communities, under the protection of the Alberta Building Code.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to change the Alberta Building Code 1981 to make mandatory the full sprinklering of all buildings exceeding 600 m² in building area or exceeding 3 stories in building height.

COMMITTEE RECOMMENDATION:

Comments: This resolution should be considered in conjunction with Resolution No. C2 (City of Red Deer) which is very similar in intent but with significant differences in the suggested height of buildings requiring mandatory sprinklering.

Resolution No. C 2

CITY OF RED DEER

Re: Automatic Sprinkler System/High Rise Buildings

WHEREAS the present Provincial Building Code does not require sprinkler systems in high rise buildings; and

WHEREAS the most effective means of ensuring that fires in high rise buildings do not get beyond the capabilities of the local fire department to handle is to require that these structures be protected by an automatic sprinkler system; and

WHEREAS the fire service interprets any structure above the reach of a standard 100 ft. aerial ladder to be a high rise building, i.e. a building of 15 m (49.21 ft.) above grade.

THEREFORE BE IT RESOLVED that the Government of Alberta amend the existing legislation to require all buildings over 15 m (49.21 ft.) above grade, to be fully sprinklered.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Comments: See Comments on Resolution No. C1

Resolution No. C 3

CITY OF GRANDE PRAIRIE

Re: Proposed Amendment To The City Transportation Act With Respect To Public Hearings

WHEREAS Part 1, Section 5 (7) of the City Transportation Act provides for advertising, after second reading, any proposed Transportation System bylaw; and

WHEREAS a Council shall, in considering such bylaws, hear and consider representations from interested parties; and

WHEREAS other Provincial legislation provides for advertising and holding public hearings on bylaws after first and prior to second reading.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the appropriate sections of the City Transportation Act to provide for advertising and conducting public hearings on Transportation System bylaws after first reading of such bylaws.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C 4

TOWN OF FORT SASKATCHEWAN

Re: County Act

WHEREAS It is assumed and traditional that a school district be established where a town is granted City Status; and

WHEREAS the County Act makes no clear reference to the establishment of a school district in a City; and

WHEREAS the County Act (Section 1) defines an educational unit under the Act as only pertaining to a Town or Village or Hamlet.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the County Act to include a city as an educational unit.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C 5

CITY OF MEDICINE HAT

Re: Alberta Law Society - Assurance Fund

WHEREAS the Law Society of Alberta maintains a fund, known as the "Assurance Fund", for the reimbursement of persons sustaining pecuniary loss by reason of the misappropriation or wrongful conversion by a member of the Society of money or property entrusted to or received by him; and

WHEREAS the Assurance Fund is maintained by the levying of an annual assessment on the active members of the Society; and

WHEREAS no consideration is given to those members who are bonded by their employers notwithstanding that in the event of a misappropriation or wrongful conversion by said bonded member the application for reimbursement, if any, would be by way of the bond and not the assurance levy,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Legal Profession Act to require that when a levy is made by the Society on its members only a nominal levy be assessed against those members who are bonded as municipal employees.

COMMITTEE RECOMMENDATION: Approropriate for consideration

Resolution No. C 6

CITY OF EDMONTON

Re: Proposal to Amend Section 53(2) and 53(4) of The Motor Transport Act In Respect to
Livery Operations

WHEREAS Section 53(2) of The Motor Transport Act states, "No person who carries on business as a liveryman in a city or town may employ any person as a livery operator unless that person is the holder of a permit in writing authorizing him to so act issued by the mayor of the city of town, as the case may be"; and

WHEREAS Section 53(4) of The Motor Transport Act states, "A person who carries on business as a liveryman in a city or town shall, not later than the 3rd day of each month, deliver to the mayor of the city of town a list of operators employed by him as the last day of the preceeding month".

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 53(2) and 53(4) of The Motor Transport Act as follows:

53(2) "No person who carries on business as a liveryman in a city or town may employ or contract any person as a livery operator unless that person is the holder of a permit in writing authorizing him to so act issued by the mayor of the city of town, as the case may be."

53(4) "A person who carries on business as a liveryman in a city or town shall, not later than the 3rd day of each month, deliver to the mayor of the city or town a list of operators employed or contracted by him as the last day of the preceeding month".

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C 7

VILLAGE OF STIRLING

Re: Municipal Elections

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Local Authorities Election Act and Municipal Government Act as follows:

- (a) The Mayor and all members of Council shall hold office for a term of four years.
- (b) In cities and towns, elections for Mayor be held every four years and in villages the Mayor be appointed for a four year term.
- (c) Elections for Councilors be held bi-annually for four year terms.
- (d) At the general election held in 1986
 - i) the Mayor shall be elected for a period of four years.
 - ii) One-half of the Council members receiving the greater number of votes shall be elected for a period of four years.
 - iii) One-half of the Council members receiving the least number of votes shall be elected for a period of two years.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C 8

CITY OF WETASKIWIN

Re: Municipal Government Act - Section 241

WHEREAS the problem of retail business establishments opening their doors for Sunday shopping has become a concern to all municipalities in Alberta; and

WHEREAS the Municipal Government Act, Section 241, permits a Council by bylaw to provide for all matters relating to the day and hours wherein shops may remain open; and

WHEREAS such permissive legislation does not provide for uniform hours of closing on Sundays throughout the Province; and

WHEREAS the Lord's Day Act is explicit in not permitting stores to remain open on Sundays for the sale of goods, chattels, real estate, etc.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta assume the responsibility, under the provisions of the Lord's Day Act, to ensure that all retail business operations remain closed on Sundays, with the exception of those places of business specifically exempted under the provisions of Section 245 of the Municipal Government Act.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C 9

TOWN OF STETTLER

Re: The Municipal Government Act, R.S.A. 1980, Section 212

WHEREAS Section 212 of the Municipal Government Act, R.S.A. 1980, refers to grants and subsection (4) thereof limits the aggregate of all such grants to 1/2 mill on the total net assessment of the municipality on which taxes are levied; and

WHEREAS the value of a mill can widely vary depending upon the age of the general assessment in effect in a municipality, and particularly when a new general assessment comes into effect; and

WHEREAS it is deemed to be more realistic to limit the aggregate of all such grants to current dollars which may be done by relating the said aggregate of all such grants to a percentage of the current year's tax levy in a municipality in the year in which said grants are being made; and

WHEREAS it is desirable that municipal councils be granted more flexibility in providing grants.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested that Section 121 of the Municipal Taxation Act, R.S.A. 1980, be amended as follows:

delete subsection (4) and substitute the following therefore:

"Subject to subsection (5), a council may make grants for any or all of the purposes mentioned in this section but in any one year the aggregate of all such grants shall not exceed a sum equal to two (2%) per centum of the current year's property tax levy on land and improvements in the municipality on which taxes are levied in the year in which the said grants are made."

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C10

TOWN OF OKOTOKS & VILLAGE OF FORESTBURG

Re: Municipal Government Act - Unpaid Utility Bills

WHEREAS municipalities do at times encounter difficulties in collecting utility bills from renters; and

WHEREAS this problem is being compounded by the economic times; and

WHEREAS a system of requiring users of the utility services to pay a deposit to alleviate this problem is a wieldy and cumbersome system; and

WHEREAS the property owner currently has no vested interest in the collection of delinquent accounts; and

WHEREAS no existing legislation allows the outstanding renters' accounts in arrears to be added to tax roll records.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend existing legislation to allow municipalities to add renters' accounts for municipally owned utilities which are in arrears to the property tax account of the property owner.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C11

TOWN OF STETTLER

Re: The Municipal Government Act, R.S.A. 1980 - Section 328

WHEREAS Section 328 of the Municipal Government Act, R.S.A. 1980, refers to capital expenditures to be repaid within three (3) years and limited to yearly payments of principal and interest not exceeding five (5) mills on the assessment of the municipality on which the taxes are levied; and

WHEREAS the value of a mill can widely vary depending upon the age of the general assessment in effect in a municipality, and particularly when a new general assessment comes into effect; and

WHEREAS it is deemed to be more realistic to limit the expenditure or borrowing allowed under Section 328 to current dollars which may be done by relating the said limit of expenditure or borrowing to a percentage of the current years tax levy in a municipality in the year in which the expenditure or borrowing takes place;

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 328 of the Municipal Government Act, R.S.A. 1980, be amended as follows:

1. delete subsection (1) (b) and substitute the following therefore:

"(b) yearly payments of principal and interest under clause (a) do not exceed an amount equivalent to ten (10%) percentum of the current year's property tax levy on land and improvements in the municipality on which taxes are levied in the year in which the said expenditure is made or in which the said liability is created."

2. delete subsection (4) and substitute the following therefore:

"(4) The aggregate of all liabilities incurred under this section shall not at any time exceed the equivalent of thirty (30%) percentum of the annual tax levy on land and improvements in the municipality on which taxes are levied."

BACKGROUND INFORMATION:

The Town of Stettler put a new general assessment on land and buildings of \$112,000,000 into effect in 1982. An illustration of the present situation and what is being proposed is shown below:

1982 LAND & IMPROVEMENT ASSESSMENT	\$ 17,000,000
5 MILLS = \$85,000 x 3 =	\$ 255,000
1983 LAND & IMPROVEMENT ASSESSMENT	\$111,000,000
5 MILLS = \$555,000 x 3 =	\$ 1,665,500
1983 LEVY ON LAND & IMPROVEMENTS	\$ 2,609,357
10% = \$260,985 x 3 =	\$ 782,955

The 5 mills levy in 1983 is the equivalent of 21.27% of the tax levy, which, added to allowable long-term debenture debt appears to be excessive and beyond the capacity of any municipality to carry. A 5 mills limit based on an old assessment is too restrictive.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C12

CITY OF CALGARY

Re: Municipal Tax Exemption Act - Section 6 (1)

WHEREAS Section 6 (1) of the Municipal Tax Exemption Act being Chapter M-30, RSA 1980 reads:

6 (1) On receipt of a copy of an application under Section 5, the municipality shall inform the Board whether or not it objects to the exemption applied for being granted; and

WHEREAS some organizations appear to fit within the general intent of the Act, but have technical issues that should be reviewed by The Local Authorities Board; and

WHEREAS an objection to the application appears to be an objection to the organization; and

WHEREAS it would be expedient to be able to request that a hearing of The Local Authorities Board be convened to hear details of technical concern without having to formally object to the exemption for the organization.

NOW THEREFORE BE IT RESOLVED that Section 6 (1) of the Municipal Tax Exemption Act, RSA 1980, be amended as follows:

6 (1) On receipt of a copy of an application under Section 5 the municipality shall inform the Board

(a) whether it objects to the exemption applied for being granted, OR

(b) whether it requests a hearing to review technical issues with respect to the application for exemption.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C13

CITY OF CALGARY

Re: Municipal Tax Exemption Act - Section 6 (2)

WHEREAS Section 6 (2) of the Municipal Tax Exemption Act, RSA 1980 requires that the municipality notify the Local Authorities Board whether or not it objects to an application for exemption within forty days of receipt of a copy of the application for exemption; and

WHEREAS many municipalities utilize a committee system to review certain items prior to presentation to Council; and

WHEREAS the forty day time line required by Section 6 (2) of the Municipal Tax Exemption Act does not permit review of all items by a Standing Committee of Council.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Municipal Tax Exemption Act, Chapter M-30, RSA 1980, Section 6 (2) to read as follows:

6 (2) If the municipality does not comply with Section (1) within 50 days after the receipt by it of the copy of the application it shall be deemed to have no objection to an exemption being granted.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. 014

CITY OF MEDICINE HAT

Re: Municipal Taxation Act, Section 9

WHEREAS under existing legislation within the Province of Alberta, it is possible for any person who derives sufficient income from a farming operation to qualify any vacant parcel of land not less than one acre in area, regardless of location, other permitted uses or the actual market value of the parcel, to be assessed and taxed as farm land by merely entering upon the parcel, mowing the grass, baling same and then declaring that parcel as part of his farming unit; and

WHEREAS it is contrary to the common benefit of the Province of Alberta, and the general public to retain legislation which provides for such inequities in the preparation of property assessments, whereby properties zoned for other than farm land use and previously used for purposes other than farming or may never have been used at all in previous years, may revert and qualify as farm land for the sole purpose of avoiding payment of their full and equitable share of the Municipal property tax,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 9, Subsection 4, Sub Clause (a) of The Municipal Taxation Act to read as follows:

"(a) at the prescribed agricultural rates: if the parcel qualifies as farm land and did qualify as farm land prior to an action taken pursuant to The Planning Act, and has in all subsequent years qualified as farm land, or"

BACKGROUND

The intent of the above resolution is to protect those properties which are truly farm land, to remain as such and continue to be assessed and taxed as farm land, but further to prohibit those vacant properties which are zoned for uses other than farm land and have never, in past years, qualified or been used as farm land and now, while holding the property perhaps for higher prices in the future market, wish to escape the municipal tax which is applied to all other similarly zoned but developed parcels.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C15

CITY OF CALGARY

Re: Municipal Taxation Act - Section 16 (1) & (2) - Railway Assessment

WHEREAS Section 16 (1) of the Municipal Taxation Act requires every company that operates a railway shall on or before December 31 each year transmit to the municipal secretary of each municipality through which the company's railway runs a statement, signed by an authorized official of the company, showing as of July 31 in that year

- (1) (a) the quantity of land occupied in that municipality by the roadway of the company, and

(b) the quantity of land, other than the roadway, owned or occupied in that municipality by the company and liable to assessment.
- (2) The Municipal secretary shall communicate the statement to the assessor of the municipality and, whether a statement is delivered to him or not, the assessor shall assess the roadway and the superstructure of the roadway of the company according to whether the property was a roadway or superstructure of the roadway on July 31 of the year in which the assessment is made or should have been made.

WHEREAS Section 27 (1) of the Municipal Taxation Act requires that in every municipality the assessor shall, not later than December 31 in each year, assess for taxation purposes in the next following year all assessable property in the municipality.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 16 (1) and (2) of the Municipal Taxation Act as follows:

- 16 (1) Every company that operates a railway shall on or before December 31 each year transmit to the municipal secretary of each municipality through which the company's railway runs a statement, signed by an authorized official of the company, showing
- (a) the quantity of land occupied in that municipality by the roadway of the company, and
 - (b) the quantity of land, other than the roadway, owned or occupied in that municipality by the company and liable to assessment.
- (2) The municipal secretary shall communicate the statement to the assessor of the municipality and, whether a statement is delivered to him or not, the assessor shall assess the roadway and the superstructure of the roadway of the company according to whether the property was a roadway or superstructure of the roadway.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C16

CITY OF CALGARY

Re: The Municipal Taxation Act, Section 79 (a)

WHEREAS Section 79 (a) of the Municipal Taxation Act, Chapter M-31, RSA 1980 defines the word "Business", the wording of which definition is ambiguous and causes difficulty in interpretation; and

WHEREAS the assessors in some instances are experiencing difficulty in determining what does or does not constitute a business; and

WHEREAS the various courts of appeal are experiencing similar difficulties.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Municipal Taxation Act, Chapter M-31, RSA 1980, Section 79 (a) to read as follows:

79 (a) "Business" means any activity of a commercial nature and includes trade, profession, occupation, employment or calling, and the providing of goods or services.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C17

CITY OF MEDICINE HAT

Re: Amendment to the Municipal Taxation Act - Section 96, Taxing of Farm Land

WHEREAS under present legislation in establishing the annual mill rate an urban municipality is compelled to tax farm land at the same rate as non-residential property; and

WHEREAS the final analysis of the application of the annually revised mill rates commonly reveals a larger percentage increase applicable to farm land than any other class of property within the urban municipality; and

WHEREAS it is the wish of the urban municipality to be afforded equal authority to that of the rural municipality and be permitted to provide a further classification of assessed property as farm land.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 96, Sub-section 1, Sub-clause (b) of The Municipal Taxation Act to read as follows:

(b) may provide for a further classification of assessed property as farm land, and . . ."

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No C18

CITY OF CALGARY

Re: Amendment To The Municipal Taxation Act - Section 121 (2 & (3))
Application Of Payments

WHEREAS Sections 121 (2) and (3) of the Municipal Taxation Act, Chapter M31, RSA 1980 detail how partial payments of current taxes are to be applied:

S.121 (2) "When all arrears have been paid in respect of any property, the municipal secretary, on the written request of any person paying a portion only of the current taxes due in respect of that property, shall apply the portion to any current taxes that the person selects and shall credit the person in the tax roll as having paid the taxes selected."

S.121 (3) "If a person pays a portion only of the current taxes due by him in respect of any property, and does not signify the manner in which the portion is to be applied, the municipal secretary shall apply the portion to those taxes levied for the current year that he selects and shall credit the person in the tax roll as having paid the taxes selected by the municipal secretary."; and

WHEREAS Section 121 (2) gives taxpayers the option of only paying a portion of their current taxes and directing that partial payment to a specific portion of their current taxes and directing that partial payment to a specific portion of the taxes such as the municipal portion or the school board portion, etc., as decided by the taxpayer; and

WHEREAS the segregating of partial payments to municipal taxes paid to the municipality and/or school taxes paid and credited to the school boards is impractical since the school boards' portion are set by Mill Rate bylaw and paid to the boards in equal quarterly installments regardless of when taxpayers are billed and the funds are collected; and

WHEREAS, if taxpayers used this option, the recording of the partial payments on the tax roll would become very confusing, onerous, and expensive; and

WHEREAS other levels of government do not allow options as to the allocation of properly billed taxes.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to rescind Sections 121 (2) and (3) of the Municipal Taxation Act.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C19

CITY OF EDMONTON

Re: Municipal Taxation Act, Section 125

WHEREAS municipalities have encountered considerable difficulty in the collection of business taxes; and

WHEREAS The Municipal Taxation Act is unclear as to the authority of the municipality or the Sheriff to remove and sell property under the municipality's power of distress; and

WHEREAS as a result of recent common law cases the municipality loses its right of distress if a business taxpayer goes into receivership prior to removal and sale of the business taxpayer's property.

NOW THEREFORE BE IT RESOLVED that the provisions of The Seizures Act, R.S.A. 1980, ch. S-11, be made applicable to distress for payment of business taxes;

AND BE IT FURTHER RESOLVED that the Government of Alberta be requested to amend The Municipal Taxation Act by adding the following to S.125(1)(a) thereof;

"and this priority may be preserved by filing a distress warrant with the Sheriff of the judicial district in which the municipality is situated and will not be lost by the enforcement of other forms of security by creditors other than the municipality."

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C20

CITY OF EDMONTON

Re: Planning Act, Section 75(2) - Redevelopment Levies

WHEREAS Section 75(2) of The Planning Act permits the redevelopment levy to be applied exclusively to the acquisition of land; and

WHEREAS no funds are provided for the development of recreation parks or facilities and the development of such is in some cases prohibitively expensive; and

WHEREAS in a great many cases the residents would prefer money to be spent both on existing park sites as well as on new park sites.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to consider the application of Redevelopment Levies for the purposes of development of parks as well as the acquisition of park land.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C21

CITY OF EDMONTON

Re: Planning Act, Section 76(2) - Offsite Levies

WHEREAS Section 76(2) of the Planning Act provides for the imposition of an offsite levy but restricts the use of such levy to the payment for sanitary and storm sewer and water supply facilities and land in connection with such facilities; and

WHEREAS the servicing of new subdivisions will require the construction of stormwater management facilities and access roadways linking the subdivision with other areas of the municipality.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend Section 76(2) of the Planning Act by adding to the purposes for which an offsite levy may be used, stormwater management facilities and access roadways linking new development areas with other areas of the municipality, together with land required for these purposes.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C22

CITY OF EDMONTON

Re: Amendment To The Planning Act - Deferral of Municipal and School Reserves

WHEREAS Section 102 of the Planning Act, RSA 1980 allows for the registration of deferred reserve caveats; and

WHEREAS the Planning Act or the Law of Property Act requires all caveats subsequent to that of the foreclosures to be removed from the title of the land; and

WHEREAS such action under the Planning Act or the Law of Property Act would result in a loss to a municipality and a school board of reserve lands,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Planning Act or the Law of Property Act so that Deferred Reserve Caveats are not removed from titles by an order for foreclosure.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C23

CITY OF EDMONTON

Re: Planning Act - Noise Attenuation

WHEREAS the provision of traffic noise attenuation within municipalities is under Municipal jurisdiction; and

WHEREAS the existing Planning Act does not provide for a municipality to incorporate traffic noise considerations into the land use planning process through a municipal land use bylaw; and

WHEREAS the establishment of traffic noise attenuation provisions within the development regulations of the Planning Act are essential for the maintenance of acceptable urban sound environments.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend appropriate sections of The Planning Act R.S.A. 1980, that would provide the necessary mandate for a municipality to use a municipal land use bylaw to regulate noise attenuation requirements for the development of residential land adjacent to arterial roadways and freeways; and to enter into agreements with developers to install or pay for the installation of noise attenuation devices or design alternatives that are necessary to achieve an acceptable noise level for new residential development.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C24

CITY OF RED DEER

Re: Off-Highway Vehicle Act

WHEREAS off-highway vehicles or snow vehicles need not necessarily be registered; and

WHEREAS the license plate is difficult to read on those vehicles that are registered; and

WHEREAS the operators of off-highway vehicles or snow vehicles who transgress the law are difficult to apprehend.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the existing legislation to provide that all off-highway snow vehicles be required to be licensed in like manner to boats with registration numbers being located in a plainly visible area, i.e. the hood of the snow vehicles, with letters and numbers being no less than 4" high; and

FURTHER BE IT RESOLVED that the operators of such vehicles also be licensed.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C25

CITY OF CALGARY

Re: Weed Control Act, RSA 1980

WHEREAS the taxpayer of a municipality absorbs the total cost of the weed inspection function; and

WHEREAS under the Weed Control Act, Chapter W-6 RSA 1980, a municipality has authority to charge landowners the cost of performing cleanup work; and

WHEREAS the cost of inspection should be borne by the property owners issued warranted weed notices rather than by the taxpayers generally.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Weed Control Act, Chapter W-6, RSA 1980 to allow municipalities to establish a charge to landowners who are issued a warranted weed notice.

BACKGROUND

The City of Calgary estimates its cost of issuing weed notices for 1982 to be \$35.00 per notice.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENTS: This resolution presents the issue of charging an administration fee for what might be termed a "policing" activity.

Resolution No. C26

CITY OF CALGARY

Re: Attendance Requirements At Public Hearings

WHEREAS a municipal council is required to hold public hearings for the following:

1. Land Use/Designation matters (Sec. 139, Planning Act) including,
 - (a) Land Use Bylaw
 - (b) Area Structure Plan Bylaw
 - (c) Area Redevelopment Plan Bylaw
 - (d) General Municipal Plan Bylaw
2. Disposition of Reserve (Sec. 116, Planning Act)
3. Replotting Scheme (Sec. 131, Planning Act)
4. Street and Lane Closure Bylaw (Sec. 180, M.G.A.)
5. Transportation Bylaw (Sec. 5, City Transportation Act); and

WHEREAS municipal councils were being challenged in the Courts on the grounds that a member of council must be present for the entire deliberation on a public hearing matter before being eligible to vote on an issue; and

WHEREAS Section 140 (3) of the Planning Act was amended to provide that a member of council is eligible to vote on a proposed bylaw for those matters referred to in (1) above, notwithstanding that the member of council was not present for the entire public hearing and subsequent deliberations; and

WHEREAS those provisions with respect to voting on a public hearing matter only related by a bylawed matter under Section 139 of the Planning Act; and

WHEREAS there is no corresponding provision for public hearing matters dealt with by resolution or under other legislation (2 - 5 above); and

WHEREAS it is deemed advisable to have uniform provisions for the conducting of all hearings required to be held by a municipal council,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Planning Act, the Municipal Government Act, the Transportation Act, and any other legislation where necessary, to provide for uniform legislation with regard to attendance and voting requirements of a member of council on public hearing matters, similar to Section 140 (3) of the Planning Act.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C27

CITY OF RED DEER

Re: Unpaid Traffic Fines

WHEREAS under the present Alberta System regarding Collection of Fines pertaining to Traffic Offences, a warrant is issued if the fine is not paid; and

WHEREAS execution of a warrant requires a minimum of one hour of a staff member's time from other duties to issue such warrant; and

WHEREAS it is estimated that approximately 10% of all traffic ticket warrants issued are not executed, resulting in significant losses of revenue to the municipality, including lost time expended by members in the execution of warrants.

NOW THEREFORE BE IT RESOLVED that the A.U.M.A. request the Government of Alberta to amend the existing legislation to provide that any unpaid fine with relation to traffic offences, be assessed against the operators license and that such fine shall be paid before the license is re-issued, and further that the operators license be revoked if the said fine remains unpaid beyond one year from the date of issuance of such fine.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C28

NEW TOWN OF HIGH LEVEL

Re: Annual Census - Property Tax Reduction Act

WHEREAS under the provisions of the Municipal Government Act a council may provide for the taking of a census; and

WHEREAS the Property Tax Reduction Act provides for the payment of certain grants by the Province to municipalities and requires that a statement of population be forwarded to the Minister for calculation of these grants; and

WHEREAS one method of obtaining a figure of population for this purpose is by the taking of a census between April 1 and June 30 of the year in question; and

WHEREAS a municipality must provide for all services required for the peak population period of any given year.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to amend the Property Tax Reduction Act to permit:

- a) a municipality which has a winter oriented economic population may provide for the taking of a census during the period December 1 to February 28; and
- b) a municipality which has a summer oriented economic population may provide for the taking of a census during the period June 1 to August 31.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. C29

TOWN OF PICTURE BUTTE

Re: Performance Bond As A Condition To A Development Permit

WHEREAS there is no clear indication, in the legislation or regulations, enabling a Municipal Planning Commission to require a performance bond as a condition to a development permit to insure compliance with other conditions of such permit.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to enact such amendments required to clarify the existing legislation and regulations to ensure that Municipal Planning Commissions have the authority to require performance bonds to enforce compliance with development permit conditions.

COMMITTEE RECOMMENDATION: Appropriate for consideration

SECTION D

FINANCE REQUESTS

D 1	CITIES OF GRANDE PRAIRIE AND MEDICINE HAT	Funding F.C.S.S. Programs
D 2	CITY OF EDMONTON	Community Integration of Special Client Groups
D 3	VILLAGE OF CHAUVIN	Funding - Sanitary Landfill Sites
D 4	CITY OF CALGARY	Funding of Sewage Treatment Projects
D 5	CITIES OF EDMONTON AND GRANDE PRAIRIE	Municipal Library Grants
D 6	CITY OF EDMONTON	Proposal to Reduce Witness Costs
D 7	CITY OF MEDICINE HAT	Restructuring of Lodge Assistance Grant Program
D 8	TOWN OF CARSTAIRS	Senior Citizen Lodges
D 9	CITY OF CALGARY	Exemption from Payment of Federal Sales Tax on Manufactured Goods
D10	CITY OF EDMONTON	Residential Rehabilitation Assistance Program
D11	CITY OF MEDICINE HAT	Administration Fees for Residential Rehabilitation Assistance Program
D12	CITY OF EDMONTON	Creation of Parks & Open Space for Inner - City Communities
D13	TOWN OF FORT SASKATCHEWAN	Canada/Alberta Subsidiary Agreement, Nutritive Processing Assistance Program
D14	TOWN OF HIGH PRAIRIE	Law Enforcement Grant
D15	TOWNS OF CLARESHOLM, INNISFAIL AND SPRUCE GROVE	Allocation of Lottery Profits

Resolution No. 01

CITIES OF GRANDE PRAIRIE & MEDICINE HAT

Re: Provincial Funding Allocations To Municipally Administered, Family And Community Support
Services Programs

WHEREAS F.C.S.S. is a municipally-based and administered program which is designed to encourage and support the concept of local needs being met locally by locally-based preventive social programs and services; and

WHEREAS the on-going nature of F.C.S.S. funding now appears to be contingent solely upon population increase/decrease and not upon locally determined needs; and

WHEREAS the integrity of this locally-based program hinges upon the appropriate usage of volunteers, involvement by groups and organizations in a community development process geared to enhance the community, and the healthy infusion of local funds on a predetermined 80/20 basis; and

WHEREAS the demands placed upon "human services" have increased dramatically during these difficult economic times,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to increase provincial F.C.S.S. funding allocations to municipalities operating such a program based upon a formula which fully recognizes and meets local needs and provides realistic inflationary increases.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 2

CITY OF EDMONTON

Re: Community Integration of Special Client Groups

WHEREAS increased return to local communities of residents of provincial long-term care institutions results in a cost-saving to the Provincial Government; and

WHEREAS existing support services required to assist integration into the community must attempt to increase quantity of services to accommodate the needs of these people; and

WHEREAS these local support services require additional funds to adequately meet these increased demands for service.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to provide financial assistance to local communities, adequate to assist successful integration into the community of former residents of provincial long-term care institutions, in order to ensure that local services have access to resources required to meet these increasing service demands.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 3

VILLAGE OF CHAUVIN

Re: Funding - Sanitary Landfill Sites

WHEREAS the Department of Environment is adopting new legislation for the control of waste; and

WHEREAS the Government of Alberta, through its Ministries of Environment and Health are indicating the desire to improve the handling and disposal of waste; and

WHEREAS existing landfill sites utilized by many small urban centres are no longer adequate to meet with existing and forthcoming legislation; and

WHEREAS the establishment of satisfactory landfill sites will place additional financial burden on already over-burdened ratepayers.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to make extra funding available for capital expenditure for the establishment of new local sanitary landfill sites.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 4

CITY OF CALGARY

Re: Funding of Sewage Treatment Projects

WHEREAS municipalities are having difficulties financing capital projects; and

WHEREAS the municipalities are required to maintain certain standards with respect to pollutants discharged into the water courses from sewage treatment plants.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to increase funding of projects required to meet the Province's standards for sewage treatment and revise the program to permit all municipalities to participate.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 5

CITIES OF EDMONTON & GRANDE PRAIRIE

Re: Municipal Library Grants

WHEREAS the Government of Alberta has indexed grants to municipal libraries for inflation in recent years; and

WHEREAS the Government removed indexing from library grants in 1983 despite continuing inflation and in the face of rising public use of libraries; and

WHEREAS the Government has recognized the continued need for indexing in municipal assistance, having removed indexing only from library grants.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested forthwith to restore inflation indexing to municipal library grants.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 6

CITY OF EDMONTON

Re: Proposal to Reduce Witness Costs

WHEREAS the administration of justice in the Province of Alberta is a Provincial responsibility; and

WHEREAS the Provincial Government has delegated certain responsibilities regarding the administration of Justice; and

WHEREAS the costs of providing police witnesses have increased significantly.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to reimburse municipalities for the cost of police witnesses, which are presently borne by the municipalities.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D7

CITY OF MEDICINE HAT

Re: Restructuring of the Lodge Assistance Grant Program

WHEREAS operating deficits of foundations in the Province of Alberta have been increasing at an alarming rate, because lodge rental rates are government controlled at a level to allow residents a comfortable existence on a minimal income; and

WHEREAS the municipalities have no control over the rental rates; and

WHEREAS the financial burden to municipalities for the operating deficits of the foundations has increased significantly; and

WHEREAS the financial burden to the municipalities is borne by the tax payers and has also increased significantly.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to restructure the Lodge Assistance Grant Program in order to reduce the financial burden on municipalities.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 8

TOWN OF CARSTAIRS

Re: Senior Citizen Lodges

WHEREAS the charge to the ratepayers for operating Senior Citizen Lodges is substantial and increasing; and

WHEREAS those residents of Senior Citizen Lodges solely dependent on government pensions are allowed to retain approximately 40% of their income for personal use; and

WHEREAS all residents of Senior Citizen Lodges are eligible to claim the Renter's Assistance Grant of \$600.00 annually.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to implement legislation which will make the Renter's Assistance Grant available to the Foundation administering Lodges.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D 9

CITY OF CALGARY

Re: Exemption From Payment of Federal Sales Tax on Manufactured Goods

WHEREAS Federal Sales Tax applies to certain manufacturing processes; and

WHEREAS the City of Calgary was required to pay approximately \$285,000 in Federal Sales Tax for articles manufactured for its own use in the year 1982.

NOW THEREFORE BE IT RESOLVED that the Alberta Urban Municipalities Association request the support of the Federation of Canadian Municipalities in requesting the Federal Government that any article manufactured by a Government agency for its sole use be exempt from all taxation; e.g. Products produced for municipal use in Blacksmith, Carpenter, Printing and Traffic Shops.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D10

CITY OF EDMONTON

Re: Residential Rehabilitation Assistance Program

WHEREAS the Residential Rehabilitation Assistance Program, funded by the Federal Government, provided over \$7 million in grants and loans for home repairs to Alberta property owners in 1982, resulting in 1,923 homes being rehabilitated; and

WHEREAS the RRAP Program is an effective means of providing economic stimulation in the housing industry and creates much needed jobs, while encouraging necessary home repairs; and

WHEREAS the interest rates on the loan portion of the assistance discourages property owners, particularly lower income property owners, from taking full advantage of available funding, which may result in less extensive renovations; and

WHEREAS the recent decline in interest rates has not been enough to encourage property owners to utilize the loan provisions of the RRAP Program.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta establish an interest reduction grant to be used in conjunction with the RRAP Program, allowing an interest rate "write down" geared to the incomes of home owners.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D11

CITY OF MEDICINE HAT

Re: Administration Fees for Residential Rehabilitation Assistance Program

WHEREAS municipalities receive agency fees to fund the administration of RRAP from Canada Mortgage and Housing Corporation; and

WHEREAS the amount of agency fees received by RRAP agencies to administer the Federal program has not been increased since 1980 nor reviewed by CMHC since 1981; and

WHEREAS the administration costs, due to inflation, have increased causing financial strain on the municipal operation.

NOW THEREFORE BE IT RESOLVED that the Alberta Urban Municipalities Association request that Canada Mortgage and Housing Corporation review, on an annual basis, and increase the agency fees to accommodate the increased administrative costs of the Residential Rehabilitation Assistance Program.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D12

CITY OF EDMONTON

Re: Creation of Parks and Open Space for Inner-City Communities

WHEREAS many urban centres are experiencing increasing densities in inner-city communities; and

WHEREAS many of these inner-city communities suffer from a lack of park and open space; and

WHEREAS land values, development costs, and a scarcity of land restrict the creation of park and open spaces that would adequately service these communities, and

WHEREAS the Redevelopment Levy is only able to alleviate acquisition of land for park development problems in only those communities with an approved Area Redevelopment Plan Bylaw.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to make grants available to urban municipalities to purchase and develop land for parks and open space in inner-city communities that have deficiencies at present.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D13

TOWN OF FORT SASKATCHEWAN

Re: Canada/Alberta Subsidiary Agreement, Nutritive Processing Assistance Program

WHEREAS a major objective of the Nutritive Processing Assistance Program is to diversify and strengthen the economic viability of rural communities; and

WHEREAS to achieve this objective, rural communities require support of value added agricultural based processing activities; and

WHEREAS recent annexation decisions have caused some outlying communities to fall within the 10 mile radius of boundaries of the two major cities of Edmonton and Calgary; and

WHEREAS the 10 mile radius implementation effectively eliminates community continuation of benefit from the growth and spin off activities taking place in the two major cities.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be urged to propose immediate changes to the Nutritive Processing Assistance Program, entered into with Canada for the purpose of eliminating this inequity.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. D14

TOWN OF HIGH PRAIRIE
Re: Law Enforcement Grant

RESOLUTION WITHDRAWN

Resolution No. D15

TOWNS OF CLARESHOLM, INNISFAIL AND SPRUCE GROVE
Re: Allocation of Lottery Profits

WHEREAS the profits from the "Provincial" and "Western Express" lotteries were intended to provide assistance for the promotion of amateur sports and cultural activities in the province; and

WHEREAS the Calgary and Edmonton exhibition associations are the main beneficiaries of these lottery profits; and

WHEREAS there is a great need for additional funding for sport, recreational and cultural activities broadly throughout Alberta; and

WHEREAS the municipalities of Alberta are the major supplier of these activities.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to revise its present formula to allocate a major portion of the lottery profits to the municipalities of the Province to assist in the funding of sports, recreation and culture.

COMMITTEE RECOMMENDATION: Appropriate for consideration

SECTION E

NEW LEGISLATION & PROGRAMS

E 1	CITY OF RED DEER	Regulation of the "Alarm" Industry
E 2	VILLAGE OF CHAUVIN	Overnight Camping Facilities
E 3	VILLAGE OF COALHURST	Legislation to Control Business Selling Drug Paraphernalia
E 4	TOWN OF FORT SASKATCHEWAN	Conflict of Interest
E 5	TOWN OF CLARESHOLM	Tax Rebate - Utilities Used in Municipal Recreational Facilities

Resolution No. E 1

CITY OF RED DEER

Re: Regulation of the "Alarm" Industry

WHEREAS at present there are no standards established by the Government of Alberta to regulate alarms; and

WHEREAS the absence of standards or legislation to regulate alarms allows the installation of inadequate equipment which generate needless false alarms; and

WHEREAS needless false alarms jeopardize the lives and safety of the peace officers answering the alarm and the public on route to an alarm.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta establish legislation and standards to regulate the alarm industry and that these standards cover installation and maintenance as well as the equipment itself.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. E 2

VILLAGE OF CHAUVIN

Re: Overnight Camping Facilities

whereas most of the roadside campgrounds developed by Alberta Transportation are not supervised and have become "terrorist areas" rather than "tourist areas", especially at night; and

WHEREAS facilities such as electric hookups and dumping stations are not provided at these campsites.

NOW THEREFORE BE IT RESOLVED that the Provincial highway roadside campsites be designated for day use only;

AND FURTHER BE IT RESOLVED that Alberta Tourism and Small Business encourage the use of overnight campsite facilities located within our towns and villages; that funding be provided to develop, maintain and operate such facilities and that minimum standards be established for these facilities.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No E 3

VILLAGE OF COALHURST

Re: Legislation to Control Business Selling Drug Paraphernalia

WHEREAS there is no legislation to prohibit the sale of literature, equipment and materials in connection with the use of illicit drugs; and

WHEREAS it is desirable that there be controls on the minimum age for admittance to and patronizing of places of business which display and/or sell such drug paraphernalia,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to make provision for the control of such places of business by enacting legislation similar to the Liquor Control Act.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. E 4

TOWN OF FORT SASKATCHEWAN

Re: Conflict of Interest

WHEREAS the matter of conflict pursuant to the Municipal Government Act with respect to members of Council is considered at best unclear and ambiguous; and

WHEREAS there is a definite and desired need for clarity,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta, in consultation with the Alberta Urban Municipalities Association, introduce legislation under an act specifically titled the Conflict of Interest Act.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. E 5

TOWN OF CLARESHOLM

Re: Tax Rebate - Utilities Used in Municipal Recreational Facilities

WHEREAS the ever-increasing price of electricity and natural gas is among the major cost factors in the operation of municipal recreation facilities; and

WHEREAS there is a limit to both the amount of user fees which can be charged and the amount of subsidy provided by the local tax levy,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to rebate to municipalities the total amount of Provincial tax levied on electricity and natural gas used in municipally operated recreational facilities.

COMMITTEE RECOMMENDATION: Appreciate for consideration

SECTION F

GENERAL

F 1	TOWNS OF CLARESHOLM, HINTON AND VERMILION	Costs of Health Care Program
F 2	CITY OF ST. ALBERT	Hospital Boards
F 3	CITY OF EDMONTON	Provincial Delegation of Responsibility for Social Services Provision
F 4	CITY OF MEDICINE HAT	Remembrance Day
F 5	BOARD OF DIRECTORS	Local Government Administrators
F 6	CITY OF EDMONTON	Amendments to the Swimming Pool Design & Operating Standards Manual
F 7	TOWN OF HINTON	Municipalities and the Constitution
F 8	TOWN OF PICTURE BUTTE	Rural Financial Support for Urban Recreation Facilities
F 9	TOWN OF CLARESHOLM	Decentralization of Land Titles Offices

Resolution No F 1

TOWNS OF CLARESHOLM, HINTON & VERMILION

Re: Costs of Health Care Program

WHEREAS the increased Health Care Insurance premiums, extra billing by doctors and the user fee charges for hospital care are eroding the principles of the universal medicare program; and

WHEREAS these charges may limit the availability of adequate health care to certain sectors of our society;

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to review its present policies on Health Care Insurance rates, extra billing by medical practitioners and hospital user fees and that another method, such as an increase in Provincial income tax rates, be used to finance these costs.

COMMITTEE RECOMMENDATION:

Resolution No F 2

CITY OF ST. ALBERT

Re: Hospital Boards

WHEREAS a Hospital Board is a governing Board which has full control over its hospital and absolute and final authority in respect to all matters pertaining to the operation of the hospital, subject only to Acts of the Legislature and regulations thereto; and

WHEREAS the most effective, efficient and responsive hospital operation requires direct accountability of the trustees of the Hospital District to the citizens thereof; and

WHEREAS the accurate measure of such accountability is the election by these citizens of their trustees, during which election process trustee candidates will present their position publicly on issues facing the operation of their hospital; and

WHEREAS Section 14 of the Alberta Hospital Act empowers the Lieutenant Governor in Council to make regulations to carry out the intents of the Acts; and

WHEREAS Regulation 145-71 allows municipal councils to select their Hospital Board trustees either by appointment or by election by the electorate falling within a Hospital District; and

WHEREAS there are Boards in Alberta composed of trustees representing more than one municipality, some of whom are appointed and some of whom are elected, depending on the choice of the individual municipality; and

WHEREAS the result of such a mixture of appointed and elected trustees is that the Board in total is still not accountable to the electorate particularly if the elected trustees are in the minority compared with appointed trustees.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to make it mandatory that all Hospital Board trustees be elected in accordance with the Local Authorities Election Act.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENTS: At present approximately 1/3 of Hospital Board members are elected to that position; 1/3 are appointed by municipal councils either from among their own members or from the public and 1/3 are appointed by the Province or by other bodies (e.g. religious orders and other church bodies).

Resolution No. F 3

CITY OF EDMONTON

Re: Provincial Delegation of Responsibility For Social Service Provision

WHEREAS municipal social service delivery is restricted to areas delineated by municipal/provincial cost-sharing agreements; and

WHEREAS provincial delegation to municipalities of responsibility for new service provision should be preceded by consultation with municipalities and be linked with additional funding to ensure feasibility of such service provision.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to undertake prior consultation with municipalities when delegation of responsibility for new areas of service provision is being considered and to ensure that the necessary additional funding accompanies any such delegated responsibility.

COMMITTEE RECOMMENDATION: Appropriate for consideration

BACKGROUND INFORMATION: The Family & Community Support Services Act & Regulations define services and programs eligible for cost-sharing and specify services which are ineligible and excluded from such cost sharing.

There have been several instances where provincial interpretations of eligibility have been occurring without provision for municipal input and where such interpretations have backed congruence with the Act and Regulations. In these instances the municipality has been expected to assume increased responsibilities for service delivery without additional funding from the Province.

Examples are as follows:

1. Crisis Services - the John Howard Society identified a need for a program called "Family & Neighbourhood Violence Crises Intervention Services". Although responsibility for crises services was long ago assumed by the Province, the Society was referred by provincial officials to Edmonton F.C.S.S. for funding.
2. Immigrant Services - are the responsibility of Federal and Provincial Governments and, as such, are excluded from F.C.S.S. funding under Section 2(d) of the F.C.S.S. Regulation. Nevertheless, Catholic Social Services of Edmonton was referred to Edmonton F.C.S.S. for funding.

Similar situations have occurred with the Sexual Abuse Centre of Edmonton, the Y.W.C.A. Family Relief Program and the Edmonton Parent Kindergarten Association. Funding requests to the Province were referred to the City of Edmonton F.C.S.S. with no prior discussion or consultation.

Resolution No F 4

CITY OF MEDICINE HAT
Re: Remembrance Day

WHEREAS Remembrance Day is defined as a holiday in the Interpretation Act; and

WHEREAS it is deemed in the public interest that Remembrance Day should be properly observed,

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to enact legislation to restrict the opening of all businesses between the hours of 8:00 A.M. and 12:00 Noon on November 11 of each and every year with the only exception being essential services.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENT: A very similar resolution was defeated at the 1982 Convention.

Resolution No F 5

A.U.M.A. BOARD OF DIRECTORS
Re: Local Government Administrators

WHEREAS the ability of locally elected officials to carry out their roles in an effective manner is dependent upon the availability of good administrative personnel; and

WHEREAS the municipal administrators of Alberta, through their Local Government Administrators Association, have been actively attempting to strengthen their skills and to improve the calibre generally of administrators; and

WHEREAS Alberta Municipal Affairs and Alberta Advanced Education have, and should more fully exercise, a role in this ongoing upgrading process,

NOW THEREFORE BE IT RESOLVED that the Alberta Urban Municipalities Association strongly encourage both provincial departments to give higher priority and more funding to the education and ongoing development of local government administrators.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No F 6

CITY OF EDMONTON

Re: Amendments to the Recommended Swimming Pool Design and Operating Standards Manual

WHEREAS the Government of Alberta produced a publication in January 1978 called Recommended Swimming Pool Design and Operating Standards the purpose of which was to provide information regarding minimum standards governing the design and operation of swimming pools in the Province of Alberta, and to promote aquatic safety attitudes and practices in a healthy swimming environment; and

WHEREAS the standards set within the manual are in some cases excessive and therefore force the municipality to add additional expenses to the already high costs of operating pools.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to implement more realistic standards for the operation of municipal swimming pools.

COMMITTEE RECOMMENDATION: Appropriate for consideration

BACKGROUND INFORMATION: It has been the experience of the City of Edmonton Parks & Recreation Department that the built-in safety factor inherent in the Provincial Government regulations is unduly high and costly to maintain. We believe that the swimming pool design and operating standards which existed prior to 1978 provided an adequate measure of safety. Since 1978 there has not been a significant change in the number of drownings or serious accidents which have occurred in City of Edmonton pools.

Resolution No. F 7

TOWN OF HINTON

Re: Municipalities and the Constitution

WHEREAS the rights of both Federal and Provincial Governments are enshrined in the Constitution; and

WHEREAS Municipal Government has no such provision in the Constitution.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to negotiate with the Federal Government for the inclusion of the rights of Municipal Government within the Constitution.

COMMITTEE RECOMMENDATION: Appropriate for consideration

Resolution No. F 8

TOWN OF PICTURE BUTTE

Re: Rural Financial Support for Urban Recreation Facilities

WHEREAS the costs of operating recreation facilities and services have increased over the years; and

WHEREAS these facilities are also used by the residents of rural municipalities who are not required to contribute to the operating losses accrued for these facilities or services; and

WHEREAS the financial burden for the operation of these facilities now lies entirely upon the residents of urban communities; and

WHEREAS Rural Municipal Councils are reluctant to provide financial support for these recreation services provided to their residents.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to enact such legislation so as to provide the opportunity for urban municipalities to requisition rural municipalities for recreation services on a similar basis as urban municipalities are requisitioned for School purposes.

COMMITTEE RECOMMENDATION: Appropriate for consideration

COMMENT: A similar resolution was defeated at the 1982 Convention.

Resolution No. F 9

TOWN OF CLARESHOLM

Re: Decentralization of Land Titles Offices

WHEREAS substantial costs are incurred by private individuals and law firms located outside of Calgary and Edmonton in acquiring information regarding land titles; and

WHEREAS the time delays involved can also cause problems and additional costs.

NOW THEREFORE BE IT RESOLVED that the Government of Alberta be requested to decentralize the Land Titles Offices and provide new Land Titles offices in appropriate areas throughout the Province.

COMMITTEE RECOMMENDATION: Appropriate for consideration