

**DATE:** May 5, 1998  
**TO:** All Departments  
**FROM:** City Clerks  
**RE:** PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

---

**SUMMARY OF DECISIONS**



FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

HELD IN THE COUNCIL CHAMBERS, CITY HALL

**MONDAY, MAY 4, 1998**

COMMENCING AT **4:30 P.M.**



- (1) **Confirmation of the Minutes of the Regular Meeting of April 20, 1998**  
**DECISION - Confirmed as transcribed**
  
- (2) **UNFINISHED BUSINESS**
  
- (3) **PUBLIC HEARINGS**
  - 1. **City Clerk - Re: Land Use Bylaw Amendment 3156/K-98 / Part of the SE ¼ 10-38-27-4 / Anders East - Phase 8 / Anders East Developments Ltd. / (See Bylaw Section for Readings)** . . 1
  
  - 2. **City Clerk - Re: Land Use Bylaw Amendment 3158/K-98 / Lot 31A, Plus 942-2769 / SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4 / East Kentwood - Phase 4B, Frank and Rosalie Kuhn / (See Bylaw Section for Readings)** . . 4

3. City Clerk - Re:

- (a) Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close .. 7
- (b) Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98 / (See Bylaw Section for Readings)

(4) REPORTS

- 1. Downtown Planning Committee - Re: Movie Theatres in C2 Commercial District / Request to Amend Land Use Bylaw / Commercial Entertainment Facilities .. 10

**DECISION - Agreed that Parkland Community Planning Services initiate a public input process involving the existing C2 property owners, following which a report is to be submitted back to Council**

- 2. Land and Economic Development Manager - Re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 K9 and Lot 24, Block A, Plan 2354 AE .. 17

**DECISION - Agreed to sell the unconstructed lane way property to Ms. Anita M. Hazell subject to conditions**

- 3. City Clerk - Re: Request to Cancel Ambulance Invoice - Mr. Doug D. Will .. 23

**DECISION - Denied request to cancel ambulance invoice**

- 4. Community Services Director - Re: Attendant (Companion) Fares on City Transit .. 24

**DECISION - Agreed to a pilot project, allowing attendants/companions to use the Transit system at no cost while accompanying a person with a disability. The pilot project will be monitored for one year to assess the continuance of the project**

5. City Assessor - Re: Request to Amend Adoption Bylaw No. 3193/97 / Amendment No. 3193/A-98 / (See Bylaw Section for Readings) . . 31

**DECISION - Report received as information**

6. Engineering Services Manager - Re: Anders On the Lake Subdivision Storm Water Retention Pond and Outlet Line / Sanitary Lift Station, Force Main and Trunk Line . . 35

**DECISION - Approved various expenditures, budgets and payment terms relating to the development agreement for Anders On The Lake Subdivision**

7. Engineering Services Manager - Re: Consolidation of School And Playground Zones / Proposed AUMA Resolution . . 41

**DECISION - Agreed to submit to the Alberta Urban Municipalities Association a resolution proposing to bring the start time for playground zones and school zones in line with each other to eliminate the need for double signing, and to utilize *playground zone* signs only**

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

- i. 3193/98 - Land Use Bylaw Amendment / Part of the SE ¼ 10-38-27-4 / Anders East - Phase 6 / Anders East Developments Ltd. / - 2<sup>nd</sup> & 3<sup>d</sup> Readings . . 47

**DECISION - Bylaw given 2<sup>nd</sup> & 3<sup>rd</sup> Readings** . . 1

2. 3155 K-98 - Land Use Bylaw Amendment / Lot 31 A, Plan 942-2769 /  
SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4 / East Kentwood -  
Phase 4B. Frank and Rosalie Kuhnert / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings .. 49  
.. 4  
**DECISION - Bylaw given 2<sup>nd</sup> & 3<sup>rd</sup> Readings**
  
3. 3193/A-98 - Adoption Bylaw Amendment / Amend Adoption Bylaw  
No. 3193/97 / - 3 Readings .. 51  
.. 31  
**DECISION - Bylaw given three readings**
  
4. 3209/98 - Road Closure Bylaw / Request for Closure of Part of Lane  
Turn Around / Plan 892-2465 / Deer Park Estate - Phase 7D / - 2<sup>nd</sup> &  
3<sup>rd</sup> Readings .. 55  
.. 7  
**DECISION - Bylaw given 2<sup>nd</sup> & 3<sup>rd</sup> Readings**

**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, MAY 4, 1998**

COMMENCING AT **4:30 P.M.**

- (1) Confirmation of the Minutes of the Regular Meeting of April 20, 1998

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment 3156/J-98 / Part of the SE ¼ 10-38-27-4 / Anders East - Phase B / Anders East Developments Ltd. / (See Bylaw Section for Readings) .. 1
2. City Clerk - Re: Land Use Bylaw Amendment 3155/K-98 / Lot 31A, Plan 942-2769 / SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4 / East Kentwood - Phase 4B, Frank and Rosalie Kuhn / (See Bylaw Section for Readings) .. 4
3. City Clerk - Re:
  - (a) Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close .. 7
  - (b) Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98 (See Bylaw Section for Readings)

(4) **REPORTS**

1. **Downtown Planning Committee - Re: Movie Theatres in C2 Commercial District / Request to Amend Land Use Bylaw / Commercial Entertainment Facilities** .. 10
2. **Land and Economic Development Manager - Re: Request to Purchase Unregistered Laneway Between Lot 7, Block B, Plan 4867 KQ and Lot 24, Block A, Plan 2354 AE** .. 17
3. **City Clerk - Re: Request to Cancel Ambulance Invoice - Mr. Doug Dava** .. 23
4. **Community Services Director - Re: Attendant (Companion) Fares on City Transit** .. 24
5. **City Assessor - Re: Request to Amend Adoption Bylaw No. 3193/97 / Amendment No. 3193/A-98 / (See Bylaw Section for Readings)** .. 31
6. **Engineering Services Manager - Re: Anders On the Lake Subdivision / Storm Water Retention Pond and Outlet Line / Sanitary Lift Station, Force Main and Trunk Line** .. 35
7. **Engineering Services Manager - Re: Consolidation of School And Playground Zones / Proposed AUMA Resolution** .. 41

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **31507-98 - Land Use Bylaw Amendment / Part of the SE ¼ 10-38-27-4 / Anders East - Phase B / Anders East Developments Ltd. / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings** .. 47  
.. 1
2. **315514-98 - Land Use Bylaw Amendment / Lot 31A, Plan 842-2769 / SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4 / East Kentwood - Phase 4B, Frank and Rosalie Kuhnen / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings** .. 49  
.. 4

3. 3193/A-98 - Adoption Bylaw Amendment / Amend Adoption Bylaw No. 1183/97 / - 3 Readings	.. 51 .. 31
4. 3202-00 - Road Closure Bylaw / Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / - 2 <sup>nd</sup> & 3 <sup>rd</sup> Readings	.. 55 .. 7

Committee of the Whole:

- (a) Administrative Matter

**DATE:** April 7, 1998  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** *Part of the SE ¼ 10-38-27-4 / Anders East - Phase 8  
Anders East Developments Ltd.  
Land Use Bylaw Amendment 3156/J-98*

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A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, May 4, 1998 at 7:00 p.m.

Land Use Bylaw Amendment 3156/J-98 provides for the redesignation of the area identified as Phase 8 on the Anders East Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District. The proposal is to accommodate the development of 58 single family lots, two public utility lots and 3 municipal reserve lots. This amendment complies with the Anders East Outline Plan.

***RECOMMENDATION***

That following the Public Hearing, Land Use Bylaw Amendment 3156/J-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings.

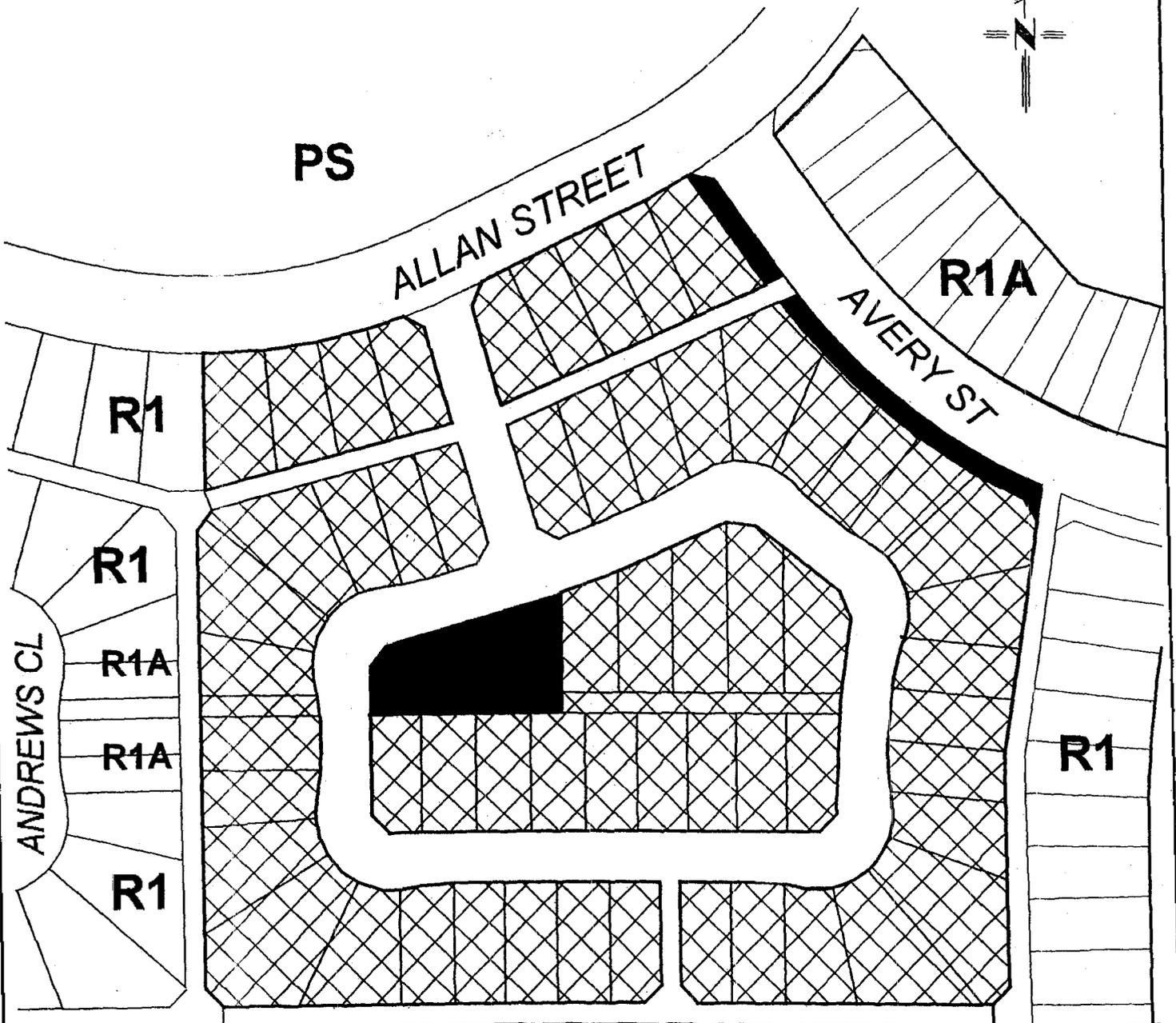


Kelly Kloss  
City Clerk

/clr  
attchs.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



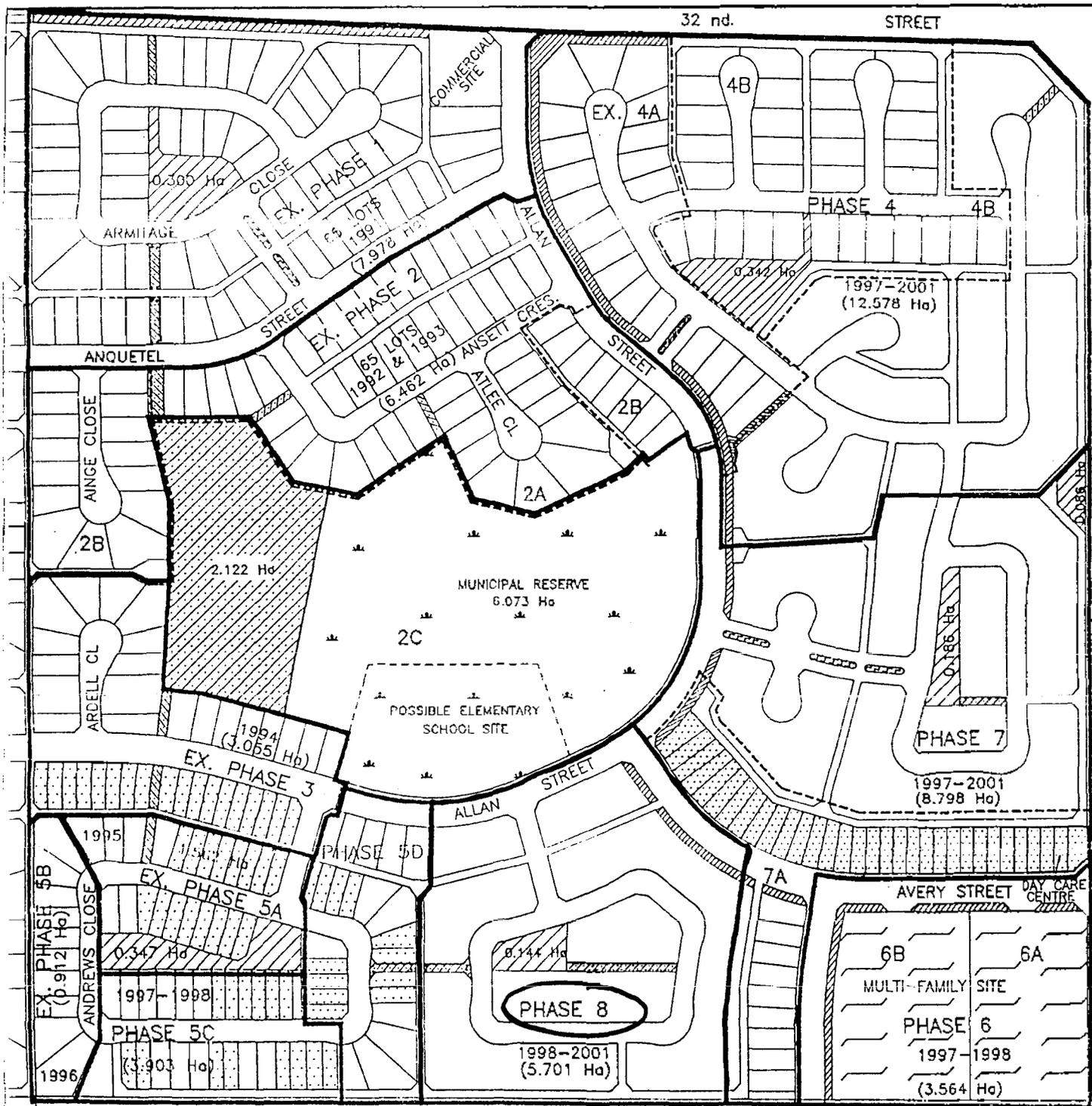
N. E. 1/4 SEC. 3-38-27-4

**Change from: A1 to R1**  
**A1 to P1**



**AFFECTED DISTRICTS:**  
A1 - Future Urban Development  
R1 - Residential (Low Density)  
P1 - Parks & Recreation

MAP No. 8 / 98  
BYLAW NO. 3156 / J - 98



RED DEER  
 ANDERS EAST  
 OUTLINE PLAN  
 SHOWING  
 SUBDIVISION  
 OF THE  
 S.E. 1/4, 10-38-27-W4  
 FOR  
 ANDERS EAST  
 DEVELOPMENTS LTD.  
 SCALE: 1:4000m  
 PLAN SHOWING:  
 • EXISTING AND  
 PROPOSED PHASING  
 • EXPECTED YEAR  
 OF DEVELOPMENT  
 • PHASE DEVELOPMENT  
 AREA ± (WITH APPLICABLE  
 M.R. INCLUDED)

Council Adoption:  
 July 9, 1990  
 May 29, 1995  
 September 25, 1995  
 March 10, 1997

- LEGEND
- WALKWAYS AND LOCAL PARKS:
  - SCHOOL/PARK SITE:
  - DUPLEX LOTS:
  - MULTI-FAMILY RESIDENTIAL:
  - MINOR COLLECTOR MEDIANS:
  - P.U.L. LOTS:
  - PHASE BOUNDARIES:

**AL-TERRA**  
 ENGINEERING LTD.

Item No. 2

**DATE:** April 7, 1998  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** *Lot 31A, Plan 942-2769 / SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4  
East Kentwood - Phase 4B, Frank and Rosalie Kuhnen  
Land Use Bylaw Amendment 3156/K-98*

---

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, May 4, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/K-98 provides for the redesignation of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate the development of 10 single family lots and 1 Municipal Reserve lot. The easterly four single family lots (Lots 50 to 53, Block 8) are being made available for the development of a day care centre for a period of six months. Should that parcel not be sold in that time, same can be registered as four single family lots at that time. This proposal complies with the East Kentwood Outline Plan.

#### **RECOMMENDATION**

That following the Public Hearing, Land Use Bylaw Amendment 3156/K-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings.

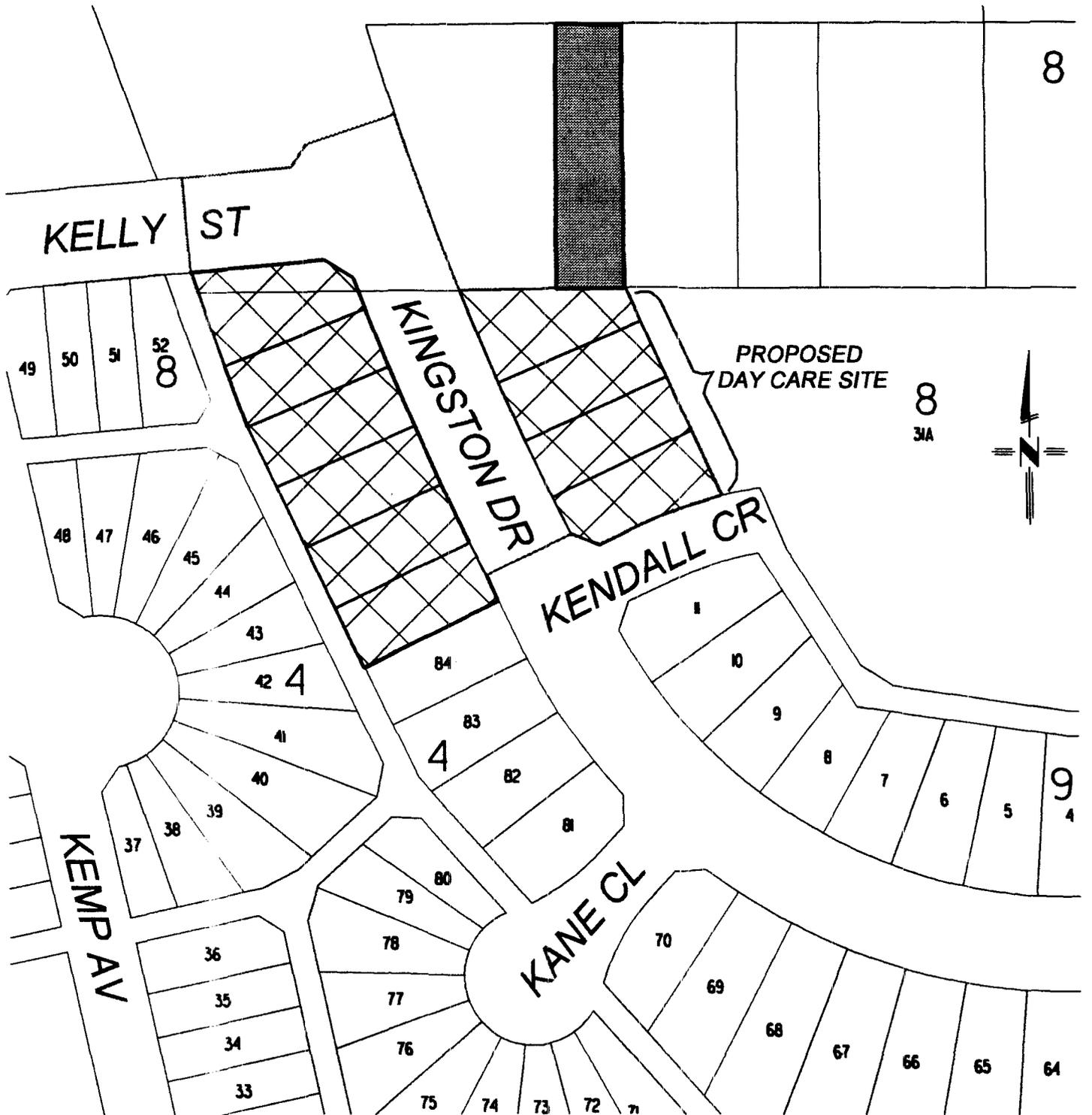


Kelly Kloss,  
City Clerk

/clr  
attchs.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



8

8  
3A



9  
4

Change from: **A1 to R1**  
**A1 to P1**



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks & Recreation

MAP No. 9 / 98

BYLAW No. 3156 / K - 98

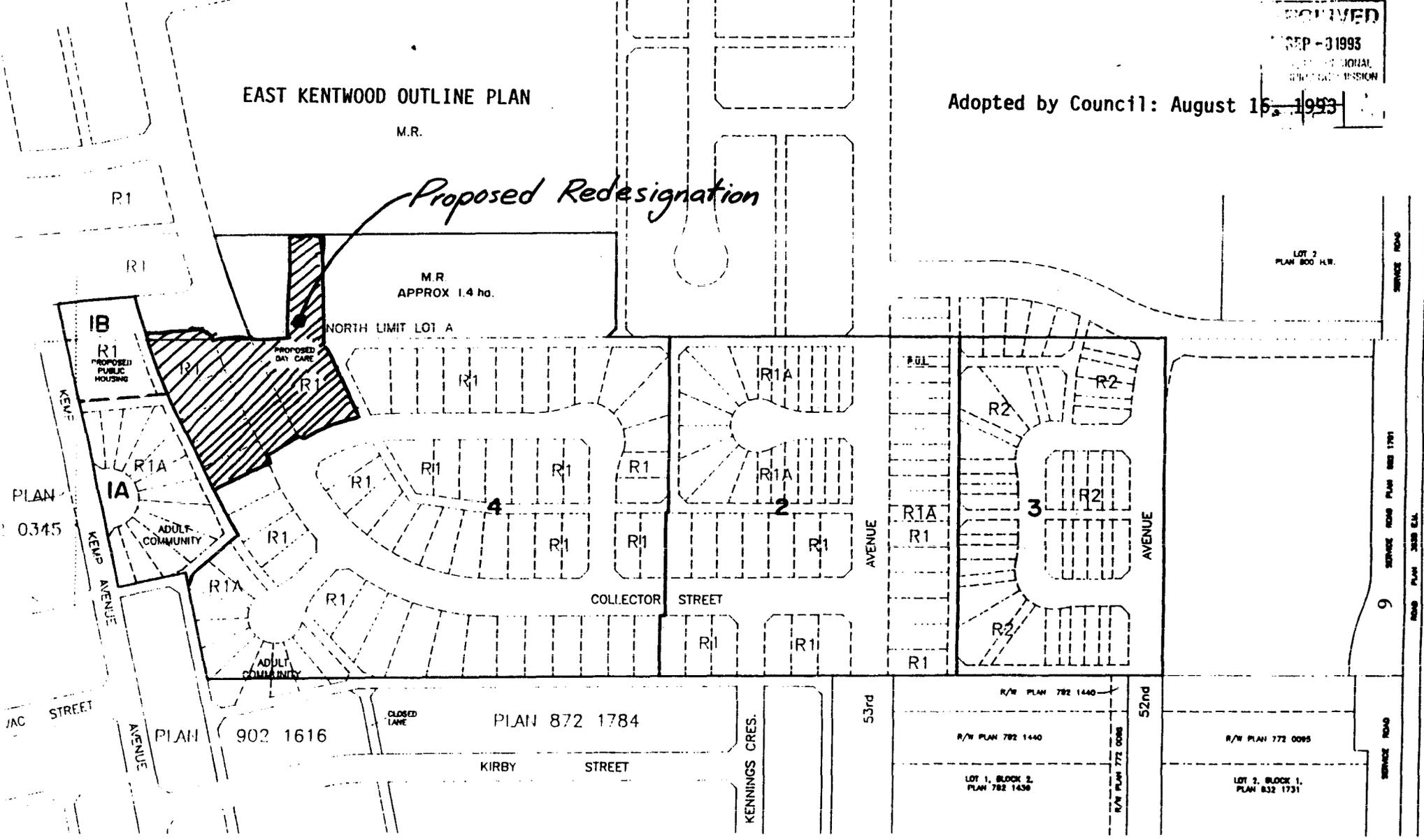
RECEIVED  
SEP-3 1993  
MUNICIPAL  
ENGINEERING DEPARTMENT

Adopted by Council: August 16, 1993

# EAST KENTWOOD OUTLINE PLAN

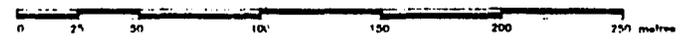
M.R.

*Proposed Redesignation*



OUTLINE PLAN AFFECTING  
LOT 31, BLOCK 4, PLAN 932 0345  
BEING IN THE S.E. SEC. 32 &  
PORTION OF THE N. 1/2 SEC. 32,  
TWP. 38, RGE. 27, W. 4th M.

SCALE : 1 : 2000



HETA SURVEYS LIMITED  
5200 8 - 54th AVENUE, RED DEER, ALBERTA T4N 0P  
PHONE : 342 8203 (93/07/10) FILE : 2280-

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/K-98 / Lot 31A, Plan 942-2769 /  
SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4  
East Kentwood - Phase 4B (Frank & Rosalie Kuhnen)*

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**Reference Report:** City Clerk, dated April 7, 1998

**Bylaw Readings:**

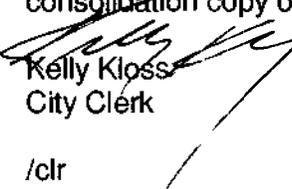
Land Use Bylaw Amendment 3156/K-98 was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings, a copy of which is attached.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/K-98 provides for the redesignation of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate the development of 10 single family lots and 1 Municipal Reserve lot. The easterly four single family lots (Lots 50 to 53, Block 8) are being made available for the development of a day care centre for a period of six months. Should that parcel not be sold in that time, same can be registered as four single family lots at that time. This proposal complies with the East Kentwood Outline Plan.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/K-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
E. L. & P. Manager  
Fire Chief/Manager Emergency Services  
City Assessor  
Land and Economic Development Manager  
Leigh-Ann Khoshaba, Graphics Designer  
Council and Committee Secretary, S. Ladwig  
C. Rausch

**FILE**

**Office of the City Clerk**

May 5, 1998

Frank & Rosalie Kuhnen  
Box 393  
Red Deer, AB T4N 5E9

Dear Mr. & Mrs. Kuhnen:

**RE: Lot 31A, Plan 942-2769 / SE ¼ 32-38-27-4 and Part of the NE ¼ 32-38-27-4  
East Kentwood - Phase 4B, Frank and Rosalie Kuhnen  
Land Use Bylaw Amendment 3156/K-98**

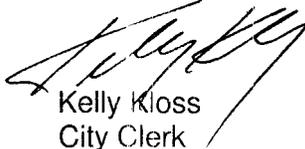
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At the City of Red Deer's Council Meeting held May 4, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/K-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/K-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/K-98 provides for the redesignation of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate the development of 10 single family lots and 1 Municipal Reserve lot. The easterly four single family lots (Lots 50 to 53, Block 8) are being made available for the development of a day care centre for a period of six months. Should that parcel not be sold in that time, same can be registered as four single family lots at that time. This proposal complies with the East Kentwood Outline Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Land & Economic Development Manager  
Council & Committee Secretary, S. Ladwig

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



Item No. 3

**DATE:** April 7, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:**

1. ***Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close***
2. ***Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98***

---

Public Hearings have been advertised for the above noted Road Closure Bylaw and Disposal of Municipal Reserve, to be held on Monday, May 4, 1998 in the Council Chambers at 7:00 p.m.

Road Closure Bylaw No. 3209/98 provides for the closure of part of the lane turn around, registered by Plan 892-2465 to facilitate a residential development by Melcor Developments in Deer Park Estates, Dietz Close - Phase 7D.

At the Council Meeting of April 6, 1998, the following resolution was passed by Council:

"RESOLVED that Council of The City of Red Deer, hereby agrees that the following resolution be considered at the Council Meeting of Monday, May 4, 1998, to allow for the advertising of a Public Hearing to be held on Monday, May 4, 1998 for the disposal of municipal reserve lands as noted:

RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated March 24, 1998, re: Partial Disposal of Municipal Reserve - Part of Lot 1 MR, Plan 892-2465 / Deer Park Estates - Phase 7D / Dietz Close (Melcor Developments), hereby approves the disposal of municipal reserve lands described as:

Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>;

and as presented to Council April 6, 1998."

City Council  
April 7, 1998  
Page 2

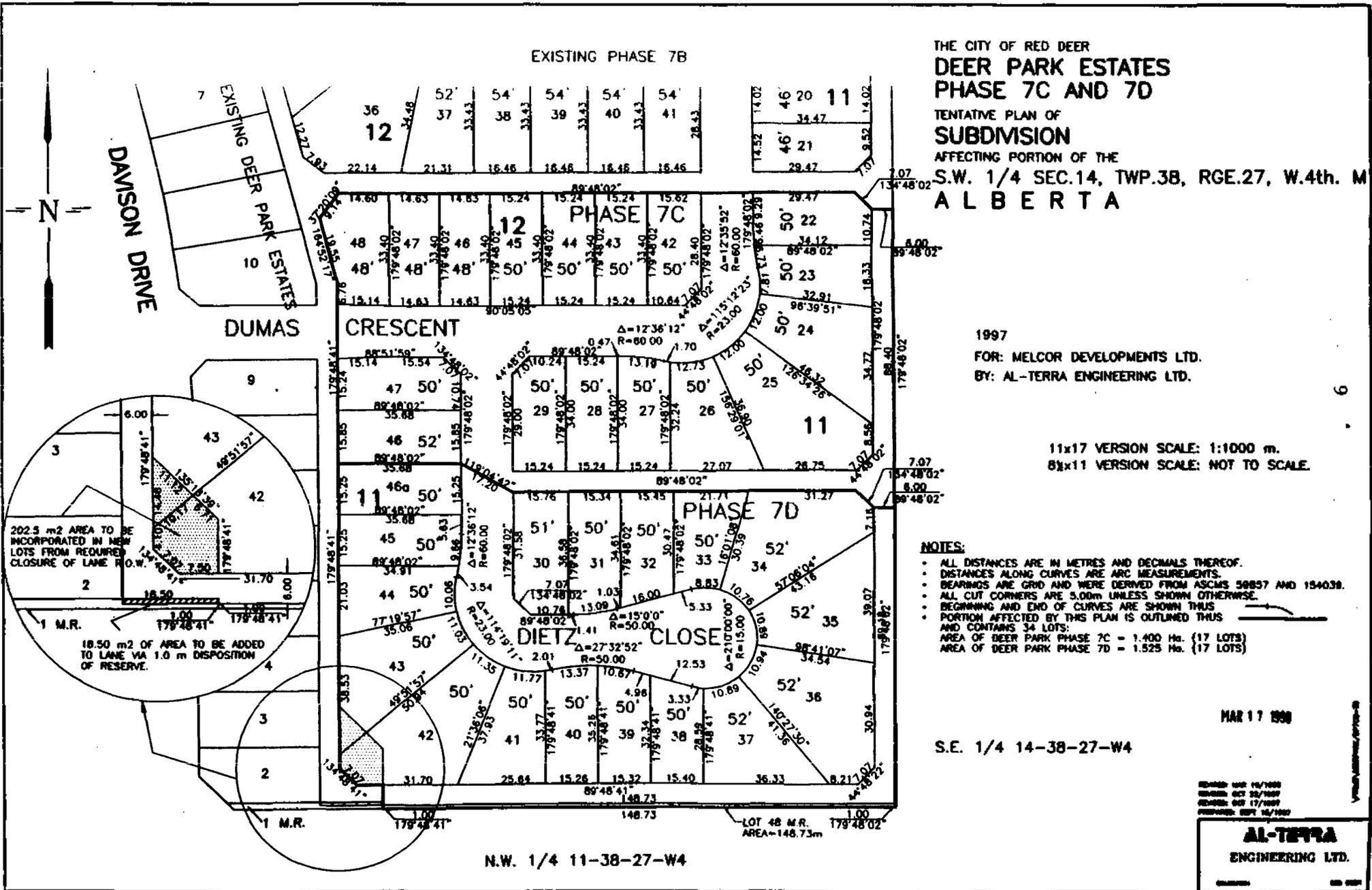
**RECOMMENDATION**

That following the Public Hearings, Road Closure Bylaw No. 3209/98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings and the resolution regarding the Disposal of Municipal Reserve considered.



Kelly Kloss  
City Clerk

/clr  
attchs.



THE CITY OF RED DEER  
**DEER PARK ESTATES**  
**PHASE 7C AND 7D**  
 TENTATIVE PLAN OF  
**SUBDIVISION**  
 AFFECTING PORTION OF THE  
 S.W. 1/4 SEC.14, TWP.38, RGE.27, W.4th. M  
**ALBERTA**

1997  
 FOR: MELCOR DEVELOPMENTS LTD.  
 BY: AL-TERRA ENGINEERING LTD.

11x17 VERSION SCALE: 1:1000 m.  
 8 1/2x11 VERSION SCALE: NOT TO SCALE.

**NOTES:**

- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- DISTANCES ALONG CURVES ARE ARC MEASUREMENTS.
- BEARINGS ARE GRID AND WERE DERIVED FROM ASCMS 56857 AND 154039.
- ALL CUT CORNERS ARE 5.00m UNLESS SHOWN OTHERWISE.
- BEGINNING AND END OF CURVES ARE SHOWN THUS
- PORTION AFFECTED BY THIS PLAN IS OUTLINED THUS AND CONTAINS 34 LOTS:  
 AREA OF DEER PARK PHASE 7C = 1.400 Ha. (17 LOTS)  
 AREA OF DEER PARK PHASE 7D = 1.525 Ha. (17 LOTS)

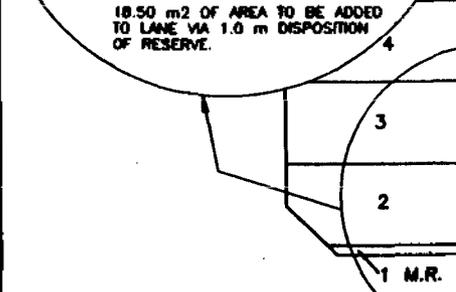
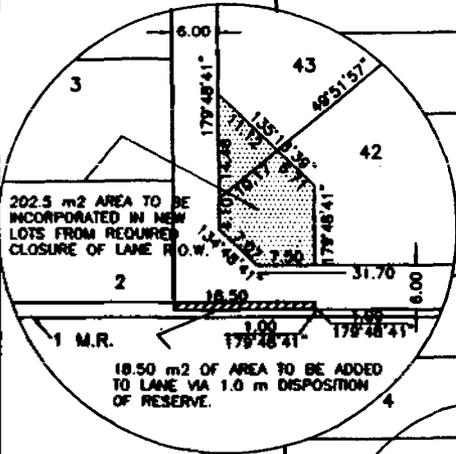
MAR 17 1998

S.E. 1/4 14-38-27-W4

REVISED MAR 16/1998  
 REVISED OCT 22/1997  
 REVISED OCT 17/1997  
 PREPARED SEP 16/1997

**AL-TERRA**  
 ENGINEERING LTD.

N.W. 1/4 11-38-27-W4





**Office of the City Clerk**

April 7, 1998

Melcor Developments Ltd.  
Mr. Guy Pelletier  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sir:

- RE: 1. *Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close***
- 2. *Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98***
- 

At the City of Red Deer's Council Meeting held April 6, 1998, 1<sup>st</sup> Reading was given to Road Closure Bylaw No. 3209/98, a copy of which is attached hereto. As well, following the Public Hearing, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, hereby agrees that the following resolution be considered at the Council Meeting of Monday, May 4, 1998, to allow for the advertising of a Public Hearing to be held on Monday, May 4, 1998 for the disposal of municipal reserve lands as noted:

'RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated March 24, 1998, re: Partial Disposal of Municipal Reserve - Part of Lot 1 MR, Plan 892-2465 / Deer Park Estates - Phase 7D / Dietz Close (Melcor Developments), hereby approves the disposal of municipal reserve lands described as:

'Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>,'

and as presented to Council April 6, 1998."

Road Closure Bylaw No. 3209/98 provides for the closure of part of the lane turn around, registered by Plan 892-2465 to facilitate a residential development by Melcor Developments in Deer Park Estates, Dietz Close - Phase 7D.

The Disposal of Municipal Reserve regarding Part of Lot 1 MR, Block 11, Plan 892-2465 is also being requested to facilitate this residential development in Deer Park Estates - Phase 7D, Dietz Close.

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

Melcor Developments Ltd.  
April 7, 1998  
Page 2

This office will now proceed with the advertising for a Public Hearing to be held on Monday, May 4, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than 10:00 a.m., Wednesday, April 15, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Klöss  
City Clerk

/clr  
attchs.

c Land and Economic Development Manager  
Principal Planner  
Council and Committee Secretary, S. Ladwig

# FILE

## Office of the City Clerk

May 5, 1998

Melcor Developments Ltd.  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

**FAX** Recv'd \_\_\_\_\_  
Sent 18 May 98  
Date \_\_\_\_\_ Time 11:15 A.M.  
Signature \_\_\_\_\_

Att: Mr. Guy Pelletier

Dear Sir:

- Re: 1. ***Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close***
2. ***Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98***
- 

At the City of Red Deer's Council Meeting held May 4, 1998, Public Hearings were held with respect to Road Closure Bylaw No. 3209/98 and the Disposal of Municipal Reserve as noted above. Following the Public Hearings, Road Closure Bylaw No. 3209/98 was given second and third readings, a copy of which is attached hereto, and the following resolution was passed agreeing to the disposal of the noted Municipal Reserve:

"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated March 24, 1998, re: Partial Disposal of Municipal Reserve - Part of Lot 1 MR, Plan 892-2465 / Deer Park Estates - Phase 7D / Dietz Close (Melcor Developments), hereby approves the disposal of municipal reserve lands described as:

'Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>.' "

Road Closure Bylaw No. 3209/98 provides for the closure of part of the lane turn around, registered by Plan 892-2465 to facilitate a residential development by Melcor Developments in Deer Park Estates, Dietz Close - Phase 7D.

The Disposal of Municipal Reserve regarding Part of Lot 1 MR, Block 11, Plan 892-2465 is also being requested to facilitate this residential development in Deer Park Estates - Phase 7D, Dietz Close.

Box 5008  
Red Deer, Alberta  
T4N 3T4

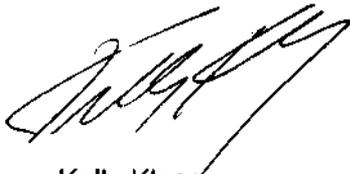
*The City of Red Deer*



Melcor Developments Ltd.  
May 5, 1998  
Page 2

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

Kelly Kloss  
City Clerk

/clr  
attchs.

c     Principal Planner  
       Land & Economic Development Manager  
       Land & Appraisal Coordinator  
       Council & Committee Secretary, S. Ladwig

**BYLAW NO. 3209/98**

Being a bylaw to close a portion of road in the City of Red Deer as described herein.

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

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

“Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>”.

READ A FIRST TIME IN OPEN COUNCIL this	6	day of April	A.D. 1998.
READ A SECOND TIME IN OPEN COUNCIL this		day of	A.D. 1998.
READ A THIRD TIME IN OPEN COUNCIL this		day of	A.D. 1998.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of	A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## **Council Decision - April 6, 1998 Meeting**

**DATE:** April 7, 1998

**TO:** Land and Economic Development Manager

**FROM:** City Clerk

**RE:**

1. ***Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close***
2. ***Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98***

---

**Reference Report:** Land and Economic Development Manager, dated March 24, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, hereby agrees that the following resolution be considered at the Council Meeting of Monday, May 4, 1998, to allow for the advertising of a Public Hearing to be held on Monday, May 4, 1998 for the disposal of municipal reserve lands as noted:

'RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated March 24, 1998, re: Partial Disposal of Municipal Reserve - Part of Lot 1 MR, Plan 892-2465 / Deer Park Estates - Phase 7D / Dietz Close (Melcor Developments), hereby approves the disposal of municipal reserve lands described as:

'Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>,'

and as presented to Council April 6, 1998."

**Bylaw Readings:**

Road Closure Bylaw No. 3209/98 was given 1<sup>st</sup> reading, a copy of which is attached hereto.

**Report Back to Council Required:** Yes, Public Hearings to be held Monday, May 4, 1998 at 7:00 p.m.

Land and Economic Development Manager  
April 7, 1998  
Page 2

**Comments/Further Action:**

Road Closure Bylaw No. 3209/98 provides for the closure of part of the lane turn around, registered by Plan 892-2465 to facilitate a residential development by Melcor Developments in Deer Park Estates, Dietz Close - Phase 7D.

The Disposal of Municipal Reserve regarding Part of Lot 1 MR, Block 11, Plan 892-2465 is also being requested to facilitate this residential development in Deer Park Estates - Phase 7D, Dietz Close.

This office will now proceed with the advertising for Public Hearings. Our office has advised Melcor Developments, via letter, that they will be responsible for the advertising costs in these instances.



Kelly Kloss  
City Clerk

/clr  
attchs.

- c Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Principal Planner
- Council and Committee Secretary, S. Ladwig

# FILE

## Council Decision - May 4, 1998 Meeting

**DATE:** May 5, 1998

**TO:** Land & Economic Development Manager

**FROM:** City Clerk

**RE:**

1. *Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close*
2. *Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98*

**Reference Report:**

City Clerk dated April 7, 1998

**Resolution:**

“RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated March 24, 1998, re: Partial Disposal of Municipal Reserve - Part of Lot 1 MR, Plan 892-2465 / Deer Park Estates - Phase 7D / Dietz Close (Melcor Developments), hereby approves the disposal of municipal reserve lands described as:

‘Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>. ‘

**Bylaw Readings:**

Road Closure Bylaw No. 3209/98 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings following the Public Hearing, a copy of which is attached hereto.

**Report Back to Council Required:** No

**Comments/Further Action:**

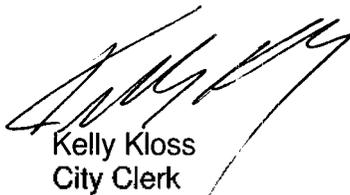
Road Closure Bylaw No. 3209/98 provides for the closure of part of the lane turn around, registered by Plan 892-2465 to facilitate a residential development by Melcor Developments in Deer Park Estates, Dietz Close - Phase 7D.

The Disposal of Municipal Reserve regarding Part of Lot 1 MR, Block 11, Plan 892-2465 is also being requested to facilitate this residential development in Deer Park Estates - Phase 7D, Dietz Close.

Land and Economic Development Manager  
Page 2  
May 5, 1998

Public Hearings were held with respect to Road Closure Bylaw No. 3209/98 and the Disposal of Municipal Reserve as noted above. Following the Public Hearings, Road Closure Bylaw No. 3209/98 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings and the noted resolution was passed, agreeing to the disposal of the noted municipal reserve.

A certified copy of Road Closure Bylaw No. 3209/98 and the Municipal Reserve Affidavit are attached hereto.



Kelly Kloss  
City Clerk

/clr  
attchs.

- c Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Appraisal Coordinator
- Leigh-Ann Khoshaba, Graphics Designer
- Council and Committee Secretary, S. Ladwig
- C. Rausch

<b>CANADA</b>	)	
	)	<b>IN THE MATTER OF SECTION 674</b>
<b>PROVINCE OF ALBERTA</b>	)	
	)	<b>OF THE MUNICIPAL GOVERNMENT</b>
<b>TO WIT:</b>	)	
	)	<b>ACT, 1994, CHAPTER M-26.1</b>

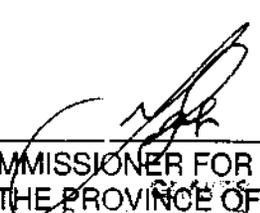
I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

"Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>"

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of Red Deer, in the Province of Alberta, this 5<sup>th</sup> day of May, A.D. 1998.

  
 \_\_\_\_\_  
 A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF ALBERTA

  
 \_\_\_\_\_  
 KELLY KLOSS,  
 CITY CLERK

**BYLAW NO. 3209/98**

Being a bylaw to close a portion of road in the City of Red Deer as described herein.

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

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

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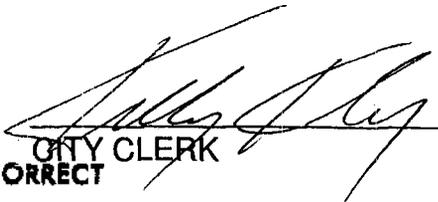
READ A FIRST TIME IN OPEN COUNCIL this 6 day of April A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this 4 day of May A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this 4 day of May A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this 4 day of May A.D. 1998.

  
MAYOR

  
CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL BYLAW.

  
CITY CLERK

Item No. 1  
Reports

DATE: APRIL 14, 1998  
TO: MAYOR & CITY COUNCIL  
FROM: CHAIRMAN, DOWNTOWN PLANNING COMMITTEE  
RE: LAND USE BYLAW 3156/96  
C2 COMMERCIAL (REGIONAL AND DISTRICT SHOPPING CENTRE)  
DISTRICT, PAGE 6-13, 112 DISCRETIONARY USES - REGIONAL  
SHOPPING CENTRE (2) COMMERCIAL ENTERTAINMENT FACILITY.

---

At the April 8, 1998 meeting of the Downtown Planning Committee, the following resolution was introduced and passed requesting that Council approve a revision to the Land Use Bylaw which would remove movie theatres from C2 zoning.

**“THAT the Downtown Planning Committee recommend to City Council that the words ‘except movie theatres’ be added to Commercial Entertainment Facilities under discretionary uses in C2 districts in the Land Use Bylaw.”**

Respectfully submitted,



CLARENCE TORGERSON  
Chairman  
Downtown Planning Committee

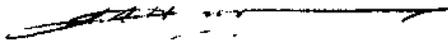
**DATE:** April 23, 1998  
**TO:** KELLY KLOSS  
City Clerk  
**FROM:** LOWELL R. HODGSON  
Community Services Director  
**RE:** DOWNTOWN PLANNING COMMITTEE:  
MOVIE THEATRES IN C2-COMMERCIAL

---

While supportive of the Downtown Concept Plan and the support therein for entertainment facilities being located in downtown Red Deer, I am somewhat reluctant to support the recommendation of the Downtown Planning Committee without the opportunity first being given to C2 property owners to comment on this proposed bylaw amendment. There are not that many parcels affected and I believe that, in fairness, this opportunity for comment should be given prior to such a change, as we would otherwise be seen as 'pulling the rug out' from properties that may be in the process of such development.

#### **RECOMMENDATION**

THAT Council of The City of Red Deer postpone any consideration of changes to commercial entertainment facilities in C2 districts in the Land Use Bylaw, until such time as Parkland Community Planning Services has the opportunity to seek input from existing C2 properties.



LOWELL R. HODGSON

:dmg

## MEMO

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**DATE:** April 24, 1998 **File No. 6.504**

**TO:** KELLY KLOSS  
City Clerk

**FROM:** RYAN STRADER  
Inspections & Licensing Manager

**RE:** DOWNTOWN PLANNING COMMITTEE  
MOVIE THEATRES IN C2 COMMERCIAL

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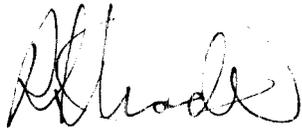
In response to your memo of April 15, 1998, regarding the above referenced, we have the following comments for Council's consideration.

Currently, 'movie theater' are included in the 'commercial entertainment' category which is a permitted use in the C1 Commercial (*City Centre*) District, and is a discretionary use in a C1A Commercial (*City Centre West*) District, and C2 Commercial (*Regional and District Shopping Centre*) District. Presently, there are no movie theaters in the C2 districts, and given the present development on these sites, a significant parking relaxation would be required to accommodate such a use.

One of the goals the Downtown Concept Plan has is to encourage people to come to the downtown area, especially in the evenings to utilize entertainment facilities locate there. Certainly, theaters would be part of the entertainment category.

**RECOMMENDATION:** That the Land Use Bylaw be amended to remove 'movie theaters' from the 'commercial entertainment' category for the C2 districts.

Sincerely,



RYAN STRADER  
Inspections and Licensing Department

RS:yd

c Bryon Jeffers, Director of Development Services



**DATE:** April 27, 1998  
**TO:** City Council  
**FROM:** Tony Lindhout, Planner  
**RE:** Movie Theatres in C2 Commercial District  
 Downtown Planning Committee Proposal

The Downtown Planning Committee has requested that City Council consider an amendment to the Land Use Bylaw whereby "movie theatres" are to be removed as a use within the C2 Commercial (Regional and District Shopping Centre) District. This request is based on the general concept that movie theatres should only be located in the City's downtown areas in order to create and enhance the downtown as a distinctive shopping, personal service and entertainment area.

### Background

#### 1. Downtown Concept Plan

The Downtown Concept Plan was adopted by City Council on July 18, 1994. It provides a framework to strengthen the Downtown as the business, cultural and recreation centre of the City and to provide a planning framework for revitalization. The City's Downtown Concept Plan contains the following vision statement:

***Establish the Downtown as a vibrant and attractive focal point of the City as the administrative, business, commercial and cultural centre and encourage its development as a unique residential neighbourhood.***

Out of this vision comes various recommendations and strategies aimed at examining opportunities for downtown development and revitalization. The concepts of,

- encouraging the development of entertainment establishments,
- encouragement of greater co-ordination between entertainment venues,
- encouragement of public and private sector cultural, leisure and related activities, and
- the expansion of the range of entertainment and social activities and attractions

would all support the development of movie theatres locating in the downtown.

#### 2. Land Use Bylaw

The term movie theatre (facility for movies) is currently encompassed within the Land Use Bylaw under the definition of a "**Commercial Entertainment Facility**". At one time movie theatres had its own separate definition but, due to a recent City review of its commercial districts and an examination of uses within those districts, a new term "**Commercial Entertainment Facility**" was created to encompass a variety of entertainment uses.

A "Commercial Entertainment Facility" is listed as a permitted use in both of the downtown's C1

Commercial (City Centre) and C1A Commercial (City Centre West) Districts.

A "Commercial Entertainment Facility" is also listed as a discretionary use within the Regional Shopping Centre component of the City's C2 Commercial District, land use districts that are all located outside of the downtown. The minimum parcel size for these C2 Regional Shopping Centre sites is 3.0 ha (7.4 acres). The City contains the following C2 Regional Shopping Centre sites:

- Parkland Mall Shopping Centre (fully developed)
- Bower Place Mall Shopping Centre (fully developed)
- Wildrose Power Centre/Bower lands south of Chrysler Building (vacant)
- Village Mall (fully developed)
- Former AT & U (Alberta Transportation) site at 67<sup>th</sup> St. & Gaetz Ave. (vacant)

C2 zoned sites that are less than 3.0 ha (7.4 acres) are designated District Commercial sites wherein a "Commercial Entertainment Facility" is neither a permitted nor discretionary use. The former Drummond Brewery site, while being over 3.0 ha (7.4 acres) in size, is currently designated C4 Commercial (Major Arterial) District. The only other potential large commercial development site in the City is the Direct Control designated parcel of land located south of the Wildrose Power Centre/Bower site.

### **Planning Analysis**

Historically the Downtown has been the commercial and cultural centre of Red Deer. In more recent times, intense competition throughout the Red Deer area for shoppers and commercial development has led to a concentration of retailers in shopping centres and commercial strip malls particularly in the City's north and south Gaetz Avenue areas. Recent development proposals indicate that realtors and developers continue to pursue the creation of commercial developments outside of the Downtown core in City fringe areas and also recently, on lands located in the County.

The Downtown Concept Plan, adopted in response to this outward trend of fringe commercial development, is aimed at strengthening the Downtown as the business, cultural and recreation centre of the City and provides a planning framework for revitalization. The Concept Plan encourages the undertaking of any necessary statutory plan and Land Use Bylaw amendments in order to implement the Plan's recommendations. In part, the following Downtown Concept Plan policy recommendations relate to the movie theatre issue:

- Maintain the Downtown as the only City and regional scale multiple use district.
- Create a distinctive shopping, personal service and entertainment area.
- Encourage the development of entertainment establishments.
- Encourage the retrofitting and adaptive re-use of existing floorspace.
- Promote the expansion of the range of entertainment and social activities and attractions.
- Encourage greater co-ordination between entertainment venues, restaurants and lounges for mutual promotional activities.
- Encourage safe and convenient pedestrian linkages.

It is important that a municipality's downtown be a vibrant and attractive shopping and entertainment area for both local residents and tourists. Downtown areas should provide a rich

mix of shops, restaurants, entertainment and service businesses. By massing these types of uses together, they not only complement one another but together they provide the critical mass necessary to create a sustainable downtown. It is important to clearly differentiate the downtown, through its establishment as a vibrant and attractive focal point of the community offering a unique range of services and attractions, from other automobile-orientated shopping areas.

#### **Advantages of movie theatres in only the Downtown**

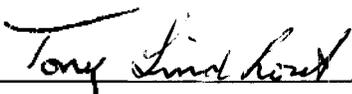
- Theatres in close proximity to each other – give patrons good variety and offers flexibility of movie choice within a smaller confined area.
- Availability of full transit service – all transit connections tie into the downtown.
- Supports Downtown Concept Plan - brings people into the downtown day time and evenings, encourages revitalization, enhances pedestrian environments and atmosphere.
- Downtown is a central location – good access from all areas of the City as all major traffic corridors connect through the downtown; downtown streets designed to accommodate peak traffic volumes.
- Availability of existing servicing infrastructure - no off-site levies.
- Potential downtown development sites - rail lands, former Windsor parking lot, other private and/or public parking lots.
- Choice of many redevelopment sites -- much of the downtown contains areas ripe for redevelopment: existing older commercial buildings; areas north of Superstore between water treatment plant and Gaetz Avenue; much of the north downtown area containing older housing stock but zoned C1; and areas north of 45<sup>th</sup> Avenue west of 51<sup>st</sup> Street.

#### **Disadvantages of movie theatres in only the Downtown**

- Potential parking problems – not all parking may be available on site however, the downtown overall contains significant parking.
- Removes a potential use (development opportunity) from existing vacant C2 zoned lands - Bower (Wildrose) & former AT & U sites. There may be merit in contacting these owners to discuss the impact of removing the movie theatre use from their lands.
- Limited vacant developable sites.

#### **Recommendation**

Based on the direction given in the Council approved **Downtown Concept Plan**, it appears feasible that all movie theatres should be located in the City's downtown area. Planning staff therefore support the recommendation by the Downtown Planning Committee to remove "movie theatres" from the Commercial Entertainment Facility discretionary use in the C2 Commercial (Regional Shopping Centre) Districts.

  
 \_\_\_\_\_  
 Tony J. Lindhout, ACP, MCIP  
 PLANNER

c. Lowell Hodgson, Director of Community Services

**Comments:**

We support the proposal by the Community Services Director to consult with existing C2 property owners prior to consideration of 1<sup>st</sup> Reading of a Land Use Bylaw Amendment. In the past Council has provided additional opportunity for input. In this case, we feel it is very appropriate as the request for a change is not being initiated by the property owners affected.

Should Council consider moving in the direction proposed, consideration may need to be given to the grandfathering of existing C2 properties as investments were made in these properties based on the zoning which now exists.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

DATE: April 15, 1998

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
X LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: Downtown Planning Committee - Movie Theatres in C2  
Commercial

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Please submit comments on the attached to this office by April 27, 1998 for the Council Agenda of Monday, May 4, 1998.

"Kelly Kloss  
City Clerk

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Downtown Planning Committee  
**FROM:** City Clerk  
**RE:** *Movie Theaters in C2 Commercial Districts / Request to Amend  
Land Use Bylaw / Commercial Entertainment Facilities*

---

**Reference Report:** Downtown Planning Committee, dated April 14, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Downtown Planning Committee dated April 14, 1998, re: Request to Remove 'Movie Theatres' from the Commercial Entertainment Facility Discretionary Uses in the C2 Commercial (Regional Shopping Centre) District / Proposed Land Use Bylaw Amendment, hereby agrees that prior to consideration of a Land Use Bylaw Amendment, Parkland Community Planning Services initiate a public input process involving the existing C2 property owners, following which a report is to be submitted back to Council."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Parkland Community Planning Services has been advised of Council's decision in this regard and will be including this review in their work schedule.



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Development Services  
Inspections & Licensing Manager  
T. Lindhout, Planner

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998

**TO:** Tony Lindhout, Planner  
Parkland Community Planning Services

**FROM:** City Clerk

**RE:** *Movie Theatres in C2 Commercial Districts / Request to Amend  
Land Use Bylaw / Commercial Entertainment Facilities*

---

**Reference Report:** Downtown Planning Committee, dated April 14, 1998

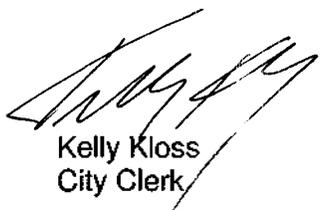
**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Downtown Planning Committee dated April 14, 1998, re: Request to Remove 'Movie Theatres' from the Commercial Entertainment Facility Discretionary Uses in the C2 Commercial (Regional Shopping Centre) District / Proposed Land Use Bylaw Amendment, hereby agrees that prior to consideration of a Land Use Bylaw Amendment, Parkland Community Planning Services initiate a public input process involving the existing C2 property owners, following which a report is to be submitted back to Council."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Please add this review to your work schedule and direct your report firstly through the Downtown Planning Committee, and then on to Council. In addition, please advise me as to the time frame for when this review will be completed.



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Development Services  
Inspections & Licensing Manager

Item No. 2

DATE: April 22, 1998  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **REQUEST TO PURCHASE UNREGISTERED LANE WAY  
BETWEEN LOT 7, BLOCK B, PLAN 4867 KS AND  
LOT 24, BLOCK A, PLAN 2354 AE**

---

Ms. Anita M. Hazell, owner of Lot 7, Block B, Plan 4867 KS, known as 4223 - 46 Avenue, is requesting that she be permitted to purchase an unregistered lane way situated on the north boundary of her property and adjacent to 4301 - 46 Avenue, known as Lot 24, Block A, Plan 2354 AE.

There are no utility services in the lot and, while it is being used for access to the northern property, it is an unconstructed lane way.

Ms. Hazell's original request of March 12, 1998 was circulated to various departments of the City, with mixed comments making up the response. Generally, departments had no objections to selling the lane, provided that:

- a) it was sold at market value;
- b) it was offered to both property owners abutting the lane;
- c) an alternative access to the garage on the north property be agreed to by the north property owner;
- d) the costs associated with survey work, etc. be the responsibility of the purchaser.

Since that first circulation, we have contacted the owners of 4301 - 46 Avenue. They have indicated they intend to proceed with a redevelopment of their property, including the construction of a new home. They have also indicated they are not in a position to acquire a portion of the property at this time, and would waive any right to a purchase.

Ms. Hazell has agreed to purchase the property at market value for \$30,098, and has confirmed she is willing to pay for the survey work required to consolidate the properties.

### **RECOMMENDATION**

We would therefore recommend the City sell the unconstructed lane way property to Ms. Anita M. Hazell for \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223 - 46 Avenue. The sale should be subject to the following conditions:

City Clerk  
Page 2  
April 22, 1998

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1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Subject to Red Deer City Council approving a Road Closure Bylaw.

Respectfully submitted,



Alan V. Scott

AVS/mm

Mr. Allan Scott  
Land and Economics Department  
City of Red Deer  
4914 48 Ave  
Red Deer, AB

April 21, 1998

Dear Mr. Scott

Further to our telephone conversations , particularly Friday April 17, 1998, this is my understanding of the situation concerning the laneway I wish to purchase.

The City of Red Deer has agreed to sell me the laneway North of my property at 4223 46 Avenue, in the City of Red Deer, and legally described as:

PLAN 257 H.W.  
BLOCK B  
LOT SEVEN (7)  
RED DEER  
(S.E. 16 38 27 W4TH)

The price will be \$30,086.00 plus the cost of surveying and map and title changes. Survey and legal activities will be done by the City of Red Deer staff.

A down payment, amount to be agreed upon, will be made before any work on the above can be commenced.

No changes may be made to the new property (the lane) until the balance has been paid. Access to the lane will not be restricted before June 30, 1998 so as to allow the owners of the adjacent property time to bulldoze the house now existing on their property.

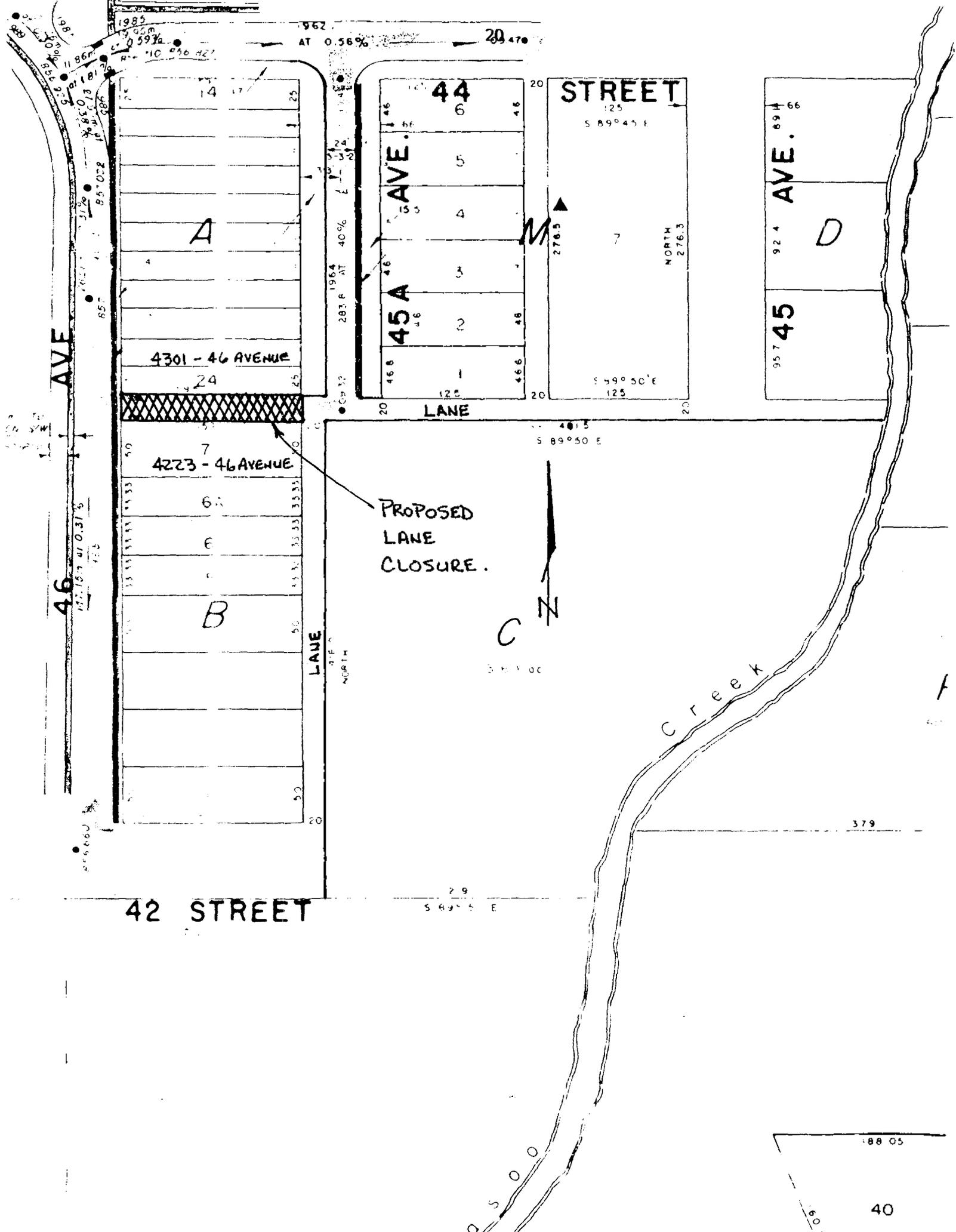
No further access to this lane by those property owners, nor anyone else, will be allowed after June 30, 1998, as this will then be considered private property.

If I have understood correctly then I would like a letter from the appropriate persons stating the above position of the City of Red Deer, and signed by at least two authorized signatories.

Thank you



Anita M. Hazell



46 AVE

42 STREET

STREET

45 AVE.

Creek

PROPOSED LANE CLOSURE.

A

B

45 A AVE.

44

D

4301 - 46 AVENUE

4223 - 46 AVENUE

20 470

AT 0.56%

1964 283.8 AT 40%

S 89° 45' E

NORTH 276.3

S 89° 50' E

S 89° 50' E

S 89° 50' E

S 89° 50' E

379

88 05

40

PLAN 4900 R.

L

44<sup>TH</sup>. STREET

46<sup>TH</sup>. AVENUE

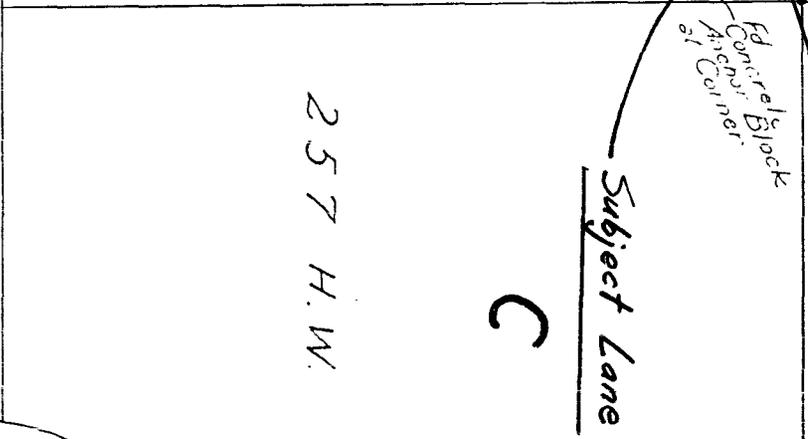
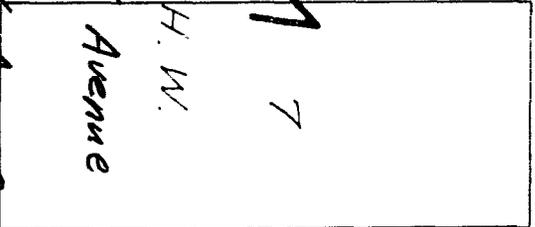
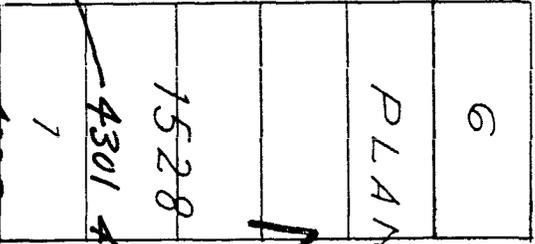
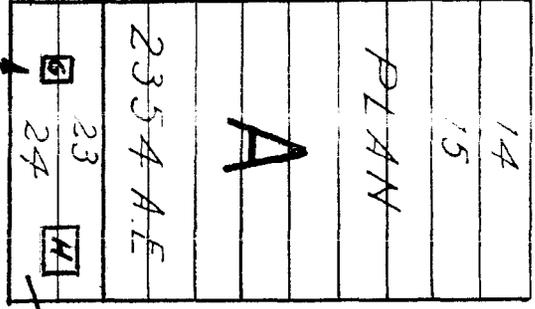
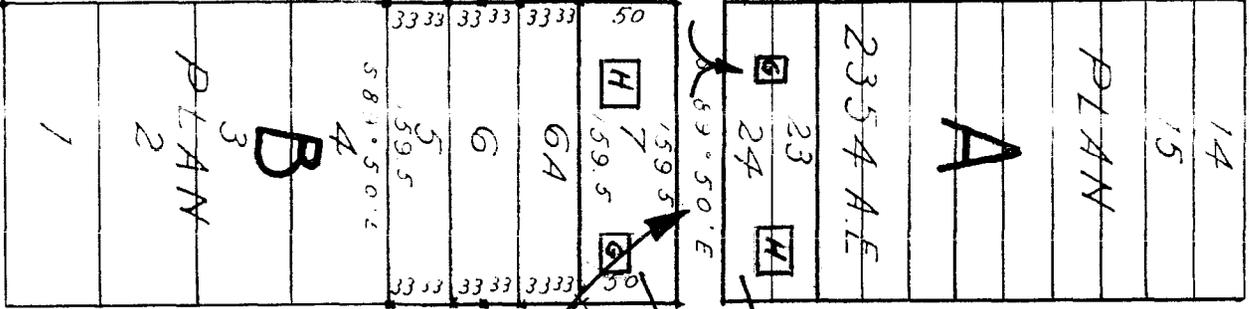
45<sup>TH</sup>. AVE.

45<sup>TH</sup>. AVE.

46<sup>TH</sup>.

41<sup>ST</sup>. ST.

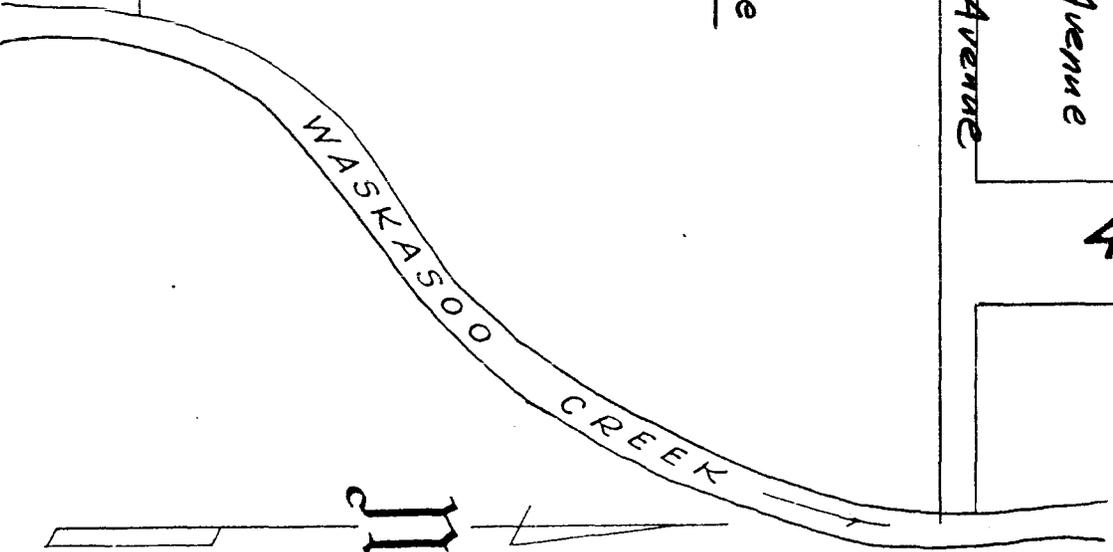
D



257 H.W.

Subject Lane

C



**Comments:**

We concur with the recommendations of the Land and Economic Development Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

DATE: March 23, 1998

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
X LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
X R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Al, Ms. Hazel has also asked that we advise her on the cost of purchase and/or lease of the lane way. Could you comment on this as well please.

30,098

FROM: CITY CLERK  
RE: Anita Hazel - Request for Lane Closure

---

Please submit comments on the attached to this office by for the Council Agenda of Monday.

"Kelly Kloss"  
City Clerk

Telephone Anita  
340-2465

**FILE**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Office of the City Clerk**

March 16, 1998

Ms. Anita Hazell  
4223-46 Avenue  
Red Deer, AB T4N 3M7

Dear Ms. Hazell:

I am in receipt of your letter dated March 12, 1998 requesting a lane closure. Your letter will be placed on the Red Deer City Council Agenda of Monday, April 6, 1998.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, April 3, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, April 3<sup>rd</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m. and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

*C. Rausch*  
*KK*  
Kelly Kloss  
City Clerk

/clr

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

DATE: March 16, 1998

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
X R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

**FILE**

NOT SUBMITTED TO COUNCIL  
BACKUP INFORMATION

FROM: CITY CLERK

RE: ANITA HAZELL - REQUEST FOR LANE CLOSURE

---

Please submit comments on the attached to this office by March 30<sup>th</sup> for the Council Agenda of Monday, April 6, 1998.

"Kelly Kloss"

City Clerk

Item No. 1  
Correspondence

Anita M. Hazell  
4223 46 Avenue  
Red Deer AB  
T4N 3M7

March 12

Kelly B. Kloss  
City Clerk's Department  
City Hall  
PO Box 5008  
Red Deer AB

T4N 3T4

Dear Mr Kloss

Further to our talk of February 12, 1998 I am making a formal request, as you suggested, to purchase city property.

The property in question is the lane running East and West between 4223 46 Avenue and 4301 46 Avenue. There are only two houses on this lane.

The property at 4301 46 Ave. has been rental property for a number of years. With only one exception the tenants have used the lane as public parking. When other cars go around the parked cars they hit my fence. As well the present tenants back out of their parking space and use my fence to stop them from continuing in reverse. Tonight the fence took two of the worst hits so far, and a good portion of the chain link fence is destroyed.

My original fence was so badly damaged that I replaced it with the chain link fence. However, as stated above, the fence has been severely damaged in some parts, and in other parts needs only minor repairs. The fence is not two years old.

I have spoken to staff at the Engineering Dept. and the Bylaw Dept. While always courteous they have been unable to provide help in the way of barriers or No Parking signs, although the Bylaw Dept. did ticket a car. That made no difference.

The RCMP, also very courteous and patient, have requested that I call them each time the lane is used for parking. However, I am sure they have more important Traffic problems to attend. Also, they cannot help in the matter of the damaged fence unless I can get a licence number of the hit and run cars. (I was able to do so this evening, and the RCMP did attend. I do not know the outcome as they were called away on another matter.)

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

I have spoken to the owner of the adjacent property. She is not in agreement with closing the lane, believing it will stop access to her garage. (from which people back into my fence). She expects to build a new home on that property in the future and does not wish to pay the expense of having the city change the sidewalk access on 46 Ave. to allow access to her garage. With the lane closed she would still have access to her property from 46 Ave and from 45A Avenue.

I do not believe that closing this lane will inconvenience anyone, as people living on 45A Ave. can access from 44 St. as well as 46 Ave. The people on the East side of 45A Ave. can also access from the lane behind their homes. People living on 46 Ave. can access the back of their properties from the lane running North and South, meeting with 45A Ave. and curving to join 46 Ave.

This problem has caused me tremendous stress and expense in the ten years I have owned this property. I see no hope for a change unless this lane is closed.

I would appreciate it if this request could be addressed as soon as possible.

Thank you for your time and consideration.

Yours truly,

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

Anita M. Hazell.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

DATE: March 26, 1998  
TO: City Clerk  
FROM: Engineering Services Manager  
RE: **REQUEST BY ANITA HAZELL OF 4223 - 46<sup>TH</sup> AVENUE**

---

The lane in question is located on the attached plan and is between 4223 - 46 Avenue (Lot 7) and 4301-46 Avenue (Lot 24). In considering this request, we have reviewed the available travel patterns in the area, met with the new property owner (Lot 24) containing the only garage on the lane, reviewed our record plans, and considered the concerns expressed by other City Departments. Based on the information available to us, from an engineering perspective, we would not have any objection to closure for the following reasons:

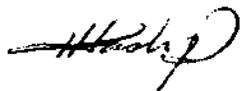
1. Our record plans indicate that the lane is unconstructed.
2. Our record plans indicate that there are no utilities in the lane.
3. An alternate travel route is available on the southbound and eastbound lanes south of 45A Avenue.
4. The new owners of 4301 - 46 Avenue have verbally expressed the same request for lane closure as they intend to remove the garage as part of redeveloping the site. (Written confirmation should be a requirement prior to any further consideration of closure.)
5. The concern expressed by the Emergency Services Department appears to relate more to a problem with addressing rather than the need for this lane. This problem, if uncorrected, could cause confusion and possible increases in their response time. Consideration should be given to correcting the addressing.
6. The concern expressed by the City Planner, relative to access to the existing garage, has been addressed by the new owner of the garage as noted in item 4 above.

City Clerk  
Page 2  
March 26, 1998

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**RECOMMENDATION**

If Council considers closure of the lane as requested, we would respectfully recommend that, subject to addressing corrections and formal lane closure proceedings, the lane right of way be offered at market value to both of the neighboring property owners. If both parties are interested in the right of way, it could be equally split.



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

KGH/emr  
Att.

- c. Director of Community Services
- c. Director of Development Services
- c. Inspections and Licensing Manager
- c. RCMP Inspector
- c. Principal Planner
- c. Land and Economic Development Manager

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Date: March 23, 1998  
To: Kelly Kloss, City Clerk  
From: Frank Wong, Planning Assistant  
Re: Anita Hazell – Request For Lane Closure  
Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE

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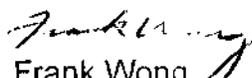
Planning staff have reviewed the request and inspected the area of the proposed lane closure and provides the following comments:

1. The area was surveyed in 1911 and replotted in 1958 and was probably developed in the 1920's.
2. Recently there has been redevelopment in the area with a few new dwellings replacing the original houses.
3. The two houses adjacent to the subject lane may be ready for redevelopment in the near future.
4. The only way to get to the garage on Lot 24 is through the lane. If the lane is closed the garage would no longer be accessible.

#### Recommendation

Planning staff do not support the lane closure at this time. If the landowners prepare a redevelopment plan for the two lots, which would clearly eliminate the need for the lane, we may reconsider our position.

Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment:

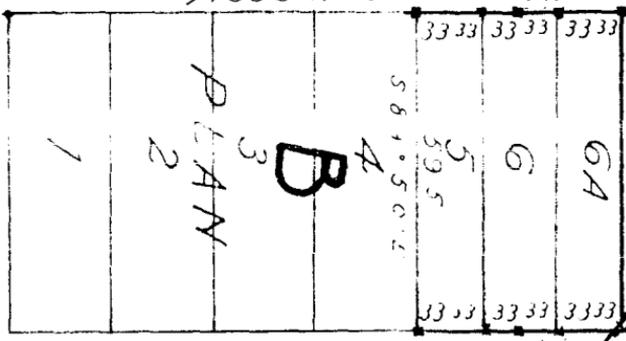
C:	Director of Community Services Inspections and Licensing Manager Land and Economic Manager	Director of Development Services RCMP Inspector Fire Chief/Manager
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C. T. - 199 - X - 51

46<sup>TH.</sup>

Assumed North

41<sup>ST</sup> ST.

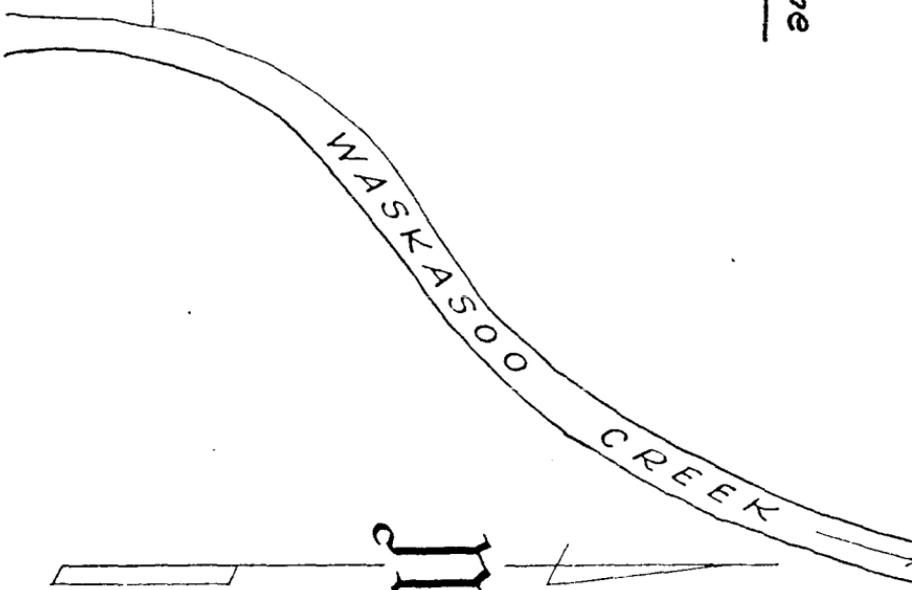


D

257 H.W.

C

Subject Lane



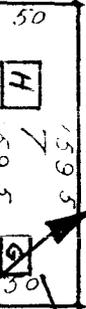
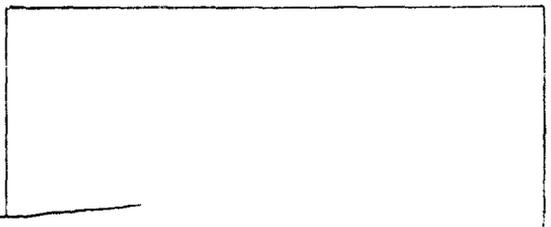
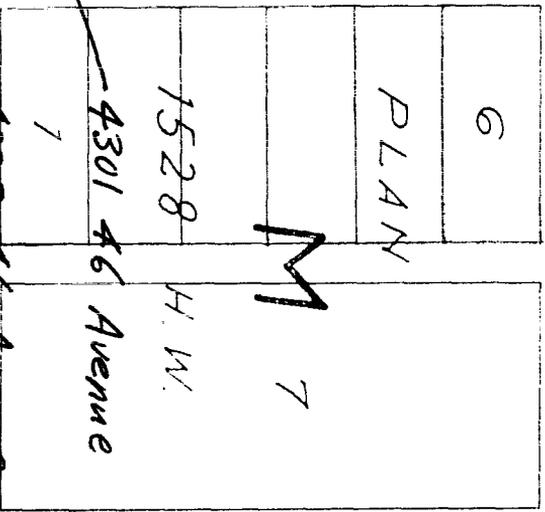
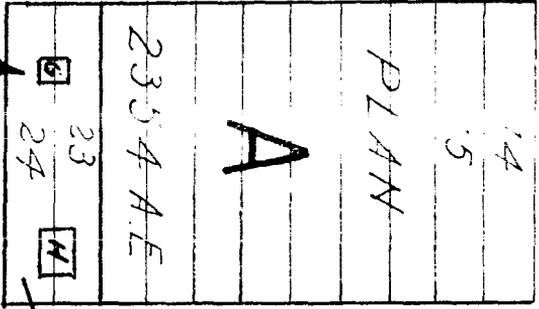
AVENUE

L

PLAN 4900 R.

44<sup>TH</sup>. STREET

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL



Ed Conner Block  
Conner Block

4223 46 Avenue

45<sup>TH</sup>. AVE.

45<sup>TH</sup>. AVE.

RECEIVED  
MAR 25 1998  
PUBLIC WORKS DEPT.

# MEMO

DATE: March 23, 1998  
TO: City Clerk  
FROM: Engineering Customer Service Administrator  
RE: **REQUEST FOR LANE CLOSURE  
ANITA HAZELL, 4223 - 46<sup>TH</sup> AVENUE**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

The Engineering Department has reviewed the request to have the lane, immediately north of the above noted address, closed. We would not object to closure for the following reasons:

1. The lane is considered unconstructed.
2. There are no utilities in this portion of lane.
3. Closure would have little affect to east/west traffic movement in the area.

It should be noted that since the time this letter was written and received, ownership of the lot immediately north of this lane (4301 - 46 Avenue) has changed and the new owners have contacted us and also expressed interest in closing this portion of lane.

Closure should be subject to a lease or sale of the land to one or both of the neighboring property owners. The cost of reclamation and fencing to be that of the property owners.

  
Brian Johnson, C.E.T.  
Customer Service Administration

BDJ/kp

DATE: March 25, 1998  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **ANITA HAZEL - REQUEST FOR LANE CLOSURE**

---

PLANNING INFORMATION  
NOT SUBMITTED TO COUNCIL

The Land and Economic Development Department has viewed the parcel in question. It is an unconstructed lane way which measures 22.2 feet in width and 159.5 feet in depth. The property situated on the north side of this lane way, obtains access to both the garage and the house from the unconstructed lane.

For this reason, it would be difficult to support the sale of this property to Ms. Hazel, unless some satisfactory arrangements could be reached to provide an alternate access for the property to the north. One alternative may be to split the lane way in two, and sell one-half or 11.1 feet to each property owner.

#### Value

The Land and Economic Development Department has reviewed recent land sales in the area, and it is our opinion that the value of this property should be established at \$8.50 per square foot. Based on the dimensions as indicated, we would recommend a value of \$30,098 be placed on the property, for sale purposes.

#### RECOMMENDATION

We cannot support selling the property to Ms. Hazel, in view of the required accesses to the property situated on the north side of the lane way. If some form of redevelopment is worked out between Ms. Hazel and the property owner to the north, we would support the sale of the property at the estimated value of \$8.50 per square foot or \$30,098.



Alan V. Scott

AVS/mm

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**DATE:** March 17, 1998  
**TO:** Kelly Kloss  
City Clerk  
**FROM:** Fire Chief/Manager

**RE: ANITA HAZELL - REQUEST FOR LANE CLOSURE**

---

We have reviewed the request of Ms. Hazell to close the lane between 4223 - 46 Avenue and 4301 - 46 Avenue. The Emergency Services Department opposes the closure of this lane.

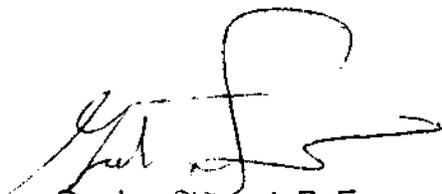
This area of Parkvale has some unusual characteristics. The lots to the north of the lane in question actually abut both 46 Avenue and 45A Avenue. This has resulted in some confusing addressing. Some houses which sit adjacent to 46 Avenue have addresses which are 46 Avenue. A duplex in the middle of the block has an address on one side of 46 Avenue and on the other side of 45A Avenue which, given the type of development, seems very appropriate. The other two houses on the block, face 45A Avenue but are addressed from 46 Avenue. The roadway system is not well developed adjacent to some of these properties and the lanes may be required for access. In fact, 45A Avenue terminates at the lane in question.

Due to the confusing nature of the area and the addressing, we believe any reduction in the access capabilities would be a mistake. We would further suggest, that consideration be given to re-addressing the two properties north of this lane to reflect the fact that they face onto 45A Avenue.

Recommendations:

It is respectfully recommended to Council, that the request for lane closure be denied.

It is further recommended that the addressing in this area be reviewed by the Land and Economic Development Department.



Gordon Stewart, P. Eng.  
Fire Chief/Manager

c: See Attached

# MEMO

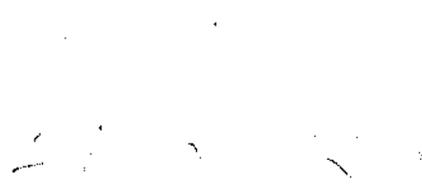
BACK INFORMATION  
KODAK SAFETY FILM

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**DATE:** March 20, 1998  
**TO:** KELLY KLOSS, City Clerk  
**FROM:** RYAN STRADER, Inspections & Licensing Manager  
**RE:** ANITA HAZELL - REQUEST FOR LANE CLOSURE

---

In response to your memo of March 16, 1998, concerning the above referenced, we wish to advise you that from our perspective, we have no objections to the lane being closed, however we would defer to any comments made by the Engineering Department or Emergency Services Department.

  
RYAN STRADER  
Inspections & Licensing Department

RS:yd

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Land and Economic Development Manager  
**FROM:** City Clerk  
**RE:** *Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE*

---

**Reference Report:** Land and Economic Development Manager,  
dated April 22, 1998

**Resolution:**

“RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated April 22, 1998, re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE, hereby agrees to sell the unconstructed lane way property to Ms. Anita M. Hazell for the sum of \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223-46 Avenue, subject to the following conditions:

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw.”

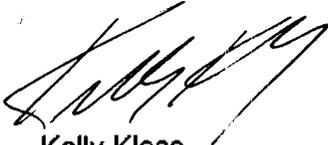
**Report Back to Council Required:** No

**Comments/Further Action:**

I have attached a copy of the letter forwarded to Ms. Anita Hazell outlining Council's decision in this regard.

Land and Economic Development Manager  
May 5, 1998  
Page 2

Should Ms. Hazell wish to continue with the purchase of this lane way, *please forward a report and Road Closure Bylaw to this office so that same can be considered at the Council Meeting of May 19, 1998.*



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Corporate Services  
Director of Development Services  
Principal Planner

# FILE

## Office of the City Clerk

May 5, 1998

Ms. Anita Hazell  
4223 - 46 Avenue  
Red Deer, AB T4N 3M7

Dear Ms. Hazell:

**Re: Request To Purchase Unregistered Lane Way Between Lot 7, Block B,  
Plan 4867 KS and Lot 24, Block A, Plan 2354 AE**

---

At the City of Red Deer's Council Meeting held Monday, May 4, 1998, consideration was given to your request to purchase the above noted lane way. At that meeting, the following resolution was passed by Council *agreeing* to the sale of the noted property *subject to conditions*:

"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated April 22, 1998, re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE, hereby agrees to sell the unconstructed lane way property to Ms. Anita M. Hazell for the sum of \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223-46 Avenue, subject to the following conditions:

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw."

Please confirm with Mr. A. Scott, Land and Economic Development Manager, that you still want to purchase the noted lane way.

Should you still wish to purchase this property, the Land and Economic Development Manager will make arrangements to have the property surveyed in order to proceed with a Road Closure Bylaw, which would then be presented to Council at its Tuesday, May 19<sup>th</sup> meeting, for first reading.



Ms. Anita Hazell  
May 5, 1998  
Page 2

Should the proposed Road Closure Bylaw be given first reading, a Public Hearing for June 15, 1998 would then be advertised in the Red Deer Advocate. Following the Public Hearing, the proposed Road Closure Bylaw would then be presented to Council for consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings. If the bylaw was to receive 2<sup>nd</sup> & 3<sup>rd</sup> Readings, the sale of the lane way could then proceed, as long as the other conditions have been met.

You will be responsible for all costs incurred regarding the sale of this property, including survey, consolidation of lands and advertising costs. The Land and Economic Development Department would then invoice you once these costs have been determined.

We look forward to a reply at your earliest convenience.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c     Director of Development Services  
       Land and Economic Development Manager  
       Principal Planner

Anita M. Hazell  
4223 46 Avenue  
Red Deer, AB  
T4N 3M7  
May 9, 1998

Kelly Kloss  
City Clerk  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3T4

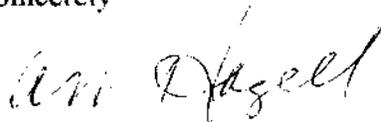
Re: Request To Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS  
and Lot 24 Block A, Plan 2354 AE.

Dear Mr. Kloss

This letter will advise you that I do not intend to proceed, at this time, with the my  
request to purchase the above lane way.

Unfortunately so much conflicting information has been given to me over the past weeks,  
by the departments involved, that I am leery of conducting any further business with the  
city at present.

Sincerely



A. M. Hazell

c Director of Development Services  
Land and Economic Development Manager  
Principal Planner

MAY 12 1998

**DATE:** May 12, 1998

**TO:** Mayor  
Council  
City Manager  
Director of Community Services  
Director of Development Services  
Fire Chief / Manager  
Inspections & Licensing Manager  
Land & Economic Development  
R.C.M.P. Inspector - c/o Wendy  
Principal Planner

**FROM:** City Clerk

**RE:** ANITA HAZELL - WITHDRAWAL OF REQUEST TO PURCHASE  
UNREGISTERED LANEWAY BETWEEN LOT 7, BLOCK B, PLAN 4867  
KS AND LOT 24, BLOCK A, PLAN 2354 AE

---

As you are aware, the above noted item was considered by Council at its meeting of May 4, 1998. At that meeting the following resolution was passed:

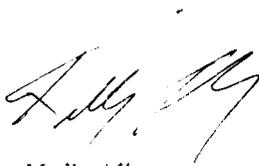
"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated April 22, 1998. re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE, hereby agrees to sell the unconstructed lane way property to Ms. Anita M. Hazell for the sum of \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223-46 Avenue, subject to the following conditions:

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw."

May 12, 1998  
Page 2

This is to advise that I have now received correspondence from Ms. Hazell, dated May 9, 1998, indicating that she no longer intends to proceed with the above noted purchase .

This is provided for your information.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

Kelly Kloss  
City Clerk

/fm

Ken Arnold  
4205 46 Ave.  
Red Deer, AB  
T4N 3M7

Jan. 19, 2000

*Land & Economic is  
dealing with this.*

*2000/01/20  
AK*

Mr. Howard Thompson  
City of Red Deer  
Land Use and Economic Development Dept.

Dear Mr. Thompson;

This last summer, Mr. Don Wales of 4301 46 Ave. circulated a letter informing us of his intent to apply for a "Permit to Occupy" a piece of land which ran adjacent to his property. He did this as a way to determine what the feelings of the neighbors in the area would be. I had heard subsequently that there was opposition to it from neighbors on 45A Ave., and it was my understanding that Mr. Wales had decided not to go ahead with the application. Not hearing anything further officially from the City (by way of formal notification and means to register objections), we had assumed that was the case.

The piece of land in question is classed as an "unconstructed alley" by the City. In Mr. Wales' letter he stated that his intention was to close the alley to vehicular traffic but keep it open to foot traffic.

This past week, there have been barriers of snow shoveled onto the lane on both the east and west entrances blocking traffic from using the lane. This surprised the neighbors affected since we had heard nothing official regarding the status of the lane. In questioning your office, we learned that Mr. Wales had indeed obtained the permit to occupy this alley.

I am writing to lodge a formal complaint about the status of this lane for the following reasons:

1: Your office told us this past week that no one other than the parties affected need be notified before this permit could be issued. (The "parties affected" by the City's definition are the two properties only to the north and south bordering the alley) This alley existed long before these two parties (relative recent residents to the area) moved there. They both bought their properties with full knowledge of the existence of the closely-placed alley. The people on both 45 A Ave. north of the lane and the people on 46 Ave. south of the lane are directly affected by this closure and should have been consulted.

2: There was never any official notification by the City on this issue. The only information we got was from Mr. Wales.

3: We have learned subsequently from your office that Mr. Wales now has (by virtue of the initial step of occupancy being granted and rent being paid) the right to purchase the alley outright. This information was not included in the letter circulated by Mr. Wales.

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

TIME	
DATE	Jan. 19/2000
BY	AK

If Mr. Wales did not know of this option himself at the time, then this is another reason for the City to formally explain the request to the neighbors affected so that their input could be based on accurate and complete information.

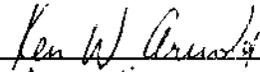
4: People wishing to park on the east side of 45A Ave. will be forced to use the alley behind them to enter 45A Ave. from the south. Closing this alley will have the effect of moving the problems of dust and traffic flow (Mr. Wales complaint, and reason for seeking to close it to traffic) to Mr. Claude Blair's property on 4301 45A Ave. (a 35 year resident)

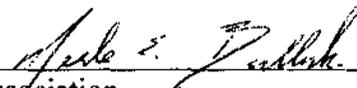
5: Any traffic wishing to exit south off 45A Ave. would either have to go east adjacent to Mr. Blair's property or south through the alley behind 46 Ave. Again, this simply shifts the traffic flow and dust to others in the neighborhood.

6: 45A Ave. is a narrow street, and with cars parked on both sides it is hard to maneuver through this area. People living on 46 Ave. between 42 and 43 streets. use the lane in question to access their alley from the north because of the narrowness of 45A Ave.

It is for the above reasons that we would request that the "Permit to Occupy" this laneway granted to Mr. Wales be revoked.

Sincerely,

Ken W. Arnold 4205 46 Ave.   
Secretary/Treasurer, Parkvale Community Association

Merle Bullock 4201 46 Ave.   
President, Parkvale Community Association

c.c. Mr. Kelly Kloss, City Clerk

Alley in question

46 Ave.

4201 Bullock	4205 Arnold		4213 McCoy				
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4301 Wales	
---------------	--

45A Ave.

4301 Blair	
---------------	--

North ->

**DATE:** May 12, 1998

**TO:** Mayor  
Council  
City Manager  
Director of Community Services  
Director of Development Services  
Fire Chief / Manager  
Inspections & Licensing Manager  
Land & Economic Development  
R.C.M.P. Inspector - c/o Wendy  
Principal Planner

**FROM:** City Clerk

**RE:** ANITA HAZELL - WITHDRAWAL OF REQUEST TO PURCHASE  
UNREGISTERED LANEWAY BETWEEN LOT 7, BLOCK B, PLAN 4867  
KS AND LOT 24, BLOCK A, PLAN 2354 AE

---

As you are aware, the above noted item was considered by Council at its meeting of May 4, 1998. At that meeting the following resolution was passed:

"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated April 22, 1998, re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE, hereby agrees to sell the unconstructed lane way property to Ms. Anita M. Hazell for the sum of \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223-46 Avenue, subject to the following conditions:

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw."

May 12, 1998  
Page 2

This is to advise that I have now received correspondence from Ms. Hazell, dated May 9, 1998, indicating that she no longer intends to proceed with the above noted purchase .

This is provided for your information.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a stylized flourish at the end.

Kelly Kloss  
City Clerk

/fm

Item No. 2

DATE: April 22, 1998

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **REQUEST TO PURCHASE UNREGISTERED LANE WAY  
BETWEEN LOT 7, BLOCK B, PLAN 4867 KS AND  
LOT 24, BLOCK A, PLAN 2354 AE**

---

Ms. Anita M. Hazell, owner of Lot 7, Block B, Plan 4867 KS, known as 4223 - 46 Avenue, is requesting that she be permitted to purchase an unregistered lane way situated on the north boundary of her property and adjacent to 4301 - 46 Avenue, known as Lot 24, Block A, Plan 2354 AE.

There are no utility services in the lot and, while it is being used for access to the northern property, it is an unconstructed lane way.

Ms. Hazell's original request of March 12, 1998 was circulated to various departments of the City, with mixed comments making up the response. Generally, departments had no objections to selling the lane, provided that:

- a) it was sold at market value;
- b) it was offered to both property owners abutting the lane;
- c) an alternative access to the garage on the north property be agreed to by the north property owner;
- d) the costs associated with survey work, etc. be the responsibility of the purchaser.

Since that first circulation, we have contacted the owners of 4301 - 46 Avenue. They have indicated they intend to proceed with a redevelopment of their property, including the construction of a new home. They have also indicated they are not in a position to acquire a portion of the property at this time, and would waive any right to a purchase.

Ms. Hazell has agreed to purchase the property at market value for \$30,098, and has confirmed she is willing to pay for the survey work required to consolidate the properties.

### **RECOMMENDATION**

We would therefore recommend the City sell the unconstructed lane way property to Ms. Anita M. Hazell for \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223 - 46 Avenue. The sale should be subject to the following conditions:

City Clerk  
Page 2  
April 22, 1998

---

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Subject to Red Deer City Council approving a Road Closure Bylaw.

Respectfully submitted,



Alan V. Scott

AVS/mm

Mr. Allan Scott  
Land and Economics Department  
City of Red Deer  
4914 48 Ave.  
Red Deer, AB

April 21, 1998

Dear Mr. Scott

Further to our telephone conversations , particularly Friday April 17, 1998, this is my understanding of the situation concerning the laneway I wish to purchase.

The City of Red Deer has agreed to sell me the laneway North of my property at 4223 46 Avenue, in the City of Red Deer, and legally described as:

PLAN 257 H.W.  
BLOCK B  
LOT SEVEN (7)  
RED DEER  
(S.E. 16 38 27 W4TH)

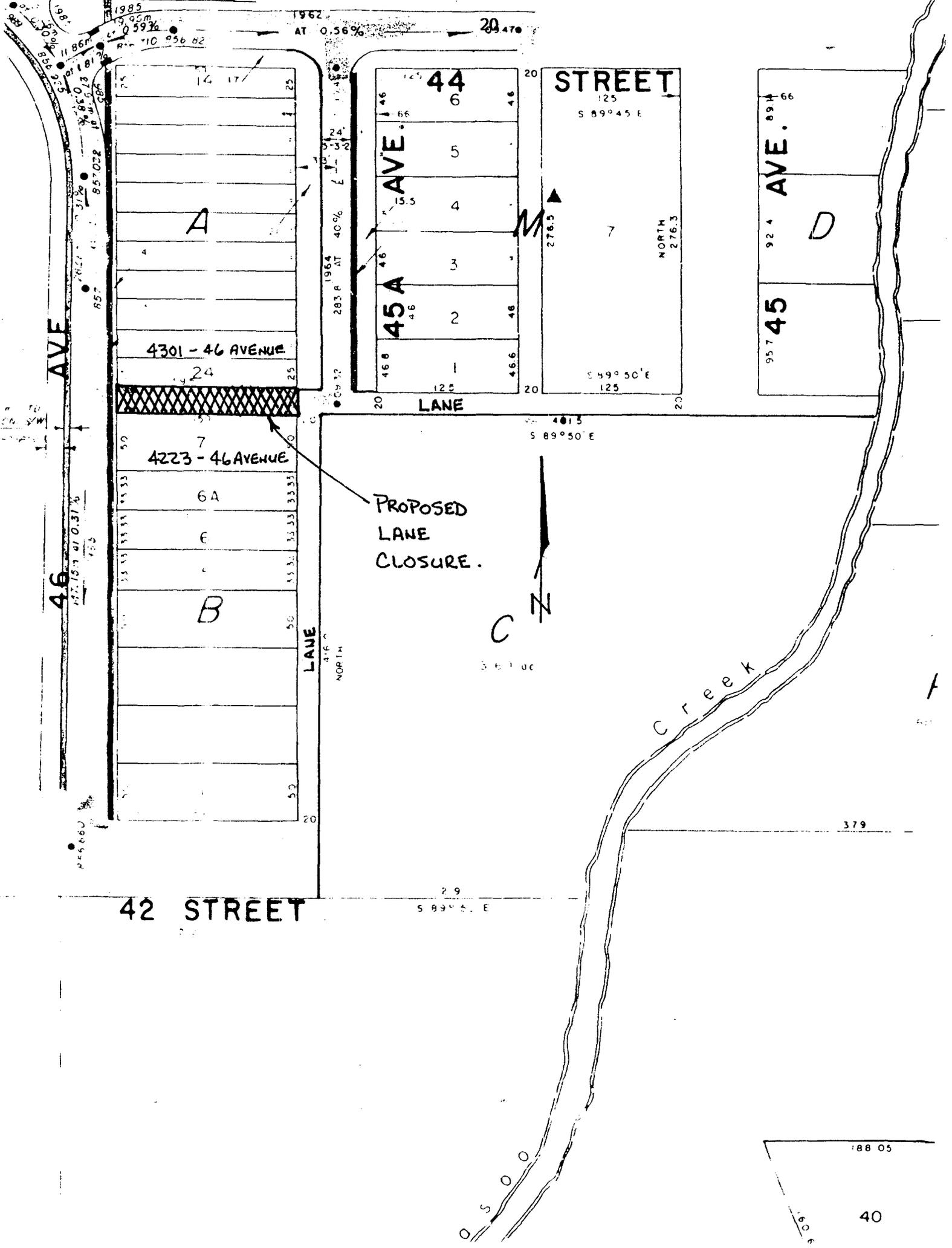
The price will be \$30,086.00 plus the cost of surveying and map and title changes.  
Survey and legal activities will be done by the City of Red Deer staff.  
A down payment, amount to be agreed upon, will be made before any work on the above can be commenced.  
No changes may be made to the new property (the lane) until the balance has been paid  
Access to the lane will not be restricted before June 30, 1998 so as to allow the owners of the adjacent property time to bulldoze the house now existing on their property.  
No further access to this lane by those property owners, nor anyone else, will be allowed after June 30, 1998, as this will then be considered private property.

If I have understood correctly then I would like a letter from the appropriate persons stating the above position of the City of Red Deer, and signed by at least two authorized signatories.

Thank you



Anita M. Hazell



1962 AT 0.56% 20.478

1985 10.95m 0.59%

14 17 25

A

4301 - 46 AVENUE

24 25

1964 283.8 AT 40%

44

6 46

5 46

4 46

3 46

2 46

1 46.6

45 A

46

125 20

276.5

276.5

NORTH

STREET

125

S 89° 45' E

7

276.5

NORTH

276.3

S 89° 50' E

125

45

92.4

AVE.

89.4

66

D

95.7

4223 - 46 AVENUE

7

6A

E

B

LANE

316.0

NORTH

5.2

PROPOSED LANE CLOSURE.

C N

36.100

Creek

379

42 STREET

29 S 89° 5. E

188 05

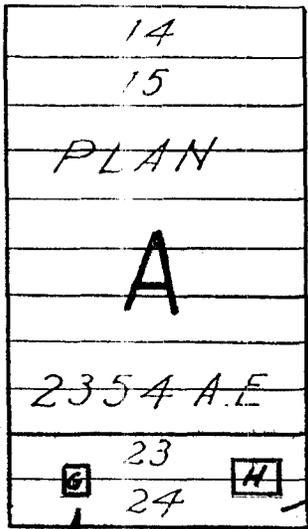
40

L

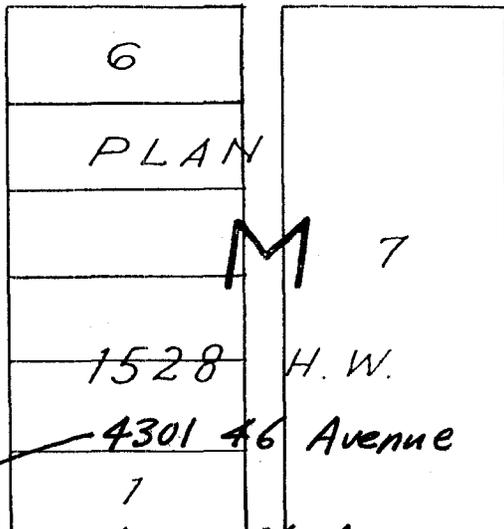
PLAN 4900 R.

44<sup>TH</sup>. STREET

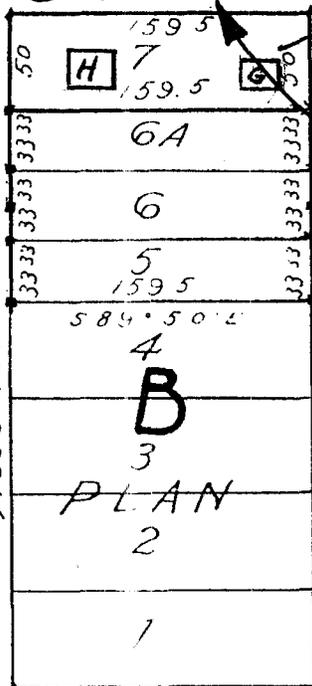
46<sup>TH</sup>. AVENUE



45<sup>TH</sup>. AVE.



45<sup>TH</sup>. AVE.



Fd Concrete Anchor Block at Corner

Subject Lane

C

257 H.W.

41<sup>ST</sup>. ST.

D

WASKASOO CREEK



C. T. - 199 - X - 51

**Comments:**

We concur with the recommendations of the Land and Economic Development Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

DATE: March 23, 1998  
TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
X LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
X R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Al, Ms. Hazel has also asked that we advise her on the cost of purchase and/or lease of the lane way. Could you comment on this as well please.  
30,098

FROM: CITY CLERK  
RE: Anita Hazel - Request for Lane Closure

Please submit comments on the attached to this office by for the Council Agenda of Monday,

"Kelly Kloss  
City Clerk

Telephone Anita  
340-2465



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Office of the City Clerk**

March 16, 1998

Ms. Anita Hazell  
4223-46 Avenue  
Red Deer, AB T4N 3M7

Dear Ms. Hazell:

I am in receipt of your letter dated March 12, 1998 requesting a lane closure. Your letter will be placed on the Red Deer City Council Agenda of Monday, April 6, 1998.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, April 3, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, April 3<sup>rd</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

*C. Rausch*

*JK*  
Kelly Kloss  
City Clerk

/clr

DATE: March 16, 1998

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
X R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

**FILE**

NOT SUBMITTED TO COUNCIL  
BACKUP INFORMATION

FROM: CITY CLERK  
RE: ANITA HAZELL - REQUEST FOR LANE CLOSURE

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Please submit comments on the attached to this office by March 30<sup>th</sup> for the Council Agenda of Monday, April 6, 1998.

"Kelly Kloss"  
City Clerk

Item No. 1  
Correspondence

Anita M. Hazell  
4223 46 Avenue  
Red Deer, AB  
T4N 3M7

March 12

Kelly B. Kloss  
City Clerk's Department  
City Hall  
PO Box 5008  
Red Deer, AB

T4N 3T4

Dear Mr Kloss

Further to our talk of February 12, 1998 I am making a formal request, as you suggested, to purchase city property.

The property in question is the lane running East and West between 4223 46 Avenue and 4301 46 Avenue. There are only two houses on this lane.

The property at 4301 46 Ave. has been rental property for a number of years. With only one exception the tenants have used the lane as public parking. When other cars go around the parked cars they hit my fence. As well the present tenants back out of their parking space and use my fence to stop them from continuing in reverse. Tonight the fence took two of the worst hits so far, and a good portion of the chain link fence is destroyed.

My original fence was so badly damaged that I replaced it with the chain link fence. However, as stated above, the fence has been severely damaged in some parts, and in other parts needs only minor repairs. The fence is not two years old.

I have spoken to staff at the Engineering Dept. and the Bylaw Dept. While always courteous they have been unable to provide help in the way of barriers or No Parking signs, although the Bylaw Dept. did ticket a car. That made no difference.

The RCMP, also very courteous and patient, have requested that I call them each time the lane is used for parking. However, I am sure they have more important Traffic problems to attend. Also, they cannot help in the matter of the damaged fence unless I can get a licence number of the hit and run cars. (I was able to do so this evening, and the RCMP did attend. I do not know the outcome as they were called away on another matter.)

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

I have spoken to the owner of the adjacent property. She is not in agreement with closing the lane, believing it will stop access to her garage. (from which people back into my fence). She expects to build a new home on that property in the future and does not wish to pay the expense of having the city change the sidewalk access on 46 Ave. to allow access to her garage. With the lane closed she would still have access to her property from 46 Ave and from 45A Avenue.

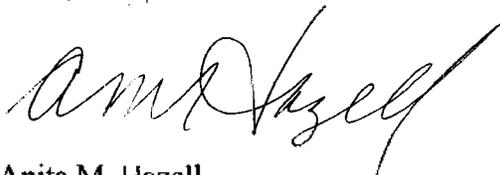
I do not believe that closing this lane will inconvenience anyone, as people living on 45A Ave. can access from 44 St. as well as 46 Ave. The people on the East side of 45A Ave. can also access from the lane behind their homes. People living on 46 Ave. can access the back of their properties from the lane running North and South, meeting with 45A Ave. and curving to join 46 Ave.

This problem has caused me tremendous stress and expense in the ten years I have owned this property. I see no hope for a change unless this lane is closed.

I would appreciate it if this request could be addressed as soon as possible.

Thank you for your time and consideration.

Yours truly,

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

Anita M. Hazell.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

DATE: March 26, 1998  
TO: City Clerk  
FROM: Engineering Services Manager  
**RE: REQUEST BY ANITA HAZELL OF 4223 - 46<sup>TH</sup> AVENUE**

---

The lane in question is located on the attached plan and is between 4223 - 46 Avenue (Lot 7) and 4301-46 Avenue (Lot 24). In considering this request, we have reviewed the available travel patterns in the area, met with the new property owner (Lot 24) containing the only garage on the lane, reviewed our record plans, and considered the concerns expressed by other City Departments. Based on the information available to us, from an engineering perspective, we would not have any objection to closure for the following reasons:

1. Our record plans indicate that the lane is unconstructed.
2. Our record plans indicate that there are no utilities in the lane.
3. An alternate travel route is available on the southbound and eastbound lanes south of 45A Avenue.
4. The new owners of 4301 - 46 Avenue have verbally expressed the same request for lane closure as they intend to remove the garage as part of redeveloping the site. (Written confirmation should be a requirement prior to any further consideration of closure.)
5. The concern expressed by the Emergency Services Department appears to relate more to a problem with addressing rather than the need for this lane. This problem, if uncorrected, could cause confusion and possible increases in their response time. Consideration should be given to correcting the addressing.
6. The concern expressed by the City Planner, relative to access to the existing garage, has been addressed by the new owner of the garage as noted in item 4 above.

City Clerk  
Page 2  
March 26, 1998

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**RECOMMENDATION**

If Council considers closure of the lane as requested, we would respectfully recommend that, subject to addressing corrections and formal lane closure proceedings, the lane right of way be offered at market value to both of the neighboring property owners. If both parties are interested in the right of way, it could be equally split.



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

KGH/emr  
Att.

- c. Director of Community Services
- c. Director of Development Services
- c. Inspections and Licensing Manager
- c. RCMP Inspector
- c. Principal Planner
- c. Land and Economic Development Manager

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Date: March 23, 1998  
To: Kelly Kloss, City Clerk  
From: Frank Wong, Planning Assistant  
Re: Anita Hazell – Request For Lane Closure  
Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE

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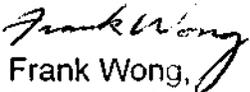
Planning staff have reviewed the request and inspected the area of the proposed lane closure and provides the following comments:

1. The area was surveyed in 1911 and replotted in 1958 and was probably developed in the 1920's.
2. Recently there has been redevelopment in the area with a few new dwellings replacing the original houses.
3. The two houses adjacent to the subject lane may be ready for redevelopment in the near future.
4. The only way to get to the garage on Lot 24 is through the lane. If the lane is closed the garage would no longer be accessible.

Recommendation

Planning staff do not support the lane closure at this time. If the landowners prepare a redevelopment plan for the two lots, which would clearly eliminate the need for the lane, we may reconsider our position.

Sincerely,

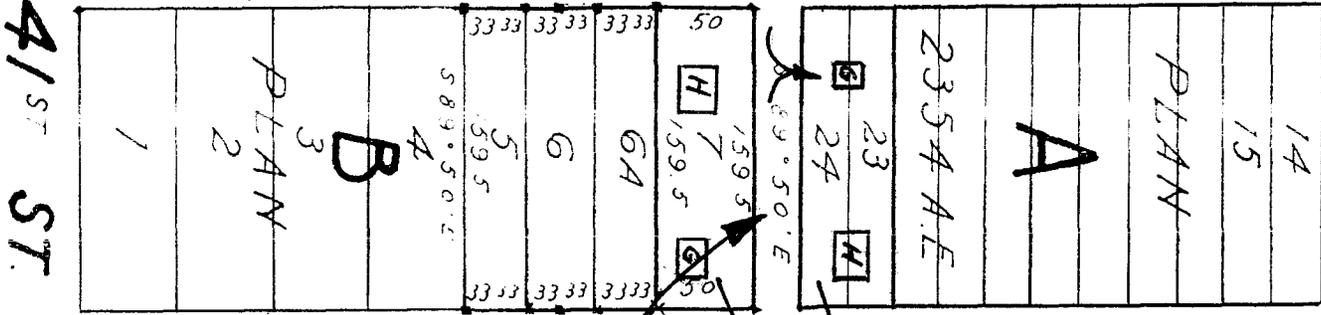
  
Frank Wong,  
Planning Assistant

Attachment

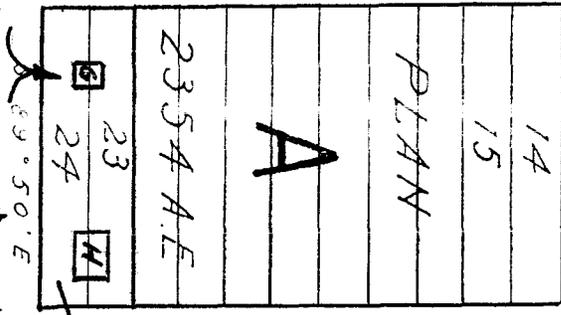
C:	Director of Community Services Inspections and Licensing Manager Land and Economic Manager	Director of Development Services RCMP Inspector Fire Chief/Manager
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C. T. - 199 - X - 51

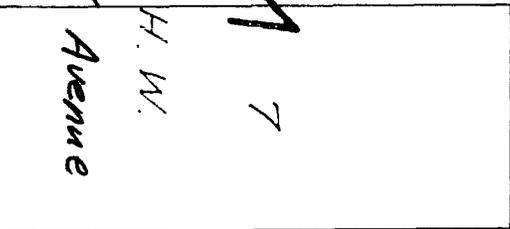
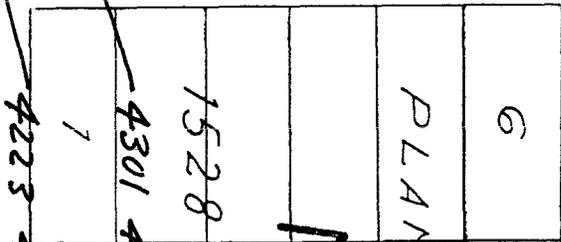
46<sup>TH.</sup> Assumed North AVENUE



41<sup>ST.</sup> ST.



45<sup>TH.</sup> AVE.



45<sup>TH.</sup> AVE.

44<sup>TH.</sup> STREET

PLAN 4900 R.

L

BACK UP INFORMATION NOT SUBMITTED TO COUNCIL

Subject Lane

257 H.W.

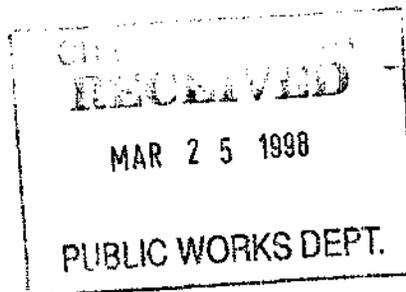
WASKASOO CREEK



D

L

# MEMO



DATE: March 23, 1998  
TO: City Clerk  
FROM: Engineering Customer Service Administrator  
RE: **REQUEST FOR LANE CLOSURE  
ANITA HAZELL, 4223 - 46<sup>TH</sup> AVENUE**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

The Engineering Department has reviewed the request to have the lane, immediately north of the above noted address, closed. We would not object to closure for the following reasons:

1. The lane is considered unconstructed.
2. There are no utilities in this portion of lane.
3. Closure would have little affect to east/west traffic movement in the area.

It should be noted that since the time this letter was written and received, ownership of the lot immediately north of this lane (4301 - 46 Avenue) has changed and the new owners have contacted us and also expressed interest in closing this portion of lane.

Closure should be subject to a lease or sale of the land to one or both of the neighboring property owners. The cost of reclamation and fencing to be that of the property owners.

  
Brian Johnson, C.E.T.  
Customer Service Administration

BDJ/kp

DATE: March 25, 1998  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **ANITA HAZEL - REQUEST FOR LANE CLOSURE**

---

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

The Land and Economic Development Department has viewed the parcel in question. It is an unconstructed lane way which measures 22.2 feet in width and 159.5 feet in depth. The property situated on the north side of this lane way, obtains access to both the garage and the house from the unconstructed lane.

For this reason, it would be difficult to support the sale of this property to Ms. Hazel, unless some satisfactory arrangements could be reached to provide an alternate access for the property to the north. One alternative may be to split the lane way in two, and sell one-half or 11.1 feet to each property owner.

#### **Value**

The Land and Economic Development Department has reviewed recent land sales in the area, and it is our opinion that the value of this property should be established at \$8.50 per square foot. Based on the dimensions as indicated, we would recommend a value of \$30,098 be placed on the property, for sale purposes.

#### **RECOMMENDATION**

We cannot support selling the property to Ms. Hazel, in view of the required accesses to the property situated on the north side of the lane way. If some form of redevelopment is worked out between Ms. Hazel and the property owner to the north, we would support the sale of the property at the estimated value of \$8.50 per square foot or \$30,098.



Alan V. Scott

AVS/mm

BACK-UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**DATE:** March 17, 1998  
**TO:** Kelly Kloss  
City Clerk  
**FROM:** Fire Chief/Manager  
**RE:** **ANITA HAZELL - REQUEST FOR LANE CLOSURE**

We have reviewed the request of Ms. Hazell to close the lane between 4223 - 46 Avenue and 4301 - 46 Avenue. The Emergency Services Department opposes the closure of this lane.

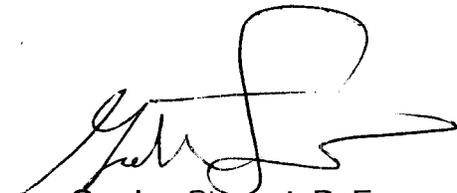
This area of Parkvale has some unusual characteristics. The lots to the north of the lane in question actually abut both 46 Avenue and 45A Avenue. This has resulted in some confusing addressing. Some houses which sit adjacent to 46 Avenue have addresses which are 46 Avenue. A duplex in the middle of the block has an address on one side of 46 Avenue and on the other side of 45A Avenue which, given the type of development, seems very appropriate. The other two houses on the block, face 45A Avenue but are addressed from 46 Avenue. The roadway system is not well developed adjacent to some of these properties and the lanes may be required for access. In fact, 45A Avenue terminates at the lane in question.

Due to the confusing nature of the area and the addressing, we believe any reduction in the access capabilities would be a mistake. We would further suggest, that consideration be given to re-addressing the two properties north of this lane to reflect the fact that they face onto 45A Avenue.

Recommendations:

It is respectfully recommended to Council, that the request for lane closure be denied.

It is further recommended that the addressing in this area be reviewed by the Land and Economic Development Department.



Gordon Stewart, P. Eng.  
Fire Chief/Manager

c: See Attached

# MEMO

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**DATE:** March 20, 1998  
**TO:** KELLY KLOSS, City Clerk  
**FROM:** RYAN STRADER, Inspections & Licensing Manager  
**RE:** ANITA HAZELL - REQUEST FOR LANE CLOSURE

---

In response to your memo of March 16, 1998, concerning the above referenced, we wish to advise you that from our perspective, we have no objections to the lane being closed, however we would defer to any comments made by the Engineering Department or Emergency Services Department.



RYAN STRADER  
Inspections & Licensing Department

RS:yd

## Council Decision - May 4, 1998 Meeting

**DATE:** May 5, 1998  
**TO:** Land and Economic Development Manager  
**FROM:** City Clerk  
**RE:** *Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE*

---

**Reference Report:** Land and Economic Development Manager, dated April 22, 1998

**Resolution:**

"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated April 22, 1998, re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE, hereby agrees to sell the unconstructed lane way property to Ms. Anita M. Hazell for the sum of \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223-46 Avenue, subject to the following conditions:

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw."

**Report Back to Council Required:** No

**Comments/Further Action:**

I have attached a copy of the letter forwarded to Ms. Anita Hazell outlining Council's decision in this regard.

Land and Economic Development Manager  
May 5, 1998  
Page 2

Should Ms. Hazell wish to continue with the purchase of this lane way, *please forward a report and Road Closure Bylaw to this office so that same can be considered at the Council Meeting of May 19, 1998.*



Kelly Kloss  
City Clerk

/cfr

c    Director of Community Services  
      Director of Corporate Services  
      Director of Development Services  
      Principal Planner

**FILE**

**Office of the City Clerk**

May 5, 1998

Ms. Anita Hazell  
4223 - 46 Avenue  
Red Deer, AB T4N 3M7

Dear Ms. Hazell:

**Re: Request To Purchase Unregistered Lane Way Between Lot 7, Block B,  
Plan 4867 KS and Lot 24, Block A, Plan 2354 AE**

At the City of Red Deer's Council Meeting held Monday, May 4, 1998, consideration was given to your request to purchase the above noted lane way. At that meeting, the following resolution was passed by Council *agreeing* to the sale of the noted property *subject to conditions*:

"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated April 22, 1998, re: Request to Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354 AE, hereby agrees to sell the unconstructed lane way property to Ms. Anita M. Hazell for the sum of \$30,098.00, plus all costs associated with the survey work necessary to consolidate the City property with 4223-46 Avenue, subject to the following conditions:

1. Written confirmation from the owners of 4301 - 46 Avenue that they will make whatever arrangements are necessary to forego the need for access to their property from the unconstructed lane way, no later than June 30, 1998;
2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw."

Please confirm with Mr. A. Scott, Land and Economic Development Manager, that you still want to purchase the noted lane way.

Should you still wish to purchase this property, the Land and Economic Development Manager will make arrangements to have the property surveyed in order to proceed with a Road Closure Bylaw, which would then be presented to Council at its Tuesday, May 19<sup>th</sup> meeting, for first reading.

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



Ms. Anita Hazell  
May 5, 1998  
Page 2

Should the proposed Road Closure Bylaw be given first reading, a Public Hearing for June 15, 1998 would then be advertised in the Red Deer Advocate. Following the Public Hearing, the proposed Road Closure Bylaw would then be presented to Council for consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings. If the bylaw was to receive 2<sup>nd</sup> & 3<sup>rd</sup> Readings, the sale of the lane way could then proceed, as long as the other conditions have been met.

You will be responsible for all costs incurred regarding the sale of this property, including survey, consolidation of lands and advertising costs. The Land and Economic Development Department would then invoice you once these costs have been determined.

We look forward to a reply at your earliest convenience.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c      Director of Development Services  
         Land and Economic Development Manager  
         Principal Planner

Anita M. Hazell  
4223 46 Avenue  
Red Deer, AB  
T4N 3M7  
May 9, 1998

Kelly Kloss  
City Clerk  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3T4

Re: Request To Purchase Unregistered Lane Way Between Lot 7, Block B, Plan 4867 KS  
and Lot 24, Block A, Plan 2354 AE.

Dear Mr. Kloss

This letter will advise you that I do not intend to proceed, at this time, with the my  
request to purchase the above lane way.

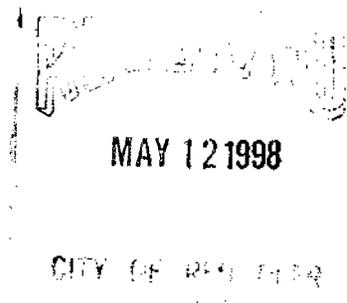
Unfortunately so much conflicting information has been given to me over the past weeks,  
by the departments involved, that I am leery of conducting any further business with the  
city at present.

Sincerely



A. M. Hazell

c Director of Development Services  
Land and Economic Development Manager  
Principal Planner



*File in Council  
May 4, 1998*

**Land & Economic Development Department**

June 25, 1999

COPY

Mr. Don Wales and Ms. Marie Willett  
4301 - 46 Avenue  
Red Deer, Alberta T4N 3M7

Dear Mr. Wales and Ms. Willett:

**RE: REQUEST FOR LANE CLOSURE  
BETWEEN 45A AVENUE AND 46 AVENUE**

We have reviewed your request with respect to a lane closure between 45A and 46 Avenues in the Parkvale area of the City.

Subject to certain conditions, the City would be prepared to enter into a lease agreement, or consider an outright sale of the property.

We are not, however, prepared to support the closure of the lane and its conversion to a trail, with the ongoing maintenance then becoming the responsibility of the City.

Our Public Works Department is planning to extend a water main from 45A Avenue to 46 Avenue, utilizing the laneway as a right-of-way. This work is unscheduled at present, but is anticipated to be completed within 24 months.

Should you be interested in purchasing or leasing the property, the City is willing to consider your request upon completion of the water main extension.

Should you have any questions, please contact me at 342-8106.

Sincerely,

Alan V. Scott  
Land and Economic Development Manager

AVS/pj

# Memo

---

DATE: June 8, 1999

TO: Engineering Services Manager  
Public Works Manager  
Emergency Services Manager  
Inspections & Licensing Manager  
Recreation, Parks and Culture Manager  
Technical Services Engineer - Electric Light & Power Dept.  
Principal Planner  
City Clerk

FROM: Penny Reyda  
Land & Economic Development Department

RE: **REQUEST FOR LANE CLOSURE  
BETWEEN 45A AVENUE AND 46 AVENUE, AND LOCATED BETWEEN  
23-24/A/2354 AE AND 7/B/257 HW - PARKVALE**

---

We are circulating for your review and comments a request from the registered owners of 4301 - 46 Avenue for the closure of the laneway adjacent to their property in Parkvale. The applicant is asking that the lane be barricaded and converted to grass/pathway as an extension of Barrett Park.

Could you please provide your comments to this department with regard to request by June 18, 1999, so that we may prepare a report for Council's consideration at their July 5, 1999 meeting.

Thank you.

  
Penny Reyda

/pr

Att.

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

Kelly Kloss  
City Clerk  
City of Red Deer

Dear Mr Kloss

I am making a request to have an "unregistered lane way" closed temporarily and eventually permanently, in the Parkvale area between 46 Ave and 45 A Ave. in the 4300 block. (between Lot 7, Block B, Plan 4867 KS and Lot 24, Block A, Plan 2354, AE)

It was resolved by City Council on May 8, 1998, that this lane is not essential for fire department access and garbage collection during an application made by Anita Hazell to purchase the lane. (see attached copy of letter) Anita did not follow up on this option to purchase but is still interested in seeing this lane closed. Feedback from some of the neighbours indicates that they would agree to have the lane closed, but would still like walking and biking access to Barrett Park.

We have resided in the new house at 4301- 46 Ave since November / 98 and have made the following observations:

- the majority of the traffic seems to be transient including people cruising the neighbourhood looking for properties for sale, taxis, and many visitors to a duplex two doors north of the lane.

- most travel too fast in this lane in a hurry to get from the 46 A Ave. to 46 Ave. This results in a great deal of dust and sprayed gravel and poses a danger to children and elderly accessing Barrett Park through the lane.

- the lane is poorly maintained with mud in the wet weather and dust in the hot weather

- the lane traffic raises the noise level in the vicinity

- the presence of this lane generates a traffic flow that would not normally be.

Attached is a rough map of the area indicating what appears to be the access patterns of residents in the area. I suspect that there will not be a lot of inconvenience to locals if this lane is closed. In conversation with some of our neighbours, the consensus is that they would like to maintain walking and biking access along this lane

Closure of these unregistered lanes appears to be done regularly throughout Red Deer. Other lanes closed occur at:

Anders	Allan St. near Ardel Close
Morrisroe	McIntosh Ave south of Maryview School
	McConnel Close near Malcolm St.
Lower Fairview	57 St and 60 Ave

Advantages to the City of Red Deer is that the lane ,if closed, would no longer have to be maintained as a lane. If put to grass, the lane would become a sliver of parkland extending out from Barrett Park into the community. Anytime we can remove an unnecessary road and replace it with green space, we should.. It will also

discourage unnecessary traffic flow in what is usually a quiet area featuring Parkvale Nursing Home , several retirement homes and the adult housing along 46 Ave.

Enclosed are pictures of the lane looking east and west. Before more damage is done to the lane by traffic, we would request that the city temporarily block off both ends of the lane with telephone pole bollards or temporarily with concrete barriers until such time as we can come to some agreement as to the long term fate of this lane.

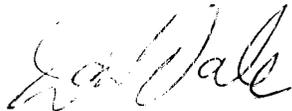
Reaction to this closure will determine if it remains closed. I expect new patterns of traffic flow will soon develop. If successful in having the lane closed, we or the city could investigate the possibility of trucking in some of the excess topsoil Red Deer is supposed to have and seed the lane. Maintenance of the grass would be our responsibility as it is now with the boulevards on 46 A Ave.

I will be hand delivering this letter in hopes that I can arrange for a viewing of the lane with a representative from your department

I would be pleased to meet with any one on your staff at the lane. Please call me at 343-2937 (home) or 342-3387 (work)

I appreciate you time in responding to this request.

Yours truly,



Don Wales, and Marie Willett

cc. Director of Development Services  
Land and Economic Development Manager  
Principal Planner

attached:

map of immediate vicinity  
photos of current condition of the lane  
letter from City Council to Anita Hazell re: lane closure and sale



**Office of the City Clerk**

May 5, 1998

May - 5 1998

*Buyer  
Ken  
Brown*

Ms. Anita Hazell  
4223 - 46 Avenue  
Red Deer, AB T4N 3M7

Dear Ms. Hazell:

**Re: Request To Purchase Unregistered Lane Way Between Lot 7, Block B,  
Plan 4867 KS and Lot 24, Block A, Plan 2354 AE**

---

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2. An agreement satisfactory to the City Solicitor;
3. Passage of a Road Closure Bylaw."

Please confirm with Mr. A. Scott, Land and Economic Development Manager, that you still want to purchase the noted lane way.

Should you still wish to purchase this property, the Land and Economic Development Manager will make arrangements to have the property surveyed in order to proceed with a Road Closure Bylaw, which would then be presented to Council at its Tuesday, May 19<sup>th</sup> meeting, for first reading.

*10% of market value*

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

Ms. Anita Hazell  
May 5, 1998  
Page 2

Should the proposed Road Closure Bylaw be given first reading, a Public Hearing for June 15, 1998 would then be advertised in the Red Deer Advocate. Following the Public Hearing, the proposed Road Closure Bylaw would then be presented to Council for consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings. If the bylaw was to receive 2<sup>nd</sup> & 3<sup>rd</sup> Readings, the sale of the lane way could then proceed, as long as the other conditions have been met.

You will be responsible for all costs incurred regarding the sale of this property, including survey, consolidation of lands and advertising costs. The Land and Economic Development Department would then invoice you once these costs have been determined.

We look forward to a reply at your earliest convenience.

Sincerely,



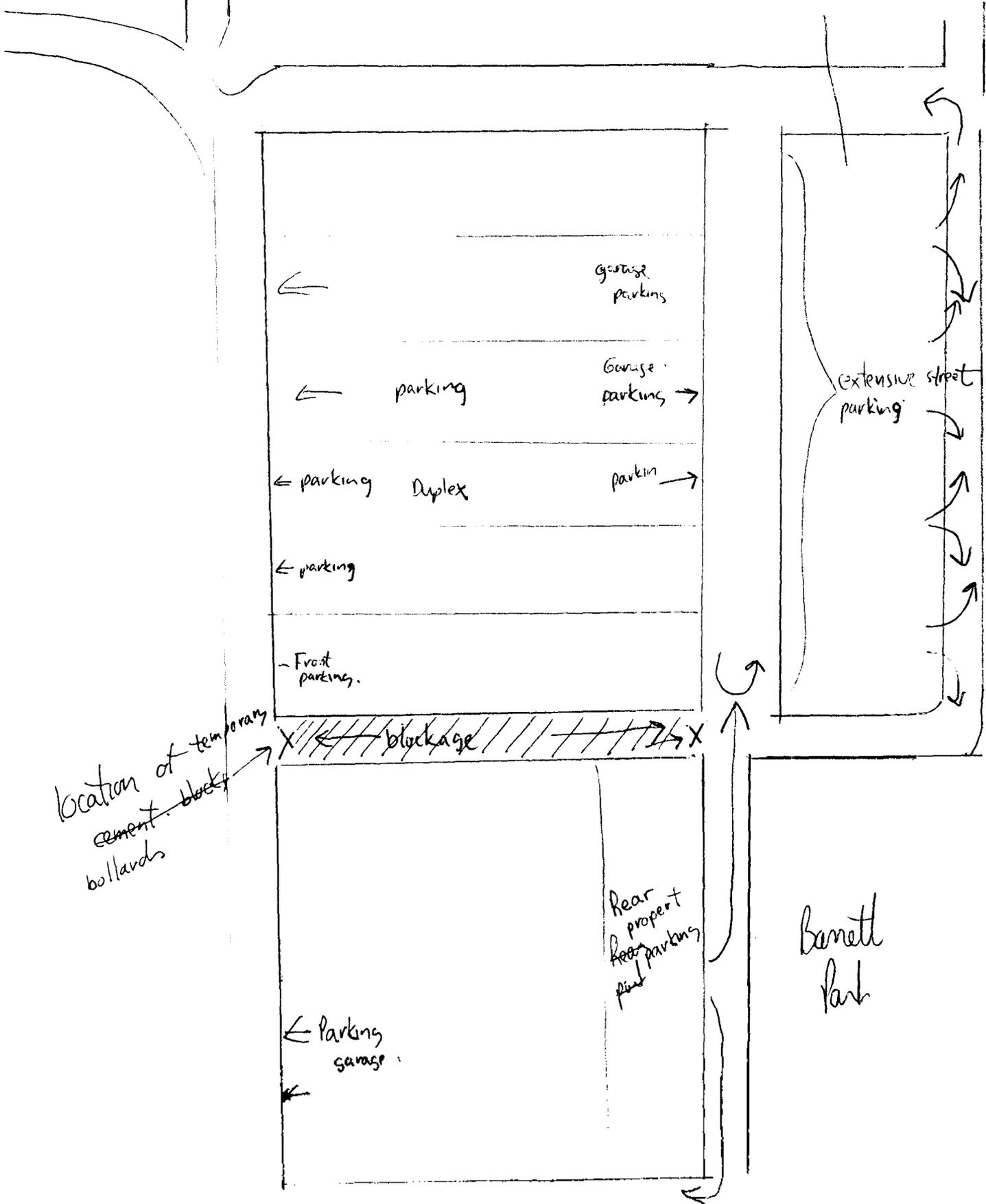
Kelly Kloss  
City Clerk

/cl

c **Director of Development Services**  
Land and Economic Development Manager  
Principal Planner

Don Wales, and Marie Willett

Some of these properties have back yard garages



location of temporary cement blocks bollards

Barnett Park

Rear property parking

Parking garage

Front parking.

blockage

Duplex

parking

garage parking

Garage parking

parking

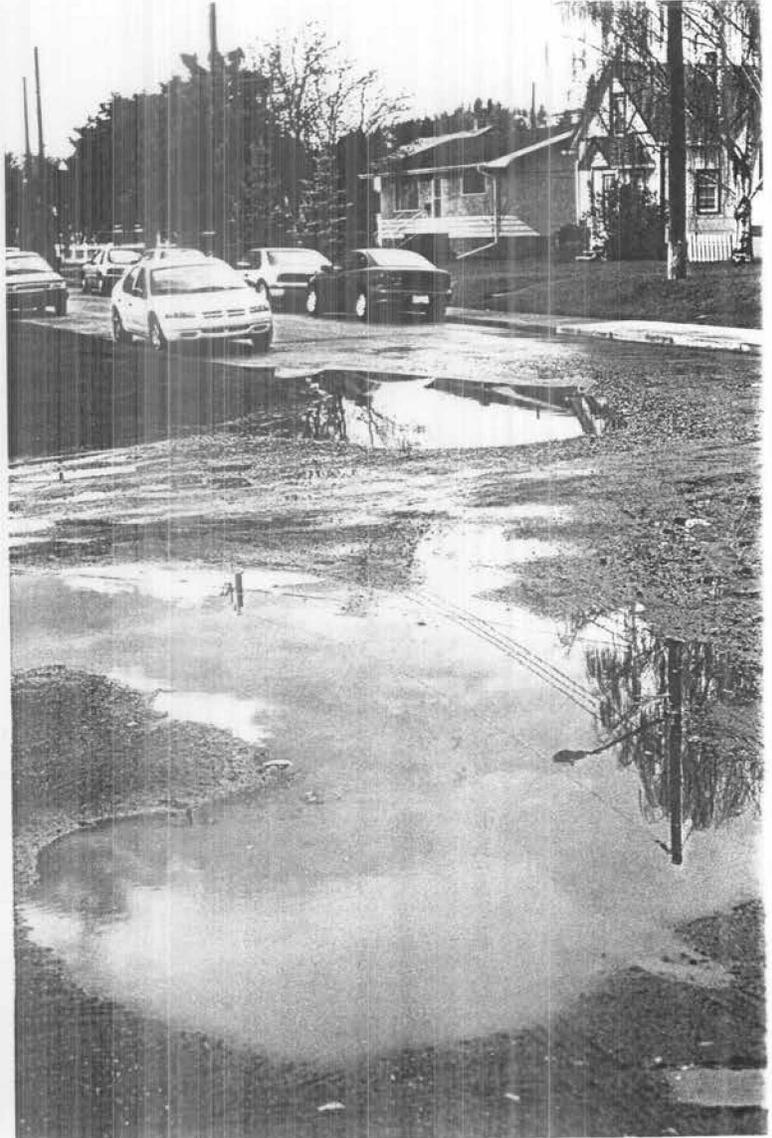
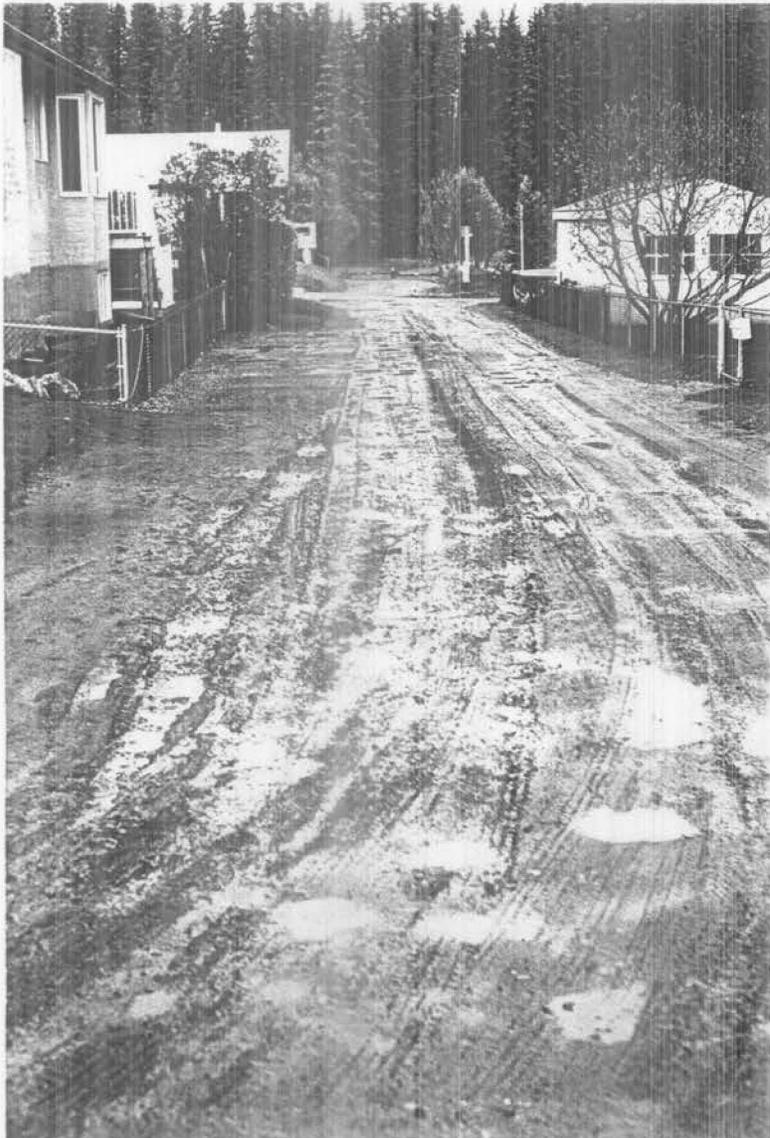
extensive street parking



Westward view

Eastward view toward  
Barrett Park

Water pooling at west end of lane



Date: January 20, 2000

To: E. L. & P. Accountant  
Engineering Accountant  
Parks Department  
Field Services Coordinator  
Public Works Office Supervisor  
City Clerk

From: Streets and Utilities Engineer

Re: **Edgar Industrial Park South**  
**The City of Red Deer - Land and Economic Development Department**

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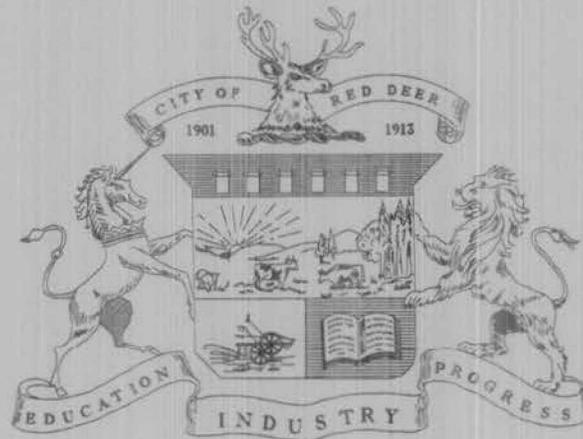
Attached is a copy of the appendices for the Edgar Industrial Park South development, which is being developed by the Land and Economic Development Department of The City of Red Deer.

*Tom C. Warder*

*for* Tom C. Warder, P. Eng.  
Streets and Utilities Engineer

TCW/emr

# THE CITY OF RED DEER



## 1999 DEVELOPMENT AGREEMENT

**EDGAR INDUSTRIAL PARK SOUTH  
THE CITY OF RED DEER  
LAND AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**AL-TERRA ENGINEERING LTD.**

**FORWARD**

SUBDIVISION	<u>Edgar Industrial Park South</u>
DEVELOPER	<u>The City of Red Deer Land Economic Development Department</u>
CONSULTANT	<u>Al-Terra Engineering Ltd.</u>
GROSS AREA	<u>37.671 ha</u>
NET AREA	<u>37.671 ha</u>

# **APPENDICES**

## **APPENDIX A - DEVELOPMENT COSTS**

- PART ONE: SUMMARY OF DEVELOPMENT COSTS**
- PART TWO: DEVELOPMENT LEVY RATES**
- PART THREE: DEVELOPMENT AREA CALCULATIONS**
- PART FOUR: DEVELOPER'S DETAILED COST CALCULATIONS**
- PART FIVE: WORK BY THE DEVELOPER ON BEHALF OF THE CITY**

## **APPENDIX B - SUPPLEMENTARY CONDITIONS**

## **APPENDIX C - SUBMISSIONS**

- PART ONE: RECORD OF SUBMISSIONS FROM DEVELOPER**
- PART TWO: DEVELOPMENT AGREEMENT SUPPORT DOCUMENTS**
- PART THREE: DEVELOPER'S PROPOSED CONSTRUCTION SCHEDULE**

## **APPENDIX D - SUMMARY OF SECURITY REQUIREMENTS**

## **APPENDIX E - DEVELOPMENT AGREEMENT AMENDMENTS**

**APPENDIX A**  
**DEVELOPMENT COSTS**

**PART 1.1: DEVELOPER COSTS TO BE PAID BY THE DEVELOPER TO THE CITY**

Item	Total Costs	Initial Payments	Deferred Payments
1.1.1 Off-site Levy Payment	\$1,395,522.21	\$1,395,522.21	N/A
1.1.2 Recreation Levy Payment Amount	\$0.00	\$0.00	N/A
1.1.3 Administration Fee (Including G.S.T.)	\$58,849.64	\$58,849.64	N/A
1.1.4 Survey Network Charge	\$10,736.24	\$10,736.24	N/A
1.1.5 Legal Base Mapping Charge	\$3,767.10	\$3,767.10	N/A
1.1.6 Boundary Improvement Costs	\$0.00	\$0.00	N/A
1.1.7 Area Improvement Costs	\$0.00	\$0.00	N/A
1.1.8 Oversize Improvement Costs	\$0.00	\$0.00	N/A
1.1.9 Work by City Forces (Estimated Cost)	\$0.00	\$0.00	\$0.00
1.1.10 Electric, Light, and Power Charges (Including G.S.T.)	\$0.00	\$0.00	\$0.00
1.1.11 Money in Place of Municipal Reserve Dedication	\$0.00	\$0.00	N/A
1.1.12 Subdivision Entrance Sign Maintenance Fee	\$0.00	\$0.00	N/A
<b>Total Costs to be Paid by Developer</b>	<b>\$1,468,875.19</b>	<b>\$1,468,875.19</b>	<b>\$0.00</b>

**PART 1.2: COST OF WORK TO BE CONSTRUCTED BY THE DEVELOPER ON BEHALF OF THE CITY OF RED DEER**

Item	Total Costs	Initial Payments	Deferred Payments
1.2.1 Trunk Utility Mains	\$1,316,920.07	\$1,316,920.07	\$0.00
1.2.1 Arterial Roadways	\$0.00	\$0.00	\$0.00
1.2.3 Boundary Improvement Costs	\$0.00	\$0.00	\$0.00
1.2.4 Area Improvement Costs	\$0.00	\$0.00	\$0.00
1.2.5 Oversize Improvement Costs	\$0.00	\$0.00	\$0.00
<b>Total Costs to be Paid by City</b>	<b>\$1,316,920.07</b>	<b>\$1,316,920.07</b>	<b>\$0.00</b>

**PART 2.1: OFF-SITE LEVY RATES**

(Rates approved by City Council February 16, 1999)

a.	Water	\$8,065 /ha
b.	Sanitary	\$3,270 /ha
c.	Storm	\$11,195 /ha
d.	Public Roadway	\$14,515 /ha
	Total:	<u>\$37,045 /ha</u>

**PART 2.2: RECREATION LEVY**

(Rates approved by City Council February 16, 1999)

a.	Basic Rate for Miscellaneous Developments	\$7,890 /ha
b.	Anders Park East (SE 10) (Victoria in Anders Park)	\$8,275 /ha
c.	Anders Park South (NW 3) (Anders on the Lake)	\$8,215 /ha
d.	Aspen Ridge (NE 3)	\$8,370 /ha
e.	Clearview Estates	\$7,890 /ha
f.	Deer Park (SE 14) (Ratzke)	\$8,190 /ha
g.	Devonshire in Deer Park (NE 11)	\$8,385 /ha
h.	Inglewood (SW 3)	\$7,800 /ha
i.	Johnstone Park (NW 30 and Part of SE 31)	\$8,025 /ha
j.	Kentwood (Section 32)	\$7,890 /ha
k.	Lonsdale (SE 11)	\$8,235 /ha
l.	Lancaster Meadows (SW 11) (City)	\$7,885 /ha
m.	Lancaster Meadows South (NW 2) (City)	\$8,060 /ha
n.	Oriole Park West (NE 19, NW 19, and SW 19)	\$8,230 /ha
l.	Rosedale Meadows (NE 14)	\$7,890 /ha

**PART 2.3: ENGINEERING SERVICES DEPARTMENT ADMINISTRATION CHARGES**

(Rates approved by City Council February 16, 1999)

a.	Residential	\$2,050 /ha + 7% GST
b.	Commercial, Industrial, and/or Institutional	\$1,460 /ha + 7% GST
c.	Minimum Administrative Charge	\$2,500 + 7% GST per Agreement

**PART 3.1: NET AREA FOR ENGINEERING SERVICES DEPARTMENT CALCULATIONS**

1.	Gross Area (as per attached Plans of Subdivision)		
	a.	SW 30-38-27-W4th (Daimler/Chrysler site) Lot 1, Block 3, Plan 912-3660	3.766 ha
	b.	SW 30-38-27-W4th (Proposed subdivision west of Johnstone Drive) Lot 1 PUL (Detention Pond E3a) Lot 2 PUL (Snow Dump site) Lot 3 PUL (drainage swale) Lot 4 (Truant parcel) Lot 5 (Bruin's parcel)	1.350 ha N/A Separate D.A. 0.066 ha 2.530 ha 3.330 ha
	c.	NW 30-38-27-W4th (East of CPR right of way) Lot 6 MR Lot 7 PUL (Future Detention pond E2a site) Lot 8 PUL	3.030 ha 1.610 ha 0.333 ha
	d.	NW 30-38-27-W4th (West of CPR right of way) Lot 3 (Industrial parcel) Lot 4 PUL (Detention Pond E3a) Lot 8, Block 1, Plan 992-4947 (Collicut parcel) Lot 9, Block 1, Plan 992-4947 (Collicut parcel) Lot 10 MR, Block 1, Plan 992-4947 Credit Part of Lot 10 MR Block 1, Plan 992-4947 in SW Lot 11 PUL, Block 1, Plan 992-4947 (Lot 12 PUL, Block 4, Plan 962-3711 and Part of NW 30) (Detention Pond Credit Lot 12 PUL, Block 4, Plan 962-3711	2.180 ha 1.620 ha 12.500 ha 4.010 ha 1.080 ha (0.264) ha 1.960 ha (1.430)
			37.671 ha
2.	Areas to be added to Gross Area		
	a.	Not applicable Total Area to be added	0.000 ha 0.000 ha
3.	Areas to be deleted from Gross Area		
	a.	Not applicable Total Area to be deleted	0.000 ha 0.000 ha
5.	Net Developable Area		<u>37.671 ha</u>

**PART 3.2: RECREATION LEVY AREA CALCULATION**

1.	Net developable Area as per Part 3.1		37.671 ha
2.	Reserve Areas to be excluded		
	a. Recreation Levy Not Applicable to Industrial Land	37.671 ha	
	Total Area to be excluded		37.671 ha
3.	Net Developable Area for Recreation Levy Calculation		<u>0.000</u> ha



ROAD ALLOWANCE

HIGHWAY # 2

BLOCK 4

EDGAR

BLOCK 3

LOT 1  
3.766 ha.

Fd.I.R.28  
357°43'50"  
6.82  
Fd.I.R.27  
Arc=25.11  
R=182.79

LOT 11-MR

Fd.No Mk.  
359°51'50"  
182.09

ROAD PLAN  
2310 L.Z.

ROAD ALLOWANCE

Fd.No Mk.

Fd.No Mk.

ROAD PLAN 2310 L.Z.

INDUSTRIAL  
Arc=124.73  
R=159.64  
Arc=302.25  
R=189.64  
Arc=213.52  
R=182.79  
1.750 ha.  
5.00  
178°31'29"  
87°43'30"  
79°51'35"  
89° 51' 50"

R/W PLAN 882 0768

LOT 13MR  
0.894 ha.

Fd.No Mk.  
R.39  
Est-Position  
Left No Mk.  
103.82

DRIVE

268°  
178°32'40"  
20.12  
88°32'40"  
178°32'40"  
90.58 5.09

268

40'

37'

4.95

102°55'37"

86.43

82.26

263°

5.3

191°26'16"

11°24'47"

37.89

11°24'47"

11°24'47"

359° 359'

179'

87°

51'

50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

89° 51' 50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

89° 51' 50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

89° 51' 50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

51'

183.74

101°30'13"

87.30

179'

89°

51'

50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

89° 51' 50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

89° 51' 50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

89° 51' 50"

87°43'30"

79°51'35"

1.750 ha.

5.00

178°31'29"

87°43'30"

79°51'35"

101°30'13"

183.74

35°29'08"

ARC=153.53

R=133.242

101°30'22"

23.69

11°30'22"

11°24'47"

11°24'47"

37.89

11°24'47"

11°24'47"

191°26'16"

11°24'47"

37.89

11°24'47"

11°24'47"

191°26'16"

11°24'47"

37.89

11°24'47"

11°24'47"

191°26'16"

11°24'47"

37.89

11°24'47"

11°24'47"

191°26'16"

11°24'47"

37.89

11°24'47"

11°24'47"

191°26'16"

11°24'47"

37.89

11°24'47"

11°24'47"

88°31'29"

181.84

88°31'40"

45°06'12"

ARC=124.73

R=159.64

ARC=129.72

178°32'40"

178°32'40"

90.58

268°40'37"

86.43

82.26

263°

5.3

191°26'16"

11°24'47"

37.89

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191°26'16"

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ARC=124.73

R=159.64

ARC=129.72

178°32'40"

178°32'40"

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268°40'37"

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178°32'40"

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191°26'16"

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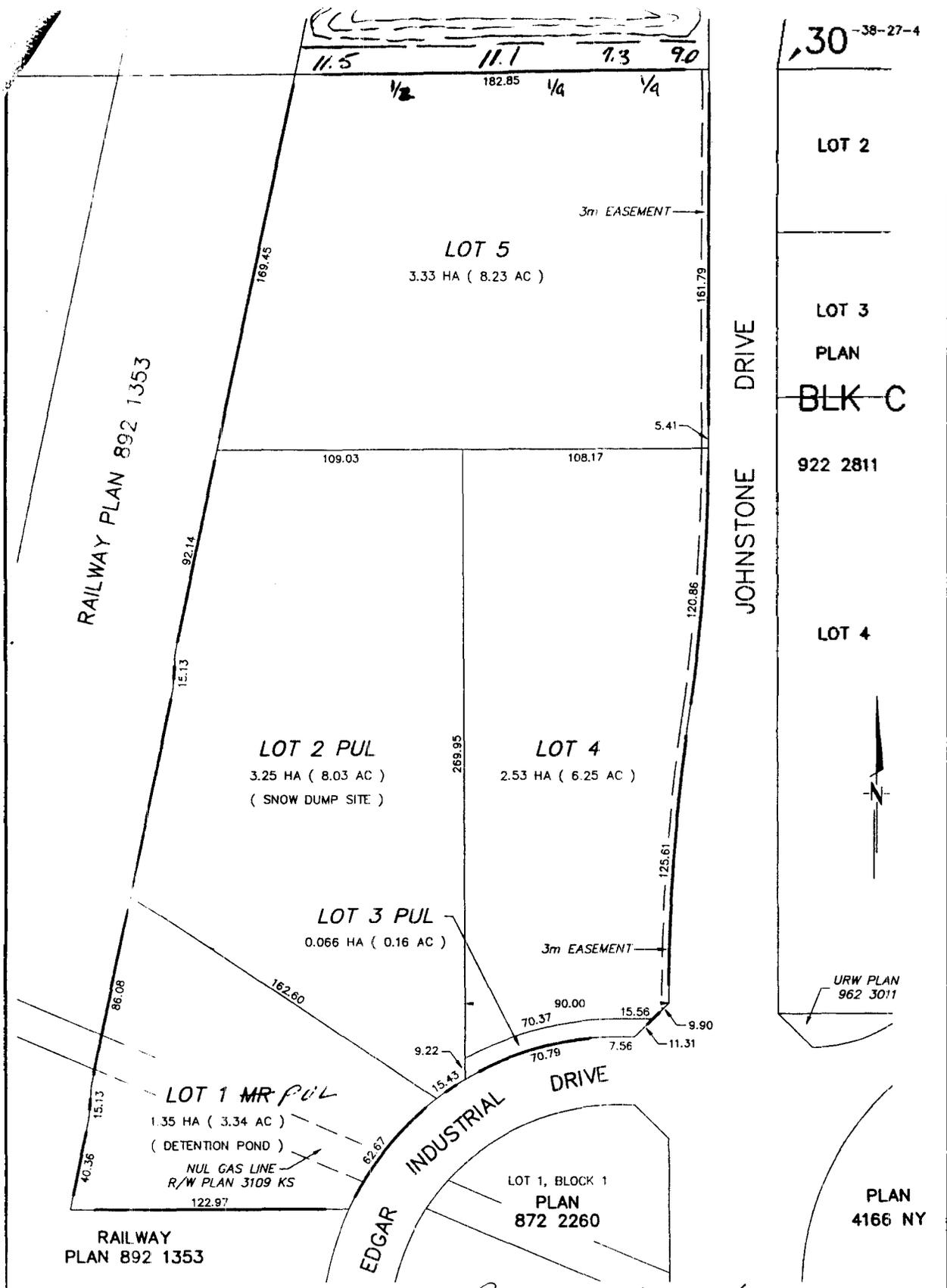
11°24'47"

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11°24'47"

191°26'16"

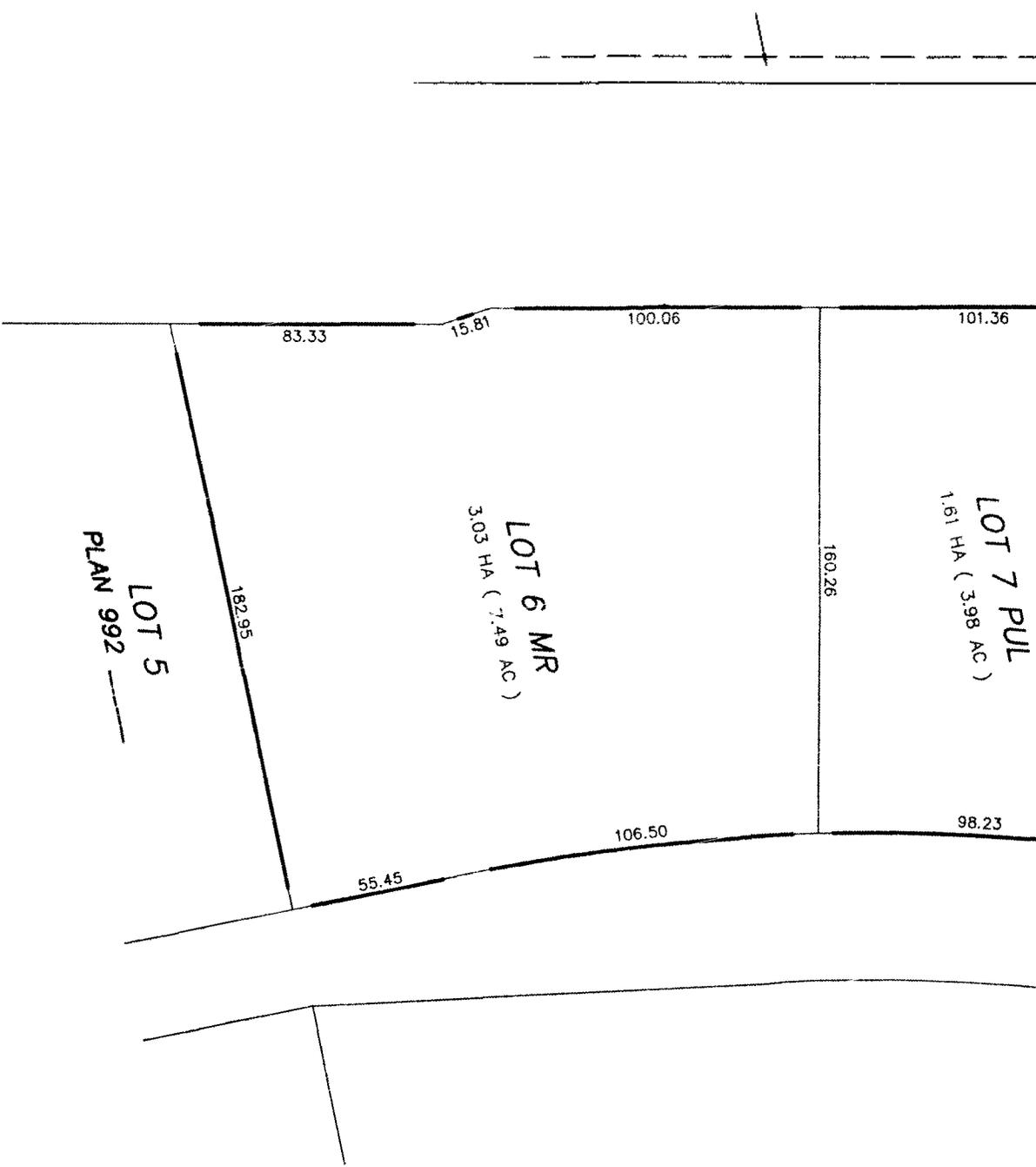


**CITY of RED DEER**  
**TENTATIVE PLAN**  
 OF  
**PROPOSED SUBDIVISION**  
 OF PART OF  
**S.W. 1/4 Sec. 30-38-27-4**  
 SCALE = 1:2000

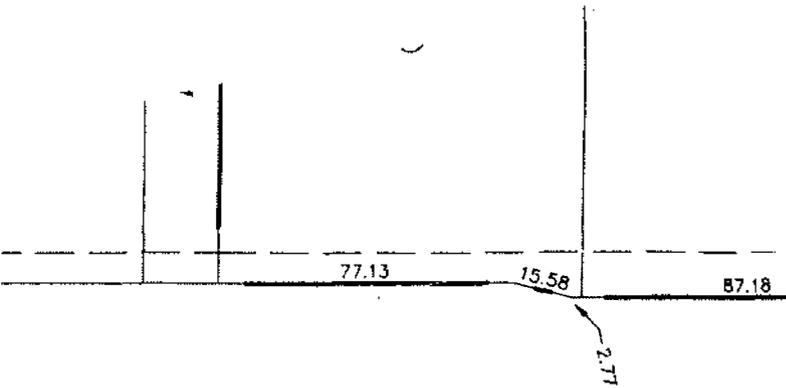
*Revised: Nov. 24/99*

**NOTES:**  
 -Distances shown are in metres.  
 -Area dealt with is bounded thus \_\_\_\_\_  
 and contains 10.5 HA ( 26.0 AC ) +/-

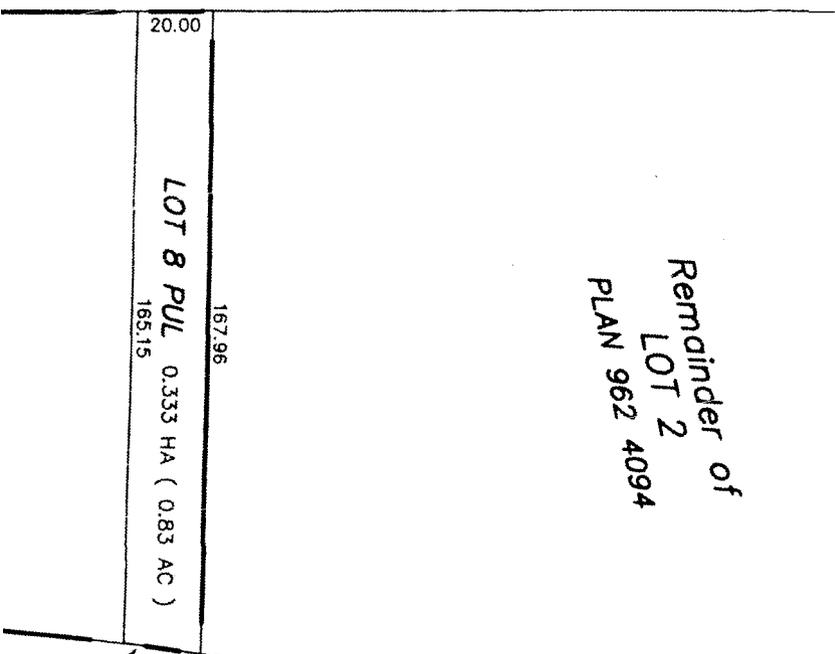
Revised : Nov. 24th , 1999  
 Bemoca Land Surveying Ltd.  
 21,7895-49th Avenue  
 Red Deer, Alberta  
 Phone: 342-2611 File: S-108-99



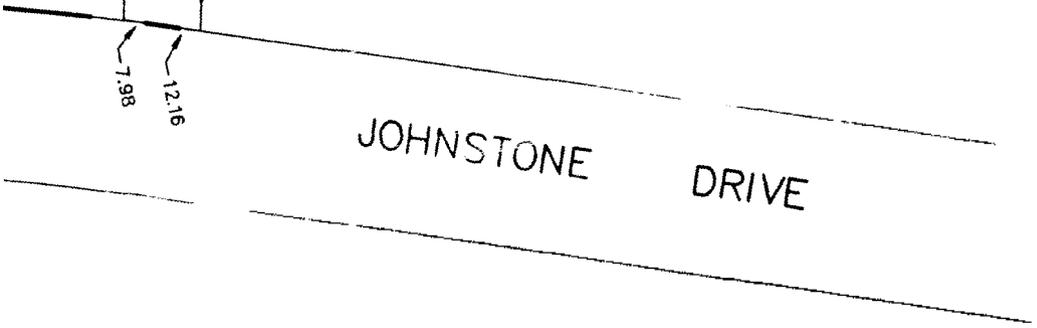
7 08 11 E 1



RAILWAY PLAN 892 1353



Remainder of  
LOT 2  
PLAN 962 4094



LOT 9  
BLOCK 1  
PLAN 992 4947

ROAD PLAN 962 1978

URW PLAN  
982 5459

1497.4

Remainder of  
LOT 2  
BLOCK 5  
PLAN 962 3711

R/W PLAN  
902 1946

EDGAR INDUSTRIAL

154.33

66.78

141.77

LOT 1 PUL . BLK. 5 , PLAN 962 3711

170.10

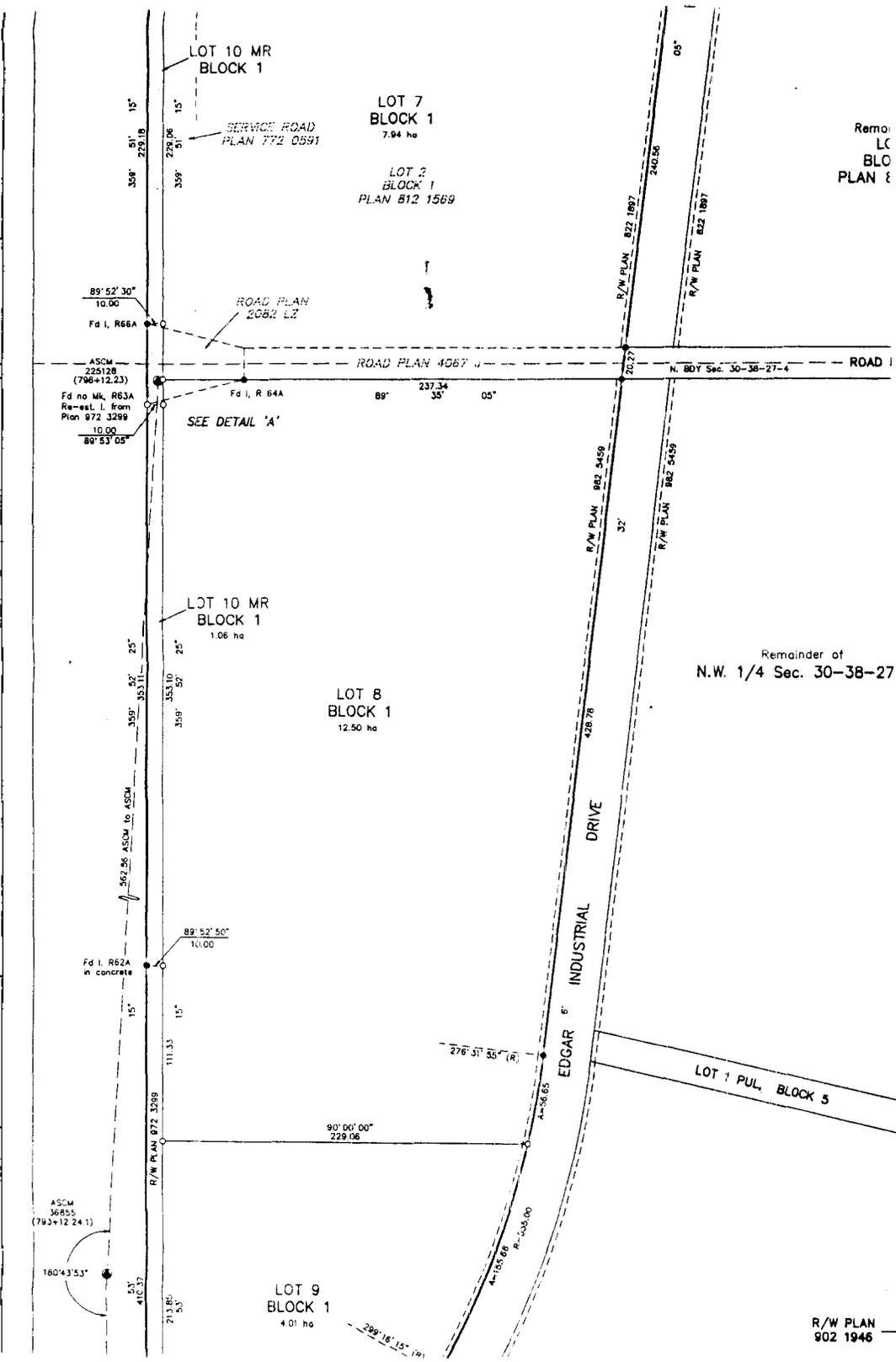
95.00

LOT 4 PUL  
1.62 HA ( 4.00 AC )

174.00

LOT 3  
2.18 HA ( 5.39 AC )

152.57

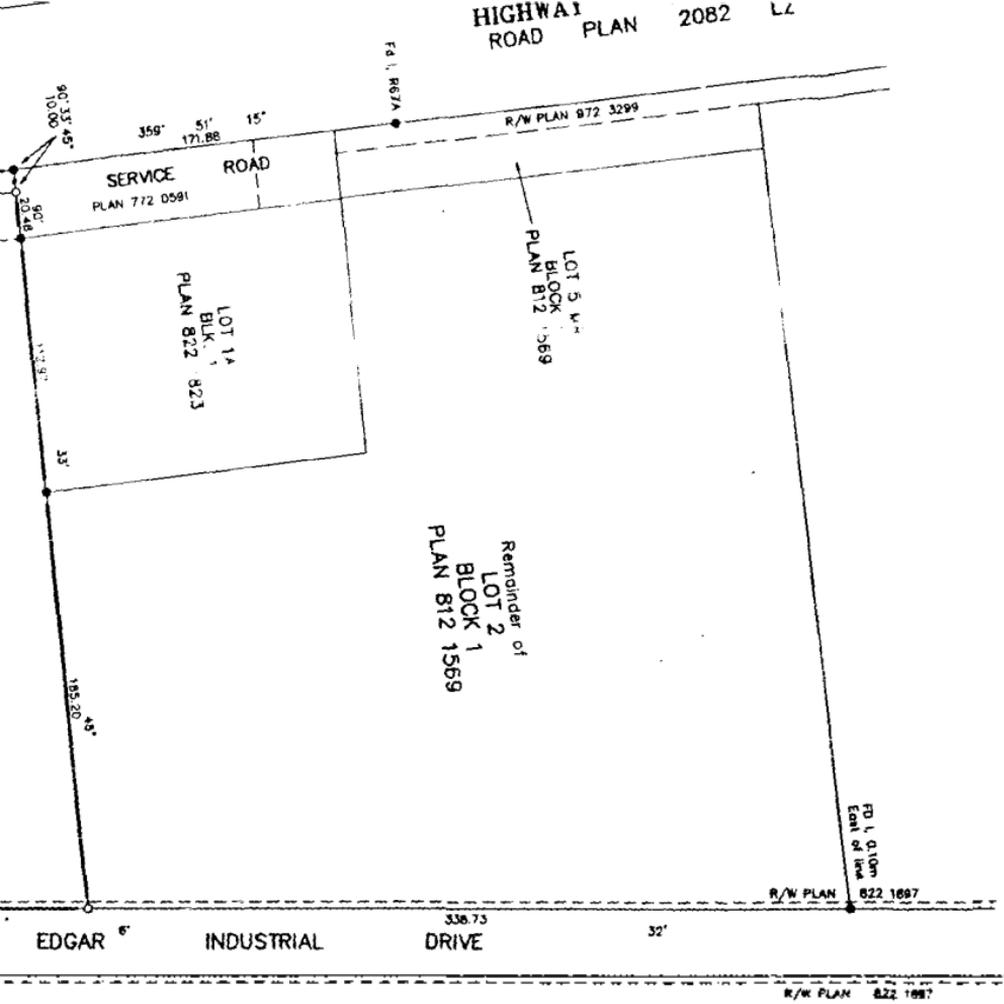


Remainder of  
LC  
BLO  
PLAN 8

R/W PLAN  
902 1946



HIGHWAY ROAD PLAN 2082 L2



R/W PLAN 822 1887

ALLOWANCE

2  
2082 LZ

ASCM  
115022  
(793+12.17.1)

Fd I, R60A  
in concrete

181°12'44"

108.20  
10.85  
112' 45' 10"  
95.53

52'

15"

Fd I, R61A  
in concrete  
SEE DETAIL 'B'

359'  
15.56

435.76

R/W PLAN 972 3299

254.28

LOT 11 PUL  
BLOCK 1  
1.96 ha

R/W PLAN 972 3299

85.19  
359'

LOT 11 PUL  
BLOCK 1

90°00'00"  
85.86

LOT 10 MR  
BLOCK 1

Fd no Mk  
Re-est. I.

82°23'25"  
43.13

55°49'25"  
17.89

66°09'35"  
29°15'35"

4.01 ha

ROAD PLAN

962 1978

Vehicle Inspection Stn  
972 3289  
PLAN

R/W PLAN 982 5459

132.50  
15'

LOT 12 PUL  
BLOCK 4  
PLAN 962 3711

A=135.98  
R=265.00

2°42'10"  
17.90

11°12'  
17.72

15°15'  
15.99

15°15'  
15.99

119°16'55" (R)

89°52'55" (R)

Fd no Mk  
Re-est. I.

45°10'  
32.56

94.47

R/W PLAN 982 5459

R/W PLAN

3109

PLAN

LOT 2

E.W. 1/4 LINE Sec. 30-38-27-

BLOCK 5



HWY 2

67 STREET

EDGAR INDUSTRIAL DRIVE

FUTURE DEVELOPMENT

MINOR BASEBALL ASSOCIATION LEASE AREA

CENTRAL ALBERTA SIO-HITCH ASSOCIATION LEASE AREA

C.P.R. YARDS

EDGAR ATHLETIC PARK

N.W. 1/4 30-38-2

RED DEER SC ASSOC LEASE

C.P.R.

PERMANENT SNOW STORAGE FACILITY

FUTURE DEVELOPMENT

MUNICIPAL RESERVE LOT

CASE CONSTRUCTION EQUIPMENT

FUTURE DEVELOPMENT

DETENTION POND 'C'

68 AVE

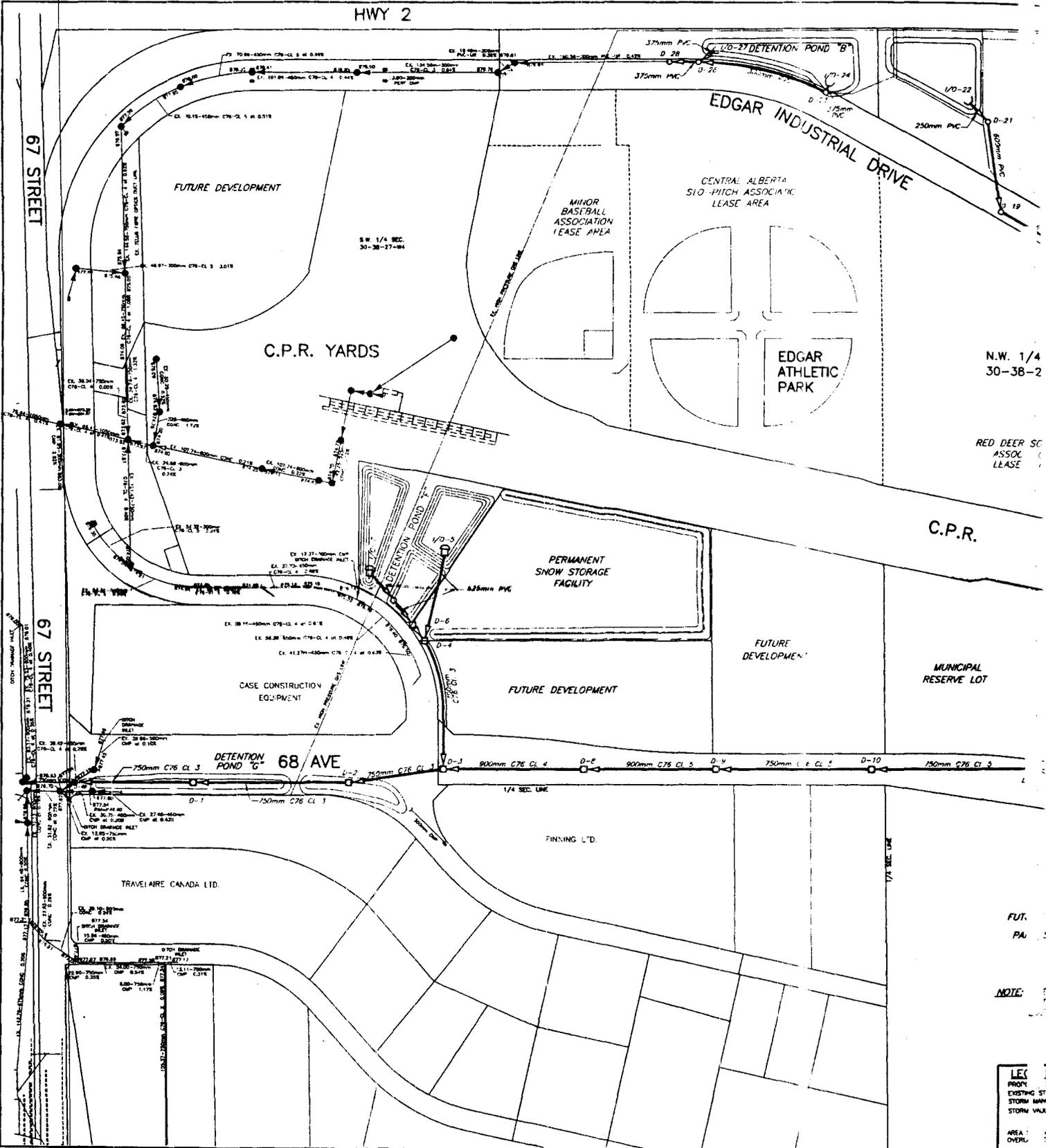
FINNING LTD.

TRAVELAIRE CANADA LTD.

FUT. PA

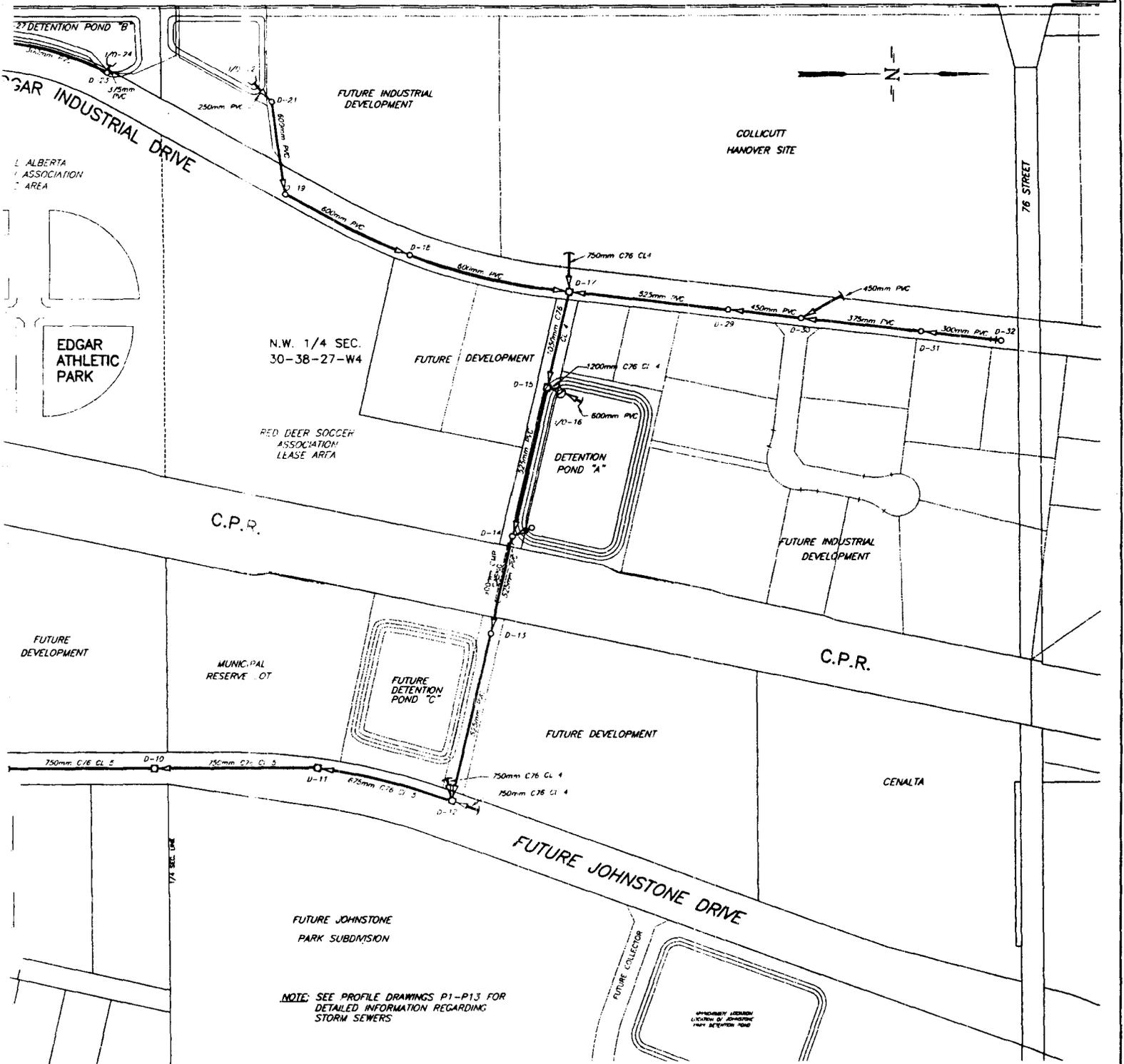
NOTE:

LEG  
EXISTING ST  
STORM MAIN  
STORM MAIN  
AREA  
OVERL



HWY 2

C-3



NOTE: SEE PROFILE DRAWINGS P1-P13 FOR DETAILED INFORMATION REGARDING STORM SEWERS

<b>LEGEND:</b>	
PROPOSED STORM SEWER	—○—○—
EXISTING STORM SEWER	—○—
STORM MANHOLE TYPE SA	○
STORM VALVE MANHOLE TYPE 15	□
PROPOSED EXISTING	—
AREA DRAINAGE BOUNDARY	- - - -
OVERLAND DRAINAGE	—

PROJECT: EDGAR-C3  
 SCALE: 1:2000  
 JOB No: 206

**THE CITY OF RED DEER**  
 EDGAR INDUSTRIAL PARK  
 SOUTH  
 STORM SEWERS

**AL-TERRA**  
 ENGINEERING LTD.  
 DRAWING: C-3

99-032

**PART 4.1: OFF-SITE LEVIES**

Off-site Levies for this development are as follows:

Item	Area	Rate/ha	Total Cost
Water	37.671	\$8,065.00	\$303,816.62
Sanitary Sewer	37.671	\$3,270.00	\$123,184.17
Storm Sewer	37.671	\$11,195.00	\$421,726.85
Arterial Roadway	37.671	\$14,515.00	\$546,794.57
<b>Total Off-site Levy Payment</b>			<b>\$1,395,522.21</b>

**PART 4.2: RECREATION LEVY**

A Recreation Levy payment is not applicable to this Development Agreement

<b>Recreation Levy Payment Amount</b>	<b>\$0.00</b>
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**PART 4.3: ADMINISTRATION CHARGES**

The Administration Charge for this development is as follows:

Item	Area	Rate/ha	Cost	Applicable Cost
Residential	37.671	\$2,050	\$77,225.55	
Industrial, Commercial, and/or Institutional	37.671	\$1,460	\$54,999.66	\$54,999.66
Minimum Charge			\$2,500.00	
<b>Subtotal</b>				<b>\$54,999.66</b>
G.S.T. (7%)				\$3,849.98
<b>Total Administration Charge</b>				<b>\$58,849.64</b>

**PART 4.4: SURVEY NETWORK CHARGE**

The Survey Network Charge for this development is as follows:

Item	Area	Rate/ha	Total Cost
Total Survey Network Charge	37.671	\$285	\$10,736.24

**PART 4.5: LEGAL BASE MAPPING CHARGE**

The Legal Base Mapping Charge for this development is as follows:

Item	Area	Rate/ha	Total Cost
Total Legal Base Mapping Charge	37.671	\$100	\$3,767.10

**PART 4.6: BOUNDARY IMPROVEMENT CHARGES**

Boundary Improvement Charges are not applicable to this Development Agreement

Total Boundary Improvement Costs	\$0.00
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**PART 4.7: AREA IMPROVEMENT CHARGES**

Area Improvement costs are not applicable to this Development Agreement

Total Area Improvement Costs	\$0.00
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**PART 4.8: OVERSIZE IMPROVEMENT COSTS**

Oversize improvement costs for this Development Agreement have been included in Appendix A - Part Five.

Total Oversize Improvement Costs	\$0.00
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**PART 4.9: WORK BY CITY FORCES ON BEHALF OF THE DEVELOPER**

Work by City Forces is not applicable to this Development Agreement

Total Cost of Work by City Forces on Behalf of the Developer	\$0.00
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**PART 4.10: ELECTRIC, LIGHT, AND POWER CHARGES**

Electric, Light, and Power Charges are not applicable to this Development Agreement.

TOTAL COSTS	\$0.00
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**PART 4.11: MONEY IN PLACE OF RESERVE DEDICATION**

Money in Place of Municipal Reserve Dedication Costs are not applicable to this Development Agreement.

Total Money in Place of Municipal Reserve Dedication Payment Amount	\$0.00
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**PART 4.12: SUBDIVISION ENTRANCE SIGN MAINTENANCE FEE**

An Entrance Sign Maintenance Fee is not applicable to this Development Agreement

Total Subdivision Entrance Sign Maintenance Fee	\$0.00
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**PART 5.1: TRUNK UTILITY MAINS**

The Developer has agreed to construct the following Trunk Utility Main facilities on behalf of The City:

1. Trunk Water Main
  - a. 400mm Water main from 68 Avenue/Edgar Industrial Drive intersection to Lot 8 PUL
2. Trunk Sanitary Sewer Main
  - a. 450mm Sanitary Sewer main from 68 Avenue/Edgar Industrial Drive intersection to Lot 8 PUL
  - b. 375mm from Johnstone Drive to west property line of CPR right of way.
3. Trunk Storm Sewer Main
  - a. 750mm main from 67 Street/68 Avenue to 68 Avenue/Edgar Industrial Drive intersection
  - b. 750mm (300mm) main from 68 Avenue/Edgar Ind. Drive intersection west along Edgar Ind. Drive to Pond E3a
  - c. 900mm and 750mm (675mm) main from 68 Avenue/Edgar Industrial Drive intersection to Lot 8 PUL
  - d. 375mm from Johnstone Drive to west property line of CPR right of way.
  - e. Detention Ponds E1, E1a, E3a, and E3b.

Trunk Utility Main Costs for this Development Agreement are as calculated in the following Tables:

1. Trunk Water Main

Item	Quantity	Unit	Unit Cost	Cost
400mm PVC	704.2	lin. m	\$115.65	\$81,440.73
400mm butterfly valve	6	each	\$3,070.00	\$18,420.00
400 x 400 x 300 tee	1	each	\$2,225.00	\$2,225.00
400 plug	1	each	\$665.00	\$665.00
<b>Trenching</b>				
3.0 to 4.0 m depth	589.2	lin. m	\$44.85	\$26,425.62
4.0 to 5.0 m depth	115	lin. m	\$69.77	\$8,023.55
Sand bedding	704.2	lin. m	\$6.05	\$4,260.41
Remove and salvage existing hydrant	1	lump sum	\$1,495.00	\$1,495.00
Screened rock for unsuitable pipe foundation	439	cu. M	\$16.10	\$7,067.90
Hydro-vac valve box	1	hour	\$62.24	\$62.24
<b>Subtotal - Trunk Water Main Construction Costs</b>				<b>\$150,085.45</b>
Contingency Amount				\$0.00
Subtotal				\$150,085.45
Engineering				\$11,190.37
<b>Total Trunk Water Main Construction Costs</b>				<b>\$161,275.82</b>

2. Trunk Sanitary Sewer Main

Item	Quantity	Unit	Unit Cost	Cost
300mm UR	14.4	lin. m	\$21.73	\$312.91
375mm UR	98.2	lin. m	\$29.64	\$2,910.65
450mm UR	842.9	lin. m	\$43.78	\$36,902.16
300mm plug	1	each	\$62.00	\$62.00
<b>1200mm Manhole Components</b>				
F39 frame and cover	8	each	\$175.00	\$1,400.00
Grade rings and bricks	8	each	\$102.00	\$816.00
Slab top	8	each	\$132.30	\$1,058.40
Barrel risers	54.2	vert. m	\$420.00	\$22,764.00
Safety platform	7	each	\$388.00	\$2,716.00
Concrete base	8	each	\$648.05	\$5,184.40
<b>Trenching</b>				
5.0 to 6.0 m depth	248.1	lin. m	\$67.30	\$16,697.13
6.0 to 7.0 m depth	364	lin. m	\$84.15	\$30,630.60
7.0 to 8.0 m depth	273.3	lin. m	\$110.00	\$30,063.00
Install pipe through existing casing	70.1	lin. m	\$199.60	\$13,991.96
Sand bedding	885.4	lin. m	\$5.65	\$5,002.51
Screened rock for unsuitable pipe foundation	1200	cu. m	\$16.10	\$19,320.00
<b>Subtotal - Trunk Sanitary Sewer Main Construction Costs</b>				<b>\$189,831.72</b>
<b>Contingency Amount</b>				<b>\$0.00</b>
<b>Subtotal</b>				<b>\$189,831.72</b>
<b>Engineering</b>				<b>\$13,552.21</b>
<b>Total Trunk Sanitary Sewer Main Construction Costs</b>				<b>\$203,383.93</b>

3. Trunk Storm Sewer Main and Detention Pond

a. Storm Detention Pond 1999 Development Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>Pond E1 (Edgar South Contract Pond A)</b>				
Land Acquisition - Lot 4 PUL, Block 2	1.620	ha	\$36,000.00	\$58,320.00
<b>Public Utility Lot Off-site Levies</b>				
Water	1.620	ha	\$8,065.00	\$13,065.30
Sanitary	1.620	ha	\$3,270.00	\$5,297.40
Storm	1.620	ha	\$11,195.00	\$18,135.90
Public Roadway	1.620	ha	\$14,515.00	\$23,514.30

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Public Utility Lot Recreation Levy	N/A	ha	N/A	\$0.00
Administration Charge	1.620	ha	N/A	\$0.00
G.S.T. on Administration Charge				\$0.00
Survey Network Charge	1.620	ha	\$285.00	\$461.70
Legal Base Mapping Charge	1.620	ha	\$100.00	\$162.00
<b>Pond E1a (Edgar South Contract Pond B)</b>				
Land Acquisition - Lot 11 PUL, Blk. 1, Plan 962-3711	0.530	ha	\$36,000.00	\$19,080.00
Public Utility Lot Off-site Levies				
Water	0.530	ha	\$8,065.00	\$4,274.45
Sanitary	0.530	ha	\$3,270.00	\$1,733.10
Storm	0.530	ha	\$11,195.00	\$5,933.35
Public Roadway	0.530	ha	\$14,515.00	\$7,692.95
Public Utility Lot Recreation Levy	N/A	ha	N/A	\$0.00
Administration Charge	0.530	ha	N/A	\$0.00
G.S.T. on Administration Charge				\$0.00
Survey Network Charge	0.530	ha	\$285.00	\$151.05
Legal Base Mapping Charge	0.530	ha	\$100.00	\$53.00
<b>Pond E3a (Edgar South Contract Pond F)</b>				
Land Acquisition - Lot 1, Block 1	1.350	ha	\$60,000.00	\$81,000.00
Public Utility Lot Off-site Levies				
Water	1.350	ha	\$8,065.00	\$10,887.75
Sanitary	1.350	ha	\$3,270.00	\$4,414.50
Storm	1.350	ha	\$11,195.00	\$15,113.25
Public Roadway	1.350	ha	\$14,515.00	\$19,595.25
Public Utility Lot Recreation Levy	N/A	ha	N/A	\$0.00
Administration Charge	1.350	ha	N/A	\$0.00
G.S.T. on Administration Charge				\$0.00
Survey Network Charge	1.350	ha	\$285.00	\$384.75
Legal Base Mapping Charge	1.350	ha	\$100.00	\$135.00
<b>Pond E3b (Edgar South Contract Pond G) Costs Not Applicable - constructed in 68 Ave. right of way</b>				
<b>Total Storm Detention Pond Development Costs</b>				<b>\$289,405.00</b>

b. Storm Detention Pond 1998 and 1999 Construction Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>Pond E1 (Edgar South Contract Pond A)</b>				
Topsoil stripping and stockpiling (1998)	10200	cu. m	\$1.44	\$14,688.00
Detention Pond excavation (1998)	10306	cu. m	\$1.80	\$18,550.80
Detention Pond excavation (1999)	5485	cu. m	\$2.98	\$16,345.30
<b>Pond E1a (Edgar South Contract Pond B)</b>				
Detention Pond excavation (1999)	6056	cu. m	\$2.75	\$16,654.00
<b>Pond E3a (Edgar South Contract Pond F)</b>				
Detention Pond excavation (1999)	25219	cu. m	\$2.98	\$75,152.62
<b>Pond E3b (Edgar South Contract Pond G)</b>				
Detention Pond excavation (1999)	8858	cu. m	\$4.80	\$42,518.40
Subtotal - Storm Detention Pond Construction Costs				\$183,909.12
Contingency Amount				\$0.00
Subtotal				\$183,909.12
10% Engineering				\$18,390.91
Total Storm Detention Pond Construction Costs				\$202,300.03

c. 1999 Trunk Storm Sewer Main

Item	Quantity	Unit	Unit Cost	Cost
525mm UR	403.4	lin. m	\$66.43	\$26,797.86
750m C76 Class 3	476.0	lin. m	\$138.10	\$65,735.60
750m C76 Class 4	16.0	lin. m	\$151.30	\$2,420.80
900m C76 Class 4	144.8	lin. m	\$212.50	\$30,770.00
1200m C76 Class 4	11.5	lin. m	\$351.00	\$4,036.50
675m C76 Class 5	128.3	lin. m	\$147.00	\$18,860.10
750m C76 Class 5	300.0	lin. m	\$171.50	\$51,450.00
900m C76 Class 5	128.9	lin. m	\$242.10	\$31,206.69
500mm CMP	30.2	lin. m	\$88.70	\$2,678.74
1200mm Manhole Components				
F49 frame and cover	2	each	\$369.20	\$738.40
Grade rings and bricks	2	each	\$102.00	\$204.00
Slab top	2	each	\$132.30	\$264.60
Barrel risers	12.2	vert. m	\$430.00	\$5,246.00
Safety platform	2	each	\$388.00	\$776.00
Concrete base	2	each	\$775.00	\$1,550.00

Item	Quantity	Unit	Unit Cost	Cost
<b>Type I-S Manhole Components</b>				
F49 frame and solid cover	1	each	\$369.20	\$369.20
F49 frame and slotted cover	8	each	\$369.20	\$2,953.60
Grade rings and bricks	9	each	\$102.00	\$918.00
Slab top	9	each	\$132.30	\$1,190.70
1200mm Barrel risers	30	vert. m	\$410.00	\$12,300.00
Safety platform	5	each	\$388.00	\$1,940.00
Precast base component	9	each	\$2,555.00	\$22,995.00
Catch basin c/w NF 51 frame and cover	1	each	\$1,240.00	\$1,240.00
Catch basin c/w trash cover	1	each	\$1,550.00	\$1,550.00
<b>Catch basin leads</b>				
250mm leads	4	lin. m	\$21.55	\$86.20
300mm leads	18	lin. m	\$26.21	\$471.78
Catch basin lead trench excavation	22	lin. m	\$40.00	\$880.00
<b>Trench Excavation (375mm to 1200mm pipe)</b>				
3.0 to 4.0 m depth	274.9	lin. m	\$47.17	\$12,967.03
4.0 to 5.0 m depth	318.0	lin. m	\$73.87	\$23,490.66
5.0 to 6.0 m depth	160.8	lin. m	\$72.25	\$11,617.80
6.0 to 7.0 m depth	485.1	lin. m	\$89.10	\$43,222.41
7.0 to 8.0 m depth	260.2	lin. m	\$114.50	\$29,792.90
8.0 to 9.0 m depth	24.0	lin. m	\$286.00	\$6,864.00
Install pipe through existing casing	69.7	lin. m	\$277.50	\$19,341.75
Sand bedding	1523.0	lin. m	\$0.00	\$0.00
Screened rock for unsuitable pipe foundation	300.0	cu. m	\$16.10	\$4,830.00
750mm Pipe Plug	1	each	\$125.00	\$125.00
900mm Plug	1	each	\$125.00	\$125.00
Supply and install Inlet/outlet control structure (I/O-5)	1	each	\$10,915.00	\$10,915.00
Supply and install Inlet/outlet control structure (I/O-7)	1	each	\$12,427.00	\$12,427.00
Supply and install Inlet/outlet control structure (I/O-16)	1	each	\$31,360.00	\$31,360.00
Supply and install Ipex outlet control device (MH D-3)		each	\$435.00	\$0.00
Supply and install Ipex outlet control device (MH D-14)		each	\$370.00	\$0.00
<b>Subtotal - Trunk and Subdivision Storm Sewer Pipe Size Costs</b>				<b>\$496,708.32</b>
<b>Contingency Amount</b>				<b>\$0.00</b>
<b>Subtotal</b>				<b>\$496,708.32</b>
<b>Engineering</b>				<b>\$40,635.83</b>
<b>Total Trunk Storm Sewer Main Construction Costs</b>				<b>\$537,344.15</b>

Subdivision Oversize Cost Difference				
Item	Quantity	Unit	Unit Cost	Cost
I/O-5 to D-4 and I/O-7 to D-4 (525mm to 300mm)	168.9	lin. m	\$39.89	\$6,737.42
D-4 to D-3 (750mm to 300mm)	126	lin. m	\$111.56	\$14,056.56
D-3 to D-9 (900mm to 675mm)	262.7	lin. m	\$95.10	\$24,982.77
D-9 to D-11 (750mm to 675mm)	300	lin. m	\$70.60	\$21,180.00
D12 Stub to Future Pond E2a (750mm to 300mm)	16	lin. m	\$129.57	\$2,073.12
D12 Stub to Pond E2b - Johnstone Park (900mm to 375mm)	11	lin. m	\$177.45	\$1,951.95
Subtotal - Subdivision Oversize Cost Difference				(\$70,981.82)
Contingency Amount				\$0.00
Total Basic Storm Sewer Pipe Size Costs				(\$70,981.82)
Engineering				(\$5,807.04)
Total Subdivision Oversize Cost Difference				(\$76,788.86)

Net Storm Trunk Main cost

d. Storm Detention Pond 2000 Construction Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>Pond E1 (Edgar South Contract Pond A)</b>				
Replacing topsoil	2048	cu. m	\$3.80	\$7,782.40
Seeding (Level One Landscaping)	19492	sq. m	\$0.70	\$13,644.40
Tree and Shrub planting (Maximum Payment)	1.000	ha	N/A	\$0.00
<b>Pond E1a (Edgar South Contract Pond B)</b>				
Replacing topsoil	10000	sq. m	\$1.10	\$11,000.00
Seeding (Level One Landscaping)	10000	sq. m	\$0.56	\$5,600.00
Tree and Shrub planting (Maximum Payment)	69.700	ha	N/A	\$0.00
<b>Pond E3a (Edgar South Contract Pond F)</b>				
Replacing topsoil	11420	sq. m	\$1.10	\$12,562.00
Seeding (Level One Landscaping)	11420	sq. m	\$0.70	\$7,994.00
Tree and Shrub planting (Maximum Payment)	168.900	ha	N/A	\$0.00
<b>Pond E3b (Edgar South Contract Pond G)</b>				
Replacing topsoil	10206	sq. m	\$1.10	\$11,226.60
Seeding (Level One Landscaping)	10206	sq. m	\$0.70	\$7,144.20
Tree and Shrub planting (Maximum Payment)	1.020	ha	N/A	\$0.00
Subtotal - Storm Detention Pond Construction Costs				\$76,953.60
Contingency Amount				\$7,695.36
Subtotal				\$84,648.96
10% Engineering				\$8,464.90
Total Storm Detention Pond 2000 Construction Costs				\$84,648.96

**PART 5.2: ARTERIAL ROADWAY**

Arterial Roadway construction costs are not applicable for this Development Agreement.

Total Public (Arterial) Roadway Construction Costs	\$0.00
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**PART 5.3: BOUNDARY IMPROVEMENT COSTS**

Boundary Improvement costs are not applicable to this Development Agreement

Total Boundary Improvement Costs	\$0.00
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**PART 5.4: AREA IMPROVEMENT CHARGES**

Area Improvement costs are not applicable to this Development Agreement

Total Area Improvement Costs	\$0.00
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**PART 5.5: OVERSIZE IMPROVEMENT COSTS**

Oversize Improvement costs are not applicable to this Development Agreement

Total Oversize Improvement Costs	\$0.00
----------------------------------	--------

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta: T4P 1M3

Job No. 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 13  
 Order No: 120778-000 05

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<u>SCHEDULE "A" - SUBDIVISION WORK</u>									
TOTAL VALUE OF WORK PART 1 - SANITARY SEWERS:						\$0.00	\$127,569.42		\$138,955.85
TOTAL VALUE OF WORK PART 3 - STORM SEWERS:						\$0.00	\$265,459.83		\$272,113.31
TOTAL VALUE OF WORK PART 5 - WATER MAINS:						\$0.00	\$440,711.06		\$451,621.33
TOTAL VALUE OF WORK PART 7, 8, 9, 11, 12, 13, 14 DUCT WORK, SITE WORK, SITE GRADING ROADWAY PREPARATION, CONCRETE WORK ASPHALT PAVING AND LANDSCAPING						\$0.00	\$433,018.56		\$707,082.00
<u>SCHEDULE "A" - TRUNK WORK</u>									
TOTAL VALUE OF WORK PART 2 - SANITARY SEWERS TRUNKS						\$0.00	\$189,831.72		\$194,377.78
TOTAL VALUE OF WORK PART 4, 10, 15 - STORM SEWER TRUNKS						\$0.00	\$694,450.60		\$741,522.36
TOTAL VALUE OF WORK PART 6 - WATER MAIN TRUNKS						\$0.00	\$150,085.45		\$159,234.95
<u>SCHEDULE "B"</u>									
TOTAL VALUE OF WORK PART 1, 2, 3, 4, 5, 6 PERMANENT SNOW STORAGE FACILITY						\$750.60	\$125,056.16		\$171,459.78
TOTAL VALUE OF WORK DONE TO DATE:						\$750.60	\$2,426,182.80		

RETENTION	0%	\$0.00
BALANCE		\$2,426,182.80
PREVIOUS BALANCE		\$2,182,888.98
SUBTOTAL		\$243,293.82
7% G.S.T		\$17,030.57
<b>TOTAL AMOUNT DUE:</b>		<b>\$260,324.39</b>

Holdback <sup>B</sup> 242,543.22  
 GST 16,978.02  
 Total HIB 259,521.24 \*  
 P.P.# 5 750.60 > no HIB.  
 GST 52.54  
 Total P.P.# 5 903.14 \*

PER: Brad Currie  
 Brad Currie, P.Eng.

Total Amount <sup>#</sup> 260,324.38

\* This progress estimate releases the 10% holdback of \$242,543.22. Statutory Declaration and Workers Compensation Board Clearance forms are attached.

1) Northside Construction Ltd. Work Order #C631, dated January 4, 2000, for installing a grate on the overflow structure.

1258.9 of 1260  
 Batch # 280606  
 Rec. Per # 82284  
 Date: 00/01/13

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Constructor Ltd  
 7627 - 49th Avenue  
 Red Deer, Alberta, T4E 1M3

Job No. 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 1  
 Order No: 120778-000 0S

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>SCHEDULE "A"</b>									
<b>PART "1": SANITARY SEWERS</b>									
<b>1.1 Sanitary Sewer Pipe</b>									
- 200mm Ultra-rib	L.M.	903.00	0.00	903.00	\$12.63	\$0.00	\$11,404.89	1021.00	\$12,895.23
- 300mm Ultra-rib	L.M.	233.70	0.00	233.70	\$21.73	\$0.00	\$5,078.30	234.00	\$5,084.82
- 250mm Ultra-rib	L.M.	106.10	0.00	106.10	\$16.85	\$0.00	\$1,787.79	0.00	\$0.00
<b>1.2 Install pipe plug</b>									
- 200mm	Each	4	0	4	\$51.00	\$0.00	\$204.00	5	\$255.00
<b>1.3 1200mm manhole component</b>									
- F39 frame and cover	Each	9	0	9	\$175.00	\$0.00	\$1,575.00	9	\$1,575.00
- Grade rings & bricks	Each	9	0	9	\$102.00	\$0.00	\$918.00	9	\$918.00
- Slab top	Each	9	0	9	\$132.30	\$0.00	\$1,190.70	9	\$1,190.70
- Barrel riser	V.M.	36.6	0	36.6	\$420.00	\$0.00	\$15,372.00	40.00	\$16,800.00
- Concrete base	Each	9	0	9	\$461.50	\$0.00	\$4,153.50	9	\$4,153.50
<b>1.4 Internal drop manhole</b>									
	V.M.	0.00	0.00	0.00	\$101.30	\$0.00	\$0.00	6.00	\$607.80
<b>1.5 Trench excavation, compaction and backfill - 200 to 300mm diam pipe</b>									
- 3.0 - 4.0 m depth	L.M.	830.80	0.00	830.80	\$45.11	\$0.00	\$37,477.39	664.00	\$29,953.04
- 4.0 - 5.0 m depth	L.M.	412.00	0.00	412.00	\$70.03	\$0.00	\$28,852.36	552.00	\$38,656.56
<b>1.6 Install pipe through existing casing.</b>									
	L.M.	39.40	0.00	39.40	\$199.60	\$0.00	\$7,864.24	39.00	\$7,784.40
<b>1.7 Sand bedding</b>									
- 200mm - 300mm diam pipe	L.M.	1242.80	0.00	1242.80	\$4.80	\$0.00	\$5,965.44	1216.00	\$5,836.80
<b>1.8 Screened rock for unsuitable pipe foundation - 200mm - 300mm pipe</b>									
	C.M.	200.00	0.00	200.00	\$16.10	\$0.00	\$3,220.00	450.00	\$7,245.00
<b>1.9 Seed and repairs - fine seed mix</b>									
	S.B.	3056.00	0.00	3056.00	\$0.70	\$0.00	\$2,139.20	0.00	\$0.00
<b>1.10 Contingency</b>									
									\$6,000.00
<b>1.11 Repair chain link fence</b>									
	Hr.	1	0	1	\$366.62	\$0.00	\$366.62	0.00	\$0.00
<b>PART "1": SANITARY SEWERS:</b>						<b>\$0.00</b>	<b>\$127,569.42</b>		<b>\$138,955.85</b>
<b>PART "2": SANITARY SEWERS TRUNKS</b>									
<b>2.1 Sanitary Sewer Pipe</b>									
- 250mm Ultra-rib	L.M.	0.00	0.00	0.00	\$16.85	\$0.00	\$0.00	15.00	\$252.75
- 375mm Ultra-rib	L.M.	98.20	0.00	98.20	\$29.64	\$0.00	\$2,910.65	99.00	\$2,934.36
- 450mm Ultra-rib	L.M.	842.90	0.00	842.90	\$43.78	\$0.00	\$36,902.16	839.00	\$36,731.42
- 300mm Ultra-rib	L.M.	14.40	0.00	14.40	\$21.73	\$0.00	\$312.91	0.00	\$0.00
<b>2.2 Install pipe plug</b>									
- 300mm	Each	1	0	1	\$62.00	\$0.00	\$62.00	1	\$62.00

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta: T4P 1M3

Job No. 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 2  
 Order No: 120778-000 0S

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "2": SANITARY SEWERS TRUNKS (continued)</b>									
2.3 1200mm manhole component									
- F39 frame and cover	Each	8	0	8	\$175.00	\$0.00	\$1,400.00	8	\$1,400.00
- Grade rings & bricks	Each	8	0	8	\$102.00	\$0.00	\$816.00	8	\$816.00
- Slab top	Each	8	0	8	\$132.30	\$0.00	\$1,058.40	8	\$1,058.40
- Barrel riser	V.M.	54.2	0	54.2	\$420.00	\$0.00	\$22,764.00	54.50	\$22,890.00
- Safety Platform	Each	7	0	7	\$388.00	\$0.00	\$2,716.00	7	\$2,716.00
- Concrete base	Each	8	0	8	\$648.05	\$0.00	\$5,184.40	8	\$5,184.40
2.4 Trench excavation, compaction and backfill - 200 to 450mm diam pipe									
- 5.0 - 6.0 m depth	L.M.	248.10	0.00	248.10	\$67.30	\$0.00	\$16,697.13	191.00	\$12,854.30
- 6.0 - 7.0 m depth	L.M.	364.00	0.00	364.00	\$84.15	\$0.00	\$30,630.60	455.00	\$38,288.25
- 7.0 - 8.0 m depth	L.M.	273.30	0.00	273.30	\$110.00	\$0.00	\$30,063.00	236.00	\$25,960.00
2.5 install pipe through existing casing.									
	L.M.	70.10	0.00	70.10	\$199.60	\$0.00	\$13,991.96	71.00	\$14,171.60
2.6 Sand bedding									
- 200mm - 450mm diam pipe	L.M.	885.40	0.00	885.40	\$5.65	\$0.00	\$5,002.51	882.00	\$4,983.30
2.7 Screened rock for unsuitable pipe foundation - 200mm - 450mm pipe									
	C.M.	1200.00	0.00	1200.00	\$16.10	\$0.00	\$19,320.00	750.00	\$12,075.00
2.8 Contingency									
									\$12,000.00
PART "2": SANITARY SEWERS TRUNKS:						\$0.00	\$189,831.72		\$194,377.78
<b>PART "3": STORM SEWERS</b>									
3.1 Storm Sewer Pipe									
- 250mm Ultra-rib	L.M.	24.70	0.00	24.70	\$21.66	\$0.00	\$535.00	25.00	\$541.50
- 300mm Ultra-rib	L.M.	261.60	0.00	261.60	\$26.54	\$0.00	\$6,942.86	208.00	\$5,520.32
- 375mm Ultra-rib	L.M.	164.40	0.00	164.40	\$35.05	\$0.00	\$5,762.22	165.00	\$5,783.25
- 450mm Ultra-rib	L.M.	107.90	0.00	107.90	\$49.79	\$0.00	\$5,372.34	108.00	\$5,377.32
- 525mm Ultra-rib	L.M.	292.00	0.00	292.00	\$66.43	\$0.00	\$19,397.56	293.00	\$19,463.99
- 600mm Ultra-rib	L.M.	378.00	0.00	378.00	\$83.65	\$0.00	\$31,619.70	378.00	\$31,619.70
3.2 Sulphate resistant rubber gasket concrete pipe, ASTM C76									
Class 4 - 750mm	L.M.	25.6	0.0	25.6	\$149.75	\$0.00	\$3,833.60	26.0	\$3,893.50
- 1050mm	L.M.	91.3	0.0	91.3	\$268.00	\$0.00	\$24,468.40	92.0	\$24,656.00
3.3 1200mm dia. Type A Manhole and CHMH components:									
- F49 Frame & cover	Each	12	0	12	\$369.20	\$0.00	\$4,430.40	10	\$3,692.00
- Nt 51 frame, cover & inlet	Each	2	0	2	\$473.20	\$0.00	\$946.40	2	\$946.40
- Grade rings and bricks	Each	14	0	14	\$102.00	\$0.00	\$1,428.00	12	\$1,224.00
- Slab top	Each	14	0	14	\$132.30	\$0.00	\$1,852.20	12	\$1,587.60
- Barrel Riser sections	V.M.	44.20	0.00	44.20	\$410.00	\$0.00	\$18,122.00	43.0	\$17,630.00
- Concrete base	Each	14	0	14	\$656.00	\$0.00	\$9,184.00	12	\$7,872.00
3.4 type I-S Manhole and CBMH components:									
- F49 Frame & cover	Each	2	0	2	\$369.20	\$0.00	\$738.40	2	\$738.40
- Grade rings and bricks	Each	2	0	2	\$102.00	\$0.00	\$204.00	2	\$204.00
- 1200mm Slab top	Each	2	0	2	\$132.30	\$0.00	\$264.60	2	\$264.60
- 1200mm Barrel Riser section	V.M.	7.30	0.00	7.30	\$420.00	\$0.00	\$3,066.00	7.5	\$3,150.00
- 1200 safety platform	Each	0	0	0	\$388.00	\$0.00	\$0.00	1	\$388.00
- Base component 1500x1500 vault c/w base slab	Each	2	0	2	\$4,350.00	\$0.00	\$8,700.00	2	\$8,700.00

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta, T4E 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 3  
 Order No: 120778-000 0S

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "3": STORM SEWERS</b>									
3.5 Catch basin complete with - NF 51 Frame & grate	Each	12	0	12	\$1,415.00	\$0.00	\$16,980.00	12.0	\$16,980.00
3.6 Catch basin leads									
- 250mm U.R.	L.M.	103.9	0.0	103.9	\$21.55	\$0.00	\$2,239.05	100.0	\$2,155.00
- 300mm U.R.	L.M.	0.0	0.0	0.0	\$26.21	\$0.00	\$0.00	30.0	\$786.30
3.7 Catch basin lead trench excavation, compaction, and backfill	L.M.	103.9	0.0	103.9	\$40.00	\$0.00	\$4,156.00	130.0	\$5,200.00
3.8 Trench excavation, compaction backfill - 250mm - 1050mm diam pipe - 0.0 - 3.0 m depth	L.M.	261.7	0.0	261.7	\$40.50	\$0.00	\$10,598.85	276.0	\$11,178.00
- 3.0 - 4.0 m depth	L.M.	300.2	0.0	300.2	\$44.85	\$0.00	\$13,463.97	235.0	\$10,539.75
- 4.0 - 5.0 m depth	L.M.	537.8	0.0	537.8	\$69.77	\$0.00	\$37,522.31	349.0	\$24,349.73
- 5.0 - 6.0 m depth	L.M.	245.8	0.0	245.8	\$69.77	\$0.00	\$17,149.47	435.0	\$30,349.95
3.9 Sand Bedding	L.M.	1345.5	0.0	1345.5	\$0.00	\$0.00	\$0.00	1425.0	\$0.00
3.10 Screened rock for unsuitable pipe foundation	C.F.T.	400.0	0.0	400.0	\$16.10	\$0.00	\$6,440.00	500.0	\$8,050.00
3.11 Concrete flared end section w/ rip rap apron into 375mm diam PVC pipe	Each	2	0	2	\$728.00	\$0.00	\$1,456.00	2	\$1,456.00
into 250mm diam PVC pipe	Each	1	0	1	\$662.00	\$0.00	\$662.00	1	\$662.00
3.12 Pipe plugs - 600mm	Each	1	0	1	\$250.00	\$0.00	\$250.00	1	\$250.00
- 750 mm	Each	1	0	1	\$125.00	\$0.00	\$125.00	1	\$125.00
3.13 C.M.P. culvert (16 gauge)									
300mm	L.M.	0.0	0.0	0.0	\$68.20	\$0.00	\$0.00	20.0	\$1,364.00
400mm	L.M.	0.0	0.0	0.0	\$80.50	\$0.00	\$0.00	30.0	\$2,415.00
500mm	L.M.	6.0	0.0	6.0	\$88.70	\$0.00	\$532.20	0.0	\$0.00
3.14 Strip topsoil from R.O.W	E	1	0	1	\$1,626.64	\$0.00	\$1,626.64	0.0	\$0.00
3.15 Strip topsoil from north end of Edgar fields	E	1	0	1	\$1,400.00	\$0.00	\$1,400.00	0.0	\$0.00
3.16 Extend culvert under Edgar Industrial Drive	L.S.	1	0	1	\$2,368.16	\$0.00	\$2,368.16	0.0	\$0.00
3.17 Rip rap culverts	E	1	0	1	\$1,622.50	\$0.00	\$1,622.50	0.0	\$0.00
3.18 Contingency									\$13,000.00
<b>PART "3": STORM SEWERS:</b>						<b>\$0.00</b>	<b>\$265,459.83</b>		<b>\$272,113.31</b>
<b>PART "4": STORM SEWERS TRUNKS</b>									
4.1 Storm Sewer Pipe									
- 525mm Ultra-rib	L.M.	403.40	0.00	403.40	\$66.43	\$0.00	\$26,797.86	424.00	\$28,166.32 ✓
4.2 Sulphate resistant rubber gasket concrete pipe, ASTM C76 Class 3 - 750mm	L.M.	476.0	0.0	476.0	\$138.10	\$0.00	\$65,735.60	476.0	\$65,735.60 ✓

AL-Terr. Incerring Ltd.  
 Consultants In Land and Municipal Development

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta; T4P 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 4  
 Order No: 120778-000 OS

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "4": STORM SEWERS TRUNKS (continued)</b>									
4.3 Sulphate resistant rubber gasket concrete pipe, ASTM C76									
Class 4 - 750mm	L.M.	16.0	0.0	16.0	\$151.30	\$0.00	\$2,420.80	12.0	\$1,815.60 ✓
Class 4 - 900mm	L.M.	144.8	0.0	144.8	\$212.50	\$0.00	\$30,770.00	134.0	\$28,475.00 ✓
Class 4 - 1200mm	L.M.	11.5	0.0	11.5	\$351.00	\$0.00	\$4,036.50	12.0	\$4,212.00 ✓
4.4 Sulphate resistant rubber gasket concrete pipe, ASTM C76									
Class 5 - 675mm	L.M.	128.3	0.0	128.3	\$147.00	\$0.00	\$18,860.10	129.0	\$18,963.00 ✓
Class 5 - 750mm	L.M.	300.0	0.0	300.0	\$171.50	\$0.00	\$51,450.00	300.0	\$51,450.00 ✓
Class 5 - 900mm	L.M.	128.9	0.0	128.9	\$242.10	\$0.00	\$31,206.69	129.0	\$31,230.90 ✓
4.5 C.M.P. culvert (16 gauge) 500mm									
	L.M.	30.2	0.0	30.2	\$88.70	\$0.00	\$2,678.74	25.0	\$2,217.50 ✓
4.6 Type 5A Manhole and CBMH components:									
- F49 Frame & cover	Each	2	0	2	\$369.20	\$0.00	\$738.40	2	\$738.40 ✓
- Grade rings and bricks	Each	2	0	2	\$102.00	\$0.00	\$204.00	2	\$204.00 ✓
- 1200mm Slab top	Each	2	0	2	\$132.30	\$0.00	\$264.60	2	\$264.60 ✓
- Barrel Riser section	V.M.	12.20	0.00	12.20	\$430.00	\$0.00	\$5,246.00	12.5	\$5,375.00 ✓
- Safety platform	Each	2	0	2	\$388.00	\$0.00	\$776.00	2	\$776.00 ✓
- Concrete base	Each	2	0	2	\$775.00	\$0.00	\$1,550.00	2	\$1,550.00 ✓
4.7 Type 1-S Manhole and CBMH components:									
- F49 Frame & slotted cover	Each	1	0	1	\$369.20	\$0.00	\$369.20	1	\$369.20 ✓
- F49 Frame & solid cover	Each	8	0	8	\$369.20	\$0.00	\$2,953.60	8	\$2,953.60 ✓
- Grade rings and bricks	Each	9	0	9	\$102.00	\$0.00	\$918.00	9	\$918.00 ✓
- 1200mm Slab top	Each	9	0	9	\$132.30	\$0.00	\$1,190.70	9	\$1,190.70 ✓
- 1200mm Barrel Riser section	V.M.	30.00	0.00	30.00	\$410.00	\$0.00	\$12,300.00	30.5	\$12,505.00 ✓
- Safety platform	Each	5	0	5	\$388.00	\$0.00	\$1,940.00	5	\$1,940.00 ✓
- Base component 1200x1200 vault c/w base slab	Each	9	0	9	\$2,555.00	\$0.00	\$22,995.00	9	\$22,995.00 ✓
4.8 Catch basin complete with									
- NF 51 Frame & cover	Each	1	0	1	\$1,240.00	\$0.00	\$1,240.00	1	\$1,240.00 ✓
- Trash grate	Each	1	0	1	\$1,550.00	\$0.00	\$1,550.00	1	\$1,550.00 ✓
4.9 Catch basin leads									
- 250mm U.R.	L.M.	4.0	0.0	4.0	\$21.55	\$0.00	\$86.20	18.0	\$387.90 ✓
- 300mm U.R.	L.M.	18.0	0.0	18.0	\$26.21	\$0.00	\$471.78	5.0	\$131.05 ✓
4.10 Catch basin lead trench excavation, compaction, and backfill									
	L.M.	22.0	0.0	22.0	\$40.00	\$0.00	\$880.00	23.0	\$920.00 ✓
4.11 Trench excavation, compaction backfill - 375mm - 1200mm diam									
pipe - 3.0 - 4.0 m depth	L.M.	274.9	0.0	274.9	\$47.17	\$0.00	\$12,967.03	300.0	\$14,151.00 ✓
- 4.0 - 5.0 m depth	L.M.	318.0	0.0	318.0	\$73.87	\$0.00	\$23,490.66	262.0	\$19,353.94 ✓
- 5.0 - 6.0 m depth	L.M.	160.8	0.0	160.8	\$72.25	\$0.00	\$11,617.80	251.0	\$18,134.75 ✓
- 6.0 - 7.0 m depth	L.M.	485.1	0.0	485.1	\$89.10	\$0.00	\$43,222.41	493.0	\$43,926.30 ✓
- 7.0 - 8.0 m depth	L.M.	260.2	0.0	260.2	\$114.50	\$0.00	\$29,792.90	160.0	\$18,320.00 ✓
- 8.0 - 9.0 m depth	L.M.	24.0	0.0	24.0	\$286.00	\$0.00	\$6,864.00	80.0	\$22,880.00 ✓
4.12 Install pipe into existing casing complete									
	L.M.	69.7	0.0	69.7	\$277.50	\$0.00	\$19,341.75	70.0	\$19,425.00 ✓
4.13 Sand Bedding all pipe diam									
	L.M.	1523.0	0.0	1523.0	\$0.00	\$0.00	\$0.00	1639.0	\$0.00 ✓
4.14 Screened rock for unsuitable pipe foundation									
	C.M.	300.0	0.0	300.0	\$16.10	\$0.00	\$4,830.00	1500.0	\$24,150.00 ✓

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta T4P 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 5  
 Order No: 120778-000 05

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "4": STORM SEWERS TRUNKS (continued)</b>									
4.15 Pipe plugs - 750mm	Each	1	0	1	\$125.00	\$0.00	\$125.00	1	\$125.00
- 900 mm	Each	1	0	1	\$125.00	\$0.00	\$125.00	0	\$0.00
4.16 Supply & install inlet/outlet control structure 10-5	S	1	0	1	\$10,915.00	\$0.00	\$10,915.00	1.0	\$10,915.00
4.17 Supply & install inlet/outlet control structure 10-7	S	1	0	1	\$12,427.00	\$0.00	\$12,427.00	1.0	\$12,427.00
4.18 Supply & install inlet/outlet control structure 10-16	S	1	0	1	\$31,360.00	\$0.00	\$31,360.00	1.0	\$31,360.00
4.19 Supply & install lplex outlet control device on MH D-3	1 S	0.0	0.0	0.0	\$435.00	\$0.00	\$0.00	1.0	\$435.00
4.20 Supply & install lplex outlet control device on MH D-14	1 S	0.0	0.0	0.0	\$370.00	\$0.00	\$0.00	1.0	\$370.00
4.21 Contingency									\$30,000.00
<b>PART "4": STORM SEWERS TRUNKS</b>						<b>\$0.00</b>	<b>\$496,708.32</b>		<b>\$554,247.36</b>
<b>PART "5": WATER MAINS</b>									
<b>5.1 Water main pipe PVC DR 18</b>									
- 150 mm	1 M	234.5	0.0	234.5	\$20.41	\$0.00	\$4,786.15	225.0	\$4,592.25
- 200 mm	1 M	92.8	0.00	92.8	\$32.90	\$0.00	\$3,053.12	133.0	\$4,375.70
- 250 mm	1 M	783.7	0.0	783.7	\$47.55	\$0.00	\$37,264.94	784.0	\$37,279.20
- 300 mm	1 M	1662.0	0.0	1662.0	\$66.86	\$0.00	\$111,121.32	1663.0	\$111,188.18
5.2 Fire Hydrant	Each	13	0	13	\$1,861.00	\$0.00	\$24,193.00	12	\$22,332.00
<b>5.3 Grate c/w valve box</b>									
- 150 mm	Each	13	0	13	\$841.00	\$0.00	\$10,933.00	13	\$10,933.00
- 200 mm	Each	3	0	3	\$968.20	\$0.00	\$2,904.60	5	\$4,841.00
- 250 mm	Each	5	0	5	\$1,276.70	\$0.00	\$6,383.50	4	\$5,106.80
- 300 mm	Each	17	0	17	\$1,521.70	\$0.00	\$25,868.90	17	\$25,868.90
<b>5.4 Tie to existing plug</b>									
- 250mm	Each	1	0	1	\$640.00	\$0.00	\$640.00	1	\$640.00
- 300 mm	Each	1	0	1	\$671.00	\$0.00	\$671.00	1	\$671.00
5.5 Remove check valve, connect to existing 200mm pipe	1 S	1.0	0.0	1.0	\$500.00	\$0.00	\$500.00	1.0	\$500.00
<b>5.6 Water Main Fittings</b>									
<b>Crosses</b>									
- 300mm x 300mm C.I.	Each	1	0	1	\$2,000.00	\$0.00	\$2,000.00	1	\$2,000.00
<b>Tees</b>									
- 250mmx250mmx150mm	Each	3	0	3	\$681.00	\$0.00	\$2,043.00	2	\$1,362.00
- 300mmx300mmx150mm	Each	6	0	6	\$892.00	\$0.00	\$5,352.00	7	\$6,244.00
- 300mmx300mmx200mm	Each	3	0	3	\$950.00	\$0.00	\$2,850.00	1	\$950.00
- 300mmx300mmx250mm	Each	1	0	1	\$960.00	\$0.00	\$960.00	2	\$1,920.00
- 400mmx400mmx150mm	Each	5	0	5	\$1,770.00	\$0.00	\$8,850.00	1	\$1,770.00
- 400mmx400mmx200mm	Each	0	0	0	\$1,895.00	\$0.00	\$0.00	1	\$1,895.00
<b>Bends</b>									
- 200mm -90degree - C-900	Each	0	0	0	\$220.00	\$0.00	\$0.00	1	\$220.00
- 250mm - 5 degree - C-900	Each	4	0	4	\$400.00	\$0.00	\$1,600.00	6	\$2,400.00
- 250mm - 45 degree - C-900	Each	1	0	1	\$458.00	\$0.00	\$458.00	1	\$458.00
- 250mm - 90 degree - C.I.	Each	1	0	1	\$460.00	\$0.00	\$460.00	1	\$460.00
- 300mm - 45 degree - C.I.	Each	2	0	2	\$700.00	\$0.00	\$1,400.00	2	\$1,400.00
- 300mm - 5 degree - C-900	Each	4	0	4	\$500.00	\$0.00	\$2,000.00	4	\$2,000.00

AL-Terr Engineering Ltd.  
 Consultants in Land and Municipal Development

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
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 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta, T4P 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
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DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "5": WATER MAINS</b>									
Plugs									
- 150mm C-900	Each	1	0	1	\$70.00	\$0.00	\$70.00	1	\$70.00
- 200mm C-900	Each	3	0	3	\$85.00	\$0.00	\$255.00	2	\$170.00
- 250mm C-900	Each	1	0	1	\$130.00	\$0.00	\$130.00	1	\$130.00
Reducers									
- 250mm x 200mm	Each	1	0	1	\$160.00	\$0.00	\$160.00	1	\$160.00
- 300mm x 200mm	Each	1	0	1	\$185.00	\$0.00	\$185.00	1	\$185.00
- 300mm x 250mm	Each	1	0	1	\$185.00	\$0.00	\$185.00	0	\$0.00
5.7 Trench excavation, compaction & backfill:									
- 0.0 - 3.0 m depth	L.M.	442.2	0.0	442.2	\$40.51	\$0.00	\$17,913.52	569.0	\$23,050.19
- 3.0 - 4.0 m depth	L.M.	1906.90	0.00	1906.90	\$46.66	\$0.00	\$88,975.95	1791.0	\$83,568.06
- 4.0 - 5.0 m depth	L.M.	348.9	0.0	348.9	\$69.77	\$0.00	\$24,342.75	290.0	\$20,233.30
- 5.0 - 6.0 m depth	L.M.	75.00	0.00	75.00	\$89.51	\$0.00	\$6,713.25	50.0	\$4,475.50
5.8 Sand Bedding	L.M.	2773.0	0.0	2773.0	\$4.80	\$0.00	\$13,310.40	2700.0	\$12,960.00
5.9 Screened rock for Unsuitable trench bottom	C.M.	300.0	0.0	300.0	\$16.10	\$0.00	\$4,830.00	950.0	\$15,295.00
5.10 Install water main pipe into casing	L.M.	104.0	0.0	104.0	\$94.45	\$0.00	\$9,822.80	105.0	\$9,917.25
5.11 Install Air Relief (#904)	Hr.	1.0	0.0	1.0	\$638.22	\$0.00	\$638.22	0.0	\$0.00
5.12 Asphalt Patch CPR Yard									
(a) 70mm bottom lift	S.M.	140.4	0.0	140.4	\$8.90	\$0.00	\$1,249.56	0.0	\$0.00
(b) 40mm top lift	S.M.	140.4	0.0	140.4	\$5.39	\$0.00	\$756.76	0.0	\$0.00
5.13 Seeding repairs-course grass mix	S.M.	26572.0	0.0	26572.0	\$0.56	\$0.00	\$14,880.32	0.0	\$0.00
5.14 Contingency									\$30,000.00
<b>PART "5": WATER MAINS:</b>						<b>\$0.00</b>	<b>\$440,711.06</b>		<b>\$451,621.33</b>
<b>PART "6": WATER MAINS TRUNKS</b>									
6.1 Water main pipe PVC DR 18									
- 400 mm	L.M.	704.2	0.0	704.2	\$115.65	\$0.00	\$81,440.73	705.0	\$81,533.25
6.2 Butterfly valve w/ valve box									
- 400 mm	Each	6	0	6	\$3,070.00	\$0.00	\$18,420.00	6	\$18,420.00
6.3 Water Main Fittings									
Tees									
- 400mmx400mmx300mm C.I.	Each	1	0	1	\$2,225.00	\$0.00	\$2,225.00	1	\$2,225.00
Plugs									
- 400mm C.I.	Each	1	0	1	\$665.00	\$0.00	\$665.00	1	\$665.00
6.4 Trench excavation, compaction & backfill:									
- 3.0 - 4.0 m depth	L.M.	589.2	0.0	589.2	\$44.85	\$0.00	\$26,425.62	545.0	\$24,443.25
- 4.0 - 5.0 m depth	L.M.	115.0	0.0	115.0	\$69.77	\$0.00	\$8,023.55	160.0	\$11,163.20
6.5 Sand Bedding all pipe sizes	L.M.	704.2	0.0	704.2	\$6.05	\$0.00	\$4,260.41	705.0	\$4,265.25
6.6 Remove salvaged hydrant & connect to ex. 400mm pipe.	L.S.	1.0	0.0	1.0	\$1,495.00	\$0.00	\$1,495.00	1.0	\$1,495.00

Monthly Progress Payment Certificate

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 7627 - 49th Avenue  
 Red Deer, Alberta T4E 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
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 Order No: 120778-000 0S

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "6": WATER MAINS TRUNKS</b>									
6.6 Screened rock for Unsurtable pipe foundation	C.M	439.0	0.0	439.0	\$16.10	\$0.00	\$7,067.90	250.0	\$4,025.00
6.7 HydroVac valve box	Hr	1.0	0.0	1.0	\$62.24	\$0.00	\$62.24	0.0	\$0.00
6.8 Contingency									\$11,000.00
<b>PART "6": WATER MAIN TRUNKS:</b>						<b>\$0.00</b>	<b>\$150,085.45</b>		<b>\$159,234.95</b>
<b>PART "7": ROADWAY DUCT WORK</b>									
7.1 Underground cable ducts									
- 50mm dia.	L.M	0.0	0.0	0.0	\$2.05	\$0.00	\$0.00	30.0	\$61.50
- 100mm dia.	L.M	806.0	0.0	806.0	\$5.15	\$0.00	\$4,150.90	60.0	\$309.00
7.2 Duct Trench excavation, compaction and backfill	L.M	257.8	0.0	257.8	\$27.00	\$0.00	\$6,960.60	45.0	\$1,215.00
7.3 Contingency									\$500.00
<b>PART "7": ROADWAY DUCT WORK:</b>						<b>\$0.00</b>	<b>\$11,111.50</b>		<b>\$2,085.50</b>
<b>PART "8": SITE WORK DEMOLITION AND REMOVAL</b>									
8.1 Clearing and grubbing	Hs	1.0	0.0	1.0	\$4,000.00	\$0.00	\$4,000.00	1.0	\$4,000.00
8.2 Sawcutting:									
100mm to 125mm - Asphalt	L.M	88.0	0.0	88.0	\$5.62	\$0.00	\$494.56	40.0	\$224.80
- Concrete	L.M	2.0	0.0	2.0	\$17.16	\$0.00	\$34.32	5.0	\$85.80
8.3 Remove and dispose of existing asphaltic concrete pavement	S.M	384.4	0.0	384.4	\$4.32	\$0.00	\$1,660.61	120.0	\$518.40
8.4 Remove and dispose of concrete curb & gutter.	L.M	40.6	0.0	40.6	\$13.78	\$0.00	\$559.47	35.0	\$482.30
8.5 Remove and salvage existing culverts.	L.M	50.0	0.0	50.0	\$18.84	\$0.00	\$942.00	50.0	\$942.00
8.6 Sawcut curb	Hr	1	0	1	\$78.75	\$0.00	\$78.75	0.0	\$0.00
8.7 Contingency									\$500.00
<b>PART "8": SITE WORK DEMOLITION &amp; REMOVAL</b>						<b>\$0.00</b>	<b>\$7,769.71</b>		<b>\$6,753.30</b>
<b>PART "9": SITE GRADING</b>									
9.1 Strip topsoil for road widening on Edgar Industrial Drive.	C.M	1,000.00	0.00	1,000.00	\$2.00	\$0.00	\$2,000.00	2,500.00	\$5,000.00
9.2 Common excavation to detention pond "B"	C.M	6,056.00	0.00	6,056.00	\$2.75	\$0.00	\$16,654.00	7,000.00	\$19,250.00
9.3 Common excavation to remove & salvage asphalt, gravel from Edgar Industrial Drive.	C.M	2,953.00	0.00	2,953.00	\$1.35	\$0.00	\$3,986.55	2,750.00	\$3,712.50
9.4 Common excavation of Edgar Industrial Drive.	C.M	15,712.00	0.00	15,712.00	\$2.25	\$0.00	\$35,352.00	12,000.00	\$27,000.00
9.5 Haul & replace material for side slope.	Hr	1	0	1	\$3,362.10	\$0.00	\$3,362.10	0.0	\$0.00
9.6 Contingency									\$5,000.00
<b>PART "9": SITE GRADING:</b>						<b>\$0.00</b>	<b>\$61,354.65</b>		<b>\$59,962.50</b>

AL-Terra Engineering Ltd.  
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Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
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 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta, T4P 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
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DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "10": SITE GRADING - TRUNKS:</b>									
10.1 Common excavation of detention pond "G".	C.M.	8,858.00	0.00	8,858.00	\$4.80	\$0.00	\$42,518.40	8,500.00	\$40,800.00
10.2 Common excavation of detention pond "F"(both north & south ponds)	C.M.	25,219.00	0.00	25,219.00	\$2.98	\$0.00	\$75,152.62	25,000.00	\$74,500.00
10.3 Strip topsoil from trunk sewer and stockpile.	C.M.	5,120.00	0.00	5,120.00	\$1.25	\$0.00	\$6,400.00	7,500.00	\$9,375.00
10.4 Common excavation Pond A	C.M.	5,485.00	0.00	5,485.00	\$2.98	\$0.00	\$16,345.30	0.00	\$0.00
10.5 Contingency									\$7,000.00
<b>PART "10": SITE GRADING - TRUNKS</b>						<b>\$0.00</b>	<b>\$140,416.32</b>		<b>\$131,675.00</b>
<b>PART "11": ROADWAY EXCAVATION, BACKFILL, AND SUBGRADE PREPARATION:</b>									
11.1 Waste excavation	C.M.	709.00	0.00	709.00	\$4.89	\$0.00	\$3,467.01	4,000.00	\$19,560.00
11.2 Subgrade preparation roads	S.M.	0.00	0.00	0.00	\$1.30	\$0.00	\$0.00	1,000.00	\$1,300.00
11.3 Supply & install roadway geotextile	S.M.	7,274.00	0.00	7,274.00	\$1.72	\$0.00	\$12,511.28	4,000.00	\$6,880.00
11.4 Construct 150mm minus granular subbase with material supplied from offsite.	C.M.	4,140.00	0.00	4,140.00	\$19.31	\$0.00	\$79,943.40	4,000.00	\$77,240.00
with material salvaged from existing road.	C.M.	2,915.00	0.00	2,915.00	\$9.41	\$0.00	\$27,430.15	2,750.00	\$25,877.50
11.5 Granular Base Course - 20mm									
a) 150mm depth	S.M.	14004.0	0.0	14004.0	\$3.57	\$0.00	\$49,994.28	10,600.00	\$37,842.00
b) Varying depths	C.M.	1205.0	0.0	1205.0	\$23.80	\$0.00	\$28,679.00	1,400.00	\$33,320.00
11.6 Recondition gravel roadway spring os 2000 in prep. For paving	S.M.	0.0	0.0	0.0	\$0.78	\$0.00	\$0.00	16,740.00	\$13,057.20
11.7 Roadway base drain	L.M.	13.5	0.0	13.5	\$30.50	\$0.00	\$411.75	25.00	\$762.50
11.8 Crush gravel-Travelaire access	C.M.	33.3	0.0	33.3	\$23.80	\$0.00	\$792.54	0.00	\$0.00
11.9 Granular subbase for Travelaire-salvage material from existing road	C.M.	38.00	0.00	38.00	\$19.31	\$0.00	\$733.78	0.00	\$0.00
11.10 Excavate failed areas- Edgar Industrial Drive	Hr.	1	0	1	\$814.80	\$0.00	\$814.80	0.00	\$0.00
11.11 Remove coldmix-south end of Edgar Drive	Hr.	1	0	1	\$1,204.87	\$0.00	\$1,204.87	0.00	\$0.00
11.12 Contingency									\$15,000.00
<b>PART "11": ROADWAY EXCAVATION, BACKFILL, AND SUBGRADE PREPARATION:</b>						<b>\$0.00</b>	<b>\$205,982.86</b>		<b>\$230,839.20</b>

Monthly Progress Payment Certificate

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Job No: 226-26-UG  
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DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "12": CONCRETE WORK</b>									
12.1 250mm standard curb & gutter - in 1999	L.M.	927.7	0.0	927.7	\$39.99	\$0.00	\$37,098.72	1,200.00	\$47,988.00
12.2 250mm standard curb & gutter - in 2000	L.M.	0.0	0.0	0.0	\$38.90	\$0.00	\$0.00	1190.0	\$46,291.00
12.3 250mm Standard Curb & Gutter Crossing - 1999	L.M.	21.2	0.0	21.2	\$53.72	\$0.00	\$1,138.86	25.0	\$1,343.00
12.4 250mm Standard Curb & Gutter Crossing - 2000	L.M.	0.0	0.0	0.0	\$52.62	\$0.00	\$0.00	25.0	\$1,315.50
12.5 500mm standard curb and gutter	L.M.	31.2	0.0	31.2	\$60.38	\$0.00	\$1,883.86	0.0	\$0.00
12.6 500mm Standard Curb & Gutter Crossing	L.M.	14.8	0.0	14.8	\$64.05	\$0.00	\$947.94	0.0	\$0.00
12.5 Contingency									\$5,000.00
<b>PART "12": CONCRETE WORK:</b>						<b>\$0.00</b>	<b>\$41,069.38</b>		<b>\$101,937.50</b>
<b>PART "13": ASPHALT CONCRETE PAVING</b>									
13.1 Hot Asphaltic Concrete Pavement									
a) 70mm bottom lift mix type SC in 2000	S.M.	6639.0	0.0	6639.0	\$8.90	\$0.00	\$59,087.10	16740.0	\$148,986.00
b) 40mm top lift mix Type SC in 2000	S.M.	0.0	0.0	0.0	\$5.39	\$0.00	\$0.00	16740.0	\$90,228.60
13.2 Asphalt tack coat	S.M.	0.0	0.0	0.0	\$0.16	\$0.00	\$0.00	16740.0	\$2,678.40
13.3 Oil & place asphalt millings on-site source	S.M.	596.0	0.0	596.0	\$1.57	\$0.00	\$935.72	2300.0	\$3,611.00
13.4 Oil gravel base	S.M.	9990.0	0.0	9990.0	\$0.53	\$0.00	\$5,294.70	0.0	\$0.00
13.5 Supply & place asphalt shavings.	S.M.	2382.0	0.0	2382.0	\$3.47	\$0.00	\$8,265.54	0.0	\$0.00
13.6 Asphalt patch 68th Ave	H.M.	1	0	1	\$753.37	\$0.00	\$753.37	0.0	\$0.00
13.7 Contingency									\$11,000.00
<b>PART "13": ASPHALTIC CONCRETE PAVING:</b>						<b>\$0.00</b>	<b>\$74,336.43</b>		<b>\$256,504.00</b>
<b>PART "14": LANDSCAPING</b>									
14.1 Topsoil placement and finish grading	S.M.	22029.0	0.00	22,029.00	\$1.10	\$0.00	\$24,231.90	23,000.00	\$25,300.00
14.2 Seeding.									
Course grass mixture	S.M.	10272.0	0.00	10,272.00	\$0.56	\$0.00	\$5,752.32	7,500.00	\$4,200.00
Fine grass mixture	S.M.	2014.0	0.00	2,014.00	\$0.70	<del>\$0.00</del>	<del>\$1,409.80</del>	25,000.00	\$17,500.00
Contingency									\$2,000.00
<b>PART "14": LANDSCAPING:</b>						<b>\$0.00</b>	<b>\$31,394.02</b>		<b>\$49,000.00</b>



Monthly Program Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta, T4P 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 11  
 Order No: 120778-000 0S

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>SCHEDULE "B"</b>									
<b>PERMANENT SNOW STORAGE FACILITY</b>									
<b>PART "1": STORM SEWERS</b>									
1.1 Storm Sewer Pipe - 300mm Ultra-rib	L.M.	13.50	0.00	13.50	\$22.00	\$0.00	\$297.00	11.00	\$242.00
1.2 Supply & install overflow control structure - complete	L.S.	1.0	0.0	1.0	\$11,200.00	\$0.00	\$11,200.00	1.0	\$11,200.00
1.3 Supply & install drain pipe Manhole D-6 complete	L.S.	1.0	0.0	1.0	\$10,140.00	\$0.00	\$10,140.00	1.0	\$10,140.00
1.4 Supply & install concrete flared end section	L.S.	1.0	0.0	1.0	\$662.00	\$0.00	\$662.00	1.0	\$662.00
1.5 Trench excavation, compaction & backfill: - 0.0 - 3.0 m depth	L.M.	13.5	0.0	13.5	\$44.85	\$0.00	\$605.48	11.0	\$493.35
1.6 Sand Bedding - 300mm pipe	L.M.	13.5	0.0	13.5	\$6.00	\$0.00	\$81.00	11.0	\$66.00
1.7 Supply & install 400mm corrugated steel pipe culvert	L.M.	25.5	0.0	25.5	\$79.10	\$0.00	\$2,017.05	27.0	\$2,135.70
1.8 Supply & install grate overflow structure	Hr.	0.0	1.0	1.0	\$750.60	\$750.60	\$750.60	0.0	\$0.00
1.9 Contingency:									\$5,000.00
<b>PART "1": STORM SEWERS:</b>						<b>\$750.60</b>	<b>\$25,753.13</b>		<b>\$29,939.05</b>
<b>PART "2": SITE GRADING</b>									
2.1 Common excavation within settling pond	C.M.	4,650.00	0.00	4,650.00	\$2.98	\$0.00	\$13,857.00	5,100.00	\$15,198.00
2.2 Common excavation within snow storage area.	C.M.	9,025.00	0.00	9,025.00	\$2.98	\$0.00	\$26,894.50	10,600.00	\$31,588.00
2.3 Contingency:									\$2,000.00
<b>PART "2": SITE GRADING</b>						<b>\$0.00</b>	<b>\$40,751.50</b>		<b>\$48,786.00</b>
<b>PART "3": SETTLING POND:</b>									
3.1 Supply & install 30mil Enviro Liner	S.M.	2705.00	0.00	2705.00	\$8.40	\$0.00	\$22,722.00	2200.00	\$18,480.00
3.2 Construct rip rap inlet into settling pond.	S.M.	0.00	0.00	0.00	\$45.00	\$0.00	\$0.00	70.00	\$3,150.00
3.3 Construct concrete maintenance ramp.	S.M.	0.00	0.00	0.00	\$66.10	\$0.00	\$0.00	50.00	\$3,305.00
3.4 Non-woven (12oz) geotextile cover over synthetic liner	S.M.	1169.00	0.00	1169.00	\$2.50	\$0.00	\$2,922.50	1300.00	\$3,250.00
3.5 20mm minus crushed gravel cover for pond bottom 300mm depth.	S.M.	48.00	0.00	48.00	\$6.50	\$0.00	\$312.00	1300.00	\$8,450.00
3.6 Construct Tri-lock ramp	S.M.	60.40	0.00	60.40	\$75.00	\$0.00	\$4,530.00	0.00	\$0.00
3.7 20mm minus crushed gravel cover for bottom of pond	C.M.	413.00	0.00	413.00	\$22.00	\$0.00	\$9,086.00	0.00	\$0.00
3.8 Contingency:									\$5,000.00
<b>PART "3": SETTLING POND:</b>						<b>\$0.00</b>	<b>\$39,572.50</b>		<b>\$41,635.00</b>

Monthly Progress Payment Certificate

OWNERS: CITY OF RED DEER  
 LOCATION: EDGAR INDUSTRIAL PARK  
 PROJECT: EDGAR INDUSTRIAL PARK SOUTH 1999 CONSTRUCTION  
 CONTRACTOR: Northside Construction Ltd.  
 7627 - 49th Avenue  
 Red Deer, Alberta, T4P 1M3

Job No: 226-26-UG  
 Estimate: 5  
 Date: January 1, 2000  
 Page: 12  
 Order No: 120778-000 OS

DESCRIPTION	UNIT	LAST ESTIMATE	THIS MONTH	TOTAL	RATE	AMOUNT THIS MONTH	TOTAL AMOUNT	CONTRACT QUANTITY	CONTRACT AMOUNT
<b>PART "4": ENTRANCE ROAD:</b>									
4.1 Remove and dispose of existing curb & gutter	L.M.	30.20	0.00	30.20	\$13.78	\$0.00	\$416.16	2.00	\$385.84
4.2 Construct 250mm curb and gutter	L.M.	31.70	0.00	31.70	\$74.93	\$0.00	\$2,375.28	3.00	\$2,247.90
4.3 Construct 250mm depressed crossing	L.M.	0.00	0.00	0.00	\$81.33	\$0.00	\$0.00	2.00	\$2,277.24
4.4 150mm minus granular sub base (pitrun) course 300mm depth.	S.M.	657.00	0.00	657.00	\$6.71	\$0.00	\$4,408.47	50.00	\$3,355.00
4.5 20mm minus granular base course - 100mm depth.	S.M.	522.00	0.00	522.00	\$4.06	\$0.00	\$2,119.32	50.00	\$2,030.00
4.6 Hot mix asphaltic concrete pavement - type 5C - 75mm depth.	S.M.	461.00	0.00	461.00	\$10.30	<u>\$0.00</u>	<u>\$1,748.30</u>	50.00	\$5,150.00
4.7 Contingency									\$1,000.00
<b>PART "4": ENTRANCE ROAD:</b>						<b>\$0.00</b>	<b>\$14,067.53</b>		<b>\$16,445.98</b>
<b>PART "5": LANDSCAPING</b>									
5.1 Haul & place topsoil and prepare for seeding berms.	S.M.	4465.00	0.00	4,465.00	\$1.10	\$0.00	\$4,911.50	550.00	\$6,050.00
5.2 Seeding - perimeter berms - fine grass seed mixture.	S.M.	0.00	0.00	0.00	\$0.70	<u>\$0.00</u>	<u>\$0.00</u>	550.00	\$3,850.00
5.3 Contingency									\$1,000.00
<b>PART "5": LANDSCAPING:</b>						<b>\$0.00</b>	<b>\$4,911.50</b>		<b>\$10,900.00</b>
<b>PART "6": MISCELLANEOUS WORK:</b>									
6.1 Supply & install 1.8 metre high chain link fence complete with entrance gates.	L.M.	0.00	0.00	0.00	\$27.25	<u>\$0.00</u>	<u>\$0.00</u>	8.35.00	\$22,753.75
6.2 Contingency									\$1,000.00
<b>PART "6": MISCELLANEOUS WORK:</b>						<b>\$0.00</b>	<b>\$0.00</b>		<b>\$23,753.75</b>





# WORK ORDER

**Northside Construction Ltd.**

7627 - 49 Avenue  
Red Deer, Alberta  
T4P 1M3

Phone 347-8544  
Fax 346-4650

Date Oct. 19, 1999

Job No. 904

Customer Al - Terra Engineering  
Attention Mr. Brad Curie  
Project Edgar Park South

Work Description Hauling and placing material for side slope

on Edgar Drive North end of project

Material & Equipment	Hrs	Rate	Amount
<b>Oct. 15</b>			
D6M Dozer	6.5	\$96.40	\$626.60
Cat Rock truck	5.5	\$108.00	\$594.00
Cat Rock truck	5.5	\$108.00	\$594.00
235C Hoe	6.5	\$150.00	\$975.00
<b>Oct. 18</b>			
Installing 10 Delineators	10.0	\$25.00	\$250.00
<b>Oct. 19</b>			
Extending 500 mm Dia.			
C.S.P. 6m length			
<b>Total Material &amp; Equipment</b>			<b>\$2,939.60</b>

Labour	Hrs	Rate	Amount
Foreman & Truck	6.5	\$65.00	\$422.50
<b>Total Labour</b>			<b>\$422.50</b>

<b>Total Labour</b>	<b>\$422.50</b>
<b>Total Material &amp; Equipment</b>	<b>\$2,939.60</b>
<b>Sub Total</b>	<b>\$3,362.10</b>
G.S.T. # 103935144	235.35
<b>Total</b>	<b>\$3,597.45</b>

Approved by Brad Curie

N.C.L. Rep. Kent Coleman

C. Kent Coleman, P. Eng.

WORK ORDER NO.  
**1298**

**RECEIVED**  
NOV 16 1999  
**RESERVED**



December 2, 1999

226-02

City of Red Deer  
Engineering Department  
Box 5008  
Red Deer, Alberta; T4N 3T4

DEC - 2 1999

Attention: Mr Sybren Spyksma, R.E.T.

Dear Sir

Re: Over Sizing Storm Sewer Costs  
Edgar Industrial Park South

As requested we are providing below the as-constructed over sizing cost of storm sewers along future Johnstone Drive for the above noted project. For illustration purposes we have provided herewith a plan which clarifies the location of these over sizing costs:

1)	Over size cost difference 525mm from 300mm	168.9m @ \$39.89/m =	\$6,737.42
2)	Oversize cost difference 750mm from 300mm	126.0m @ \$111.56/m =	\$14,056.56
3)	Oversize cost difference 900mm from 675mm	262.7m @ \$95.10/m =	\$24,982.77
4)	Oversize cost difference 750mm from 675mm	300.0m @ \$70.60/m =	\$21,180.00
5)	Oversize cost difference 750mm from 300mm	16.0m @ \$129.57/m =	\$2,073.12
6)	Oversize cost difference 900mm from 375mm	11.0m @ \$177.45/m =	\$1,951.95

If you have any questions or require clarification on the above, noted please call.

Yours truly



Brad Currie, P. Eng.  
Project Manager

BRC/leb



November 30, 1999

**Edmonton • Red Deer**  
 20<sup>TH</sup> ANNIVERSARY  
 1976 - 1996

226-02

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

DEC - 1 1999

*S. Spysma*  
*F. J. ...*

Attention: Mr Sybren Spysma, R.E.T.

Dear Sir

Re: Edgar Industrial Park South  
 Detention Pond Costs

As requested we are providing information regarding the detention ponds constructed in the Edgar Industrial Park south project this summer.

<del>1) Detention pond areas: (area to top contour of pond):</del>	
Pond "A"	16,200.0 m <sup>2</sup>
Pond "B"	10,000.0 m <sup>2</sup>
Pond "F"	9,200 m <sup>2</sup>
Pond "G"	5,900 m <sup>2</sup>
2) Total excavation for pond:	
Pond "A":	1998 stripping → 10,200.0 1998 common → 13,060.0 1999 common → <u>5,485.0</u> Total : 28,745.0
Pond "B" 1999 common	6,056.0
Pond "F" 1999 common	25,219.0
<del>Pond "G" 1999 common</del>	<del>8,858.0</del>

SEE PAGE 2



3) As-constructed construction costs: (not including storm sewer costs)

Pond "A"

a) Topsoil stripping 1998	10,200 m <sup>3</sup> at \$1.44/m <sup>3</sup> = \$14,688.00
b) Common excavation 1998	13,060 m <sup>3</sup> at \$1.80/m <sup>3</sup> = \$23,508.00
c) Common excavation 1999	5,485 m <sup>3</sup> at \$2.98/m <sup>3</sup> = \$16,345.30
d) Re-topsoil pond	2,048 m <sup>3</sup> at \$3.80/m <sup>3</sup> = \$ 7,782.40
e) Seed pond	19,492 m <sup>2</sup> at \$0.70/m <sup>2</sup> = <u>\$13,644.40</u>
Total:	\$75,968.10

Pond "B"

a) Common excavation 1999	6,056 m <sup>3</sup> at \$2.75/m <sup>3</sup> = \$16,654.00
b) Re-topsoil pond	10,000 m <sup>2</sup> at \$1.10/m <sup>2</sup> = \$11,000.00
c) Seed pond	10,000 m <sup>2</sup> at \$0.56/m <sup>2</sup> = <u>\$5,600.00</u>
Total:	\$33,254.00

Pond "F":

a) Common excavation 1999	25,219 m <sup>3</sup> at \$2.98/m <sup>3</sup> = \$75,152.62
b) Re-topsoil pond	11,420 m <sup>2</sup> at \$1.10/m <sup>2</sup> = \$12,562.00
c) Seed pond	11,420 m <sup>2</sup> at \$0.56/m <sup>2</sup> = <u>\$ 6,395.20</u>
Total:	\$94,109.82

Pond "G":

a) Common excavation 1999	8,858 m <sup>3</sup> at \$4.80/m <sup>3</sup> = \$42,518.40
b) Re-topsoil pond	10,206 m <sup>2</sup> at \$1.10/m <sup>2</sup> = \$11,226.60
c) Seed pond	10,206 m <sup>2</sup> at \$0.56/m <sup>2</sup> = <u>\$ 5,715.36</u>
Total:	\$59,460.36

I assume this is the information you require for the preparation of a development agreement for this project. If you have any questions or concerns, please call our office.

Yours truly



Brad Currie, P. Eng.  
Project Manager

BRC/leb

**DATE:** April 28, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** *REQUEST TO CANCEL AMBULANCE INVOICE - MR. DOUG DAVIS*

Mr. Doug Davis has requested Council's consideration in cancelling the invoice he received regarding the above.

As in the past, due to the personal nature of this matter, the information has been submitted to Council in confidence.



Kelly Kloss  
City Clerk

/clr

**FILE**

**Office of the City Clerk**

April 17, 1998

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Doug Davis  
#120, 5301 - 43 Street  
Red Deer, AB T4N 1C8

Dear Mr. Davis:

I am in receipt of your letter of April 17, 1998 re: Request to Waive Ambulance Invoice. Your letter will be placed on the Red Deer City Council Agenda of Monday, May 4, 1998.

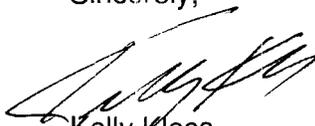
Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, May 1, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, May 1<sup>st</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,



Kelly Kloss  
City Clerk

KK/fm

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



DATE: April 17, 1998  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
X FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
PRINCIPAL PLANNER  
CITY SOLICITOR  
c Accounts Receivable  
FROM: CITY CLERK  
RE: Doug Davis - Request to Waive Ambulance Bill

NOT SUBMITTED TO COUNCIL  
BACKUP INFORMATION

---

Please submit comments on the attached to this office by April 27, 1998 for the Council Agenda of Monday, May 4, 1998.

"Kelly Kloss  
City Clerk



**FILE**

**Office of the City Clerk**

May 5, 1998

Mr. Doug Davis  
120, 5301 - 43 Street  
Red Deer, AB T4N 1C8

Dear Sir:

**Re: Request to Cancel Ambulance Invoice**

I regret to inform you, that at their meeting held Monday, May 4, 1998, Council passed the following resolution *denying* your request to cancel your ambulance invoice:

“RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated April 28, 1998. re: Request to Cancel Ambulance Invoice - Mr. Doug Davis, hereby agrees that said request be denied.

Council further agrees that, should Mr. Doug Davis require, a payment schedule subject to the satisfaction of the Director of Corporate Services be set with no interest charges to be applied.”

In order to provide payment to The City, please contact Ms. Jeannette Devine, Accounts Receivable Coordinator, to make the necessary arrangements.

Please do not hesitate to contact me should you require any further assistance or clarification in this regard.

Sincerely,

Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services  
J. Devine, Accounts Receivable Coordinator

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

Item No. 4

CS-6.665

**DATE:** April 27, 1998

**TO:** KELLY KLOSS  
City Clerk

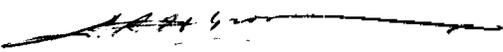
**FROM:** LOWELL R. HODGSON  
Community Services Director

**RE:** ATTENDANT FARES ON CITY TRANSIT

---

Transit ridership continues to increase and we are very pleased with the changes that will be implemented in August, providing service to new areas and, in our opinion, providing better service, requiring less downtown transfer in order to get to the most popular destinations. With this increased ridership, we are also seeing increased use of Special Transportation services. We want to do all that we can to encourage as many as possible to use the current transit service in order to free up more time for the Special Transportation vehicles and people who need those facilities the most. With that in mind, we are proposing the Companion Program, as recently approved by the Transportation Advisory Board.

I strongly support this initiative, especially on a trial basis, as we will have an opportunity to evaluate it and modify it, if necessary, as we attempt to encourage ridership and to provide service with dignity for those who need special care. Several years ago, I introduced this same concept in access to recreation facilities and programs and, at that time, we were nervous about being inundated with these special circumstances. However, our experience has not been that. Since there was excess capacity in our facilities, it was felt that this was worthwhile to try, and I believe we have the same circumstance with transit service and, thus, I support this proposal. Perhaps the difference with this request is the fact that many special needs transit users are currently being accompanied by a staff person of an institution or society who is now paying a fee, as well. We will have to be conscious of the potential lost revenue and this will require careful monitoring. Having said that, I still believe this is a worthwhile experiment as we try to encourage more utilization of transit services and free up some time for the Action Bus and those who need that service most. It is recommended that we implement this change August 4<sup>th</sup>, when all the other routing changes and new fares come into effect.



LOWELL R. HODGSON

:dmg

- c. Kevin Joll, Transit Manager
- Barbara Jeffrey, Projects Supervisor, Social Planning Dept.
- Transportation Advisory Board

**DATE:** April 27, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** TERESA CHASE, Chair  
Transportation Advisory Board

**RE:** ATTENDANT FARES ON CITY TRANSIT

---

Attached is the report on Attendant Fares on City Transit submitted to the Transportation Advisory Board April 16, 1998, and initiated by a request from the Board in 1997.

Three policies endorsed by City Council: Vision 2020, The City of Red Deer's Strategic Plan 1996 and the Municipal Integration Strategy support the need to *reduce barriers to mobility for persons with disabilities* in order that they may have a *wide range of opportunities for employment, education and recreation*.

At present persons with disabilities who can use City Transit **only** with the assistance of another person must pay a fare for both themselves and their attendant or companion. The second fare comes from the pocket of the person with the disability, the attendant, or, in rare cases, the employer of the attendant. In all cases, this double fare can limit the number of times Transit is accessed. Persons with disabilities may use Citizens Action Bus, when Transit would be acceptable, because only one fare is charged on Citizens Action Bus if the person must have an attendant.

The Transportation Advisory Board weighed the positives and negatives around attendant fares and decided to recommend a pilot project of one year in which only one of the two persons riding together, because the person with the disability cannot ride without assistance, would pay a fare. A registry system with an attendant pass (with photo) and an administration fee for that pass, would be instituted similar to the pass for seniors on limited incomes.

The pilot project would be monitored for effectiveness throughout the year with a recommendation for continuance coming forward if the program were successful from the users' points of view and did not cause undue revenue loss or excessive demands on the Transit Department.

In the discussion of attendant fares, the Transit Manager brought to the Transportation Advisory Board's attention that, in 1972, a policy was introduced regarding fares for persons who are blind. These persons travel without paying fares because they are deemed unable to drive and unable to obtain paid employment. Presently 36 blind persons are registered with Red Deer Transit.

This issue probably needs further investigation because many persons with disabilities are now participating more widely in education, employment and recreation. A report and recommendations will be forthcoming to City Council. However, the intent of the motion now submitted to Council is that one of two people travelling together because one cannot travel without an attendant, will pay a fare. If a person who is blind is travelling alone, they will not pay a fare, as is consistent with the 1972 policy.

The Transportation Advisory Board therefore recommends to Council the following:

**RECOMMENDATION:**

That Council for The City of Red Deer approves:

1. A pilot project be developed to allow access at no cost by attendants of persons with disabilities who otherwise could not use the regular transit service.
2. The pilot project be monitored for the first year to assess any extra demands or revenue losses that the new policy may cause the transit system, and to assess the continuance of the project.



TERESA CHASE, Chair  
Transportation Advisory Board

:kt  
Enc.

## Attendant (or Companion) Rides on Transit

The issue of attendant fares on transit was brought to the Transportation Advisory Board in 1997 for discussion. The Transit Manager circulated the report to the board in February 1998 and the board began discussion of the issues in March 1998. To facilitate the discussion, the 'pros and cons' of attendant fares have been consolidated in this report.

### Attendants Riding Without Paying Fares

1. The City of Red Deer's *VISION 2020* statement supports the emphasis in the community on 'caring' and 'quality of life'. The planning principles include providing a *transit system which.....strives to meet the needs of each citizen, including. ....persons with disabilities*. *VISION 2020* also supports offering a *wide range of opportunities for employment, education and recreation*.

If persons with disabilities who need attendants are given the opportunity to travel on transit without a double fare, their quality of life and ability to participate will be increased.

2. The City of Red Deer's *Strategic Plan '96* wishes to *make basic municipal services accessible to all residents and responsive to community need*. The plan also states that The City's Municipal Integration Strategy regarding access for persons with disabilities will be *supported and maintained*.
3. The policy for the Municipal Integration Strategy Team (MIST) states:

*Accessibility/Mobility: The City will improve access to facilities and programs and reduce barriers to mobility for persons with disabilities.*

Paying one fare instead of two for the person with the disability to be involved in their community would remove a barrier.

4. The City of Red Deer Recreation & Culture Policy 3.1.19 (1993) states that:

"Recreation & Culture Department Programs Services will treat persons with disabilities no differently from any person without impairment. That is to say they would pay the same activity fee or admission as any other participant. The purpose of this policy, however, is to provide for the **support persons** who are required to accompany the disabled to permit their participation in the activity. This policy provides for latitude to staff in determining whether or not the support person is required; if so, fees and charges for that support person shall be waived. Support persons who are required by way of their support to be involved in an activity involving consumable supplies should pay a material fee, but the registration or admission should be waived."

When this Recreation & Culture program was instituted, predictions of huge usage did not materialize.

Allowing attendants to accompany a person with a disability who needs support on transit would be consistent with the directorate policies in other areas. Persons with disabilities could then get to the recreation and culture programs, etc., where they do not have to pay double fees.

5. Persons with disabilities would not be penalized by paying two fares because they cannot travel alone. Transportation dollars from pensions like the Assured Income for the Severely Disabled (AISH) are meager.
6. Persons who work with or volunteer with people needing attendants would not have to pay their own fare, often from limited incomes.
7. The opinion of transit drivers, in an informal survey, is that most persons with disabilities travel in off-peak times when the transit buses have unused capacity. Public perception of a well-used service would be enhanced by additional riders.
8. Transit drivers report approximately five customers per day who need attendants on their vehicles. The number could probably double or triple without making an impact, especially in off-peak times.
9. Attendants not paying fares could actually increase transit ridership as persons with disabilities could take more trips when they do not have to pay double fare.
10. Attendants do not pay fares on the Citizens' Action Bus, which, of course, encourages persons with disabilities with attendants to use that service rather than transit. If these riders switched to transit for many of their rides, the over-booked Citizens' Action Bus could be used for persons who cannot use transit.
11. Calgary and British Columbia are considering changes to their policies. Calgary now allows mobility challenged customers to have attendants not paying fares (but not mentally challenged).
12. Attendants can meet the needs of their companions whether or not regular customers are available to help.

### **Attendants Paying Fares**

1. The Transit Department could experience loss of revenue if attendants do not pay fares. An estimate of the lost revenue could be as high as \$10,000 (from the annual Transit revenue of \$1,900,000), assuming no increased ridership because of the change.
2. Administration costs could increase to issue attendant registrations (with photos) to approximately 50-100 people. Some attendant registration (CNIB) already occurs, as does registration for low-income seniors.
3. The transit industry has not, in the past, allowed for non-paying attendants. Only 15% of systems (11/71 cities in Canada) have attendant programs for mobility challenged customers.
4. Although persons with volunteer attendants may be considered for no fare, transit drivers felt that attendants who were employed to support the person should pay a

fare. Whether that fare was to come from the attendant's salary, from their employer or the provincial government was not stated.

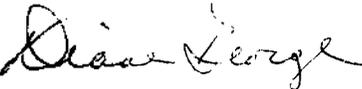
5. The number of people who would access a no-fare program for attendants is difficult to predict. However, deinstitutionalization from Michener Centre and the trend for persons with many diverse needs to remain in their own homes could affect the utilization rate.
6. Red Deer Transit already supports a training program for instructors with complimentary passes to assist individuals to become independent on the transit system.
7. In 1972, a new policy regarding fares for persons who are blind was instituted. These persons travel without paying a fare on transit because they were deemed unable to drive and unable to obtain paid employment. Presently, 36 blind persons are registered with Red Deer Transit. If the person who is blind needs an attendant, both now will travel without paying a fare.
8. The Transportation Advisory Board and City Council need to be aware that new programs and passes such as this one use other department resources in their implementation.

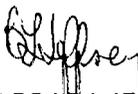
Having discussed the issues involved in having attendants not pay fares when accompanying someone with a disability, the Transportation Advisory Board will consider the following recommendation:

**RECOMMENDATION**

THAT Red Deer Transit institute a new policy which allows persons with disabilities who could not access regular transit without the support of an attendant, the ability to utilize Red Deer Transit without paying double fare. The person with the disability will pay a fare as would other citizens.

THAT the new program be monitored for the first year to assess any extra demands or revenue losses that the policy causes to Red Deer Transit.

  
 KEVIN JOLL  
 Transit Manager

  
 BARBARA JEFFREY  
 Projects Supervisor

**Comments:**

We support the proposed *companion program* on a trial basis. We concur that the program be monitored for the first year, following which an evaluation be completed.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Community Services Director  
**FROM:** City Clerk  
**RE:** Attendant (Companion) Fares on City Transit

**Reference Report:** Community Services Director, dated  
April 27, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Community Services Director dated April 27, 1998, re: Attendant (Companion) Fares on City Transit, hereby agrees as follows:

1. A pilot project be developed to allow access at no cost by attendants of persons with disabilities who otherwise could not use the regular transit service;
2. The pilot project be monitored for the first year to assess any extra demands or revenue losses that the new policy may cause the transit system, and to assess the continuance of the project."

**Report Back to Council Required:**

Yes. Please submit a report back to Council once the assessment of this one year pilot has been completed.



Kelly Kloss  
City Clerk

/clr

c Transit Manager  
Projects Supervisor, Social Planning Department  
Transportation Advisory Board

Item No. 5

**DATE:** April 29, 1998  
**TO:** City Clerk  
**FROM:** City Assessor  
**RE:** ADOPTION BYLAW #3193/97

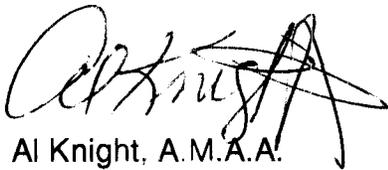
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The Municipal Government Act provides that council may pass a bylaw to authorize the assessor to use the assessed value of any property shown in the Assessment Roll for 1997 taxation as the assessed value for 1998 taxation, other than those properties excepted in the bylaw. The exceptions are for those properties that have had a change in valuation as a result of something other than a physical change.

On December 15, 1997, Council passed Bylaw #3193/97, which adopted the Assessment Roll for 1997 taxation as the assessed value for 1998 taxation and included a number of exceptions. Since that time, we have detected additional properties that should be included as exceptions.

**RECOMMENDATION**

That Council amend Bylaw #3193/97 to include the roll numbers as noted on Schedule "B" attached



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

AK/ngl

Att.

c.c. Director of Corporate Services  
Assessment Supervisor

**BYLAW NO. 3193/97**

Being a bylaw of The City of Red Deer in the Province of Alberta, to authorize the Assessor to use the 1997 assessment and valuation of certain property as shown on the Assessment Roll of the municipality as the assessment or valuation of that property for 1998.

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

- 1 That the Municipal Assessor is hereby authorized to use the assessment and valuation of all properties as shown on the assessment roll as the assessment or valuation of that property for the taxation year 1998 except for those properties listed in Schedule "A", attached to and forming part of this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15 day of ~~December~~ A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this 15 day of ~~December~~ A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this 15 day of ~~December~~ A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15 day of ~~December~~ A.D. 1997.

  
MAYOR

  
CITY CLERK

**SCHEDULE "A"**

09-2-0040	28-2-2785
09-2-0280	29-4-1960
09-2-0285	15-1-4420
16-2-0130	21-3-1260
16-2-0146	17-1-1485
16-2-0450	10-3-1211
16-2-0595	16-2-2515
16-2-0722	11-3-0705
16-2-1806	16-3-2090
16-2-3525	32-1-2735
16-2-3485	15-1-2035
16-2-3570	16-3-0210
16-3-0296	16-3-0215
29-2-1075	

**Comments:**

We concur with the recommendations of the City Assessor.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** City Assessor  
**FROM:** City Clerk  
**RE:** *Request to Amend Adoption Bylaw No. 3193/97,  
Amendment No. 3193/A-98*

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**Reference Report:** City Assessor dated April 29, 1998

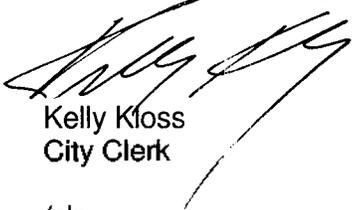
**Bylaw Readings:**

Adoption Bylaw Amendment No. 3193/A-98 was given three readings.

**Report Back to Council Required:** No

**Comments/Further Action:**

I have attached for your information an updated consolidated version of Adoption Bylaw No. 3193/97, incorporating Amendment No. 3193/A-98.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Corporate Services (Bylaw Attached)  
Tax Coordinator (Bylaw Attached)

**BYLAW NO. 3193/97**

Being a bylaw of The City of Red Deer in the Province of Alberta, to authorize the Assessor to use the 1997 assessment and valuation of certain property as shown on the Assessment Roll of the municipality as the assessment or valuation of that property for 1998.

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

- 1<sup>1</sup> That the Municipal Assessor is hereby authorized to use the assessment and valuation of all properties as shown on the assessment roll as the assessment or valuation of that property for the taxation year 1998 except for those properties listed in Schedules "A" and "B", attached to and forming part of this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15 day of December A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this 15 day of December A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this 15 day of December A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15 day of December A.D. 1997.

"G. D. SURKAN"

\_\_\_\_\_  
MAYOR

"KELLY KLOSS"

\_\_\_\_\_  
CITY CLERK

## **SCHEDULE "A"**

09-2-0040	28-2-2785
09-2-0280	29-4-1960
09-2-0285	15-1-4420
16-2-0130	21-3-1260
16-2-0146	17-1-1485
16-2-0450	10-3-1211
16-2-0595	16-2-2515
16-2-0722	11-3-0705
16-2-1806	16-3-2090
16-2-3525	32-1-2735
16-2-3485	15-1-2035
16-2-3570	16-3-0210
16-3-0296	16-3-0215
29-2-1075	

## SCHEDULE "B"

0820405	0942760	1130605	1510195	1541490
0820610	0942850	1130655	1510335	1541600
0821030	0943055	1130730	1510390	1541620
0821130	1010215	1130835	1510410	1541835
0821595	1010560	1131085	1511155	1541900
0821675	1010830	1131100	1511220	1541910
0821740	1010865	1131160	1511375	1541925
0821775	1020125	1131190	1512285	1542000
0821955	1020555	1131255	1512910	1542110
0821960	1020825	1131325	1513355	1542335
0821965	1020890	1131600	1513360	1542410
0821970	1021300	1131640	1513440	1542465
0830095	1021550	1131760	1513560	1542480
0830110	1021675	1131825	1513565	1542590
0830180	1021780	1132125	1513785	1542675
0830240	1021830	1132155	1514285	1542740
0831065	1021900	1132255	1520190	1542750
0831340	1022125	1132445	1520235	1542845
0831745	1022345	1133060	1520295	1542890
0831865	1030115	1133065	1520310	1544025
0832355	1030385	1420215	1520340	1544425
0910620	1030780	1420375	1520375	1610090
0910795	1031135	1420455	1520490	1610120
0911595	1031335	1420805	1520655	1610125
0930215	1031590	1420865	1520675	1610140
0930225	1031625	1420960	1520720	1610165
0930240	1040455	1421020	1520855	1610185
0930255	1040670	1421155	1520920	1610205
0930345	1040730	1421770	1521090	1610210
0930355	1040745	1421820	1521275	1610215
0930665	1040750	1421875	1521305	1610255
0930825	1040880	1421980	1521320	1610295
0940100	1041015	1422165	1521460	1610305
0940115	1041060	1422330	1521480	1610325
0940145	1041170	1430135	1521605	1610375
0940185	1041325	1430380	1521695	1610450
0940195	1041470	1430505	1522205	1610500
0940200	1041730	1430915	1522350	1610605
0940260	1041980	1431010	1522625	1610670
0940275	1042155	1431380	1522860	1610755
0940925	1042250	1431450	1523000	1610780
0940955	1042410	1431800	1540310	1610815
0941415	1042420	1431805	1540345	1610850
0941530	1043135	1432000	1540365	1611095
0941580	1120115	1432890	1540425	1611110
0941830	1130005	1432940	1540640	1611245
0942190	1130160	1433455	1540840	1611260
0942210	1130195	1433525	1540930	1611440
0942715	1130340	1440220	1541220	1611595
0942730	1130395	1510020	1541240	1611980

## SCHEDULE "B"

Bylaw No. 3193/97

Page 2 of 3

1620705	1622245	1631575	1940540	2033100
1620785	1622250	1631585	1940555	2040370
1620800	1622255	1631675	1940565	2040485
1620810	1622260	1631815	1940750	2040905
1620850	1622265	1640005	1940835	2040920
1620855	1622270	1640035	1940950	2041095
1620860	1622275	1640185	1941160	2041110
1620875	1622280	1640255	1941170	2041420
1620910	1622285	1640290	2010060	2041465
1620920	1622290	1640295	2010090	2110515
1620925	1622295	1640342	2010160	2110740
1620960	1622300	1640375	2010405	2810015
1621010	1622305	1640390	2010475	2820215
1621030	1622310	1640395	2010665	2820310
1621045	1622315	1640400	2010670	2820355
1621050	1622320	1640465	2010675	2820710
1621070	1622325	1640505	2010730	2820840
1621080	1622330	1640510	2010775	2820935
1621085	1622335	1640515	2010815	2821385
1621095	1622340	1640665	2010880	2821440
1621125	1622345	1640780	2010985	2821970
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1621155	1622430	1640965	2011125	2910580
1621160	1622645	1641240	2011135	2910830
1621175	1622960	1641375	2011230	2911065
1621195	1622985	1641480	2020075	2911125
1621320	1623000	1641525	2020095	2911210
1621340	1623020	1641705	2020370	2911325
1621345	1623520	1641745	2020460	2911330
1621350	1630495	1641760	2020520	2920080
1621375	1630650	1641840	2020530	2920420
1621385	1630655	1641930	2020660	2920720
1621390	1630695	1642175	2020770	2920980
1621395	1630745	1642215	2020815	2920995
1621405	1630755	1642220	2021800	2930180
1621465	1630915	1910135	2021875	2930685
1621510	1630920	1910575	2022515	2930690
1621570	1630925	1910590	2030030	2930970
1621600	1630930	1910935	2030265	2931220
1621605	1630935	1910965	2030305	2931230
1621850	1630940	1911085	2030435	2931465
1621880	1630945	1911345	2030440	2931680
1621910	1630950	1911395	2030500	2931735
1622055	1630955	1911535	2030675	2932010
1622082	1630990	1911630	2030710	2932035
1622084	1631070	1911680	2030735	2932145
1622097	1631160	1911705	2030920	2932450
1622155	1631165	1911745	2032025	2932510
1622225	1631190	1912145	2032045	2932675
1622230	1631205	1912335	2032440	2932680
1622235	1631465	1912425	2032445	2932890
1622240	1631494	1912590	2032700	2932960

SCHEDULE "B"

Bylaw No. 3193/97

Page 3 of 3

2933025  
2933355  
2933390  
2934310  
2934445

2934485  
2934500  
2934595  
2940025  
2940160

2940345  
2941255  
2941470  
2941610  
2941915

3210475  
3210725  
3210865  
3210885  
3211340

3211345  
3211380

**DATE:** April 27, 1998  
**TO:** City Clerk  
**FROM:** Engineering Services Manager  
**RE:** **ANDERS ON THE LAKE SUBDIVISION  
STORM WATER RETENTION POND AND OUTLET LINE  
SANITARY LIFT STATION, FORCE MAIN, AND TRUNK LINE**

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Attached is a copy of the outline plan (Figure 1) for the above noted subdivision for your reference. The Developer is currently working on detailed design drawings for the first phase of the development and we are negotiating terms of the Development Agreement. The issues that require Council approval are outlined in this report.

#### **Sanitary Lift Station and Force Main**

A sanitary lift station is to be constructed by the Developer in the southwest corner of the development. This facility will serve the subject development as well as the three adjacent quarter sections of land. A sanitary force main will also be constructed by the developer, extending from the lift station to the east and north to carry sewage to a sanitary gravity trunk main located along the east boundary of the development.

Because these facilities are located in a new service basin, City policy requires the Developer to front end their cost and be repaid from off-site levies collected within the service basin. We have projected that these facilities would not otherwise be required for development in the City for another 10 years.

The estimated cost of the lift station and force main is \$920,000. The Developer has agreed to prepay the sanitary off-site levies for the entire quarter section with the exception of the school and church sites. This will provide an offsetting credit of approximately \$170,000. Subject to Council approval, we have negotiated that the balance of approximately \$750,000 would be repaid to the Developer without interest in 10 annual installments of approximately \$75,000 each. The payments would commence one year after construction completion and would be based on the actual cost of the facilities.

#### **Sanitary Trunk Main**

A 400 m extension of a sanitary trunk main will be required along the east boundary of the development to convey sewage from the proposed force main northward to the existing trunk line in the existing Anders East Subdivision. This trunk line is considered to be within an existing service basin and may, therefore, be paid for by the off-site levy fund. The estimated cost of this line is \$200,000.

City Clerk  
Page 2  
April 29, 1998

### **Wet Storm Water Retention Pond Construction**

The City has approved the use of a wet storm water retention pond for this subdivision as an exception to current policy. The current policy only allows dry detention ponds which drain completely between storm events and would normally appear to be a depressed park area. In this case, a portion of the storm water would remain in the pond on a permanent basis. Because wet ponds are typically more expensive to construct, the Developer has agreed to build the wet pond, but only be reimbursed for the estimated cost of a dry pond.

The estimated the cost of the dry pond required for this area is \$490,000. The Developer has agreed to prepay the storm off-site levies for the entire quarter section with the exception of the school and church sites. This will provide an offsetting credit of approximately \$530,000. This will cover the entire cost of the pond. The excess credit of approximately \$40,000 will be applied to the storm trunk outlet line.

### **Storm Trunk Outlet Line**

A 1200 m long storm trunk line varying in size from 750 mm to 1200 mm diameter must be built by the Developer to discharge storm water at a controlled rate from the wet pond to Piper Creek. The estimated cost of this line, including pond outlet and creek outfall structures, is \$815,000. As indicated above, prepayment of storm off-site levies by the Developer will offset this cost by approximately \$40,000. Subject to Council approval, we have negotiated that the balance of approximately \$775,000 would be repaid to the Developer without interest in 10 annual installments of approximately \$77,500 each. The payments would commence one year after construction completion and would be based on the actual cost of the facilities.

### **Wet Storm Water Retention Pond Maintenance**

For the first five years or until the quarter section is completely developed (excluding the church and school sites), the Developer will maintain the wet pond. After that time, The City's Public Works Department will take over maintenance. Because wet ponds are typically more expensive to maintain than dry ponds, the Developer has agreed to pay the extra cost of maintenance. The Developer has estimated the annual cost of maintaining the wet pond to be \$9,300. The Recreation, Parks, and Culture Manager has indicated that the cost of maintaining a similar sized dry pond would be approximately \$1,500 per year. The Developer will, therefore, provide a sinking fund that can be drawn down over the next 50 years to cover the difference of approximately \$7,800 per year. The sinking fund would be invested by the Director of Corporate Services and the annual cost of maintenance (i.e. approximately \$7,800) would be added to the Public Works annual budget.

The Director of Corporate Services has indicated that, based on an estimated net interest rate (i.e. interest minus inflation) of 4%, the amount of sinking fund required by the Developer to cover an annual expense of \$7,800 would be approximately \$168,000. We are currently reviewing the maintenance cost estimates with the Developer and some other communities. The final sinking fund amount may, therefore, be adjusted somewhat.

City Clerk  
Page 3  
April 29, 1998

### **40 Avenue Construction**

To improve access to the development, the Developer will be required to widen 40 Avenue, from Selkirk Boulevard to their new access. The road will be widened on the east side to provide a turning lane and the necessary transitions. The cost of this work is estimated to be \$240,000. Approximately \$160,000 of this cost can be funded from road off-site levies paid by the Developer for the first phase of development. The Developer has agreed to fund the remaining amount (approximately \$80,000) by prepaying road off-site levies for a portion of the second phase of their development.

### **RECOMMENDATIONS**

In order for the Administration to be able to finalize the Development Agreement, we would respectfully recommend that Council consider approval of the following:

1. Approve a total expenditure budget of \$920,000 for the construction of a sanitary lift station and force main. This amount will be initially funded by the Developer. Repayment to the Developer will be in the form of off-site levies of approximately \$170,000 from this development, with the balance of approximately \$750,000 to be repaid without interest in 10 annual installments of approximately \$75,000 each. These payments will be included in future sanitary off-site levy fund expenditure budgets.
2. Approve a total expenditure budget of \$200,000 for the extension of a sanitary trunk main along the east boundary of the development. This amount would be funded by the sanitary off-site levy fund.
3. Approve a total expenditure budget of \$490,000 for the construction of the wet retention pond. This amount is to be funded through payment of storm off-site levies by the Developer.
4. Approve a total expenditure budget of \$815,000 for construction of a storm trunk from the wet pond to Piper Creek. This amount will be initially funded by the Developer. Repayment to the Developer will be in the form of storm off-site levies of approximately \$40,000 from this development, with the balance of approximately \$775,000 to be repaid without interest in 10 annual installments of approximately \$77,500 each. These payments will be included in future storm off-site levy fund expenditure budgets.
5. Approve in principle the use of a sinking fund provided by the Developer to cover the extra cost of maintaining the wet pond in the future. The sinking fund would be invested by the Director of Corporate Services and the annual cost of maintaining the wet pond would be added to the Public Works budget. Note that this change would not occur for at least five years.

City Clerk  
Page 4  
April 29, 1998

6. Approve a total expenditure budget of \$240,000 for the construction of 40 Avenue widening. This amount is to be funded through payment of road off-site levies by the Developer.



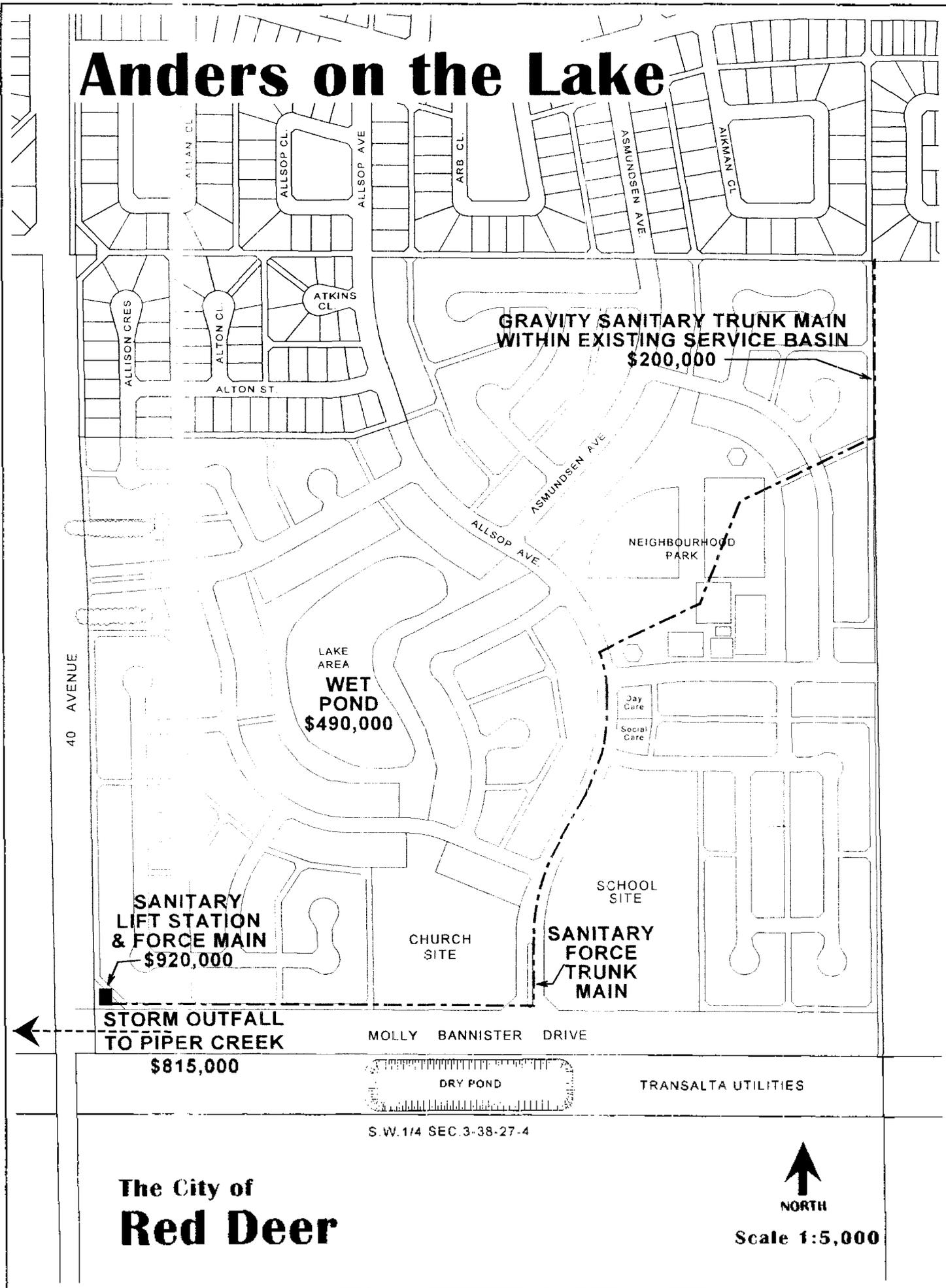
Ken G. Haslop, P. Eng.  
Engineering Services Manager

TCW/KGH/emr

Att.

- c. Director of Development Services
- c. Director of Corporate Services
- c. Public Works Manager
- c. Recreation, Parks, and Culture Manager
- c. Subdivision Administrator

# Anders on the Lake



The City of  
**Red Deer**



Scale 1:5,000

TRANSALTA UTILITIES

S.W. 1/4 SEC 3-38-27-4

MOLLY BANNISTER DRIVE

STORM OUTFALL  
TO PIPER CREEK  
\$815,000

SANITARY  
LIFT STATION  
& FORCE MAIN  
\$920,000

SANITARY  
FORCE  
TRUNK  
MAIN

SCHOOL  
SITE

CHURCH  
SITE

Jay  
Care  
Social  
Care

NEIGHBOURHOOD  
PARK

GRAVITY SANITARY TRUNK MAIN  
WITHIN EXISTING SERVICE BASIN  
\$200,000

LAKE  
AREA  
WET  
POND  
\$490,000

40 AVENUE

ALLAN CL.

ALLSOP CL.

ALLSOP AVE.

ARB CL.

ASMUNDSEN AVE.

ALKMAN CL.

ALLISON CRES.

ALTON CL.

ATKINS CL.

ALTON ST.

ALLSOP AVE.

ASMUNDSEN AVE.

***Comments:***

We concur with the recommendations of the Engineering Services Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** *Anders On The Lake Subdivision / Storm Water Retention Pond and Outlet Line, Sanitary Lift Station, Force Main and Trunk Line*

---

**Reference Report:** Engineering Services Manager, dated April 27, 1998

**Resolution:**

“RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated April 27, 1998, re: Anders On The Lake Subdivision: Storm Water Retention Pond and Outlet Line, Sanitary Lift Station, Force Main, and Trunk Line, hereby:

1. Approves a total expenditure budget of \$920,000 for the construction of a sanitary lift station and force main. This amount to be initially funded by the Developer. Repayment to the Developer will be in the form of off-site levies of approximately \$170,000 from this development, with the balance of approximately \$750,000 to be repaid without interest in 10 annual installments of approximately \$75,000 each. These payments to be included in future sanitary off-site levy fund expenditure budgets.
2. Approves a total expenditure budget of \$200,000 for the extension of a sanitary trunk main along the east boundary of the development. This amount to be funded by the sanitary off-site levy fund.
3. Approves a total expenditure budget of \$490,000 for the construction of the wet retention pond. This amount is to be funded through payment of storm off-site levies by the Developer.
4. Approves a total expenditure budget of \$815,000 for construction of a storm trunk from the wet pond to Piper Creek. This amount to be initially funded by the Developer. Repayment to the Developer will be in the form of storm off-site levies of approximately \$40,000 from this development, with the balance of approximately \$775,000 to be repaid without interest in 10 annual installments of approximately \$77,500 each. These payments to be included in future storm off-site levy fund expenditure budgets.

5. Approves in principle the use of a sinking fund provided by the Developer to cover the extra cost of maintaining the wet pond in the future. The sinking fund to be invested by the Director of Corporate Services and the annual cost of maintaining the wet pond shall be added to the Public Works budget. Note that this change would not occur for at least five years.
  
6. Approves a total expenditure budget of \$240,000 for the construction of 40 Avenue widening. This amount is to be funded through payment of road off-site levies by the Developer."

**Report Back to Council Required:** No



Kelly Kloss  
City Clerk

/clr

- c Director of Development Services  
Director of Corporate Services  
Public Works Manager  
Recreation, Parks & Culture Manager  
Subdivision Administrator

Item No. 7

DATE: April 27, 1998  
TO: City Clerk  
FROM: Engineering Services Manager  
RE: **CONSOLIDATION OF SCHOOL AND PLAYGROUND ZONES**

We believe that this item has been proposed by other municipalities but are unaware of its current status. Accordingly, we would suggest the following resolution be reviewed and if not previously included in AUMA's agenda, be submitted for further consideration at the 1998 AUMA Convention.

WHEREAS the Highway Traffic Act Section 72 (3) and 72(4) stipulates that the School Zone speed limit is in effect between:

- (a) **8:00 a.m.** and 9:30 a.m.,
- (b) 11:30 a.m. and 1:30 p.m., or
- (c) 3:00 p.m. and 4:30 p.m.

the Playground Zone speed limit is in effect between:

- (a) **8:30 a.m.** and one hour after sunset,

AND WHEREAS most schools are equipped with playgrounds,

AND WHEREAS both the School Zone and Playground Zones sign require a speed limit of 30 kilometers per hour,

AND WHEREAS the requirement of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) has the potential to cause motorist confusion on when the time limits of each zone are in effect,

AND WHEREAS the use of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) adds to the sign clutter on the street and is inefficient use public resources in sign manufacturing, installation, and maintenance.

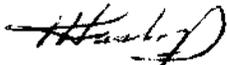
City Clerk  
Page 2  
April 27, 1998

THEREFORE BE IT RESOLVED that the Alberta Highway Traffic Act Section 72(4) be revised to read:

*No driver shall drive within a playground zone*

- (a) *at a rate of speed greater than 30 kilometres per hour if the zone is within an urban area, or*
- (b) *at a rate of speed greater than 40 kilometres per hour if the zone is outside an urban area,*

*between the hours of 8:00 a.m. and one hour after sunset.*



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

KGH/emr

- c. Traffic Engineer
- c. Public Works Manager

**ALBERTA URBAN MUNICIPALITIES ASSOCIATION**

3712 - 105 Street, Edmonton, Alberta T6E 5V9  
Tel. (403) 433-4431 • Toll Free: 1-800-661-2862  
Fax: (403) 433-4454 • email to: [main@auma.ab.ca](mailto:main@auma.ab.ca)  
Homepage: <http://www.munilink.net>

January 16, 1998

Dear Mayor and Council:

**RE: Request for Resolutions for the 1998 AUMA Annual Convention  
November 11 - 14, 1998, Calgary Convention Center**

This is your invitation to submit resolutions for debate at the Annual AUMA Convention. On behalf of the Association, I ask municipalities to bring forth concerns of province-wide interest for consideration by member municipalities.

Enclosed is a guideline for drafting resolutions, which I trust will be useful. Please take note of the need for supporting background information for each resolution being submitted for the convention. This material will assist the Convention Resolutions Committee, and later convention delegates, in understanding the issues. Resolutions without sufficient justification may be returned to the sponsors for additional information.

**The deadline to receive resolutions is May 15, 1998, and after this date resolutions will be returned to the sponsor in accordance with the procedure for late resolutions.**

The government's responses to the resolutions carried out at the 1997 Convention will be distributed to the membership upon receipt.

Regards,

  
Mayor Gordon Graydon  
President

## **GUIDE TO WRITING RESOLUTIONS**

Many issues confronting local councils require action by levels of government other than the municipal level. And sometimes these issues are, or have the potential to be, common to many municipalities. Resolutions forwarded to AUMA are an effective vehicle for dealing with these types of issues.

Keep in mind that a resolution forwarded to AUMA is more than a directive to local municipal staff or a policy guideline for future council meetings. A resolution passed by local council and forwarded to AUMA is one in which you and your council are hoping ultimately to have endorsed by a majority of Alberta's municipalities.

It follows that the resolution should be as clear as possible to as many people as possible. The resolution must address a topic of concern to municipalities throughout the province.

### **Construction of the Resolution**

All AUMA resolutions take the form of a preamble followed by an operative clause.

The preamble is composed of a number of clauses. How many depends on the complexity of the problem with which the resolution is dealing. Generally, however, there should be no more than five clauses to the preamble.

The operative clause contains the actual call to action which the resolution is putting forward. Because it is best to have only one request per resolution, there is generally only one operative clause.

### **The Preamble**

The purpose of the preamble is to lead up to the operative clause. That is, the preamble familiarizes the reader with the subject under discussion and alerts the reader to the problem at hand. The reader is then prepared to consider the solution/call to action offered in the operative clause.

All preamble clauses begin with "WHEREAS" and, where appropriate, should start out by referring to the applicable legislation. Always use the proper title of the Act or number of the Bill in question. If possible, list the particular sections of the Bill or Act to which the resolution is addressed.

Page two

The preamble should then go on to explain the exact problem. This is best explained by using examples of the actual incident(s) precipitating the resolution. However, care must be taken to ensure that this does not localize the resolution and place it in jeopardy of being seen as a single municipality's issue.

### **The Operative Clause**

All operative clauses begin with "THEREFORE BE IT RESOLVED that the Alberta Urban Municipalities Association...". This is usually followed with either "requests" or "is opposed to".

Operative clauses should specifically indicate the organization or level of government to which the resolution is directed. For example, the Government of Alberta, the Federal Government, FCM.

The operative clause is the call to action, the very reason the resolution was drafted in the first place. This is the most important part of the resolution and should be written very clearly. There should be no doubt as to what specific action is being requested.

Also, the called-for action must be appropriate to the problem outlined in the preamble.

### **The Wording of a Resolution**

**KEEP IT SIMPLE. KEEP IT ACTION ORIENTED. KEEP IT FREE OF AMBIGUOUS TERMS.**

### **Supplementary Information**

No preamble can be comprehensive enough to give a full account of the situation which gave rise to the resolution. In all cases, supplementary or background information is necessary. This additional material will assist the Convention Resolutions Committee, and later convention delegates, in understanding the issue at hand. Often, a resolution passed by local council is based upon a report received from municipal staff. If this is the case, this report should be included with the resolution.

For more information contact Richard Mah, Director of Administration, at the AUMA office, by calling (403) 433-4431 or toll-free at 1-800-661-2862, or by e-mail: [main@auma.ab.ca](mailto:main@auma.ab.ca)

**Comments:**

We concur with the Engineering Services Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Office of the City Clerk**

May 5, 1998

Alberta Urban Municipalities Association  
8712 - 105 Street  
Edmonton, AB T6E 5V9

Att: Mayor Gordon Graydon

Dear Sir:

**Re: Consolidation of School and Playground Zones,  
City of Red Deer Resolution for Consideration by AUMA**

---

At the City of Red Deer's Council Meeting held Monday, May 4, 1998, the following resolution was passed:

"WHEREAS, the Highway Traffic Act Section 72(3) and 72(4) stipulates that:

the School Zone speed limit is in effect between:

- (a) 8:00 a.m. and 9:30 a.m.,
- (b) 11:30 a.m. and 1:30 p.m., or
- (c) 3:00 p.m. and 4:30 p.m.

the Playground Zone speed limit is in effect between:

- (a) 8:30 a.m. and one hour after sunset,

AND WHEREAS, most schools are equipped with playgrounds; and

WHEREAS, both the School Zone and Playground Zone signs require speed limits of 30 Kilometres per hour; and

WHEREAS, the requirement of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) has the potential to cause motorist confusion on when the time limits of each zone are in effect; and

WHEREAS, the use of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) adds to the sign clutter on the street and is inefficient use of public resources in sign manufacturing, installation and maintenance,

THEREFORE BE IT RESOLVED, that the Alberta Highway Traffic Act Section 72(4) be revised to read:



'No driver shall drive within a playground zone:

- (a) at a rate of speed greater than 30 Kilometres per hour if the zone is within an urban area, or
- (b) at a rate of speed greater than 40 Kilometres per hour if the zone is outside an urban area,

between the hours of 8:00 a.m. and one hour after sunset.'

AND FURTHER BE IT RESOLVED, that all references to School Zones within the Act be amended to refer to School Zones as *Playground Zones*."

I have attached hereto a certified copy of the above noted resolution for consideration by the AUMA at their Annual Conference.

Please do not hesitate to contact me should you require any further information or clarification regarding the above.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c Director of Development Services  
Engineering Services Manager

"WHEREAS, the Highway Traffic Act Section 72(3) and 72(4) stipulates that:

the School Zone speed limit is in effect between:

- (a) 8:00 a.m. and 9:30 a.m.,
- (b) 11:30 a.m. and 1:30 p.m., or
- (c) 3:00 p.m. and 4:30 p.m.

the Playground Zone speed limit is in effect between:

- (a) 8:30 a.m. and one hour after sunset,

AND WHEREAS, most schools are equipped with playgrounds; and

WHEREAS, both the School Zone and Playground Zone signs require speed limits of 30 Kilometres per hour; and

WHEREAS, the requirement of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) has the potential to cause motorist confusion on when the time limits of each zone are in effect; and

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- (b) at a rate of speed greater than 40 Kilometres per hour if the zone is outside an urban area,

between the hours of 8:00 a.m. and one hour after sunset.'

AND FURTHER BE IT RESOLVED, that all references to School Zones within the Act be amended to refer to School Zones as *Playground Zones*."

Certified to be a true and correct copy  
of the resolution passed by Council  
of the City of Red Deer at its meeting  
held Monday, May 4, 1998.

  
\_\_\_\_\_  
Kelly Kloss, City Clerk

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** Consolidation of School and Playground Zones

**Reference Report:** Engineering Services Manager,  
dated April 27, 1998

**Resolution:**

"WHEREAS, the Highway Traffic Act Section 72(3) and 72(4) stipulates that:

the School Zone speed limit is in effect between:

- (a) 8:00 a.m. and 9:30 a.m.,
- (b) 11:30 a.m. and 1:30 p.m., or
- (c) 3:00 p.m. and 4:30 p.m.

the Playground Zone speed limit is in effect between:

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AND WHEREAS, most schools are equipped with playgrounds; and

WHEREAS, both the School Zone and Playground Zone signs require speed limits of 30 Kilometres per hour; and

WHEREAS, the requirement of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) has the potential to cause motorist confusion on when the time limits of each zone are in effect; and

WHEREAS, the use of the two signs (School Zone and Playground Zone) instead of just one sign (Playground Zone) adds to the sign clutter on the street and is inefficient use of public resources in sign manufacturing, installation and maintenance,

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- (b) at a rate of speed greater than 40 Kilometres per hour if the zone is outside an urban area,

between the hours of 8:00 a.m. and one hour after sunset.'

AND FURTHER BE IT RESOLVED, that all references to School Zones within the Act be amended to refer to School Zones as *Playground Zones*."

**Report Back to Council Required:** No

**Comments/Further Action:**

This office has forwarded this resolution to the Alberta Urban Municipalities Association for consideration at their upcoming Annual Conference. I have attached a copy of that correspondence for your information.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Public Works Manager  
Traffic Engineer

**BYLAW NO. 3156/J-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 8/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6 day of April A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

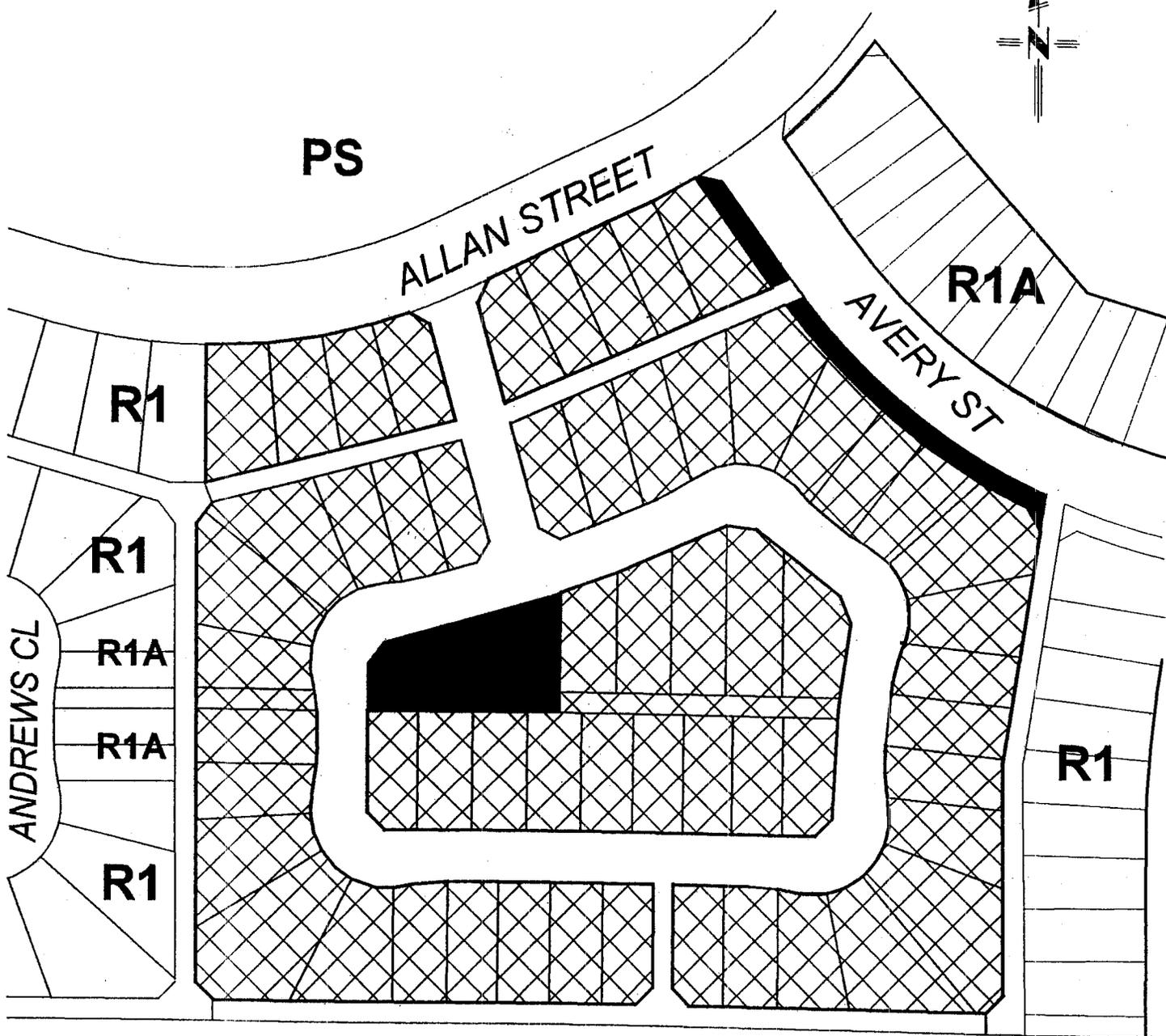
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

48



N. E. 1/4 SEC. 3-38-27-4

**Change from: A1 to R1**  
**A1 to P1**



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks & Recreation

MAP No. 8 / 98  
BYLAW NO. 3156 / J - 98

**BYLAW NO. 3156/K-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map F14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 9/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6 day of April A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

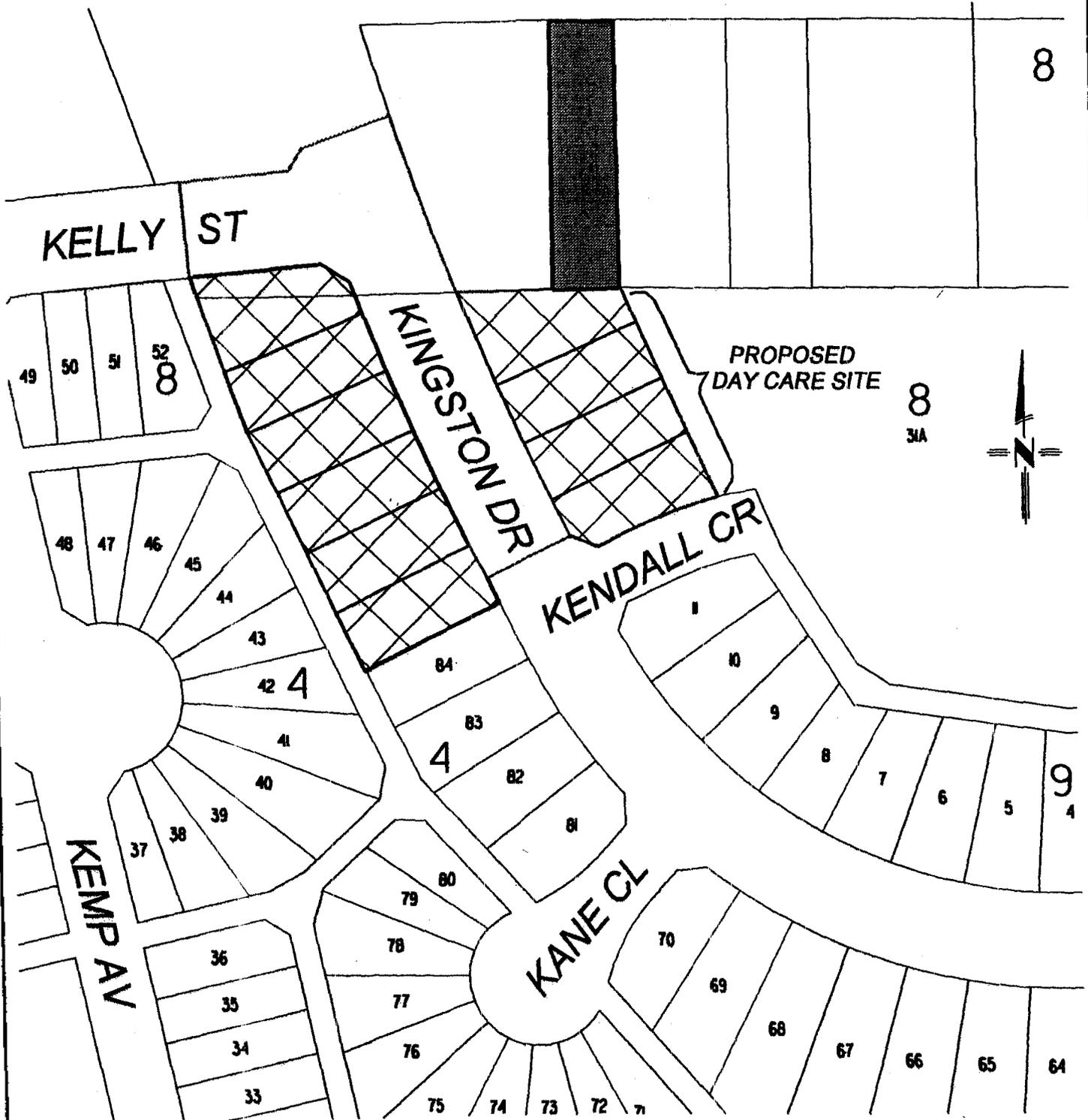
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

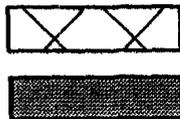
\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from: *A1 to R1*  
*A1 to P1*



### AFFECTED DISTRICTS:

- A1 - Future Urban Development*
- R1 - Residential (Low Density)*
- P1 - Parks & Recreation*

MAP No. 9 / 98  
 BYLAW No. 3156 / K - 98

**BYLAW NO. 3193/A-98**

Being a bylaw of The City of Red Deer in the Province of Alberta, to amend Bylaw No. 3193/97, the City of Red Deer's Adoption Bylaw.

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

That Bylaw No. 3193/97 is hereby amended as follows:

- 1           By deleting Section 1 in its entirety and replacing it with the following new Section 1:  
  
              "That the Municipal Assessor is hereby authorized to use the assessment and valuation of all properties as shown on the assessment roll as the assessment or valuation of that property for the taxation year 1998 except for those properties listed in Schedules "A" and "B", attached to and forming part of this bylaw."
- 2           By adding the attached Schedule "B".

READ A FIRST TIME IN OPEN COUNCIL this           day of           A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this       day of           A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this       day of           A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of           A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

52  
SCHEDULE "B"

0820405	0942760	1130605	1510195	1541490
0820610	0942850	1130655	1510335	1541600
0821030	0943055	1130730	1510390	1541620
0821130	1010215	1130835	1510410	1541835
0821595	1010560	1131085	1511155	1541900
0821675	1010830	1131100	1511220	1541910
0821740	1010865	1131160	1511375	1541925
0821775	1020125	1131190	1512285	1542000
0821955	1020555	1131255	1512910	1542110
0821960	1020825	1131325	1513355	1542335
0821965	1020890	1131600	1513360	1542410
0821970	1021300	1131640	1513440	1542465
0830095	1021550	1131760	1513560	1542480
0830110	1021675	1131825	1513565	1542590
0830180	1021780	1132125	1513785	1542675
0830240	1021830	1132155	1514285	1542740
0831065	1021900	1132255	1520190	1542750
0831340	1022125	1132445	1520235	1542845
0831745	1022345	1133060	1520295	1542890
0831865	1030115	1133065	1520310	1544025
0832355	1030385	1420215	1520340	1544425
0910620	1030780	1420375	1520375	1610090
0910795	1031135	1420455	1520490	1610120
0911595	1031335	1420805	1520655	1610125
0930215	1031590	1420865	1520675	1610140
0930225	1031625	1420960	1520720	1610165
0930240	1040455	1421020	1520855	1610185
0930255	1040670	1421155	1520920	1610205
0930345	1040730	1421770	1521090	1610210
0930355	1040745	1421820	1521275	1610215
0930665	1040750	1421875	1521305	1610255
0930825	1040880	1421980	1521320	1610295
0940100	1041015	1422165	1521460	1610305
0940115	1041060	1422330	1521480	1610325
0940145	1041170	1430135	1521605	1610375
0940185	1041325	1430380	1521695	1610450
0940195	1041470	1430505	1522205	1610500
0940200	1041730	1430915	1522350	1610605
0940260	1041980	1431010	1522625	1610670
0940275	1042155	1431380	1522860	1610755
0940925	1042250	1431450	1523000	1610780
0940955	1042410	1431800	1540310	1610815
0941415	1042420	1431805	1540345	1610850
0941530	1043135	1432000	1540365	1611095
0941580	1120115	1432890	1540425	1611110
0941830	1130005	1432940	1540640	1611245
0942190	1130160	1433455	1540840	1611260
0942210	1130195	1433525	1540930	1611440
0942715	1130340	1440220	1541220	1611595
0942730	1130395	1510020	1541240	1611980

1620705	1622245	1631575	1940540	2033100
1620785	1622250	1631585	1940555	2040370
1620800	1622255	1631675	1940565	2040485
1620810	1622260	1631815	1940750	2040905
1620850	1622265	1640005	1940835	2040920
1620855	1622270	1640035	1940950	2041095
1620860	1622275	1640185	1941160	2041110
1620875	1622280	1640255	1941170	2041420
1620910	1622285	1640290	2010060	2041465
1620920	1622290	1640295	2010090	2110515
1620925	1622295	1640342	2010160	2110740
1620960	1622300	1640375	2010405	2810015
1621010	1622305	1640390	2010475	2820215
1621030	1622310	1640395	2010665	2820310
1621045	1622315	1640400	2010670	2820355
1621050	1622320	1640465	2010675	2820710
1621070	1622325	1640505	2010730	2820840
1621080	1622330	1640510	2010775	2820935
1621085	1622335	1640515	2010815	2821385
1621095	1622340	1640665	2010880	2821440
1621125	1622345	1640780	2010985	2821970
1621145	1622405	1640825	2011105	2910510
1621155	1622430	1640965	2011125	2910580
1621160	1622645	1641240	2011135	2910830
1621175	1622960	1641375	2011230	2911065
1621195	1622985	1641480	2020075	2911125
1621320	1623000	1641525	2020095	2911210
1621340	1623020	1641705	2020370	2911325
1621345	1623520	1641745	2020460	2911330
1621350	1630495	1641760	2020520	2920080
1621375	1630650	1641840	2020530	2920420
1621385	1630655	1641930	2020660	2920720
1621390	1630695	1642175	2020770	2920980
1621395	1630745	1642215	2020815	2920995
1621405	1630755	1642220	2021800	2930180
1621465	1630915	1910135	2021875	2930685
1621510	1630920	1910575	2022515	2930690
1621570	1630925	1910590	2030030	2930970
1621600	1630930	1910935	2030265	2931220
1621605	1630935	1910965	2030305	2931230
1621850	1630940	1911085	2030435	2931465
1621880	1630945	1911345	2030440	2931680
1621910	1630950	1911395	2030500	2931735
1622055	1630955	1911535	2030675	2932010
1622082	1630990	1911630	2030710	2932035
1622084	1631070	1911680	2030735	2932145
1622097	1631160	1911705	2030920	2932450
1622155	1631165	1911745	2032025	2932510
1622225	1631190	1912145	2032045	2932675
1622230	1631205	1912335	2032440	2932680
1622235	1631465	1912425	2032445	2932890
1622240	1631494	1912590	2032700	2932960

2933025	2934485	2940345	3210475
2933355	2934500	2941255	3210725
2933390	2934595	2941470	3210865
2934310	2940025	2941610	3210885
2934445	2940160	2941915	3211340

3211345  
3211380

**BYLAW NO. 3209/98**

Being a bylaw to close a portion of road in the City of Red Deer as described herein.

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

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

“Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m<sup>2</sup>”.

READ A FIRST TIME IN OPEN COUNCIL this 6 day of April A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**Office of the City Clerk**

April 7, 1998

Anders East Developments Ltd.  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Faxed To: 343-7510

Att: Mr. Guy Pelletier

Dear Sir:

**RE: Part of the SE ¼ 10-38-27-4 / Anders East - Phase 8  
Anders East Developments Ltd.  
Land Use Bylaw Amendment 3156/J-98**

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At the City of Red Deer's Council Meeting held April 6, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/J-98, a copy of which is attached hereto.

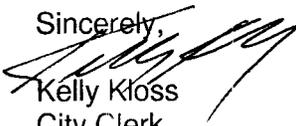
Land Use Bylaw Amendment 3156/J-98 provides for the redesignation of the area identified as Phase 8 on the Anders East Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District. The proposal is to accommodate the development of 58 single family lots, two public utility lots and 3 municipal reserve lots. This amendment complies with the Anders East Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, May 4, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than 10:00 a.m., Wednesday, April 15, 1998 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Land and Economic Development Manager  
City Assessor

Principal Planner  
S. Ladwig





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

55

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: March 31, 1998  
To: Kelly Kloss, City Clerk  
From: Frank Wong, Planning Assistant  
Re: Land Use Bylaw Amendment 3156/J-98  
Part of the SE ¼ 10-38-27-4  
Anders East – Phase 8  
Anders East Developments Ltd.

---

Al-Terra Engineering Ltd., on behalf of Anders East Developments Ltd., is proposing to redesignate 5.886 ha (14.54 ac) of the remainder of the SE ¼ Sec. 10-38-27-4 for residential development.

They are proposing to redesignate the area identified as Phase 8 on the Anders East Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District. The proposal is to accommodate the development of 58 single family lots, 2 public utility lots, and 3 municipal reserve lots. This amendment complies with the Anders East Outline Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/J-98.

Sincerely,

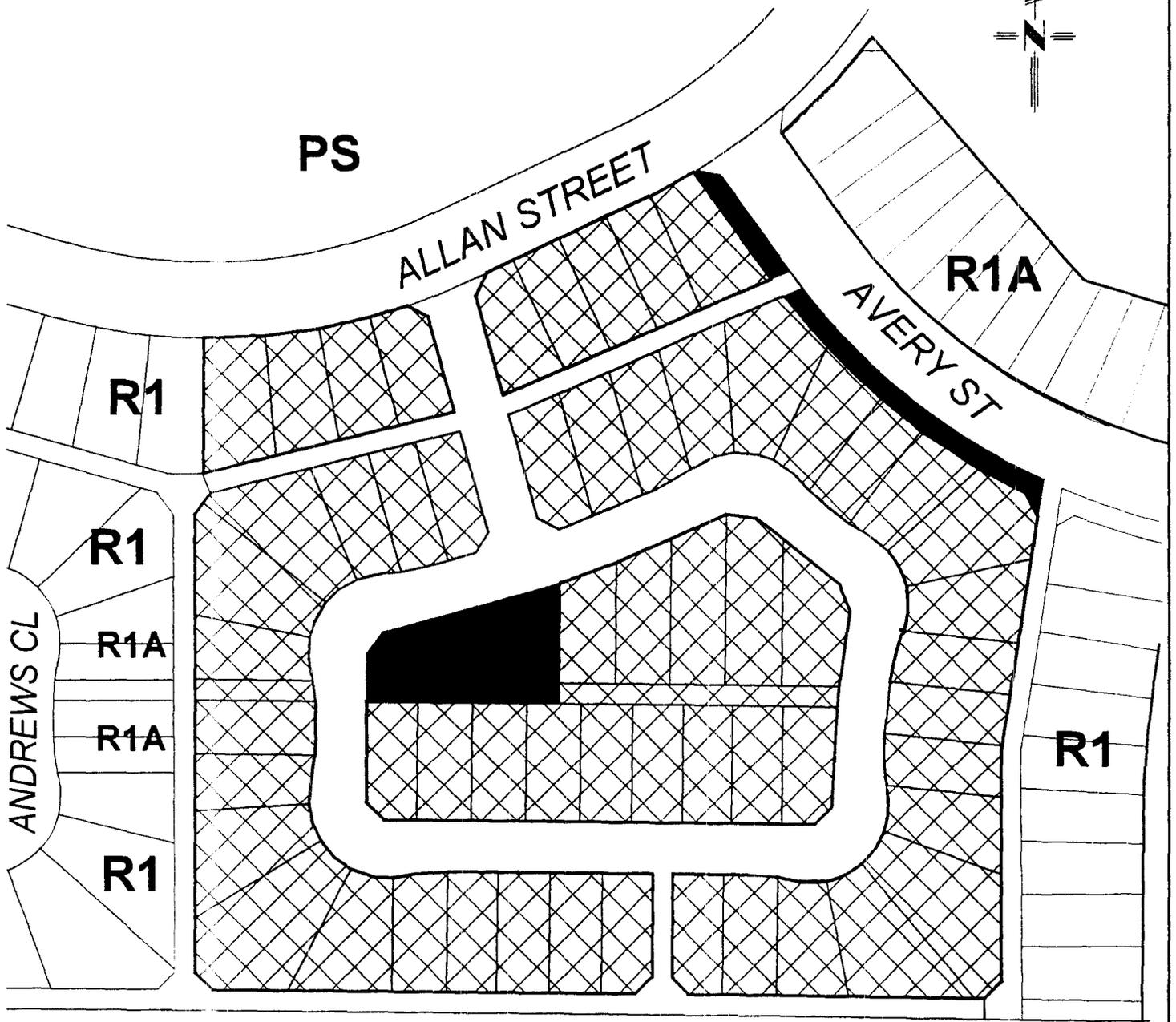
A handwritten signature in black ink that reads "Frank Wong". The signature is written in a cursive, flowing style.

Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



N.E. 1/4 SEC. 3-38-27-4

**Change from: A1 to R1**  
**A1 to P1**



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks & Recreation

**MAP No. 8 / 98**  
**BYLAW NO. 3156 / J - 98**

**Comments:**

We concur with the recommendation of the Planning Assistant that Land Use Bylaw Amendment No. 3156/J-98 be given 1<sup>st</sup> Reading.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## Council Decision - April 6, 1998 Meeting

**DATE:** April 7, 1998  
**TO:** Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** *Part of the SE ¼ 10-38-27-4 / Anders East - Phase 8  
Anders East Developments Ltd.  
Land Use Bylaw Amendment 3156/J-98*

---

**Reference Report:** Planning Assistant dated March 31, 1998

**Bylaw Readings:**

Land Use Bylaw Amendment 3156-98 was given 1<sup>st</sup> Reading, a copy of which is attached hereto.

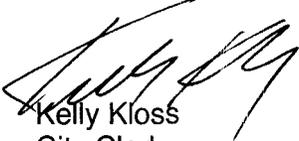
**Report Back to Council Required:**

Yes, Public Hearing to be held Monday, May 4, 1998 at 7:00 p.m.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/J-98 provides for the redesignation of the area identified as Phase 8 on the Anders East Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District. The proposal is to accommodate the development of 58 single family lots, two public utility lots and 3 municipal reserve lots. This amendment complies with the Anders East Outline Plan.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Anders East Developments Ltd. (c/o Melcor Developments), via letter, that they will be responsible for the advertising costs in this regard.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
E. L. & P. Manager  
Fire Chief/Manager Emergency Services  
City Assessor

Land and Economic Development Manager  
Council & Committee Secretary, S. Ladwig

**FILE**

**Council Decision - May 4, 1998 Meeting**

**DATE:** May 5, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/J-98 / Part of the SE ¼ 10-38-27-4  
(Anders East - Phase 8, Anders East Developments Ltd.)*

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**Reference Report:** City Clerk dated April 7, 1998

**Bylaw Readings:**

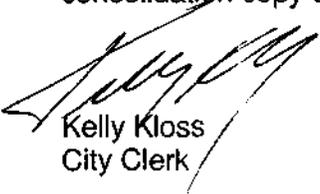
Land Use Bylaw Amendment 3156/J-98 was given 2<sup>nd</sup> and 3<sup>rd</sup> Readings, a copy of which is attached.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/J-98 provides for the redesignation of the area identified as Phase 8 on the Anders East Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District. The proposal is to accommodate the development of 58 single family lots, two public utility lots and 3 municipal reserve lots. This amendment complies with the Anders East Outline Plan.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/J-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
E. L. & P. Manager  
Fire Chief/Manager Emergency Services  
City Assessor  
Land and Economic Development Manager  
Leigh-Ann Khoshaba, Graphics Designer

S. Ladwig, Council & Committee Secretary  
C. Rausch, City Clerk's Office



**FILE**

**Office of the City Clerk**

May 5, 1998

Anders East Developments Ltd.  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

**FAX** Recv'd \_\_\_\_\_  
Sent 98 May 06  
Date 9805 06 Time 11:15 A.m.  
Signature CK

Att: Mr. Guy Pelletier

Dear Sir:

Re: Land Use Bylaw Amendment 3156/J-98 / Part of the SE ¼ 10-38-27-4  
(Anders East - Phase 8, Anders East Developments Ltd.)

At the City of Red Deer's Council Meeting held May 4, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/J-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/J-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/J-98 provides for the redesignation of the area identified as Phase 8 on the Anders East Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District. The proposal is to accommodate the development of 58 single family lots, two public utility lots and 3 municipal reserve lots. This amendment complies with the Anders East Outline Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Land & Economic Development Manager  
Council & Committee Secretary, S. Ladwig

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4