

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, AUGUST 29th, 1977 commencing at 4:30 p.m.

- (1) Confirmation of the August 2nd & 3rd, 1977 Minutes

*** PUBLIC HEARINGS ***

Public Hearings will be held at 7 p.m. Monday, August 29, 1977 in respect of Bylaws 2011/BB-77, 2011/CC-77, 2011/DD-77, 2011/FF-77, 2011/GG-77, 2011/HH-77, 2011/II-77, 2011/JJ-77 and 2557/77.

A public hearing Re: proposed disposal of public reserve north of Ross Street and east of 48 Avenue will also be held at 7 p.m.

- (2) UNFINISHED BUSINESS

- 1) City Commissioners - RE: Application by Mr. & Mrs. Batdorf to lease a strip of land bordering the east side of Lot 88, Block 7, Plan 324 T.R. .. 1

- (3) REPORTS

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- 3) 2011/DD-77 - " " " (Addition to Hospital Site)
- 4) 2011/FF-77 - " " " (Change in parking requirements
C.3 zone)
- 5) 2011/GG-77 - second reading - Janko Holdings
- 6) 2011/HH-77 - second reading - Wesco Property Development Ltd.
- 7) 2011/ii-77 - second reading - Rezoning of Kerrywood Drive & 56 Ave.
(Damarkel Consultants)
- 8) 2011/JJ-77 - second & third readings - addition of uses to i.1
zone
- 9) 2011/KK-77 - first reading - area north of Mustang Acres
- 10) 2282/R-77 - first & second readings - traffic bylaw
- 11) 2555/77 - second & third readings - street lighting
- 12) 2557/77 - second & third readings - repeal of Development Control
Bylaw

UNFINISHED BUSINESS

1.

August 25, 1977

NO. 1

TO: Council
FROM: City Commissioners

At the August 2 meeting of Council, an application was submitted by Mr. & Mrs. Batdorf, 3745 - 43A Avenue to lease a strip of land bordering the east side of their Lot 88, Block 7, Plan 324 T.R. and which area is designated as a lane, but has never been developed as such. This application was tabled to allow the administration an opportunity to contact the other property owner abutting this lane and to obtain information as to whether or not A.G.T. contemplated any installations in the lane in the near future. Comments of the Acting City Engineer in respect of A.G.T. requirements are attached thereto. Correspondence was forwarded to the other property owner involved in this instance and no reply has been received. Telephone calls to the residence of the property owner have failed to obtain any answer.

We suggest that because of A.G.T. installations sometime in the future, this application be denied by Council at this time and the applicant re-apply to Council early in 1978 at which time we anticipate A.G.T. work will be complete.

R.N. McGregor
Mayor

M.C. Day
City Commissioner

REPORTSNO. 1

August 24, 1977

TO: City Clerk

FROM: Acting City Engineer

RE: Michener Hill Reconstruction

The work involves improvements to the underground utilities and to the driving surface. Underground work consists of some minor water line renovations to provide for a looped system and a new section of storm line to tie-in catch basins presently connected to the sanitary system. Surface improvements involve construction of right turn loops at intersection of Ross Street and 43rd Avenue along with improvements to horizontal and vertical curvature near the crest of the hill.

Tenders were called for construction of the surface improvements only with tender closing 2:00 P.M. Friday, August 19, 1977 in the office of the City Clerk. Two bids were received:-

1. Border Paving Ltd.,	\$131,085.15
2. M.E.L. Industries Ltd.,	\$136,679.65

This project was approved and estimated for construction in 1976, but not constructed due to the heavy work load. The costs of construction therefore exceed the original debenture amount and a revised cost summary appears as follows:-

Original debenture (Bylaw No 2503/76)	\$137,500.00
underground work	\$ 12,000.00
surface work	\$131,100.00
Engineering	\$ 12,500.00
	<hr/>
	\$155,600.00
Deficit	\$ 18,100.00

Costs do not include E.L. & P. costs for streetlighting, related duct work, or traffic signals.

August 24, 1977

3.

Discussions with the City Treasurer have indicated that the \$18,100 could be covered by an equal amount from the snow removal budget.

As this work has been delayed 1 year I suggest we proceed on the remainder as soon as possible. Completion date in the contract is October 22, 1977.

I agree with the recommendation of the Consultant and suggest Council award the tender in the amount of \$131,085.15 to the low bidder, Border Paving Ltd., of Red Deer.



K.G. HASLOP, P. Eng.,
Acting City Engineer

KGH/ab

cc: City Treasurer
E.L. & P. Supt.

attachment



consulting engineers

the grimble consulting group

5913 goetz avenue • red deer, alberta T4N 4C4 • (403) 343 7533

4.

August 22nd, 1977

Mr. K. Haslop, P. Eng.,
Acting City Engineer,
Red Deer

Dear Sir,

Re: Michener Hill Reconstruction

The tenders submitted for the above-mentioned project have been checked and reviewed.

We recommend awarding the contract to the low bidder, Border Paving Ltd., for the tendered amount of \$131,085.15.

Yours truly,

THE GRIMBLE CONSULTING GROUP

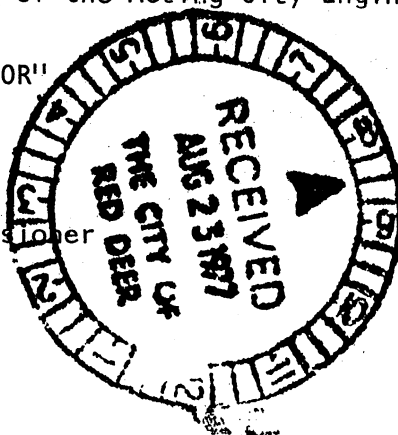
Barry M. Potter, P. Eng.

Commissioners' Comments

Concur with the recommendations of the Acting City Engineer.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner



August 11, 1977

NO. 2

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: SCHUMACHER HOLDINGS - Application to Purchase
Lot 1, Block 5, Plan 752-1574
Northland Industrial Park

At the July 4, 1977 meeting of Council, the following resolution received approval:

"RESOLVED that Council of the City of Red Deer approve of a 90 day option on 0.9 acres of land in the Northland Industrial Park, Lot 1, Block 5, Plan 752-1574, in favour of Schumacher Holdings Limited for the purpose of constructing thereon an automotive services facility and related offices.

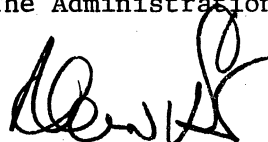
Council further agree to grant a relaxation of the minimum site coverage requirements to permit the construction of a building containing a floor area of approximately 10,000 square feet, and as recommended to Council July 4, 1977."

Since that time, Mr. Schumacher has presented his development plans to the Municipal Planning Commission in order to obtain a building permit. The plans call for overhead doors facing Gaetz Avenue, which is not in keeping with the overall plan with respect to Gaetz Avenue frontage in Northland Industrial Park.

Therefore, MPC and the Development Control Officer have recommended that the building be turned so that the overhead doors face south. The developer agrees to this suggestion, but with side yard entry to the building, he finds the lot to be too narrow.

We therefore suggest that Council agree to selling the developer an additional 0.10 acre of land, which would provide an extra 15 feet of frontage. This would result in site coverage of 23% - down from the original plan calling for 25.5%. Minimum site coverage in I.1 zones is 33.3%. We would recommend that Council approve selling an additional 0.10 acre and relaxing site coverage to 23%.

Sincerely, for
The Administration,



ALAN V. SCOTT, Director
Economic Development

AVS/gr

Commissioners' Comments

Concur with the recommendations of the Economic Development
Director.

"R.N. McGREGOR"
Mayor

"M.C. Day"
City Commissioner

NO. 3

August 23, 1977

TO: City Commissioner

FROM: Acting City Engineer

RE: Water supply for Mr. A.L. Austin
7028-58 Avenue

Attached is a letter received August 9, 1977 from Mr. Austin regarding water supply to his residence. I question our responsibility to supply water as his original supply is from a shallow well in the area of 20-25 feet in depth. Mr. Austin was in to discuss this matter with me and he indicated that he felt this was much the same situation as existed for Mrs. Claire McKinnon in October 1976 at which time Council agreed to supply water as a public relations gesture.

The Engineering Department, as in the previous case, cannot recommend extending services into this area of small holdings and acreages. Unplanned servicing is not to the Cities advantage and presents additional costs and more restrictions to the preparation of a development plan for the area at some future date.

However, with the servicing of the Normandeau Extension underway with a scheduled completion date in the contract of December 15, 1977, a water line should be operational in 58th Avenue adjacent to the Lot Q in question which could be used as a source of supply.

In view of this, I can suggest three possible alternatives to Council if it should be decided to extend the same gesture to Mr. Austin:-

- A. City to purchase a 500 gallon storage tank and haul water until such time as the water line is operational. This would be subject to Mr. Austin supplying a heated storage area such as a garage in which to place the tank. Once the line is operational, Mr. Austin could be temporarily connected to the main provided he agrees to prepaying the cost of the temporary hook up and an agreement signed (to be registered against the land) stating that when the area west of 58th Avenue is developed, that he be required to prepay the then applicable local improvement charges and that this temporary service be abandoned.

August 23, 1977

8.

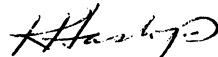
Cost of tank and hauling water of 4 months is approximately \$1,500.00. Cost of temporary hook up will be dependent on the pipe length and type and condition of the existing system.

- B. City try to negotiate with Mrs. McKinnon for access to the well which was drilled (cost was \$2,300.00) and if successful, install a temporary line from this well to Mr. Austin's well. Costs of this could be determined upon further investigation but the installation may be hampered by 2 lots between the two properties.

- C. Drill another well (estimated at \$3,200.00 dependent on depth).

I would favor Alternate A as the City would have a commitment to supply water until such time as water is available in the water main and also it is a more workable solution should other shallow wells immediately adjacent to Normandeau Extension run dry and we receive further claims.

Submitted for your comments and direction. Attached is a print showing the location of the properties involved.



K.G. HASLOP, P. Eng.,
Acting City Engineer

KGH/ab

attachments

August 5, 1977

Engineering Department
City of Red Deer
RED DEER, Alberta

Lot No. Q
7028 - 58 Ave.

Dear Sirs:

With the continuing construction in the Normandeau Subdivision the water supply in my well have now become totally inadequate for household use.

It is requested that some provision be made by the City to alleviate this problem by ensuring an adequate supply of water to my residence until such time as City services are made available to me.

Yours truly,

"A.L. AUSTIN"

Commissioners' Comments:

We recommend that alternate "A" as suggested by the Engineer be followed in this instance, providing the conditions outlined are met by Mr. Austin.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

M E M ONO. 4TO: City Clerk

August 22, 1977.

FROM: E. L. & P. Supt.Re: Electric Utility Planning Council (EUPC)
Renewal of Agreement

This is to request City Council's approval of a resolution to extend the Agreement which covers the City of Red Deer's membership on the Electric Utility Planning Council.

The E.U.P.C. has members from seven power utilities in Alberta. The purpose of the E.U.P.C. is to consider, to plan and to co-ordinate electric power development in the province. Meetings are held every two months.

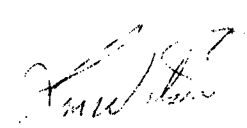
A Steering Committee of the E.U.P.C. consists of members from the four largest power utilities; this committee meets once each month.

Operating costs are shared by the utilities in proportion to the size of the utility and according to any benefits received from engineering studies that are carried out. Red Deer's share of the costs amounts to less than \$ 500 per year and has been included in the E. L. & P. budget each year.

The City of Red Deer was ^aparty to the original agreement on February 20, 1974 and this agreement expires October 1, 1977. It is proposed that the agreement be extended to October 1, 1982.

Copies of the proposed resolution, the original agreement and a brochure outlining the activities of the E.U.P.C. are enclosed for distribution to City Council.

I recommend that Red Deer's membership in E.U.P.C. be extended to October 1, 1982. I will try to answer any questions that City Council may have concerning E.U.P.C..

Yours truly, 
R. M. Watson, P. Eng.

E. L. & P. Supt.

R E S O L U T I O N

WE, the undersigned, being all those members of the ELECTRIC UTILITY PLANNING COUNCIL in Alberta created by an Agreement made in writing on the 20th day of February, A.D. 1974, a copy of which is attached hereto, being the Memorandum of Agreement which formally constitutes and governs the said Council, do hereby, pursuant to Article 9 of the said Agreement by unanimous resolution, extend the said Agreement until the 1st day of October, A.D. 1982, at which time the said Agreement shall be of no further force or effect, unless prior to that date the Council by unanimous resolution extend the Agreement for such further length of time as may then be determined by the Council.

IN WITNESS WHEREOF this Resolution has been signed by the duly appointed members of the ELECTRIC UTILITY PLANNING COUNCIL, this 8 day of September, A.D. 1977.

Representing
ALBERTA POWER LIMITED

Representing
CALGARY POWER LTD.

Representing
THE CITY OF CALGARY

Representing
THE CITY OF EDMONTON

Representing
THE CITY OF LETHBRIDGE

Representing
THE CITY OF MEDICINE HAT

Representing
THE CITY OF RED DEER

Commissioners' Comments:

Concur with the City of Red Deer's continued participation
in this Planning Council.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 5

August 12, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: C.M.H.C. Grants for East Red Deer Utilities & Booster
Station

We are in the process of filling application forms to Central Mortgage and Housing for grants to help finance the East Red Deer Water & Storm trunks and construction of the Booster Station.

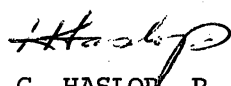
A resolution of Council is required authorizing submission of the applications.

A proposed resolution for Councils consideration appears below:

"RESOLVED that Council of the City of Red Deer authorize the making of applications to Central Mortgage and Housing Corporation for a grant in respect to: (1) The East Red Deer Storm Trunk - Phase I, Contract II,
(2) The East Red Deer Water Trunks - Phase I - Contract II
(3) The East Red Deer Booster Station - Phase I Contract III."

Would you please place this item on the next Council agenda.

It may be of interest to Council to know that a grant in the amount of \$92,146.00 has been approved by C.M.H.C. with respect to Phase I, Contract I.


K.G. HASLOP, P. Eng.,
Acting City Engineer

BW/ab

Commissioners' Comments:

Concur with the recommendations of the Acting City Engineer.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

August 12, 1977

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: NORTHLAND INDUSTRIAL PARK: Application to Purchase 3.0 Acres
Submitted by CALGARY MASONRY SUPPLIES HOLDINGS LTD.

(a) Proposed Development Details

Location desired Shown on attached map

Size of site desired 2.0 acres

Building \$125,000.00, 10,000 sq.ft.
(11.74% site coverage)

Construction material. Concrete block with brick front

Use of site. Facility to be occupied by
developer with use as permitted
under I.2 zoning.

(b) Bylaw and Sale Policy


Minimum site coverage required 25% or 21,750 square feet. Use restricted to those permitted in light industrial area.

The relaxation in site coverage requested, will result in yard space suitable for storage. We would therefore request that Council approve the land sale subject to the following conditions:

- (1) That final construction plans and site treatment receive approval of the Municipal Planning Commission.
- (2) Outside storage and fencing comply with standards suggested by M.P.C.

Council's consideration of the above observations and recommendations as submitted on behalf of the City Administration will be appreciated.

Sincerely, for
The Administration,


ALAN V. SCOTT, Director
Economic Development

AVS/gr

Attach:

CALGARY MASONRY SUPPLIES HOLDINGS LTD.

5718 - 1A Street S.W.
Calgary, Alberta
T2H 0E8 Tel.#252-9908

17.

August 11, 1977

City of Red Deer
4914 - 48 Ave.
Red Deer, Alberta
T4N 3T4

ATTENTION: Mr. A. V. Scott, Director
Economic Development

Dear Sir;

Re: Request Letter of First Refusal

Herewith we wish to apply for a letter of first refusal on the 2 acre parcel marked in red lines on the attached map. A cheque in the amount of \$3,000.00 covering the deposit fee of \$1,500.00 per acre is enclosed.

Following are preliminary details of the proposed project;

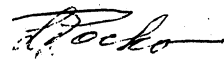
1. SIZE OF LOT: 2 acres.
2. SIZE OF PROPOSED BUILDING: 10,000 square feet.
3. ESTIMATED COST OF BUILDING \$125,000.00
4. PROPOSED USE OF SITE: Operation of supply outlet for building materials. Office - warehouse type building. Fenced yard. Permission is requested for reduced building coverage as additional yard space is required for the storage of building materials.
5. DATE OF CONSTRUCTION: March 1978
6. EXTERIOR OF BUILDING: Brick front with concrete blocks 3 sides.
7. COMPANY NAME AND OWNERSHIP: Operated by CALGARY MASONRY SUPPLIES LTD. constructed and owned by CALGARY MASONRY SUPPLIES HOLDINGS LTD.

Your acceptance of this application will be highly appreciated.

Meanwhile we are,

Yours very truly,

CALGARY MASONRY SUPPLIES HOLDINGS LTD.



Lojz Pockar
SECRETARY

/spk

GAETZ

AVENUE

(Hwy. No. 2)

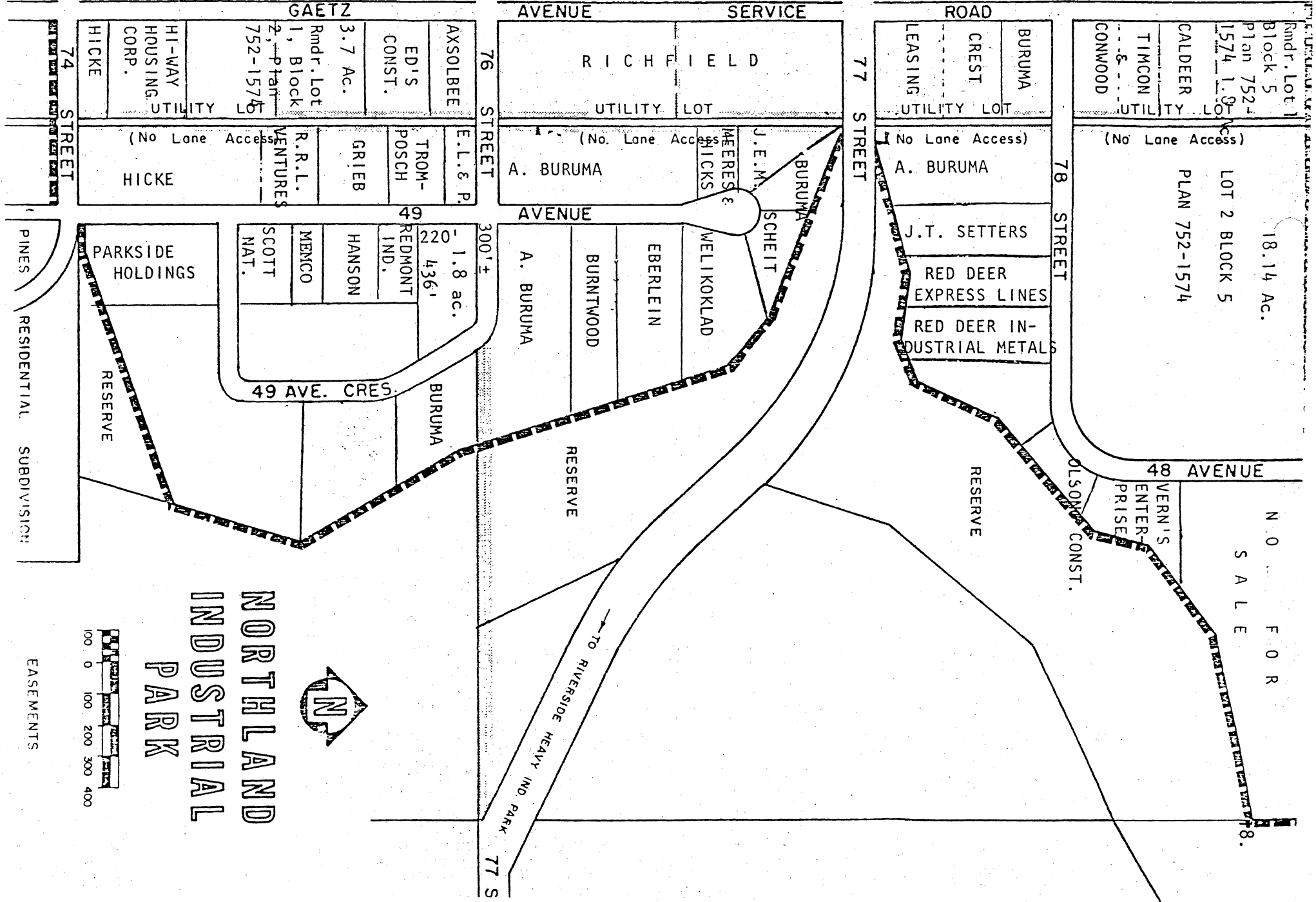
* North 3/4 Mile to Hwy. 11 & West 2 Miles to Hwy. 2

GAETZ

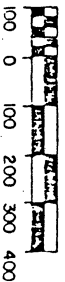
AVENUE

SERVICE

ROAD



N O R T H L A N D
I N D U S T R I A L
P A R K



EASEMENTS

Commissioners Comments:

Concur with the recommendations of the administration.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 7

22 August 1977

TO: COUNCIL
FROM: CITY CLERK

RE: REPLOTTING - AREA WEST OF CRONQUIST SUBDIVISION

In January of this year, resolutions were passed authorizing, adopting and approving a replotting scheme of the above area.

The surveyor doing this work has advised that the legal description of one small portion of street was eliminated from the resolutions and, therefore, it is necessary that new resolutions be passed before the plan can be registered.

Revised resolutions will be available for Council consideration.

Respectfully submitted,

R. STOLLINGS,
City Clerk

NO. 8

August 23, 1977

TO: Council

FROM: City Clerk

RE: Deputy Mayor - Week of Sept. 15 - 19 inclusive

Mayor McGregor and Deputy Mayor Alderman Taylor will both be attending the A.U.M.A. Convention during the above week. It is suggested that Council should probably appoint another member as Deputy Mayor for this particular week as no doubt there will be various documents to sign and duties to perform on behalf of the City.

Respectfully submitted,

R. Stollings
City Clerk

RS/ds

NO. 9

24 August 1977

TO: COUNCIL
FROM: CITY CLERK

RE: PUBLIC HEARING - BYLAW 2557/77

The above mentioned bylaw, if finally passed by Council, will provide for the repeal of Bylaw 2506/77, the Development Control Bylaw of the City of Red Deer.

A public hearing in respect of Bylaw 2557/77 has been advertised for 7 p.m., Monday, August 29th.

The observations of the Red Deer Regional Planning Commission in respect of this bylaw appear hereunder.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 18, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

Re: Zoning By-law 2557/77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending By-law complies, in my opinion, with the Planning Act.

We feel that the Development Control By-law should not be repealed. Without a development control by-law a municipality loses the flexibility in growth management that is associated with a Development Control Order, accompanying by-laws, and development schemes.

With the ever present magnified growth pressures the City of Red Deer has experienced within the last few years, it is essential that the land use controls possess flexibility, yet at the same time, the power to control, guide and direct growth must remain in the hands of Council. Development Control can accomplish this goal.

Railway relocation and the relocation of the Exhibition Grounds are two major factors being considered that will provide large amounts of land for redevelopment. The authority to enter into development schemes will provide the mechanism for innovation and imaginative design with these areas.

Development Control can be a very useful tool in the growth management and in coping with many of the growth pressures being experienced by the City of Red Deer.

We recommend that City Council maintain Development Control by defeating the second and third reading of this by-law.

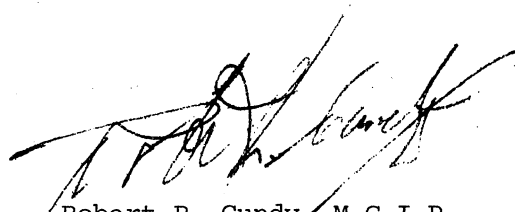
MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTON No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

Mr. R. Stollings
August 18, 1977
Page 2

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,

A handwritten signature in dark ink, appearing to read "Robert R. Cundy". The signature is stylized with a large, sweeping initial "R" and a long, horizontal stroke extending to the right.

Robert R. Cundy, M.C.I.P.
Director

A handwritten signature in dark ink, appearing to read "M. Christensen". The signature is written in a cursive style with a large, prominent initial "M" and a long, sweeping stroke extending to the right.

M. Christensen,
Associate Planner

dk

NO. 10

17 August 1977

TO: COUNCIL
FROM: CITY CLERK

RE: 1977 MUNICIPAL ELECTION

Pursuant to the provisions of the Municipal Elections Act the Council of a City may designate the locations at which polling places shall be located and other similar actions such as polling division boundaries, etc. The Act also provides that the Council may delegate this authority to the returning officer in which case the returning officer shall designate the polling places, polling boundaries, etc.

I would at this time inquire as to whether or not Council wish to become involved in this particular aspect of the elections and, if not, I would suggest that a resolution be passed

- (a) appointing myself as returning officer for the 1977 Municipal Election, and
- (b) delegating to the returning officer the authority to take such action as may be necessary to conduct the civic elections pursuant to provisions of the Municipal Elections Act.

There is no doubt that we will have to closely examine the polling stations and polling boundaries for the area north of the Red Deer river as City boundaries have now been extended to Highway 11.

Council direction in respect of the above is requested at this time in order that we may preplan for the election.

"R. STOLLINGS"
City Clerk

Commissioner's Comments:

Concur with the above report.

"R.N. MCGREGOR"
Mayor

August 16, 1977

NO. 11

TO: City Council

FROM: City Clerk

RE: Traffic Bylaw 2282/R-77

Sometime ago a revised traffic bylaw was prepared by the Engineering Department in consultation with other civic departments and same was referred to the City Solicitor for review. This particular revised bylaw also included the metric changes necessary to fulfil the requirements of Provincial legislation as same pertained to speed limits, etc., within the City of Red Deer.

Upon review of the proposed new bylaw which contained several changes from the old bylaw, the Solicitors raised certain questions which have not yet been resolved. For this reason we have withheld placing the proposed new bylaw before Council until same has been examined further and in lieu of this bylaw, we have prepared changes to the existing bylaw to meet the metric conversion requirements. These amendments are attached as Bylaw 2282/R-77 and hopefully this Bylaw can receive three readings by Council August 29th.

Respectfully submitted

R. Stollings
City Clerk

RS/ds

NO. 12

23 August 1977

TO: COUNCIL
FROM: CITY CLERK

Certificates of recognition have been prepared for Colin Donaghy, Mark Pavlick and their instructor, Larry Olnick, all of whom participated in the Northern Alberta, the Canadian National and the North American finals of the International Chrysler Trouble Shooting Contests for 1977. This team won the first two contests mentioned above and came in second on the International contest and are to be congratulated in their achievements.

Invitations have been sent to the above named persons to appear before Council August 29th at 7 p.m.

"R. STOLLINGS"
City Clerk

NO. 13

24 August 1977

TO: COUNCIL
FROM: CITY CLERK

RE: PUBLIC HEARING - ZONING BYLAW AMENDMENTS 2011/BB-77,
2011/CC-77 & 2011/DD-77

Public hearings in respect of the above proposed zoning amendments have been advertised for 7 p.m., Monday, August 29th. A brief description of these amendments is provided hereunder.

Bylaw 2011/BB-77 - rezoning of Maskapatoon Park from A.1 to P.2.

Bylaw 2011/CC-77 - rezoning of lots on Nicholson Crescent (Normandeau Subdivision) from R.1.C. to R.4.A. zoning.

Bylaw 2011/DD-77 - rezoning of property south of 43 Street for consolidation with hospital site.

Comments of the Regional Planning Commission in respect of these amendments appear hereafter.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

July 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

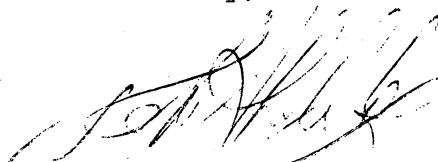
Dear Sir:

Re: Zoning By-law 2011/BB-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,



Robert R. Cundy, M.C.I.P.
Director



D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
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SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

30.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

July 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

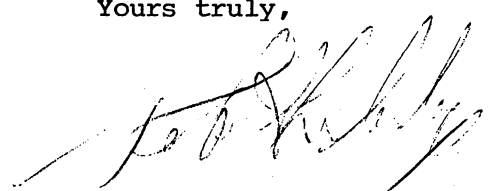
Dear Sir:

Re: Zoning By-law 2011/CC-77

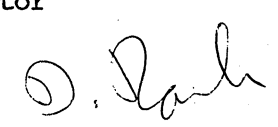
In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,



Robert R. Cundy, M.C.I.P.
Director



D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

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RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

July 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

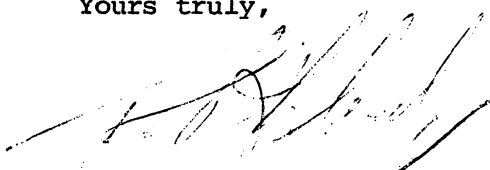
Dear Sir:


Re: Zoning By-law 2011/DD-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,


Robert R. Cundy, M.C.I.P.
Director


D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

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COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

NO. 14

24 August 1977

TO: COUNCIL

FROM: CITY CLERK

RE: PUBLIC HEARING ON PROPOSED DISPOSAL OF
PUBLIC RESERVE

In accordance with the provisions of the Planning Act public notice of Council's intention to dispose of public reserve north of Ross Street and east of 48 Avenue was advertised in the Red Deer Advocate, August 15 and 16, 1977. In addition, notices were served on the owners of properties abutting this reserve.

At the date of preparation of this report no written notices of objections have been received by this office. If no objections are received prior to August 29th, it will not be necessary for Council to hold a public hearing. If, on the other hand, written notices of objection are received, it will be necessary for Council to hold a public hearing at 7 p.m., Monday, August 29th.

Respectfully submitted,

"R. STOLLINGS"
City Clerk

Since preparation of the above report, the following letters have been received.

"R. STOLLINGS"
City Clerk

Knox Presbyterian Church

4718 ROSS STREET

RED DEER, ALBERTA

T4N 1X2



Phone: 346-4560

August 24, 1977

Mr. R. Stollings
Municipal Secretary

City of Red Deer,
Red Deer, Alberta.

Dear Sir:

RE: Proposed Disposal of Public Reserve

The Board of Managers of Knox Presbyterian Church, 4718 Ross St. have noted the Municipal Council's intention to dispose of the Public Reserve west of our Church for parking purposes. While we have no objection to the disposal of the said Reserve for parking purposes, which we assume will be for metered parking, we do request a consideration of Council.

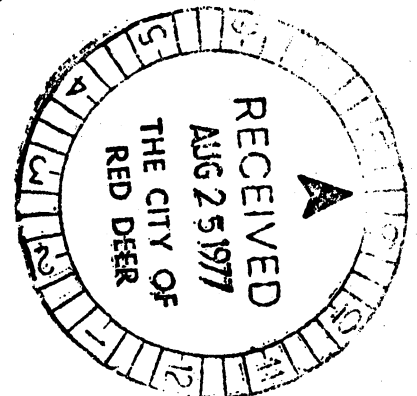
Knox Presbyterian Church would very much like to lease from the City a minimum of one parking stall for the private use of the Church. One permanent stall is required for the Minister. Favourable consideration of this request would allow the continued use of the most northeasterly parking stall next to our Church, by our minister, which has up-to-date been allowed by courtesy of the City.

A second, and possibly third stall would also be convenient for use by the Church custodian and assistant to the Minister. However, the number of leased stalls if looked upon favourably by the Council, would depend on the cost of leasing the same.

We request Council's favourable consideration in this matter.

Yours truly

W. G. A. Shaw,
Chairman, Board of Managers,
Knox Presbyterian Church,
4718 Ross St.



FLEMING, KAMBEITZ, POTTINGER & HOWARD

BARRISTERS & SOLICITORS

FRANK J. FLEMING, Q.C.
ROBERT KAMBEITZ
ROBERT E. POTTINGER
J. ALLEN HOWARD
EDMUND H. SCHUSTER

ROBT. R. NEVE (1956-1970)

TELEPHONE (403) 263-4172
TWX 610-821-4675
500 TEXACO BUILDING
600 - 6TH AVENUE S.W.
CALGARY, ALBERTA, CANADA
T2P 0S7

August 23, 1977

Mr. G. M. Pecknold,
Assistant City Clerk,
The City of Red Deer,
RED DEER, Alberta.

Dear Sir:

RE: Proposed Disposal of Public Reserve
Our File No. 7653 FJF

Sheftel Brothers (Calgary) Limited have asked me to reply to your letter of August 12 to state that the Sheftels propose to be represented at the public hearing to be held commencing at 7:00 p.m. on Monday, August 29. Sheftel Brothers (Calgary) Limited, as the registered owner of the property, claims to be affected by the proposed disposition of the reserve and, accordingly, we are serving this as written notice of objection to the proposed disposition.

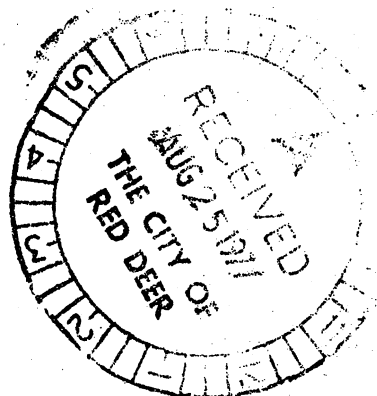
Yours truly,

FLEMING KAMBEITZ POTTINGER & HOWARD,

Per: 

F. J. Fleming

FJF:bb



NO. 15

24 August 1977

TO: COUNCIL
FROM: CITY CLERK

RE: BYLAW 2555/77

The above mentioned bylaw which provides for the borrowing of \$2,750.00 for the purpose of constructing commercial street lighting was given first reading by Red Deer City Council August 2nd, after which we applied to Local Authorities Board for a board order in respect of said bylaw.

The board order has now been received and it would be in order for Council to proceed with second and third reading of this bylaw.

"R. STOLLINGS"
City Clerk

Commissioners' Comments:

The location of the proposed work is on 71st Street from Gaetz Avenue to 52 Avenue.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

24 August 1977

NO. 16

TO: COUNCIL
FROM: CITY CLERK

RE: PUBLIC HEARING BYLAWS 2011/FF-77, 2011/GG-77,
2011/HH-77, 2011/II-77, 2011/JJ-77

Public hearings in respect of the above bylaw amendments have been advertised for 7 p.m., Monday, August 29th. For the information of Council a brief explanation of each bylaw is provided hereunder.

Bylaw 2011/FF-77 - this particular zoning amendment will change the following requirements for a C.3 zone from one for each 125 sq. ft. of ground floor area plus one for each 500 sq. ft. of floor area above the ground floor. Five and one-half stalls for every 1,000 sq. ft. of gross leasable floor.

Bylaw 2011/GG-77 - provides for the rezoning of the area north of 70 Street between Sylvan Lake Trail and 64 Avenue (part for mobile home lots and part to R.1.C.).

Bylaw 2011/HH-77 - provides for rezoning of the Wesco Properties Development site adjacent to the golf course from A.2 to R.2.B. zoning.

Bylaw 2011/II-77 - provides for the rezoning of the site south of Kerrywood Drive and west of 55 Avenue (P.C. Power request from i.2 to R.3.B. and A.1.

Bylaw 2011/JJ-77 - provides for certain changes to the use table for an i.1 zone to include an additional number of conditional uses within this zone.

Comments of the Regional Planning Commission in respect of these bylaws appear hereafter.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.



July 28, 1977

Mr. R. Stollings
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

Dear Sir:


Re: Zoning By-law 2011/FF-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,


Robert R. Cundy, M.C.I.P.
Director


D. Rouhi, M.C.I.P.
Senior Associate Planner

dk

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
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RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 24, 1977.

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alberta,
T4N 3T4.

Dear Sir:

RE: Zoning By-law 2011/GG-77

In accordance with Section 130 subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.


This zoning by-law amendment is related to Mr. Louis Janko's subdivision application for an extension of the Mustang Acres mobile home park. The subdivision has been approved subject to a number of conditions.

To date some of the conditions have been met while the details of others are being resolved.

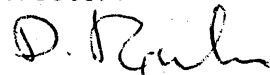
We recommend that final reading of the by-law be withheld until all other conditions have been fulfilled and a linen plan submitted to the approving authority for signing and registration.

Under Section 130 subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130 subsection 1 noted above.

Yours truly,

 Robert R. Cundy, MCIP,
Director.

/lac


M. Christensen,
Associate Planner.

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
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COUNTY OF STETTTLER No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

39.

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 23, 1977

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alta.

Dear Sir:

Re: Zoning By-law 2011/HH-77

In accordance with Section 130 subsection 1 of the Planning Act, this is to advise that the form and content of the above amending By-law complies, in my opinion, with the Planning Act.

We strongly oppose any residential development on this site. Due to the major servicing problems and future land requirements for a roadway adjacent to the northern boundary of the site, rezoning at this time is premature.

The resolution of Council authorizing preparation of the zoning amendment specifically stated;

"Second reading of the by-law to be deferred until such time as the Provincial Government makes its decision concerning the functional design of the third traffic bridge and land dedication and servicing problems to be worked out to the satisfaction of the City Administration."

At a meeting on August 8th, 1977, the following points were raised:

- 1) There are still major problems regarding Electric, Light and Power. At the present time, E.L. & P. are to maximum load for the area, and even a temporary hook-up to presently overload the system will not be considered. Update of the power supply in the area is likely to occur some four years hence.
- 2) Sanitary sewers are also expected to be a major problem. Mains servicing the area are near design capacity now with some further undeveloped land downstream within the servicing boundaries yet to come on line.

cont'nd.....

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

..... 2

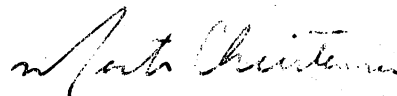
3. A roadway adjacent to the north boundary of the site and south boundary of the rail right-of-way will be required by the City. The Transportation Study defines the immediate need as an additional 2 lane facility, while in the future, it may require 4 lanes. Further study is needed to determine exact requirements, funding and buffering.

Any residential development in this area will be separated from the school and other neighbourhood facilities in Oriole Park. Children will have to cross the arterial to go to school.

We recommend that City Council defeat the second and third reading of this by-law.

Under section 130 subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130 subsection 1 noted above.

Yours truly,

For Robert R. Cundy,
DIRECTORMonte Christensen,
ASSOCIATE PLANNER

/cc

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
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RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 23, 1977

Mr. R. Stollings, City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Zoning By-law 2011/II-77

In accordance with Section 130, Subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

It should be noted that the resolution of Council authorizing preparation of this zoning By-law amendment for Parcel 1, Plan 6742 N.Y. states that:

"Second reading of the bylaw to be deferred until such time as the Provincial Government makes its decision concerning the functional design of the third traffic bridge."

Under Section 130, Subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130, Subsection 1 noted above.

Yours truly,



For Robert R. Cundy,
Director.

dk

MEMBERS

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RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 15, 1977

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alta.

Dear Sir:

Re: Zoning By-law 2011/JJ-77

In accordance with Section 130 subsection 1 of the Planning Act, this is to advise that the form and content of the above amending by-law complies, in my opinion, with the Planning Act.

You will recall that prior to the first reading of this by-law at the Council meeting of August 2, Council modified our original proposed amendment by adding to Condition 32 of Part 2 of the amending by-law 2011/JJ-77 item (b) which reads:

- (b) Distribution establishment for tools, machinery, equipment and other products used in the agriculture industry.

We have two concerns regarding Council's modification. First, the term "other products used in the agriculture industry," can be interpreted to mean livestock feed, or bulk fertilizer sales. Businesses of this nature are not desirable in the I-1 zones, as they relate to Gaetz Avenue.

Second, the wording of item (b) is grammatically incorrect, thereby destroying the sentence structure of Condition 32.

We recommend, in order to alleviate these two concerns, that item (b) of Condition 32 be modified to read as follows:

- (b) Tools, machinery, equipment and other products used in the agriculture industry, except bulk livestock feed and bulk chemicals and fertilizers.

Under Section 130 subsection 5, Council shall hold a public hearing on the above amending by-law and shall hear the above comments made under Section 130 subsection 1 noted above.


Monte Christensen,
ASSOCIATE PLANNER.

MEMBERS

Yours Truly,


Robert R. Cundy,
DIRECTOR.

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

August 25, 1977.

Mr. R. Stollings,
City Clerk,
City Hall,
Red Deer, Alberta.

Dear Sir:

Re: Zoning Bylaw 2011/KK-77
Proposed Glendale Subdivision
W $\frac{1}{2}$ 29-38-27-4

Please be advised that the above Zoning Bylaw is related to an approved subdivision application. The subdivision is indicated in red on the attached map and is approved subject to being zoned as indicated.

The applicant is - Urban Life Consultant Ltd.,
814 - 16 Ave. N.W.,
Calgary, Alberta T2M 0J9

Yours truly,



M. Christensen,
Associate Planner

MC/t

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

-Prepared by R.D.D.P.C.

[illegible]

NO. 18

Red Deer
August 23, 1977

City of Red Deer
Land Department

Lot 29, Block 13

At the February lot sale I got a lot in Oriole Park extension. The lot has been paid for but I suffered a heart attack a couple of months ago. I had hired Volk Builders to build the house so now after the site has been cleared and basement excavated my Doctor advises me to discontinue as it would be too much strain in my condition. So I am turning the lot back to the City, and as Volk Builders have done the development so far, it would be only fair to let them have the lot.

Hoping this will get your kindest consideration.

"GEORGE MEHLING"

August 23, 1977

TO: CITY COUNCIL

RE: Lot 29, Block 13,
Oriole Park Extension

Further to my correspondence of August 23, I would like to ask Council's consideration in having the $1\frac{1}{2}\%$ per month of the total purchase price penalty for turning my lot in waived due to medical reasons.

Yours truly,

"GEORGE MEHLING"

August 25, 1977

47.

TO: City Council
FROM: City Assessor

RE: Lot 29, Block 13, Plan 762-1979
Oriole Park Extension
George Mehling & Volk Builders Ltd.

With reference to the attached correspondence from Mr. George Mehling and Volk Builders Ltd., we submit the following:

This lot was purchased under the Home Owner Applicants section and therefore as a condition of the sale the purchaser was to live in the home for a period of twelve months prior to disposing of the lands.

Due to the circumstances we recommend that the reassignment of this lot from Mr. Mehling to Volk Builders Ltd. be approved and that Volk Builders be able to return one of the five lots he is able to hold as a certified contractor without penalty.

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

att'd

Commissioners' Comments

We concur with the recommendation of the City Assessor.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 19

25 August 1977

TO: COUNCIL

FROM: CITY CLERK

RE: Replotting of Lands in vicinity of General
Hospital

Plans for replotting of the above area have been prepared and it is necessary that resolutions now be passed by Council authorizing, approving and adopting the said replotting scheme.

Draft resolutions and appropriate plans will be available for consideration of Council August 29th.

Respectfully submitted

"R. STOLLINGS"
City Clerk

NO. 20

August 23, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: Tender for Sanitary Landfill Operation for 1978

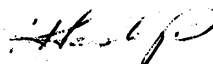
Tenders were called for the continuing operation of the site with tender closing Tuesday August 16, 1977 at 2:00 P.M. in the office of the City Clerk.

Five bids were received and are summarized on the attached letter received from our Public Works Supt.

As we have received satisfactory service from Kedon Equipment Ltd., I would agree with the recommendations of our Public Works Supt., and suggest to Council the award of the tender to the low bidder, Kedon Equipment Ltd., of Calgary in the amount of \$29.75 per hour.

The present agreement has been extended 1 month to September 30, 1977 and the term of the new contract will be from October 1, 1977 to September 30, 1978.

Please place this on the August 29, 1977 agenda for Council's consideration.


K.G. HASLOP, P. Eng.,
Acting City Engineer

KGH/ab
attachment
cc: Public Works Supt.

August 17, 1977

TO: Acting City Engineer
FROM: General Superintendent of Public Works
RE: Tender on Landfill Operation

We have received tenders for the operation of our Landfill Site from five firms:-

Kedon Equipment Ltd., Calgary - price - \$29.75 per hour.

J. T. Setters & Sons, Red Deer - price - \$37.00 per hour.

Burntwood Equipment, Red Deer - price - \$38.00 per hour.

Evan Jones, Red Deer - Government rate for each piece of equipment while working - Dozer - \$48.65 per hour
- Dozer & ripper - \$52.00
- Compactor - \$35.40
- average of these - \$42.00 per hour

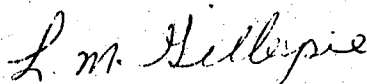
He also wants a \$3500.00 a month guarantee.

Lyle Walker Construction, Red Deer - price - \$49.00 per hour.

The low bid of these tenders is Kedon Equipment Ltd., Calgary, who were the operators of the site last year. Their bid is \$7.25 per hour low, and based on an average of 2600 hours a year, this represents about \$18,850.00. In our budget submission, we used an estimate of \$30.00 per hour for the last four months of the year, so funds are available for this new price.

The work of Kedon Equipment Ltd. during the past year has been satisfactory, and as they are low, I would recommend we award the contract to them for the next year.

Your approval is requested.



L. M. Gillespie
General Supt. of P. W.

LMG/sv
cc W. Higgins

Commissioners' Comments :

51.

Concur with the recommendation of the Acting City Engineer.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 21

August 25, 1977

TO: City Council

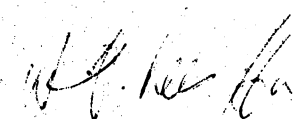
FROM: City Assessor

RE: Lots 6A & 6B, Block 19, Plan 762-1977
Oriole Park Extension
Mr. Larry Woodley

With reference to the attached correspondence, we submit the following.

1. This lot was purchase on March 21, 1977, under the Home Owner Applicants section and therefore is subject to the 12 month residency clause.

We respectfully submit the attached request for relocation of the residency clause and the \$5,000.00 penalty for Councils' consideration.



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

August 24, 1977
Red Deer, Alta.

Mr. Bill Lees
Land Department
City Hall
RED DEER, Alta.

Dear Mr. Lees:

RE: 6A & 6B, Block 19, Plan 762-1977

Further to our conversation this afternoon, I would like to make application to the City of Red Deer to have the \$5000. penalty waived for not living in my house for one year. The reason for making this application is as follows. I bought a lot in the Oriole Park lot draw and have contracted a builder to put the building up and subsequently have found out I will be transferred out of Red Deer before the one year occupancy requirement can be met.

Thank you for your consideration and I would appreciate hearing from you as soon as possible as construction is scheduled to start in the very near future.

Yours truly,

"LARRY WOODLEY"

Commissioners' Comments

We recommend that since no building has been started on this lot that same be turned back to the City and the purchaser be refunded all monies paid without penalty.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 22

26 August 1977

TO: COUNCIL
FROM: MAYOR R.N. MCGREGOR

RE: A.U.M.A. RESOLUTIONS

Following the A.U.M.A. Convention last Fall there was a suggestion that in the future members of Council should meet to review all resolutions prior to delegates attending the convention in order that the delegates may obtain the benefit of the observations of all members of Council.

Do members of Council wish to hold a special meeting to review the resolutions for the forthcoming convention?

"R.N. MCGREGOR"
Mayor

August 25, 1977

NO. 23

TO: City Clerk
FROM: City Assessor

RE: Lot 1, Block 3, Plan 762-1710
Alexander Motors Ltd.
Normandeau Highway Commercial

With reference to the attached correspondence.

We wish to advise Council that as of the above date the Land Department had not received to first payment for the purchase of the above lands due as of August 9, 1977, as per the agreement dated May 2, 1977 between Alexander Motors and the City of Red Deer.

We would appreciate Councils' guidance as to whether this agreement should be reinstated.

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

August 16, 1977

347-7230
Alexander Motors Ltd.,
4342 - 50 Ave.,
Red Deer, Alberta.

Dear Sir:

Re: Lot 1, Block 3, Plan 762-1710

Further to a recent telephone call may we advise that the option on the above noted property is past due as of August 9th, 1977. The one third less your deposit must be in this office within seven days from the date of this letter otherwise the said agreement will become null and void.

Following is the breakdown of the required payments:

Total sale price	\$70,000.00
1st payment due Aug. 9/77	\$23,333.34
Less deposit	3,450.00
	<u>\$19,883.34</u>

The balance to be in two equal instalments of
\$23,333.33.

We trust you will give this matter your immediate attention.

Yours truly,

D. J. Wilson, A.M.A.A.
City Assessor

/gs
c.c. Alan V. Scott

ALEXANDER MOTORS LTD.

4314 GAETZ AVENUE

• RED DEER, ALBERTA •

PHONE 347-4441

57.

August 25, 1977.

To: The City Council of Red Deer

From: Alexander Motors Ltd.

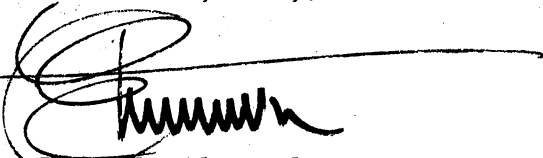
Re: Lot 1 Blk 3 Plan 7621-1710
Alexander Motors Ltd. Normandeau Highway Commercial

Dear Council,

With reference to the Option to Purchase Agreement dated May 2, 1977,
and the City of Red Deer correspondence of August 16, 1977, we
hereby request council's approval to reinstate the afore mentioned land
sale agreement.

A cheque for one third can be deposited at any time.

Yours very truly,



Eric E. Alexander
President
ALEXANDER MOTORS LTD.

*Received for
August 25, 1977*

ECONOMY WITH COMFORT

SALES • SERVICE • PARTS

August 26, 1977

COMMISSIONERS' COMMENTS:

As mentioned in previous comments related to a lot in the Pines Subdivision, Council to our knowledge have not previously relaxed the payment requirements of land sale agreements. We are not aware as to whether or not there are extenuating circumstances in respect of this particular land sale agreement, however if such is the case, we feel the same conditions should apply for commercial or industrial property as would apply to a private residential lot purchaser. If Council wish to grant an extension of 30 days in which to bring this agreement into good standing, we would suggest that such extension should be subject to the following conditions:

- (1) an affidavit be sworn by the applicant that the circumstances relating to the delinquency are true and correct.
- (2) a payment of 1½% of the purchase price be paid by the applicant for this extension.
- (3) the applicant be required to fulfill all of the original requirements of the land sale agreement.

"R.N. MCGREGOR"
Mayor

"M.C. DAY
City Commissioner

TO: City Clerk

FROM: City Assessor

RE: Warehouse Furniture Centre Ltd.
Lot 3, Block 3, Plan 762-1710
Normandeau Highway Commercial

Further to your memo of August 22, 1977, we submit that we have not received the first payment on the purchase of the land, due on August 16, 1977, (see attached copy of letter) as per the land sale agreement dated May 16, 1977, between Sim's Furniture Ltd. and the City of Red Deer.

We would appreciate your guidance as to whether this agreement should be reinstated.

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

August 12, 1977

Sims Furniture Ltd.,
4919 - 51 Street,
Red Deer, Alberta.
T4N 2A8

Dear Sir:

Re: Lot 3, Blk. 3, Plan 762-1710

May we advise that the option on the above noted property is due August 16, 1977 and following is the breakdown of the payments.

1st. payment due August 16, 1977	\$31,333.34
Less deposit of	5,064.00
	<u>\$26,269.34</u>

The balance will be in two equal instalments of \$31,333.33.

We look forward to receiving your payment in due course.

Yours truly,

D. J. Wilson, A.M.A.A
City Assessor

/gs
c.c. Alan V. Scott
Economic Development

August 26, 1977

61.

COMMISSIONERS' COMMENTS:

As mentioned in previous comments related to a lot in the Pines Subdivision, Council to our knowledge have not previously relaxed the payment requirements of land sale agreements. We are not aware as to whether or not there are extenuating circumstances in respect of this particular land sale agreement, however if such is the case, we feel the same conditions should apply for commercial or industrial property as would apply to a private residential lot purchaser. If Council wish to grant an extension of 30 days in which to bring this agreement into good standing, we would suggest that such extension should be subject to the following conditions:

- (1) an affidavit be sworn by the applicant that the circumstances relating to the delinquency are true and correct.
- (2) a payment of 1½% of the purchase price be paid by the applicant for this extension.
- (3) the applicant be required to fulfill all of the original requirements of the land sale agreement.

"R.N. MCGREGOR"
Mayor

"M.C. DAY
City Commissioner

August 26, 1977

No. 25

TO: City Commissioner

FROM: Acting City Engineer

RE: Replacement of 32 Street bridge crossing Waskasoo Creek

Tenders were called for the replacement of the deteriorating bridge with two 8 foot diameter culverts with tender closing at 2:00 P.M. August 23, 1977 in the City Clerks office.

Consultants engaged to prepare engineering drawings, call tenders and supervise construction estimated the culvert work at \$35,000.00 plus engineering fees and other miscellaneous items. Bids were received as follows:-

1. Flint Engineering & Construction	\$69,468.10
2. Charter Construction	\$72,700.00
3. Smith Engineering	\$73,731.00
4. Northside Construction	\$80,402.00

As the bids were higher than anticipated I have discussed with our Public Works Supt., the possibilities of completing the work together with his estimate of costs, with City forces. Using a bidding system similar to what was included in the tender our estimate to complete the works is \$53,000.00.

The total price of the work is then estimated to be:-

1. bridge removal and culvert installation	\$53,000.00
2. pavement repairs, guardrail, street lighting	8,000.00
power pole relocation	6,000.00
3. engineering fees	
Total	<u>\$67,000.00</u>

This exceeds the original budget figure of \$45,000.00 by \$22,000.00. As this roadway is a major link for heavy traffic to Highway 2 repairs must proceed as quickly as possible. I would request that the extra cost be financed as an over expenditure to the 1977 budget rather than a further reduction to the snow removal account.

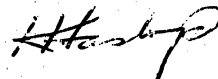
August 26, 1977

63.

I would recommend to Council that all bids be rejected in view of the costs and that the work be undertaken by City forces under the supervision of the consultants. If we placed an order for the pipe immediately delivery will be one month which if fair weather prevails will allow substantial completion by mid October.

A point of mention is that if we elect to repair the existing structure as listed as Alternate No 1 in my previous letter to Council June 16, 1977, we cannot guarantee that the repaired structure will accommodate highway loadings.

Also we will be investigating further of repairing the 48th Avenue bridge with City forces as well. This work must be done before spring breakup to avoid any damage to the bridge approaches by spring run-off.



K.G. HASLOP, P. Eng.,
Acting City Engineer

KGH/ab

cc: City Treasurer
Public Works Supt.

Commissioners' Comments

We concur with the recommendations of the Acting City Engineer and would draw to Council's attention that the \$22,000. over-expenditure be charged to the 1977 budget and that in the event a deficit occurs from the total 1977 budget, that the balance of any deficit will be funded from the 1978 budget.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

WRITTEN INQUIRIESNO. 1

24 August 1977

TO: COUNCIL
FROM: CITY CLERK

The following written inquiry was submitted by Alderman Taylor at the meeting of Council July 4th, 1977.

"(1) Is the City abiding by the requirement that an elected or appointed person serving on a municipal body have their term terminated upon absenteeism of the specified number of meetings.

(2) Are special meetings of Council, as the annual budget meetings, included in the definition of absenteeism, or does the defined number only include regular meetings? If not including special meetings, is it possible to include them in the definition of the absenteeism requirements?

(3) Is it possible for the City to extend the absentee regulation to include desultory attendance as a cause for removal of an elected or appointed person serving on a municipal body?"

"R. STOLLINGS"
City Clerk

CHAPMAN ABERCROMBIE

Barristers, Solicitors, Notaries

THOMAS H. CHAPMAN PROFESSIONAL CORPORATION
WILLIAM D. ABERCROMBIE
GLEN D. CAPELING
ALLAN F. GERIG
DOUGLAS A. AST

208 PROFESSIONAL BUILDING
4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5
TELEPHONE (403) 346-6603
TWX 610-841-5684

YOUR FILE.....

OUR FILE.....

August 24, 1977

The City of Red Deer
City Hall
Red Deer, Alberta

ATTENTION: MR. R. STOLLINGS

Dear Sir:

Re: Written inquiry by Alderman Taylor concerning absenteeism
and desultory attendance.

Section 29(1) (b) of The Municipal Government Act provides:

"A person is not qualified to remain a member of the council if he absents himself, without being authorized by a resolution of the council to do so, from the meetings of the council for three regular consecutive meetings."

Accordingly it is my view that a special meeting of council such as annual budget meetings do not fall within the definition of regular consecutive meetings of council and should not be taken into consideration to determine whether a councilor has missed three consecutive or regular meetings.

With respect to point number one in Mrs. Taylor's inquiry, I have no knowledge as to the attendance record and accordingly I do not know whether the City is complying by the provisions of section 29.

With respect to point number three in Mrs. Taylor's inquiry, it is my view that it is not possible to extend the absentee regulation to include desultory attendance.

As will be noted the provisions of section 29 apply only to the regular meetings of council, and do not apply to the attendance at any committees of council to which any Alderman might be appointed.

Page Two...

66.

August 24, 1977

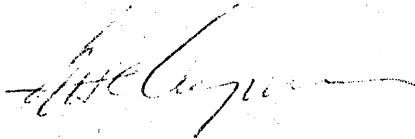
ATTENTION: MR. R. STOLLINGS

With respect to attendance at committees, it is my recommendation that should council be concerned with nonattendance of committee members, that in all by-laws appointing committees there be provision made for disqualification for failure to attend a fixed number of consecutive meetings.

Insofar as desultory attendance is concerned, it would seem that at the present time should the chairman of a committee, or the committee as a whole be of a view that a committee member is not contributing adequately to the committee due to absenteeism or desultory attendance, that they can request City Council to remove such committee member and replace him with some other person.

We trust the foregoing is the information that is required.

Yours truly,



T. H. CHAPMAN
THC/ym1

Commissioners' Comments

We recommend that all bylaws governing Committees, Board and Commissions be amended to contain an attendance clause similar to Section 29(1)(b) of the Municipal Government Act.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

Ronald M. Scott
3924 - 50th Ave.
Red Deer

CORRESPONDENCE

67.

NO. 1

August 11. 1977.

City Council
City of Red Deer

Re: Double Wide Lot Purchase (Normandeau).

Dear Sirs:

We bought a double wide mobile home lot in Normandeau, at which time we asked at City Hall if we could put a basement under this home, which they agreed we could do. Then we paid for the lot in full, and when we want to get the permit they told us we couldn't put this unit in the mobile home section.

We find we are in the middle of a technical difference between a Mobile Home Manufacturer and the City, as to the difference between a Modular Home and a double wide Mobile Home. These units are basically the same except for the under-carriage of these units.

We were told house lots have been set aside for these homes. Therefor we would like the full amount of our money back, so we can buy the right lot for this unit, and we would like the first chance in the next draw to get a lot.

Mr. & Mrs. Ronald M. Scott
3924 - 50th Ave.
Red Deer

August 24, 1977

TO: City Clerk

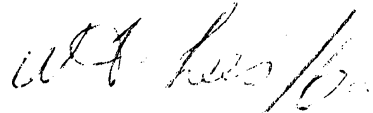
FROM: City Assessor

RE: Double Wide Lot Purchase (Normandeau)

As the question of a full basement is a technicality on the structural specifications we have no comment.

We would recommend that the penalty of 1.5% of the total purchase price per month for returning a lot be waived in this case and the Scotts be refunded their monies in full due to this unfortunate misunderstanding.

We would also recommend that the Scotts be given first call on any single family dwelling lots returned from previous lot sales instead of their request, subject to the structure being of a type satisfactory to the Building Inspector for location in a R-1 zoned area.



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

TO: R. Stollings
FROM: Development Officer
RE: Mr. R. Scott

August 17, 1977

An application was made to this office by Mr. Scott to place a unit on the property mentioned. The plans were similiar to ones submitted previously for a modular home in a single family subdivision. The unit was to be placed on a wooden foundation.

The use table for the Normandeau R.4 zone allows relocatable dwelling units to be placed on concrete foundations as a conditional use.

This department has no objections to the bylaw being amended to allow the use of wooden foundations subject to the foundation meeting the Alberta Building Standards.

The definition of a relocatable dwelling unit is used to ensure the R.4 zone has units placed on the site that will fulfil the original purpose of the subdivision which was a site for single and double wide mobile homes.

The Regional Planning Commission has been requested to prepare an amendment to the bylaw which would require that modular homes receive approval from the Municipal Planning Commission. Each application would be considered on its own merits.



G. K. JORGENSON

Commissioner's Comments:

We concur with the recommendations of the City Assessor and suggest the procedures be followed as outlined.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner



NO. 2

7110 - 50th AVENUE

RED DEER, ALBERTA

July 27, 1977

Red Deer City Council
City Hall
Red Deer, Alta.

Dear Sirs & Madam:

Re: By-law #2011

We are requesting an amendment to the above by-law, which covers the requirements regarding foundations for mobile homes in mobile home subdivisions. We would like added to the list of approved materials the use of 'approved treated wood basements'.

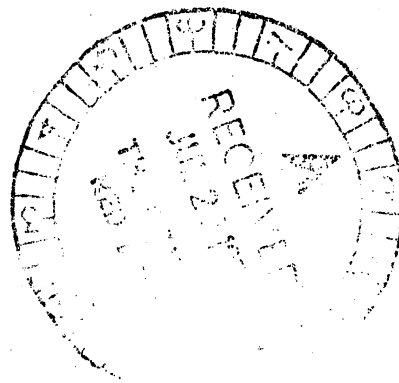
At this time you have the wood basements approved in residential subdivisions and we are finding the wood basement is being requested by a number of people interested in mobile home subdivisions.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Collin Calenso'.

Collin Calenso

For:
Norman Chiles



To: CITY CLERK

From: DEVELOPMENT OFFICER

3rd August 1977

Re: CHILES MOBILE HOMES - WOOD BASEMENTS

The application is to add wood basements to Table 25A Conditions
Qualifications and Exceptions No 2.

I would recommend that this change be included in the table.

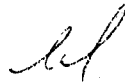
J.K. Jorgenson
Building Inspector

August 3, 1977

TO: C. Sevcik

FROM: City Assessor

Further to your memo of July 29, 1977, regarding approved treated wood basements, as this is a technical matter respecting proposed buildings, we have no comments.



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

73.

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 12, 1977

Mr. C. Sevcik
Assistant City Clerk
City Hall
Red Deer, Alberta

Dear Mr. Sevcik:

Re: Zoning Bylaw #2011
Foundations of Mobile Home

In reply to your letter dated July 29, 1977 regarding treated wood basements for mobile homes in mobile home subdivision we submit the following comments and observations:

1. Approved treated wooden basements are being built in some of our residential areas now and they seem to compete rather well against concrete basements for durability and insulating qualities. Technical reports indicate that wooden basements are as good as concrete.
2. Wooden basements under mobile homes would simplify the application of skirting materials.
3. Condition 2 of Table 25A, Use Table for R4A Zone states:
"All Relocatable Dwelling Units shall be placed upon a full foundation of poured concrete or concrete blocks or upon and affixed to concrete piers poured to a depth below frost level."

The purpose and intent of this condition is to ensure that in mobile home subdivisions that all relocatable dwellings are placed on properly constructed foundations. Treated wooden basements are acceptable if properly constructed.

We cannot foresee any problems that would be associated with wooden basements and not concrete basements.

We recommend that appropriate zoning bylaw amendments be brought down to allow properly constructed treated wood basements and foundation in the R4A zone.

Yours truly,

North Christensen
MEMBERS Christensen, Associate Planner

dk

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioners' Comments:

Concur with the recommendations of the administration and suggest an appropriate bylaw amendment be prepared for consideration of Council.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

TED OLSON CONST. (RED DEER) LTD.
140 Pamelty, Ave., Red Deer
July 27, 1977

City of Red Deer
City Clerk
Council of Red Deer

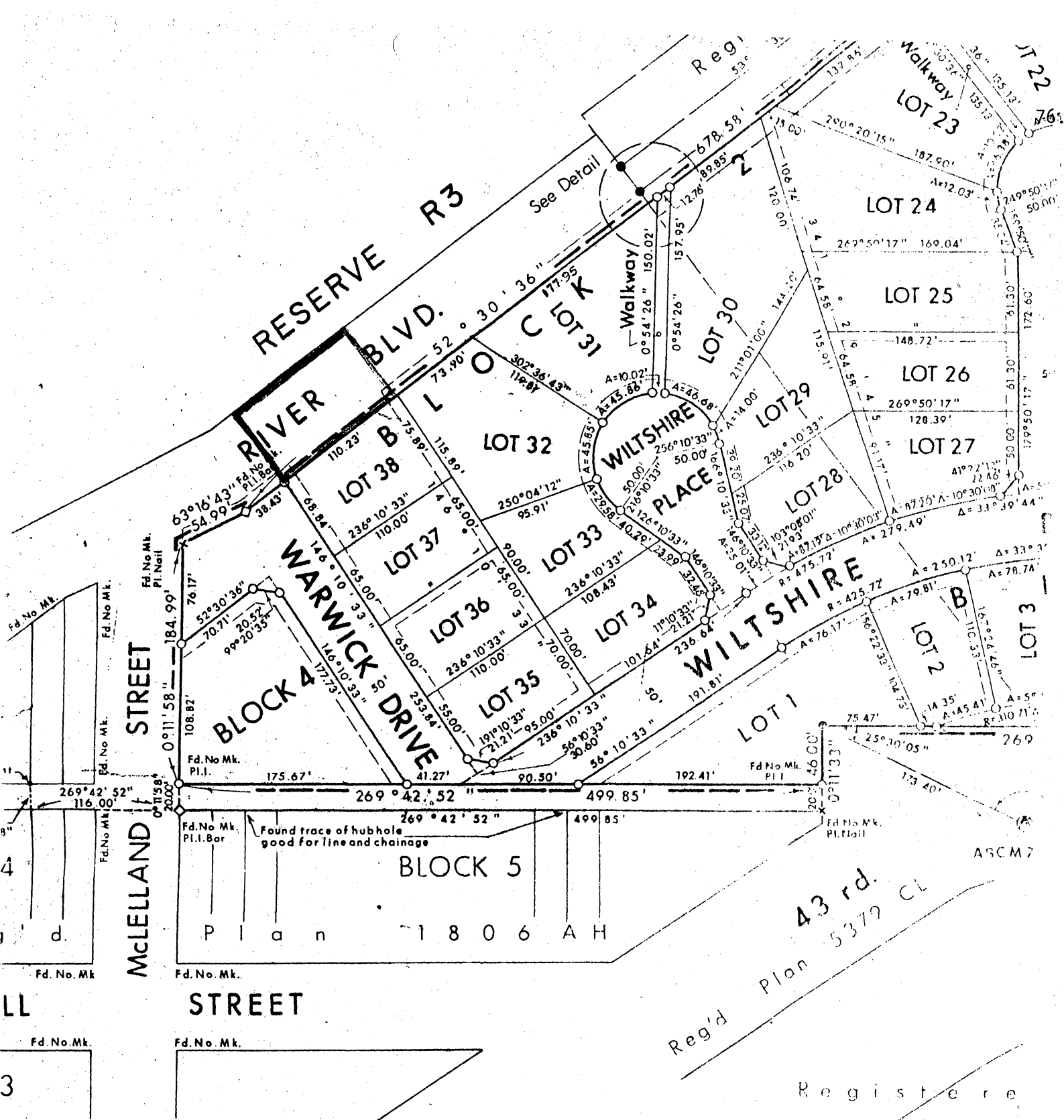
Dear Sirs:

We would appreciate your consideration of our request for the extension of our landscaping on the Calgary Power Right of Way. It is adjacent to Lot 38 along the river bank and under the High transmission wires.

We propose to scrape off existing quack grass and weeds and replenish it with top soil as indicated in the red area on attached legal plan.

Sincerely,

Ted Olson
TED OLSON CONST. LTD.



RED DEER REGIONAL PLANNING COMMISSION^{77.}

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 12, 1977

Mr. G. Pecknold
Assistant City Clerk
City of Red Deer
Red Deer, Alberta

Dear Sir:

Re: Lot 38, Block 2, Plan 762-1614
Warwick Drive, West Park

In reply to your letter dated July 29, 1977 to fence and landscape a portion of the Calgary Power right-of-way adjacent to the above mentioned lot the Red Deer Regional Planning Commission has several concerns.

First, the right-of-way is physically an integral part of the public reserve (R3) even though it is legally separate. The openness created by R3 should not be fragmented by the approval of requests of this nature. Fencing and landscaping this small portion as requested would be an intrusion into the open space created by a combination of the right-of-way and the public reserve.

Second, if one lot owner is granted this privilege others will make similar requests. If granted the intent of a public open space along the escarpment is destroyed. The right-of-way should not be developed for private use.

We recommend:

- (a) the request to use the Calgary Power right-of-way for private use by the owner of Lot 38, Block 2 be denied, and
- (b) that Council adopt a policy discouraging private use of public open spaces and reserves.

Yours truly,


M. Christensen
Associate Planner

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
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SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

August 5th, 1977

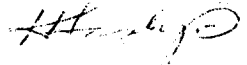
TO: Mr. G. Pecknold,
Assistant City Clerk

FROM: Acting City Engineer

RE: Inquiry to Landscape Calgary Power Right-of-Way
adjacent to Lot 38, North-East of Warwick Drive

The Engineering Department has no objections to the proposed landscaping provided that the surface drainage be directed away from the existing lots.

The applicant should obtain approval from Calgary Power prior to commencement of the works.


K.G. HASLOP, P. Eng.
Acting City Engineer

RKP/jt



79.

CALGARY POWER LTD. 110-12 AVENUE SW. MAIL: BOX 1900, CALGARY, ALBERTA T2P 2M1 PHONE 267-7110



August 8, 1977

Our File: Red Deer

Ted Olson Const. (Red Deer) Ltd.
140 Pamely Avenue
Red Deer, Alberta

Dear Sir:

In response to the request contained in your letter of July 27. This is to advise that Calgary Power Ltd. has no objections to the landscaping proposal provided that there will be no trees planted on, within or adjacent to the right of way which will pose a problem to our transmission line.

Yours very truly,

CALGARY POWER LTD.

E. G. Brown
Supervisor Land Management

EGB:jl

cc: City of Red Deer
City Clerk
Red Deer, Alberta.

cc: G. Jubinville - Red Deer
cc: L. C. Beaton - Room 702

Assessor's Comments:

No objections to the request, however, I do not believe that we should enter into a formal licensing bylaw as it is our intentions to replott the balance of this area to the west city boundary and I will assume that the roadway will become public reserve.

"D.J. WILSON"
City Assessor

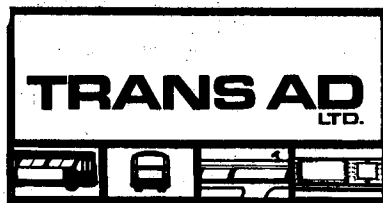
Commissioners' Comments:

We have no objections to the applicant landscaping the area in question subject to the following conditions.

- (1) The site shall be grassed only
- (2) Drainage shall be provided as recommended by the Engineer.
- (3) No trees, fences or other improvements shall be constructed thereon.
- (4) The public shall be entitled to use of the site at any and all times.
- (5) No formal lease shall be entered into.
- (6) The City shall assume no liability whatsoever in connection with this application.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner



1530 WEST 8TH AVENUE, VANCOUVER, BRITISH COLUMBIA V6J 4R8 TELEPHONE (604) 731-6577

July 26, 1977.

Mr. D. Proudler,
Superintendent,
Red Deer Transit System,
5438 - 47th Street,
Red Deer, Alberta.
T4N 3T4.

Dear Mr. Proudler:

As you know, our current agreement expires in December 1977, about four months from now.

In view of the fact that we are now commencing to sell space beyond that date it poses a bit of a problem in that we have no legal right to sell advertising space with respect to your vehicles beyond that date. Basically, therefore, this is our reason for broaching renewal at this time, as discussed between us.

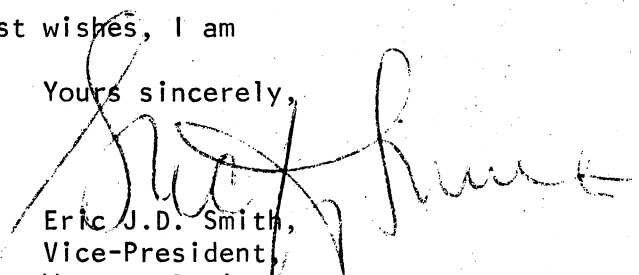
The current contract is for a term of five (5) years and I am attaching hereto a statement indicating your revenues for the four (4) calendar years prior to 1977. For 1977 billings on the books exceed 1976. Therefore, it appears that this year will be our biggest ever.

In view of the fact, therefore, that we are most anxious to assure our clients of the continuity of the availability of space to them and in actual fact, to sign them up, I wonder if I could ask your kindness in advising us soon with respect to the enclosed contract.

The contract is enclosed in triplicate and if you would be kind enough to have two (2) copies signed on behalf of the City we will then sign and return one (1) copy to you for your files.

Thanking you and with all best wishes, I am

Yours sincerely,


Eric J.D. Smith,
Vice-President,
Western Region.

EJDS:lp
Encls.

RED DEER

<u>YEAR</u>	<u>NET BILLING</u>			<u>TOTAL PAYMENT</u>	<u>PAYMENT AS A %</u>
	<u>INTERIOR</u>	<u>EXTERIOR</u>	<u>TOTAL</u>		
1973	\$1,290.68	\$ 8,247.07	\$ 9,537.75	\$4,730.35	50
1974	1,110.60	8,014.07	9,124.67	4,562.34	50
1975	3,210.26	10,414.70	13,624.96	6,812.48	50
1976	1,346.19	11,733.97	13,080.16	6,540.08	50

Commissioners' Comments

The above mentioned agreement has been reviewed by the Transit Department and same is identical to the previous agreement which expires December 31, 1977. The Transit Department suggest that clause 8 of the agreement, which provides for a \$15.00 per month payment to the City to cover costs of changing advertising cards within the buses, be revised to \$30.00 per month and we would concur with this recommendation in this instance.

We understand Mr. Proudler has discussed this proposed change with Trans Ad Limited and they are agreeable to same.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

Buffalo Hotel

84.

Phone 346-2061

RED DEER, ALBERTA
T4N 1Y2

5031 Ross Street

NO. 5

May 16, 1977

City Council
City of Red Deer
Att: City Clerk Department

Dear Sir:

Re: Encroachment-Buffalo Hotel Red Deer, Alberta.

Buffalo Hotel (1973) Ltd. is planning to revise the dimensions and the location of the encroachments granted by the City of Red Deer to Calgary Brewing and Malting Co. on the 2nd. day of May 1962, for a total encroachment of 73 sq. ft. at a location municipally known as the Buffalo Hotel, 5031-50 Street, Red Deer, Alberta. The said 73 sq. ft. encroachment will be removed and approval is requested for encroachment of the following:

1. On the north elevation of the Buffalo hotel, two canopies, each being 3'x8' (3' extending from the building and 8' parallel to the building).
2. On the west elevation of the Buffalo hotel, one canopy measuring 3'x8' (3' extending from the building and 8' parallel to the building).

The revised total encroachment would be 72 sq. ft.

Plans for the renovation had been submitted to your department for your records and approval. In your letter of March 10, 1977 addressed to Kaharic Interior Design Consultant Ltd., you stated that the encroachment be not less than 12' above sidewalk level. Since these canopies would extend only 3' from the building, we would like to have these installed below this level, possibly down to 9'. Your approval is hereby requested.

Yours truly,

W. Manchakowski

W. Manchakowski, Pres.

*Recd
Aug 12/77
B*

Commissioners' Comments

The administration have no objections to granting the relaxations in canopy height as requested. The encroachment must be covered by a license to occupy the portion of the street to which the encroachment applies, and we see no objection to such license being granted.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 6

22 Stirling Close
Red Deer, Alta.
August 4, 1977

Red Deer City Council
Red Deer

Dear Sirs and Madam:

We request permission to rent or sell the property known as
62 Olympic Green, Lot 33, Blk 10, Plan 762-1979.

The offer to purchase the business in Edmonton fell through
and now, I, Heinz Laundhardt, feel compelled to manage it
myself.

We also plan to marry September 2, 1977, and raise our 4 children
in Edmonton.

The property is of a better quality. We have put a lot of
effort and time into planning, working and buying for the
new home we want to live in.

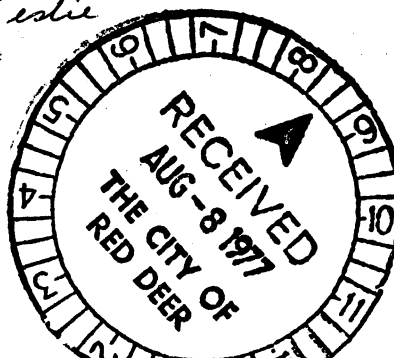
Yours truly,

Heinz Laundhardt

Heinz Laundhardt

Laura Leslie

Laura Leslie



August 23, 1977

TO: City Clerk
FROM: City Assessor

RE: Heinz Laundhardt
Lot 33, Block 10, Plan 762-1979
Oriole Park Extension

Further to your memo of August 11, 1977. The above described lot was purchased on March 29, 1977, under the rules and policies of a Home Owner Applicant, with the condition that the applicant is to reside in the home for a period of 12 months before they may dispose of, rent, etc., the property. If they can not reside in the home for the aforementioned period they are liable for a \$5,000.00 penalty.

We would suggest that due to the increasing number of requests by Home Owner Applicants, for the residency clause to be waived, that we have an affidavit sworn by the applicant that the reasons why they are wanting the residency clause waived are true.


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

Commissioners' Comments

We concur with the City Assessor and recommend the penalty be waived conditional upon the applicant filing an affidavit to the effect the reasons indicated are true and that such policy be adopted in respect of all future applications of this nature.

"R.N. MCGREGOR"
Mayor

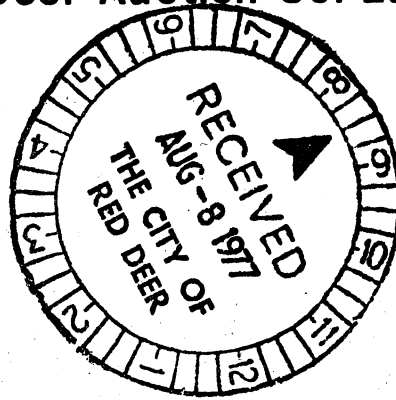
"M.C. DAY"
City Commissioner

Red Deer Auction Co. Ltd.

Auctioneer
~~Ruby~~ SWALES
Prov. Lic. No. 74846

5114 - 48 Street
RED DEER, ALBERTA
347-3640 347-3646

August 5th 1977.



City Council,
c/o City Clerks Department,
City Hall,
Red Deer.

Dear Sirs:

Re: Lots 19-21: Block 5: Plan H:
(5114 48th Street, Red Deer)

I had intended to put an extension onto my building, and have had blueprints drawn up for this purpose. The extension was to have been on the site adjoining the Auction building which is presently partly occupied by an old house I proposed to demolish.

However on consulting with Bob Watson of the Electric Dept., I was told that I will probably be required to have underground power for this addition at a cost of \$200.00 per foot, which would in this case amount to \$7000.00 for a 35ft frontage. He also stated that detouring this power to my lot will cost the City (i.e. the Taxpayer) approximately \$28,000.00. This despite the fact that the small house is already using the normal overhead electricity as is, of course, the Auction building.

I know that the council members have voted to increase the use of underground power in the city for new development, and I can understand that the ever increasing demand on the city supply must be curtailed, but in this case, particularly in view of the huge expense involved to the city, could not an exception be made, as any rate for the time being? When and if the entire block is converted to the new power system, would seem to me to be time enough to make the change, especially in view of the fact that this is the

- 2 -

only semi-vacant lot on the block.

I think Red Deer has a great future, and I would be happy to do my part towards that future, but an expenditure such as this could prevent not only self, but possibly other small would-be builders from being able to contribute to the city as a whole.

Thank you for considering and helping with my problem,

Sincerely,

Ruby Swales

Ruby Swales.

Copies to: Mayor Roy McGregor
Commissioner Mike Day
Mr Ron Dale
Mr Bob Stollings
Mr Bob Watson, Elec Dept
Mr Doug Wainnes, Pres Downtown Business Assn.

M E M O

90.

TO: City Clerk

August 20, 1977.

FROM: E. L. & P. Supt.

Re: Letter from Red Deer Auction Co. Ltd.
5114 - 48th Street
Lots 19 to 21; Block 5; Plan H

At present this property is served with power from 48th Street. The service is overhead via an old, single phase line tapped from our overhead distribution system in the downtown area.

One customer in this block is experiencing problems with his wheel balancing equipment controls due to voltage fluctuations and low voltage conditions caused by overloading of our overhead system.

Re-development of neighbouring properties is underway -- for example:

1. One block south a prospective customer is nearing completion of his transmission repair shop. This new shop will draw approximately 9 times as much power as the warehouse which used to occupy the site.
2. As soon as adequate power can be provided, one developer intends to construct a three storey commercial/office building on a vacant lot in the same block as Red Deer Auction Co. Ltd..
3. Recently owners of the hotel property in this block purchased the hatchery site across the lane and application has been made to purchase this portion of the lane. Re-development is probable and would require a power service several times as large as the existing services.

To meet the power requirements of our customers in this block, E. L. & P. must extend the downtown underground network through this block. Although improved appearance is one of the features of underground power distribution there are more practical reasons for having to install an underground system:

1. The transformers required to serve our growing downtown area are physically too large for pole or platform mounting.
2. The size of secondary conductors and the number of conductors required can not be accommodated on a pole line.
3. Services to each customer require from 1 to 5 conduits; there is not enough pole space to run this many conduits up the poles.

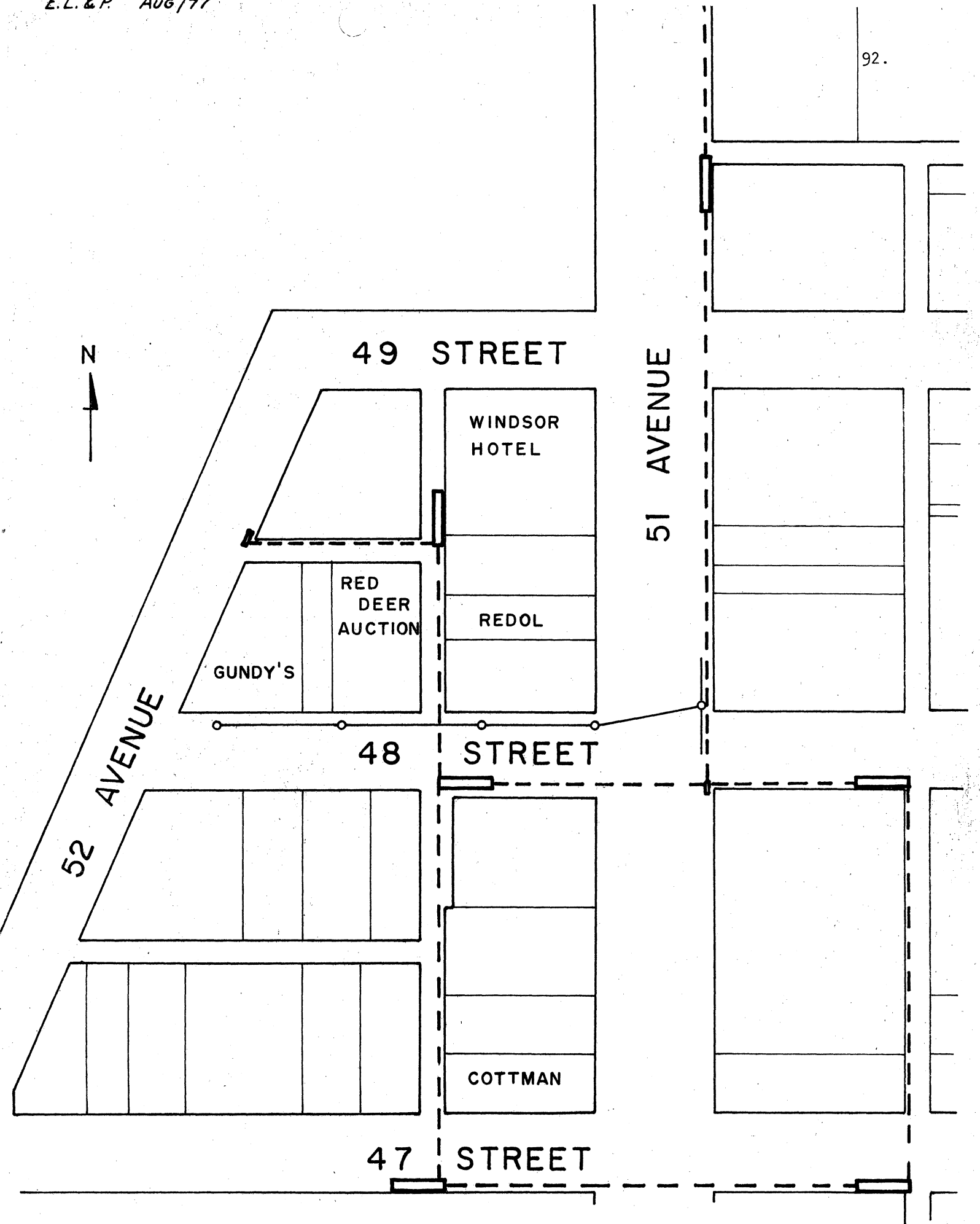
4. E. L. & P. have attempted to build temporary, overhead circuits to relieve the overloads and to provide temporary power to new customers in the downtown area. Where these lines pass by any three or four storey building under construction, we have been requested by the Workman's Compensation Board and by the Electrical Protection Branch to de-energize our lines. Only underground lines will solve this problem.

Now to apply the above information to the request by Red Deer Auction Co. Ltd. --

1. The existing, overhead, single phase circuit on 48th Street will not be extended or rebuilt for three phase to serve re-development in this area. Instead, re-development will be served from the lane and the line on 48th Street will be removed in future.
2. Power distribution in the lane will be underground network which is required to meet the load densities and to provide un-interrupted service during system extensions and maintenance.
3. Overhead lines in this block would conflict with the three storey commercial/office building planned for construction.
4. Charges for E. L. & P. to supply power distribution and power service to the proposed addition of Red Deer Auction Co. Ltd. is \$ 196 per front foot.
5. Additional costs to the City (estimated at \$ 28,000) are due to the necessity of installing the power distribution system past other properties where re-development is not yet taking place.
6. Charges for power distribution and service to new developments are based on all developers sharing the costs in proportion to their frontage and load density.
7. The time to convert this block to underground network is NOW. Developers have been advised of service locations and charges.

R. M. Watson, P. Eng.

E. L. & P. Supt.



Commissioners' Comments

While we appreciate the concerns of Mrs. Swales, we can see no alternative to the problem and concur with the recommendations of the E.L. & P. Superintendent. Unfortunately there is no additional capacity in the existing overhead system even for such small developments such as the applicants. It is senseless to add capacity to this overload system when we know that pending highrise construction will cause the electrical protection branch to instruct us to de-energize this overhead line, thereby obliging us to install the distribution system underground.

This application is merely accelerating the need for an underground installation which would have to take place when construction starts on the pending development.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

Technical services for underwriters and municipalities

c/o Insurers' Advisory Organization
330 North Avenue South West, Calgary
Alberta T2P 1K7 (403) 263-2700

NO. 8

July 19, 1977

City of Red Deer
Office of the City Clerk
Red Deer, Alberta
T4N 3T4

Attention: Mr. R. Stollings
City Clerk

Dear Sir:

The Public Fire Protection Survey Services conducts surveys of the fire defenses of communities for insurance classification purposes. These surveys are conducted on behalf of the member companies of the Insurance Bureau of Canada.

Our last full survey of the City of Red Deer was completed in 1971 and we are seeking the City's permission to re-survey Red Deer's fire protection facilities during this coming September or early October. At the time of our previous survey, we were known as the Canadian Underwriters' Association.

Upon receipt of permission to conduct the survey we will establish a firm date and communicate with your various department heads to arrange a suitable schedule.

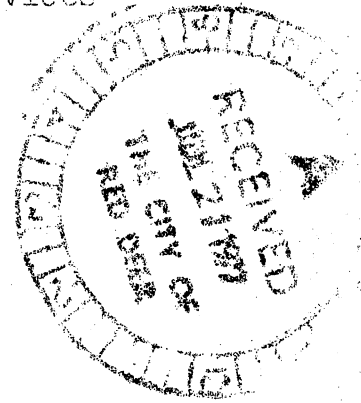
Thank you very much for your co-operation.

Yours truly,

J.R. Morrison

J.R. Morrison
Surveyor
Public Fire Protection
Survey Services

JRM/pt



August 3, 1977

TO: Assistant City Clerk C. Sevcik

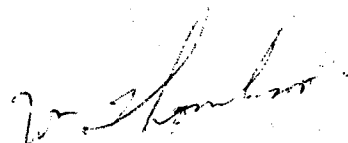
FROM: Fire Chief Wm. Thomlison

RE: Your letter of July 22, 1977
concerning letter from
Public Fire Protection Survey Service

In regards to the letter from P.F.P.S.S., it is an excellent idea and should be done as all "Board" insurance rates are based on their survey of a City's fire defenses and a lot of "non-Board" insurance companies set their rates by these surveys also.

Since we have completed and opened a second station, hired 20 more men, replaced some old equipment and the Department of Public Works have installed new mains and hydrants etc., and since some of our old buildings have been replaced - this is all the more reason why they should be asked to come in and do the survey; and I am strongly in favour of it.

Please let me know what decision is reached on this matter.



Commissioners' Comments

Concur with the request providing there is no cost to the City of Red Deer.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 9

5029 - 34 St.
RED DEER, Alberta

August 15, 1977

Dear Sir:

I would like to request an appearance before City Council at their next meeting with regard to a front driveway on my property at 46 Newton Crescent.

Yours truly,

"LEONARD CROZMAN"

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 24, 1977.

Mr. R. Stollings,
City Clerk,
City Hall,
RED DEER, Alberta.

Dear Sir:

RE: 46 Newton Crescent
Mobile Home Subdivision

Further to a letter dated August 15, 1977 regarding a front drive on the above mentioned lot, we submit the following comments.

A front driveway in this area is essential due to the narrowness of lots within this mobile home subdivision; an off-street parking space is needed to reduce congestion and crowding of vehicles on this street.

Although the letter does not fully express the writer's intention regarding the front driveway, we recommend that the requirement for driveway be maintained.

Yours truly,



M. Christensen,
Associate Planner.

/lac

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

August 23, 1977

TO: City Clerk
FROM: City Assessor

RE: 46 Newton Crescent - Mobile Home Lot
Lot 14, Block 4, Plan 772-0603
Normandeau Subdivision

The front driveway is a condition of the mobile home land sale agreement, quoted as follows:

Section "3", Subsection "c"

"A front driveway shall be constructed as required by the City, and shall be continually maintained on the lands."

As a point of interest, front driveways are only compulsory in the mobile home development for the Normandeau Subdivision.



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

cc: Acting City Engineer
Building Inspector
Red Deer Regional Planning Commission

23 August 1977

TO: R. STOLLINGS
FROM: DEVELOPMENT OFFICER
RE: 46 NEWTON CRESCENT

The front driveways are required in the mobile home subdivision to allow for offstreet parking. We feel this is a necessity as those lots are smaller than normal for a residential subdivision. This means two car families will have difficulty in finding parking especially when there are visitors in the neighborhood.

We recommend no change in this policy.

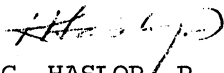
G.K. JORGENSEN,
Development Officer

August 23, 1977

TO: City Clerk
FROM: Acting City Engineer

RE: 46 Newton Crescent

The owner of this lot, Mr. Leonard Crozman, is objecting to the mandatory front drive on his property. After reviewing the site elevations, the Engineering Department recommends that the requirement for the front drive remain in effect. The subject site has a low profile curb which will not present a crossing problem. This curb is now a standard feature for residential subdivisions in several Alberta cities.


K.G. HASLOP, P. Eng.,
Acting City Engineer

RKP/ab

Commissioners' Comments

We feel we must not relax any of the conditions related to mobile home lots within conventional subdivisions. A great deal of thought has gone into integrating mobile homes and conventional housing, and any erosion of the standards will lead to down grading of the area. In addition, mobile lots are narrower in width than conventional home lots, thereby creating difficulty with on-street parking.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 10

BARRISTERS, SOLICITORS, NOTARIES

DOUGLAS L. CROWE, B.A., LL.B.
PETER C. G. POWER, O.C.
J. MACDONALD JOHNSTON, B. SC., LL.B.
JAMES T. MAH MING, B.A., LL.B.
ROBERT H. SCAMMELL, B.A., LL.B.
DAVID M. MANNING, B.A., LL.B.
FREDERICK G. CARDWELL, B. SC., LL.B.
KEITH R. LAMB, B. SC., LL.B.

AREA CODE 403
TELEPHONE 346-5591
TWX 610-841-5120
4TH FLOOR
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1

IN REPLY REFER TO:

P.C. POWER

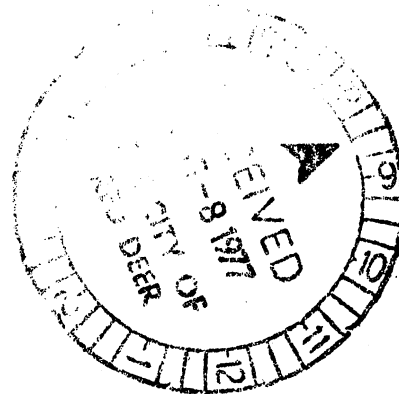
August 5th, 1977.

City of Red Deer,
Red Deer, Alberta.

Attention: Bob Stollings

Dear Sir:

RE: Old Carling Retail Beer Store
Our File No. B-3680



We have been consulted by Lawrence Auctions Canada Ltd. with respect to the lease with the City of Red Deer of the Old Carling Retail Beer Store for a term of 12 months commencing August 1st, 1977.

Our client is interested in developing this building for a coffee shop to service the needs of the industrial and commercial development in the area.

The coffee shop will be operated between the hours of 6:00 A.M. to 6:00 P.M. five days per week.

In order to develop the coffee shop it will be necessary to make substantial renovations to the existing building and install expensive equipment and we would therefore ask City Council to consider the following:

1. Amendment to the existing Zoning By-Law to permit a coffee shop to be developed under the "conditional uses table" to serve the needs of the businesses established in this area;
2. An extension of the one year lease that presently exists at \$4,800 per year so that the lease will coincide with the existing lease option agreement that our client has with respect to the Carling Brewery property.

The writer will not be available to attend your next meeting of City Council on August 29th, 1977, however Mr. Daniel Lawrence has advised that he would be available to make the application, and would ask that you advise Mr. Lawrence of the time and date of the hearing.

Yours very truly,
CROWE, POWER & COMPANY

Per: 

P.C. POWER

PCP/sjs

C.C. - Mr. Daniel Lawrence

TO: R. Stollings
FROM: Development Officer
RE: Old Carling Retail Beer Store

August 17, 1977

In checking the bylaw we note that item 1 in Mr. Power's letter is already listed as a conditional use in the I.2 zoning table. The application should be directed to the Municipal Planning Commission.

We have no comment on item 2.


G. K. JORGENSEN

August 24, 1977

103.

TO: City Clerk

FROM: City Assessor

RE: Old Carling Brewery Beer Store

We have no objection the the extension of the one year lease so approved by Council on July 18, 1977, subject to the terms of the lease being reviewed at the end of the first year and the zoning being amended to allow this use.

A handwritten signature in dark ink, appearing to read "D. J. Wilson".

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

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

August 24, 1977

Mr. R. Stollings,
City Clerk,
City Hall,
City of Red Deer,
Red Deer, AB.

Dear Sir:

Re: Rezoning Request,
Old Carling Retail Beer Store.

In a letter dated August 5, 1977, Crowe, Power and Company on behalf of Lawrence Auctions Canada Ltd., asked Council to consider amending the existing zoning by-law to permit a coffee shop to be developed under the conditional uses table.

The property is presently zoned I-2 (Light Industrial) in which "restaurants" are allowed as a 'conditional use'. A coffee shop is similar to a restaurant. The Municipal Planning Commission has the authority to approve conditional and similar uses. For these reasons the amendment as requested is not necessary.

An application for development permit would be simpler and less time consuming. Even if the amendment is authorized, a coffee shop as a 'conditional use' will need M.P.C. approval.

We recommend that the request to amend the zoning by-law be denied.

Yours truly,



Monte Christensen,
ASSOCIATE PLANNER

/cc

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioners' Comments

We agree the zoning bylaw does not require a further amendment and that the applicant direct this request to Municipal Planning Commission.

With respect to the request for an extension of the lease, we would draw to Council's attention that the present lease on the Brewery property runs until the 14th of May, 1988. We would not object to an extension of the lease on the retail building to coincide with the above lease on the understanding the City reserves the right to re-negotiate annually the rental rate for the retail building. Subject to this condition we would favour granting the request.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 11



ALBERTA URBAN MUNICIPALITIES ASSOCIATION

10145 - 104 STREET, EDMONTON, ALBERTA. T5J 1A4
PHONES: 422-4331 - 424-8438

August 22, 1977

Mayor R. N. McGregor,
City of Red Deer,
City Hall,
RED DEER, Alberta.
T4N 3T4

Dear Roy:

RE: A.U.M.A. Convention - September 14, 1977

Further to your letter of July 7, 1977, please convey to the members of your Council, the Association's sincere appreciation for the generous contribution made by the City towards the sponsorship of the dinner on the above mentioned date. Chairman of the function will be yourself and I am writing to the other municipalities involved to appoint someone to represent them at the Head Table. In addition, representatives from firms sponsoring the reception, will also be asked to be at the head table.

As a matter of information I would ask that Mrs. McGregor and yourself be at the "Salon Edmonton" at 6:30 P.M. in September 14, 1977.

There will be some presentations to be made at this function, details of which will be made available to you at the convention.

Again, thank you very much for your efforts in obtaining sponsorship of the dinner.

Yours very truly,

T. P. Buchanan,
Executive Secretary.

TPB/kt

NO. 12

August 8th, 1977.

The City of Red Deer
RED DEER, Alta.
T4N 3T4

Attention: City Council

Dear Sirs:

Re: Lot 4, Block 14, Plan 762-1934
21 Payne Close

Regarding your letter of August 2nd, 1977, advising second payment of \$11,737.00.

We had made payment to Mr. P.J. Wilson at the City Hall on August 3rd, 1977, however, he would not accept the payment which was due on July 29th, 1977.

We had taken a weeks holiday and forgotten about the due payment at month end.

Mr. Wilson suggested writing a letter to Council and forwarding the full payment to prevent such a re-occurrence.

Please find enclosed a cheque replacing the cancelled cheque which was not accepted.

Sorry for the neglect and delayed payment on the Pines lot.

Yours truly,

M.J. Kahanyshyn

M.J. Kahanyshyn

MJK:els

Encl: Chq # 077 for \$23,474.00



August 23, 1977

TO: City Clerk
FROM: City Assessor

RE: Michael Joseph Kahanyshyn & May Janet Kahanyshyn
Lot 4, Block 14, Plan 762-1934
21 Payne Close - Pines Subdivision

As per the land sale agreement dated March 29, 1977, between the above described optionee and the City of Red Deer, the following comments apply.

The second payment of \$11,737.00 was due on July 29, 1977, and was not received as of the date. Mr. Kahanyshyn was notified by mail on August 2, 1977, the land sale agreement was null and void as per the following clause VII, page 4 of the agreement.

"Should this option cease and determine because the Optionee has failed to make the payments of monies required upon the dates hereinbefore appointed, or by reason of the failure to meet the requirements of paragraph (v) of this section, the City shall refund to the Optionee the amount paid by the Optionee for the said option, less an amount equal to 1.5% of the said purchase price multiplied by the number of full calendar months elapsed from the date hereof, it being distinctly understood and agreed that the amount so deducted shall be retained by the City as liquidated damages for loss of tax revenue which the City would have received had the building been constructed on the said lands, and for the City's expenses connected with and arising out of the option, and not as a penalty or forfeiture."

The above is respectfully submitted for your consideration.


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

Commissioners' Comments

To the best of our knowledge Council have not previously relaxed the payment requirements of land sale agreements. However, it would appear there are extenuating circumstances in this and Mr. Bontje's applications and Council may wish to grant an extension not exceeding 30 days in which to bring these agreements into good standing. If this action is taken, we suggest the extensions be subject to the following conditions:

- (1) an affidavit be sworn by the applicant that the circumstances relating to the delinquency are true and correct.
- (2) a payment of $1\frac{1}{2}\%$ of the purchase price be paid by the applicant for this extension.
- (3) the applicant be required to fulfill all of the original requirements of the land sale agreement.

"R.N. MCGREGOR"
Mayor

"M.C. DAY"
City Commissioner

NO. 13

August 24, 1977

TO: City Council
FROM: City Assessor

RE: William G. Bontje
Lots 11A & 11B, Block 18, Plan 762-1977
Oriole Park Extension
253 - 255 Overdown Drive

Further to the above, we submit the following for your consideration regarding the attached correspondence.

The above described land was sold under the "Others" category at the February land sale.

The second payment was due on July 18, 1977, in the amount of \$4,624.00 and a cheque for this amount was received on July 14, 1977, and duly processed by the Land Department.

On July 21, 1977, the cheque was returned to the City of Red Deer uncashed for the reason Non Sufficient Funds. On July 26, 1977, Mr. Bontje was notified by phone that the cheque had been returned and he said he would be in touch with the bank to contact us.

As no contact had been received from the bank by August 5, 1977, W. Bontje was notified by letter that the agreement was null and void for default of payment.


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

Porkka, Fowler & Company

BARRISTERS & SOLICITORS
NOTARIES

111.

A. ROY PORKKA, B.A., LL.B.
JOHN W. FOWLER, B.A., LL.B.
(ALSO OF THE NEW BRUNSWICK BAR)
DONALD J. SINCLAIR, B.A., LL.B.

SUITE 301, 4943 ROSS STREET
ROYAL BANK BLDG.
RED DEER, ALBERTA
T4N 1X7

BY HAND

ATTENTION MR. D.J. WILSON, CITY ASSESSOR

August 11, 1977

City of Red Deer,
City Hall,
Red Deer,
Alberta.
T4N 3T4.

Dear Sir:

re: William G. Bontje
Lots 11A & 11B, Block 18, Plan 762 1977
Our File 19,015 DJS

We represent Mr. William G. Bontje who, on the 18th day of March, A.D. 1977, entered into an option agreement with the City of Red Deer to purchase the above captioned property. On August 8, 1977, Mr. Bontje was informed that his cheque had been returned to the City uncashed by the Toronto Dominion Bank, Parkland Mall Branch, due to Non Sufficient Funds.

At the date the cheque in question was written, the Toronto Dominion Bank was undergoing a change of personnel and, as a result thereof, the personnel handling this matter were unfamiliar with the affairs of Mr. Bontje. Mr. Bontje's banking situation has now been clarified and he is anxious to proceed with the purchase of the above captioned property.

We would, therefore, request that the City of Red Deer allow Mr. William G. Bontje to put the agreement into good standing by forwarding to the City of Red Deer the funds due and owing under the agreement and allow him to start construction on his new home.

We thank you for your understanding and co-operation.

We remain,

Yours very truly,
PORKKA, FOWLER & COMPANY


D.J. SINCLAIR

DJS/dr
c.c. Laebon Developments Ltd.

Commissioners' Comments:

See comments on the application by Mr. & Mrs. Kahanyshyn.

"R.N. McGREGOR"
Mayor

"M.C. DAY"
City Commissioner

PATRICK J. TOOLE, PRESIDENT
CLAIR J. COTE, VICE PRESIDENT
JOHN G. TOOLE, VICE PRESIDENT

NO. 14

~~~~~4611 GAETZ AVENUE~~~~~  
~~~~~RED DEER, ALBERTA T4N 3Z9~~~~~  
~~~~~TELEPHONE (403) 343-2322~~~~~

4611 GAETZ AVENUE  
RED DEER, ALBERTA T4N 3Z9  
TELEPHONE (403) 343-2322

July 12, 1977

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

Dear Mr. Stollings:

RE: Parkview Investments, Proposed Apartment,  
Lots 1-9 and 22-30, Block 28, Plan 7604 S.  
Red Deer, Alberta

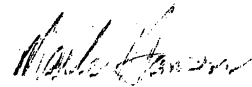
In checking with the necessary departments in regards to this proposal, I understand I am to bring to your attention to determine if the lane can be closed and sold.

I have discussed this matter with Don Wilson and Ryan Strader of Building Inspection, Ron Parker in Engineering, and Mr. Rouhi at Red Deer Regional Planning Commission.

Should you have any questions, please contact the above-mentioned or myself at my office.

I await your instructions.

Yours truly,



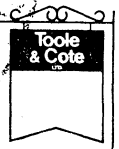
Mark Hansen  
Realtor

MH/sab



RESIDENTIAL - COMMERCIAL - INDUSTRIAL - FARMS, RANCHES & ACREAGES

PROPERTY MANAGEMENT - APPRAISALS - INSURANCE



M E M O

TO: City Clerk

August 24, 1977.

FROM: E. L. & P. Supt.

Re: Parkview Investments,  
Proposed Apartment.  
Lots 1 to 9 and 22 to 30; Block 28;  
Plan 7604 S

E. L. & P. now have an overhead power line in the lane at the rear of all of these lots.

If the proposed apartment project goes ahead and all of our customers supplied from this line move out, we will remove our pole line. The developer will be charged for our costs less credit for salvaged material that is accepted as re-useable.

E. L. & P. would like to receive plans of the apartment site showing the location of the main electrical panel and proposed route for the power service before the City sells the lane.

Yours truly,

R. M. Watson, P. Eng.

E. L. & P. Supt.

copies: Planning Commission  
City Engineer  
City Assessor

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

August 24, 1977

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

Dear Sir:

Re: Parkview Investments; Proposed Apartment,  
Lots 1-9 and 22-30, Block 28, Plan 7604S.  
Corner of 60th St. & 51st Ave., Red Deer.

Please be advised that we received a subdivision plan for the consolidation of 18 lots plus the city lane, into one lot. The developer intends to use the site for apartment building. The area is zoned R-2-C and the use of the site for apartments is a 'conditional use', and it is up to the Municipal Planning Commission to approve the use.

As to the closure of the lane, we have no objections subject to the following points:

- The applicant to be responsible for all costs in connection with re-routing the existing sanitary sewer, abandoning the existing water line and power line.
- The City Engineer has indicated they require Lots 1, 30, 29 and part of Lot 2 and 28 for the future off-ramp from Gaetz Avenue onto 60th Street (see sketch).

We are in the process of negotiating with the developer the possibility of land exchange for the area required for the proposed ramp.

- The closure of the lane to be undertaken by replotting scheme and the approval of City Council is necessary.

Yours truly,



D. Rouhi, MCIP  
SENIOR ASSOCIATE PLANNER

/cc  
copy to: City Engineer,  
City Assessor,

Development Officer. MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

311 SIDESL  
7

116.

6

5

$R = 150'$

$D_c = 38^\circ$

$e = 0.04'$

3

2

Proposed  
P.L.

50' CURB CUT  
(TO BE LOCATED IN THE FIELD)

13.5' HIGHWAY GUARD  
RAIL

A10

EC. STA 1+73.00

151 AVE.

03/62

CONTROL LINE

STA 2+40.00

28'

28'

4+71.03

28'

28'

33'

2'

50'

DPE

24

25

26

EXISTING HIGHWAY TYPE GUARDRAIL

27

R. 1166.15  
T. 147.60  
I. 14.33  
Lc. 213.61

R. 1164.15  
T. 15.16  
I. 14.33  
Lc. 213.61

28

29

30

ASPHALT CURBS

+ 2814.00

7400

6450

6400

APPROX

5' 12' 12' 12' 6.5'

15% 5.9% 10.0% ME 5.75.3

10' 12' 12' 14'

BASE LINE

4.66.61

SCALE 1"=40'

Commissioners' Comments:

We concur with the recommendations of the administration and suggest the applicant and various City Departments finalize land exchange and that a final report be brought back to Council at a future date.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

# Porkka, Fowler & Company

NO. 15

BARRISTERS & SOLICITORS  
NOTARIES

A. ROY PORKKA, B.A., LL.B.  
JOHN W. FOWLER, B.A., LL.B.  
(ALSO OF THE NEW BRUNSWICK BAR)  
DONALD J. SINCLAIR, B.A., LL.B.

SUITE 301, 4943 ROSS STREET  
ROYAL BANK BLDG.  
RED DEER, ALBERTA  
T4N 1X7

August 3, 1977

The City of Red Deer  
City Hall  
RED DEER, ALBERTA

Dear Sirs:

RE: Speedmaster Holdings Ltd.  
Lots 3, 19 & 20, Blk. 30  
Plan 7604 S & 3390 R.S.  
Our file 16,989 JWF

We act for Federal Business Development Bank in granting a loan on the security on the building on the above lots and from the enclosed Building Location Certificate, photostat, it will be apparent that there is a slight encroachment of a wall of the building onto 58th Street varying from .25 of a foot to .40 of a foot.

This would appear to be only a formality but to satisfy the Mortgagee, it will be necessary that I have a letter from the City advising that there is no objection to this encroachment over the lot line onto city property.

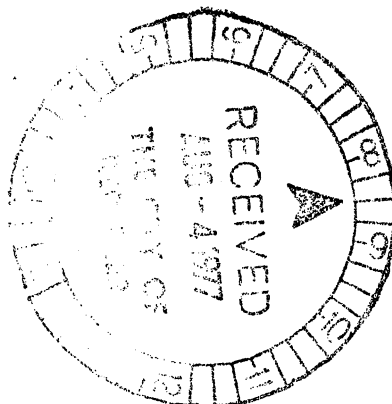
Thanking you for your co-operation, we remain;

Yours faithfully,

PORKKA, FOWLER & COMPANY

J. W. FOWLER

JWF/clg  
Encl.



# BUILDING LOCATION CERTIFICATE

Scale 1 inch = 50 feet

Date DEC. 8, 1976

## LEGAL DESCRIPTION

Lot 3, 19, 20

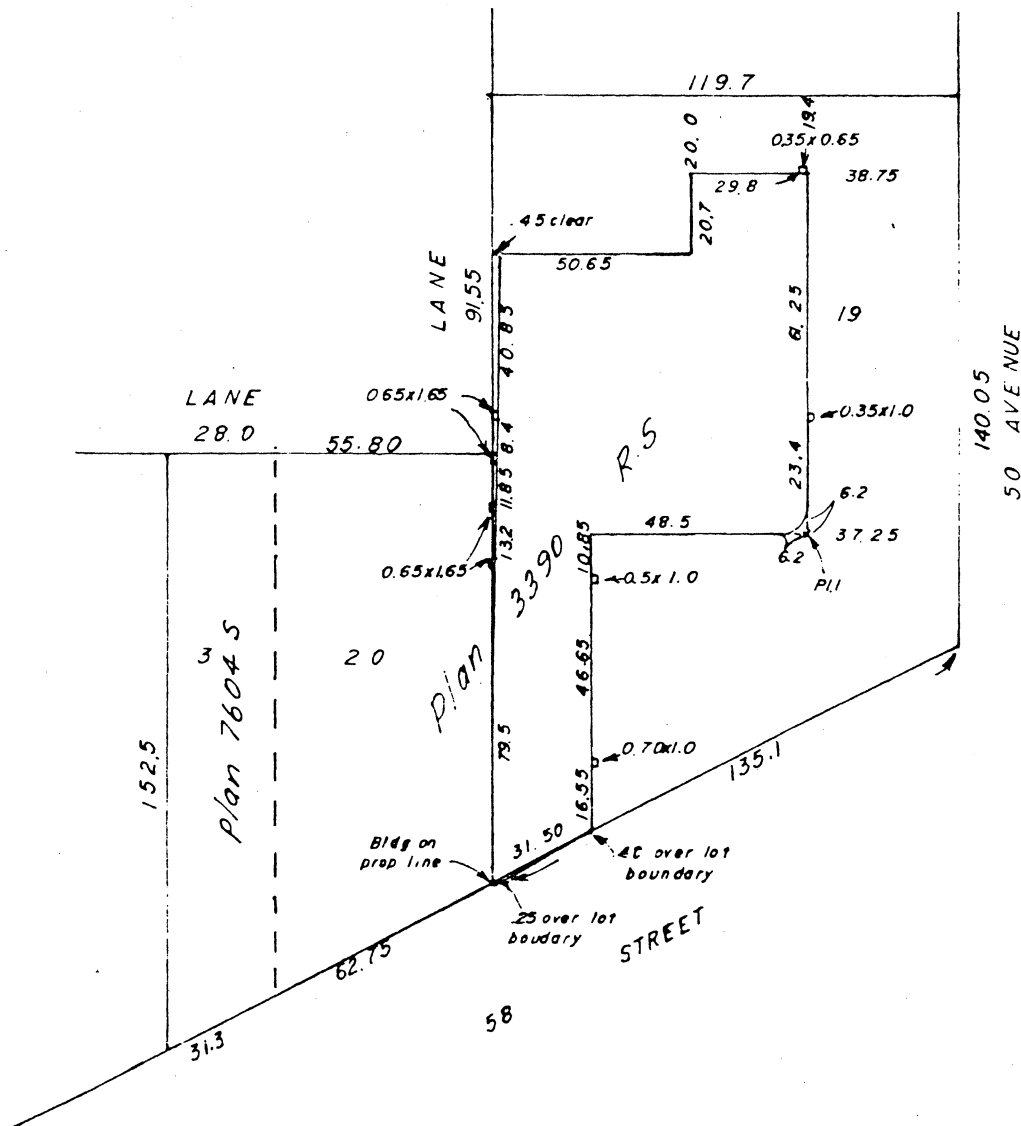
Block 30

Plan 7604S and 3390 R.S.

## CIVIC ADDRESS

119.  
By SNELL & OSUND SURVEYS LTD.  
For CHAPMAN AND ABERCROMBIE

Red Deer, Alberta



## CITY OF RED DEER APPROVAL

That if the building shown on the above plan is located in accordance with the above plan, the location of the said building complies with the by-laws of the City of Red Deer.

Building Inspector for the City of Red Deer

## SURVEY AFFIDAVIT

I Gillis Osund, Alberta Land Surveyor, certify

That the building situated on the above lot is wholly within the boundaries thereof and there are no visible encroachments thereon or there to

less otherwise noted measurements are made

Certified correct this 23 day of Dec 1976

Alberta Land Surveyor



August 18, 1977

TO: CITY CLERK  
FROM: CITY ASSESSOR:

RE: SPEEDMASTER HOLDINGS LTD.

We have no objection to this encroachment, subject to a bylaw being passed granting a license to occupy, and/or an agreement being entered into with Speedmaster Holdings Ltd. with the city being able to register a caveat.

The city by way of an agreement dated Dec.1/76 with Speedmaster Holdings and a relaxation to the zoning bylaw allowed an expansion to the existing building, which this encroachment pertains to.

City Assessor  
D. J. Wilson



Commissioners' Comments:

We concur with the recommendations of the administration that a "license to occupy bylaw" be passed by Council.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 16

"K" Division

YOUR NO.  
VOTRE NOOUR NO.  
NOTRE NO

Red Deer City Detachment,  
Box 533,  
RED DEER, Alberta T4N 5G1.

August 25, 1977.

TO: City Commissioner Day

FROM: Red Deer City Detachment

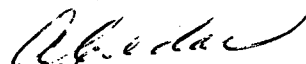
Re: Municipal Policing Agreement

"K" Division Headquarters has advised that three municipal positions have been obtained from Headquarter reliefs, two of which are to be deployed in Red Deer. These increases are subject to the concurrence of City Council.

Establishment submission for 1978/79 for Red Deer City Detachment was for an additional 8 men to contract strength. It appears that these numbers of men will not be available, however two men are now available from our establishment request of 1978/79.

It is recommended that the two members be accepted, when they become available, if this year's budget allows, rather than wait until 1978/79 when availability of manpower may worsen.

Might a letter of approval be forwarded to Division Headquarters should the above be acceptable to City Council.

  
(A. Cedar) S/Sgt.  
for (C.C. Coutts) Insp.  
O. i/c Red Deer City Detachment

AC:vdm

Commissioners' Comments

It would appear that at this time it is doubtful we will be able to obtain the 8 additional men which the City requested for 1978/79. For this reason we strongly recommend that the 2 additional men now available be approved at this time.

In view of the urgency of the situation, we have placed this item on this agenda prior to contacting members of the Police Commission. Efforts will be made to contact the Commission members prior to the meeting of Council August 29th.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 17

71 Anders Close  
Red Deer, Alberta  
T4R 1C2  
August 19, 1977

The City Clerk  
Red Deer City Hall  
4914 - 48 Avenue  
Red Deer, Alberta

Dear Sir:

I would like to propose an amendment to Section 402 (1) of the Traffic Bylaw at the next City Council meeting, which I understand will be August 29, 1977.

My tentative proposal is:

- (1) No person shall race upon any highway unless authorized by the local R.C.M.P.

The present bylaw severely restricts jogging and prohibits road races altogether. There are many areas in Red Deer, particularly in the winter, when joggers have no choice but to run on the roads, for example, the stretch of 45th Avenue North of 59th Street, which runs parallel to the river, is a popular jogging route.

I ran in a 10 Mile Road Race in Lethbridge last April with over 500 participants, most of them "Joggers". This sort of organized road race promotes physical fitness and should be encouraged providing time and course are chosen to minimize both traffic disruption and risk of injury. My feeling is that the R.C.M.P. would have the expertise to screen proposed road races.

I have noticed that the City of Edmonton, whose Traffic Bylaws are similar in many respects to ours, do not have a section prohibiting running and racing on roads.

I would like to drop in at your office on about Thursday of next week (August 25th) to explore other possible amendments prior to going to Council if you find my present suggestion is unacceptable from your point of view. I am optimistic that some arrangement can be worked out to serve both of our interests.

Yours truly,

  
Brian Stackhouse

/mt

August 25, 1977

COMMISSIONER'S COMMENTS

Under provision of Section 14(1) 23 of the Highway Traffic Act, a Council may pass bylaws prohibiting and regulating crossing and walking along highways by pedestrians. Subsection 2 of Section 14 provides that the Council by bylaw may control and regulate the use of all highways, sidewalks and other public places and may delegate to the Municipal Commissioners any powers in connection therewith.

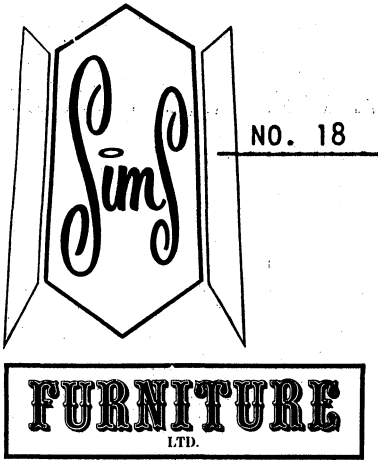
At the present time, Section 402(1) of the Traffic Bylaw prohibits any person from running or racing upon any highway.

We can see no problem in this particular Section being amended to provide that "no person shall run or race upon any highway unless written permission is first obtained from the Commissioners."

It would certainly be our intention to prohibit any races on major arterial roadways.

R.N. McGregor, Mayor

M.C. Day, City Commissioner



## The Home of the Gallery

August 22, 1977.

City of Red Deer,  
City Hall,  
Red Deer, Alberta.

Attention: Mayor and City Council

Dear Sirs:

Subject: Approval of Building Elevations Revision,  
WAREHOUSE FURNITURE CENTRE LTD.,  
Gaetz Ave. and 76 St.,  
Lot 3, Block 3, Plan 7621710

This letter is to request permission to meet with Council during their next regular meeting on August 29, 1977, with the purpose of requesting their approval to build a warehouse - furniture complex consisting of a pre-engineered steel building to be constructed by Altarcctic Engineering and Construction (Red Deer) Ltd., as opposed to a concrete building.

My reasons for requesting this approval are as follows:

APPEARANCE - I feel the steel building has an appearance at least comparable to other buildings in the area based on the following:

- 1) It has a pleasing exterior colour combination for a building of this size, blending in with the landscape and surrounding area.
- 2) It has architecturally designed recessed window units like the Parkside Holdings warehouse.
- 3) It has extruded aluminum window frames coloured both sides, with coloured glazing.
- 4) The Armco Steelix Wall System of sculptured wall panels provides a shadow effect - important for large wall areas.

APPEARANCE (Continued)

- 5) The wall system has no exposed fasteners or screws which can stain or "bleed" on the wall material.
- 6) The coloured graphic and entrance design consists of coloured steel channels set out from the building face.

ECONOMICS

The steel building has economical advantages as follows:

- 1) The baked-on enamel wall coatings are maintenance free and will not blister, peel or crack.
- 2) It has a maintenance-free standing seam roof system.
- 3) It has considerably lower heating costs as an energy saving feature.

DESIGN

The steel system has better design features as follows:

- 1) There is a much lighter load on the perimeter foundation.
- 2) It is more adaptable to winter construction in many ways and is constructed much more quickly.

FUNCTION

There is no doubt that this steel building could be designed to provide a more elaborate appearance, however, the function of this complex is that of a "warehouse-retail" furniture operation. This building, as the name Warehouse Furniture Centre Ltd. implies, is designed for just such an appeal to the public. It must be functional, with a pleasant appearance, while not appearing ostentatious or overly expensive looking. As the owner of this building, that is my prime concern.

I am prepared, with Altarcic's representative, to discuss my proposal in more detail with Council.

Trusting this will meet with your approval, I remain

Yours very truly,

*Ted Sinclair*  
G.E. (Ted) Sinclair per R.D.

23 August 1977

TO: CITY CLERK  
FROM: DEVELOPMENT OFFICER

RE: Building Elevations  
Lot 3, Block 3, Plan 762-1710  
Sims Furniture

The site is on the corner of Gaetz Avenue and 76 Street. This site was placed on the market for submissions and placed before City Council for their approval of the sale of the land.

A change in elevations was placed before City Council and was approved.

The new proposed elevations before City Council are for metal cladding with two raised panels and the window area remaining as in the last submissions (facing Gaetz Avenue). The north elevation (facing 76 Street) has glass in the north end of a metal clad wall.

There is a large area above the windows on the Gaetz Avenue elevation and on the north elevation. I believe that these areas should be broken up to give some relief from the straight metal cladding.

"G.K. JORGENSEN"  
Development Officer



## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

August 24, 1977

Mr. R. Stollings,  
City Clerk,  
City Hall,  
Red Deer, Alta.

Dear Sir:

Re: Warehouse Furniture Center Ltd.,  
Gaetz Avenue and 76th Street

Sim's Furniture Limited is requesting Council to approve a pre-engineered steel building on the above location as opposed to a concrete building.

In the past, the Municipal Planning Commission and Council has endeavoured to obtain an attractive architectural standard for buildings along Gaetz, especially in the new areas now being developed. Steel buildings and steel clad buildings have not been readily approved.

The steel building submitted for Council's approval does not reach the architectural standard the City is striving for. The developer states that one of the objectives of the the building design is to create a warehouse effect. There is no doubt that the proposal fulfills this objective, however, the warehouse effect belongs in the industrial areas of the City, not on the main access routes.

We do not endorse the design as submitted.

Yours truly,



Monte Christensen,  
ASSOCIATE PLANNER

/cc

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELNORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

Commissioners' Comments

We concur fully with the observations of the Planners. The City has strived to maintain high architectural standards for all buildings facing onto Gaetz Avenue. We are not opposed to a predominantly steel building providing the architecture is designed to make the building aesthetically pleasing, and there is some use of other materials such as wood, brick, etc. for relief.

We feel the design submitted with a large flat expanse of metal does not provide the standards we are attempting to achieve.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

August 19th 1977.

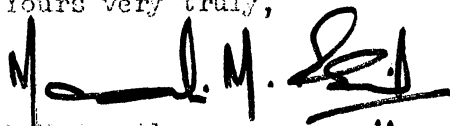
The City Clerk,  
The City of Red Deer,  
Red Deer.  
Alberta. T4N 3A4.

Dear Sir:

RE: PROPOSED MOTEL ON LOT 3  
BLOCK 3 PLAN 762-1710

We are herewith requesting the council to approve the change of concept on the plans for our proposed motel. The Building Inspecting Department has 4 sets of the plans.

Yours very truly,



M. H. Esmail.  
DIRECTOR.

131.

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

August 24, 1977

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

Dear Sir:

Re: Memco Limited  
Lot 3, Block 3, Plan 762-1710

The request to change the concept of the proposed motel is acceptable.

Architecturally, the building is attractive and in keeping with the standards of the City is endeavoring to obtain along Gaetz Avenue.

We endorse their concept and recommend approval provided the zoning by-law requirements are fulfilled.

Yours sincerely,



M. Christensen  
Associate Planner

/mjw

#### MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
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SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

August 22, 1977

TO: R. Stollings  
FROM: Development Office

Re: Serena Motel

The basic design of the building has not changed from the plans previously approved. The indoor swimming pool has been eliminated and a coffee shop substituted for it. The preliminary plans submitted meet the Zoning By-law requirements.

We have no objections to the changes.

August 22, 1977

TO: City Clerk  
FROM: City Assessor

RE: Memco Limited  
Normandeau - Highway Commercial

With reference to your memo of August 19, 1977, we have no objection to this proposal.

A point of interest, Memco site data shows the area of site = 63,925 square feet = 1.46 acres. The area of site by way of land sale agreement and survey presently being carried out = 65,340 square feet = 1.50 acres.

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

cc Building Inspector

Commissioners' Comments

We concur with the recommendations of the administration and will bring to the attention of the developers the apparent discrepancy in site dimensions.

"R.N. MCGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

DOUGLAS L. CROWE, B.A., LL.B.  
PETER C. G. POWER, O.C.  
J. MACDONALD JOHNSTON, B. SC., LL.B.  
JAMES T. MAH MING, B.A., LL.B.  
ROBERT H. SCAMMELL, B.A., LL.B.  
DAVID M. MANNING, B.A., LL.B.  
FREDERICK G. CARDWELL, B. SC., LL.B.  
KEITH R. LAMB, B. SC., LL.B.

AREA CODE 403  
TELEPHONE 346-5591  
TWX 610-841-5120  
4TH FLOOR  
ROYAL BANK BUILDING  
4943 - 50TH STREET  
RED DEER, ALBERTA  
T4N 1Y1

IN REPLY REFER TO: P.C. POWER

August 11, 1977.

Mayor and City Council,  
City of Red Deer,  
Red Deer, Alberta.

Dear Sirs:

Re: M.E.L. Paving Ltd.,  
Our file No. B 4054

We are Solicitors for M.E.L. Paving Ltd. and  
M.E.L. Industries Ltd. which Company own the land legally described  
as follows:

1. Lot M-1 containing 1.97 acres more or less  
Plan 3642 N.Y. Red Deer (which land presently  
has constructed on it the television tower of  
CKRD but which tower will be removed effective  
July 31, 1978).
2. Lot J-2 containing 2.02 acres more or less,  
Plan 4167 T.R.,
3. Lot J-1 containing 2.03 acres more or less,  
Plan 3642 N.Y.

The above described land is presently zoned as  
I-2 in the Golden West but our client has been operating an asphalt  
plant business from this property for approximately 10 years and in  
addition, neighboring oil servicing businesses in the Golden West have  
been producing concrete products for servicing oil well sites in Central  
Alberta.

Our client has incorporated a new Company called  
"M.E.L. Concrete Ltd." which will be directly associated with M.E.L.  
Paving Ltd. and M.E.L. Industries Ltd. and would request that the above  
described land be rezoned to I-3 which would permit manufacturing of  
concrete and cement products on the property.

Our client has discussed this proposal with his  
immediate business neighbors and they have no objection whatsoever to  
the change in zoning. The M.E.L. companies have been in business since

continued . . .

(continued)

-2-

August 11, 1977.

135.

Mayor and City Council,

August, 1952 and have in fact been established in the Golden West since 1962. The M.E.L. companies own in excess of 8 acres of land in the Golden West, are well-established here, and consider this an ideal location for their business operations. We would ask that Council give this matter their urgent attention as our client will be in full operation by the middle of August, 1977.

Yours very truly,

CROWE POWER & COMPANY

Per: 

P.C. POWER

PCP/av



## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

August 24, 1977

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

Dear Sir:

Re: Rezoning Request  
M.E.L. Paving Ltd.  
Lots M-1 and J-1, Plan 3642 N.Y.  
and Lot J-2, Plan 4167 T.R.

Crowe, Power and Company on behalf of M.E.L. Paving Ltd. have requested that the above mentioned property be rezoned from I2, Light Industrial to I3, Heavy Industrial, in order to allow manufacturing of concrete and cement products on the property.

The I2, Light Industrial Zone, is designed so as to exclude industrial uses which may possess features that are obnoxious such as noise, dust and fumes and that require large areas for operating or storage purposes. These types of uses should be located in the I3 zones.

The Golden West Industrial Park should be retained as a light industrial zone. Future residential expansion to the northwest must be protected from the adverse affects of heavy industrial uses.

Spot rezonings such as this do not contribute to orderly and economic development of the City. Spot rezonings have tendency to change 'the rules of game' thereby creating a sense of insecurity within private enterprises as to what is permitted or may be permitted. In effect a spot rezoning grants privileges that are inconsistent with restrictions on neighbouring properties.

We recommend that the spot rezone as requested be denied.

Yours sincerely,



M. Christensen  
Associate Planner

/mjw

## MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE  
SUMMER VILLAGE OF ROCHON SANDS - COUNTY OF LACOMBE No. 14 - COUNTY OF MOUNTAIN VIEW No. 17 - COUNTY OF PAINTERTH No. 18 - COUNTY OF RED DEER No. 23  
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

August 17, 1977

TO: City Clerk  
FROM: Acting City Engineer

RE: M.E.L. Paving Limited  
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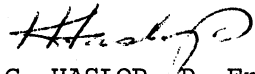
We have no objections to this proposal but the Developer should be advised there are no water or sanitary sewer mains available and their construction has not been scheduled.

Golden West Avenue is an oiled road and paving has not been scheduled because it depends on the installation of underground utilities.

There are no storm sewer mains and ditch drainage only along Golden West Avenue is existing.

The same comments are applicable to 67th Avenue.

Easements may be required in this area but locations have not been determined.

  
K.G. HASLOP, P. Eng.,  
Acting City Engineer

PEG/ab  
cc: Development Officer  
City Assessor

TO: R. Stollings  
FROM: Development Officer  
RE: M.E.L. Paving Limited

August 17, 1977

The applicant is requesting an amendment to the zoning bylaw to allow the use "Concrete Plants" in an I.2 zone. The zoning bylaw presently allows this use in the I.3 zones.

At present, two concrete plants are operating in the I.2 zones, Consolidated Concrete and Revelstoke Concrete. One firm, Burnco Limited, has started construction of a plant on land zoned I.3.

Discussions have taken place with Revelstoke Concrete regarding a move of their plant and an agreement was reached with Consolidated Concrete concerning their moving their operations into areas properly zoned for them. Consolidated Concrete has signed various agreements with the City limiting the time their present operation will continue at its site. Revelstoke Concrete has a small site for this type of operation and should they wish to expand or rebuild they would have to purchase I.3 land. Burnco Limited have complied with all bylaw requirements.

A concrete mixing plant can be made compatible to other uses in an I.2 zone provided that the products being stored on the site are screened.

There were a number of items that were considered when an agreement was reached with Consolidated Concrete on their move:

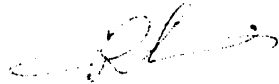
- 1) They owned property in the I.3 zone and they were obtaining their gravel for the operation from the pits on this site.
- 2) The plant is considered to be in the flood plain of the river.
- 3) The plant could be seen from a housing area across the river.

The discussions with Revelstoke Concrete were on the basis that:

- 1) It is an old plant and is situated on a site which will be on the truck by-pass.
- 2) Being an old plant, it was suggested that Revelstoke Concrete should be looking at a new site to allow for replacement or expansion.

- 2 -

It is difficult to support this use in an area zoned I.2 whether by adding the use to the table or rezoning a single site to permit the use.



G. K. JORGENSEN

Commissioners' Comments

Having reviewed the permitted and conditional uses in I.2 zones it is noted that production of asphaltic hot mix and the storage of raw materials, therefore, is a conditional use and the yards for storage of oil and gas production equipment is a permitted use.

An examination of the types of industries located in the Golden West area, would indicate that many are of a type involving very heavy equipment and movement of large vehicles.

Rather than spot rezoning of the site in question to I.3 zoning and providing Council are in favour of a concrete manufacturing plant in this area, we would suggest a more appropriate course of action would be to amend the conditional use table for an I.2 zone to allow such use conditionally but only that portion of the Golden West Subdivision lying west of the C.P.R. Railway north of 67 Street to the south boundary of where similar type operations currently exist.

"R.N. MCGREGOR"

Mayor

"M.C. DAY"

City Commissioner

NOTICE OF MOTION

The following notice of motion has been submitted by Alderman H. Fielding:

"RESOLVED that Council of the City of Red Deer agree that Part I of Bylaw 2011 as amended, be further amended as to Section 6A, Subsection 7, by adding after the words "Deputy Mayor" the words "or a member of Council" and further that Subsection 9(a) be amended by adding after the words "Deputy Mayor" the words "or failing him a member of the Council".

The above proposed change, if approved by Council, will provide that

- (a) no business may be transacted at a meeting of M.P.C. unless the Mayor, Deputy Mayor, or a member of Council is present
- and
- (b) the Mayor, Deputy Mayor, or a member of Council shall preside at all meetings of M.P.C.

The change if approved will eliminate the problem which may arise if the Mayor or Deputy Mayor are unable to attend or preside at a meeting of M.P.C. In such cases another member of Council could then be contacted to chair the meeting.

At the present time the Bylaw specifies that only the Mayor or Deputy Mayor may preside at M.P.C. meetings.

R. Stollings  
City Clerk

Commissioners' Comments:

We can see no objections to the proposed suggestion by Alderman Fielding.

"R.N. McGREGOR"  
Mayor

"M.C. DAY"  
City Commissioner

BYLAW NO. 2011/KK-77

Being a Bylaw to amend Bylaw No. 2011,  
as amended, being the Zoning Bylaw of  
the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) The Zoning Map as defined in Section 2(3)(cc) and the residential Subzone Map referred to in Section 5(5) and the Trunk Road Map referred to in Section 2, Subsection (1) are hereby amended in accordance with Map A-238 and signed by the Mayor and City Clerk and impressed with the Corporate Seal of the City of Red Deer.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1977.

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2282/R-77

Being a Bylaw to amend Bylaw No. 2282, the Traffic Bylaw of the City of Red Deer.

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

(1) Bylaw No. 2282, as amended, is further amended as follows:

(a) As to section 201, subsection (1) by deleting therefrom the words and figures "thirty (30) feet" and by substituting therefore the words and figures "nine (9) meters".

(b) As to section 301, by deleting therefrom the words and figures "10 miles" and by substituting therefore the words and figures "twenty (20) kilometers".

(c) As to section 302, subsection (a) by deleting therefrom the words and figures "30 miles" and by substituting therefore the words and figures "fifty (50) kilometers".

(d) As to section 303, by deleting therefrom the words and figures "40 miles" and by substituting therefore the words and figures "sixty (60) kilometers".

(e) As to section 304 by deleting therefrom the words and figures "50 miles" and by substituting therefore the words and figures "eighty (80) kilometers".

(f) As to section 305 by deleting all of the words and figures appearing therein.

(g) As to section 306 by deleting therefrom the words and figures "10 miles" and by substituting therefore the words and figures "twenty (20) kilometers".

(h) As to section 501 by deleting therefrom the words "twenty inches and by substituting therefore the words and figures "fifty (50) centimeters".

(i) As to section 801 by deleting therefrom the words and figures "19 feet" and by substituting therefore the words and figures "six (6) meters".

(j) As to section 802, subsection (1), by deleting therefrom the words and figures "24 feet" and by substituting therefore the words and figures "seven (7) meters".

(k) As to section 901, subsection (6), by deleting therefrom the words and figures "3 miles" and by substituting therefore the words and figures "five (5) kilometers".

(l) As to section 1018, subsection (a), clause (i) by deleting therefrom the words and figures "three (3) feet"

and "twenty (20) feet" and by substituting the following therefore "one (1) meter" and "six (6) meters".

- (m) As to section 1301, subsection (1) by deleting therefrom the words "fifteen feet" and by substituting therefore the words and figures "five (5) meters".
- (n) As to section 1301, subsection (3), clause (a) by deleting therefrom the words "fifteen feet" and by substituting therefore the words and figures "five (5) meters".
- (o) As to Schedule A-77, section 7, by deleting therefrom the words and figures "4000 feet" and by substituting therefore the words and figures "one thousand two hundred & twenty (1,220) meters".

This bylaw shall become effective as and from 12:01 a.m. September 1st , A.D., 1977.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1977.

---

MAYOR

---

CITY CLERK



- READ A FIRST TIME IN OPEN COUNCIL this            day of            A.D., 1977.
- READ A SECOND TIME IN OPEN COUNCIL this            day of            A.D., 1977.
- READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of            A.D., 1977.

CITY CLERK

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) SPEEDMASTER HOLDINGS LTD. (hereinafter called the Licensee) is hereby granted license and permission to temporarily occupy and use that portion of the registered City roadway as outlined in red on the plan hereunto annexed and forming part of this Bylaw. Subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to its occupation and use of the said lands.

- (a) The license and permission hereby granted may be terminated by either the City or the Licensee upon the giving of thirty (30) days notice in writing, which notice may be served by the mailing of same, postage prepaid, as follows:-

The City - City Hall, Red Deer, Alberta

The Licensee - Box 546, Red Deer, Alberta

and shall be deemed to have been received the day following the mailing thereof.

- (b) The Licensee shall at all times, keep and maintain the said lands in good and tenantable condition and repair.
- (c) The Licensee shall comply with all Bylaws, Statutes, Rules or Regulations in any manner referring to or affecting the said lands.
- (d) The City shall not be liable for any inquiry or damage to persons or property arising on or about the said lands and the Licensee shall indemnify the City from and against any claim or demand in respect thereof.
- (e) The Licensee shall pay to the City the sum of One Dollar (\$1.00) on the first day of September, 1977 and on the first day of every succeeding September so long as the within license continues.
- (f) The Licensee shall pay for all utilities or other services provided to the said lands, and shall pay all taxes levied in respect of any improvements of taxable equipment situate on the said lands.
- (g) The Licensee shall not place or erect any buildings, improvements or structures thereon without expressed written consent of the City first had and obtained.
- (h) No assignment of this license and permission is valid unless and until such assignment is submitted to the City of Red Deer, and its consent thereto is obtained in writing.
- (i) At the termination of this license and permission, the Licensee shall remove or cause to be removed from the said lands any buildings, improvements, structures and other objects situate thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.
- (j) This Bylaw shall become effective as and from the first day of September A.D. 1977.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1977.

READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D., 1977.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this            day of            A.D., 1977.

MAYOR

CITY CLERK

*File*

MEMORANDUM OF AGREEMENT, executed this  
day of                      , 19 .

BETWEEN:                      THE CITY OF RED DEER, in the Province  
of Alberta, hereinafter called the  
"Lessor"

ON THE FIRST PART

AND:                      TRANS AD LTD., hereinafter called the  
"Contractor"

ON THE SECOND PART

W I T N E S S E T H

1.                      Subject to the terms and conditions herein-  
after set forth, the Lessor doth grant to the Contractor for a  
period of five (5) years commencing as of the 1st day of January  
1978, and terminating on the 31st day of December 1982, the ex-  
clusive right of advertising in upon and about all buses owned or  
operated by the Lessor during the said period.

The advertising space granted by this agree-  
ment shall consist of the following:

- (a)                      one row of racks eleven inches high to be  
placed in the headline of the interior on  
both sides of all buses and running from  
end to end of said buses and above the  
windows thereof and in the rear of such  
buses, and
- (b)                      one frame twenty-one inches (21") high by  
eighty-eight inches (88") long, and/or  
thirty inches (30") high by one hundred  
and thirty-nine inches (139") long on each  
side of the exterior of each bus, and
- (c)                      one frame eight inches (8") high by sixty  
inches (60") long, and/or twenty-one inches  
(21") high by seventy inches (70") long on  
the exterior of the back of each bus  
directly below the rear windows, and
- (d)                      one sign on the front exterior of each bus,  
the size and location to be mutually agreed.

Notwithstanding the foregoing, the Lessor shall not be required to place racks or frames in or on buses when such racks or frames cannot, in their opinion be conveniently installed. All racks and frames shall be supplied and maintained in usable condition by the Lessor for that purpose.

No other advertisement shall be placed in upon or about the buses except those of the Contractor. The Lessor may, however, place its customary warning and other notices to the public, providing such notices shall not interfere with the space hereby granted to the Contractor.

The Lessor will provide a cupboard in the bus garage for the purpose of storing the advertising cards used by the Contractor.

2. Any advertisements to be placed in or on the buses of the Lessor shall be of a moral and reputable character and the Contractor agrees that it will forthwith remove from any bus any advertisement which the Lessor in the reasonable exercise of its discretion hereunder desires removed.

3. The Contractor covenants, promises and agrees to indemnify and save harmless the Lessor against any and all claims for damages and from all liability, loss and expenses arising from or caused by any alleged libellous advertisement or notice or any alleged copyrighted matter in any advertisement or notice.

4. The consideration payable by the Contractor for the rights and privileges hereby granted to it shall, for each and every calendar year during the currency hereof be a sum equivalent to fifty per centum (50%) of the gross billings made by the Contractor during such calendar year with respect to advertising placed in the spaces hereby leased.

5. The consideration above referred to in paragraph 4 shall be paid in monthly instalments, calculated on the gross billings made by the Contractor during each calendar month and shall be paid on or before the 20th day of the second succeeding calendar month.

Each payment shall be accompanied by a statement of the gross billings made by the Contractor during the period for which such payment is made. As soon as is reasonably possible after the end of each calendar year, the Contractor shall have prepared an Annual Statement of the gross billings made by it duly certified by a firm of Chartered Accountants, and the Lessor shall have the right at all reasonable times to examine such Annual Statement and to examine the books of account of the Contractor through any representative named by it and shall be given all facilities reasonably necessary to check the correctness of such statements of gross billings. At the request of the Lessor a copy of the duly certified Annual Statement will be supplied by the Contractor.

6. The Lessor shall, on the first business day (excluding Sundays and legal holidays) of the months of January and July in each calendar year, furnish to the Contractor a statement of the number of buses fully equipped for interior and exterior advertising and in active use on that day.

7. The term "gross billings" as used in this agreement, means the gross billings made by the Contractor to its advertisers less:

- (a) commissions deducted by or paid or payable to advertising agencies with respect to advertising placed with the Contractor through such agencies but in no case shall any commission be deducted in respect to advertising obtained by the Contractor, or by a person or corporation in which the Contractor is in any way financially interested, direct from advertisers;

- (b) bad debts deducted in accordance with and subject to the following provisions, namely:

the Contractor shall have the right to write off as bad debts from its gross billings made in the month of December in each calendar year, any billings made to advertisers, payment whereof is then three months or more in arrears; a statement of all such billings written off shall be furnished to the Lessor at the time of and together with payment of the instalment in respect to the December billings giving the respective names and addresses of the advertisers and the respective amounts written off; provided, however, that if collection of any or all of such unpaid billings shall be made by the Contractor at any subsequent date, the Contractor in addition to the conditions above set forth shall forthwith pay to the Lessor an amount equal to fifty per centum (50%) of such amounts collected.

8. The lessor agrees that it will from time to time place and change the advertising cards in and on the buses in accordance with instructions received from the Contractor in consideration of the payment by the Contractor to the Lessor of Fifteen Dollars (\$15.00) per calendar month, payment whereof shall be made on the last day of each calendar month during the term of this agreement.

9. In case of default by the Contractor in due performance of any of the conditions or payments hereunder, and such default continuing for thirty days after the Lessor shall have given the Contractor written notice of such default and of its intention to cancel this agreement, the Lessor shall have the right to terminate this agreement.

10. This agreement shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed these presents.

SIGNED, SEALED and  
DELIVERED in the  
presence of

THE CITY OF RED DEER, in the  
Province of Alberta

\_\_\_\_\_  
  
TRANS AD LTD.

\_\_\_\_\_  
VICE-PRESIDENT

DATED the 20th. day of FEB. 1974.

BETWEEN:

ALBERTA POWER LIMITED,  
CALGARY POWER LTD.,  
THE CITY OF CALGARY,  
THE CITY OF EDMONTON,  
THE CITY OF LETHBRIDGE,  
THE CITY OF MEDICINE HAT,  
THE CITY OF RED DEER,

THE PROVINCE OF ALBERTA,  
as represented by the  
Co-operative Activities and  
Credit Union Branch of the  
Department of Agriculture.

---

A G R E E M E N T

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ELECTRIC UTILITY PLANNING COUNCIL



MEMORANDUM OF AGREEMENT made the 20th. day of FEB. 1974.

BETWEEN:

ALBERTA POWER LIMITED,  
a body corporate with head office  
at the City of Edmonton, in the  
Province of Alberta;

CALGARY POWER LTD.,  
a body corporate with head office  
at the City of Calgary, in the  
Province of Alberta,

THE CITY OF CALGARY,  
a municipal corporation,

THE CITY OF EDMONTON,  
a municipal corporation,

THE CITY OF LETHBRIDGE,  
a municipal corporation,

THE CITY OF MEDICINE HAT,  
a municipal corporation,

THE CITY OF RED DEER,  
a municipal corporation,

THE PROVINCE OF ALBERTA,  
as represented by the Co-operative  
Activities and Credit Union Branch  
of the Department of Agriculture.

WITNESSETH:

WHEREAS the parties hereto are engaged in the  
business of or are otherwise interested in the generation,  
transmission and distribution of electric energy in the  
Province of Alberta;

AND WHEREAS the parties hereto have heretofore  
consulted together on the planning of joint operating pro-  
cedures of their respective facilities and the planning and

co-ordination of electric power development as it affects the public interest in the Province of Alberta;

AND WHEREAS it is deemed desirable to agree upon methods by which the parties hereto may consult together and advise each other on the said subject matters of common interest or other matters affecting the interests of the parties or the public interest of the Province of Alberta;

AND WHEREAS the parties hereto have previously consulted each other and have considered the matters of mutual interest under an informal organization under the name of the "Electric Utility Planning Council":

NOW THEREFORE in consideration of the premises, IT IS AGREED by and between the parties as follows:

1. The parties agree to consult together and to consider and advise on the planning and co-ordination of electric power development as it affects the public interest within the Province of Alberta and for such purpose agree to be and become members of an unincorporated and voluntary organization to be known as the "Electric Utility Planning Council" (hereinafter called "the Council").
2. Membership on the Council shall consist of eight members, one to be appointed by each of the parties hereto and two observing members, one to be appointed by the Minister

of Telephones and Utilities of the Province of Alberta, and one to be appointed by the Energy Resources Conservation Board of the Province of Alberta. The Council may by a resolution of the members of the Council as hereinafter provided for add additional members or observing members to membership on the Council. Each party may appoint one or more alternate members of the Council to act in the absence of the first appointed member.

3. Meetings of the Council shall be held at least once in every two months or earlier at the call of the Chairman of the Steering Committee. The Chairman and Secretary of each meeting shall be appointed by the parties on a rotating basis from meeting to meeting.

4. There shall be a Steering Committee of the Council consisting of eight members, two to be appointed by each of Alberta Power Limited, The City of Calgary, Calgary Power Ltd. and The City of Edmonton, with one of such appointees being named principal representative. The Steering Committee shall appoint its own Chairman and Vice-Chairman who shall hold office for one year commencing October 1st in each year. The Steering Committee shall meet at least once each month at the call of its Chairman and shall report its proceedings to the Council at the next meeting of the Council.

5. Subject to the approval of each party and the provision of funds if required by the parties hereto, the Council shall have power:

- (a) to commission planning studies in any subject of interest to the members that are recommended by the Steering Committee;
- (b) to authorize submissions to and the appearance of representatives for the Council before the Energy Resources Conservation Board, the Government of Alberta or any other regulatory authority thereof;
- (c) to retain expert engineering or other services;
- (d) to approve the procedures to be followed by the Steering Committee or any other committee of the Council;
- (e) to fix and assess the annual membership fee payable by members of the Council; and
- (f) to establish procedures with respect to the carrying out of the purposes of the Council.

6. The Steering Committee shall be the executive committee of the Council and shall have power in the name of and on behalf of the Council to:

- (a) receive the annual membership fees of members of the Council;

- (b) To pay the operating expenses of the Council, including stationery, secretarial services and telephone calls, but not to include retention of counsel or experts, travelling expenses or costs of feasibility studies;
- (c) to carry out such studies or projects as directed by the Council;
- (d) to establish committees, the members of which need not be members of the Council, and to outline the duties and powers of such committees.

7. This Agreement shall not constitute a partnership between the parties hereto and no party shall be liable for any indebtedness incurred by or on behalf of the Council without the express authority of such member.

8. Any party hereto and its representative may withdraw from membership on the Council at any time upon written notice to the Chairman of the Steering Committee.

9. The fiscal year of the Council shall be from October 1st in any year to September 30th in the following year.

10. This Agreement shall be of no further force or effect after October 1, 1977, unless prior to that date the Council by unanimous resolution extends this Agreement for such further length of time as may then be determined by the Council.

IN WITNESS WHEREOF these presents have been duly executed by the parties hereto as of the day and year first above written.

ALBERTA POWER LIMITED

[Signature]  
[Signature]

THE CITY OF CALGARY

[Signature]  
Commissioner  
[Signature]  
City Clerk

THE CITY OF LETHBRIDGE

[Signature]  
MAYOR  
[Signature]  
CITY CLERK

THE CITY OF RED DEER

[Signature]  
[Signature]

CALGARY POWER LTD.

[Signature]  
[Signature] VICE PRESIDENT  
[Signature] SECRETARY

THE CITY OF EDMONTON

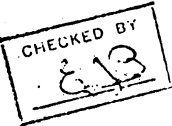
[Signature]  
[Signature] Mayor  
[Signature]

THE CITY OF MEDICINE HAT

[Signature]  
[Signature] MAYOR  
[Signature] CITY CLERK

THE PROVINCE OF ALBERTA  
as represented by the  
Co-operative Activities and  
Credit Union Branch of the  
Department of Agriculture

[Signature]





# Electric Utility Planning Council 1975





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# Electric Utility Planning Council

## ELECTRIC UTILITY PLANNING COUNCIL - 1974 - 1975

### Steering Committee and Council Members

E. J. Barry, Calgary Power (Chairman)  
R. Trussler, Calgary Electric System (Vice-Chairman)  
R. E. McClary, Edmonton Power  
E. F. Kyte, Edmonton Power  
K. Provost, Alberta Power  
G. N. Paicu, Alberta Power  
T. Stanley, Calgary Power  
K. Jensen, Calgary Electric System

### Other Council Members

W. Scott, City of Medicine Hat  
O. Erdos, City of Lethbridge  
A. R. Hilman, City of Red Deer  
H. Cameron, Co-operatives Activities & Credit Union  
Branch Dept. of Agriculture

### Observing Council Members

L. Collins, Dept. of Telephones and Utilities  
C. J. Goodman, Energy Resources Conservation Board  
E. L. Taylor, Public Utilities Board

## CORPORATE INFORMATION

Alberta Power Limited  
Milner Building  
10040 - 104th Street  
Edmonton, Alberta  
T5J 2V6  
Telephone: 424-6161

Calgary Power Ltd.  
P.O. Box 1900  
Calgary, Alberta  
T2P 2M1  
Telephone: 276-7110

City of Calgary Electric  
System  
P.O. Box 2100  
Calgary, Alberta  
T2P 2M5  
Telephone: 268-2111

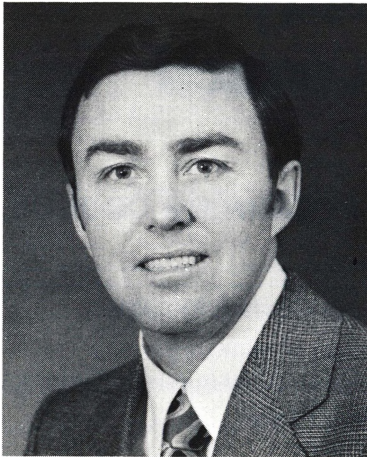
Edmonton Power  
(City of Edmonton)  
600 Library Building  
#7 Sir Winston Churchill Square  
Edmonton, Alberta  
T5J 2V4  
Telephone: 425-3131

City of Lethbridge  
City Hall  
910 - 4 Avenue South  
Lethbridge, Alberta  
T1J 0P6  
Telephone: 328-2341

City of Medicine Hat  
Utilities Building  
830 - 2 Street S.E.  
Medicine Hat, Alberta  
T1A 0E6  
Telephone: 526-5971

City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta  
T4N 3T4  
Telephone: 347-4421

# Notes from the Chairman



E. J. Barry, P. Eng.

Large amounts of coal, natural gas and water in Alberta seem to indicate there is no electrical energy supply problem in this province. Fortunately for Albertans such an assumption is correct.

There are, however, planning problems that confront the electric utilities in Alberta — problems that are being solved on a joint basis in the best interests of all Albertans.

In mid-1972, the Electric Utility Planning Council was formed to plan and co-ordinate power development in the public interest. The EUPC formalizes joint consultations that have been taking place among utilities for decades.

Successful planning by the Electric Utility Planning Council assures a continued supply of timely, reliable, economic and adequate electricity to most of the residents of Alberta. The Council uses the expertise of staff members of the utilities as well as hired consultants in the planning process.

The responsibility for planning programs and studies is that of the Council's "Steering Committee".

To develop major generating facilities, planning must begin up to eight years ahead of time. The EUPC is now planning power plants to meet the needs of 1980 to 1990.

When you consider that Alberta's growth rate demands future power facilities during the next 10 years, equal to all plants of the past century, the task of the Planning Council is indeed monumental.

A handwritten signature in dark ink, appearing to read "E. J. Barry". The signature is stylized with a large "E" and a long horizontal stroke at the end.

E. J. Barry, P. Eng.  
Chairman  
EUPC Steering Committee

# History of Power in Alberta



Electricity provided light and power at several points in Alberta at least two decades before provincial boundaries were established in 1905.

In those years, electric service was often received only on a temporary basis — to assist in household work periods and community social functions.

Unlike today's interconnected electrical system, early utilities developed small networks on a scattered basis. The concept of today's Alberta-wide grid took shape in the 1920s, leading to an assured supply of electricity at reasonable cost to the consumer.

The interconnected power grid was initiated in 1927, and extended in 1929 when Calgary Power signed agreements for exchange of energy, first with Lethbridge and then with Edmonton. In 1928 the City of Calgary leased its power plant to Calgary Power and entered into an agreement for the wholesale supply of power to the city-owned and operated distribution system.

Alberta's electrical energy development began in Calgary in 1880 where the Calgary Electric Lighting Company operated a coal-fired direct current generator in a downtown alley. The Eau Claire and Bow River Lumber Company established a power plant in 1889, using sawdust as fuel, providing power for the mill and street and hotel lighting for the town at night.

Eau Claire's subsidiary, the Calgary Water Power Company harnessed the waters of the Bow River by building a dam at Hillhurst in 1893 and installed two water wheels rated at 280 horsepower. Eventually, seven water wheels could not keep step with the growing demand. In 1904, the Company built a thermal plant, followed by Calgary's own municipal plant in 1905.

In Edmonton, a group of citizens under the direction of Alex Taylor, formed a company in 1891 to build a coal-fired steam plant on the North Saskatchewan River near the Low Level Bridge. Heavy river run-off and flooding in 1899 and 1902 forced the relocation of the power plant to the present Rosssdale generating site near the 105 Street Bridge.

The Town of Edmonton acquired the plant in 1902 and expanded the facility at Rosssdale from its original 450 kilowatt coal-fired thermal generators.

Lethbridge first received electricity in 1893, depending on nearby coal mining companies for steam. The City purchased the power company in 1908 and began building the riverside plant with an 800 KW capacity.

From these humble beginnings emerged three major power producers—Edmonton Power, Alberta Power Limited and Calgary Power Ltd.

Calgary Power Ltd. began its role as a major power producer in 1911, with the first hydro-electric plant at Seebe, 60 miles west of Calgary.

Named the Horseshoe Plant, it provided power for three customers—the City of Calgary, Portland Cement Company and Western Canada Cement Company at Exshaw. Horseshoe, still in operation today, was the forerunner for 12 other hydro-electric plants on the Bow River west of Calgary, the North Saskatchewan River and the Brazeau River.

While Calgary Power developed its hydro system for Calgary and surrounding small communities, Medicine Hat began a natural gas-fired generating facility in 1910. Red Deer expanded its electrical facilities of 1904 and assumed operation of Western General Electric in 1926. The provincial grid began to connect other towns that had developed their own local supply in the late 1920s. Calgary Power, at that time, expanded its transmission facilities south to Lethbridge and north to Edmonton. In 1930, Red Deer decided to purchase its power in bulk from Calgary Power.

Alberta Power Limited, and its predecessor Canadian Utilities Limited entered the electric power generating field in 1926 when Vegreville Utilities was incorporated. In 1927, Mid-West Utilities was incorporated and under the same management, assumed operation at Vegreville and other properties in Alberta. Mid-West's name was changed to Canadian Utilities Limited in 1928. In 1935 Union Power Company Limited at Drumheller was amalgamated with Canadian Utilities.





Moving of the first boiler for the City of Edmonton.

Photo Courtesy of Ernest Brown Collection.

In January 1972, Alberta Power became the operator of Canadian Utilities' electric properties, adding the assets of Northland Utilities Limited later that year.

The City of Edmonton expanded its coal-fired Rosedale Plant from its original 450 KW capacity to its present 405,000 KW, using natural gas-fired thermal generators. The City's generating expansion was further developed in the 1970s, by adding two 170,000 KW units at Clover Bar, also using natural gas as the plant fuel.

For the first 40 years, Calgary Power's generation was solely hydro-electric with 11 plants on the Bow River and its tributaries. The main thrust of Calgary Power development in the last 20 years has been in major coal-fired thermal plants, located on Lake Wabamun, 45 miles west of Edmonton. The Company also developed two more major hydro plants (Big Bend on the Brazeau and Bighorn on the North Saskatchewan River) to complement the base load thermal operations.

Having recently purchased the Lethbridge generating facilities, Calgary Power now supplies 60 per cent of the electric energy generated in Alberta. Edmonton Power's facilities account for 22 per cent with Alberta Power contributing 16 per cent. Medicine Hat makes up the balance in generation.

Two developments in the 1940s led to rapid development of the electrical industry in Alberta, and both continue to be major factors in the province's surging utility growth — rural electrification and oil.

In 1944, both Canadian Utilities and Calgary Power electrified experimental farm service areas near Swalwell and Olds. Farm electrification, on a group basis, had been tried as early as 1929. However, it was not until a shortage of farm labor during World War II that rural electrification received the impetus to build a rural system that today supplies about 99 per cent of Alberta's farms with electric power.

This was done through co-operation between the provincial government, farmer-owned co-operatives (Rural Electrification Associations) and both utilities, working together to build the networks that exist today.

The advent of the oil industry added further momentum to this project by requiring the extension of the main transmission system into isolated areas.

The cities of Calgary, Lethbridge and Red Deer continue to own and operate modern electrical distribution systems to supply their customers.

Continued load growth has created an increasing demand on electric generation to the point where Alberta's utilities are constantly planning future major plants on a joint basis through the EUPC.

Scheduled for completion by 1980 are two more units at Clover Bar (Edmonton Power); two more at Battle River (Alberta Power); and four more at Sundance (Calgary Power).

These additional units will more than double the province's present electrical capacity—an energy requirement that began to develop almost a century ago.



# The Planning Process



Before a new power plant is built, Alberta's utilities spend many years forecasting, studying and planning for future conditions.

It is a continuous and complex process, which must remain flexible enough to meet unanticipated increases in demand for power in the future. It must also be rigid enough to provide economic construction schedules.

Construction of a major power facility needs up to eight years preparation, even before the first kilowatt hour is generated.

This planning process must include a co-ordinated construction schedule for the generating site, plus planning the construction of substations and transmission lines to meet Alberta's electricity needs of the future.

Before committing to construction of any new generating facilities, many factors must be considered:

- Electrical load characteristics
- Type of generation
- Environmental effects
- Location, cost and availability of primary energy resources

- Transmission and substation costs
- Reserve capacity requirements
- Equipment service life
- Reliability
- Cost and availability of capital

Each of these factors is considered initially on an individual basis, and then on a collective basis. Subsequently a series of alternative plans is formulated as a result of placing a somewhat varying emphasis on each of the above factors. The final decision as to the sequence of power generation expansion to be undertaken does require a subjective analysis based on the long experience of the people involved.

The planning process is an ongoing one, requiring continuous review and updating. Through the coordination which the Electric Utility Planning Council provides, Albertans can be assured that the facilities to generate electrical energy requirements within our province will be provided on the basis of a logical and economical sequence of power plant installations. These take into account fully our residential, commercial, farm and industrial needs.



Electric Utility Planning Council 1975: From left, G. N. Paicu, Alberta Power Limited, R. E. McClary, Edmonton Power, E. Taylor, Public Utilities Board, H. Cameron, Co-op Activities Branch & Credit Union Branch, Dept. of Agriculture, K. Provost, Alberta Power Limited, E. J. Barry, Calgary Power Ltd., D. R. Wood, Energy Resources Conservation Board, C. J. Goodman, E.R.C.B., K. I. Montgomery, E.R.C.B., R. Trussler, Calgary Electric System, W. Scott, City of Medicine Hat, M. Chorel, Calgary Power Ltd., E. F. Kyte, Edmonton Power, K. Jensen, Calgary Electric System, L. Collins, Dept. of Telephones and Utilities.



# Future Load Growth

Projected estimates of energy consumption and demand are essential components of the generation planning process.

Considerable work has been done by members of the Electric Utility Planning Council in establishing a projected growth pattern to the year 1990. Provision has been made for "updating" on a regular basis, and for modification as significant new load trends become apparent.

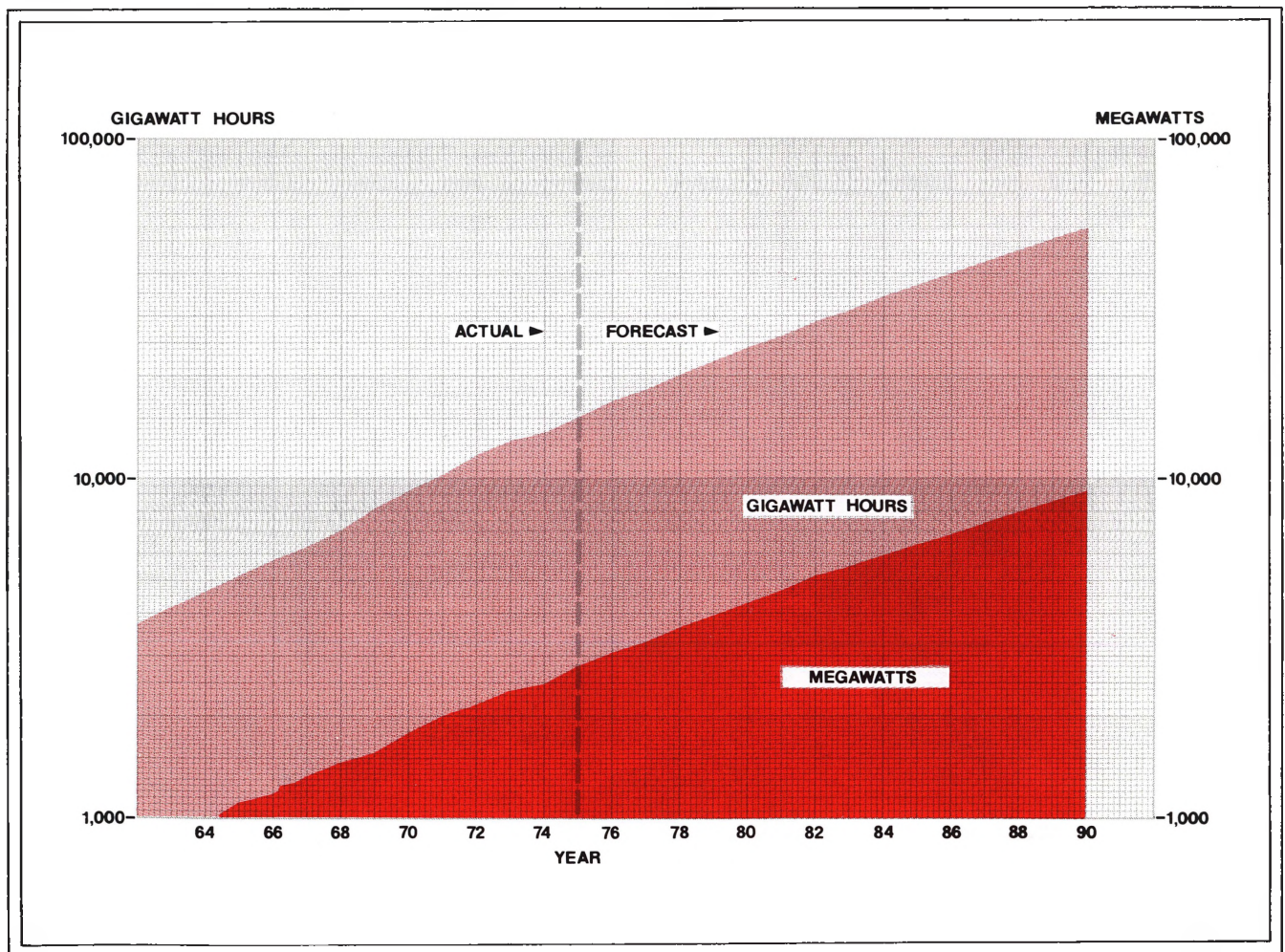
In preparing a load forecast, consideration must be given to historical and projected consumption patterns, community needs, major industrial requirements, social and economic considerations and system losses.

The member utilities of the EUPC have met the electrical requirements of Albertans in the past and must now carry out the construction required to supply the anticipated loads (see top chart on opposite page). The annual average growth rate of energy since 1960 has been 11.6 per cent.

With this growth continuing, Alberta's utilities must double their total generation capacity of the past 95 years within the next six years.

The EUPC has developed a load forecast to the year 1990. Even now, this projection is being revised, as new load trends become apparent.

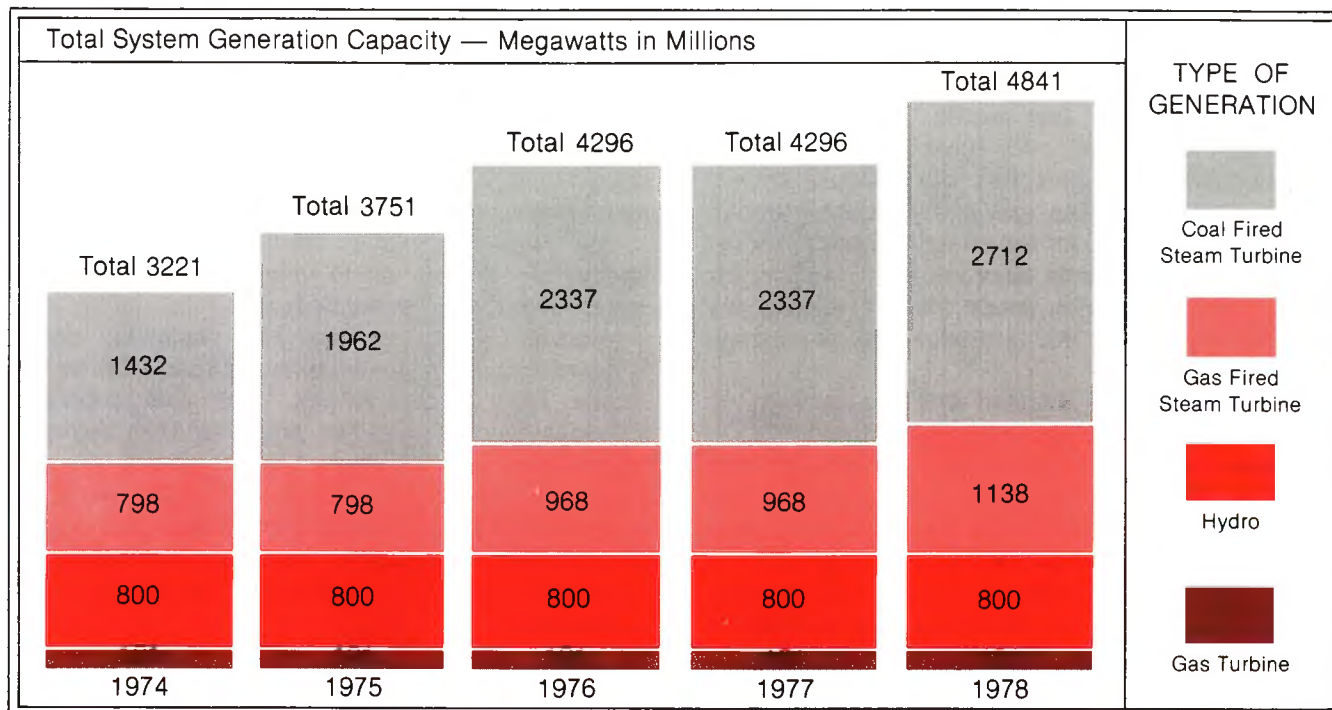
**Alberta Interconnected System—Peak Load and Energy.**  
**Actual 1960 - 1974, Forecast 1974 - 1990.**



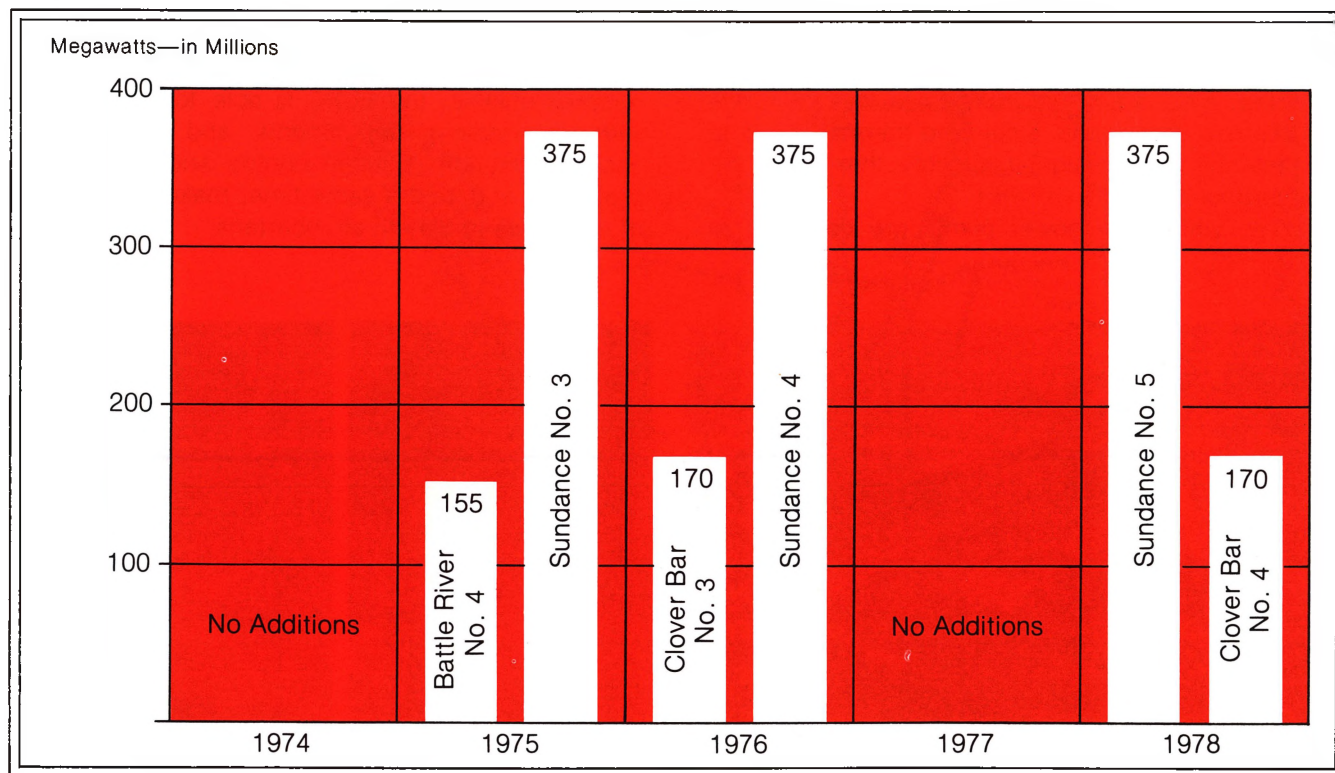
# Alberta Generation Expansion Plan



## Total Installed Capacity



## Generator Additions





# Our Environment

Ten years ago, the words "ecology" and "environment" would never have been considered household words. In part, this was because society had a greater interest in jobs and a higher standard of living than concern for the effect of industry on the environment. And partly because most people just hadn't given the matter much thought. During the next several years this attitude was to change markedly.

One segment of industry that recognized the public's changing attitude was the electric utilities in Alberta. Collectively they form one of this province's largest industrial complexes. Individually, as corporate citizens of Alberta, they are dedicated to protecting and improving Alberta's environment.

Electricity is a necessity of our Alberta lifestyle. Projections indicate that electricity will continue to play a vital role in enhancing that style, and in future will perform an increasingly necessary role in protecting our environment.

In response to the people's concerns, society has requested—and been assured—controls to protect the environment. In industry, this is usually achieved through government legislation.

However, even before such standards were instituted, Alberta's power companies met the limits and controls of the time. Coal-fired thermal plants in the province were designed to more than meet the standards of the day.

Today, while new power plants are designed to

meet the revised environmental standards, the latest environment protection equipment is also being added to earlier power plants to make them conform to provincial standards.

At Calgary Power's thermal plants on Lake Wabamun, at least \$100 million is being spent to meet revised environmental laws.

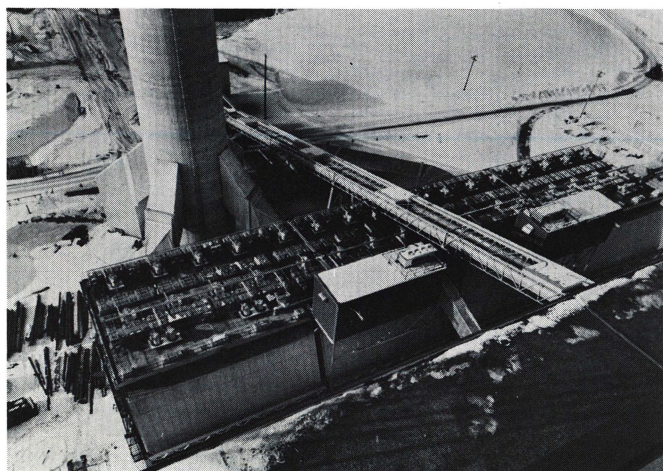
Alberta Power Limited has installed similar protection devices in its plants at Grande Cache and Battle River. Both utilities, and coal suppliers, continue land reclamation programs that began at Wabamun.

At the Clover Bar and Rosedale plants of Edmonton Power, natural gas is used as a fuel. Environmental protective devices minimize stack emissions, monitor air quality and thermal discharge to the river.

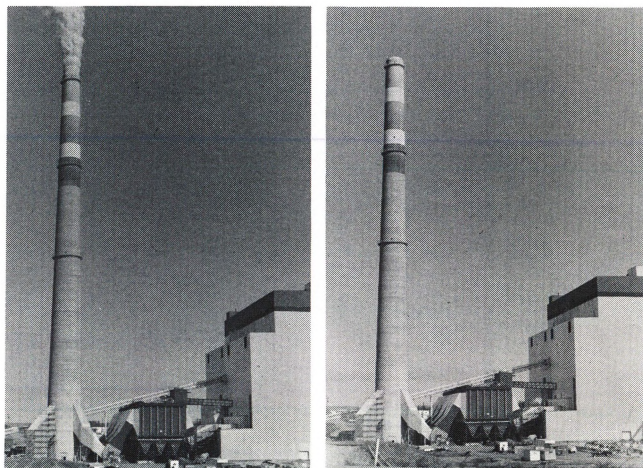
Electricity plays a major role in pollution control: water and sewage treatment plants, trash compactors, industrial stack effluent precipitation, urban mass transportation and eventually, perhaps, total urban transportation with the electric car.

Environment! A prime factor in planning future plant design and location.

Through the joint effort and experience of its member-utilities, the EUPC is able to work closely with government departments and agencies to ensure adequate pollution control and environment protection and, at the same time, make the best use of resources to benefit all Albertans.



Calgary Power Ltd. Electrostatic Precipitators at the Sundance Thermal Plant.



Calgary Power's Sundance Thermal Plant, shown with Precipitators operating (right) and switched off (left).







**Electric Utility  
Planning Council**