

FILE

DATE: September 14, 1993
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, SEPTEMBER 13, 1993,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of August 30, 1993.

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: 1993 Ambulance Rates .. 1
Agreed to begin direct billing to all users,
effective July, 1994.

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- 1) Director of Financial Services - Re: Banking Authorization/Short Term
Borrowing Bylaw 3098/93 .. 17
Approved authorization of Bylaw.

- 2) City Assessor - Re: 1993 Tax Sale .. 20
Approved Tax Sale.

- 3) City Clerk - Re: Canada - Alberta Flood Damage Reduction Program .. 23
Agreed to prepare Bylaw incorporating Flood zone.

- 4) Red Deer Regional Planning Commission - Re: Commission Funding .. 37
Received as information.

- 5) Director of Community Services - Re: Normandeau Cultural & Natural History Society: Facility Maintenance Costs .. 46
Approved.

- 6) Engineering Department Manager - Re: Signing Annexed Roadways .. 50
Approved.

- 7) Engineering Department Manager - Re: January - June 1993 Progress Report/Engineering Department .. 54
Received as information.

- 8) Engineering Department Manager - Re: Grant/Nolan Traffic Study .. 55
Tabled.

- 9) Engineering Department Manager - Re: Anders East - Phase 3/Melcor Developments Ltd./J. Paul Stewart/Level of Land .. 58

Received as information.

- 10) Recreation, Parks & Culture Board - Re: Central Alberta Cricket Club/Request for Project Change .. 61

Approved.

- 11) Environmental Advisory Board - Re: Environmental Protection & Enhancement Legislation .. 62

Agreed to form a Committee to review and report back to Council.

- 12) Assistant City Clerk - Re: Aldermanic Seminar, Conference & Training Budget .. 72

Received as information.

(5) **CORRESPONDENCE**

- 1) David Frenette - Re: Taxi Business Bylaw 3076/92/Proposed Revisions .. 73

Deferred for consideration by Ad Hoc Taxi Committee in February, 1994.

- 2) Trigate Homes Ltd. - Re: 4718 - 47A Avenue/Residential Rental Unit and Office Request .. 76

Denied.

- 3) Chiles Development Corporation Ltd. - Re: Request to tie into the joint Sanitary Sewage Disposal System .. 83

Tabled, pending comments from the Environmental Advisory Board.

- 4) Handicapped Housing Society of Alberta - Re: Request to Waive Landfill Fees/55 Street Red Deer Project . . . 98

Tabled.

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

- 1) City Clerk - Re: Alderman Campbell-Cardwell/Appeals to Council . . . 109

Defeated.

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 3098/93 - Re: Short Term Borrowing Bylaw - 3 readings . . . 17

3 readings given...

- 2) 2672/Q-93 Re: Kentwood East - Phase 1 - Avalon Homes

1 reading given....

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

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(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

- 1) City Clerk - Re: Alderman Campbell-Cardwell/Appeals to Council . . 109
- 2) Alderman Pimm - Blue Cross Coverage - at back.

(8) **WRITTEN ENQUIRIES**

POINT OF PRIVILEGE
Alderman Statnyk - Procedure Bylaw - at back

(9) **BYLAWS**

- 1) 3098/93 - Re: Short Term Borrowing Bylaw - 3 readings . . 17

Committee of the Whole

- 1) Legal Opinion
- 2) Legal Opinion
- 3) Legal Opinion
- 4) Fire Chief - Verbal Update

No. 1

DATE: AUGUST 31, 1993
TO: CITY COUNCIL
FROM: CITY CLERK
RE: 1993 AMBULANCE RATES

The attached report from the Fire Chief regarding 1993 Ambulance rates was presented to Council August 3, 1993.

At the aforementioned meeting, the following motion was introduced:

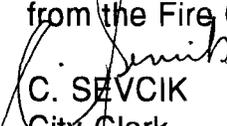
Moved by Alderman Campbell-Cardwell, seconded by Alderman Guilbault

"RESOLVED that Council of The City of Red Deer having considered report from the Fire Chief dated July 14, 1993 re: 1993 Ambulance rates, hereby agrees as follows:

1. To maintain ambulance rates at their current level until July 1994 as recommended in the above noted report from the Fire Chief;
2. To cancel the billing agreement with Alberta Blue Cross by July 1994 and begin direct billing to all users;
3. Provide a decreasing subsidy to seniors for ambulance rates moving to 90% of the full cost over 2 years, with the proviso that seniors receiving the guarantee income supplement continue to be billed at the rate fully covered by Blue Cross;
4. To arrange for applicable departments to provide assistance to users in filing out Blue Cross forms and sending them in so as to decrease the time the user has to wait to obtain a refund;
5. To aggressively pursue a change to Blue Cross policy, which would allow users to assign the refund directly to the City;

and as presented to Council August 3, 1993.

Prior to voting on the above motion, said matter was tabled for a period of six weeks pending receipt of additional information from the Fire Chief. Enclosed herewith is an additional report from the Fire Chief as requested.


C. SEVCIK
City Clerk
CS/clr

DATE: July 14, 1993
TO: City Clerk
FROM: Fire Chief
RE: 1993 AMBULANCE RATES

=====

The City receives notice in June or July of each year of increases to ambulance rates paid by Alberta Blue Cross or Provincial Government programs. These two agencies account for approximately 50% of our revenue.

We have an agreement with Blue Cross that if we accept their rate structure, they will pay invoices submitted directly from us within 30 days. The benefits are that the patient does not receive a bill and have to make a claim against Blue Cross, and the City's cash flow is guaranteed. The rate structure is usually negotiated between the Alberta Ambulance Operators Association, Alberta Health, and Blue Cross.

The Provincial Government has continuously refused to accept Alberta Ambulance Operators Association studies that indicate the average operating costs of its members, and has generally only been prepared to pay half of the increases the A.A.O.A. recommends to its members.

As a result, we have operated on a split rate structure with Blue Cross and the Provincial Government paying lower rates for ambulance service than citizens not covered by Blue Cross or Provincial programs.

An attempt by the A.A.O.A. to close this rate discrepancy has failed as Alberta Health and Blue Cross have advised there will be no rate increase in 1993 to July 1994 for their programs.

Because of this, we cannot recommend a rate increase to the non-government users of our service.

RECOMMENDATION:

1. That Council agree to maintain ambulance rates at their current level until July 1, 1994.
2. That Council agree to cancel their billing agreement with Alberta Blue Cross and begin direct billing of all patients by July 1, 1994 at the rates accepted for non-government users.



Robert Oscroft
Fire Chief

RO/co

Date: July 13, 1993

To: Fire Chief

From: Dan J. Osborne
Deputy Chief
Emergency Medical Services

Re: Ambulance Rates

I have recently received correspondence from Alberta Health, Blue Cross and the Alberta Ambulance Operators Association (AAOA) regarding ambulance rates for 1993/94. I have also prepared a chart showing the history of ambulance rates (see attached).

Since 1987 we have operated on a split rate structure. Service for patients covered by Blue Cross or provincial government programs (i.e. Social Services) is billed at a lower rate than that which is charged to patients without such coverage, and the gap between the two rates has steadily increased. The City of Red Deer has sponsored AUMA resolutions opposing this, but the situation continues with the Minister of Health setting rates each July which Blue Cross then adopts for its direct billing agreements.

At its Annual General Meeting this spring, the AAOA membership approved maintaining the current rates for non-government patients through to July of 1994, with the hope that the Minister of Health would increase rates for government patients and help to close the gap between these rates. We have now been advised that the Province will not be increasing its rates until further notice, and Blue Cross has adopted the same position. In response, the AAOA is recommending that ambulance operators seriously consider dropping their Blue Cross direct billing agreements and bill all patients at the higher rates. Patients would then have to pay the bill themselves, and then seek repayment from Blue Cross for that portion of the bill which Blue Cross will cover.

I am informed that Parkland Ambulance Authority (Spruce Grove/Stoney Plain) has adopted this approach, but I have not yet heard what type of feedback they are getting on this action. Other small communities such as Cochrane dropped

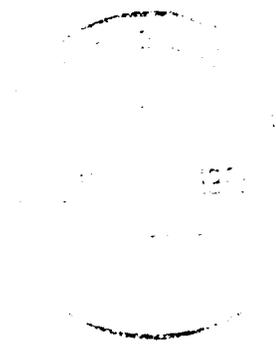
their billing agreements in 1987 or 1988 with good results. When our City tried this approach in 1987, there was an intensely negative reaction from our senior citizens, and Council reversed their decision and adopted the split rate approach.

I would recommend that we do not take any action at this time, monitor the Parkland situation and see if any other ambulance services drop their billing agreements. Current ambulance rates would remain in effect until further notice.

A handwritten signature in black ink, appearing to read "D. Osborne", with a long horizontal flourish extending to the right.

Dan J. Osborne, EMT-P
Deputy Chief
Emergency Medical Services

DIRECTIVE

Subject	Page of	Number
1993/94 GROUND AMBULANCE RATES	1	1
<p>To:</p> <p>ALL HOSPITALS AND LONG-TERM FACILITIES ALBERTA AMBULANCE OPERATORS ASSOCIATION ALL GROUND AMBULANCE OPERATORS</p> <p>Every July, the Department of Health has traditionally announced the Provincial Government's decision on ground ambulance rates it will pay for services where it has direct responsibility.</p> <p>It is not possible at this time to approve any changes to the 1993/94 ground ambulance rate structure.</p> <p>Therefore, the ambulance rates from July 10, 1992 to June 30, 1993 will remain in effect until further notice. Please refer to Directive D-381 dated July 10, 1992 that contains the applicable schedule.</p> 		
Approval: <i>Vivian Lee</i> <i>Acting ADM</i>	Contact Director, Emergency Health Services Telephone # 427-4105	Date June 30/93



July 2, 1993

NOTICE TO AMBULANCE OPERATORS

We have been advised by Alberta Health, they will not be making any changes to the ground ambulance rate structure for their programs at this time.

Therefore, Blue Cross will maintain the existing rates under our Ambulance Agreement with your service until further notice.

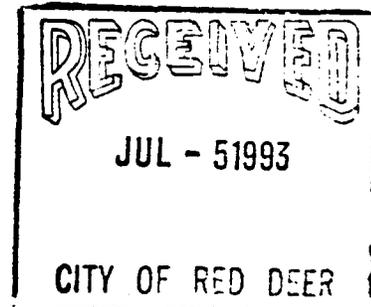
Please contact our office if you have any questions.

Yours truly,



Graham Ferguson
Senior Manager
Claims Administration

GF/la



**Alberta Ambulance Operators Association**

Suite 200, 4936 - 87 Street, Edmonton, Alberta T6E 5W3

Phone: (403) 469-9230 Fax: (403) 465-7090

A.A.O.A. UPDATE

JUNE 30, 1993

1. AMBULANCE RATES 1993 - 94

The first meeting of the Emergency Health Services Financial Advisory Committee was held on June 17, 1993. It has become apparent since that time that the Provincial Budget will not be presented until sometime in September of 1993. It is therefore not likely that we will see an increase in Government ambulance rates prior to that date, if we will indeed see an increase at all. All indications are that this is not likely. Blue Cross Insurance has indicated verbally that they intend to hold the rate as it is now until they see what the Government is doing. The A.A.O.A. Recommended Rate is frozen at its current level until July, 1994 as agreed by the membership at the 1993 AGM. At this time the Executive recommends that ambulance operators seriously consider dropping their Blue Cross contracts and billing the A.A.O.A. recommended rate directly to their patients.

2. At the June 19, 1993 meeting of the Executive the Moratorium on Ambulance Services Policy G87-01 was discontinued. Please pull this policy from your policy manual.**3. 19 responses were received in the office when the Executive requested some direction from the membership regarding the Ambulance Services Act. The Executive felt that the low response rate may not indicate the wishes of the majority and therefore will be sending out another questionnaire within the next few weeks for your input. The Executive appreciate that you are all very busy with your own services but they consider your input vital in determining the direction the Association will take.****4. Strategic Planning for the Association is well underway and hopefully will be available to you for your approval at the Fall General Meeting. To all of you who submitted your applications for Working Committee memberships, we extend our warmest thanks. All applications will be kept on file until the Strategic Plan is a little farther along and the Committees are restructured.****HAVE A GREAT SUMMER****WE'LL BE IN TOUCH WITH YOU AS EVENTS UNFOLD**

AMBULANCE RATES HISTORY 1984 TO 1993

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
AAOA ALS	122.00	126.00	130.00	172.00	172.00	182.00	195.19	215.93	238.60	238.60
Gov't. ALS	122.00	126.00	130.00	131.00	147.50	155.00	159.50	168.00	175.00	175.00
AAOA BLS	94.50	97.50	100.50	132.00	132.00	140.00	150.15	179.94	198.83	198.83
Gov't. BLS	94.50	97.50	101.00	101.00	113.50	119.00	122.50	129.00	134.00	134.00
AAOA Mileage	1.45	1.50	1.55	2.04	2.04	2.16	2.32	2.42	2.67	2.67
Gov't. Mileage	1.45	1.50	1.56	1.56	1.76	1.85	1.90	2.00	2.08	2.08
AAOA Standby	61.50	63.50	65.50	86.00	86.00	91.00	97.60	116.96	129.24	129.24
Gov't. Standby	61.50	63.50	66.00	66.00	74.00	77.50	80.00	84.00	87.00	87.00
AAOA Response						79.00	85.26	116.96	129.24	129.24
Gov't. Response					75.00	79.50	81.50	85.50	89.00	89.00

YEAR OVER YEAR INCREASE IN AMBULANCE RATES

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
AAOA ALS	4.3%	3.3%	3.2%	32.3%	0.0%	5.8%	7.2%	10.6%	10.5%	0.0%
Gov't. ALS	4.3%	3.3%	3.2%	0.8%	12.6%	5.1%	2.9%	5.3%	4.2%	0.0%
AAOA BLS	5.0%	3.2%	3.1%	31.3%	0.0%	6.1%	7.3%	19.8%	10.5%	0.0%
Gov't. BLS	5.0%	3.2%	3.6%	0.0%	12.4%	4.8%	2.9%	5.3%	3.9%	0.0%
AAOA Mileage	5.1%	3.4%	3.3%	31.6%	0.0%	5.9%	7.4%	4.3%	10.3%	0.0%
Gov't. Mileage	5.1%	3.4%	4.0%	0.0%	12.8%	5.1%	2.7%	5.3%	4.0%	0.0%
AAOA Standby	5.1%	3.3%	3.1%	31.3%	0.0%	5.8%	7.3%	19.8%	10.5%	0.0%
Gov't. Standby	5.1%	3.3%	3.9%	0.0%	12.1%	4.7%	3.2%	5.0%	3.6%	0.0%
AAOA Response	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.9%	37.2%	10.5%	0.0%
Gov't. Response	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	2.5%	4.9%	4.1%	0.0%

Commissioners' Comments

This issue requires a very basic policy decision. As noted in the attached material, The City currently uses a split billing system which charges a lower rate to ambulance users who are on Blue Cross or a client of the provincial government (ie. on social assistance). In return, Blue Cross and the Department of Social Services, accept billing directly from The City and the user never receives a bill. Those users not on Blue Cross or social assistance are charged the higher rate recommended by the Alberta Ambulance Operators' Association, which more closely reflects the actual cost of the service.

Should Council decide to bill all customers at the full rate, Blue Cross would no longer honour the direct billing arrangement. All Blue Cross users would receive a bill and be obligated to pay it and claim the allowable portion back from Blue Cross.

As pointed out by Deputy Chief Osborne, The City last considered a move to full billing in 1987. At that time a number of senior citizens very vocally objected to two implications: first, they would receive a bill and have to pay it before receiving compensation from Blue Cross; and second, they would have to personally absorb the difference between the Blue Cross approved rate and The City rate. Council agreed to retain the split billing.

Chief Oscroft estimates that the split billing system costs The City approximately \$50,000 to \$55,000 per annum in lost revenue. This is an increasingly difficult cost to absorb in light of current budget restraints, particularly given the fact that current rates are already heavily subsidized by the taxpayer.

Currently, seniors comprise approximately 70% of ambulance users benefitting from the Blue Cross rate. Since a move to full billing would impact this group most significantly, Council may wish to consider the issue in the context of the recommendations brought forward by the Task Force on Fees and Charges. In endorsing the Task Force report on June 21, 1993, Council made a strategic decision to:

- 1) increase fees for services to seniors to 90% of the full rate;
- 2) phase in increases to seniors' fees over a number of years;
- 3) provide an additional subsidy (for transit) to seniors who are on a low income, using the Guaranteed Income Supplement as the eligibility guide.

Council may wish to implement a similar policy for the move to full billing for ambulance fees. If so we recommend that Council agree to:

- 1) maintain ambulance rates at their current level until July, 1994, as recommended by the Fire Chief;

- 2) cancel the billing agreement with Alberta Blue Cross by July, 1994 and begin billing directly to all users;
- 3) provide a decreasing subsidy to seniors, moving to 90% of the full cost over two years, with the proviso that seniors receiving the Guaranteed Income Supplement continue to be billed at the rate fully covered by Blue Cross;
- 4) arrange for applicable departments to provide assistance to users in filling out Blue Cross forms and sending them in so as to decrease the time the user has to wait to obtain a refund;
- 5) aggressively pursue a change to Blue Cross policy, which would allow users to assign their refund directly to The City (similar to the system used in many dental offices). If Blue Cross is willing to honour this arrangement, it will assist seniors and others in dealing with the change and should improve cash flow for The City. All Blue Cross users will, however, still have to be billed separately for the amount Blue Cross will not cover. The additional processing required can be managed within our existing billing system without substantial impact on the resources required.

"G. Surkan"
Mayor

"B. Jeffers"
Acting City Commissioner

Date: September 9, 1993

To: City Clerk

From: Dan J. Osborne
Deputy Chief
Emergency Medical Services

Re: Ambulance Rates

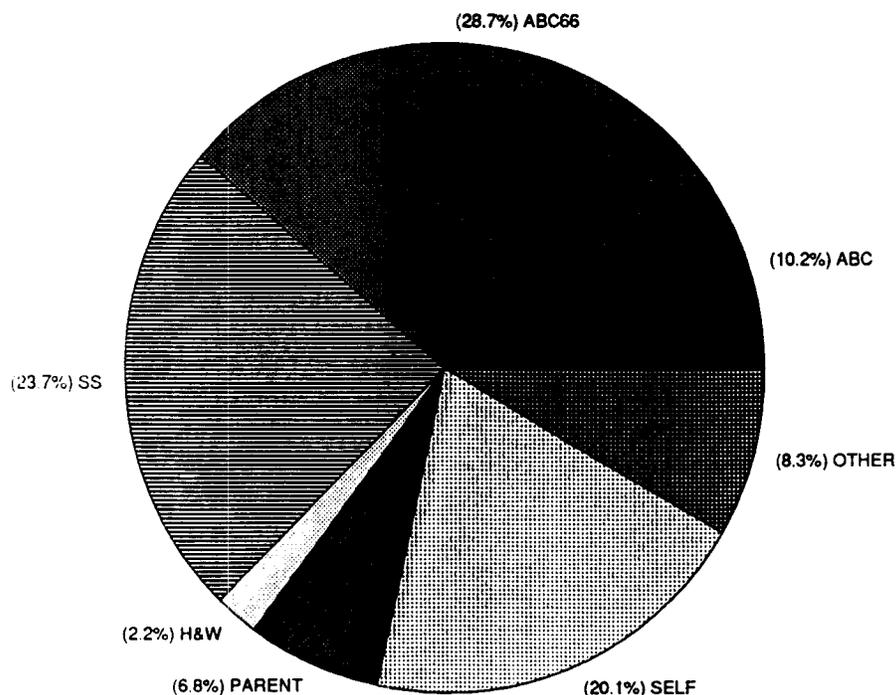
Attached is the information requested with regards to ambulance billings. I am not able to answer the question as to how many of the senior citizens are on Guaranteed Income Supplement, as that information is not available to us. The other questions are answered on the attached documents.

I have also checked with Parkland Ambulance Authority who cut off their agreement with Blue Cross effective August 1. Their manager, Carol Stewart, says that there has been surprisingly little feedback with regards to the change. There has been some frustration expressed that Blue Cross will not accept direct billing for the portion of the bill that they will cover, but otherwise very little comment.



Dan J. Osborne, EMT-P
Deputy Chief
Emergency Medical Services

Number of Trips Billed By Who Paid For Trip



	ALS	BLS	RF	TOTAL	% OF TOTAL
ABC	176	25	10	211	10.2%
ABC66	516	63	16	595	28.7%
SS	395	73	25	493	23.7%
H&W	42	4	0	46	2.2%
PARENT	121	10	10	141	6.8%
SELF	358	41	18	417	20.1%
OTHER	119	52	2	173	8.3%
TOTAL	1,727	268	81	2,076	100.0%

Definitions

AAOA - Alberta Ambulance Operators Association. Sets standards and recommends proposed ambulance rates. The City has been a member since 1975.

ABC - Alberta Blue Cross

ABC66 - Alberta Blue Cross - Senior Citizen

ALS - Advanced Life Support (Paramedic level)

BLS - Basic Life Support (EMT-A level)

H&W - Health and Welfare Canada

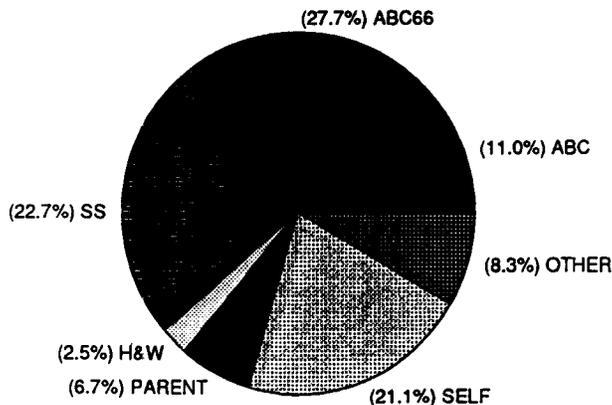
OTHER - Other government agencies such as Workers Compensation, Mitchener Center, Hospitals, Nursing Homes.

RF - Response fee. Patient treated but not transported.

SS - Social Services - Province of Alberta

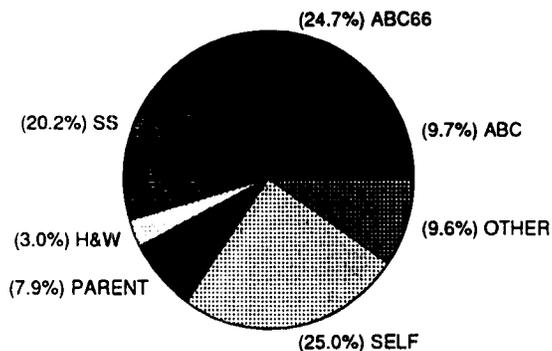
Amount that Would Be Billed

At Full Rate



Amount Billed

By Who Paid



	Amount Billed		If Billed at Normal Rates		Difference
ABC	44,409.44	9.7%	59,645.54	11.0%	15,236.10
ABC66	113,209.26	24.7%	150,118.35	27.7%	36,909.09
SS	92,660.18	20.2%	122,962.03	22.7%	30,301.85
H&W	13,660.82	3.0%	13,660.82	2.5%	0.00
PARENT	36,139.02	7.9%	36,180.98	6.7%	41.96
SELF	114,723.99	25.0%	114,722.78	21.1%	(1.21)
OTHER	44,063.44	9.6%	45,265.52	8.3%	1,202.08
	458,866.15		542,556.03		83,689.88

Definitions

AAOA - Alberta Ambulance Operators Association. Sets standards and recommends proposed ambulance rates. The City has been a member since 1975.

ABC - Alberta Blue Cross

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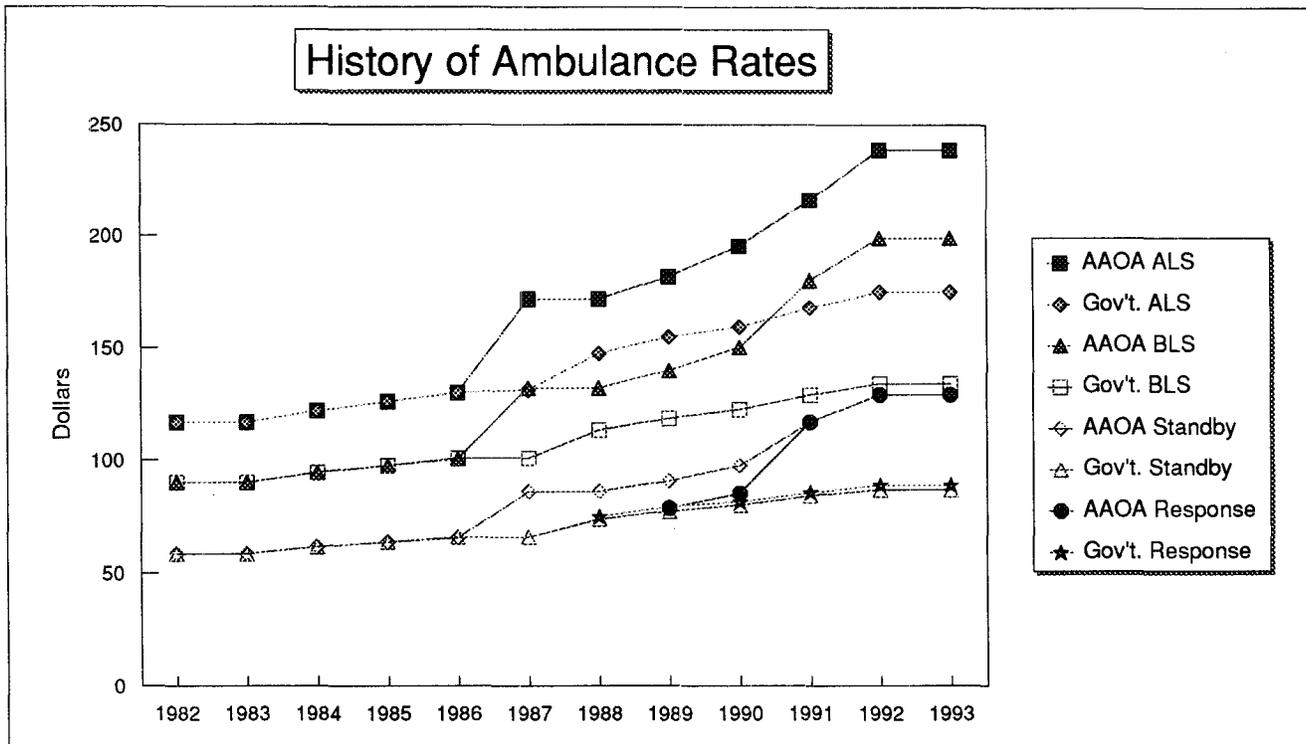
BLS - Basic Life Support (EMT-A level)

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Gov't. BLS	94.50	97.50	101.00	101.00	113.50	119.00	122.50	129.00	134.00	134.00
AAOA Mileage	1.45	1.50	1.55	2.04	2.04	2.16	2.32	2.42	2.67	2.67
Gov't. Mileage	1.45	1.50	1.56	1.56	1.76	1.85	1.90	2.00	2.08	2.08
AAOA Standby	61.50	63.50	65.50	86.00	86.00	91.00	97.60	116.96	129.24	129.24
Gov't. Standby	61.50	63.50	66.00	66.00	74.00	77.50	80.00	84.00	87.00	87.00
AAOA Response						79.00	85.26	116.96	129.24	129.24
Gov't. Response					75.00	79.50	81.50	85.50	89.00	89.00

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AAOA Standby	5.1%	3.3%	3.1%	31.3%	0.0%	5.8%	7.3%	19.8%	10.5%	0.0%
Gov't. Standby	5.1%	3.3%	3.9%	0.0%	12.1%	4.7%	3.2%	5.0%	3.6%	0.0%
AAOA Response	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.9%	37.2%	10.5%	0.0%
Gov't. Response	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	2.5%	4.9%	4.1%	0.0%

Ambulance Revenues and Write Offs

	Total billings	Write Offs	
Year			
1992	469,016	2,724	0.58%
1991	456,198	23,256	5.10%
1990	394,980	21,647	5.48%
1989	372,372	20,554	5.52%
1988	345,952	16,533	4.78%
	2,038,518.57	84,714	4.16%

Note: The reason for the unusually low figure for 1992 was a change in credit bureaus. The new bureau wished to review all outstanding accounts, so the usual year end write offs were not done. The write offs for 1993 will be correspondingly higher.

Commissioners' Comments

The attached information is the supplemental information as requested by Council. The original recommendations from the Commissioners are included for Council's consideration.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

Definitions

AAOA - Alberta Ambulance Operators Association. Sets standards and recommends proposed ambulance rates. The City has been a member since 1975.

ABC - Alberta Blue Cross

ABC66 - Alberta Blue Cross - Senior Citizen

ALS - Advanced Life Support (Paramedic level)

BLS - Basic Life Support (EMT-A level)

H&W - Health and Welfare Canada

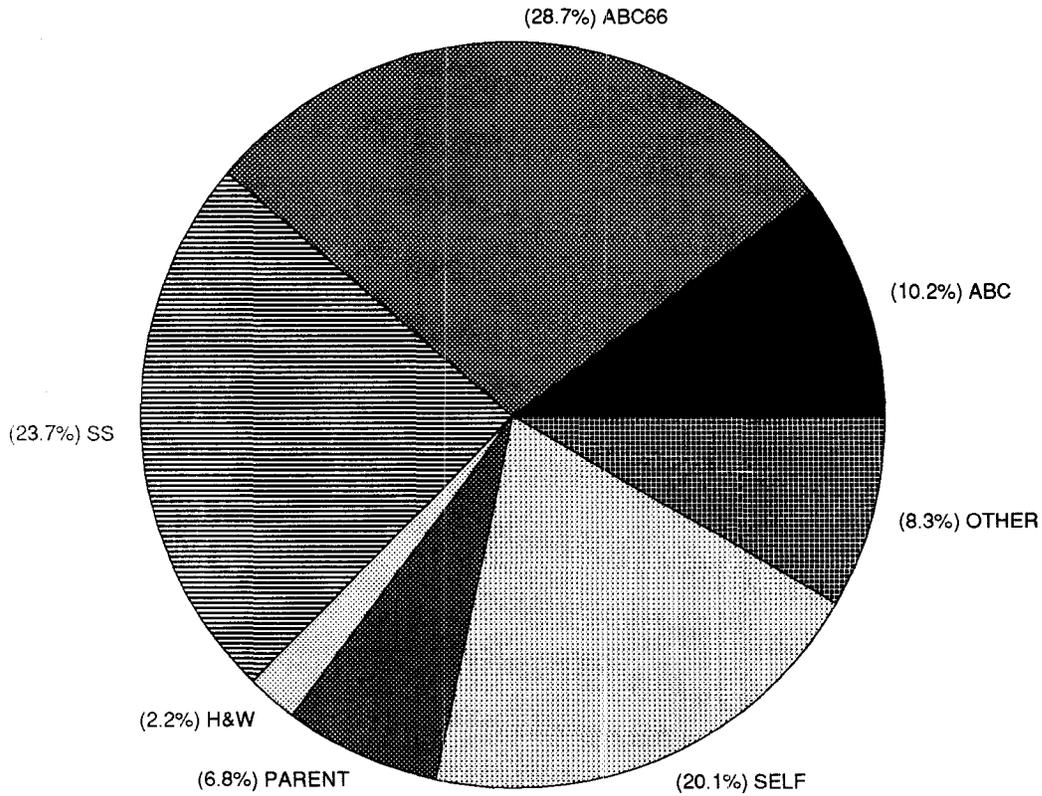
OTHER - Other government agencies such as Workers Compensation, Mitchener Center, Hospitals, Nursing Homes.

RF - Response fee. Patient treated but not transported.

SS - Social Services - Province of Alberta

Number of Trips Billed

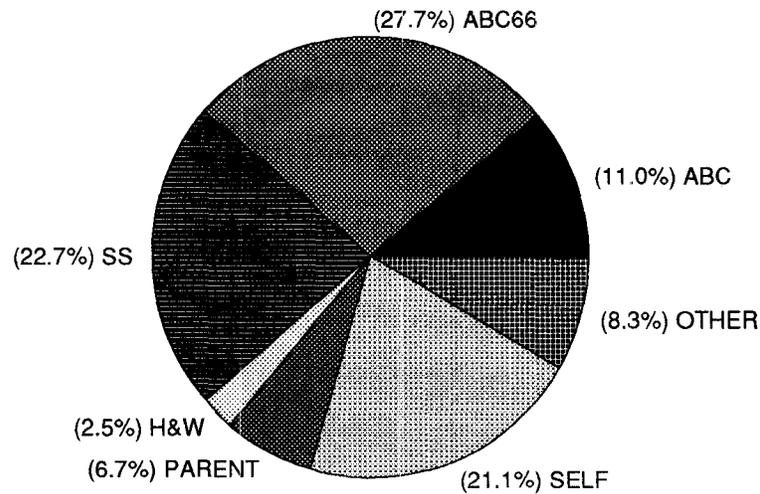
By Who Paid For Trip



	ALS	BLS	RF	TOTAL	% OF TOTAL
ABC	176	25	10	211	10.2%
ABC66	516	63	16	595	28.7%
SS	395	73	25	493	23.7%
H&W	42	4	0	46	2.2%
PARENT	121	10	10	141	6.8%
SELF	358	41	18	417	20.1%
OTHER	119	52	2	173	8.3%
TOTAL	1,727	268	81	2,076	100.0%

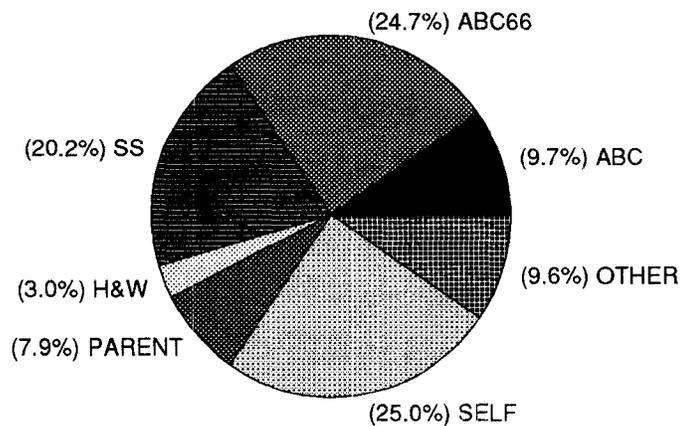
Amount that Would Be Billed

At Full Rate



Amount Billed

By Who Paid



	Amount Billed		If Billed at Normal Rates		Difference
ABC	44,409.44	9.7%	59,645.54	11.0%	15,236.10
ABC66	113,209.26	24.7%	150,118.35	27.7%	36,909.09
SS	92,660.18	20.2%	122,962.03	22.7%	30,301.85
H&W	13,660.82	3.0%	13,660.82	2.5%	0.00
PARENT	36,139.02	7.9%	36,180.98	6.7%	41.96
SELF	114,723.99	25.0%	114,722.78	21.1%	(1.21)
OTHER	44,063.44	9.6%	45,265.52	8.3%	1,202.08
	458,866.15		542,556.03		83,689.88

DATE: August 5, 1993
TO: Fire Chief
FROM: City Clerk
RE: 1993 AMBULANCE RATES

Your report dated July 14, 1993, pertaining to the above topic was presented on the Additional Agenda of August 3, 1993 for Council's consideration.

At the aforementioned meeting the following motion was introduced.

"RESOLVED that Council of The City of Red Deer having considered report from the Fire Chief dated July 14, 1993, re: 1993 Ambulance rates, hereby agrees as follows:

1. to maintain ambulance rates at their current level until July 1994 as recommended in the above noted report from the Fire Chief,
2. to cancel the billing agreement with Alberta Blue Cross by July 1994 and begin direct billing to all users,
3. provide a decreasing subsidy to seniors for ambulance rates moving to a 90% of the full cost over 2 years, with the proviso that seniors receiving the guarantee income supplement continue to be billed at the rate fully covered by Blue Cross,
4. to arrange for applicable departments to provide assistance to users in filling out Blue Cross forms and sending them in so as to decrease the time the user has to wait to obtain a refund,
5. to aggressively pursue a change to Blue Cross policy, which would allow users to assign the refund directly to the City,

and as presented to Council August 3, 1993."

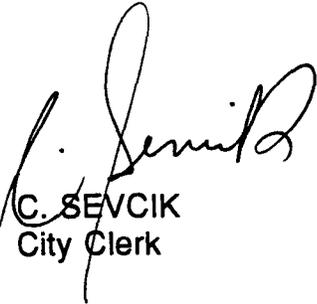
Prior to voting on the aforesaid resolution a tabling motion was passed by Council agreeing that said matter be tabled for a period of six weeks in order to enable you to present further information back to Council.

Fire Chief
Page 2
August 5, 1993

Specifically, the following information is requested:

1. What are the actual numbers of persons who used ambulance services last year and the total amounts received, in dollars, from:
 - a) Blue Cross subscribers
 - b) Provincial Government programs
 - c) private insurance subscribers and
 - d) not insured persons?
2. Of the Blue Cross subscribers, what is the split in number of persons and dollars between Senior Citizens, Senior Citizens on Guaranteed Income Supplement and remaining subscribers?
3. What is the number of non-insured persons who were provided ambulance services last year and the amount, in dollars, which were write offs due to non-payment?
4. Any other information which may be relevant and worthy of note to assist Council in it's decision.

This matter will appear, once again, on the Council Agenda of September 13, 1993, and accordingly we would appreciate your report by no later than September 3, 1993.



C. SEVCIK
City Clerk

CS/sw

cc: Director of Financial Services

DATE: SEPTEMBER 14, 1993

TO: FIRE CHIEF

FROM: ASSISTANT CITY CLERK

RE: 1993 AMBULANCE RATES

At the Council Meeting of September 13, 1993, consideration was given to various reports concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered report from the Fire Chief dated July 14, 1993 re: 1993 Ambulance rates, hereby agrees as follows:

1. To maintain ambulance rates at their current level until July 1994 as recommended in the above noted report from the Fire Chief;
2. To cancel the billing agreement with Alberta Blue Cross by July 1994 and begin direct billing to all users;
3. Provide a decreasing subsidy to seniors for ambulance rates moving to 90% of the full cost over 2 years, with the proviso that seniors receiving the guarantee income supplement continue to be billed at the rate fully covered by Blue Cross;
4. To arrange for applicable departments to provide assistance to users in filling out Blue Cross forms and sending them in so as to decrease the time the user has to wait to obtain a refund;
5. To aggressively pursue a change to Blue Cross policy, which would allow users to assign the refund directly to the City;

and as presented to Council August 3, 1993."

Fire Chief
September 14, 1993
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. I would ask that you now proceed to notify the appropriate parties as to Council's intent regarding this matter.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Financial Services
Accounts Receivable

REPORTSNO. 1

DATE: September 1, 1993
TO: City Clerk
FROM: Director of Financial Services
RE: BANKING AUTHORIZATION

As you will recall, Council accepted the proposal for banking services from the Bank of Montreal effective September 1, 1993.

In order to properly authorize the new accounts, the following actions are required:

- Short Term Borrowings Bylaw
 - Rescind Bylaw No. 3083/93 that authorized short term borrowings for 1993
 - Approve Bylaw No. 3098/93 that approves short term borrowings for 1993 in the format requested by the Bank of Montreal
- Resolution on banking and authorizations
 - Authorize a resolution to require the signing of cheques by both the Mayor and City Treasurer
 - Authorize the City Treasurer to handle other transactions with the Bank
- Resolution to authorize the use of facsimile or laser reproduced signatures.

The above requests are in accordance with existing authorizations but with the wording required by the Bank of Montreal.

City Clerk
September 1, 1993
Page 2

Requested Action

- Rescind Bylaw No. 3083/93 (Short Term Borrowing Bylaw).
- Approve Bylaw No. 3098/93 to authorize short term borrowings for 1993.
- Approve a resolution approving the signing of cheques by both the Mayor and City Treasurer, and other authorizations as may be required.
- Approve a resolution authorizing the use of facsimile or laser reproduced signatures.



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

AW/jt

Att.

Commissioners' Comments

We recommend that Council rescind Bylaw No. 3083/93, approve Bylaw No. 3098/93 and pass the two resolutions as requested by the Director of Financial Services.

Council will recall we are now moving our major banking functions to the Bank of Montreal. The following authorizations are required to meet the needs of the Bank of Montreal for documentation and do not differ in any way from authorizations already in place.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

"RESOLVED that Council of The City of Red Deer (hereinafter referred to as "the Corporation") agrees:

1. That all cheques of the Corporation drawn on its General account be signed on its behalf by the Mayor and signed/countersigned by the Director of Financial Services (City Treasurer);
2. That the Director of Financial Services, the Treasurer of the Corporation, be and is hereby authorized for and on behalf of the Corporation to negotiate with, deposit with or transfer to the Bank of Montreal (but for credit of the said Corporation account only) all or any Bills of Exchange, Promissory Notes, Cheques and Orders for the payment of money and other negotiable paper, and for the said purpose to endorse the same or any of them on behalf of the said Corporation, either in writing or by rubber stamp;
3. That the Director of Financial Services be and is hereby authorized for and on behalf of the said Corporation from time to time to arrange, settle, balance and certify all books and accounts between the said Corporation and the Bank; and to receive all paid cheques and vouchers, unpaid and unaccepted bills of exchange and other negotiable instruments;
4. That the Director of Financial Services be and is hereby authorized for and on behalf of the said Corporation to obtain delivery from the said Bank of all or any stocks, bonds and other securities held by the said Bank in safekeeping or otherwise for the account of the Corporation and to give valid and binding receipts therefor;
5. That this resolution be communicated to the said Bank and remain in force until written notice to the contrary shall have been given to the Manager for the time being at the Branch of the Bank at which the account of the said Corporation is kept and receipt of such notice duly acknowledged in writing."

"WHEREAS for the convenience of The City of Red Deer (hereinafter referred to as "the Corporation") it is deemed advisable that cheques drawn on the Bank of Montreal against the General Account of the Corporation be signed by affixing the signatures with a cheque-signed machine or other electronic or mechanical means, including Laser Technology.

THEREFORE BE IT RESOLVED:

1. That the Bank of Montreal be and it is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the Corporation presented for payment bearing facsimile (or laser reproduced) signatures of any two of the following officers who have been duly authorized to sign cheques for and on behalf of the Corporation

Mayor
City Treasurer (Director of Financial Services)

2. That such cheques or instruments shall have the same legal effect, may be dealt with to all intents and purposes and shall bind the Corporation as fully and effectually as if signed in the handwriting of and duly issued by such officer or officers for and on behalf of the Corporation, regardless of howsoever or by whomsoever the said signatures shall have been mechanically or electronically affixed, including through the use of a facsimile signing machine (or laser technology).
3. That the Corporation shall provide the said Bank with a certified copy of this Resolution and certified specimens of such facsimile (or laser reproduced) signatures and that such Resolution may be acted upon by each branch of the said Bank with which any dealings are had by the Corporation until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such Branch."

DATE: SEPTEMBER 14, 1993
TO: DIRECTOR OF FINANCIAL SERVICES
FROM: ASSISTANT CITY CLERK
RE: BANKING AUTHORIZATION

At the Council meeting of September 13, 1993, consideration was given to your report dated September 1, 1993 concerning the above topic, and at which meeting, the following motions were passed:

"RESOLVED that Council of The City of Red Deer (hereinafter referred to as "the Corporation") agrees:

1. That all cheques of the Corporation drawn on its General account be signed on its behalf by the Mayor and signed/countersigned by the Director of Financial Services (City Treasurer);
2. That the Director of Financial Services, the Treasurer of the Corporation, be and is hereby authorized for and on behalf of the Corporation to negotiate with, deposit with or transfer to the Bank of Montreal (but for credit of the said Corporation account only) all or any Bills of Exchange, Promissory Notes, Cheques and Orders for the payment of money and other negotiable paper, and for the said purpose to endorse the same or any of them on behalf of the said Corporation, either in writing or by rubber stamp;
3. That the Director of Financial Services be and is hereby authorized for and on behalf of the said Corporation from time to time to arrange, settle, balance and certify all books and accounts between the said Corporation and the Bank; and to receive all paid cheques and vouchers, unpaid and unaccepted bills of exchange and other negotiable instruments;
4. That the Director of Financial Services be and is hereby authorized for and on behalf of the said Corporation to obtain delivery from the said Bank of all or any stocks, bonds and other securities held by the said Bank in safekeeping or otherwise for the account of the Corporation and to give valid and binding receipts therefor;

5. That this resolution be communicated to the said Bank and remain in force until written notice to the contrary shall have been given to the Manager for the time being at the Branch of the Bank at which the account of the said Corporation is kept and receipt of such notice duly acknowledged in writing."

"WHEREAS for the convenience of The City of Red Deer (hereinafter referred to as "the Corporation") it is deemed advisable that cheques drawn on the Bank of Montreal against the General Account of the Corporation be signed by affixing the signatures with a cheque-signed machine or other electronic or mechanical means, including Laser Technology.

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City Treasurer (Director of Financial Services)

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Director of Financial Services
September 14, 1993
Page 3

In addition to the above resolutions, Short Term Borrowing Bylaw 3098/93 was given three readings, a copy of which is attached hereto.

Trusting you will find this satisfactory.

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

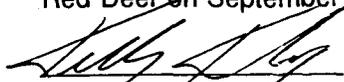
Kelly Kloss
Assistant City Clerk

KK/clr
Attch.

"RESOLVED that Council of The City of Red Deer (hereinafter referred to as "the Corporation") agrees:

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2. That the Director of Financial Services, the Treasurer of the Corporation, be and is hereby authorized for and on behalf of the Corporation to negotiate with, deposit with or transfer to the Bank of Montreal (but for credit of the said Corporation account only) all or any Bills of Exchange, Promissory Notes, Cheques and Orders for the payment of money and other negotiable paper, and for the said purpose to endorse the same or any of them on behalf of the said Corporation, either in writing or by rubber stamp;
3. That the Director of Financial Services be and is hereby authorized for and on behalf of the said Corporation from time to time to arrange, settle, balance and certify all books and accounts between the said Corporation and the Bank; and to receive all paid cheques and vouchers, unpaid and unaccepted bills of exchange and other negotiable instruments;
4. That the Director of Financial Services be and is hereby authorized for and on behalf of the said Corporation to obtain delivery from the said Bank of all or any stocks, bonds and other securities held by the said Bank in safekeeping or otherwise for the account of the Corporation and to give valid and binding receipts therefor;
5. That this resolution be communicated to the said Bank and remain in force until written notice to the contrary shall have been given to the Manager for the time being at the Branch of the Bank at which the account of the said Corporation is kept and receipt of such notice duly acknowledged in writing."

Certified to be a true and correct copy of the resolution passed by Council of The City of Red Deer on September 13, 1993.


Assistant City Clerk

"WHEREAS for the convenience of The City of Red Deer (hereinafter referred to as "the Corporation") it is deemed advisable that cheques drawn on the Bank of Montreal against the General Account of the Corporation be signed by affixing the signatures with a cheque-signed machine or other electronic or mechanical means, including Laser Technology.

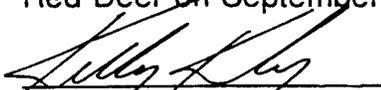
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1. That the Bank of Montreal be and it is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the Corporation presented for payment bearing facsimile (or laser reproduced) signatures of any two of the following officers who have been duly authorized to sign cheques for and on behalf of the Corporation

Mayor
City Treasurer (Director of Financial Services)

2. That such cheques or instruments shall have the same legal effect, may be dealt with to all intents and purposes and shall bind the Corporation as fully and effectually as if signed in the handwriting of and duly issued by such officer or officers for and on behalf of the Corporation, regardless of howsoever or by whomsoever the said signatures shall have been mechanically or electronically affixed, including through the use of a facsimile signing machine (or laser technology).
3. That the Corporation shall provide the said Bank with a certified copy of this Resolution and certified specimens of such facsimile (or laser reproduced) signatures and that such Resolution may be acted upon by each branch of the said Bank with which any dealings are had by the Corporation until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such Branch."

Certified to be a true and correct copy of the resolution passed by Council of The City of Red Deer on September 13, 1993.


Assistant City Clerk

NO. 2

DATE: 2 September 1993
TO: City Clerk
FROM: City Assessor
RE: 1993 TAX SALE

The attached report contains an itemized list of properties that are eligible for the 1993 tax sale. Section 12 of the *Municipal Recovery Act* states:

- "1) Every municipality shall, by resolution, fix:
- a) A minimum sale price for each parcel, which shall be the reserve bid, and
 - b) The conditions of sale on which sales are to be made."

For Council's convenience, the suggested reserve bid is indicated in the report, along with the terms and dates that are applicable for the various advertisements.

We respectfully request Council to approve and pass the resolution as required to facilitate the tax sale for 1993.



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

AK/ngl

Enc.

Commissioners' Comments

We recommend that Council proceed in accordance with the provisions of the Municipal Tax Recovery Act as recommended by the City Assessor. It should be noted that in previous years, most properties have been removed from the list prior to the sale because of the payment of the taxes.

"G. SURKAN"

Mayor

"A. WILCOCK"

Acting City Commissioner

Submitted to City Council

Date: Sept 13/93

September 2, 1993

83 Baynards Lane,
Richmond Hill,
Ontario. L4C 9B9

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

Dear Madam/Sir:

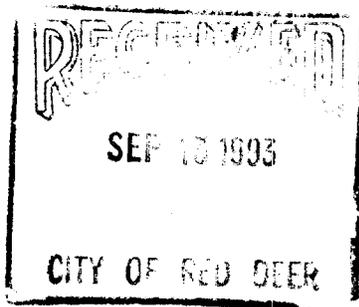
Re: 6018 58A Street, Red Deer Alberta

We have received a letter from the Assessment and Taxation Office advising Tax Sale of the subject property. While we are unable to make payment in full at this point, we are in a position to re-pay the property owing in the foreseeable future. As a result of lower interest rate, and a change in property manager, the property is now showing a considerable positive cashflow.

We would like to propose a repayment schedule of \$700.00 per month starting immediately.

Unfortunately, as a result of the Tax Sale, mortgage stakeholder have been after us to repay in full as well. In discussion with the Assessment and Taxation Office, they suggest that we appeal to the City Council to seek an injunction to defer the Tax Sale until December 1994. With the injunction from the City Council, we should be able to convince the mortgage companies to allow us to continue to operate. Based on the above proposed re-payment schedule, the remaining balance by December 1994 should be small enough for us to repay in full at that time.

We appreciate your time in reviewing this matter and look forward to a favourable response.



Yours truly,


Gord Jang



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132
September 14, 1993

Mr. Gord Jang
83 Baynards Lane
Richmond Hill, Ontario
L4C 9B9

Dear Sir:

At the City of Red Deer Council Meeting held on Monday, September 13, 1993, consideration was given to your letter dated September 2, 1993 re: Tax Sale: 6018 - 58 Street, Red Deer, Alberta, Roll #2022331, and at which meeting, the following motion was introduced and passed:

"RESOLVED that Council of The City of Red Deer, having considered report dated September 2, 1993 from the City Assessor re: 1993 Tax Sale, hereby agrees, with the exception of roll numbers 2040125 and 3310760, as follows:

1. That said sale be held in the Council Chambers of City Hall, Red Deer, December 3, 1993 commencing at 11:00 a.m.
2. Terms: Cash
3. The minimum sale price for each parcel and the terms and dates applicable to the various advertisements, to be as indicated in the report of the City Assessor

and as recommended to Council September 13, 1993."

Attached for your information is a copy of the above noted report from the City Assessor. As can be seen in the above noted resolution, your property was not one of the ones which was excluded by Council from the Tax Sale, and as such, same will be offered for Tax Sale on December 3, 1993, commencing at 11:00 a.m. in the Council Chambers of City Hall, Red Deer, Alberta.

... / 2



*a delight
to discover!*

Mr. Gord Jang
Page 2
September 14, 1993

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

Sincerely,

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

Kelly Kloss
Assistant City Clerk

KK/clr
Attch.

cc: City Assessor

DATE: SEPTEMBER 14, 1993
TO: CITY ASSESSOR
FROM: ASSISTANT CITY CLERK
RE: 1993 TAX SALE

At the Council Meeting of September 13, 1993, consideration was given to your report dated September 2, 1993 concerning the above topic and at which meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report dated September 2, 1993 from the City Assessor re: 1993 Tax Sale, hereby agrees, with the exception of roll numbers 2040125 and 3310760, as follows:

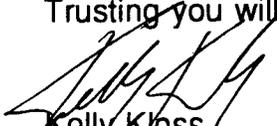
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2. Terms: Cash
3. The minimum sale price for each parcel and the terms and dates applicable to the various advertisements, to be as indicated in the report of the City Assessor

and as recommended to Council September 13, 1993."

As outlined in the above motion, two items were deleted from the Tax Sale as the outstanding tax arrears had been paid.

Also at the above noted meeting, a letter was received from Gord Jang, roll #2022331, requesting that the Tax Sale on his property be deferred for one year. However, Council agreed not to defer the Tax Sale for this property and to proceed as recommended in your report. This office will be contacting Mr. Jang to advise him of Council's decision in this regard.

Trusting you will find this satisfactory.


Kelly Kloss
Assistant City Clerk

KK/clr
cc: Director of Financial Services

NO. 3

DATE: SEPTEMBER 2, 1993
TO: CITY COUNCIL
FROM: CITY CLERK
RE: CANADA - ALBERTA FLOOD DAMAGE REDUCTION PROGRAM

At the Council Meeting of February 2, 1993 a presentation was made by representatives of Alberta Environment on the aforesaid topic. At the above noted meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer hereby agrees to hear the presentation re: Canada- Alberta Flood Damage Reduction Program, following which the Administration be requested to bring forward a report recommending appropriate action for Council's consideration."

Enclosed herewith is the report from the Engineering Department as requested.



C. SEVCIK
City Clerk

CS/clr
Encls.

DATE: August 25, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: CANADA-ALBERTA FLOOD DRAINAGE REDUCTION PROGRAM

As Council may recall, Alberta Environment made a presentation to Council in February 1993 regarding the Canada-Alberta Flood Drainage Reduction Program. The presentation contained numerous illustrations outlining the floodway and the flood fringe (risk) limits within the City of Red Deer. The request made to Council by the representatives of both governments was that the City of Red Deer consider modifying their Land Use By-law to:

1. prohibit the construction of new buildings or structures in the floodway; and
2. allow development of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed.

Attached is some information from the senior governments relating to these issues.

The Red Deer River follows a very defined channel, and there would be little or no effect on private lands as a result of these by-law modifications. There are no private structures within the flood fringe area; there are existing City structures, but they are related to parks areas and not significant in nature.

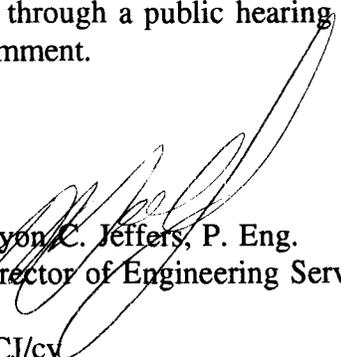
The flood fringe area of Waskasoo Creek effects a significant area along its boundaries in the downtown area. There is a map attached which outlines the area in question, and notes some of the more significant structures within it. These structures include the Red Deer Lodge, the new Safeway store, and the new City of Red Deer Fire Hall.

The revised by-law, if passed, would effect a significant area. Structures already in existence would be "grandfathered", and the legislation would not apply to them. If, however, there was redevelopment occurring in the area, the developer would have to comply with the new Land Use By-law (e.g. flood proofing).

City Clerk
August 25, 1993
Page Two

RECOMMENDATION

It is respectfully recommended that Council direct the Red Deer Regional Planning Commission to modify the present Land Use By-law to reflect the conditions discussed. Such revisions would go through a public hearing process which would allow any possible concerned landowners to comment.



Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/cy
Att.

- c.c. Red Deer Regional Planning Commission
- c.c. By-laws and Inspections Manager
- c.c. Director of Community Services

FLOOD DAMAGE REDUCTION PROGRAM

Objective:

To reduce the financial toll of flood damage by discouraging inappropriate development in the flood plain.

Components:

- 1. Flood Risk Mapping**
- 2. Increase Public Awareness**
- 3. Regulate Development**

DESIGN FLOOD

In Alberta the design flood is an extreme event having a one percent chance of being equalled or exceeded every year.

This is usually referred to as the 1 in 100 year flood.

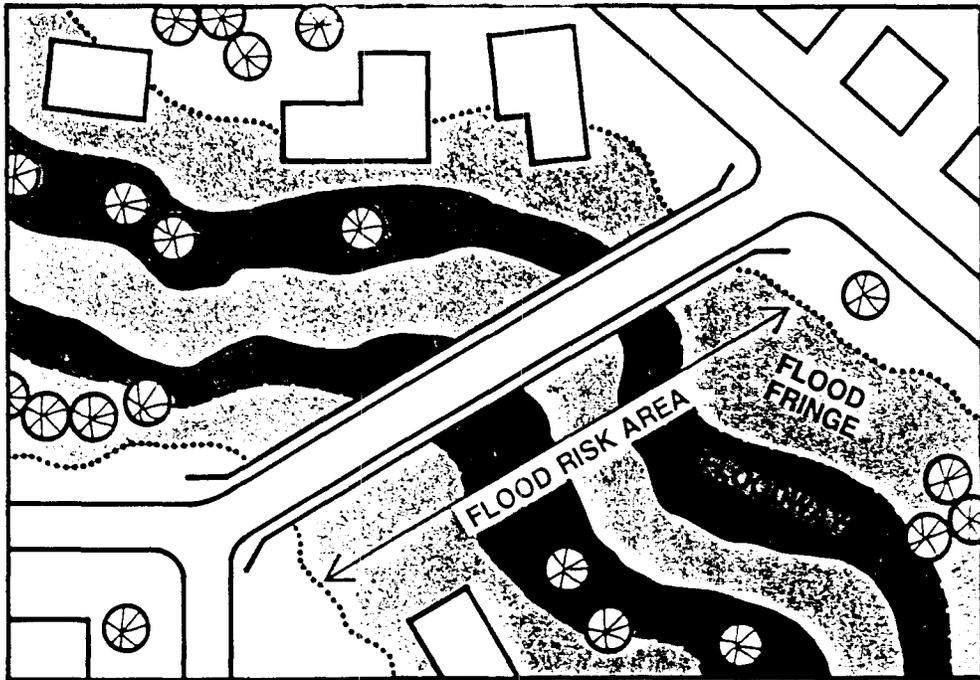
TWO ZONE FLOOD RISK MAPPING

Floodway:

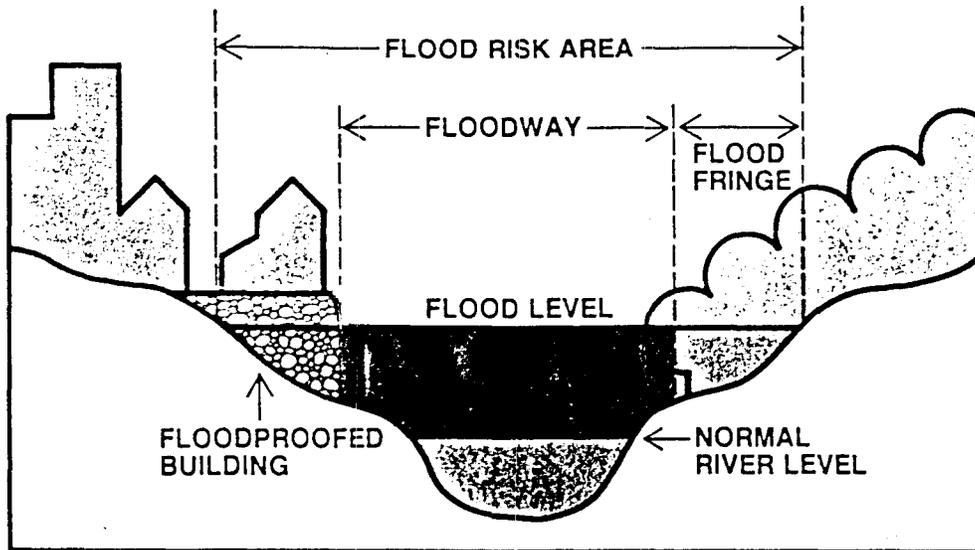
That portion of the flood risk area where the flood waters are deepest, fastest and most destructive.

Flood Fringe:

The outer portion of the flood risk area. Conditions are generally less hazardous than in the floodway.



PLAN VIEW-Flood Risk Area



TYPICAL SECTION-Flood Risk Area

DESIGNATION AND GOVERNMENT POLICY

In The Floodway:

1. No new federal or provincial government buildings or structures will be placed in a floodway;
2. Financial assistance from federal and provincial government sources, will no longer be available;
3. New development will not be eligible for flood disaster assistance; and
4. Municipalities will be encouraged to adopt land use restrictions to prohibit further development in the floodway.

DESIGNATION AND GOVERNMENT POLICY

In The Flood Fringe:

1. Development is allowed provided it is adequately protected from flood damage (i.e., floodproofed).
2. New development which has not been floodproofed will not be eligible for:
 - federal and provincial financial assistance
 - flood disaster assistance.

DESIGNATION AND GOVERNMENT POLICY

Existing Development:

1. Any development which exists at the time of designation will continue to be eligible for flood disaster assistance.
2. Normal maintenance and repair of existing structures is allowed.

ALLOWABLE DEVELOPMENT IN THE FLOODWAY

Recreational

- **parks/picnic areas**
- **golf courses**
- **open air structures**
- **pedestrian bridges**

Municipal

- **roads/bridges/parking lots**
- **water intakes/pump stations**
- **temporary buildings/structures**

Agricultural

- **crops/gardens/nurseries**
- **temporary buildings/structures**

FLOOD PROOFING

Definition:

Measures taken to permanently protect buildings from flood damage at the design flood level.

Techniques:

1. elevated pads (land fill)
2. raised structures (piles)
3. design modifications such as:
 - use of seals and closures
 - use of water resistant materials
 - restricted basement development
 - locate primary electrical and mechanical installations above design flood level.



1:10,000
AUGUST '93
(PHOTO '91)

51 AVENUE

49 AVENUE

ROSS STREET

47 AVENUE

48 STREET

46 AVENUE

FIRE HALL

45 STREET

SAFeway

R.V. LODGE

ARENA

KINEX

WASKASOO CREEK FLOOD PLAIN
- 1 in a 100 year event

BEST ATTAINABLE
IMAGE

Commissioners' Comments

We concur with the recommendations of the Director of Engineering Services that we proceed with the preparation of a bylaw which will be subject to a Public Hearing. Council should note that a significant area is included in the proposed bylaw as part of the flood risk area. Without the passage of the bylaw any new construction located in that area, in the event of a flood, might not be eligible for benefits of any flood control program.

"G. SURKAN"

Mayor

"A. WILCOCK"

Acting City Commissioner



WASKASOO CREEK FLOOD PLAIN
- 1 in a 100 year event



WASKASOO CREEK FLOOD PLAIN
- 1 in a 100 year event

DATE: SEPTEMBER 14, 1993

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: ASSISTANT CITY CLERK

RE: CANADA - ALBERTA FLOOD DRAINAGE REDUCTION PROGRAM

At the Council Meeting of September 13, 1993, consideration was given to a report from the Director of Engineering Services dated August 25, 1993 concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of the City of Red Deer, having considered report dated August 25, 1993 from the Director of Engineering Services re: Canada - Alberta Flood Drainage Reduction Program, hereby directs that the Red Deer Regional Planning Commission prepare a Land Use Bylaw Amendment to reflect the conditions discussed in the aforesaid report and as presented to Council September 13, 1993."

I would ask that you now prepare the necessary Land Use Bylaw amendment as noted in the above resolution.

As you are aware, all property owners affected will be advised of the proposed Land Use Bylaw amendment following first reading of same. It was discussed at the noted Council Meeting, however not formally approved, that you may wish to consider holding a Public Meeting and invite those affected land owners to attend. This meeting would be in addition to the Public Hearing.

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



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Community Services
 Bylaws & Inspections Manager
 Environmental Advisory Board



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

NO. 4

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

August 23, 1993

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

Dear Mr. Day:

RE: COMMISSION FUNDING

At their August 13, 1993 meeting, the Executive Committee was apprised of the City of Red Deer's decision to support the 1993/94 services of this Commission by directly providing the Commission an amount of funds equal to the 20% reduction in your Alberta Planning Fund Requisition. The Executive, on behalf of the Commission, expressed their sincere appreciation for the support of Council.

Your cheque for \$61,525 has been received by the Commission. We thank you for your early action on this matter.

Following the funding reduction of 21.6%, the Commission and its staff undertook significant measures to try to meet the retroactive budget cutbacks. With the staff accepting an average 6% salary rollback and the Commission reducing operational costs and downsizing staff, it now appears our expenditures will only slightly exceed our greatly reduced incomes. Thankfully, the Province covered the majority of the severance agreements for terminated staff.

Your direct financial contribution, and that of 14 other municipalities will enable this Commission to meet the projected funding shortfalls. In addition, there will be funds to help ensure that staff travel, long distance communication, overtime, etc. will not be unduly limited. As such, staff should have some flexibility to respond to municipal planning advisory needs.

.../2

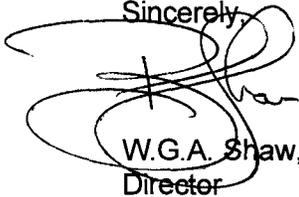
MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTTLER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

CITY OF RED DEER
AUGUST 23, 1993
PAGE 2 OF 2

Shortly, a memorandum on the revised Commission staff structure and 1993/94 municipal planning project program will be sent to you. Considering the depth of the cuts the Commission has experienced, I believe the staff assignment and program fairly addresses the needs of the City of Red Deer for planning advisory services.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.G.A. Shaw', is written over the typed name. The signature is stylized with loops and a horizontal line.

W.G.A. Shaw, ACP, MCIP
Director

WGAS/js

cc: Betty Knull, Chairperson, Red Deer Regional Planning Commission



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

August 24, 1993

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

ATTENTION: MR. CHARLIE SEVCIK, CITY CLERK

Dear Mr. Sevcik:

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:15 am
DATE	August 26 / 93
BY	L. Sevcik

RE: PLANNING ADVISOR AND STAFF STRUCTURE

In response to the 21.6% reduction in funding for 1993/94, the Commission and its staff undertook significant actions to meet the budget limitations. Staff agreed to an average 6.1% salary roll-back to save positions and maintain services to municipalities and the public. However, it still was necessary for the Commission to terminate four positions. As a result of salary roll-backs and downsizing, the average staff cost decreased by 12.3%.

No doubt, our ability to respond to the broad range of regional and municipal current and long-range planning needs has been reduced and may be further tempered by more funding cuts. Nonetheless, the Commission anticipates continued demands for day-to-day planning advisory services, while recognizing there are 67 major planning projects currently under request by municipalities.

In positively responding to these challenges, the Executive Committee has agreed to a staff realignment which is designed to maximize service efficiency. This structure is based upon the geographic assignment of multi-faceted municipal planning advisory services so most municipalities will have one Commission staff advisor for all services.

The revised Commission staff structure, being attached hereto, is to take place on September 7, 1993. City planning advisory staff will include Paul Meyette, who is also the Section Head, Phil Newman, and Frank Wong.

Please advise Council of these changes. We hope for your continued co-operation as these staff changes occur and respectfully request your understanding of pressures on staff as they work through the transition and increase in service responsibilities.

Sincerely,

W.G.A. Shaw, ACP, MCIP
Director

MUNICIPALITIES WITHIN COMMISSION AREA

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MEMORANDUM

DATE: August 23, 1993
TO: All Municipal Administrators
FROM: Bill Shaw, Director
SUBJECT: STATUS OF MUNICIPAL PLANNING PROJECTS

A May 5, 1993 memorandum to you advised of the 1993/94 municipal project work as approved by the Commission. Due to budget reductions, a following memorandum dated May 25, 1993 announced a revision to the work program, including the postponement (deferral) of some new and longstanding municipal projects.

Following recent staff downsizing and restructuring, we have reviewed our project requests. The attached summarizes the revised municipal planning projects, including their status. The Commission has:

1. completed 9 projects,
2. 33 active projects, including the reinstatement of some,
3. 34 deferred projects awaiting activation, and
4. 4 cancelled projects, in consultation with the affected municipality.

Please be assured Commission staff will work with you as best as possible to undertake and complete projects. However, with downsizing and the continued pressure for day-to-day advisory services, our response and completion time for the long range projects you have requested often will be extended.

cc: Betty Knull, Chairperson, RDRPC

MUNICIPALITIES WITHIN COMMISSION AREA

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RED DEER REGIONAL PLANNING COMMISSION**S T A F F S T R U C T U R E****ADMINISTRATION SECTION**

Director	Bill Shaw
Office Administrator	Phyllis Huhtala
Commission Secretary	Jeanette Stimson
Subdivision Clerk/Receptionist	Colette Coe
Office Clerk	Elizabeth Morris
Planning Technician	Gert Willems

PLANNING SECTION A

Principal Planner	Paul Meyeette
Associate Planner	Phil Newman
Associate Planner	Vacant
Planner	Orlando Toews
Planning Assistant	Frank Wong
Planning Technician	Doug Free

PLANNING SECTION B

Principal Planner	Allan Williams
Associate Planner	Al Ward
Associate Planner	Tony Lindhout
Associate Planner	Richard White
Planning Assistant	Keith McCrae
Planning Technician	Carol Lynn Gilchrist

PLANNING SECTION A**INDIVIDUAL RESPONSIBILITIES**

Paul Meyette

Section Management
 Red Deer (City)
 Red Deer (County)

Phil Newman

Red Deer (City)
 Sylvan Lake
 Summer Villages around Sylvan Lake

Orlando Toews

Penhold
 Innisfail
 Bowden
 Delburne
 Elnora
 Regional Data / Research
 Regional Subdivision Conformity for
 /County of Red Deer

Frank Wong

Red Deer (City)

Doug Free

Drafting
 Planning Projects
 Current Matters

COMPLETED

Alix General Municipal Plan Review
Burnstick Lake SV Land Use Bylaw
Caroline Capital Works Plan
Lacombe Joint General Municipal Plan
Lacombe Land Use Bylaw Review
Municipal Census- 1993 (Didsbury, Lacombe, and Cremona)
Penhold Residential Development Concept Plan (NE 36-26-28-W4M)
Rocky Mountain House South End Area Structure Plan
Sundre Trails and Open Space Plan

ACTIVE

Alberta Midland Railway Community Conservation and Development Project
Bentley North East Area Structure Plan
Blackfalds Capital Works Plan
Botha Land Use Bylaw
Bowden General Municipal Plan Review
Clearwater MD Nordegg Development Project
Clive Capital Works Plan
Didsbury By-pass Area Structure Plan
Didsbury Land Use Bylaw Review
Donalda Capital Works Plan Update
Eckville Capital Works Plan
Elnora Capital Works Plan
Innisfail North Outline Plan
Innisfail Land Use Bylaw Review
Lacombe General Municipal Plan Review
Mountain View County West Sundre Area Structure Plan
Olds General Municipal Plan Review
Red Deer Bower/College Outline Plan
Red Deer Downtown Concept Plan Implementation
Red Deer Joint General Municipal Plan
Red Deer Landfill Site ARP
Red Deer Residential Districts Review
Rocky Mountain House General Municipal Plan Review
Rocky Mountain House Marathon Area Structure Plan
Rocky Mountain House Land Use Bylaw Review
Stettler County Tower Road Area Structure Plan OR Anderson Subdivision Design
Subdivision Procedures Manual
Sundre South West Outline Plan
Sundre Trails Brochure
Sundre General Municipal Plan Review
Sylvan Lake East Area Structure Plan Review
Sylvan Lake General Municipal Plan Review
Urban Land Use Bylaw (Standardized Review)

AWAITING ACTIVATION

Alix Capital Works Plan
 Blackfalds General Municipal Plan Review
 Botha Capital Works Plan
 Bowden Capital Works Plan
 Bowden Land Use Bylaw Review
 Burnstick Lake Management Plan
 Carstairs Consumer Expenditure Survey
 Clearwater M.D. Land Use Bylaw Review
 Clearwater General Municipal Plan Review
 Clive General Municipal Plan
 Cremona General Municipal Plan Review
 Cremona Economic Development Strategy
 Didsbury Downtown Streetscape Plan
 Didsbury General Municipal Plan Review
 Innisfail Napoleon Lake Residential Design
 Gull Lake Management Plan Review
 Lacombe County General Municipal Plan Review
 Lacombe County Trail Development Study
 Mirror General Municipal Plan Review
 Mountain View County Gore Strip Road Design
 Mountain View County Water Valley Area Structure Plan Review
 Mountain View County Land Use Bylaw Review
 Norglenwold Summer Village General Municipal Plan
 Red Deer City Heavy Industrial Sites Study
 Red Deer City Balance of Commercial Use North/South
 Red Deer City Analysis of City Census
 Red Deer City Michener Center - Future Use
 Rocky Mountain House Open Space Plan
 Rocky Mountain House Northeast Area Structure Plan
 Stettler General Municipal Plan Review
 Stettler County General Municipal Plan
 Sundre Land Use Bylaw Review
 Sylvan Lake Trail Development Plan
 Sylvan Lake Downtown Beautification Project

CANCELLED

Clearwater MD Garrett Area Structure Plan
 Didsbury Fringe Area Plan
 Lacombe 50th Ave Area Redevelopment Plan
 Penhold Residential Development Concept Plan (SE 36-36-28-W4M)

Commissioners' Comments

The report from the Planning Commission is enclosed for Council's information only. We anticipate that the major planning projects required of the Commission by the City will still be completed on schedule with the assignment of staff as noted. The Planning Commission has advised us that they will be able to meet the ongoing planning needs of the City including the completion of those projects which are on their current work agenda within the agreed time frame as requested of them when we agreed to contribute the additional municipal requisition.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 9, 1993

Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4N 1M9

ATTENTION: MR. W. G. A. SHAW, ASP, MCIP, DIRECTOR

Dear Mr. Shaw,

RE: COMMISSION FUNDING/PLANNING FUND REQUISITIONS

Further to our letter of May 27, 1993, pertaining to the above topic, I would advise that the enclosed report from the Director of Financial Services, was presented on the Council Agenda of June 7, 1993. At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report dated May 26, 1993, from the Director of Financial Services, re: Planning Fund Requisitions, hereby agrees to reimburse the requisition reduction in the amount of \$61,526 to the Red Deer Regional Planning Commission, said funds to be provided from the 1993 Municipal budget as an overexpenditure offset by a transfer from accumulated surplus.

Council agrees that in 1994, a special tax levy, be made for "planning purposes" to reimburse surplus for its contribution in 1993. The special levy would be offset by the 1993 overcollection brought forward to fund the 1994 Planning Fund requisition.

Council further agrees that in view of Council supporting the planned contribution for 1993, same be conditional upon the Regional Planning Commission providing the planned level of service for 1993 adjusted pro-rata to The City's contribution."



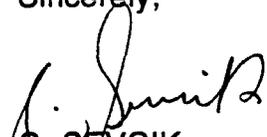
*a delight
to discover!*

Red Deer Regional Planning Commission
Page 2
June 9, 1993

The decision of Council in this instance is submitted for your information. I would also advise that during the discussion on the above matter, members of Council requested that the Planning Commission submit a report back to Council in due course, once the overall financial position of the Commission becomes clear and specifically as to how The City's programs will be affected as a result of the down sizing due to the funding reductions.

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/cjd

Encl.

cc: City Commissioners
Director of Financial Services
Director of Engineering Services
Director of Community Services



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

September 1, 1993

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

ATTENTION: MR. CHARLIE SEVCIK, CITY CLERK

Charles
Dear Mr. Sevcik:

**RE: PLANNING ADVISORY SERVICES WORKSHOP
SEPTEMBER 27, 1993**

The Executive Committee of the Commission has requested that a regional workshop be held on September 27, 1993 (the regular Commission meeting day) to discuss **Challenges to Restructure the Planning System**. This is in response to apparent Provincial government initiatives to:

- significantly reduce provincial funding
- further empower municipalities
- deregulate and streamline planning legislation
- facilitate development

The workshop will be held in the Commission office commencing at 9:15 am. While your regular Commission Member should be in attendance, you are also invited to attend the workshop in order to broaden the variety of views and municipal perspectives. Lunch will be provided. Since the second delegate will likely travel with the Commission member, direct municipal costs will be minimized. We aim to adjourn around 3:45 pm.

It is anticipated that the workshop will address:

- **What is planning?**
- **What are the municipal responsibilities for planning?**
- **What are the provincial responsibilities for planning?**
- **What are the roles of a regional planning agency, if any?**
- **Who pays?**

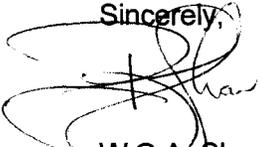
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Not only will your municipal input assist the Commission in determining its future directions (to be contained in a business plan likely to be requested by the Department of Municipal Affairs), it will also help your understanding of Provincial options to be explored or announced at the Fall municipal and Alberta Planning Board conventions.

Please call Colette Coe at 343-3394 by September 20 to advise who will be attending the workshop (including the member) so we can make appropriate arrangements.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.G.A. Shaw', written over a circular scribble.

W.G.A. Shaw, ACP, MCIP
Director

WGAS/js

cc: Commission Member, Mayor Gail Surkan

CHALLENGES FOR THE PLANNING SYSTEM

INFORMATION PACKAGE

for
meetings with

MUNICIPAL
ADMINISTRATORS

Bill Shaw, Director
Red Deer Regional Planning Commission
August 30, 1993

INTRODUCTION

Elected with a mandate to eliminate the Provincial deficit, Premier Klein's government has defined the following **Provincial Goal**:

"A prosperous Alberta with a Provincial Government that lives within taxpayers means and delivers quality low cost services".

This reaches into all aspects of government services, including planning. More specifically related to planning, the government appears to have the following **objectives**:

- *significant reduction in provincial funding*
- *further empower municipalities*
- *deregulate and streamline*
- *facilitate development*

PURPOSE OF MEETING

The purposes of meeting with the municipal administrators are to:

1. provide impressions of planning system restructuring and deregulation initiatives.
2. explore the need for a regional planning agency.
3. address the issue of financing.

This should also assist municipalities to be better prepared for:

- explorations and announcements by the Province at forthcoming events (ie: AAMD&C Convention, AUMA Convention, Alberta Planning Board Conference).
- a regional planning commission workshop on September 27 regarding the planning system.

KEY QUESTIONS

A number of key questions need to be addressed:

1. What is "planning"?
 - plans or process
 - divergent or similar needs
2. Need for a regional planning agency?
 - no - what options
 - yes - what roles
3. Who pays?
 - provincial leadership
 - municipal responsibilities
 - users

These will be explored in various ways in the forthcoming material.

IMPRESSIONS OF INITIATIVES

Regional Planning Commission directors were invited to participate in a workshop with Alberta Municipal Affairs staff on August 17, 1993 regarding Planning System Restructuring and Deregulation Initiatives. My impressions from that workshop are as follows:

Process

- the Minister is exploring options for restructuring and deregulating
- he will consult with municipalities, likely commencing with announcements (of directions, options) at the Fall conventions
- feedback time could be short, there being a desire to revise legislation next Spring

Finances

- the Province desires to dramatically reduce its contributions to the Alberta Planning Fund (anticipated range 30 - 50%)
- the Province needs to be convinced it should contribute at all
- as municipalities receive less provincial financial assistance for various programs, their ability/desire to contribute the same or more funds to the planning system is questionable

Municipal Empowerment

- all municipalities may receive subdivision approving authority
- subdivision appeals to municipalities is an option
- possible new regional planning commission in northeast Alberta

Streamlining and Deregulation

- more municipal authority (eg: subdivisions)
- shorten process time frames
- less provincial role in waivers, extensions
- more flexibility in documents to facilitate development

Regional Planning Commissions

- revised mandate to include land use, but more attention to regional and community development
- more dependence on municipal funding
- focus assistance on 'less able' municipalities (ie: larger municipalities do more on own)

DIMENSION OF PLANNING

With reason, the current review of the planning system structure and regulations proposes to reduce, simplify and streamline. No doubt, there is ample room to move along these lines. But just as cumbersome legislation and regulations can become countereffective, oversimplification may not be productive as well.

In the planning system review, there are some simple conceptions trying to take root. These are raised below, with responding perspectives on various dimensions of planning.

1. *Municipal planning needs are fundamentally the same:*

There are two broad aspects of planning which are common needs to all municipalities, these being current and long range. However, these needs vary widely among municipalities and within each municipality over time. Variances depend on rates of growth, development pressure, changing public and political views and the current applicability of general plans and bylaws. Rapidly growing and developing urban communities have planning needs distinctly different from communities that are not growing. Similarly, rural municipalities which encompass growth areas have different pressures and concerns from those remote from active corridors and resource development.

2. *When the 'plan' is done no more planning is needed:*

This equates 'the plan' with planning, where in fact planning is a process, which may or may not even include a plan document. Planning is the ongoing process of communication and consultation, guiding and decision-making, application and response, not just the goals, objectives, policies and implementation framework established in a plan document.

3. *Plans need to be general and flexible:*

Not all plans have the same purpose. By their very nature some plans (eg: area redevelopment plan) may need to be very specific and less flexible. As broad municipal blueprints which express desired directions for the future, general municipal plans should be general, providing reasonable flexibility in the application of policies. However, at the same time the development community and the public desire directions which are fair, constant and commonly understood. Experience has shown that developers appreciate plans which provide reasonable and clear directions that are consistent and commonly understood among the public, the development sector and public decision-makers. Too much flexibility or lack of clarity renders ineffective frameworks since there is little clear understanding of expectations among councillors, landowners and the development community.

4. *Municipal empowerment means independence:*

A natural outfall of the devolution of provincial activities to the local level is to empower municipalities and not suppress local autonomy with provincial policies or regulations. This may as much be a financial response, for where no provincial 'say' is stated no financial commitment is required either. Sustainable development (settlement, land use, resource conservation, etc.) requires a provincial framework within which all municipalities operate. Total municipal independence usually leads to inconsistency, duplication and inefficiencies.

Therefore, just as we live in a complex, changing world full of interactions, planning can neither be overly simple, static nor independent.

MUNICIPAL ADVISORY SERVICES OF REGIONAL PLANNING COMMISSIONS

Existing Services

The following are the municipal planning services ~~of~~ the Red Deer Regional Planning Commission provides to its member municipalities:

- subdivision approving authority
- prepare and review statutory (long range) plans
- prepare and review land use bylaw
- undertake special research (land use and other)
- prepare and advise on subdivision, park, streetscape, etc. designs
- advise on development matters
- census analysis
- provide a variety of relevant community information
- meet with Council, administration and citizens
- facilitate public meetings
- provide municipal base maps, and other map services
- workshops for MPC and DAB members

Advantages of Regionalized Services

- cost efficiencies through intermunicipal pooling of resources
- ease of access to a pool of professional staff and expertise
- accountability of advisory staff and agency through Commission membership
- familiarity with local context
- established working relationships between advisory planners and council and staff
- length of service experience to municipalities in the region (ie: continuity over time)
- provision of an independent viewpoint
- continuity of service between current and long range planning advice
- provision of a dimension to municipal decision-making which smaller municipalities may otherwise not obtain
- more flexible accommodation of client needs than under a project contract basis
- detailed knowledge of regional issues impacting upon municipalities
- access to regional data base
- assurance of Regional Plan conformity
- full consideration of subdivision implications and SAA policies and practices
- provision of a forum for the discussion and resolution of common municipal planning issues

Options

The present system of regional planning commissions, financed by universal participation of all Alberta municipalities and Provincial assistance, allows a basic level of planning advisory services to be available to all municipalities.

If this system is eliminated or rendered largely ineffective through a lack of sufficient funding, communities need to ask:

- **what services (need and desired) would be lost?**
- **if they are to be replaced, how?**

The options available to municipalities are:

- do without
- municipal staff hired or assigned added duties
- municipal contracts all or partial services
- sub-regional grouping of services (a number of municipalities hire staff or contract services)

Eliminating services and doing without planning advice is not totally possible or practical. Basic services are always needed (eg: for subdivision, development, public information, council advice). Foregoing planning for the future can lead to inconsistency and future remedies which are more costly than planning forethought.

Larger communities with appreciable assessment bases may be able to operate (in house or contract) effective municipal planning services, but most small municipalities lack both the expertise and finances to operate alone.

FINANCING

Alberta Planning Fund

Historically, the Province aimed to provide 60% of the monies in the Alberta Planning Fund, with the municipalities contributing 40%. As the following table shows, the proportion of the provincial contribution is decreasing, and has been less than 60% since 1989. For 1993, the Fund should be approximately 20% less with the Province therefore paying about \$4.8 million.

ALBERTA PLANNING FUND REVENUE SOURCES 1982-1992				
Year Ending March 31	Municipal Contribution \$	Provincial Contribution* \$	Total Fund \$	Provincial Share of Contributions %
1982	4,076,920	7,470,235	11,547,155	64.7
1983	4,906,963	8,683,543	13,590,506	63.9
1984	3,990,007	7,249,644	11,239,651	64.5
1985	4,051,262	7,375,550	11,426,812	64.5
1986	3,826,628	6,304,307	10,130,935	62.2
1987	3,670,933	6,161,193	9,832,126	62.7
1988	3,764,439	6,130,838	9,895,277	62.0
1989	4,338,438	6,057,054	10,395,492	58.3
1990	4,408,669	6,074,517	10,483,186	57.9
1991	4,775,512	6,264,290	11,039,802	56.7
1992	5,237,543	6,052,684	11,290,227	53.6

* includes interest

Source: Alberta Planning Fund Audited Statements

Red Deer Regional Planning Commission

The following compares 1993/94 budget figures with 1983/84 actuals for the Red Deer Regional Planning Commission.

	1983/84 ACTUAL \$	1993/94 BUDGET \$	CHANGE
Alberta Planning Fund Contribution	1,798,007	1,225,000	-32%
Total Revenue *	1,850,729*	1,345,000*	-27%
Salaries and Benefits	1,398,510	1,011,000	-28%
Building and Land Costs	323,603	216,800	-33%
Other Operational	202,682	175,400	-14%
Number of Staff	36	18	-50%

* does not include fund reserves

In 1993/94 it is estimated that the 44 municipalities in the Commission area will contribute \$672,000 to the Alberta Planning Fund. This represents 55% of the Fund allocation to the Red Deer Regional Planning Commission for 1993/94.

Provincial Contribution Decrease and Possible Recovery

Clearly, the Province wants to decrease significantly its funding of the planning system. Their funding decreased by 20% in 1993/94 and another 30-50% over the next three years.

While recognizing that a reduction in funding means a parallel drop in services, given the status of the Provincial debt a decrease in Provincial support of the planning system is understood. However, the extent of the overall decrease may render the regional planning commission's ineffective.

To maintain planning services, the best single potential source of additional revenue is to allow regional planning commissions to raise their subdivision fees. Currently, the Commission receives \$94,000 per year in subdivision processing and approval fees, even though it costs in excess of \$250,000 to administer the provincial subdivision regulations. **Subdivision services should operate on a cost recovery user pay basis.**

Even as the portion of Provincial contributions declines, it is still necessary for the Province to recognize their responsibility to support the planning system financially. This is not without justification since **regional planning commission's serve important Provincial interests, including:**

- to assist and coordinate the recognition and implementation of Provincial sustainable development and land use policies at local levels
- to provide input to Provincial programs, policies and legislation through a regional perspective of collective municipal views
- to facilitate intermunicipal coordination, consultation and cooperation, thereby relieving the Province of any need to coordinate and resolve issues and disputes.

Municipal Contributions

Under the Alberta Planning Fund Program:

- all municipalities contribute to the fund, since they benefit from sound municipal and regional planning in their own and neighbouring jurisdictions
- municipalities pay in accordance to their 'ability' to pay, as measured by equalized assessment
- pay less where they undertake their own subdivision authority

By this system, which includes the Province's current contribution of \$1.15 for each municipal dollar contributed, most municipalities distinctly receive services beyond their level of contribution. Very few municipalities may justifiably say that they are not getting out of the system what they are putting in.

Individually and collectively municipalities must ask:

- are the benefits of gaining planning services through a regional agency worth the costs?
- what are the implications to your municipality if the services of a regional planning commission are no longer available?
- what services are you most willing to forego if the level of funding to regional planning commissions decreases?
- what services are you least willing to forego if the level of funding to regional planning commissions decreases?
- if required, what is your willingness (and ability) to pay more for planning services?
- should all municipalities pay a base amount (eg: \$2,000, \$5,000, \$10,000) and a requisition based upon an equitable formula as determined by equalized assessment?
- are there certain services provided by a regional planning commission that should be provided in a fee for service base only? If so, which ones?

CHALLENGES: A SUMMARY

Perhaps the system of regional planning commission's is at a crossroad. Downsizing over the last ten years has reduced the ability of commissions to respond to both local and provincial issues and initiatives. **How much more can regional planning commissions be downsized and remain effective?**

It is important that the Province clarifies its directions for the planning system so municipalities will know, and be assured of the framework they are working in. At the same time, municipalities must clarify their need, and support, for planning services from a regional agency. Such support need be both moral and financial.

There are options to regional planning services, but are they as cost effective? Will they promote coordination and consultation among municipalities? Will they facilitate provincial and municipal interfaces, both in policy and the application thereof?

Can municipal planning take place devoid of provincial leadership? Can the Province provide leadership (legislation, policy) and not assume any costs? Should any municipality assume the costs of Provincial interests, as well as public interests which extend beyond the bounds of the municipality?

Should the users of the system be expected to pay more? This relates to individuals (eg: subdivision applicants), the Province (eg: when provincial initiatives are facilitated - development hearing for a project adjacent to a highway), and municipalities (for special projects - eg: street beautification, rural park design)?

There are many aspects with many questions. Few can be resolved independently from related matters within the planning system.

Respecting a regional advisory planning agency, is there a need for a bold new vision? Or, does the system, which has evolved over 40 years, need only refinement in light of current financial realities?

DATE: SEPTEMBER 14, 1993
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: ASSISTANT CITY CLERK
RE: COMMISSION FUNDING

At the City of Red Deer Council Meeting held September 13, 1993, consideration was given to your report dated August 23, 1993 concerning the above topic and at which meeting it was agreed that same be filed.

I would like to thank you for keeping Council informed on this issue.



Kelly Kloss
Assistant City Clerk

KK/clr

NO. 5

CS-4.110

DATE: August 16, 1993

TO: CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY:
FACILITY MAINTENANCE COSTS

1. Two unbudgeted maintenance expenditures have recently been incurred in our facilities. Once again, these emphasize the need to allocate additional funds for maintenance as outlined in the Division's Facilities Management/Maintenance Plan (F.M.M.P.).

2. The items requiring funding are as follows:

- Fort Normandeau: Additional costs relating to installation of sensing unit \$ 907.91
- Red Deer & District Museum:
 Emergency repairs \$4,111.00
- Total** **\$5,018.91**

3. The circumstances surrounding the above items may be summarized as follows:

3.1 Fort Normandeau: Sensing Unit

The electronic furnaces at Fort Normandeau failed last February due to ice build-up. This, in turn, resulted in damage to the water treatment unit and related plumbing. At the time, it was determined that a heat/cold sensing unit should be installed and that the total cost would be \$3,098. This amount was approved by City Council on April 13, 1993. The final cost of the work exceeded this amount by \$907.91 and it is recommended that this expenditure be funded through the Waskasoo Park Operating Trust Fund.

3.2 Red Deer & District Museum:

In June, the Museum had to install a new compressor with increased capacity for serving its pneumatic mechanical controls. The cost of this replacement was \$2,461.

In August, the Museum building was damaged by fire caused by the failure of the main natural gas valve to one of the heating boilers. The majority of costs was covered by insurance. However, the insurance deductible and miscellaneous costs resulted in an expenditure of \$1,650.

City Council
Page 2
September 7, 1993
Normandeau Society: Facility Maintenance Costs

The above costs relating to the mechanical plant total \$4,111 and are the responsibility of the City in terms of the operating agreement with the Normandeau Cultural & Natural History Society. It was my intent to fund these items through the Community Services Maintenance Fund, which totalled \$62,000 following approval of the 1993 budget. However, this fund has since been merged with the overall City Facilities Maintenance Fund. The Director of Financial Services had agreed that these costs should be charged to this fund.

4. **RECOMMENDATIONS**

It is recommended that City Council:

- Approve an expenditure of \$907.91 from the Waskasoo Operating Trust Fund for additional costs related to the furnace failure and installation of a heat/cold sensing unit at Fort Normandeau.
- Approve an expenditure of \$4,111 from the City's Facilities Maintenance Fund for the replacement of a compressor unit and costs related to a fire in the mechanical room at the Red Deer & District Museum.



CRAIG CURTIS

:dmg

- c Morris Flewwelling, Museums Director
Jeff Graves, C.S. Financial Officer
Rich Roberts, Facilities Operations Supervisor

MEMO

To Craig Curtis, Director of Community Services
From Morris Flewwelling, Director of Museums
Date July 29, 1993
Re Fort Normandeau Freezing of Plumbing

 The repairs have been effected, however, the actual cost of the repairs exceeded by \$907.91 the initial estimates and the amount approved by Council. From my memo to you of March 23, 1993, I quote below the estimated costs. As well, the actual costs and the variances are given.

Snow plowing	\$ 117.00	\$ 117.00	\$ 0.00
Bruin's Plumbing	85.00	85.00	0.00
Johnson Controls	766.00	766.00	0.00
Water Treatment	1,130.00	2,209.62	<1,079.62>
Electronic Monitors	<u>1,000.00</u>	<u>829.29</u>	<u>171.71</u>
	\$3,098.00*	\$4,006.81	<\$ 907.91>

*\$3,098 was approved as an over-expenditure by resolution of Council April 13, 1993.

The additional cost of the plumbing repairs was due to damage to pipes and water treatment units being greater than anticipated in the original estimates. I believe the additional work to have been necessary and that the costs are valid.

I would request that you take this matter forward as appropriate. The work is complete, the repairs have been effective and all invoices have been paid.

For your information, I have attached copies of my memo of March 23, the memo from the City Clerk dated April 13, 1993 and copies of all of the invoices.

Thank you.



 Morris Flewwelling

cc: Jim Robertson
 Kevin Majeau
 Carol Neufeld

MEMO

TO: Craig Curtis
 FROM: Morris Flewwelling
 DATE: September 3, 1993
 RE: Emergency Repairs; Museum

On August 24, 1993 a fire damaged the Red Deer and District Museum and Archives building. The fire was caused by the failure of the main natural gas valve to one of the heating boilers. Damage was limited to the Mechanical Room and immediate area by the quick response of our security staff and the Red Deer Fire Department and the proper functioning of the fire alarm system.

Following are the estimated costs of repair which I would ask you to take forward for approval as required. Fortunately it appears the Boiler Insurance will cover the cost of replacing the damaged boiler except for the \$1,000 deductible of our policy. The other damage is well below the deductible on our Building Insurance.

Deductible on Boiler Insurance	\$1,000
Repair to cedar canopy above receiving door	350
Floor repairs due to water damage	200
Replacement of water damaged supplies	100
Sub Total	<u>\$1,650</u>

The air compressor unit which supplies our pneumatic temperature control system had to be replaced at a cost of \$2461.00 in April 1993. The previous unit had served since 1978. This is an essential piece of equipment and the work has been completed.

Would you please put the total amount of \$4,111 for the fire damage and the compressor replacement forward for approval. If you require further information, please call me.

Morris

Commissioners' Comments

We concur with the recommendations of the Director of Community Services.

"G. SURKAN", Mayor

"A. WILCOCK", Acting City Commissioner

MEMO

TO: Craig Curtis
FROM: Morris Flewwelling
DATE: September 3, 1993
RE: Emergency Repairs; Museum

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Would you please put the total amount of \$4,111 for the fire damage and the compressor replacement forward for approval. If you require further information, please call me.

Morris

DATE: SEPTEMBER 14, 1993
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: ASSISTANT CITY CLERK
RE: NATURAL GAS SYSTEM

At the Council Meeting of September 13, 1993, during discussions regarding facilities maintenance costs at the Red Deer & District Museum, some concern was expressed with regard to the aging gas system.

At the above noted meeting, you indicated that you would be reporting back to Council with regard to the Natural Gas System within Red Deer and any potential for problems. This is submitted as a reminder only.



Kelly Kloss
Assistant City Clerk

KK/clr

DATE: SEPTEMBER 14, 1993

TO: DIRECTOR OF COMMUNITY SERVICES

FROM: ASSISTANT CITY CLERK

**RE: NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY -
FACILITY MAINTENANCE COSTS**

At the Council Meeting of September 13, 1993, consideration was given to your report dated August 16, 1993 concerning the above topic. At this meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby approves an expenditure of \$907.91 from the Waskasoo Operating Trust Fund, for additional costs related to the furnace failure and installation of a heat/cold sensing unit at Fort Normandeu and \$4111.00 from the City's Facilities Maintenance Fund for the replacement of a compressor unit and costs related to a fire in the mechanical room at the Red Deer and District Museum and as recommended to Council September 13, 1993."

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

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: M. Flewwelling, Museums Director
J. Graves, Community Services Financial Officer
R. Roberts, Facilities Operations Supervisor

DATE: September 3, 1993
TO: City Clerk
FROM: Engineering Department Manager
RE: **SIGNING ANNEXED ROADWAYS**

On August 30, 1993, Council tabled a report entitled "Sign Changes Annexed Area" pending further information about the proposed speed limits. The Engineering Department will submit the speed limit information later in the year for further consideration.

In the interim, it may be prudent to address the other (non speed) signs affected by annexation. The change in City boundaries requires the relocation of City Limit signs, Dangerous Goods Route signs, and Hospital Route markers. New sign installations would include Truck Route markers, Snow Route signs, and Street Name signs.

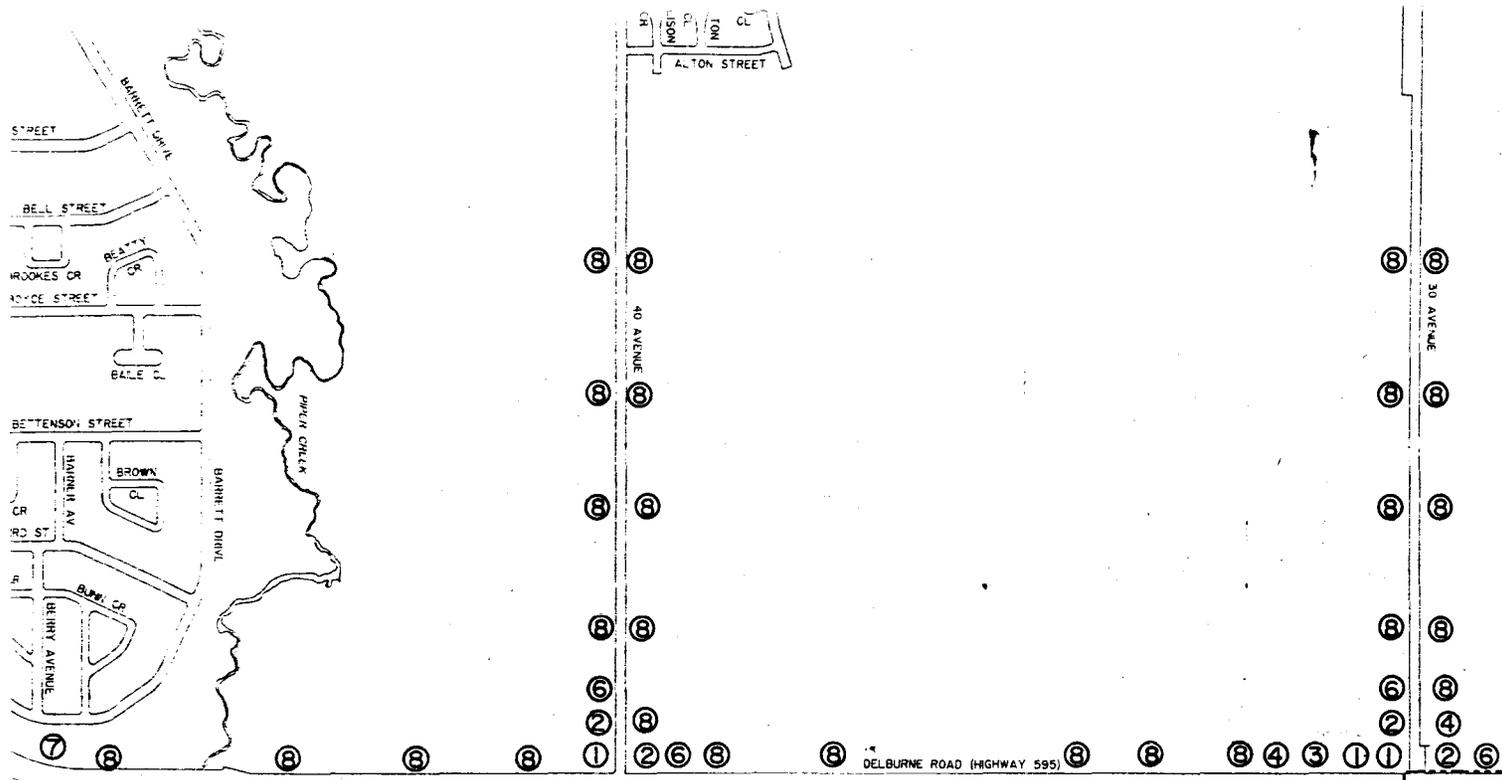
Figures 1 and 2 show the sign relocation and installation work. Nine County signs will also be removed. The cost estimated by Public Works for this work is \$10,000, including layout and data input into our Computerized Sign Inventory.

RECOMMENDATION

We would respectfully recommend that Council consider proceeding with these sign changes. The Public Works Department has indicated they will try to absorb as much of this cost as possible in the Sign Maintenance Account; however, in anticipation of a shortfall, approval of an over expenditure up to a maximum of \$10,000 is requested.


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

CYL/emg
Att.



SIGN LEGEND

- 1. STOP SIGN
- 2. CITY LIMIT SIGN
- 3. HOSPITAL SIGN
- 4. DANGEROUS GOODS ROUTE
- 5. TRUCK PROHIBITED
- 6. ADVANCE STREET NAME MARKER
- 7. GUIDE / INFORMATION
- 8. SNOW ROUTE

Commissioners' Comments

Agree with the recommendations of the Engineering Department Manager and would recommend that if any additional funding is required, it be provided from the Capital Projects Reserve Fund.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

DATE: SEPTEMBER 14, 1993
TO: ENGINEERING DEPARTMENT MANAGER
FROM: ASSISTANT CITY CLERK
RE: SIGNING ANNEXED ROADWAYS

At the Council Meeting of September 13, 1993, consideration was given to your report dated September 3, 1993 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report dated September 3, 1993 from the Engineering Department Manager re: Signing Annexed Roadways, hereby agrees proceeding with the proposed signage on the understanding that the Public Works Department will attempt to absorb as much of the cost as possible in the Sign Maintenance Account.

Council further agrees that if any additional funding is required, same be provided from the Capitol Projects Reserve Fund and as recommended to Council September 13, 1993."

As you indicated at the Council Meeting, it may not be necessary at this time to include the snow route signs. Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

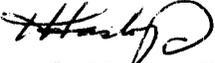
KK/clr

cc: Public Works Manager

DATE: September 7, 1993
TO: City Clerk
FROM: Engineering Department Manager
RE: **JANUARY - JUNE 1993 PROGRESS REPORT
ENGINEERING DEPARTMENT**

Attached is a copy of the January - June Progress Report for the Engineering Department.

This Report is submitted to Council for information purposes.


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

/emg
Att.

Commissioners' Comments

Submitted for Council's information and recommend that same be accepted.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

DATE: August 30, 1993
TO: Engineering Department Manager
FROM: Streets and Utilities Engineer
RE: **PROGRESS REPORT
JANUARY TO JUNE 1993**

As you requested, I have prepared a Progress Report for projects undertaken by the Streets and Utilities Section of the Engineering Department during the period from January 1 to June 30, 1993. Attached is a list of the projects, a brief description of the work, work force employed, total budget, and amount spent to June 30, 1993. The following is a brief description of the work completed during this period.

A. **CURRENT PROJECTS**

1. **Gaetz Avenue and Bennett Street - Service Road Bulbing**

Construction is virtually complete on this project to improve the service road intersection. Landscaping will be completed later this summer.

2. **Rosedale Berm - South Side of 55 Street, East of 30 Avenue**

Construction and landscaping of the berm along the south side of 55 Street is now complete.

3. **Gaetz Avenue and 20 Street - Service Road Bulbing**

Construction is complete on this project to improve the service road intersection.

4. **30 Avenue Extention - 32 Street to Lees Street**

Design of this 600 m extention of road is complete and construction is now underway. The project includes extension of the 4-lane divided roadway from 32 Street to the new High School access as well as the initial 2 lanes of a 4-lane divided road to Lees Street.

5. **32 Street - 30 Avenue to Douglas Avenue**

This project involves construction of the final two lanes of a 4-lane divided arterial roadway including a second access to the new High School. Design of this project is complete and construction is now underway.

6. 1993 Bridge Maintenance Program

Inspection of two bridge structures and an update of the five year maintenance program for all 23 bridges are currently underway by an engineering consultant.

7. 48 Avenue and Waskasoo Creek Bridge Replacement

An engineering consultant has been commissioned to conduct preliminary and detailed design for the replacement of this bridge to improve its structural, hydraulic, and traffic characteristics. Temporary repairs to the bridge's sidewalk and pier caps have recently been made because of their deteriorated condition.

8. Kentwood Phases 4B and 4C

Construction of lanes and paving of streets were completed this spring for Phase 4B. Design of Phase 4C will be completed this year for construction in 1994.

9. City Deer Park Phases 4B, 4C, and 5A

Construction of lanes and final lift of asphalt have been completed. All other services were completed last year.

10. City Deer Park Phases 4D and 5B

Construction of underground services, sidewalks, and roadways is nearing completion for this 51 lot residential subdivision. Paving will be completed later this year and lanes will be constructed next year. This is the last area to be developed in City Deer Park.

11. Oriole Park Phase 2A

Construction of underground services is complete for this 34 lot residential subdivision. Sidewalks and roads (gravel stage) will be completed later this year and final paving will be constructed next year.

12. CP Rail Redevelopment Area

Subdivision planning, preliminary surveys, soils testing, and a draft serviceability study have been completed for the proposed residential areas along the old CP Rail right of way, between 54 Avenue and 67 Street. The area included in this project contains approximately 170 lots. We expect to finalize the serviceability study later this year.

Engineering Department Manager
August 30, 1993
Page 3

13. Lockwood Avenue - South of 32 Street

Lockwood Avenue has been designed and is currently under construction to provide a third access to the new High School.

B. DEVELOPMENT AGREEMENTS

1. Anders Park Phase 2B

Underground services, sidewalks, and roads (gravel stage) are complete for this 23 lot subdivision by Melcor Developments Ltd.

2. Rosedale Phases 1B and 2A

Underground servicing is complete for these developments by Rosedale Meadows Developments Ltd. Phase 1B includes 14 single family lots and Phase 2A contains 22 senior condominium lots.

3. Eastview Estates Phase 11B

Servicing is nearing completion for this 26 lot subdivision by Melcor Developments Ltd.

4. Deer Park (Melcor) Phase 6A

Servicing is complete for this 26 lot development by Melcor Developments Ltd.

I trust you will find this in order.



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

TCW/emg
Att.

STREETS AND UTILITIES - PROJECTS TO JUNE 30, 1993

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT TO JUNE 30
Gaetz Avenue/ Bennett Street	West Gaetz Avenue Service Road Opposite Bennett Street	Bulbing of Service Road and Installation of Traffic Lights at Gaetz Avenue and Bennett Street	Engineering - City Construction - City	\$ 390,000	\$256,700
Rosedale Berm	South Side of 55 Street, East of 30 Avenue	Construction of a Noise Berm	Engineering - City/ Consultant Construction - City/Contractor	\$ 125,000	\$ 82,600
20 Street and Gaetz Avenue Bulbing	West Side of Gaetz Avenue at 20 Street	Bulbing of Service Road and Land Purchase	Engineering - City/ Consultant Construction - Contractor	\$ 135,000	\$ 34,300
30 Avenue Extension	600 m South of 32 Street	Two lane Extension of 30 Avenue	Engineering - City Construction - Contractor	\$ 750,000	\$ 650
32 Street Extension	30 Avenue East to Lockwood Avenue	Road Construction	Engineering - City Construction - Contractor	\$ 270,000	\$ 550
1993 Bridge Maintenance	Various Locations Throughout the City	Bridge Structure Inspection	Engineering - Consultant	\$ 6,000	\$ 0
48 Avenue/Waskasoo Creek Bridge	48 Avenue North of 43 Street	Design	Engineering - Consultant	\$ 80,000	\$ 17,500

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT TO JUNE 30
62 Street	66 A Avenue to 47 Avenue	Construction of a Two Lane Industrial Roadway	Engineering - City Construction - City	\$ 250,000	\$126,300
City Deer Park Phase 4	All of Phase 4	Engineering Design	Engineering - City	\$ 30,000	\$ 26,060
Kentwood Phase 4B	North of 77 Street West of Kennedy Drive	Utility and Road Construction for Subdivision Development	Engineering - Consultant Construction - Contractor	\$1,075,000	\$750,645
Lancaster Meadows	All Phases	Pregrading and Geotechnical	Engineering - Consultant	\$ 60,000	\$ 12,750
City Deer Park Phases 4B and 4C	South of Duston Street, North of 32 Street, East of Douglas Avenue	Utility and Road Construction for Subdivision Development (90 lots)	Engineering - City Construction - Contractor	\$1,120,000	\$714,700
City Deer Park Phase 5A	South of Dowler Street, North of Duston Street, East of Douglas Avenue	Utility and Road Construction for Subdivision Development	Engineering - City Construction - Contractor	\$ 480,000	\$292,100
Oriole Park Area 2A CPR Redevelopment	West of Overdown Drive, Opposite Olson Street	Utility and Road Construction for Subdivision Development (33 lots)	Engineering - City Construction - Contractor	\$ 900,000	\$138,800

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT TO JUNE 30
CPR Redevelopment Right of Way	Areas 1, 2, 4, and 7 North of the River and South of 67 Street	Preliminary Survey Legal Survey Geotechnical Service Study Detailed Design	Engineering - City/ Consultant	\$ 225,000	\$ 11,200
Lockwood Avenue	South of 32 Street	Road Construction	Engineering - City Construction - Contractor	\$ 230,000	\$ 1,300
City Deer Park Phase 4D	Donnelly Crescent	Utility and Road Construction for Subdivision Development (34 lots)	Engineering - City Construction - Contractor	\$ 500,000	\$174,600
City Deer Park Phase 5B	Deltor Close	Utility and Road Construction for Subdivision Development (19 lots)	Engineering - City Construction - Contractor	\$ 190,000	\$ 79,400

DATE: September 3, 1993
TO: Engineering Department Manager
FROM: Traffic Engineer
RE: **JANUARY - JUNE PROGRESS REPORT**

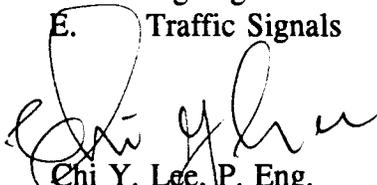
To assist the Parking Commission in considering a Land Use By-law amendment (Section B1), the Traffic Section reviewed different development parking demands with the Commission.

Developing new working methods has resulted in significant cost savings in traffic signal, traffic count, and pavement marking projects outlined in Sections C2, D5, and E2. Budget constraints also necessitated the reduction of the level of service provided in project E4, as there currently is no capacity for additional signals in the central computer.

Red Deer's Computerized Traffic Management Program received honourable mention for the Royal Bank and the Canadian Association of Municipal Administrator's Award for Innovation. Signal engineers from The City of Toronto (Section A2) and Queen's University (Section A3) toured the Traffic Section operation in 1993. Environmental aspects of engineering projects at the Westerner Exhibition (Section A1) fostered a better understanding of City programs. It also allowed City staff to have a personal discussion with many citizens.

Summaries of the following traffic work programs carried out in the first six months of 1993 are attached.

- A. Public Information
- B. Parking
- C. Traffic and Transportation Planning
- D. Signing and Pavement Marking
- E. Traffic Signals



Chi Y. Lee, P. Eng.
Traffic Engineer

CYL/emg
Att.

A. PROGRAM: PUBLIC INFORMATION

1. Westerner Exposition

Environmental aspects of Red Deer's traffic engineering work were displayed at the Westerner Exposition. Projects included travel time and fuel savings achieved by computerized signal control, transportation planning, and intersection traffic improvements. Many other beneficial projects were not displayed due to limited budget and exhibition space. The display booth provided an opportunity for the staff to have a face to face discussion about any citizen's concern. A lot of public interest and positive feedback about the City's work were received.

2. The Toronto City Traffic Signal Engineer toured the Red Deer Traffic Section in January, and discussed various technical issues with regard to the Toronto SCOOT signal system installation.
3. Four Queen's University research associates and two groups of Red Deer students/teachers toured the operation of the Traffic Section in the first six months of 1993.

B. PROGRAM: PARKING

1. Parking demand for different types of development was reviewed with the Parking Commission, the Planning Commission, and the Parking Administrator.
2. Seven other parking requests were analyzed in 1993.

C. PROGRAM: TRAFFIC AND TRANSPORTATION PLANNING

1. Traffic Count Program

Traffic counts were conducted at 57 locations. Alberta Transportation and Utilities has obtained the City's count results for future funding assessment. The count data will be used by:

- a. Developers and real estate agents for attracting new businesses to Red Deer.
- b. Development engineers to prepare pro-active traffic control plans for major businesses and subdivision developments in Red Deer.
- c. The Engineering Department to prepare City wide strategic transportation plans, long-term road construction and maintenance plans, traffic signal designs, etc.

2. Traffic Count Cost Savings

In conjunction with this year's traffic count program, City staff set out to adapt all feasible signal detectors to report current traffic volumes. Previously, budget constraints prohibited the City from conducting current traffic counts for the use of developers/investors. In future, approximate traffic flow information can be obtained through selected detectors at little or no cost.

3. Westerner Traffic Study

An appraisal was conducted for the traffic impact, road and parking requirements, and potential traffic delays for a possible 20,000 people concert to be held at the Centrium.

4. Parades and Races

Twenty-eight parade and race applications were reviewed. See Figure 1.

D. PROGRAM: SIGNING AND PAVEMENT MARKING

1. Traffic sign/road marking requirements were designed for 18 projects:

- 4 Subdivisions
 - 13 km of collector roadways
 - Deer Park Phases 4D and 5B
 - Anders East Subdivision Phase 2B
 - Oriole Park Subdivision Phase 2B

- 4 Intersections
 - 30 Avenue and 55 Street intersection
 - 50 Avenue and 74 Street intersection
 - 50 Avenue and Bennett Street intersection
 - 59 Avenue and 67 Street intersection

- 10 Roadways
 - 30 Avenue, from 32 Street to South City Limit
 - 40 Avenue, from Selkirk Boulevard to South City Limit
 - 48 Avenue, from 49 Street to 50 Street
 - 51 Avenue, from 43 Street to 50 Street
 - 54 Avenue, from 45 Street to 200 m South of 43 Street
 - 32 Street, from 30 Avenue to Lockwood Avenue
 - 39 Street, from Davidson Drive to East City Limit
 - 55 Street, east of Rutherford Drive
 - Highway 595 (Delburne Road), from East City Limit to West City Limit
 - Taylor Drive, from Chrysler Avenue to Highway 595

2. Changes to the guide signs, primary highway route markers, speed limits, truck routes, and dangerous goods route systems were designed for the 6 km of roadways the City has annexed.
3. Pedestrian safe routes to Grandview School were discussed with the School's principal and parents based on the school service area, traffic conflict potentials, and major pedestrian destinations. The Principal and Parent Advisory Council found the existing conditions satisfactory with the addition of a concrete pad for a nearby bus zone. This concrete pad was subsequently constructed to meet the pedestrian/bus passenger need.
4. Crosswalk requests were reviewed and crosswalks were installed for the following intersections:
 - 40 Avenue and 44 Street
 - 47 A Avenue and 55 Street
 - 43 Avenue and 46 Street
 - 57 Avenue and Watson Street
 - 48 Avenue and 43 Street
5. In an effort to reduce construction and subsequent maintenance cost while at the same time not compromising traffic safety, permanent pavement markings will no longer be used for crosswalks and pavement turn arrows on arterial roads. Paint will be used instead. The paint does not last as long as permanent pavement markings, and will result in the crosswalks and turn arrows fading during winter. However, this new measure reduces the pavement marking cost for the 1993 Repaving projects by 52% (\$48,550). Stop lines, lane markings, and intersection turning radius dashed lines will remain as permanent markings.
6. A possible guide sign design to provide improved guidance for northbound traffic on Taylor Drive, between 45 Street and 49 Street, was undertaken. However, the project was suspended due to high costs.
7. New Towne Centre Association street signs and kiosks were reviewed. Site locations were approved. The signs and kiosks were installed by the Towne Centre Association.
8. Sixty-five traffic sign requests were analyzed and data for 1081 signs was input into the Computerized Sign Data Management System. Figure 2 shows the amount of sign data input in different years.

E. PROGRAM: TRAFFIC SIGNALS

1. Red Deer's Computerized Traffic Management Program received honourable mention for the AWARD FOR INNOVATION. In making this joint announcement, the Royal Bank of Canada and the Canadian Association of Municipal Administrators stated "the initiative and foresight to allow the development of such a progressive program truly represents EXCELLENCE IN MUNICIPAL ADMINISTRATION".
2. Figure 3 shows the number of signals and their mode of control. In the past six months, signal designs were completed for the following intersections:

<u>INTERSECTION</u>	<u>PROJECT</u>	<u>STATUS</u>
55 Street and 30 Avenue	New Traffic Signals	90% Complete
Gaetz Avenue and 74 Street	Scoot Traffic Loops	70% Complete
59 Avenue and 67 Street	Scoot Traffic Loop	70% Complete
Gaetz Avenue and Delburne Road	Scoot Traffic Loops	70% Complete
Gaetz Avenue and 30 Street	New Traffic Signals	To be commenced on August 24
49 Avenue and 51 Street	Traffic Scoot Loop	Cancelled*

* An alternative design was developed for the control of this intersection. This eliminated the need for constructing an additional detector loop and saved \$8,000.

3. Detector Calibration

Twenty new detector loops will be calibrated for SCOOT signal control in September and October.

4. Computerized Signal System Capacity

The Computerized Signal System has reached its capacity. To make room for the control of the new Gaetz Avenue and 30 Street signals, the 48 Avenue and 52 Street signal was removed from Central Computer Control.

5. Centrium Special Event Traffic Improvements

Alberta Transportation and Utilities has reconstructed the Gaetz Avenue and Delburne Road intersection. Signal phasing at the intersection was changed to accommodate the newly constructed dual southbound left turn lanes. Interim signal timing plans were designed and implemented for 27 events:

- a. 15 Red Deer Rebels' hockey games
- b. 3 circus'

- c. 7 concerts
- d. 1 boxing match
- e. 1 graduation event

6. Back up signal timing plans are being developed for the northern region of Gaetz Avenue.

7. Requests for traffic or pedestrian signal intallations were examined for:

<u>INTERSECTION</u>	<u>SIGNAL TYPE</u>	<u>RESULT</u>
30 Avenue and 55 Street	Traffic	Installation complete
58 Avenue and 67 Street	Pedestrian	Not Warranted
Ross Street and 38 Avenue	Pedestrian	Not Warranted
65 Avenue and 67 Street	Traffic	Being investigated
32 Street and 30 Avenue	Traffic	Being investigated
Gaetz Avenue and 71 Street	Traffic	Being investigated

8. The need for advance left turn phases was reviewed at the following intersections:

49 Avenue and 43 Street	Left turn phases will worsen overall intersection operation.
Gaetz Avenue and 74 Street	Left turn phases will worsen overall intersection operation.
Gaetz Avenue and 67 Street	The necessity for the east/westbound left turn phase was reviewed for possible efficiency improvement. The left turn phase was reaffirmed and no change was implemented.
Taylor Drive and Ross Street	The effective period of the northbound left turn phase was reviewed and revised.

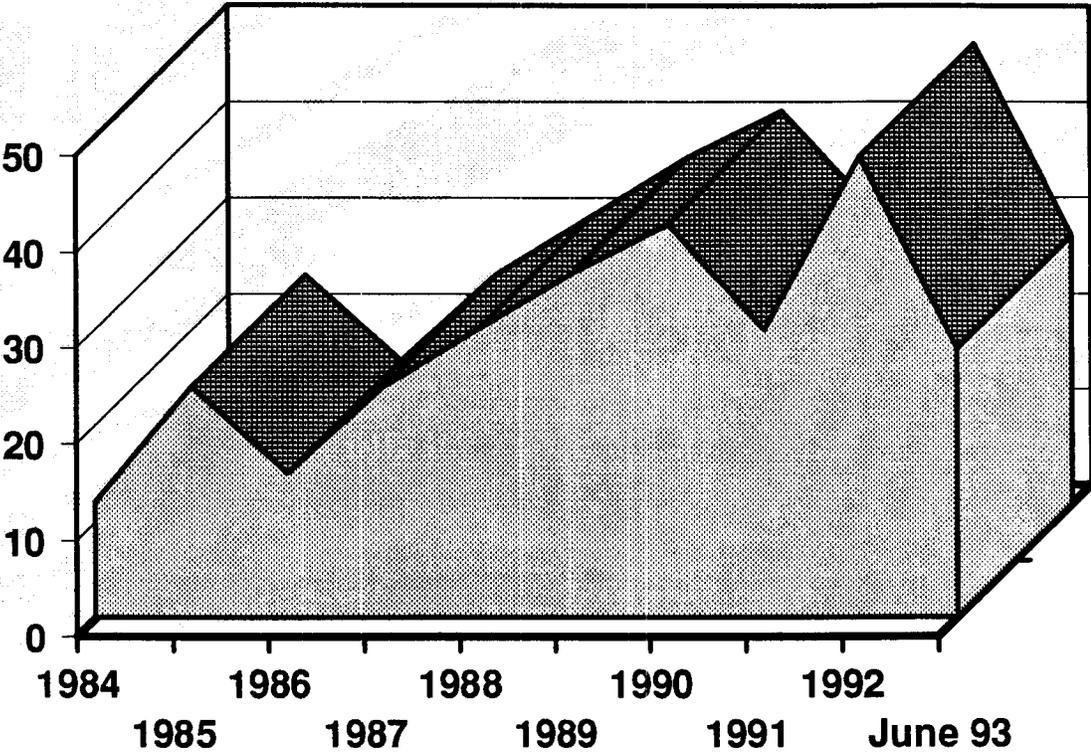
9. Traffic turning movement data was collected for the preparation of updated signal timing plans at the following intersections:

- a. 50 Avenue and 78 Street
- b. 50 Avenue and 77 Street
- c. 50 Avenue and 76 Street
- d. 50 Avenue and 74 Street
- e. 50 Avenue and 71 Street
- f. Taylor Drive and Delburne Road
- g. Taylor Drive and 28 Street
- h. 55 Avenue and 43 Street

- i. 32 Street and Spruce Drive
- j. 32 Street and 40 Avenue
- k. 32 Street and Springfield Avenue
- l. 40 Avenue and 50 Street
- m. 50 Street and Cornett Drive
- n. 55 Street and 30 Avenue
- o. 39 Street and 30 Avenue
- p. 39 Street and 40 Avenue

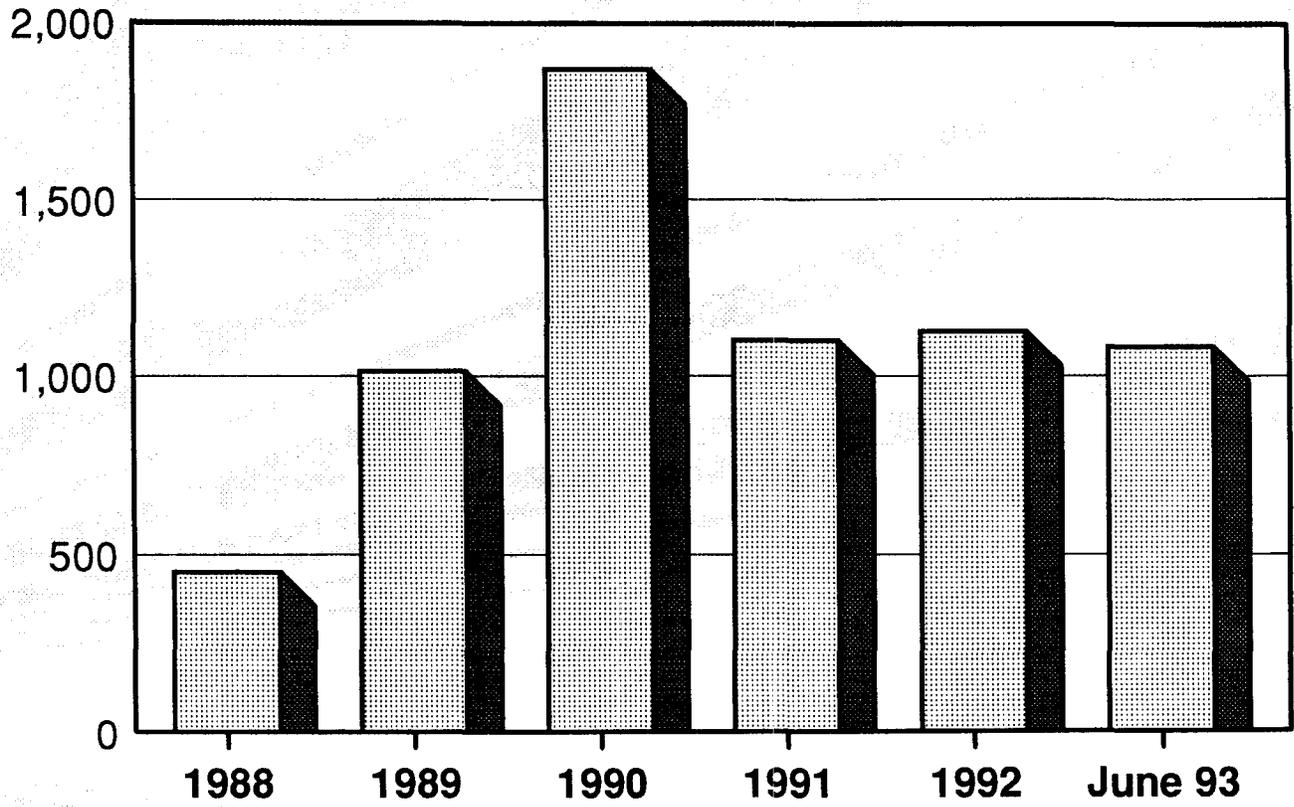
Parade / Race Applications

Figure 1



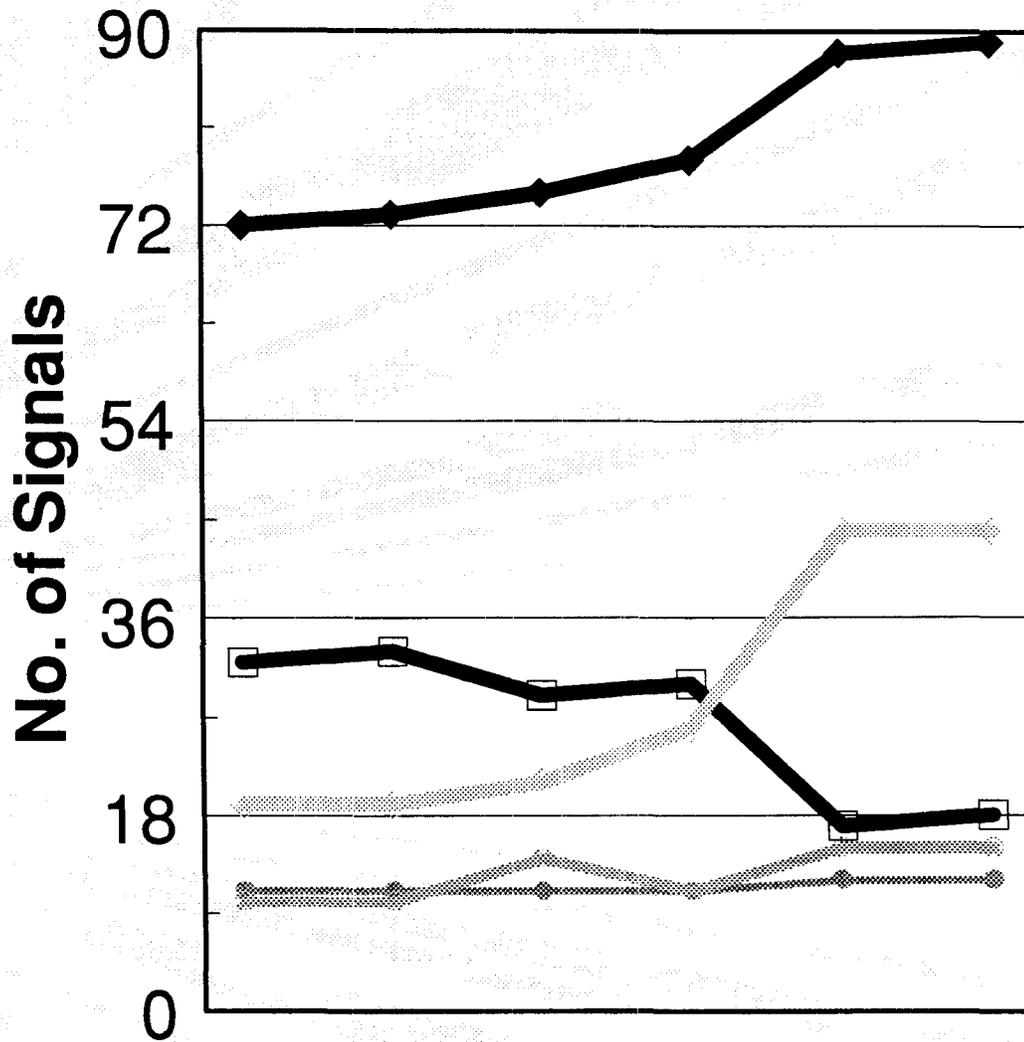
Sign Data Input

Figure 2



Signals in Operation

Figure 3



	1988	1989	1990	1991	1992	June 93
Tot. Signals 	72	73	75	78	88	89
Ped. Signals 	11	11	11	11	12	12
Actuated 	10	10	14	11	15	15
Fixed Time 	32	33	29	30	17	18
Scoot 	19	19	21	26	44	44

DATE: September 7, 1993

TO: Engineering Department Manager

FROM: Engineering Office Administrator

RE: **PROGRESS REPORT - JANUARY TO JUNE 1993**
CUSTOMER SERVICE SECTION

The Customer Service Section includes Customer Services, Legal Survey Monument Maintenance, Accounting, and operates in conjunction with the Secretarial Section. This report covers the activities of these areas during the period of January to June.

A. Customer Service

The Customer Service Clerk receives, records, and processes inquiries, complaints, and applications for special services. Most of these are of a nature which can be adequately and immediately satisfied without recourse to a third party. Approximately 75% of these items are received by telephone and the balance over the front counter. Requests for lot size information, usually by phone, have been increasing.

During the spring/summer season a number of complaints are received about trees and bushes overhanging sidewalks or hindering visibility at street intersections in both commercial and residential areas. These are checked, confirmed, and letters are sent to the residents asking them to trim the branches back to conform to the by-law. Response time by the property owners is usually good.

There was a large increase in the number of phone calls received compared to the same period a year ago. This increase is due mainly to more requests from realtors, developers, and the general public for information on lot size, easements, services, boulevard width, etc.

Inquiries and complaints received are as follows:

	January to June 1992	January to June 1993
Phone Calls	2,876	3,726
MEMOS AND LETTERS		
1. Ice/Snow on Sidewalks and Roads	14	11
2. Sidewalk and Road Repairs	28	10
3. Water/Wastewater Locations	13	6
4. As-built Information	10	11
5. Overhanging Trees	15	10
6. Miscellaneous	15	28

Requests for services have been summarized as follows:

The large increase in hooding/hoarding of streets was partially due to an increase in downtown work activities by Public Works (sewer and water services, maintenance of sewer and water system), and E. L. & P. and AGT activities associated with developments and maintenance.

	January to June 1992	January to June 1993
Sewer and Water Service Connections and Estimates	98	85
Curb and Sidewalk Crossings	19	13
Hooding/Hoarding of Streets	36	64
Moving Permits (trucks)	21	3
Underground Permits	32	28
Miscellaneous	14	27

Each service application received is reviewed and processed. Inverts and locations at property line are computed. The service is then marked on site to ensure a proper and suitable location. Upon payment of standard charges, the service is scheduled for installation by the Public Works Department. Once the installation is completed, as-built information is collected and added to the Engineering Department records.

Crossing applications are usually submitted by persons wishing to have a driveway access constructed in place of a standard curb or sidewalk. The applicant pays 50% of the estimated costs down and the balance of the actual cost upon completion of the work.

Hooding, Hoarding, and Use of Streets Permits are issued to persons wishing to occupy a portion of a street or parking stall to carry out work on an adjacent property. These usually involve companies doing sign work or crane work, etc.

Building Grade Certificate drawings are processed and issued with Building Permits. These provide critical as-built information (as per Engineering Department records) to builders and developers. They include information regarding lot and road elevations, dimensions, service locations and depths, easement rights of way, and other related information.

Possibly due to lower interest rates, there has been a very large increase in building grades recently, which will be shown on the next report. We anticipate increased building grade activity carrying on into 1994, and probably a continued demand for lots.

	January to June 1992	January to June 1993
Building Grades Processed and Issued	229	220

B. Legal Survey Monuments

The Survey Control Network, a network of highly accurate horizontal and vertical control points throughout the City, is administered and maintained. Under an agreement with the City and The Province of Alberta, this network was installed within the City of Red Deer and surrounding area, which must be maintained and expanded. There are approximately 480 of these survey control markers in the City and area. The total number of these points varies only slightly from year to year because of loss and destruction of some and replacement and expansion of others. Information with respect to these highly accurate points is provided to surveyors and developers and used on a regular basis. All legal surveys must be tied into these points in accordance with the Surveys Act. Two of these markers at Delburne Road and 34 Street and Gaetz Avenue were destroyed by construction work and will be replaced.

A survey control project consisting of six new survey control markers along the Major Continuous Corridor, from Ross Street to the south City Limits, began in 1992. This project has now increased to eight to include the two destroyed markers. Field survey work required to tie these points into the existing network is now being done by Beta Surveys Ltd.

Other matters such as Encroachment Agreements, Right of Way and Indemnity Agreements, legal survey, and right of way plans are prepared, checked, and processed. The number of these processed is down mainly because the MCC work is almost complete.

	January to June 1992	January to June 1993
Legal Plans and Agreements Processed	96	76

C. Accounting

Accounting Services provide management of Capital (project) and Operating (budget) accounts. Involves the checking and processing of invoices, revenue, setup and organizing of account numbers, and related work. Includes subdivisions, developments, Major Continuous Corridor project, capital projects, and liaising with Treasury and other departments. Some of the items processed include:

	January to June 1992	January to June 1993
Accounts Payable	132	123
Purchase Requisitions	24	10
Invoices	10	17
Letters	95	130
Journal Entries	28	69
Account Additions	275	123
Project Purchase Order Change Notices	35	23

Due to the completion of the Major Continuous Corridor, the demand for related accounting services is less. This has resulted in a significant decrease in items processed, with the exception of letters which are administrative follow-ups to various projects. This will leave more time for updating individual project expenditures such as the development of new monthly project status reports.

Monthly Project Status Reports are to be done for the Streets and Utilities Section. This involves all subdivision and Basic Capital projects and illustrates updated costs and revenue.

Many other related items are processed, including project account analysis, monthly sewage calculations, journal entry of employees' time, and APA applications. Many other items are processed, including dollar allocation for Development Agreements, Final Acceptance Certificate updates, Letters of Credit, project budget analysis book.

Office Administration is involved in the coordination of the Engineering office activities. General administration includes preparation and coordination of the operating budget, review and coordination of proposed developments, review of proposed subdivisions, reports, and various other engineering administration functions. Other functions include coordination of time sheets and vacation requests, and review of policies and procedures.

D. Secretarial Section

The Secretarial Section is responsible for a wide variety of typing, reception, and clerical duties. Includes the preparation of all Engineering Department correspondence, reports, minutes, forms, etc. with considerable numerical content. Also includes setting up meetings, greeting visitors, handling complaints both on the phone and in person, setup of files, records management, photocopying, requisition of supplies, etc. Some of these activities are listed as follows:

	January to June 1992	January to June 1993
Telephone Calls and Interruptions	11,794	9,969
Typing	2,345	2,091
Meetings	589	518
Records Management	---	714.75 hours
Council Items	94	81

For 1993, the Secretarial Section is composed of two full-time positions and one part-time position.



N. Peter Anderson, C.E.T.
Engineering Office Administrator

NPA/emg

DATE: August 30, 1993
TO: Engineering Department Manager
FROM: Project Engineer
RE: **MAJOR CONTINUOUS CORRIDOR PROGRESS REPORT
JANUARY TO JUNE 1993**

As stated in the year end report in December for the Major Continuous Corridor Project, the outstanding work to be completed was mostly seasonal, i.e. landscaping and other items were added as a result of complaints or improvements to the final work.

The following is a list of work to be completed on the Project:

A. PHASE 1 - CP RAIL RELOCATION

1. Pitt land compensation.
2. Soltice/Cameron excess land disposal.
3. 67 Street rail overpass chain link fence.
4. Land farming diesel contaminated soil at landfill.

B. PHASE II - CORRIDOR ROAD

1. Landscaping at 45 Street and 54 Avenue, 43 Street and 54 Avenue, Taylor Drive and 22 Street, Taylor Drive from Taylor Bridge to 45 Street.
2. 52 Avenue Road - 45 Street to 47 Street.
3. Legal survey of entire corridor right of way.

C. TAYLOR BRIDGE

1. Pedestrian safety fence.



Pat E. Grainger, R.E.T.
Project Engineer

PEG/emg

DATE: SEPTEMBER 14, 1993

TO: ENGINEERING DEPARTMENT MANAGER

FROM: ASSISTANT CITY CLERK

**RE: JANUARY - JUNE 1993 PROGRESS REPORT:
ENGINEERING DEPARTMENT**

At the Council Meeting of September 13, 1993, your report dated September 7, 1993 was presented to Council and at which meeting it was agreed that same be filed.

One suggestion in regard to the above noted report which may assist Council, is for such reports to have page numbers included. When Council is asking questions at Council Meetings, it is sometimes difficult to reference the page in which they are referring without page numbers.

I would like to thank you for submitting this report to Council.



Kelly Kloss
Assistant/City Clerk

KK/clr

DATE: September 3, 1993
 TO: City Clerk
 FROM: Engineering Department Manager
 RE: **GRANT/NOLAN TRAFFIC STUDY**

At the August 30, 1993 meeting of Council, the Administration was requested to supply technical data relating to the following:

1. Determine current total traffic volumes and the shortcutting volumes.
2. Considering the following scenarios, determine the impact on other neighbourhood roads if Grant Street is closed at 64 Avenue:
 - a. Complete closure with cul-de-sac and Gunn Street extended to 64 Avenue.
 - b. Partial closure with a solid centre median on 64 Avenue and Gunn Street extended to 64 Avenue.
 - c. Any other solutions.
3. Determine the construction costs of each scenario, including the costs of a temporary barrier median on 64 Avenue at Grant Street.
4. Outline the Land Acquisition requirements and costs.

We have discussed this assignment amongst ourselves and with a traffic planning specialist in Edmonton to determine the minimum input to gain the maximum output with the highest level of accuracy possible. The resulting work plan is recommended as follows:

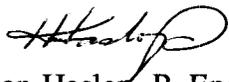
- a) Undertake seven day, 24 hour counts on Grant Street near 64 Avenue,
and on Nolan Street near Gaetz Avenue. \$ 600
- b) Undertake one day, 24 hour counts on intersection roads with Grant Street and Nolan Street such as:
 - Northey Avenue north
 - Northey Avenue south
 - 59 Avenue north

City Clerk
 Page 2
 September 3, 1993

	59 Avenue south Glendale Boulevard 70 Street Drive	\$1,200
c)	Undertake seven day, 24 hour count on Gunn Street	\$ 300
d)	Calibrate and use a computer modelling software program known as QRS (quick response system) to predict the changes and redistribution of existing Grant Street traffic under the two closure options. Included is data analysis, recommendations, and reporting.	\$5,000
e)	Undertake a licence plate survey on Nolan Street near Gaetz Avenue, and on Grant Street near 64 Avenue simultaneously for an 8 hour period mid week to determine the through vehicles.	\$ 900
f)	Review complete history, update and generate cost estimates, update land acquisition status, and draft report for Council.	\$ 800
g)	10 % contingency to investigate other alternatives, if any.	<u>\$ 800</u>
	Total Estimated budget requirement	<u>\$9,000</u>

RECOMMENDATION:

As these funds are not available in the current Engineering Department Budget, and as the Director of Financial Services has indicated that this expenditure could be charged to the Capital Projects Reserve Fund if Council wishes, we would recommend that a traffic study be undertaken as outlined above. The information should be available by the end of November 1993.



Ken Haslop, P. Eng.
 Engineering Department Manager

KGH/emg

Commissioners' Comments

We would recommend that Council proceed first with the traffic counts and preliminary analysis of those counts. This will give Council some indication of the overall magnitude of the problem. We would anticipate those results in approximately 8 weeks and at that point a further report would be brought back, at which time Council could consider what further action, if any, needs to be taken.

Based on the figures included in the report from the Engineering Department Manager, we would anticipate the cost of this initial stage to be \$3,200. The cost will be charged to the Capital Projects Reserve Fund.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

City Council Members,
Re-Grant St. closure.

In response to our recent petition and comments put forward by the residents of Gunn St, we the residents of Grant St. submit the following information for your consideration.

In response to the information submitted by Mr. Reid , Gunn Street, stating that no school children cross Grant Street enroute to school, this is a misrepresentation of the facts. In checking with Aspen Hts. school and Glendale Junior High school numbers approaching one hundred have been submitted by school principals. This does not include the Catholic Elementary school.

Further to your request for traffic counts taken on Grant Street , we submit the following: taken prior to the installation of the three-way stop sign:

July 4/93 12noon-12:30p.m. -205 vehicles

Aug.3/93 6:15 p.m.-6:35p.m.- 123 vehicles

Aug. 6/93 7:45p.m.- 8:15p.m. - 135 vehicles

Aug. 31/93 3:30p.m. -4:p.m. -209 vehicles
4:00p.m. - 4:30 p.m. - 247 vehicles
5:00p.m. - 5:30p.m.-279 vehicles

Sept. 1/93 5:20p.m.-6:00p.m.-297 vehicles
7:25-7:55p.m.-185 vehicles
9:00p.m.-9:30p.m.-157 vehicles

Sept. 2/93 8:00a.m.-8:30a.m.-233 vehicles
5:07p.m.-5:10p.m.-33 vehicles{3 minutes}
5:30p.m.-6:00p.m.-241 vehicles
7:00p.m.-7:30p.m.-160 vehicles
8:10p.m.-8:40p.m.-201 vehicles

Sept.3/93 4:34p.m.-5:31p.m.-570 vehicles
9:53p.m.-10:03p.m.-~~332~~ vehicles
_{33 166}

Sept. 6/93 Labor Day 2:00p.m.-2:30p.m.-~~332~~ vehicles
₂₁₀

Sept. 7/93 12:00 p.m.-12:30 p.m.-269 vehicles

This brings the daily traffic count to between 7500- 10,000 vehicles approximately.
Thank-you for your attention. Grant Street residents:Dwight Clark

Submitted to City Council
Date: *Sept 13/93*

DATE: SEPTEMBER 14, 1993
TO: ENGINEERING DEPARTMENT MANAGER
FROM: ASSISTANT CITY CLERK
RE: GRANT/NOLAN TRAFFIC STUDY

At the Council Meeting of September 13, 1993, consideration was given to your report dated September 3, 1993 concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report dated September 3, 1993 from the Engineering Department Manager re: Grant/Nolan Traffic Study, hereby agrees that the City proceed first with the traffic counts and preliminary analysis of those counts at an estimated cost of \$3200.00. Said costs to be charged to the Capital Projects Reserve Fund.

Council further agrees that upon receipt of the initial results (approximately 8 weeks), a further report be brought back for Council's consideration as to what further action, if any, needs to be taken."

The decision of Council in this instance is submitted for your information and appropriate action. Attached is a copy of a letter from the residents outlining the results of their traffic study. I look forward to your report back to Council regarding this matter in due course.


Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Financial Services

City Council Members,
Re-Grant St. closure.

In response to our recent petition and comments put forward by the residents of Gunn St, we the residents of Grant St. submit the following information for your consideration.

In response to the information submitted by Mr. Reid , Gunn Street, stating that no school children cross Grant Street enroute to school, this is a misrepresentation of the facts. In checking with Aspen Hts. school and Glendale Junior High school numbers approaching one hundred have been submitted by school principals. This does not include the Catholic Elementary school.

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33 165

Sept. 6/93 Labor Day 2:00p.m.-2:30p.m.-~~332~~ vehicles
210

Sept. 7/93 12:00 p.m.-12:30 p.m.-269 vehicles

This brings the daily traffic count to between 7500- 10,000 vehicles approximately.
Thank-you for your attention. Grant Street residents:Dwight Clark

NO. 9

031-054

DATE: August 30, 1993

TO: City Clerk

FROM: Engineering Department Manager

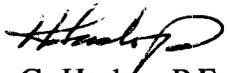
RE: **ANDERS EAST - PHASE 3**
J. PAUL STEWART'S CONCERNS REGARDING LEVEL OF LAND

Pursuant to Council's Resolution of July 19, 1993 (copy attached), we have reviewed the grade level, contour, and drainage of lands in the vicinity of Ardell Close, with Melcor Developments Ltd. and Mr. and Mrs. J. Paul Stewart with the following results:

1. The developer has revised his design to lower the grade at the north end of Ardell Close by approximately 1 m. The elevation at the south end of the close will remain as originally designed to direct major drainage into the proposed detention pond located east of the close.
2. Mr. and Mrs. Stewart have reviewed the revised design and are satisfied that the grades have been lowered as much as can reasonably be expected. They have agreed to review the current proposal with their neighbours and will advise us if any objections arise.
3. Mr. and Mrs. Stewart are still concerned about the potential height of the houses to be built in Ardell Close as compared to their property. Perhaps the Building Inspections Manager can comment on the maximum height of building that would be allowed in this development.

This report is submitted for the information of Council only at this time. The developer has not yet requested preparation of a Development Agreement, although we expect it to proceed later this fall or early next spring. Please advise if further information is required.

We are sending a copy of this memo to Mr. and Mrs. Stewart to inform them of its contents and to invite them to attend the September 13, 1993 Council meeting if they wish to voice their concerns directly to Council.


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

TCW/emg

Att.

c.c. Building Inspections Manager

c.c. Mr. and Mrs. J. Paul Stewart

DATE: July 20, 1993
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: ASSISTANT CITY CLERK
RE: J. PAUL STEWART CONCERNS - GRADE LEVEL AND CONTOUR OF LAND

At the Council Meeting of July 19, 1993, consideration was given to the above topic and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: maximum height of houses - definition of grade/development of land, hereby agrees that Red Deer Regional Planning Commission expand its current review of the residential standards in the Land Use Bylaw to address the concerns identified in the above noted correspondence from Mr. Stewart, and as presented to Council July 19, 1993."

"RESOLVED that Council of The City of Red Deer having considered correspondence from J. Paul Stewart, dated June 25, 1993, re: Grade Level/Contour of Land, hereby agrees that the Engineering Department be directed to review the grade level, contour of land, drainage of lands and architectural design of buildings in the vicinity of Ardell Close, with Melcor Developments Ltd. and the residents directly effected by development in the new Anders subdivision. Council further directs that the Engineering Department report back to Council on this issue prior to a development agreement being entered into for Ardell Close."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now proceed with the necessary review as outlined in the second resolution with a report to be brought back to Council.



Kelly Klöss
Assistant City Clerk

KK/cjd
cc: Principal Planner

Commissioners' Comments

As Council is aware, there is a maximum height restriction for residential development. However, it is not the height of the building but the height of the land which is causing a problem in this particular situation. Earlier residents requested that Council consider architectural controls which would require the development of bungalows only on that portion of Ardell Close which abuts existing development.

There is a mechanism for such architectural controls through the Land Use Bylaw Amendment process. However, Council has not in the past attempted to control architectural development past the basic height and setback requirements. The Public Hearing is scheduled to be held in two weeks at which time the residents would be able to be present at Council. We recommend that the matter be tabled until the Public Hearing.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

DATE: SEPTEMBER 14, 1993

TO: ENGINEERING DEPARTMENT MANAGER

FROM: ASSISTANT CITY CLERK

**RE: ANDERS EAST - PHASE III:
 J. PAUL STEWART'S CONCERNS REGARDING LEVEL OF LAND**

At the Council Meeting of September 13, 1993 your report dated August 30, 1993 concerning the above topic was presented to Council for information.

At the above noted meeting, Mr. Stewart spoke to Council and at that time indicated he was in agreement to the lowering of the grade at the North end of Ardell Close, however, still expressed concern with regard to potential height of the houses to be built in said close. As indicated to Mr. Stewart at the Council Meeting, this issue is one that will be dealt with through M.P.C. and D.A.B.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Bylaws & Inspections Manager

NO. 10

R-40604

DATE: September 3, 1993

**TO: MAYOR GAIL SURKAN
CITY COUNCIL**

**FROM: MARK JONES, CHAIRMAN
Recreation, Parks & Culture Board**

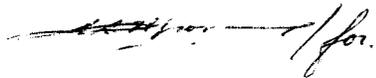
**RE: CENTRAL ALBERTA CRICKET CLUB
- REQUEST FOR PROJECT CHANGE**

The Treasurer of the Central Alberta Cricket Club wrote our Board July 6, 1993 a letter of request asking for support to transfer their unexpended 1986 CRC to the Red Deer Tennis Club for the construction of a practise wall at the Recreation Centre courts. The Cricket Club upgraded the cricket pitch at Red Deer College utilizing a \$2,500 CRC grant, however, they had \$762.38 unspent at the completion of their program and they wish to give these unexpended funds to the Red Deer Tennis Club who will match these funds in building their practise backboard.

Following discussion on this request, the following resolution was passed:

It was moved by Cliff Soper, seconded by Stan McCarthy that the Recreation, Parks & Culture Board support the request of the Central Alberta Cricket Club to use their 1986 CRC grants amounting to \$2,500 for the upgrading of the cricket pitch at Red Deer College and to transfer the unexpended funds to the Red Deer Tennis Club for the construction of a practise wall as outlined in the July 6th letter from M. G. Davies, Treasurer of the Central Alberta Cricket Club.

Alberta Community Development requires approval of the municipal council in order to accept any changes in these grant allocations.



MARK JONES, Chairman
Recreation, Parks & Culture Board

Commissioners' Comments

LH/kb

We concur with the
recommendations.

cc - Lowell Hodgson, Recreation & Culture Manager
- Craig Curtis, Director of Community Services

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City
Commissioner

DATE: SEPTEMBER 14, 1993

TO: RECREATION, PARKS & CULTURE BOARD

FROM: ASSISTANT CITY CLERK

**RE: CENTRAL ALBERTA CRICKET CLUB - REQUEST FOR PROJECT
CHANGE / CRC GRANT**

At the Council Meeting of September 13, 1993, consideration was given to your report dated September 3, 1993 concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated September 3, 1993 re: Central Alberta Cricket Club - Request for Project Change, hereby supports the request of the Central Alberta Cricket Club to use their 1986 CRC grants amounting to \$2500.00, for the upgrading of the cricket pitch at Red Deer College and to transfer the unexpended funds (\$762.38) to the Red Deer Tennis Club for the construction of a practice wall and as recommended to Council September 13, 1993."

The decision of Council in this instance is submitted for your information and appropriate action. By way of a copy of this memo, I would ask that the Recreation and Culture Manager advise the appropriate organizations of Council's decision.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Community Services
Recreation & Culture Manager
Grants Administrator

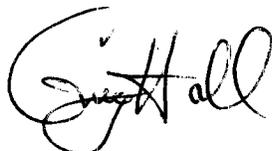
NO. 11

CS-P-4.518

DATE: August 27, 1993
TO: CITY COUNCIL
FROM: GREG HALL, Chairman
Environmental Advisory Board
RE: ENVIRONMENTAL PROTECTION & ENHANCEMENT LEGISLATION

Based on the attached August 20, 1993 report submitted by the Public Works and Parks Managers, the Environmental Advisory Board passed the following resolution at their regular meeting of August 24, 1993:

"That the Environmental Advisory Board, having considered report from the Parks Manager and the Public Works Manager dated August 20, 1993 re: Environmental Protection & Enhancement Legislation, hereby receive report as information and forward same to City Council."



GREG HALL

DB/ad
Att.

DATE: August 20, 1993

TO: ENVIRONMENTAL ADVISORY BOARD

**FROM: DON BATCHELOR, Parks Manager
GORD STEWART, Public Works Manager**

RE: ENVIRONMENTAL PROTECTION & ENHANCEMENT LEGISLATION

Alberta Environmental Protection Services in conjunction with the Alberta Urban Municipalities Association (A.U.M.A.) and Alberta Association of Municipal Districts and Counties (A.A.M.P. & C.) provided a one-day seminar on August 18, 1993 to inform central Alberta municipalities, districts and counties of the contents of Bill 23, Alberta Protection and Enhancement Legislation. This legislation was approved June 26, 1992, but has provided a turn-around period and will now be put into force September 1, 1993.

After attending the seminar, we have outlined below relevant sections of the legislation as it may relate to the City of Red Deer.

Some background information relevant to this legislation is that it consolidates and replaces the following eight acts:

- | | |
|------------------------------|---|
| ■ Agricultural Chemicals Act | ■ Groundwater Development Act |
| ■ Clean Air Act | ■ Hazardous Chemicals Act |
| ■ Clean Water Act | ■ Land Surface Conservation & Reclamation Act |
| ■ Litter Act | |

The draft Environmental Protection and Enhancement Legislation was presented to the Environmental Advisory Board on November 27, 1990 and again on September 17, 1991.

Concerns expressed at that time by the Board and Council were forwarded to Alberta Environment, and included the following:

- Delegation or down-loading of responsibilities from the Province to municipalities.

Response

No down-loading or delegation of responsibilities will occur without consent of the respective municipalities.

- The potential for a shift in liability from the Province to municipalities must be addressed.

Response

A.U.M.A. and A.A.M.D. & C. still have a concern with respect to liability under the new Act. City Council and commissioners can be accountable as a result of an environmental infraction (Section 219). This issue must still be resolved.

Environmental Advisory Board
August 19, 1993

- Environmental assessments must be clarified in terms of: who pays for it; determines it necessary; analyses it; and hold respective public meetings.

Response

The new Act clearly identifies the project applicant is responsible for E.I.A.s and the Province has clear criteria for determining when they are required and how they are to be undertaken (no municipal responsibility unless a municipal project).

- Greater emphasis should be placed on environmental programs. Surveys by the Province.

Response

The Province internally and through municipal encouragement initiatives advocates pro-active and re-active programs be formally established to avoid and reduce/eliminate environmental disasters and potential liabilities.

- Financial assistance for municipal environmental programs should be considered (i.e. recycling, composting programs, etc.).

Response

No financial assistance is planned at this time.

- Incentives to promote and increase the market for recycled and reused products should be undertaken.

Response

The Province continues to work with private industry on recyclable markets.

- Pesticide handling, storage, application and disposal regulations must be more clearly defined.

Response

The new Act is much more definitive in terms of pesticides. Further regulations are presently being developed in consultation with the agricultural industry, municipalities and districts to finalize a much stricter set of regulations.

- Sustainable development must be identified and defined.

Environmental Advisory Board
August 19, 1993

Response

Sustainable development is clearly defined in the Act and is identified as a goal by the Province, municipalities, districts and counties through the Act.

The seminar touched on a number of issues, some of which directly impact The City of Red Deer and some of which do not.

The major philosophical change in the new act, as opposed to its predecessors, is the requirement to provide for additional public input. This requirement will increase the time lines and costs for a number of activities which the City undertakes.

The following topics were presented at the seminar:

1. Organization of Alberta Environmental Protection
 - A description was given of the organization of the expansion of Alberta Environment.
2. Transition From the Old Acts to the New Act
 - The bridging procedures were presented; for the most part, the existing permits will stay in effect until their renewal date, at which time the new procedures will take over for obtaining a renewal.
 - This does not appear to be a difficulty for The City of Red Deer.
3. Approvals
 - The approval procedure, with the requirement for public advertising and notice and the appeal procedure, was presented.
 - For a project, the approval will now be a combined approval, rather than a number of separate approvals.
4. Contaminated Sites
 - The main question involving the City in this area is our liability position with respect to property taken in tax arrears; unfortunately, this issue has not yet been resolved.
5. Liability/Enforcement/Penalties
 - Explanation was provided of the system of tickets and enforcement of orders, as well as administrative fines.

Environmental Advisory Board
August 19, 1993

- Administrative fines is a system to enforce penalties outside the court system.
- It is a new approach which is being tried.
- Liability for actions taken by the corporation was also presented.

5A. Environmental Assessment

- The procedure on Environmental Assessment is as outlined on the attached chart.
- The following is a list of activities for which an E.I.A. is mandatory:
 - dams greater than 15m in height
 - water diversion structures and canals with a capacity greater than 15 cubic metres per second
 - reservoirs with a capacity greater than 30 million cubic metres
 - oil sands mines
 - oil refineries
 - commercial oil sands and heavy oil extraction, upgrading or processing plants producing more than 2 000 cubic metres of crude bitumen or its derivatives per day
 - sour gas process plants (greater than 2.8 tonnes sulphur per day)
 - hazardous waste incinerators that accept hazardous waste from an off-site source
 - landfills that accept hazardous waste from an off-site source
 - a tourism facility that is expected to attract more than 250 000 visitors per year and will be immediately adjacent to an ecological reserve, a natural area or a wilderness area under the Wilderness Areas, Ecological Reserved and Natural Areas Act
 - pulp, paper, newsprint and recycled fibre mills with a capacity of more than 100 tonnes per day
 - coal mines and coal processing plants producing more than 45 000 tonnes per year
 - quarries producing more than 45 000 tonnes per year
 - plants manufacturing ethylene and ethylene derivatives; chlor-alkali; vinyl chloride and polyvinyl chloride; benzene, ethyl benzene and styrene; formaldehyde; pesticide; explosive; cement or lime; chemical fertilizer
 - thermal electric generation power plants (greater than or equal to 100 MW)
 - hydro electric generation power plants (greater than or equal to 100 MW)

Environmental Advisory Board
August 19, 1993

- electric transmission lines (greater than or equal to 500 Kv)
 - steel mills
 - The following is a list of activities for which an E.I.A. is not required:
 - The construction, operation or reclamation of a day use recreation site and associated facilities, a campground, a facility for the interpretation and study of the environment, a downhill skiing facility or a combined downhill and cross country skiing facility in a non-mountainous area.
 - The maintenance and rehabilitation of a water management project, including a dyke, dam, well, floodgate, breakwater, drain, groyne, ditch, basin, reservoir, canal, tunnel, bridge, culvert, crib, embankment, headwork, fishway, flume, aqueduct, pipe, pump or measuring weir.
 - All other activities are discretionary, depending on the activity and the public input of the screening stage.
6. Public Involvement/Disclosure of Information
- The requirements for providing opportunities for public involvement and the availability to the public of information submitted to the department was explained.
7. Appeal Board
- An independent Appeal Board is being set up where any decision by the director or enforcement orders, etc. can be appealed.
8. Water Supply and Wastewater
- The provisions of the Act will require significantly more time and expense in preparing applications for plant operating licenses.
9. Hazardous Waste and Waste Management
- This area has not changed significantly.
10. Pesticides
- The changes in the Act will not significantly affect what the City is presently doing in this area.

Environmental Advisory Board
August 19, 1993

11. Land Reclamation

- This relates mostly to gravel pits and rural road construction.

12. Insurance Coverage

- Information on pollution insurance was presented.
- This information has been forwarded to the Treasury Services Manager.

SUMMARY

The New Act will have an impact on The City of Red Deer. Approvals may be more expensive and time consuming due to the requirement for public notification and the detail now required in obtaining licenses and responding to public concerns. There are still quite a few provisions of the Act and regulations which it has not yet been determined how this will affect some activities. This is, of course, a concern. Regulations are still being prepared by Alberta Environmental Protection Services for the implementation and procedural details of this legislation.

RECOMMENDATION

That this report be received as information and be forwarded to City Council.



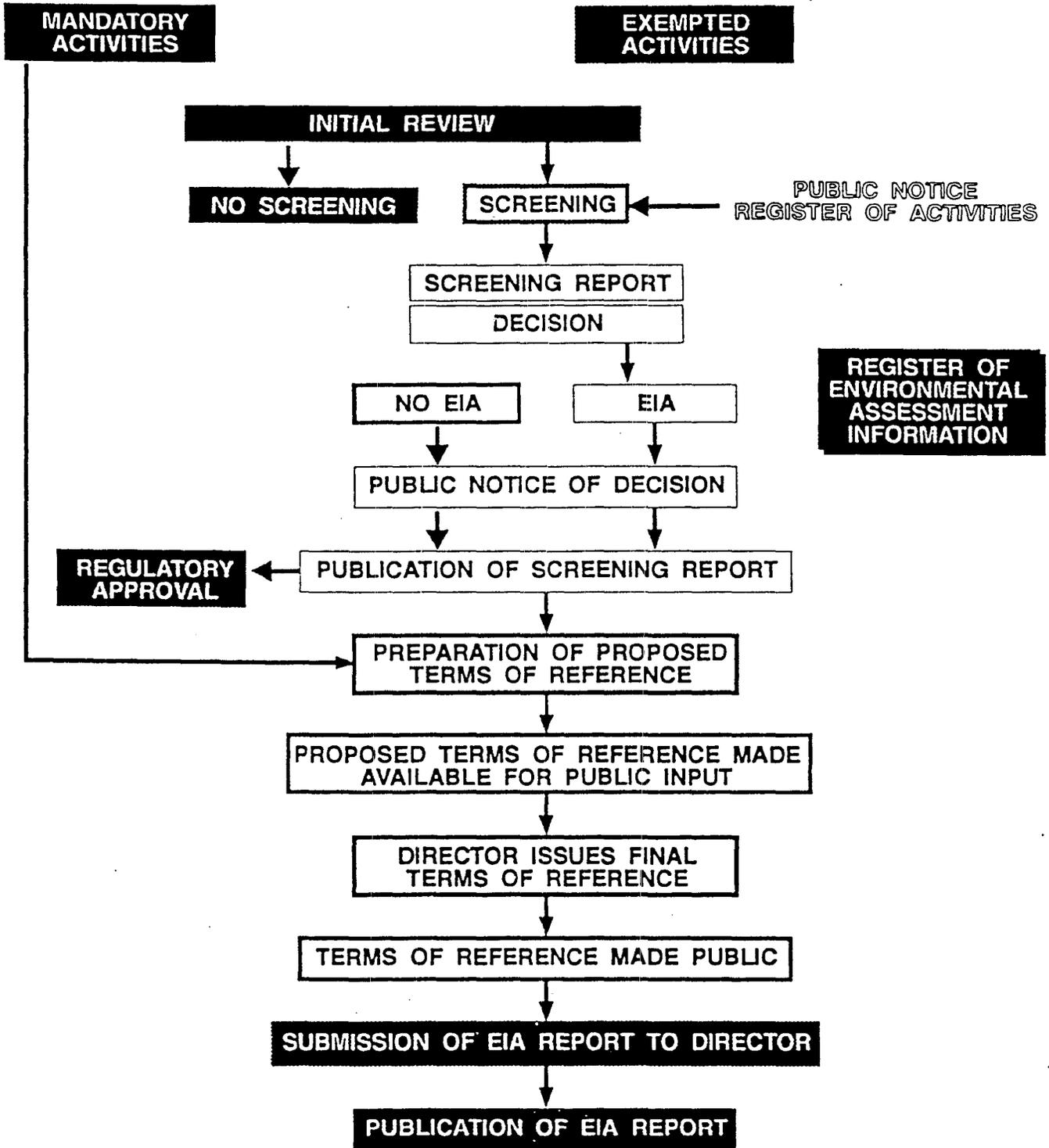
DON BATCHELOR



GORD STEWART

:ad

ENVIRONMENTAL ASSESSMENT PROCESS



CHAPMAN RIEBEEK

Barristers, Solicitors & Notaries

THOMAS H. CHAPMAN, Q.C.*
 NICK P. W. RIEBEEK*
 DONALD J. SIMPSON
 T. KENT CHAPMAN*
 GARY W. WANLESS*
 LORNE E. GODDARD
 GERI M. CHRISTMAN
 ROBERT J. MILLAR

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

5020 - 50 A Street
 Sylvan Lake, Alberta T0M 1Z0
 TELEPHONE (403) 887-2024
 TELECOPIER (403) 887-2036

* Denotes Professional Corporation

Your file:
 Our file: 20,431 THC

September 8, 1993

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

**ATTENTION: The Mayor and
 Members of Council**

Dear Madam(s)/Sir(s):

RE: Environmental Protection and Enhancement Act

As Council will be aware, the new *Environmental Protection and Enhancement Act*, which was proclaimed some time ago, came into effect on September 1, 1993, along with a number of Regulations passed thereunder.

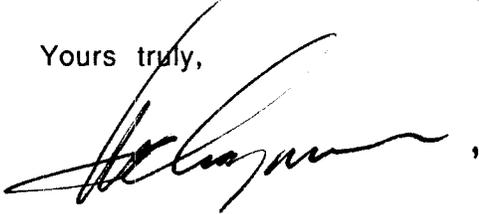
The areas under the Act which are of principal interest to municipalities involve the following:

1. Environmental assessment process;
2. Obtaining approvals and permits;
3. Release of substances generally and how to deal with contaminated sites;
4. Environmental protection orders;
5. Possibility of delegation to municipalities by agreement;
6. Enforcement of regulatory offences created under the Act, including personal quasi criminal liability of public officials (which is defined to include a Mayor, Reeve, or member of a Council of a local authority and a Commissioner); and
7. Civil remedies.

With respect to the City's position, City Managers and Commissioners have, of course, had an ongoing relationship with various government departments on environmental issues, particularly as they relate to water treatment, sewage treatment, landfill and clean up of contaminated sites, and it is my understanding that any problems encountered have been dealt with through this open communication.

To ensure that the City is dealing appropriately with the provisions of the new Act, it is my recommendation that the City put together a committee consisting of the Commissioner and various department managers who have been dealing with environmental issues in the past, to develop a risk management program and reporting system. In the first instance, this would summarize the procedures which are currently in place, identify any areas where no procedures are established, and establish those procedures. Once formalized, the program would be submitted to Council and, if accepted by Council, then be approved.

Yours truly,



THOMAS H. CHAPMAN, Q.C.
THC/vjh

Commissioners' Comments

We recommend the report be received for information. The Administration will be working to ensure that the requirements of the new legislation are implemented and we would concur with the recommendations of the City Solicitor. A report will be brought back in due course advising as to what steps have been taken.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

DATE 93.08.20

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
 - ENGINEERING DEPARTMENT MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - PUBLIC WORKS MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION & CULTURE MANAGER
 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - PRINCIPAL PLANNER
 - CITY SOLICITOR
 - _____

FROM: CITY CLERK

RE: Environment Protection and Enhancement Act.

Please submit comments on the attached to this office by Sept. 3
for the Council Agenda of Sept. 13.

ACKNOWLEDGE

C. SEVCIK
City Clerk

MEMORANDUM

DATE: August 3, 1993

TO: PARKS MANAGER
PUBLIC WORKS MANAGER

FROM: EXECUTIVE ASSISTANT PAT SHAW

RE: INFORMATION SESSION - ENVIRONMENTAL PROTECTION AND
ENHANCEMENT ACT PLANNED FOR PROCLAMATION ON
SEPTEMBER 1, 1993

In the July-August 1993 AUMA "Urban Perspective", there is notification of an Information Session to be held in Red Deer on August 18. The City Commissioner feels it would be appropriate for both of you to attend and, jointly, to prepare a report on the relevant points discussed at the Session, for the information of City Council.

A copy of the article, together with the registration form, and a "poor" copy of the agenda, is attached. You will note that registration must be in by August 12.

Thank you for your attention to this matter.

PAT SHAW

pms
Att.
c.c. City Clerk



Alberta Urban Municipalities Association

ATTENTION: MAYOR & COUNCIL
MUNICIPAL PERSONNEL

AUMA & AAMD&C in cooperation with ALBERTA ENVIRONMENTAL PROTECTION
present:

Municipal Information Sessions on the new ALBERTA ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT

THE INFORMATION SESSIONS WILL BE HELD AT THE FOLLOWING LOCATIONS:

August 16 - Grande Prairie at the Grande Prairie Inn, 11633 Clairmont Rd, 1-800-661-6529

August 18 - Red Deer at the Capt Centre, 3310 - 50 Avenue, 1-800-661-7197

* August 20 - Edmonton at Coast Terrace Inn, 4440 Calgary Tr.N., 1-800-222-6405

August 24 - Lethbridge at the Lethbridge Lodge, 320 Seaside Drive, 1-800-661-1232

August 25 - Calgary at the Crossroads Inn, 2120 - 16 Av. N.E., 1-800-661-8157

The session fee is \$15.00 (GST included) and lunch is provided.
GST Registration No. R106694623

Registration deadline is August 12th.

Mail, Fax, or phone-in your registration now to the AUMA office
at 433-4431, or toll-free at 1-800-661-2862. Fax - 433-4454.
P.O. Box 4607, Station S.E., Edmonton T6E 5G4

8:30-4.00

Proposed Agenda:

- 8:30 A.M. *Welcomes - Association Presidents*
- 8:35 A.M. *Organization of Alberta Environmental Protection*
- Overview of Act and Regulations from a Municipal Perspective*
- Transition from the Old Act to the New Act*
- Public Involvement/Disclosure of Information*
- Question Period*
- 9:45 A.M. *Coffee Break*
- 10:00 A.M. *Liability/Enforcement/Pesticides/Downloading*
- 10:30 A.M. *Policy Issues*
- 11:30 A.M. *Contaminated Sites*
- 11:45 A.M. *Question Period*
- 12:00 A.M. *Lunch*
- 12:45 P.M. *Environmental Assessment*
- Approvals*
- Environment Appeal Board*
- Water Supply and Waste Water*
- Hazardous Waste And Waste Management*
- Question Period*
- 3:15 P.M. *Coffee*
- 3:30 P.M. *Pesticides*
- Land Reclamation*
- 4:00 P.M. *Question Period*
- Session Conclusion*

REGISTRATION

Name: _____

Municipality: _____

Position in Municipality: _____

Session Location: Grande Prairie _____ Edmonton _____ Red Deer _____ Calgary _____ Lethbridge _____

Payment: Cheque Enclosed _____ Please Invoice Me _____

Please note that NO REFUNDS will be issued.



Urban Perspective

Alberta Urban Municipalities Association

Workshops to inform YOU on the new environment legislation (register now!)

As the culmination of several months of negotiation and discussion between AUMA and Alberta Environmental Protection, along with the AAMD&C, on the new Environmental Protection and Enhancement Act and Regulations, a one-day session is now being offered to update and inform municipal officials.

With the new legislation planned for proclamation on September 1, this **INFORMATION SESSION** will occur almost immediately (the last two weeks in August) and will be repeated in five strategic locations, as follows:—

- Grande Prairie—August 16
- Red Deer—August 18
- Edmonton—August 20
- Lethbridge—August 24
- Calgary—August 25

The emphasis in these Information Sessions will be on municipalities being conversant with their obligations under the Act. The new *Environmental Protection and Enhancement Act* places specific obligations on council members and administrative officials, and it is important that these be understood.

As such, both elected and administrative municipal officials are urged to attend.

Your Association's solicitors will present the policy implications and establish a framework which emphasizes what cities, towns and villages should consider within the legislation.

Separate registration brochures have been mailed to members and the registration details are also repeated on the back cover of this issue of *Urban Perspective*. For further information you may contact Sandra Court at 433-4431 (toll-free 1-800-661-2862) or Fax 433-4454.

AREAS OF CONCERN

The Association and its solicitors, have worked for the past year to present municipal views and clarify the extent to which municipalities will be affected under the new Act and its regulations.

Areas with which municipalities are concerned include the liability of local government taking over lands through tax recovery where something is environmentally wrong with the lands.

Many AUMA members are especially concerned about potential personal liability.

Section 219 of the Act creates an obligation for elected officials by specifying that local government officials who direct, authorize, participate in or even assent to actions by staff members which contravene environmental protection provisions may be personally prosecuted. The liability created by Section 219 is similar to the liability for corporate directors and officers created in the previous section (218).

Section 208 of the Act provides protection from an action for damages for employees or agents of local authorities administering the Act under a delegation or transfer of administration from the Department of Environmental Protection, where the employee or agent acts in good faith in carrying out duties or exercising powers under the Act.

These are a few of the areas the Information Sessions will clarify.

The sessions, each of which is scheduled to run from 8:30 until 4:00, will be intensive and cover many important elements of the legislation.

From the municipal perspective the sessions will compare the old and new legislation, discuss public involvement and disclosure of information, and will also highlight policy issues member municipalities need to consider.

Insight — an interview with Ted Gaebler

With this issue of *Urban Perspective* we are distributing to each municipality one copy of a publication prepared by the University of Athabasca featuring an interview with Ted Gaebler by Stephen Murgatroyd.

Ted Gaebler is one of two authors of a popular book on REINVENTING GOVERNMENT.

The University has permitted member municipalities to make extra copies of the interview should members of Council want them.

Municipal Officials' Calendars

Also circulated with this issue are the new 1993/94 *Municipal Officials' Pocket Calendar*, and for municipal administrators the larger *Municipal Administrators' Calendar*.

These calendars represent the joint effort of the Municipal Associations and the Department of Municipal Affairs. **Please let us know if we can improve this product!!**

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DATE: SEPTEMBER 14, 1993

TO: CITY COMMISSIONER

FROM: ASSISTANT CITY CLERK

**RE: ENVIRONMENTAL PROTECTION AND ENHANCEMENT LEGISLATION -
FORMATION OF A COMMITTEE**

At the Council Meeting of September 13, 1993, consideration was given to the report from the Environmental Advisory Board dated August 20, 1993 concerning the above topic, and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered reports from the Environmental Advisory Board and City Solicitor re: Environmental Protection and Enhancement Act, hereby agrees to the formation of a committee consisting of the City Commissioner and various Department Managers who have been dealing with environmental issues in the past, to develop a risk management program and reporting system and that a report be brought back in due course advising Council as to what steps have been taken and as recommended to Council September 13, 1993."

As outlined in the above motion, it will now be necessary for you to form a committee consisting of various Department Managers to review this matter.

At the agenda preparation for the September 13th Council Meeting, it was suggested that the Committee should, among other things, undertake to:

1. inventory contamination sites such as former landfill sties, fuel station sites, etc.; and
2. identify possible sources of contamination.

I would ask that once you have this committee formed, you advise this office so that we can include same in our Committee Directory.

City Commissioner
September 14, 1993
Page 2

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Parks Manager
Public Works Manager
Fire Chief
Building Inspections Manager
Red Deer Regional Planning Commission
Environmental Advisory Board

Municipal Liability under the Alberta Environmental Protection and Enhancement Act

The following article was supplied to Urban Perspective by Brownlee Fryett, Barristers & Solicitors.

Brownlee Fryett was very pleased to participate in the recent seminars entitled "Municipalities and the Environmental Act and Regulations". Brownlee Fryett's Bruce Garriock and Larry Reynolds joined other presenters from Alberta Environmental Protection and Reed Stenhouse, in discussing concerns to Alberta municipalities under the Alberta Environmental Protection and Enhancement Act (the "Act") and Regulations. The Brownlee Fryett presentation focussed on municipal liability. The following is a summary of that presentation:

Proactive and Reactive Programs

In order to minimize their exposure to quasi-criminal and administrative liability under the Act, Alberta municipalities should adopt a "proactive program" to reduce the likelihood of infringing the Act, and a "reactive program" to reduce or eliminate liability once breach of the Act has occurred.

Adoption and enforcement of a proactive program will stand the municipality in good stead insofar as establishing a defence of "due diligence". A proactive program includes: proper design, installation, operation, maintenance and inspection of equipment and/or lands; proper worker communication and training; distribution and use of appropriate procedure manuals; provision of adequate manpower; provision of adequate supervision; and regular performance audits. In addition, the municipality should be compiling extensive written records of all matters pertaining to environmental issues. The municipality should also retain qualified technical consultants and legal counsel.

Prior to an incident occurring, the municipality should adopt a reactive program to be implemented in the event of an environmental problem. A reactive program includes: identifying a coordinator to facilitate all facets of the municipal response; designating persons to deal with Alberta Environment, the public, and news media; ensuring that there are sufficient personnel and

equipment to deal with environmental problems; and retaining qualified technical personnel and legal counsel.

Quasi-Criminal Liability of Public Officials

Section 219 of the Act provides that an elected official may be personally guilty of a quasi-criminal offence for the actions of another person, such as an employee, if that elected public official "directed, authorized, assented to, acquiesced or participated in the commission of the offence". There are many uncertainties raised by this Section. Suffice it to say that the elected official will be best protected if the aforementioned proactive and reactive programs are adopted and followed. Further, municipal Councillors should:

- (1) Ensure that the senior department heads are instructed to:
 - (a) set up a system to meet the terms and practices of the industry;
 - (b) report to Councillors periodically;
 - (c) report any substantial noncompliance to the Councillors in a timely manner;
 - (d) set up remedial and contingency compliance plans;
 - (e) establish training programs;
 - (f) set up a system of ongoing environmental audits.
- (2) Review environmental compliance reports provided by senior department heads, and place only reasonable reliance on such reports;
- (3) Ensure that senior department heads promptly address environmental concerns brought to their attention by government agencies and other parties including taxpayers;
- (4) Ensure that they immediately and personally react when they have personal notice of a system failure; and
- (5) Adopt a pollution prevention system.

Civil Liability

Section 207 of the Act provides that where a person is convicted of a quasi-criminal offence under the Act, any person who suffers loss or damage as a result of the conduct may sue and recover, from the convicted person,

damages. This Section sets out a new statutory civil cause of action. Before pleading guilty to a quasi-criminal offence, municipalities should be aware that they may in fact be facing additional civil claims for damages based on the conviction.

Contaminated Sites

Under the Act, persons other than the original contaminator may in fact be a "person responsible" for a contaminated site. The Act's provisions respecting contaminated sites should be kept in mind respecting the municipality's acquisition of new property and respecting contamination on property already owned or controlled by the municipality.

With respect to the acquisition of new property, the municipality should acquire information to determine whether the site is in fact contaminated.

A municipality may wish to adopt a "graded" approach such that a certain number of standard searches will be taken with additional levels of searches being pursued if the previous level of searches raises concerns.

Next, the municipality must assess any risk of contamination versus the benefit of acquiring the property.

Thirdly, the municipality may be in a situation to protect itself contractually by requesting the vendor to give warranties or indemnity provisions respecting environmental liability.

With respect to property already owned or controlled by the municipality, the municipality may wish to again assess the risks, and take steps to protect the public health and environment by eliminating or mitigating the contamination.

If you have any further inquiries, the following Brownlee Fryett lawyers would be pleased to assist you through their toll-free line (1-800-661-9069) or directly through the following telephone numbers:

Barry A. Sjolie	497-4818
Bruce R. Garriock	497-4871
Glen B. Scott	497-4899
Michele E. Annich	497-4827
Jeneane S. Grundberg	497-4812

DATE: SEPTEMBER 8, 1993
TO: CITY CLERK
FROM: ASSISTANT CITY CLERK
RE: ALDERMANIC SEMINAR, CONFERENCE & TRAINING BUDGET

In the 1993 Council budget, an amount of \$4,530.00 was allocated to each Alderman for seminars, conferences and training. The total allocation is 36,240.00 of which there is approximately \$17,000.00 unspent.

In past years, this allocation has normally been spent on attending the AUMA and FCM conferences. In more recent years requests have been made to attend seminars, conferences and/or training sessions other than AUMA or FCM. As a result of this, in 1994 I would recommend that instead of allocating funds specifically for attendance at AUMA and FCM a more global approach be taken. Each alderman would be allocated so many dollars to attend conferences, seminars and/or training sessions which they felt benefits them most in performing their role on Council.

Submitted for your information.



Kelly Kloss
Assistant City Clerk

1993 BUDGET**SUMMARY OF ALDERMANIC EXPENSES AS OF SEPTEMBER 8, 1993**

ALDERMAN	AMOUNT SPENT TO DATE	AUMA ESTIMATE (OCT. 7 - 9)	TOTAL	BUDGET	BALANCE
J. VOLK	1,845.62	1100.00	2,945.62	4,530.00	1,584.38
T. GUILBAULT	2,348.89	1100.00	3,448.89	4,530.00	1,081.11
W. HULL	2,860.72	1100.00	3,960.72	4,530.00	569.28
L. PIMM	1,461.59	0.00	1,461.59	4,530.00	3,068.41
D. LAWRENCE	2,720.11	1100.00	3,820.11	4,530.00	709.89
W. STATNYK	166.00	1100.00	1,266.00	4,530.00	3,264.00
R. SCHNELL	1,096.32	1100.00	2,196.32	4,530.00	2,333.68
L. CAMPBELL - CARDWELL	97.50	0.00	97.50	4,530.00	4,432.50
TOTAL	12,596.75	6,600.00	19,196.75	36,240.00	17,043.25

DATE: SEPTEMBER 14, 1993

TO: CITY CLERK

FROM: ASSISTANT CITY CLERK

RE: ALDERMANIC SEMINAR, CONFERENCE AND TRAINING BUDGET

At the Council Meeting of September 13, 1993, consideration was given to the report from the Assistant City Clerk dated September 8, 1993 re: Aldermanic Seminar Conference and Training Budget.

At the above noted meeting, Council generally agreed that a more global approach be taken to allocating funds within the above noted budget. It was also agreed that prior to attendance at any major seminars, conferences or training sessions in which Aldermen plan to attend, that a report be submitted to Council for approval.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

CORRESPONDENCENO. 1

23 August, 1993

City of Red Deer:
The Mayor and City Councillors

I hereby request that the following sections, subsections and or portions thereof of the "Taxi Bylaw" #3076/92 be struck from the bylaw.

1. **TITLES AND DEFINITIONS** - all of section 2 (P)
2. **LICENSING OF TAXIS** - all of section 15; all of section 16; section 17 (1) (b) (iv); section 18 - all of the NOTWITHSTANDING clause.
3. **TRANSFER OF TAXI LICENSE PLATES TO ANOTHER VEHICLE** - Section 24 (2) all of the NOTWITHSTANDING clause.
4. **TRANSFER OF TAXI LICENSE PLATES TO ANOTHER PERSON** - all of section 25 (3) (a); all of section 25 (4).

I further, hereby request that the following sections be amended as follows:

1. **LICENSING OF TAXI BUSINESS:** Section 3 (b) to read "has registered a color or combination of colors as required in section 17 (1) (f)".
2. **REGULATIONS RESPECTING TAXI CONDITIONS:** Section 43 (a) to read "the time and date when each trip is started"; section 43 (b) to read "the location from which each trip is started"; section 43 (c) "the destination at which each trip is ended." Section 46 to be designated as 46 (a) with section 46 (b) to read " the external numerical identification of a taxi shall correspond to the taxi license plate number of that taxi". There shall be no requirement to change the taxi number or the taxi license plate number up on annual renewal as required by section 17.

There is no definition of customers. In the case of school runs, deliveries etc. the actual customer may be far removed. Also on multiple pick-up or drop-off trips, recording each stop would be impracticable.



David Frenette (Assoc. #55)
5117 - 38 Street
Red Deer, Alberta
T4N 0X2

Roll No. 09-3-0395

DATE: August 31, 1993

FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: DAVID FRENETTE - TAXI BYLAW AMENDMENTS

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

Review of the Taxi Bylaw has been requested by persons connected with the Associated Cab companies since the bylaw received third reading in 1992. The management of Associated Cabs challenged the bylaw through the courts and at Council throughout 1993, which isn't unexpected as, throughout the process of reviewing the previous bylaw, Associated management opposed the proposed bylaw during every meeting. Mr. Frenette made several submissions to the Taxi Review Committee, opposing the proposed changes to the bylaw.

Mr. Frenette's main concern seems to be the sale of his cab which, contrary to his claims, can be sold. A taxi plate can be transferred to anyone who has been employed as a taxi driver for not less than 12 consecutive months. It can be sold to a brokerage, providing the brokerage does not have the maximum allowed number of plates (7) in its possession. Mr. Frenette's position is no different than it would have been under the previous bylaw, as there was no assurance then that his vehicle could be sold as a taxi. The Taxi Commission has stated there will be a review of the Taxi Bylaw in February of 1994. We suggest that Mr. Frenette's letter be referred to the Commission for their consideration during the review.

One other point I would like to make concerns the cost of administering the Bylaw in that these costs are directly attributable to members of the taxi industry refusing to accept the bylaw and/or refusing to let the decisions of the Bylaw Department or the courts, stand. Constant review of the lists of approved taxis by the industry, constant requests for information and interpretation are all reasons for my previous memo. If the industry were willing to settle down, work within the bylaw, and cooperate with each other for the benefit of the industry and the citizens of Red Deer, we would not be dealing with this bylaw on a weekly basis.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We concur with the recommendations of the Bylaws and Inspections Manager that this issue be referred to the scheduled review in February of 1994.

For Council's information the membership of the original Committee was structured as follows:

Alderman Pimm
Alderman Statnyk
Colleen Palichuk - Policing Committee Representative
1 representative from each cab company group
2 driver representatives from each cab company group

Council's direction as to the appointment of a new committee is requested, but we would recommend that the two previous aldermen be considered for appointment to the new committee to ensure continuity.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132
September 14, 1993

Mr. David Frenette
#5117 - 38 Street
Red Deer, Alberta
T4N 0X2

Dear Sir:

At the City of Red Deer Council Meeting held on Monday, September 13, 1993, consideration was given to your letter dated August 23, 1993 requesting amendments to the Taxi Bylaw #3076/92 and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the suggested changes by David Frenette pertaining to the Taxi Bylaw #3076/92, be referred to the Committee which will be undertaking the scheduled review in February 1994."

"RESOLVED that Council of The City of Red Deer hereby agrees that the Committee undertaking the review of the Taxi Bylaw in 1994 consist of the following members:

- Alderman Volk
- Alderman Pimm
- Alderman Statnyk
- Policing Committee Representative
- 1 representative from each cab company group
- 2 driver representatives from each cab company group."

As outlined in the above motions, Council agreed that your correspondence be referred for consideration by the Ad Hoc Taxi Committee in February of 1994. This office will be forwarding your correspondence to this Committee and I would also invite you, should you wish to submit additional information to the Committee, to do so in February.

... / 2

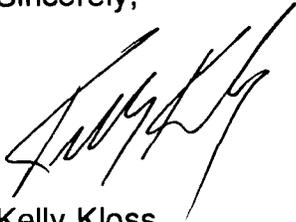


*a delight
to discover!*

Mr. David Frenette
September 14, 1993
Page 2

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

Sincerely,

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

Kelly Kloss
Assistant City Clerk

KK/clr

cc: Bylaws & Inspections Manager
Policing Committee

DATE: SEPTEMBER 14, 1993
TO: BYLAWS & INSPECTIONS MANAGER
FROM: ASSISTANT CITY CLERK
RE: TAXI BYLAW 3076/92

At the Council Meeting of September 13, 1993, consideration was given to correspondence from David Frenette concerning amendments to the Taxi Bylaw, and at which meeting the following motions were passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the suggested changes by David Frenette pertaining to the Taxi Bylaw #3076/92, be referred to the Committee which will be undertaking the scheduled review in February 1994."

"RESOLVED that Council of The City of Red Deer hereby agrees that the Committee undertaking the review of the Taxi Bylaw in 1994 consist of the following members:

- Alderman Volk
- Alderman Pimm
- Alderman Statnyk
- Policing Committee Representative
- 1 representative from each cab company group
- 2 driver representatives from each cab company group."

With regard to the second resolution, I would ask that in due course you request representation from the organizations outlined in the above motion, to sit on the Ad Hoc Taxi Committee. Please note that Sandra Ladwig will be the Council and Committee Secretary assigned to this Committee.

Bylaws & Inspections Manager
September 14, 1993
Page 2

I would ask that once you have the representatives, you advise this office so that we may update our Committee Directory.

Trusting you will find this satisfactory.

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

Kelly Kloss
Assistant City Clerk

KK/clr

cc: Council & Committee Secretary - Sandra Ladwig

NO. 2

TRIGATE HOMES LTD.
1A, 7889 - 49 Avenue
Red Deer, Alberta

August 20, 1992

CITY OF RED DEER
4914 - 48 Avenue
Red Deer, Alberta

ATTENTION: CITY CLERK

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:20
DATE	Aug. 20/93
BY	AD

Dear Sir:

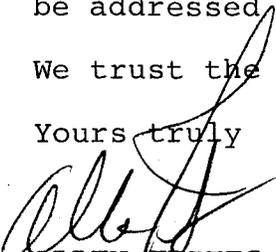
RE: 4718 - 47A ^{Avenue} STREET
LOT 13, BLOCK 40, PLAN 157 HW

We are in the process of purchasing the aforementioned property and would request your consideration to use said property for a partial residential rental unit and an office for our company.

We would also request notification of when this matter will be addressed at a Council meeting so that I may attend.

We trust the above to be in order and remain

Yours truly


ALLEN TRITES
PRESIDENT

AT/nar

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
- PUBLIC WORKS MANAGER
- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- _____

FROM:

CITY CLERK

RE: David Frenette - Suggested Taxi Bylaw
Amendments

SEPTEMBER 3, 1993

Please submit comments on the attached to this office by _____

for the Council Agenda of SEPTEMBER 13, 1993.


 C. SEVCIK
 City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 25 1993

Mr. David Frenette
5117 - 38 Street
Red Deer, Alberta
T4N 0X2

Dear Mr. Frenette:

RE: SUGGESTED TAXI BYLAW AMENDMENTS

Thank you for your letter in regard to the above. I would advise that this matter will be presented to Red Deer City Council at it's meeting on September 13, 1993.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trusting you will find this satisfactory.

Sincerely,

C. SEVCIK
City Clerk

CS/clr



*a delight
to discover!*

DATE: August 30, 1993

FILE NO. 93-1610

TO: City Clerk

FROM: Bylaws & Inspections Manager

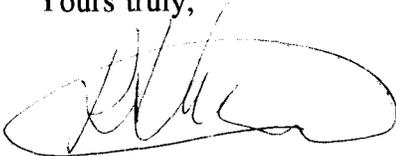
RE: **TRIGATE HOMES LTD.**
4718-47A AVENUE

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

The site in question is zoned R3A, in which a multiple family building is a permitted use and is the primary use of the district. One of the principles of the Downtown Plan is to encourage people to both live and work in the Downtown area. If the available R3 land is used for C1 uses, the supply of this land is affected. On 47A Avenue, an application for a development permit for a multiple family building has been approved. We anticipate further applications for this area.

Recommendation: That this application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: August 30, 1993

TO: City Clerk

FROM: Fire Marshal

RE: Trigate Homes Ltd. (4718 - 47A Ave.)

As there will be two separate occupancies in this home all building requirements as to fire separations shall be complied with.

A handwritten signature in cursive script, reading "Cliff Robson", with a long horizontal flourish extending to the right.

Cliff Robson
Fire Marshal

DATE: August 30, 1993
TO: City Clerk
FROM: E. L. & P. Manager
RE: Trigate Homes Ltd./4718 - 47 A Avenue
Residential Rental Unit and Office Request

The E. L. & P. Department has no objections to the proposal.

We wish to point out, however, that the property falls within the boundary of the Downtown underground electrical grid. If R3 zoning can be applied to the subject development, electrical servicing charges will be minimized.



A. Roth,
Manager

AR/jjd

DATE: 2 September 1993
TO: City Clerk
FROM: City Assessor
RE: TRIGATE HOMES LTD. - 4718 - 47A AV
RESIDENTIAL RENTAL UNIT AND OFFICE REQUEST

This property is on the assessment and tax roll as residential and enjoys the privileges of the provincial government paying the education foundation tax. If this property is rezoned, the portion of the property utilized as office/commercial will be subject to the education foundation as well as all other taxes applicable.

We have no other comments on this application.



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

AK/ngl

c.c. Director of Finance
Tax Supervisor



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** September 1, 1993
FROM: Paul Meyette, Principal Planner
RE: 4718 - 47A AVENUE - LOT 13 BLOCK 40 PLAN 157HW

Trigate Homes is requesting permission to operate an office from 4718 - 47A Avenue.

The site is located across from the lawn bowling green in the Recreation Centre Park. The site is zoned R3 and is designated for a mixture of commercial (ground floor) and higher density residential development (upper floors) in the Downtown Plan. All of the buildings along the three block stretch of 47A Avenue are residential in nature. The Municipal Planning Commission has recently approved a high density seniors' condominium on the street to the south.

The R3 zoning on the site permits a resident to maintain an office as a home occupation. Mr. Trites letter indicates that he does not intend to reside at the site, and therefore would not qualify as a home occupation; the extent or nature of the office is not clear in the correspondence.

It has been City Council's long term objective to encourage higher density housing in the perimeter of the downtown. 47A Avenue is very attractive for this use as it is close to the recreational amenities in the adjacent park; it is also very close to the Golden Circle Seniors' Centre. Any rezoning of this site to permit office use would be counterproductive to the long term goal of developing higher density residential in the downtown.

RECOMMENDATION

Planning staff do not support the request by Trigate Homes for an office at 4718 - 47A Avenue.


Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
City Assessor

E. L. & P. Manager
Fire Chief
Economic and Development Officer

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLETT • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

Commissioners' Comments

We share the concerns of the Planning Commission that the area fronting onto the park should remain residential and should be particularly encouraged to develop into a higher density residential area given the long term objectives of encouraging higher density residential development in the downtown. There are a number of other sites available in the downtown already zoned for commercial use which might be suitable for such a development.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
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- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- _____

*NOTE: Correction
to Address*

FROM:

CITY CLERK

Avenue

RE: TRIGATE HOMES LTD./4718 - 47A ~~STREET~~/RESIDENTIAL RENTAL
UNIT AND OFFICE REQUEST.

Please submit comments on the attached to this office by September 3

for the Council Agenda of Sept. 13/93

C. Sevcik
C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

August 27, 1993

Mr. Allen Trites, President
Trigate Homes Ltd.
1A, 7889 - 49 Avenue
Red Deer, Alberta

Dear Sir:

I acknowledge receipt of your letter dated August 20, 1992, re: 4718 - 47A Street/Lot 13, Block 40, Plan 157 HW.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, September 13, 1993. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, September 10, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, September 10.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,


C. Sevcik
City Clerk

CS/ds



*a delight
to discover!*

Mr. Trites' letter was dated 1992

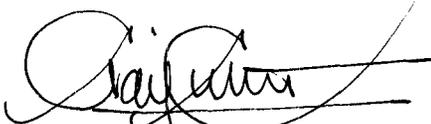
DATE: August 30, 1993

TO: Charlie Sevcik
City Clerk

FROM: Craig Curtis, Director
Community Services Division

RE: Trigate Homes Ltd., 4718 - 47A Avenue
Residential Rental Unit & Office Request
Your memo dated August 27, 1993 refers.

I have discussed this request with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

:dmg

- c Don Batchelor, Parks Manager
- Lowell Hodgson, Recreation & Culture Manager

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
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- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- _____

*See with
No objections*

No objections

[Signature]

FROM:

CITY CLERK

RE: TRIGATE HOMES LTD./4718 - 47A ~~STREET~~ ^{AVE.}/RESIDENTIAL RENTAL UNIT AND OFFICE REQUEST.

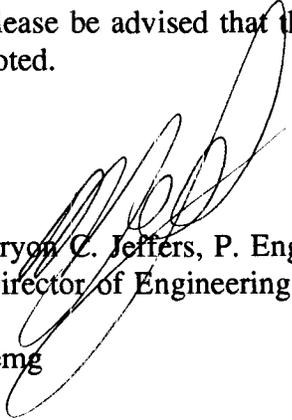
Please submit comments on the attached to this office by September 3

for the Council Agenda of Sept. 13/93

[Signature]
C. SEVCIK
City Clerk

DATE: August 30, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: **TRIGATE HOMES LTD.
LOT 13, BLOCK 40, PLAN 157 H.W. - 4718-47 A AVENUE**

Please be advised that the Engineering Department has no comments with respect to the above noted.



Bryon C. Jeffers, P. Eng.
Director of Engineering Services

/emg



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132
September 14, 1993

Trigate Homes Ltd.
1A, 7889 - 49 Avenue
Red Deer, Alberta
T4P 2B4

ATT: Allen Trites
President

Dear Sir:

At the City of Red Deer Council Meeting held on Monday, September 13, 1993, consideration was given to your letter dated August 20, 1993 re: Rezoning Request 4718 - 47 A Avenue (Lot 13, Block 40, Plan 157 HW), and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Trigate Homes Ltd, for permission to operate an office and residential rental unit from #4718-47A Avenue (Lot 13, Block 40, Plan 157 HW) be not approved and as recommended to Council September 13, 1993."

As outlined in the above motion, Council did not support your request to rezone this property.

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

Sincerely,

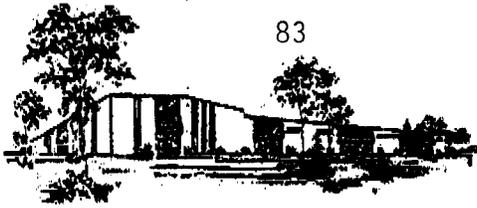
Kelly Kloss
Assistant City Clerk

KK/clr

cc: Bylaws & Inspections Manager
Fire Marshall
E. L. & P. Manager
City Assessor
Principal Planner



*a delight
to discover!*

ChilesPHONES: 346-3800
347-3800
FAX: 340-3800

DEVELOPMENT CORPORATION LTD.

R.R. 1 SITE 15 BOX 10 RED DEER, ALBERTA T4N 5E1

June 18, 1993

Mayor and Council
City of Red Deer
City Hall
Red Deer, ab.

Dear Mayor Surkan and Council Members:

Back in December of 1990 I requested approval from the City of Red Deer to allow me to cross their lands and tie into the joint Sanitary Sewage Disposal System and use the unused capacity of the Waskasoo Regional System. On January 9, 1991, I received a letter declining permission.

Since that time, I have been working with Alberta Environment and they have approved:

EITHER: A lagoon with a twelve month storage capacity to be installed next to your joint facility

OR: A mechanical system with the effluent being spread for irrigation on the proposed golf course.

As per their letter of June 4, 1993, you will see that they would prefer us to join into the common facility. So would we.

Before we start construction of a lagoon, I would again appeal to the City to reconsider my initial request of 1990 and allow us to tie into the joint facility.

Yours truly,

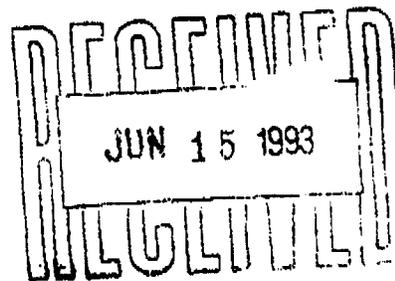
Norman E. Chiles

Atts.
NC/mc

Copy to: Mr. Lorne MacLeod, Administrator, Waskasoo Regional Services
4758 - 32 St., Red Deer, Ab.

Alberta

ENVIRONMENT
Environmental Protection Services
Standards and Approvals Division
Municipal Branch



9820 - 106 Street, Edmonton, Alberta, Canada T6K 2J6 403/427-5877 Fax 403/422-4192

June 4, 1993

ATTN: MR WAYNE GUSTAFSON, EIT
WNM ENGINEERING LTD
LOWER FLOOR 4805 48 ST
RED DEER AB T4N 3T2

Dear Mr. Gustafson:

RE: Chiles Mobile Home Subdivision
Wastewater Treatment System

Receipt of your April 10, 1993 correspondence regarding the above noted project is acknowledged.

The Municipal Branch of Alberta Environmental Protection is unwilling to approve a mechanical wastewater treatment with continuous discharge into the Red Deer River from this development. A mechanical wastewater treatment facility with continuous discharges of treated effluent into the Red Deer River will be required to comply with stringent monitoring and reporting requirements under the Clean Water Act. In addition, a qualified operator is required to supervise the day-to-day operations of this facility. Higher operating and maintenance costs associated with the proposed system combined with the above outlined requirements will make the proposed treatment system relatively uneconomical. Environmentally, approval of another outfall with continuous discharge into the Red Deer River in proximity to the City of Red Deer wastewater treatment plant discharge is undesirable from a wastewater management point of view. On this basis, the Municipal Branch of Alberta Environmental Protection will accept any one of the following wastewater treatment and disposal alternatives for the Chiles Mobile Home Subdivision:

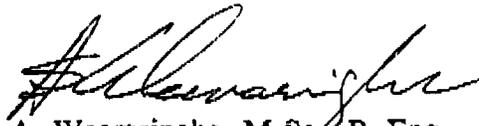
- a) A pipeline connection to the City of Red Deer sewage collection and disposal system. This would be the most environmentally acceptable solution to the problem;
- b) A wastewater stabilization pond with 12 month storage capacity and once a year fall discharge into the Red Deer River;
- c) A wastewater stabilization pond or a mechanical wastewater treatment facility with 7 month storage capacity and use the treatment effluent for the irrigation of the golf course or any suitable agricultural land. This options will not involve any discharges into the Red Deer River.

- 2 -

Considering the future potential land use of the subdivision location and the close proximity to the City of Red Deer water and sewer services, it would be prudent to make an effort to resolve the issues with the City in order to provide better water and sewer servicing for the proposed subdivision.

I hope that this clarifies our position on the wastewater treatment and disposal options for the Chiles Mobile Home Subdivision.

Yours truly,



A. Weerasinghe, M.Sc., P. Eng.
Manager, Approvals
Municipal Branch

cc: A. Kennedy


WASKASOO REGIONAL SERVICES BOARD

P.O. BOX 920
4758 - 32 STREET, RED DEER, ALBERTA 347-3364



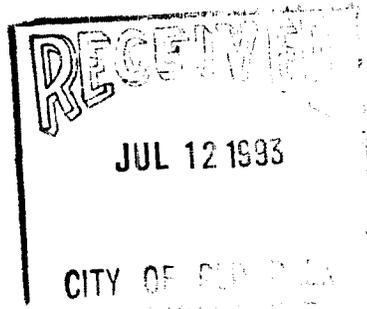
July 9, 1993

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

Attention: Kelly Kloss

Dear Sir;

RE: Chiles Development Corporation



In response to your questions regarding the above County rate payer our response to your questions are as follows;

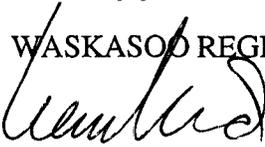
1. The Board has three customers, one of which is the County of Red Deer. As such the County has the control of who uses their allotted capacity and not the Board.
2. The City and Board agreement deals with the treatment of the Boards sewage, the ownership of a part of the treatment plant in the City and the use of a small portion of the City gathering system.
3. The capacity of the Boards system is shared by their three customers and at present they are all well below the maximum. In this case the County has the authority to allocate whatever capacity they choose to their rate payers.
4. The responsibility for the construction, metering, inspection, maintenance, etc. are not the responsibility of the Board but are the responsibility of the County in the same manner as any other rate payers connected to the line.
5. The only responsibility the City has is whether or not they would allow Chiles to cross their lands to connect with the sewer pipe near the point of entry into the treatment plant. All other concerns must be addressed by the County.

Page 2
Chiles Development Corporation

I hope that this will assist you in your deliberations in this matter.

Cordially yours,

WASKASO REGIONAL SERVICES BOARD



Lorne McLeod
Administrator

LM/dkm

cc County of Red Deer
Chiles Development Corporation



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

Phone 347-3364

Fax 346-9840

JULY 26, 1993

Kelly Kloss, Assistant City Clerk
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Kloss:

Re: Chiles Development Corporation
Tie into & Using of Waskasoo Regional System

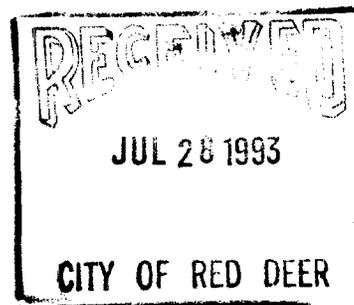
Your letter was presented to County Council at its regular meeting held on July 19, 1993.

County Council reaffirmed that there is no problem with Chiles Development Corporation using our capacity of the Waskasoo Regional System.

Yours truly
COUNTY OF RED DEER NO. 23

G.J. STEBNER
ASSISTANT SECRETARY MUNICIPAL

rac





No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

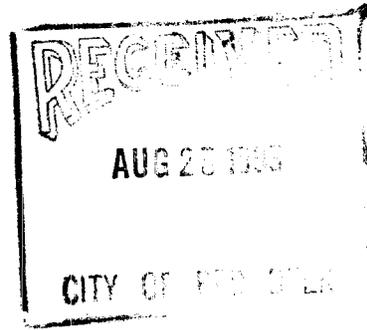
RED DEER, ALBERTA T4N 5H3

Phone 347-3364

Fax 346-9840

AUGUST 20, 1993

Mr. Kelly Kloss
 Assistant City Clerk
 The City of Red Deer
 P.O. Box 5008
 Red Deer, Alberta, T4N 3T4



Dear Mr. Kloss:

RE: CHILES DEVELOPMENT CORPORATION

Please refer to your letter to us dated July 02, 1993 and our reply dated July 26, 1993, with regard to the request received by the City from Chiles Development Corporation to cross City lands to tie into the Waskasoo Regional Sewage System line.

Following a verbal discussion with your Mr. Bryon Jeffers, the matter was referred again to County Council at its regular meeting held on Tuesday, August 17, 1993.

County Council has confirmed again that it would have no objection to Chiles Development Corporation tying into the Regional line and using a portion of the County's unused capacity, subject to Chiles Development Corporation entering into a right-of-way Agreement with the City of Red Deer to cross City lands, that Chiles Development Corporation be entirely responsible for all costs for the engineering, construction, materials and long term maintenance of the line from his property to the regional line.

As well, the County would require Chiles Development Corporation to provide a meter on its well to allow the County to read the meter and bill the company in the same manner that all other County users of this service are charged.

MR. KELLY KLOSS

=2=

AUGUST 20, 1993

I trust the above information will provide you with the information you require.

Yours truly

COUNTY OF RED DEER NO. 23

A handwritten signature in cursive script, appearing to read "R.J. Stonehouse".

R.J. STONEHOUSE, C.L.G.M.

COUNTY COMMISSIONER

gg

c.c. L. McLeod, Administrator, Waskasoo Regional Services Board

c.c. Chiles Development Corporation



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

TO: C. Sevcik, City Clerk

DATE: June 24, 1993

FROM: Paul Meyette, Principal Planner

RE: CHILES DEVELOPMENT CORPORATION LTD.

Chiles Development Corporation is requesting permission to tie in to the City's sewage treatment plant.

This issue was brought before Council on January 7, 1991. At that time there were concerns expressed to Council regarding the proposed location of a mobile home park adjacent to the existing industrial area. Notwithstanding these land use concerns, the City Engineering Department indicated a willingness to consider the proposal to tie in to the City's sewage treatment plant if the Waskasoo Regional Services Board agreed to construct, maintain and pay any charges related to the use of the line. The issue was tabled on January 7, 1991 to allow the County Council to review the application.

RECOMMENDATION

Planning staff have no additional comments from a planning perspective. Previous correspondence is enclosed.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLÉN WOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS • SUMMER VILLAGE OF BURNSTICK LAKE



TO: Mr. C. Sevcik, City Clerk
FROM: D. Rouhi, Senior Planner
RE: Chiles - Disposal of Sewer

DATE: December 31, 1990

Background

Chiles Development Corporation Ltd. is planning to develop a 6.16 ha (15.22 acre) mobile home park in the County of Red Deer, north of the City in the Blindman Industrial area. The developer is requesting City Council approval to connect into the City sewer system in order to service the development which includes 70 mobile home sites and an associated golf course.

Comments

1. The City Municipal Planning Commission, at its meetings of September 10, 1990 considered the proposed development and the following resolution was passed:

"THAT the Municipal Planning Commission recommend refusal of the proposal to redesignate 6.16 ha (15.22 acres) from Industrial District "I" to Mobile Home Park District "MHP" in the County of Red Deer on behalf of Chiles Development Corporation since it creates a major residential area in the industrial area within 1 km of the City boundary."
2. The area was previously planned for large industrial parcels which did not require sewage services. The City has not had an opportunity to adequately address the long term implications of this development from a land use or servicing perspective.
3. There is no joint urban fringe plan or policy which will provide the City with certainty of land use in this area. The servicing of this development would further promote a fragmented approach to future development in the urban fringe.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLER • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLÉNWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

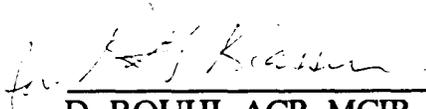
Mr. C. Sevcik, City Clerk

December 31, 1990

Recommendation

We recommend that the City does not extend servicing into this area until:

1. the long term implications of this development from a land use and servicing perspective have been addressed;
2. a joint urban fringe plan or policy is established between the City and County which provides certainty of future land uses in the area rather than a fragmented approach to future development.



D. ROUHI, ACP, MCIP
SENIOR PLANNER

DR/pim

c/c Director of Engineering Services
Public Works Manager

DATE: August 30, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: **CHILES DEVELOPMENT CORPORATION LTD.**

Council first dealt with this issue in December 1991. At that time the matter was tabled to resolve some outstanding issues with The County of Red Deer and the Waskasoo Regional Services Board. A copy of the resolution is attached.

HISTORY

Mr. Chiles first approached Council in December 1990 with a request that he be allowed to connect to the City's sanitary sewerage system and use some of the capacity allocated to the Waskasoo Regional Services Board. The alternative was that he would seek approval to construct a sewage lagoon outfalling to the Red Deer River. Our initial response to this request, and a further memo to the City Clerk is attached and outlines our position with respect to this matter. Supplementary correspondence from the Board and the County is also attached.

In summary, our position is that, subject to Council approval, we would be willing to accept the sewage from Mr. Chiles' development, subject to certain conditions. The primary condition, and the one from which other conditions would flow is that Mr. Chiles would be a customer of the County, who in turn is a customer of the Waskasoo Regional Services Board. The Board has a contractual arrangement with the City, and all the conditions of that agreement would apply. The City would have no direct contractual relationship with Mr. Chiles or the County.

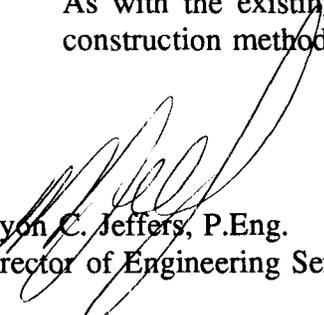
RECOMMENDATION

We would respectfully recommend that Council approve Mr. Chiles' request to utilize The City of Red Deer Wastewater Treatment Plant to treat the sewage from his proposed development. This approval would be subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and they in turn would collect from the County/Mr. Chiles.

City Clerk
Page 2
August 30, 1993

2. Our agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. They may choose to pass this expense and responsibility down to the County/Chiles; however, they would remain responsible to us.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to our sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement.



Bryon C. Jeffers, P.Eng.
Director of Engineering Services

BCJ/emg

Att.
c.c. Public Works Manager
c.c. Director of Financial Services
c.c. Red Deer Regional Planning Commission - Urban Planning

the establishment of a 2,100 to 3,000 sq.ft. health care service in the said plaza, be approved, and as recommended to Council January 7, 1991."

Alderman McGregor and Mayor McGhee registered dissenting votes.

MOTION CARRIED

CORRESPONDENCE

Consideration was given to correspondence from Chiles Development Corporation Ltd. dated December 21, 1990 re: 70 Stall Mobile Home Park/ Disposal of Wastewater/ North of City in the Blindman Industrial Area. Mr. Norman Chiles was present to speak to Council relative to this matter. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman McGregor, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer hereby agrees that the correspondence from Chiles Development Corporation Ltd. requesting approval to tie into the Waskasoo Regional Sewerage System be tabled pending comments from the County of Red Deer. Council further agrees that the comments of the administration be forwarded not only to the County Council by also the Waskasoo Regional Services Board and as recommended to Council January 7, 1991."



MOTION CARRIED

Consideration was given to correspondence from Scott Builders dated December 13, 1990 re: Capri Convention Centre/ Development Permit/ Commercial Retail Facility/ Access to 32 Street. Mr. Hans te Stroete of Scott Builders spoke to Council relative to this matter. Also, Mr. Al Pasutto spoke to Council relative to this matter. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman Surkan, seconded by Alderman McGregor

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated December 13, 1990 from Scott Builders on behalf of the Capri Convention Centre pertaining to the existing access off 32 Street, hereby agrees to allow said access to continue subject to the following:

Commissioners' Comments

Council will recall that the original request laid out three options - a lagoon, to be installed next to our joint City/County Lagoon facility, a mechanical system to spread the effluent or a direct tie into the regional sewage line. Mr. Chiles now prefers to pursue the option of tying into the regional sewer line. Council considered this request in early January 1991 and tabled same until such time as the response of the County could be obtained regarding their willingness to take Mr. Chiles on as a direct customer and absorb his needs within their share of the regional system. The County has now agreed to do that and the request has come back to Council to finalize the arrangement. We concur with the recommendations of the Director of Engineering Services.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

DATE: SEPTEMBER 14, 1993

TO: ENVIRONMENTAL ADVISORY BOARD

FROM: ASSISTANT CITY CLERK

**RE: CHILES DEVELOPMENT CORPORATION LTD. -
REQUEST TO TIE INTO THE JOINT SANITARY SEWAGE DISPOSAL
SYSTEM**

At the City of Red Deer Council Meeting held on September 13, 1993, consideration was given to the above noted topic. At this meeting, the following motion was introduced:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Sub-division, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.
3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

Prior to voting on the above resolution, same was deferred to the Environmental Advisory Board for comment on the environmental impact that this development may have on the area.

Environmental Advisory Board

September 14, 1993

Page 2

Please submit your comments to Council at your earliest convenience.



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Parks Manager
Public Works Manager

Red Deer from A Non-Historic Site

Compost Box over the fence
Left hand corner



Dear Mayor Surber - Council Members

Thankyou for raising your hands to
proclaim Red Deer the Fire Chimney City of Peace.

- and Thankyou for then putting your
hands in your pockets to help make it a
reality.

The Peace Plaque is in place and the
leaflets you requested have been delivered
to Charlie Sewick

You may be sure if I have any
more ideas to make Red Deer a special
City, you will be hearing from me.

Dorothy Carney.



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 14, 1993

Chiles Development Corporation Ltd.
R.R. #1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

ATT: Norman Chiles

Dear Sir:

At the City of Red Deer Council Meeting held on Monday, September 13, 1993, consideration was given to your correspondence dated June 18, 1993 concerning a request to tie into the joint Sanitary Sewage Disposal System. At the said meeting the motion, as set out hereunder, was introduced however, was not passed as a motion to refer this matter to the Environmental Advisory Board for comment was introduced and passed:

"RESOLVED that Council of The City of Red Deer hereby approves the request from Chiles Development Corporation Ltd. to utilize the City of Red Deer Wastewater Treatment Plant to treat the sewage from the proposed Chiles Mobile Home Sub-division, subject to the following conditions:

1. Approval is based on the premise that Mr. Chiles is a customer of The County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.
2. The City agreement with the Board would remain the same as in the past. The design, construction, and maintenance of any new lines would be the responsibility of the Board. The Board may choose to pass this expense and responsibility down to the County/Chiles; however, the Board would remain responsible to the City.

... / 2



*a delight
to discover!*

Chiles Development Corporation Ltd.
September 14, 1993
Page 2

3. The City of Red Deer Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.
4. As with the existing regional line, the City must review and approve the design and construction methods prior to commencement."

This office will now forward this item to the Environmental Advisory Board for comment, following which we will advise you as to when this issue will be presented back to Council.

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

Sincerely,



Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Director of Financial Services
Public Works Manager
Principal Planner

NO. 4

August 19, 1993

CITY OF RED DEER
P.O.Box 5008
RED DEER, Alberta
T4N 3T4

ATT: Mayor Gail Surkan

Dear Mayor Surkan:

RE: 55 Street Red Deer Project

May I take this opportunity to thank you for taking time from your busy schedule to meet with our organization. We hope that the printed matter we left with you will give you a clear indication of our progress thus far and some of the creative ways we are exploring further funding sources so that we can add back to the project those items that unfortunately had to be deleted at this time.

Further to our conversation we would ask that we be given permission to approach yourself and Council to discuss our recent unexpected large expenditure incurred during the demolition of the old homes at 4825 & 4827 55 Street.

In early March, 1993, tenders were offered in Calgary, Red Deer, Edmonton and area with the lowest bidder being Shunda Construction of Red Deer. Their initial bid was significantly higher than our budget and in a long drawn out process many basis items were eliminated to be reconsidered as the project proceeded and as dollars become available. Attached please find our list of temporary deletions and their priority of replacement as we endeavour to raise additional dollars.

Initially, our contractor had included in his bid, demolition and excavation costs of \$8104. One of our volunteer Board Members managed to ascertain a significant donation of the demolition for the project from J.T. Setters & Sons. There were some difficulties in coordinating this activity, and in an effort to recognize the generous support of local business and in trying to keep the contractor content, we took on this process ourselves. It was not until the last moment that it was realized that the landfill costs would be a large additional amount that would have to be paid by our organization, nor was it until the costs were invoiced was the expense of \$13,750 realized as scale charges from the City landfill site. In questioning the difference in costs it appears that the disposal of the debris is costed according to a Private landfill site v the City landfill site.



Handicapped
Housing
Society of
Alberta

Page 2
Mayor Surkan
Handicapped Housing

Alternatively, Graeme Leadbeater, our architect, from Group 2 in Red Deer, suggested that we hire additional trucks and request the landfill costs be waived in favour of removing the equivalent weight of debris from the City's site and taking it to a private site.

I have great reservation with the environmental aspect of this type of disposal, however, we are financially in a great pinch and require the assistance of Council for some possible consideration in this matter.

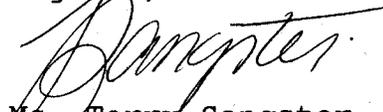
Discussions with Public Health and other governing bodies does not clearly indicate recognized private landfill sites and so we are truly faced with a dilemma.

For all intensive purposes, most of the debris was considered clean fill as a lot of soil was removed from the site which I trust would be an asset for operations at the landfill site.

Many caring, concerned citizens of Red Deer gave their all in advocating for this first project of its kind in Red Deer. Along with the Society's mandate it is my personal mandate to deliver to the City of Red Deer and it's citizens, a very attractive, affordable, accessible and completely adapted apartment building to meet the needs of persons with physical disabilities.

Myself, Marg Hicks, and Darryl Elkow from our Board would be pleased to attend Council to provide any further information or answer any questions. We thank you in advance for your consideration and anticipate your response at your earliest convenience.

Regards,



Ms. Terry Sangster
Executive Director

cc: M. Hicks
HNSA - Red Deer

List of Revisions / Deletions That Handicapped Housing Society of Alberta Will Put Back Into The Red Deer Project on the Availability of Dollars

HHSA Priority	Appendix "A" Reference #	Description	Amount
1	17	Delete all landscaping including maintenance period. (\$600.00 credit Shunda Mar 31/93 plus \$2,910.00 credit Shunda - May 27/93)	\$ 3,510.00
2	5	Delete fence and stain.	\$ 3,780.00
3	16	Change balcony rails (level 2) to wood (Alternate steel credit \$500.00 Shunda Mar 31/93 plus total steel credit \$700.00 Shunda May 27/93)	\$ 1,200.00
4	6	Delete ground floor patio rails.	\$ 1,720.00
5	2	Delete sliding doors 146A & B and substitute with single outswing hollow metal doors, and frames with fully glazed panels using sealed double glass with safety glazing. Provide Stanley Automagic or equal power door operators (2) with four push pad operators (2 per door). Exact locations to be confirmed on site, however one operator will be on the exterior (adjacent to 146A), two operators will be in 146 and one operator will be in 147 (adjacent to 146B). Provide standard hardware on both doors with a panic and electromatic strike in the inner door.	\$ 5,600.00
6	14	Mechanical changes: - Delete 2 specified SG-170 Superhot boilers. Add one 400 Superhot boiler.	\$ 800.00
7	18	Delete one set of upper cabinets (over pass-through) typical kitchen elevation No.2.	\$ 4,680.00
8	9	Change ceramic tile to Olympia "Maple Leaf". Delete maintenance materials. Change tile in bathtubs and substitute with tub surrounds. Delete quarry tile in front vestibule and substitute with ALTRO 20 sheet flooring. Note: Ceramic tile to be maintained outside of tub areas at wheel-in shower areas. (Tile credit \$2,543.00 - Shunda Mar 31/93 plus the credit \$3,566.00 - Shunda May 27/93).	\$ 6,109.00

9	10	Delete carpeting. Change to vinyl composite floor tile. Washrooms to remain as originally specified. Delete requirement for maintenance materials.	\$ 14,605.00
10	27	Delete garden shed attached to west side of building including roof overhang, door, frame and hardware, framing, sheathing and concrete work. Duct shaft to remain as per drawings.	\$ 1,728.00
11	12	Change hollow/metal doors to 20ga. lock seam construction.	\$ 650.00
12	7	Delete the following millwork: - corner bedroom unit 1/A13 (total 9) - continuous oak pull on all doors & drawers - pantry units in rooms 104, 121, 135, 203, 222, 237, 249. - top adjust. shelf in all closet storage units. - storage unit in room 243	\$ 3,350.00
13	8	Delete stud wall, drywall, corner guards, patio and accordion doors to storage closets: 104, 121, 203, 222, 237, 249.	\$ 1,982.00
14	22	Delete accordion closet doors.	\$ 5,714.00
15	32	Delete lexan corner guards.	\$ 388.00
16		Stairs at landing on ramp	
17	13	Electrical changes: - Use incandescent exterior light for Type L & K in lieu of HPS (4 total).	\$ 1,200.00
18	23	Exterior window package revisions: - delete east facing window and blind in 225. Delete west facing window and blind in 233. - Delete vinyl window trims (89m) east & west elevations. Change width of Type 3 window to Type 2. - Change width of Type 2 window to 1540m and delete centre mullion on top of fixed unit.	\$ 2,017.00
19	35	Delete splash pads.	\$ 450.00
20	31	Delete building final cleaning.	\$ 800.00
21	3	Change vertical blinds to horizontal blinds & delete window treatment in Room 147.	\$ 967.00

22	21	Delete weeping tile and sock around shallow (4'-0") foundation walls. (\$500.00 credit Shunda Mar 31/93 plus \$1,000.00 credit - Shunda May 27/93)	\$ 1,500.00
23	36	Delete deck waterproofing.	\$ 250.00
24	30	Delete dampproofing from 4' foundation walls. Provide dampproofing on deep foundation walls only.	\$ 500.00
25	4	Delete concrete curbs and substitute with a 100 x 100 pressure treated timber - installed flush to adjacent surfaces. Delete upstand curb detail on sidewalk 3/A1.	\$ 770.00
26	37	Change interior handrails to wood.	\$ 418.00
27	19	Change roofing sheathing to 3/8" thick O.S.B.	\$ 800.00
28	28	Roof line revisions: - delete east gable. - delete south gable. - delete projector over balcony on north gable. (\$1,200.00 credit - Shunda April 23/93 - plus \$600.00 credit Shunda May 27/93)	\$ 1,800.00
29	24	Change asphalt paving to 50mm of hot mix on 200mm of compacted granular base in lieu of 65mm of hot mix on 225mm compacted base.	\$ 1,355.00
30	29	Delete paving around perimeter walls.	\$ 450.00
31	25	Delete sidewalk slab edge thickening and continuous reinforcing bars (4-15M's). Slab to be uniform 100mm thickness.	\$ 1,138.00

DATE: August 25, 1993

FILE NO. CS-4.124

TO: CHARLIE SEVICK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services

RE: **55th STREET RED DEER PROJECT**
Your memo dated August 25, 1993

1. The Handicapped Housing Society of Alberta is developing an accessible apartment building on 56 Street in partnership with the Provincial Government. The Society is requesting Council's consideration in reducing or waving costs of \$13,750 incurred at the City landfill site, as a result of the demolition and disposal of the original buildings on the site at 55 Street.
2. I have discussed this issue with the Parks, Recreation & Culture and Social Planning Managers, and our comments are as follows:
 - We strongly support the development of accessible housing in the community and commend the Handicapped Housing Society of Alberta for its initiative in this regard.
 - The Society and its consultants, appear to have eliminated the demolition and excavation costs of \$8,104 included in the original bid, in favour of a volunteer contractor. However, in making this decision, the landfill costs which totalled \$13,750, appear to have been overlooked. Errors of this kind in a construction project frequently occur and are usually accommodated through a contingency in the original contract. The contingency in this project is likely very small, in view of the number of deletions which have already been made.
 - The Society is essentially requesting a grant from the City to cover cost overruns in its construction project. Whereas, I am sympathetic towards their problem, I cannot recommend funding of a new item in view of the major cuts to existing programs and services which are now being undertaken by the City. In my view, our greatest priority must be the retention of existing basic services and the satisfactory maintenance of our facilities.

3 RECOMMENDATION

It is recommended that City Council deny the request from the Handicapped Housing Society of Alberta for a grant to cover landfill costs relating to its construction project.



CRAIG CURTIS

/bs

cc. Lowell Hodgson
Colleen Jensen
Don Batchelor

DATE: September 7, 1993
TO: City Clerk
FROM: Director of Engineering Services
RE: 55 STREET - RED DEER PROJECT

Engineering Services has reviewed the correspondence from the Handicapped Housing Society of Alberta. We have also attached a report from the Public Works Department and correspondence from Bettenson's Sand & Gravel, who had an involvement in the project.

Engineering Services certainly considers the project to be a commendable one, and the development will be an asset to the City of Red Deer. We are, however, unable to support the request that all or a portion of the fees at the landfill be waived. There are a number of reasons for taking this position; these include:

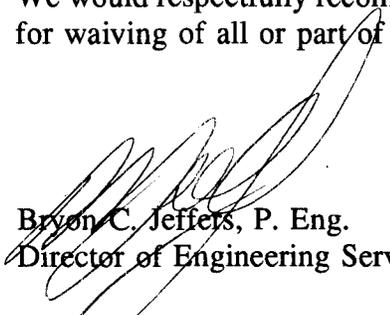
1. While we appreciate this project is special in that it provides assistance to the handicapped, there are many similar projects that occur in the city that have not applied for specific relief. We appreciate that the Society may have a very restrictive budget; however, many other organizations, including the City, operate with limited funds as well. The landfill budget can ill afford to absorb an expenditure of this magnitude.
2. Agreeing to subsidize these costs could damage local businesses' operation in this area. As we understand the situation, the Society had a bid from Bettenson's for \$8104 which they rejected. Bettenson's are able to bid low because they are able to haul to their own landfill and thereby avoid the tipping fees at the City landfill. As previously indicated, Mr. Bettenson has submitted a letter outlining his views on the project and request.
3. Based on the letter from the Solid Waste Inspector, there were 98 loads hauled to the landfill site. The operator on site indicates that all but two of the loads were mixed demolition and not suitable for clean fill.
4. It would appear that a Mr. Mike Doris from the Society contacted Mr. Brian Watson of the Public Works Department prior to hauling, and was informed that we could not waive the tipping fees. We are not aware of what may have transpired in the conversations with the Mayor or Mr. Strader. The Society, at that time, must have realized they were proceeding at some risk.

City Clerk
Page 2
September 7, 1993

5. The invoices indicate some 550 tonnes were hauled to our site. This is a significant quantity, representing in itself, almost 1% of the total volume going to the site each year. We do not feel that quantities such as this can be accepted at no charge.
6. The suggestion from the Society's consultant to enter the landfill and remove an equivalent amount of fill is totally unworkable. There would be no way to segregate this demolition waste from other waste hauled to the site and mixed waste would not be accepted at sites such as Bettenson's.

RECOMMENDATION

We would respectfully recommend to Council that The Handicapped Society of Alberta's request for waiving of all or part of the landfill fees be denied.



Bryon C. Jeffers, P. Eng.
Director of Engineering Services

BCJ/emg
Att.

Bettenson's Sand & Gravel COMPANY LIMITED

PHONE: 346-2513 — 343-0203

FAX: 346-9210

4320 - 52nd AVENUE

RED DEER, ALBERTA T4N 4J9

AUG 27 1993

25 August 1993

City of Red Deer
 City Hall
 RED DEER, Alberta

ATTENTION: Bryon Jeffers

Dear Sir:

Re: Relaxation of Landfill Fees for Special Housing
 Project on 55th Street

I am writing to respond to the request by the special housing group to have the landfill charges forgiven by the City. I would oppose this motion on the following grounds:

Private landfill locations were available and at a much reduced cost.

A reduction, if any, should have been agreed to before the fact, not after.

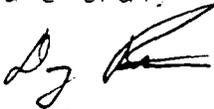
A very bad precedent could be set in that if relief is offered to one, it must be considered for all. I would expect the same consideration for myself and my clients.

As a taxpayer, I do not wish to subsidize our landfill costs by any more than I am now.

This group knew up front what its options were and what the costs involved, therefore, I feel that no relief should be forthcoming.

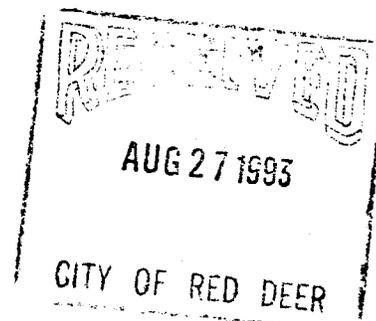
Thank you for allowing me to respond to this and I hope that the council will make the appropriate decision.

Yours truly



Doug Bettenson
 BETTENSON'S SAND & GRAVEL CO. LTD.

DB/pa



SEP 03 1993

FILE: gord\memos\demo-wst.hhs

DATE: September 1, 1993
TO: Director of Engineering Services
FROM: Public Works Manager
RE: **DISPOSAL OF DEMOLITION WASTE FROM HANDICAP HOUSING SOCIETY OF ALBERTA**

Attached is a memo from the Solid Waste Inspector regarding our understanding of this situation.

RECOMMENDATION

My recommendation is that the Handicap Housing Society of Alberta pay the applicable landfill charges.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

Att.

DATE: August 26, 1993
TO: Public Works Manager
FROM: Solid Waste Inspector
RE: DISPOSAL OF DEMOLITION WASTE FROM HANDICAP HOUSING SOCIETY OF ALBERTA

Based on our records, 98 loads of demolition material were received at the landfill from J.T. Setters and Sons who were hauling for the Handicapped Housing Society of Alberta from July 23 - 24, 1993.

Prior to the hauling, Brian Watson had a telephone conversation with Mike Doris of the Handicapped Housing Society of Alberta at which time he informed them that we could not waive the landfill tipping fees. Apparently Mike Doris pursued the matter further with Ryan Strader and the Mayor, who also advised him that the City would not waive the tipping fee.

Our landfill operator verified that almost all of the loads were mixed demolition and were not suitable for daily cover. The operator can only recall two loads which were suitable for clean fill. I assume that Setters, being an experienced hauler, advised the scale operator of these two loads of clean fill and was not charged for them; however, I have not verified this.

Based on the invoice amount, approximately 550 tonnes of material were disposed of at the landfill. This quantity of material is equivalent to almost 1% of the Red Deer Landfill's total yearly waste stream.



Mary K. Stewart, P. Eng.
Solid Waste Inspector

/blm

Commissioners' Comments

We concur with the recommendations of the Administration that the request to waive the landfill fees in this instance be not approved.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner



Handicapped
Housing
Society of
Alberta

Submitted to City Council

F A X M E M O

Date: Sept 13/93

Date: SEPT 10/1993
 To (Company Name): CITY HALL - RED DEER
 Attention: CITY CLERK CHARLIE SEVICK
 Fax Number: 346-6195
 Number of pages to follow: 0
 Re: AGENDA ITEM #2 - City Council Mtg Sept 13/93

Message: _____

FURTHER TO MY PHONE REQUEST OF
FRIDAY, SEPT 10/93 MAY I PLEASE
REQUEST THAT OUR MATTER BEFORE
COUNCIL BE TABLED AT THIS TIME
IN LIGHT OF SOME NEW INFORMATION =
WE WISH TO DISCUSS WITH THE
CITY ADMINISTRATION. I APOLOGY FOR
OUR SHORT NOTICE. WE WILL BE FOLLOWING
UP IMMEDIATELY EARLY NEXT WEEK.
THANK YOU!!

From: _____

Sent by: _____

Jerry Angster
 EXECUTIVE DIRECTOR

Phone: (403) 428-3303 Fax: (403) 425-6880

600, 9919 - 105 Street Edmonton, Alberta T5K 1B1

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
- PUBLIC WORKS MANAGER
- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- PRINCIPAL PLANNER
- CITY SOLICITOR
- _____

FROM:

CITY CLERK

RE: 55 STREET - RED DEER PROJECT

Please submit comments on the attached to this office by 93 08 25 - 4:30 P.M.

for the Council Agenda of ~~93 08 30~~.

Sept. 13/93

Call Terry for time item is scheduled on Sept 13

C. Sevcik
C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 14, 1993

Handicapped Housing Society of Alberta
6th Floor, 9919 - 105 Street
Edmonton, Alberta
T5K 1B1

Att: Ms. Terry Sangster
Executive Director

Dear Ms. Sangster:

At the City of Red Deer Council Meeting held on September 13, 1993, Council agreed that your correspondence dated August 19, 1993 re: 55th Street, Red Deer Project, be tabled until further notice from the applicant.

This office will hold your correspondence in abeyance until you advise as to when you would like this matter presented back to City Council. For your information, the upcoming Council Meetings are to be held Monday, September 27, Tuesday October 12 and Monday October 25.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Director of Financial Services
Public Works Manager

*a delight
to discover!*

February 10, 1994

THE CITY OF RED DEER
City Clerks' Office
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

ATT: Mr. Kelly Kloss, City Clerk

Dear Mr. Kloss:

Further to your letter of February 4, 1994, please accept my apology for not having followed through with our intent. I was under the impression this had been done, unfortunately it was not.

We have been very fortunate to receive sizeable consideration from the Red Deer Community Foundation and the Wildrose Foundation which has assisted with being able to add back to the project many things that initially had to be removed due to budgetary restraint. The result ---- a very beautiful project that we are extremely proud of and trust the citizens of Red Deer will also be.

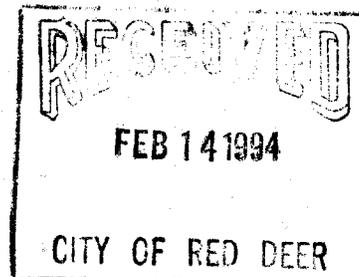
I can certainly understand the position the City departments were in on this issue and it's effects on their budgets. I was a little discouraged by the letter from Mr Bettenson, whom to the best of my knowledge was not a successful bidder to this project and I believe should have disqualified his opinion based on "conflict of interest". Allbeit, we are pleased with the outcome to date.

We anticipate occupancy to occur around May 1, 1994. We presently have 29 applications for 9 units--- this is truly ashame. In light of the special need housing cutbacks, I will suspect that it will be sometime until we are able to address this need further, however we will make every effort when possible to assist with future planning for special need housing in this province.

Thank you for following up on this matter, if we may be of any further information to yourself, please do not hesitate to contact this office.

Regards,


Ms. TL (Terry) Sangster
Executive Director



cc Ms. G. Surkan, Mayor

Craig Curtis
Bryon Jeffers 94/02/18
Al Wilcock KK
Gurd Stewart



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

February 4, 1994

Handicapped Housing Society
of Alberta
6th Floor, 9919 - 105 Street
Edmonton, Alberta
T5K 1B1

Att: Ms. Terry Sangster
Executive Director

Dear Ms. Sangster:

On September 14, 1993, I sent a letter to your attention advising that your correspondence dated August 19, 1993, re: 55th Street Red Deer Project, was tabled until further notice from the applicant.

The purpose of this letter is to inquire as to whether you plan to proceed further with your application to Council or, as a result of the time elapsed from your original application, we can assume that you now wish to abandon this matter.

Please advise the undersigned of your intent at your earliest convenience.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr



*a delight
to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 14, 1993

Handicapped Housing Society of Alberta
6th Floor, 9919 - 105 Street
Edmonton, Alberta
T5K 1B1

Att: Ms. Terry Sangster
Executive Director

Dear Ms. Sangster:

At the City of Red Deer Council Meeting held on September 13, 1993, Council agreed that your correspondence dated August 19, 1993 re: 55th Street, Red Deer Project, be tabled until further notice from the applicant.

This office will hold your correspondence in abeyance until you advise as to when you would like this matter presented back to City Council. For your information, the upcoming Council Meetings are to be held Monday, September 27, Tuesday October 12 and Monday October 25.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/clr

cc: Director of Community Services
Director of Engineering Services
Director of Financial Services
Public Works Manager

**RED DEER**

*a delight
to discover!*

NOTICES OF MOTIONNO. 1

DATE: AUGUST 31, 1993
TO: CITY COUNCIL
FROM: CITY CLERK
RE: ALDERMAN CAMPBELL-CARDWELL: NOTICE OF MOTION / APPEALS
TO COUNCIL

The follow Notice of Motion was submitted by Alderman Campbell-Cardwell at the Council Meeting of August 30, 1993:

NOTICE OF MOTION by Alderman Campbell-Cardwell

RE: APPEALS TO COUNCIL

"Whereas many citizens who feel aggrieved as the result of a dispute with another person or an employee decision, appeal directly to City Council;

And whereas mediating and ruling in such disputes at a regular Council Meeting, consumes considerable amount of Council and Administrative time;

And whereas an appeal committee(s) of Council could in many cases expedite decisions for the aggrieved;

Therefore be it resolved:

1. That Council explore the possibility of striking an appeal committee(s) to hear such appeals whose objective would be to mediate decisions, thus eliminating and/or reducing the number of appeals to Council.
2. That the Administration investigate this matter and submit recommendations back to Council specifically with regard to the following:
 - a) the scope and terms of reference of an appeal committee(s)
 - b) structure (membership)
 - c) duties, powers and responsibilities

Alderman Campbell-Cardwell: Notice of Motion / Appeals to Council

- d) draft bylaw (if necessary)
- e) other relevant details."



G. SEVCIK
City Clerk

CS/clr

Commissioners' Comments

Our observation is that in most cases these types of disputes can be mediated by the administration and we would recommend that Council ask the administration to do this in all but the impossible cases. Should an appeal committee be established applicants may still wish to appeal to the entire Council as a "final stage" of appeal.

"G. SURKAN"
Mayor

"A. WILCOCK"
Acting City Commissioner

DATE: SEPTEMBER 14, 1993

TO: CITY CLERK

FROM: ASSISTANT CITY CLERK

**RE: NOTICE OF MOTION - ALDERMAN CAMPBELL-CARDWELL:
APPEALS TO COUNCIL**

At the Council Meeting of September 13, 1993, consideration was given to the above noted Notice of Motion, however, same was not approved by Council.

However, during the discussion of same, an inquiry was made by Alderman Campbell-Cardwell as to how other cities, ie: Edmonton and Calgary, decide what items are to be presented to City Council for consideration. Although Council did not direct that we contact Edmonton and Calgary to request information on their systems, I felt that at the rate you are downloading your work this again may be another project you wish to take on to keep yourself busy over the next few months.

Trusting you will find this satisfactory and I look forward to your review in due course. Preferably before December 30, 1993.



Kelly Kloss
Assistant City Clerk

KK/clr

DATE: SEPTEMBER 14, 1993
TO: PERSONNEL MANAGER
FROM: ASSISTANT CITY CLERK
RE: NOTICE OF MOTION - ALDERMAN PIMM:
BLUE CROSS COVERAGE

At the Council Meeting of September 13, 1993, consideration was given to the following Notice of Motion:

"BE IT RESOLVED that the City of Red Deer investigate the possibility of seeking alternate coverage to replace the coverage provided by Blue Cross to the employees of the City of Red Deer."

Although a decision as to whether or not to investigate this matter will not be made until the September 27th Council Meeting, I would like to give you the opportunity to submit any comments that you feel are pertinent for Council to consider during their discussion of this matter.

I would ask that any comments be submitted to this office by September 20, 1993.

Trusting you will find this satisfactory.



Kelly Kloss
Assistant City Clerk

KK/clr

DATE: SEPTEMBER 14, 1993
TO: CITY CLERK
FROM: ASSISTANT CITY CLERK
RE: PROCEDURE BYLAW

At the Council Meeting of September 13, 1993 discussion centred around the length of meetings and the number of times Aldermen are allowed to speak on certain issues. During discussion of this matter, it was noted that there are a number of items within the Procedure Bylaw that Council does not necessarily follow. One of those procedures being, that before making his/her remarks, an Alderman shall state whether he/she is for or against the motion.

As a result of the above, I thought it would be prudent to use the many years of experience that you have to do a complete review of the Procedure Bylaw prior to your departure, to determine if portions of the said Bylaw should be amended.

I know that you will take this project on with great enthusiasm.



Kelly Kloss
Assistant City Clerk

KK/clr

BYLAW NO. 3098/93

WHEREAS the amount of the taxes levied or estimated to be levied for the current year by The City of Red Deer (hereinafter referred to as "the Corporation") for all purposes is the sum of Forty-Four Million Dollars (\$44,000,000.00);

AND WHEREAS the Council of the Corporation from time to time deems it necessary to borrow up to the sum of Twenty-Two Million Dollars (\$22,000,000.00) to meet its current expenditures and obligations for the current year until the taxes levied or to be levied therefor can be collected;

AND WHEREAS the amount of temporary loans hereby authorized to be borrowed and outstanding will not exceed the amount of taxes levied or estimated to be levied for the current year by the Corporation;

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

- 1 That the Council of the Corporation may from time to time borrow from Bank of Montreal (herein called "the Bank") up to the sum of Twenty-Two Million Dollars (\$22,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the Corporation for the current year until such time as the taxes levied therefor can be collected and agree to pay interest thereon, either in advance of or at maturity and in either case after maturity, at the rate of Prime per centum per annum.
- 2 That for and in respect of the sum or sums so borrowed the promissory note or notes of the Corporation under its corporate seal, duly attested by the signatures of either its Mayor and its Treasurer, and payable within the current financial year, be delivered to and in favour of the Bank.

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

FOR THE REGULAR MEETING OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, SEPTEMBER 13, 1993,**
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.

- 1) Red Deer Regional Planning Commission - Re: Proposed Land Use Bylaw
Amendment 2672/Q-93/Kentwood East - Phase 1/Kuhnen/Ming
Properties/Avalon Homes . . . 1



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

NO. 1

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

M E M O R A N D U M

DATE: September 9, 1993

TO: Charles Sevcik, City Clerk

FROM: Frank Wong, Planning Assistant

**SUBJECT: PROPOSED LAND USE AMENDMENT 2672/Q-93
KENTWOOD EAST - PHASE 1
KUHNEN - MING PROPERTIES**

Enclosed is a proposed land use amendment pertaining to the Kentwood East Subdivision and containing 0.968 ha (2.39 ac).

Avalon Homes Inc. is proposing to develop 12 duplex parcels and 1 "Social Care Housing" parcel. The proposal conforms to the recently approved outline plan for the area.

We recommend that City Council proceed with the first reading of the proposed land use amendment.


Frank Wong, Planning Assistant

Encl.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLETT • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

BYLAW NO.2672/Q-93

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 12/93 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1993.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1993.

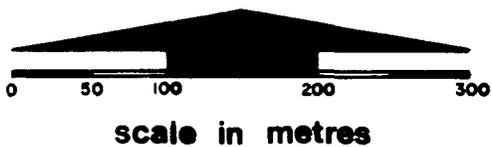
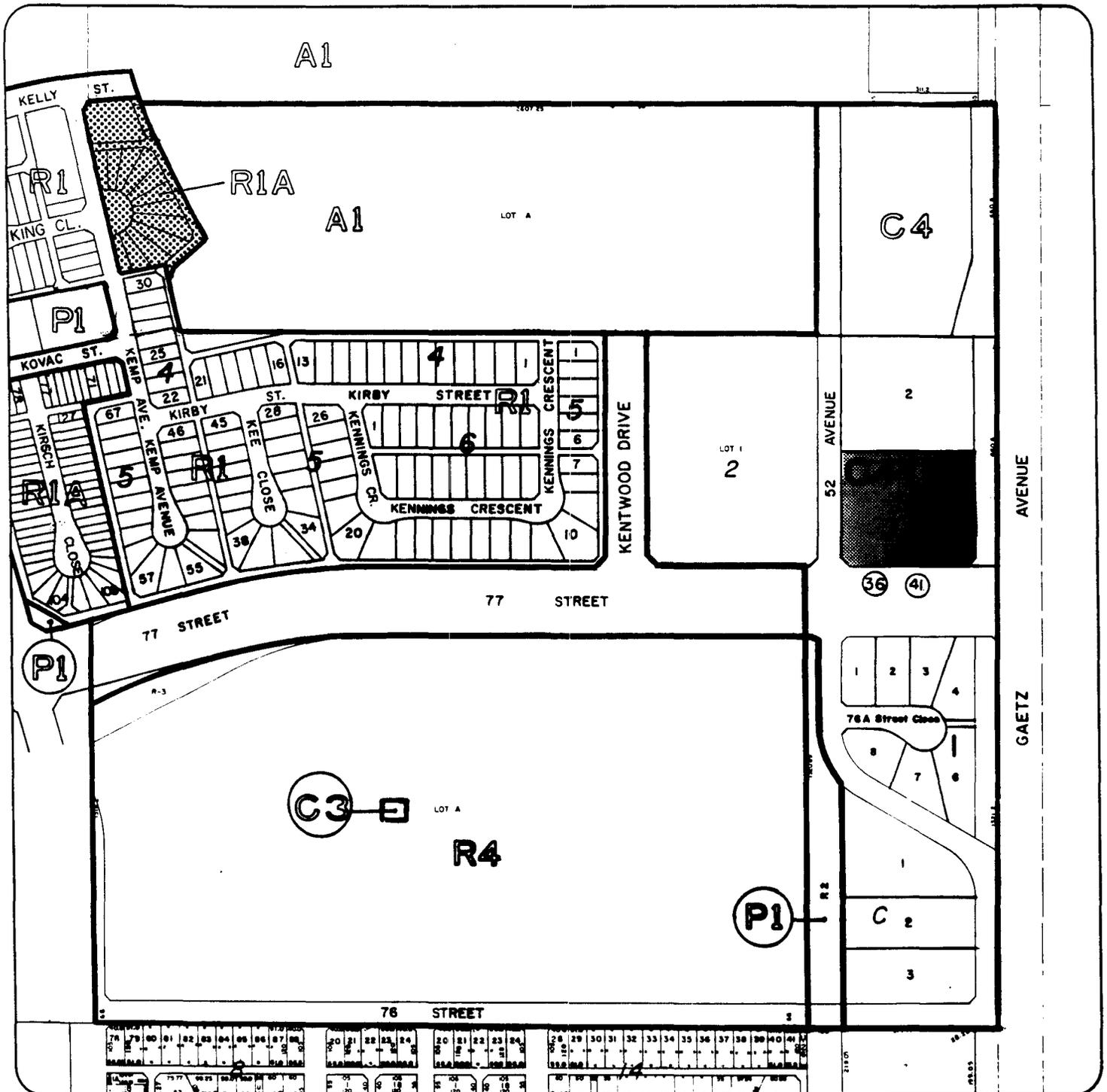
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1993.

MAYOR

CITY CLERK

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

F-14



Revisions :

MAP NO. 12/93
(BYLAW No. 2672/Q-93)

Change from A1 to R1A .



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

September 14, 1993

Avalon Homes (Red Deer) Inc.
4920 - 54 Street
Red Deer, Alberta
T4N 2G8

Dear Sir:

**RE: APPLICATION TO REDESIGNATE KENTWOOD EAST - PHASE I,
KUHNEN/MING PROPERTIES
LAND USE BYLAW 2672/Q-93**

At the City of Red Deer Council Meeting held on September 13, 1993, first reading was given to Land Use Bylaw Amendment 2672/Q-93, a copy of which is enclosed herewith.

Bylaw 2672/Q-93 provides for the redesignation of lands located in Kentwood East - Phase I from A1- R1A. It is our understanding the development will consist of twelve duplex parcels and one "social care housing". This office will now proceed with preparation of advertising for Public Hearing to be held on Tuesday, October 12, 1993 commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on Friday, September 24 and October 1, 1993. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost which in this instance is \$550.00. We require this deposit by no later than Tuesday, September 21, 1993 in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will either be invoiced for or refunded the balance.

I trust you will find this satisfactory, however, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/clr

cc: Principal Planner
Council & Committee Secretary - Sandra



*a delight
to discover!*



City Clerk's Department (403) 342-8132
September 14, 1993

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Council & Committee Secretary - Sandra



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TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

**** COUNT ****

TOTAL PAGES SCANNED : 3
TOTAL PAGES CONFIRMED : 3

*** SEND ***

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
1		9-15-93 14:35	2'02"	3/ 3		COMPLETED 9600

TOTAL 0:02'02" 3

NOTE:

No. : OPERATION NUMBER	48 : 4800BPS SELECTED	EC : ERROR CORRECT	G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE	SF : STORE & FORWARD	R1 : RELAY INITIATE	RS : RELAY STATION
MB : SEND TO MAILBOX	PG : POLLING A REMOTE	MP : MULTI-POLLING	RM : RECEIVE TO MEMORY

DATE: SEPTEMBER 14, 1993
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: ASSISTANT CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/Q-93

Council of the City of Red Deer at its meeting of September 13, 1993, gave first reading to the above noted Land Use Bylaw Amendment, a copy of which is attached.

Bylaw 2672/Q-93 provides for the redesignation of lands within the Kentwood East Subdivision, referred to as Kentwood East - Phase I containing 0.968 ha (2.39 acres) from A1 (future urban development district) to R1A (residential low density district) for a proposed 12 duplex parcel and one "social care housing" parcel project.

This office will now proceed with advertising for Public Hearing to be held on Tuesday, October 12, 1993 commencing at 7:00 p.m., or as soon thereafter as Council may determine.



Kelly Kloss
Assistant City Clerk

KK/clr
Attch.

cc: Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Council & Committee Secretary - Sandra