

## A G E N D A

For the regular meeting of RED DEER CITY COUNCIL, to be held in the Council Chambers, City Hall, MONDAY, JANUARY 23rd, 1978 commencing at 4:30 p.m.

\*\*\*\*\*

- (1) Confirmation of the January 9th, 1978 Council Minutes

### \*\*\* PUBLIC HEARING \*\*\*

A public hearing will be held at 7 p.m., January 9th, 1978 in respect of Zoning Bylaw Amendments 2011/CCC-77 and 2011/DDD-77. (Page 55).

- (2) UNFINISHED BUSINESS

- |    |  |       |
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| 2) | City Clerk - RE: Proposed Seven Year Plan  | .. 2  |
| 3) | Red Deer Labour Council - RE: Labour Representative Economic Development Committee               | .. 5  |
| 4) | City Assessor - RE: A.M.A. & Triumph Holdings Ltd.   | .. 6  |
| 5) | City Clerk - RE: Committee Membership  | .. 7  |
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| 7) | City Clerk - RE: Lease of Parking Stall to Knox Presbyterian Church                              | .. 10 |
| 8) | City Engineer - RE: Request for Traffic Lights 32nd Street and Springfield Avenue and/or 43 Ave. | .. 11 |

- (3) REPORTS

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| 1) | Acting Development Officer - RE: P.J. Toole & Cote Real Estate Ltd. - 3702, 3710 - 52 Ave. | .. 33 |
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8)	Chamber of Commerce - RE: Industrial Land Sales	.. 91

(6) PETITIONS & DELEGATIONS

(7) NOTICES OF MOTION

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- 4A) Alderman Shandera - RE: Smoking in Council Chambers .. 99
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(8) BYLAWS

- 1) 2011/ZZ-77 (Mainline Sales Ltd.) third reading
- 2) 2011/CCC-77 - (to limit frequency of development applications)  
- second and third reading
- 3) 2011/DDD-77 - (Minimum Site Dimensions pertaining to Apartments  
in R.2. & R.3 zones) - second and third reading
- 4) 2085/U-75 - (Electric Utility Bylaw) - three readings
- 5) 2573/78 - (Extending Transit & City Garage Buildings and Purchasing  
land) - first reading
- 6) 2574/78 - (Knox Presbyterian Church - License to occupy Public  
Reserve) - three readings
- 7) 2575/78 - (1978 Assessment) - three readings
- 8) 2576/78 - (Mr. & Mrs. Batdorf - License to temporarily occupy  
lane) - three readings

UNFINISHED BUSINESS

1.

NO. 1

TO: COUNCIL  
FROM: CITY CLERK

RE: MAINLINE SALES LTD. & ZONING BYLAW NO. 2011/ZZ-77

All agreements, prepayments, conditions of subdivision, etc., pertaining to the Mainline Sales Ltd. site on the west side of Gaetz Ave., north of 76 Street, have now been completed and it is in order for Council to give 3rd and final reading to Bylaw 2011/ZZ.

The amending Bylaw will be available for Council consideration.

"R. STOLLINGS"  
City Clerk

NO. 2

TO: COUNCIL  
FROM: CITY CLERK

RE: PROPOSED SEVEN YEAR PLAN

The above plan was presented to Council January 9th, 1978 and was tabled for two weeks to enable members to review same.

We would remind all Councillors to bring their reports to the January 23rd meeting.

"R. STOLLINGS"  
City Clerk

Commissioner's Comments

Also attached is a copy of a report from the City Treasurer concerning debenture borrowings and showing the revised latest estimates of some of the 1978 projects. Council should be aware these are only estimates which may be subject to revision once detailed plans have been prepared and tenders called. We recommend Council approve the 1978 portion of the Seven Year Plan as proposed and further recommendations be brought forward for the remaining \$107,800.00 when more accurate information on costs have been obtained.

The Fire Department has been requested to prepare a revised budget for the fire training grounds, staging the work over several years and when this budget has been prepared it may be advisable to allocate some of these funds to the first stage.

The proposed expenditures for the years 1979 and onward are subject to review annually and in particular the 3rd fire Hall (south hill) may have to be advanced. Council approval will be requested for funds in the Fire Department operating budget to conduct a detailed study on the timing and location of this item and next year's Seven Year Plan will be modified accordingly.

"M.C. DAY"  
City Commissioner

DATE: January 18, 1978

TO: City Clerk

FROM: City Treasurer

RE: DEBENTURE BYLAW NO. 2573-78

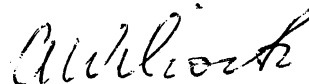
In the 1978 portion of the Seven Year Plan submitted to Council the following projects were included:

<u>Project</u>	<u>Seven Year Plan Allocation</u>
Garage Extension	\$200,000
West Yards Land Purchase	170,000
Bus Storage Building	870,000
Renovations to West Yards	75,000
	<u>1,315,000</u>

More accurate estimates have now been made for the above projects and a debenture bylaw has been prepared for \$1,207,200. This leaves an excess provision of \$107,800 that could be used for the 64th Avenue Bridge.

Requested Action

Council approval of the attached debenture bylaw is requested. The bylaw authorizes the borrowing of funds for the above projects.



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

AW:mw

Att'd.

Commissioner's Comments

Council left one vacancy on the Economic Development Committee pending receipt of a recommendation from the Labour Council.

Recommend Council by resolution appoint Ms. Strong to this Committee.

"M.C. DAY"  
City Commissioner

# Red Deer Labour Council

P.O. BOX 793

RED DEER, ALBERTA

NO. 3

5.

January 4, 1978

Mr. R. Strollings  
City Clerk  
City of Red Deer  
4914 - 48 Avenue  
RED DEER, Alberta

Dear Mr. Strollings:

This is to advise that the Red Deer Labour Council submits the name of Ms. Marge Strong as its official representative to the City of Red Deer's Economic Development Committee.

Ms. Strong may be contacted:

4909 - 48 Street                      Business  
Telephone: 343-2100

#302, 4920 - 47 Street              Residence  
Telephone: 343-8716

With Ms. Strong's involvement in this community's affairs and previous experience we strongly believe she will contribute considerably to the operation of the Economic Development Committee.

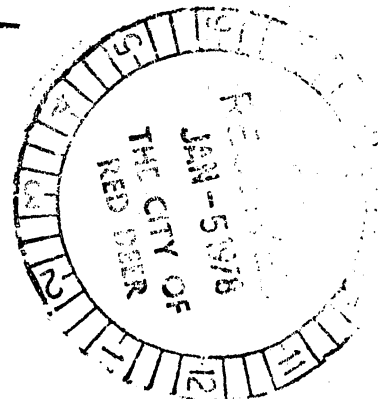
Yours truly,



D. W. ADAMS  
PRESIDENT

DWA\*sh  
opeiu#491

cc: Executive  
Ms. M. Strong





Commissioner's Comments

Council left one vacancy on the Economic Development Committee pending receipt of a recommendation from the Labour Council.

Recommend Council, by resolution, appoint Ms. Strong to this Committee.

"M.C. DAY"  
City Commissioner

NO. 4

January 19, 1978

TO: City Clerk  
FROM: City Assessor

RE: AMA and Triumph Holdings Ltd.

May I advise that a meeting was held with representatives of the above noted business on January 18, 1978, to discuss the matter of the parking lot. It was mutually agreed to have the property appraised and then hold a further meeting to discuss whether the land should be purchased, leased or metered.

May I recommend that this matter be tabled until such time as a further report can be brought back to City Council.  
(Estimate end of February)



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

cc B. Jeffers  
M. Day  
K. Curle

Commissioners' Comments

Concur with the recommendations of the City Assessor.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

January 4, 1978

NO. 5

TO: City Council  
FROM: City Clerk

RE: Committee Membership

As requested, following is the information pertaining to membership on various boards, commissions, etc. and the bylaws, resolutions, or acts governing same.

1. DEVELOPMENT APPEAL BOARD

Zoning Bylaw No. 2011 (Section 68(1), (2))

3 members or more - to include at least one member of Council. Majority of the Board shall be persons other than members of Council. Shall not include officials or servants of Council or members of the Municipal Planning Commission.

5 members appointed - all residents of Red Deer

2. MUSEUM MANAGEMENT BOARD

Bylaw No. 2512/76 (Section 2)

9 members - of which 3 are to be appointed by the City of Red Deer, 1 of whom shall be a Council member. 6 members to be appointed by the Red Deer and District Museum Society subject to approval of the City of Red Deer.

Current Membership

3 of the Museum Society representatives are non resident.

3. RED DEER AND DISTRICT SOCIAL SERVICE BOARD

Agreement Among City, County, Delburne, Penhold & Bowden

12 members - 6 are to be appointed by the City of which at least 4 shall be citizens-at-large. 2 are to be appointed by the County and 1 by each of the Villages.

Current Membership

All of the City appointees are resident of the City. The County and Village representatives are non resident of Red Deer.

4. RED DEER INDUSTRIAL AIRPORT COMMISSION

7A.

Bylaw No. 2278 (Section 4(b), (c))

6 members - 1 shall be a member of Council, 5 citizens-at-large, 1 of whom shall be appointed from persons recommended by the Chamber and 4 of whom shall be appointed from persons recommended by the other 3 members, provided that two of such members shall, if possible, be persons familiar with airport procedure requirements and flying regulations.

Current Membership

1 member is non resident and has been appointed as a County representative.

5. RECREATION BOARD

Bylaw No. 2225 (Section 3(b))

10 members - consisting of 2 Aldermen, 1 each from the Public School Board, Separate School Board, College and River Glen School and 4 citizens-at-large.

Current Membership

All members are resident of Red Deer.

6. MUNICIPAL PLANNING COMMISSION

Zoning Bylaw No. 2011 (Section 6A(2), (3))

5 members or more - to be appointed by Council resolution of which not less than one-half shall be appointed officials of the City.

Current Membership

All members are resident of Red Deer

7. ECONOMIC DEVELOPMENT COMMITTEE

Bylaw No. 2253 (Section 1(b))

12 members or more - consisting of the Mayor, 1 or more Council members, 2 representatives of the Chamber, County representative, Red Deer Labor Council representative, and 6 or more representatives of business and industry.

Current Membership

The County representative and two of the business representatives are non resident of Red Deer.

8. COUNTY CITY LIAISON COMMITTEE

Resolution

4 members - 2 Council representatives, 2 County representatives.

Current Membership

The County representatives reside in the County.

9. G.H. DAWE COMMUNITY CENTRE

7B.

Agreement among City, Public and Separate School Boards

6 members - consisting of 2 elected representatives appointed by each party.

Current Membership

All members are resident of Red Deer.

10. FORT NORMANDEAU JOINT MANAGEMENT BOARD

Agreement between City and County

4 members - consisting of 2 members of the respective Councils.

Current Membership

The County representatives are resident of the County.

11. GOLDEN CIRCLE MANAGEMENT BOARD

Bylaw 2511/76 (Section 2)

12 members - to be appointed and to consist of 1 from each of the following: Citizen-at-large, P.S.S. Dept., Recreation Dept., Council on Aging, Lions Club, 2 from the Kiwanis Club, and 5 senior citizens-at-large.

Current Membership

All members are resident of Red Deer with the exception of the Preventive Social Service Representative.

12. POLICE COMMISSION

Bylaw 2524/76 (Section 1(c))

5 members - consisting of 2 members who may be Council members or municipal employees and 3 citizens-at-large.

Current Membership

All members are resident of Red Deer.

13. PARKING COMMISSION

Bylaw 2534/77 (Section 4(2))

6 members - consisting of 2 members of Council, 1 to be appointed from persons recommended by the Downtown Businessmen's Association and 1 from persons recommended by the Chamber and 2 citizens-at-large.

Current Membership

All members are resident of Red Deer.

7C.

14. LANDLORD AND TENANT ADVISORY BOARD

Bylaw 2424 - (Section 4(5))

8 members - to be appointed by Council.

Current Membership

1 member is non resident of Red Deer

15. HOUSING AUTHORITY

Ministerial Order No. 98/75

7 members - to be appointed by the Minister of Municipal Affairs

Current Membership

All members are resident of Red Deer.

16. ARCHIVES COMMITTEE

Bylaw 2172 - (Section 1(c))

Not more than 8 members - one of whom shall be a member of Council

Current Membership

One member non resident (Re-appointments up for review).

17. THE RED DEER LIBRARY BOARD

The Libraries Act - R.S.A. 1970 (Section 18 (3) (5))

Not less than 5 nor more than 10 members - all of whom shall be appointed by the Council of the Municipality from among the residents thereof.  
No more than 3 members of the Council shall be members of the Board at the same time.

Current Membership

All members are resident of Red Deer. Re-appointments are up for review.

In addition to the above, the following committees have been established by resolution of Council and are not governed by a bylaw.

- (1) Housing Committee
- (2) Red Deer Twilight Lodge & Homes Foundation
- (3) Disaster Services Committee
- (4) Personnel Committee
- (5) Citizens Recognition Committee
- (6) School Liaison Committee
- (7) Central Alberta Exposition Committee

Of the above committees it is conceivable that non-residents could be serving on the Twilight Lodge & Homes Foundation and the Central Alberta Exposition Committee.

"R. STOLLINGS"  
City Clerk

#### COMMISSIONERS' COMMENTS

It is apparent from the above report that some committees, or boards have non-resident membership while others have not, and in some cases, because of necessity (i.e. Airport - Fort Normandeau, etc.), we do in fact have County residents serving on the Committees. It is our recommendation that Council not pass the tabled resolution but remain with the existing policy. Council already have the discretion to confine membership on a specific Committee to City residents if this is desirable by just not appointing non-residents when filling vacancies on such committees.

At the request of a previous Council, we require nominees for committees to complete an authorized application form which indicates their residential status.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 6

20 January 1978

TO: COUNCIL

FROM: CITY CLERK

RE: SHOPPING DEVELOPMENT S.E. CORNER PIPER  
DRIVE AND GAETZ AVENUE

Council will recall that Mr. G. Hamill and Mr. Stan Simpson made application at the last meeting of Council for certain changes to the use table for C.5.X. zone and that this matter was tabled for 2 weeks.

Since the above meeting, we have received further correspondence from Mr. P.C. Power on behalf of the applicants requesting that the above application be withdrawn and advising of a new application for rezoning of the site to C.3. This latter request will be brought before Council at the next meeting, and, therefore, no further action is required of Council at this time.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner



January 20, 1978.

NO. 7

10.

TO: COUNCIL  
FROM: CITY CLERK

RE: LEASE OF PARKING STALL TO KNOX PRESBYTERIAN CHURCH

In order to formalize the lease of a parking stall to Knox Church, it is necessary to pass a bylaw as per Bylaw No. 2574/78 attached. Council consideration of this item would be appreciated.

R. Stollings  
City Clerk

NO. 8

January 18, 1978

TO: City Clerk  
FROM: City Engineer

RE: Request for Traffic Lights -  
32 Street and Springfield Avenue and/or 43 Avenue  
-----

At the December 12, 1977 meeting of Council a report was presented for Council's consideration re the above matter. At that time Council tabled the matter for a further study by the Engineering Department.

In accordance with the instructions of Council and in recognition of the concerns of the citizens and parents in the area a further study was carried out with the following terms of reference:-

- 1) A complete analysis of traffic and pedestrian volume during the same hours as the previous study. The first study was only for the 32 Street/Springfield intersection.
- 2) A traffic and pedestrian analysis for a Sunday during the hours of service for Sunnybrook United Church.
- 3) A traffic and pedestrian study between the hours of 6:00 P.M. and 9:30 P.M. on a week night. The night chosen was a Wednesday night, the night designated by the School authorities and Recreation Department.
- 4) A radar speed analysis of vehicles on 32 Street.

The tables which form a part of this report summarize our findings. Briefly, the figures indicate the following:-

- 1) The traffic volumes tabulated for January 11, 1978 are somewhat less than the figures indicated for the October study. Delays for traffic entering 32 Street off Springfield Avenue or 43 Avenue were minor in nature. The pedestrian volumes remained essentially unchanged at 32 Street and Springfield Avenue. (95 pedestrians) The pedestrian volume at 43 Avenue was considerably less (56 pedestrians). An official count was not taken at 44A Avenue but the intersection was watched and pedestrian crossing was observed to be negligible.

January 18, 1978

12.

- 2) Traffic and pedestrian volumes were low on Sunday, January 8, 1978 with a total east-west traffic flow of 417 and pedestrian counts of 13 over the two hour period.
- 3) The study during the evening period revealed average hourly traffic of approximately 392 vehicles over the two intersections and an average hourly pedestrian crossing of 17 at the busiest intersection Springfield Avenue and 32 Street. The traffic volumes are down from the daily averages while the pedestrian count is close to equal.
- 4) On January 12, 1978 between 1:00 P.M. and 3:00 P.M. a radar check was taken of 303 vehicles. 66% or 201 vehicles travelled at 50 km/hr or less. Vehicles travelling 60 km/hr or less represented 95% of the traffic flow.

In light of the findings presented in this report; the conclusions and recommendations presented in the December 12, 1977 analysis are still valid. According to the "Uniform Traffic Control Devices for Canada Manual" traffic lights are not required at either of these intersections.

Council should be aware that the ordering and installation of traffic lights can take an extended period of time, as much as one to two years in some cases. It is hard to predict accurately what the traffic and pedestrian volumes will be in another year. It may be that by the time a set of traffic lights is available for this intersection that they will be warranted, however there is no way of verifying this possibility.

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

BCJ/ab  
attachments

32 STREET & SPRINGFIELD AVENUE

13.

<u>VOLUMES</u>	<u>TOTAL</u>	<u>TOTAL</u>
<u>32 STREET TRAFFIC</u> - Total Traffic	<u>Oct/77</u>	<u>Jan/78</u>
East of Springfield Ave.		
8:00 A.M. to 9:00 A.M.	659	570
11:30 A.M. to 1:30 P.M.	1304	907
3:30 P.M. to 4:30 P.M.	788	537
6:00 P.M. to 9:30 P.M.	---	1371

<u>32 STREET TRAFFIC</u> - Total Traffic	<u>Oct/77</u>	<u>Jan/78</u>
West of Springfield Ave.		
8:00 A.M. to 9:00 A.M.	839	743
11:30 A.M. to 1:30 P.M.	1784	1182
3:30 P.M. to 4:30 P.M.	974	699
6:00 P.M. to 9:30 P.M.	---	1696

<u>SPRINGFIELD AVENUE TRAFFIC</u>	<u>Left turns west onto 32 Street</u>		<u>TOTAL VOLUME North &amp; South</u>	
	<u>Oct/77</u>	<u>Jan/78</u>	<u>Oct/77</u>	<u>Jan/78</u>
8:00 A.M. to 9:00 A.M.	181	183	316	289
11:30 A.M. to 1:30 P.M.	312	212	740	457
3:30 P.M. to 4:30 P.M.	136	84	372	256
6:00 P.M. to 9:30 P.M.	---	191	---	609

32 STREET & 43 AVENUEVOLUMESTOTALJan/7832 STREET TRAFFIC - Total Traffic  
East of 43 Avenue.

8:00 A.M. to 9:00 A.M.	510
11:30 A.M. to 1:30 P.M.	802
3:30 P.M. to 4:30 P.M.	456
6:00 P.M. to 9:30 P.M.	1372

32 STREET TRAFFIC - Total Traffic  
West of 43 Avenue

8:00 A.M. to 9:00 A.M.	592
11:30 A.M. to 1:30 P.M.	955
3:30 P.M. to 4:30 P.M.	521
6:00 P.M. to 9:30 P.M.	1610

43 AVENUE TRAFFICLeft turns  
onto 32 StreetTOTAL VOLUME  
North & South

8:00 A.M. to 9:00 A.M.	13	148
11:30 A.M. to 1:30 P.M.	28	249
3:30 P.M. to 4:30 P.M.	20	139
6:00 P.M. to 9:30 P.M.	63	494

32 STREET & 43 AVENUE

15.

VOLUMES

SUNDAY, JANUARY 8, 1978

	<u>Eastbound</u>	<u>Westbound</u>
<u>32 STREET TRAFFIC</u> - at intersection of 43 Avenue		
10:30 A.M. - 11:30 A.M.	111	93
11:30 A.M. - 12:30 P.M.	113	100
Total Volume / 2 hour count	224	193

PEDESTRIAN DELAYS & VOLUMES

16.

32 STREET & 43 AVENUE  
CROSSING 32 STREET

SUNDAY, JANUARY 8, 1978

<u>TIME</u>	<u>TOTAL NO. OF PEDESTRIAN GROUPS</u>	<u>NO. OF DELAYED PERIOD</u>
10:30 A.M. - 11:30 A.M.	5 (5 pedestrians)	1-15 seconds
11:30 A.M. - 12:30 A.M.	8 (8 pedestrians)	1-20 seconds

32 STREET & 43 AVENUE  
CROSSING 32 STREET

JANUARY 11, 1978

<u>TIME</u>	<u>TOTAL NO. OF PEDESTRIAN GROUPS</u>	<u>NO. OF DELAYED PERIOD</u>
8:00 A.M. - 9:00 A.M.	3 (5 pedestrians)	No delay
11:30 A.M. - 1:30 P.M.	6 (11 pedestrians)	1-10 seconds
3:30 P.M. - 4:30 P.M.	14 (20 pedestrians)	5-10 seconds
		Average delay 10 sec.
6:00 P.M. - 9:30 P.M.	13 (20 pedestrians)	6 - pedestrians
		Average delay 17.5 sec

32 STREET & SPRINGFIELD  
AVENUE CROSSING 32 STREET

JANUARY 11, 1978

<u>TIME</u>	<u>TOTAL NO. OF PEDESTRIAN GROUPS</u>	<u>NO. OF DELAYED PERIOD</u>
8:00 A.M. - 9:00 A.M.	5 (5 pedestrians)	No pedestrians experienced delays during counting period.
11:30 A.M. - 1:30 P.M.	11 (15 pedestrians)	
3:30 P.M. - 4:30 P.M.	10 (14 pedestrians)	
6:00 P.M. - 9:30 P.M.	28 (61 pedestrians)	

1. Pedestrian Groups are one or more people crossing at the same time and therefore delayed the same amount of time if waiting for a crossing gap in the vehicular traffic.
2. The number of pedestrians shown in parenthesis are the actual number of pedestrians.

Speed of Vehicles	No. of Vehicles	Speed Check 32 Avenue East 43 Street	
in km/hr	1:00 PM - 3:00 PM	January 12, 1978	

---

28	1		
29			
31	1		
32			
34	1		
35	3		
37	4		
39	7		
41	17		
42	29		
44	28	50 km/hr	60 km/hr
45	28	<u>and under</u>	<u>and under</u>
47	21		
49	34	66%	95%
* 50	27		
52	25		
54	15		
55	21		
57	13		
58	7		
60	5		
62	2		
63	4		
65	2		
67			
68	3		
70	2		
71			
73	1		
75			
76	1		
78			
79		* Speed Limit	
81	1		

---

Total No. of vehicles 303



1 Shamrock Close  
Red Deer, Alberta  
Dec. 21, 1977

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

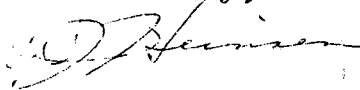
Dear Mr. Stollings:

At a recent meeting of the City Council, the matter of pedestrian-activated lights on 32nd St. near the Mountview skating rink was tabled until the meeting on January 9, 1978.

I would appreciate it if I might address Council on that occasion to bring to their attention certain new information I have gathered since I last spoke to them and to present to them a petition on behalf of many citizens of Sunnybrook and Mountview in this regard.

In the event that circumstances dictate that this item cannot be ready for the Jan. 9 meeting, kindly inform me of the new date. I would also appreciate a copy, when it is completed, of the findings of the pedestrian survey being done at the crosswalk on 32nd St. east of Springfield Ave.

Yours truly,



W. J. Heinsen

The following names have been collected in favour of this petition:

This is to declare my (our) support in favour of the installation of pedestrian-activated signal lights on 32nd St. behind the United Church or at the intersection of 32nd St. and Springfield Ave. I (we) are qualified electors in Red Deer.

- |                        |                      |
|------------------------|----------------------|
| 1. J. A. Elliot        | 7 Selkirk Blvd       |
| 2. Violet Elliot       | 7 Selkirk Blvd       |
| 3. Glenn Smith         | 11 Stirling Close    |
| 4. Marion Smith        | 11 Stirling Close    |
| 5. Roy Fletcher        | 2 Stirling Close     |
| 6. Brenda Fletcher     | 2 Stirling Close     |
| 7. Erland Krefting     | 5 Somerset Close     |
| 8. Ron and Betsy Enman | 35 Springfield Ave.  |
| 9. J. vanden Burg      | 405-13 Stanhope Ave. |
| 10 . A. vanden Burg    | 405-13 Stanhope Ave. |
| 11. Gale Kykkanen      | 302 Southwinds Apts. |
| 12. Alan Deines        | 12 Scott St.         |
| 13. Sharon Deines      | 12 Scott St.         |
| 14. J. A. Macleod      | 13 Salisbury Ave.    |
| 15. Jean Macleod       | 13 Salisbury Ave.    |
| 16. Judy Shyback       | 2 Springfield Ave.   |
| 17. Robin Shyback      | 2 Springfield Ave.   |
| 18. Carol Wiebe        | 34 Stewart St.       |
| 19. Don Wiebe          | 34 Stewart St.       |
| 20. Barrie H. Wilson   | 14 Somerset Close    |
| 21. Gloria L. Wilson   | 14 Somerset Close    |
| 22. Shirley Gallant    | 22 Sutton Close      |
| 23. Jim Kennedy        | 6 Somerset Close     |
| 24. Phyllis Kennedy    | 6 Somerset Close     |

25. R. H. Nobel	23 Spenser St.
26. E. Nobel	23 Spenser St.
27. L. Frodle	18 Stirling Close
28. E. Frodle	18 Stirling Close
29. K. J. Challoner	3 Stewart St.
30. S. Challoner	3 Stewart St.
31. F. C. Fletcher	1 Scott St.
32. Mr. and Mrs. O. Pohl	15 Spencer St.
33. W. Honig	206-1 Springfield Ave.
34. Nan Fisher	8 Somerset Close
35. Russel M. Fisher	8 Somerset Close
36. Mr. and Mrs. Munn	11 Stewart St.
37. Mr. and Mrs. J. Johnson	27 Selkirk Blvd.
38. Maurice and Pauline Peters	2 Stanley Cres.
39. Anne Warren	8 Sutton Close
40. Raymond Warren	8 Sutton Close
41. E. Friesen	8 Springfield Ave.
42. Marie Friesen	8 Springfield Ave.
43. Mrs. J. Beesley	11 Sutton Close
44. Evelyn Labron	4436 - 33 St.
45. Ken Labron	4436 - 33 St.
46. T. Connelly	15 Scott St.
47. D. Connelly	15 Scott St.
48. Art Skage	4 Scott St.
49. Dan Skage	4 Scott St.
50. D. W. Constable	307-13 Stanhope Ave.

51. M. Gerlach	307-13 Stanhope Ave.
52. Herman Sonnenberg	33 Springfield Ave.
53. Lloyd Sonnenberg	33 Springfield Ave.
54. Herman Sonnenberg	33 Springfield Ave.
55. Darrell Sonnenberg	33 Springfield Ave.
56. Brian Anderson	105-13 Stanhope Ave.
57. Maureen Dillman	105 -13 Stanhope Ave.
58. Kevin Anstey	9-2 Selkirk Blvd
59 Sony Entierro	9-2 Selkirk Blvd.
60. Eva Koch	112-12 Selkirk Blvd
61. Janice and Henry Soltysiak	7 Sutton Close
63. Gary Morgan	22 Stirling Close
64. J. J. Morgan	22 Stirling Close
65. Sharon Bourgeois	102-1 Springfield Ave.
66. J. M Bourgeois	102-1 Springfield Ave.
67. G. D. Evancio	26 Stewart St.
68. L. F. Evancio	26 Stewart St.
69. E. McCauley	31 Springfield Ave.
70. E. J. Craig	31 Springfield Ave.
71. Mel Homme	19 Spencer St.
72. F. Homme	19 Spense St.
73. Clayton and Lena Stark	108-12 Selkirk Blvd.
74. Denis and Anne Robinson	17 Somerset Close
75. Brian and Melinda Pickering	13 Stewart St.

76. Les and Brenda Roe	6 Scott St.
77. Diana G. Battle	18 Stewart St.
78. Garren L Battle	18 Stewart St.
79. Shirley A. Knight	15 Selkirk Blvd.
80. K. Knight	15 Selkirk Blvd.
81. Laurel Charlton	3 Scott St.
82. R. Charlton	3 Scott St.
83. June E. Nolan	
84. Me E. Garrett	21 Sutton Close
85. A. A. Garrett	21 Sutton Close
86. Elizabeth Whiteford	28 Springfield Ave.
87. Garry Sudol	18 Sutton Close
88. Claire Sudol	18 Sutton Close
89. V. King	16 Sutton Close
90. Lorrie Dufaur	202-1 Springfield Ave.
91. P. Dufaur	202 - 1 Springfiled Ave.
92. Agnes M. Campbell	24 Stewart St.
93. Mr. and Mrs. G. Deering	13 Scott St.
94. Barb Swa nn	204 Southwinds Apt.
95. Chris Murks	204 Southwinds Apt.
96. K. W. Willams	5 Stirling Close
97. Greta Williams	5 Stirling Close
98. Mr. and Mrs. T. J. Loblaw	6 Sutton Close
99. Julia Koch	61 Selkirk Blvd.
100. Bran Allen	3920 50 Ave.

101. Marg Walter	9 Stanhope Ave.
102. Sheila Brotherton	64 Arb Close
103. Norma Eaglesham	4432 33 St.
104. Victoria Biskup	4428 33 St.
105. Walter Biskup	4428 33 St.
106. Linda Vickers	4424 33 St.
107. Gerry Vickers	4424 33 St.
108. Norman Chu	4420 33 St.
109. Elsie Schmidik	4416 33 St.
110. Harold Schmidik	4416 33 St.
11. Glen Hill	4412 33 St.
12. Wilma Hill	4412 33 St.
113. Frank Lang	4444 - 33 St.
114 Angie Lang	4444 33 St.
115. Marlyn Kawalski	3 Shamrock Close
116. S. W. Stimson	46 Sherwood Cres.
117. S. Stimson	46 Sherwood Cres.
118. L. Graff	42 Sherwood Cres.
119. J. Rathwell	50 Sherwood Cres.
120 L. Rathwell	50 Sherwood Cres.
121. M. Joslin	48 Sherwood Cres.
122. C. E. Joslin	48 Sherwood Cres.
123. M. Coleman	3 Standish Close
124. B. Fielding	5 Standish Close
125. H. Fielding	5 Standish Close

126. H. Huebler	6 Standish Close
127. E. Szastkiw	7 Standish Close
128. Margaret Hoffman	8 Standish Close
129. Janie Ryan	9 Standish Close
130. Barney Ryan	9 Standish Close
131. Linda Johnson	2 Standish Close
132. Bruce A. Johnson	2 Standish Close
133. Margaret Fenwick	34 Allan Street
134. Helen Knight	1 Sherwood Cres.
135. Glen Knight	1 Sherwood Cres.
136. Betti Carscadden	3 Sherwood Cres.
137. K. Carscadden	3 Sherwood Cres.
138. Louise Busby	5 Sherwood Cres.
139. Yolande Stubbs	43 Sherwood Cres.
140. Art Stubbs	43 Sherwood Cres.
141. M.S. Stephens	41 Sherwood Cres.
142. G.W. Stephens	41 Sherwood Cres.
143. Bernice Warkentin	39 Sherwood Cres.
144. Ray McMullen	37 Sherwood Cres.
145. Sandra Stang	33 Sherwood Cres.
146. Reenee Kinniburgh	35 Sherwood Cres.
147. Dorothy Flynn	31 Sherwood Cres.
148. Kuei Shou Wu	4 Shamrock Close
149. Wei Jean Wu	4 Shamrock Close
150. R. Kawalski	4 Shamrock Close

151. Ron and Lorraine Corsiatto	5 Shamrock Close
152. A. Wiese	121 Selkirk Blvd.
153. E. Hicks	117 Selkirk Blvd.
154. D.F. Solty	109 Selkirk Blvd.
155.J. vander Borgh	59 Springfield Ave.
156. B.J. Sterling	57 Springfield Ave.
157. Rick Howard	55 Springfield Ave.
158. Jennifer Howard	55 Springfield Ave.
159. Shirley Gordon	53 Springfield Ave.
160. D.S. Beamish	51 Springfield Ave.
161. W.J. Heinsen	1 Shamrock Close
162. Elizabeth Heinsen	1 Shamrock Close
163. Don and Barbara Dubitz	2 Shamrock Close
164. Charles S. Garbutt	13 Selkirk Blvd.
165. Margaret A. Garbutt	13 Selkirk Blvd.
166. H. Kuharchuk	8 Savoy Cres.
167. Dennis Gravon	38 Sherwood Cres.
168. A. Chantler	36 Sherwood Cres.
169. H. Chantler	36 Sherwood Cres.
170. F. Stewart	34 Sherwood Cres.
171. D. Stewart	34 Sherwood Cres.
172. S. Westergaard	30 Sherwood Cres.
173. H. Hagen	28 Sherwood Cres.
174. Gwen Hagen	28 Sherwood Cres.
175. Clarence E. Mellon	26 Sherwood Cres.



176. Carl Horobetz	24 Sherwood Cres.
177. Mrs. Wm. Reed	22 Sherwood Cres.
178. W. Reed	22 Sherwood Cres.
179. Mrs. R. Lemke	20 Sherwood Cres.
180. R. Lemke	20 Sherwood Cres.
181. W.G. Deering	18 Sherwood Cres.
182. V. Joyce Williams	16 Sherwood Cres.
183. Garry Williams	16 Sherwood Cres.
184. Art Wegner	14 Sherwood Cres.
185. John Barr	10 Sherwood Cres.
186. Heather Barr	10 Sherwood Cres.
187. Alvin Brack	8 Sherwood Cres.
188. Shirley Brack	8 Sherwood Cres.
189. H.E. Gusella	6 Sherwood Cres.
190. Ann Krushelnicki	4 Sherwood Cres.
191. Ray Killeen	32 Sherwood Cres.
192. Dennis Carlson	3 Stirling Close
193. MR. and Mrs. Schietzsch	15 Somerset Close
194. Mr. and Mrs. H.J. Andrews	307-10 Stanton St.
195. S. and E. Benedect	407-10 Stanton St.
196. R.E. Bartlett	12 Springfield Ave.
197. D.J. Bartlett	12 Springfield Ave.
198. Edward Heinsen	10 Stanton St.
199. Jean Thorlakson	401-10 Stanton St.
200. Gudbjorn Thorlakson	401-10 Stanton St.

201. W.H. Schultz	12 Somerset Close
202. Leona L. Schultz	12 Somerset Close
203. V. Schroeder	207-10 Stanton St.
204. Dave Schroeder	207-10 Stanton St.
205. Joan Moisey	31 Spencer St.
206. S.G. Moisey	31 Spencer St.
207. E. DeBolt	69 Sherwood Cres.
208. J. Staniland	67 Sherwood Cres.
209. Margaret I. Nuell	65 Sherwood Cres.
210. J.A. Nuell	65 Sherwood Cres.
211. C.W. Dickie	51 Sherwood Cres.
212. Marg. Dickie	51 Sherwood Cres.
213. Agnes Davis	75 Sherwood Cres.
214. Janice Campbell	63 Sherwood Cres.
215. Jean Michalchuk	61 Sherwood Cres.
216. Sheila Vale	59 Sherwood Cres.
217. Bill Vale	59 Sherwood Cres.
218. Joyce Hilsabeck	45 Sherwood Cres.
219. Norman Hilsabeck	45 Sherwood Cres.
220. Keith Lamb	77 Sherwood Cres.
221. J.A. Mueller	301-10 Stanton St.
222. H.J. Mueller	301-10 Stanton St.
223. Robert and Phyllis Hay	17 Sutton Close
224. E.D. Carlson	3 Stirling Close.
225. John Busby	5 Sherwood Cres.

226. Ken and Dorothy Nickerson	13 Sherwood Cres.
227. Ida Neale	15 Sherwood Cres.
228. Jane Moeller	19 Sherwood Cres.
229. Mrs. D. Friesen	21 Sherwood Cres.
230. Bertha Stromquest	23 Sherwood Cres.
231. Donna Villard	23 Sherwood Cres.
232. Eileen Freeborn	10 Standish Close
233. G.M. Coleman	3 Standish Close
234. Evelyne Fairbrother (Secretary Succybrook United Church)	
235. H.W. Jenner	59 Anders St.
236. A. Ratzke	27 Sherwood Cres.
237. M. Hardy	25 Sherwood Cres.
238. C. Hardy	25 Sherwood Cres.
239. R.J. Hoffman	8 Standish Close
240. Elizabeth M. Milligan	15 Stratford Pl.
241. I. Milligan	15 Stratford Pl.
242. Mrs. D.E. Genung	13 Stratford Pl.
243. Mr. and Mrs. W. Doan	15-4 Stanton St.
244. Mrs. M. Ouellette	4 Stanton St.
245. S. Cumming	3 Stratford Pl.
246. M. Beloin	3 Stratford Pl.
247. Shirley McEwen	9 Stratford Pl.
248. Mr. and Mrs. Rod Gordon	11 Stratford Pl.
249. Caryne Gordon	11 Stratford Pl.
250. Ron Warke	10 Stratford Pl.

251. Betty Jacksen	12 Stratford Pl.
252. D. Johnston	14 Stratford Pl.
253. Eveline and Doug Heinzlmeir	16 Stratford Pl.
254. Deanna Griffiths	5 Stratford Pl.
255. Fern Reidy	6 Stratford Pl.
256. Paul Labriche	15 Stanton St.
257. Frances Labriche	15 Stanton St.
258. Lois Gaalaas	3310 43 Ave.
259. Donna Ault	3329 42A Ave. Cl.
260. Cheryl Warner	42 Allan St.
261. Bill Pilon	43 Selkirk Blvd.
262. Joan Whitehead	45 Selkirk Blvd.
263. Ray Whitehead	45 Selkirk Blvd.
264. Carmel Mousseau	47 Selkirk Blvd.
265. B. Mousseau	47 Selkirk Blvd.
266. E.K. Wattie	51 Selkirk Blvd.
267. Bill Jackson	53 Selkirk Blvd.
268. Stella Jackson	53 Selkirk Blvd.
269. Mr. and Mrs. Alan Watson	55 Selkirk Blvd.
270. Mr. Julius Osz	57 Selkirk Blvd.
271. Doreen L. Osz	57 Selkirk Blvd.
272. Margaret Vorr	3 Sutton Close
273. Mrs. E. Newcombe	59 Selkirk Blvd.
274. Mrs. J. Koch	61 Selkirk Blvd.
275. R.E. Schnell	11 Sunnyside Cres.

276. Natalie Schnell	11 Sunnyside Cres.
277. J. Francis	10 Sunnyside Cres.
278. J. Mitten	9 Sunnyside Cres.
279. Anne Mitten	9 Sunnyside Cres.
280. Charlotte Doerhsen	8 Sunnyside Cres.
281. M. Wagner	7 Sunnyside Cres.
282. W. Forbes	5 Sunnyside Cres.
283. Barbara Cumberland	4 Sunnyside Cres.
284. Sandra Balkan	3 Sunnyside Cres.
285. Paul Koegler	2 Sunnyside Cres.
286. Joan Heard	107 Selkirk Blvd.
287. Jean Kline	25 Spencer St.
289. Mr. Alex Danyluk	10 Stanton St.
290. Mary Gardiner	2 Sutton Close
291. V.E. Gardiner	2 Sutton Close
292. G.J. DeBoer	706-10 Stanton St.
293. Mrs. Muriel Manning	1 Stanhope Ave.
294. Leslee R. Gerrie	154 Edmund Park
295. Mrs. Glenn Jack	84 Sherwood Cres.
296. Mrs. R. Raycraft	82 Sherwood Cres.
297. Mrs. Ken Weik	76 Sherwood Cres.
298. Mrs. A. Cundal	68 Sherwood Cres.
299. J.G. Burch	54 Sherwood Cres.
300. Iris R. Burch	54 Sherwood Cres.

301. Helen Malo  
302. Maureen Hughes  
303. Andre H. Hughes  
304. Marion Sweet  
305. Don Carlson  
306. Elsie M. Carlson  
307. Rhita O. Yuhasz

52 Sherwood Cres.  
37 Spencer St.  
37 Spencer St.  
78 Sherwood Cres.  
64 Sherwood Cres.  
64 Sherwood Cres.  
4 Stirling Close

Commissioner's Comments

The most recent traffic survey substantiates our previous recommendation that traffic lights are not warranted on 32nd Street at this time. It would be my recommendation that no further action be taken until traffic and pedestrian volumes increase. As this area is completely developed at present, anticipated increases in traffic should not occur until development starts east of Anders Park and Morrisroe.

The survey did indicate that approximately 1/3 of the vehicular traffic is exceeding the speed limit along 32 Street and the R.C.M.P. have already been requested to increase the surveillance in this area.

"M.C. DAY"  
City Commissioner

REPORTS

33.

NO. 1

January 18, 1978

TO: R. Stollings, City Clerk

FROM: R. Strader, Acting Development Officer

RE: P. J. Toole - Cote Real Estate Ltd. concerning 3702 -  
3710 - 52 Avenue (Lots 3 - 4, Block 6, Plan 6564 ET)

City Council October 31, 1977 passed a resolution concerning the above property. This resolution agreed to rezone the above property for apartment use. This was done subject to an agreement being signed by the City and the applicant, which has been done.

However in order to protect the Cities interest in the land being dedicated a caveat must be registered. We have found that P. J. Toole and Cote Real Estate are not the owners of the property, a company, 99363 Holdings Ltd. are the registered owners.

We suggest Council amend its resolution naming 99363 Holdings Ltd. instead of the Real Estate firm. This will enable us to carry out the intent of the resolution.

Commissioner's Comments

Recommend Council by resolution amend the October 31st motion by deleting the name, P.J. Toole & Cote Real Estate, and substitute the name, "99363 Holdings Ltd."

"M.C. DAY"  
City Commissioner



NO. 2

January 17, 1978

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: KLEEN LIMITED,  
Lot 1, Block 2, Plan 752-1574  
Northland Industrial Park

Kleen Limited purchased a 1.6 acre site of I-1 land in Northland Industrial to relocated their businesses. The site is very low, and will require considerable site preparation. As a result the purchaser is now requesting they be allowed to reduce the overall size of their development from 22,500 sq. ft. to 18,000 sq. ft. This reduction in size would reduce the overall cost of the building, thereby allowing Kleen Limited to spend the money saved in building costs, on site preparation.

The building size reduction would result in site coverage of 25.83%. The standard in an I-1 zone is 33.3%, however, reductions in site coverage of this amount, have received Council approval in the past.

In view of the estimated cost of site preparation (approximately \$72,000), we would recommend this relaxation.



ALAN V. SCOTT, Director  
Economic Development

AVS/gr

# KLEEN



# Limited

5020 - 51ST AVENUE

RED DEER, ALBERTA

(403) 346-6631

*Delivered by hand.  
Jan 16, 1978*

January 16, 1978.

City of Red Deer,  
Red Deer, Alberta.

Re: Lot 1 Blk 2 #752-1574  
Northland Industrial Park.

Gentlemen:

Due to the unexpected extreme high cost of filling this piece of property to usable dock height we would like to request approval from the city to reduce the building size requirements.

With your permission we would reduce the total building square footage to 18,000 square feet from the present 22,500 square feet. This would be removed from the rear of the building and would not involve changing our plans to any extreme degree.

We certainly hope that this proposal will meet with your approval.

Sincerely,

D.C. Bruce,  
Branch Manager.

DCB/bn

Chemical Specialties - Industrial Sanitation Supplies and Equipment - Contract Sanitation Maintenance and Consultants

Fire Prevention Equipment Sales and Service - Airkem Smoke and Odor Counteractants

Branches:

EDMONTON

LETHBRIDGE

CALGARY

GRANDE PRAIRIE

VERNON

VANCOUVER

July 21, 1977

TO: Economic Development Director  
FROM: Assistant City Clerk

Your report dated July 7, 1977 in regards to an option to purchase part of Lot 1, Block 2, Plan 752-1574 located in the Northland Industrial Park in favour of Kleen Limited received Council's consideration July 18, 1977.


Following is the resolution which was passed by Council in regards to the above matter.

"RESOLVED that Council of the City of Red Deer having considered recommendations of the Economic Development Director dated July 7, 1977 Re: Kleen Limited, hereby agree that an option be granted to the aforesaid Company relative to the purchase of part of Lot 1, Block 2, Plan 752 1574 for the purpose of constructing thereon a proposed building containing a floor area of 22,500 sq. ft. being approximately 1200 sq. ft. below the minimum requirements and also allow Kleen Limited to occupy 25% of the building initially with plans to expand into 50% within 4 years, subject to the following conditions:

- (1) that final construction plans receive approval of the Municipal Planning Commission
- (2) that each proposed tenant to occupy other portions of the building receive approval of the Municipal Planning Commission.

and as recommended to Council July 18th, 1977 by the Economic Development Director and Mayor McGregor."

Council's decision in this instance is submitted for your information and I trust that you will proceed with the preparation of the necessary documents in this instance and also that you will advise Kleen Limited relative to Council's decision.

  
C. Sevcik  
Assistant City Clerk

CS/ds

c.c. City Assessor  
Development Officer  
Acting City Engineer  
Associate Planner M. Christensen

Commissioner's Comments

Recommend the request for reduction in building size be granted subject to all previous sale conditions being met.

"M.C. DAY"  
City Commissioner

NO. 3

January 9, 1978

TO: City Council

FROM: City Assessor

RE: Normandeau Extension  
(S $\frac{1}{2}$ ) Nolan Street South to Niven Street

May we advise that the south half of the proposed Normandeau Extension is registered in Land Titles Office and that we are in the process of servicing the area. There will be 9 duplex lots and 170 single family lots available for sale approximately the end of March.

In order to proceed with the pricing of these lots it is respectively requested that City Council approve the following pricing structure.


Land	39.30	per assessable foot*
Utilities	171.70	per assessable foot
Administration	20.00	per assessable foot
Recreation	190.00	per unit
Survey	130.00	per lot
Sewer & Water Connections	450.00	per lot

\* Assessable footage takes into consideration many factors such as lanes, corners, depths, topography, etc.

The requested price structure represents a \$17.00 per foot increase over the last sale prices in Oriole Park and Normandeau Stage I and is required to offset the increase costs for paved roads, gravelled lanes and carrying charges. (231.00 compared to 214.00 per foot). This is also the same rate as established for Bower Place Stage II.

A further report will be submitted as to the terms, conditions, policy and dates applicable to the sale.

Respectfully Submitted,

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

Commissioner's Comments

Recommend Council approve the proposed land sale prices as suggested by the Assessor to enable the administrative calculations to commence. It is conceivable that the Housing Committee may wish to recommend increasing the sale price as proposed, however if such action is taken the calculations can be revised without difficulty.

"M.C. DAY"  
City Commissioner

January 12, 1978

40.

NO. 4

TO: MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

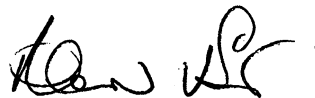
RE: LAND PURCHASE, RIVERSIDE LIGHT INDUSTRIAL PARK  
C.I. RICHARDSON  
Lot K8, Plan 1043 R.S. - .44 acres

Mr. Richardson has been leasing the above property from the City for the past 7 years and has now requested that he be permitted to purchase. He owns the adjoining .44 acre parcel on which he has established a 6,000 square foot shop for the operation of his business. The land he wishes to purchase would be used for the parking of heavy equipment and other vehicles, which are being repaired.

Council's approval is required for the sale as the development falls below the minimum site coverage of 25% (9,790 square feet).

We recommend that Council grant a relaxation of site coverage and approve this land sale, subject to the developer meeting the requirements, with respect to outside storage and fencing, of the Municipal Planning Commission.

Respectfully submitted,



ALAN V. SCOTT, Director  
Economic Development

AVS/gr

4648 61Street  
Red Deer, Alberta.

The City of Red Deer

Dear Sir.

Re Lot K8, Blk 3, Plan 1043 R.S

When I recieved the option agreement on said property the time limit had lapsed. However I am still interested in this property.

I have 6000 sq. ft. of shop space on the adjoining lot and I would like this property to be used for the purpose of park ing equipment on which we will be working.. I understand that according to the building By Law the shop is not large enough to cover the requirement of a second lot.

I am still interested in the purchase of this property and would appreciate it if y ou would give this matter ;yhour consideration.

Yours truly,  
C. I. Richardson.

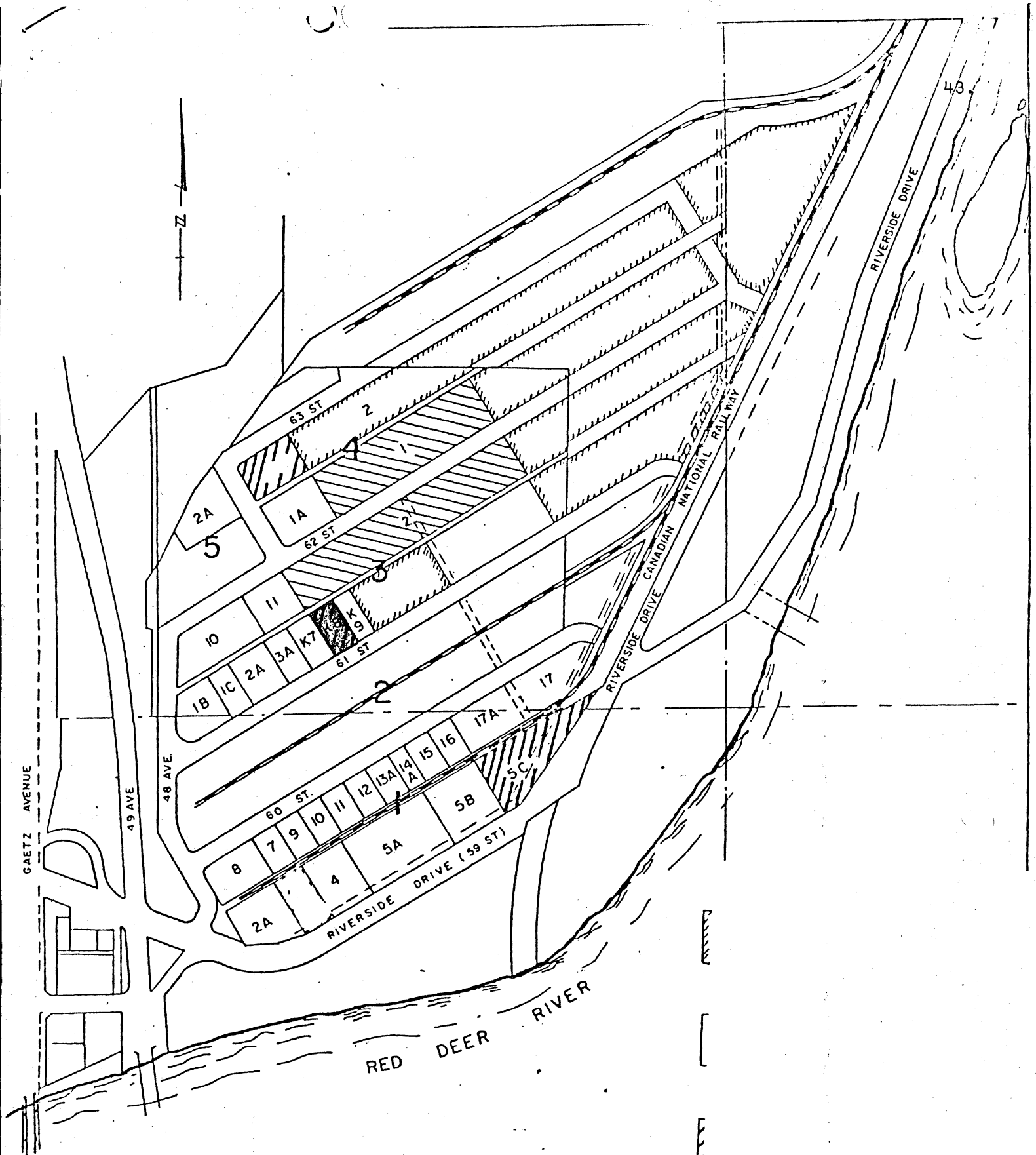
*C. I. Richardson*



BLOCK 3 - RIVERSIDE LIGHT INDUSTRIAL

NAME	LEGAL			ACREAGE						
	LOT	BLOCK	PLAN	TOTAL ACRES	NOT SOLD/ LEASED	SOLD	LEASED	TRACK USED	NON-TRACK USER	OPTIONED
Abri Holdings	1B	3	5206 NY	.81	-	.81	-	-	.81	-
Abri Holdings	1C		5206 NY	.41	-	.41	-	-	.41	-
Swainson & Bettenson	2A		4576 MC	.69	-	.69	-	-	.69	-
Swainson & Bettenson	3A		4576 MC	.44	-	.44	-	-	.44	-
Richardson	K7		1043 RS	.44	-	.44	-	-	.44	-
Richardson (City)	K8		1043 RS	.44	-	-	.44	-	.44	-
Riverside Kennels	K9		1043 RS	.33	-	.33	-	-	.33	-
Alberta Dry Wall	10		1044 RS	1.37	-	1.37	-	1.37	-	-
Pacific Petroleum	11		1044 RS	.70	-	.70	-	-	.70	-
Fischer Knol	11		7621422	2.00	-	2.00	-	2.00	-	-
City	12		7621422	3.80	3.80					
City	10		7621422	1.52	1.52					
City	14		7621422	3.55	3.55					
Warner Holdings & Clennan Hotels	13	3	7621422	4.82						4.82
				21.32	8.87	7.19	.44	3.37	*4.26	4.82

\* Excludes Warner Holding Acreage



# C.N.R. LIGHT INDUSTRIAL

SCALE 1" = 500'

Commissioners' Comments

Recommend Council grant a site coverage relaxation of 3,790 sq. ft. and authorize sale of the property in question to Mr. Richardson subject to conditions as outlined by the Economic Development Director and the lot being consolidated by plan of survey with lot 7A currently owned by Mr. Richardson.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

# THE CITY OF RED DEER

45.



RED DEER, ALBERTA

T4N 3T4

January 4, 1978

NO. 5

## "REPORT"

TO: City Council

FROM: Economic Development Committee

At the Economic Development Committee meeting held on Wednesday, January 4, 1978, the critical downtown parking shortage was discussed and a resolution as quoted hereafter unanimously passed.

"That the Economic Development Committee hereby expresses its concern regarding the shortage of parking in the downtown area and urge Council, the Parking Commission and the Planning Commission to recommend a policy to relieve the situation as soon as possible."

The above noted recommendation of the Committee is submitted for Council's consideration and action.

Respectfully submitted,

A. PECK, Chairman  
Economic Development Committee

/ca

Commissioner's Comments

As Council are aware a study of the parking situation in the downtown area is underway and the Parking Commission, whose responsibility it is to review all matters relating to parking, are aware of same. We suggest the Economic Development Committee be advised to this effect and suggest further items relating to parking be directed to the Parking Commission and then to Council if necessary.

"M.C. DAY"  
City Commissioner

January 13, 1978

NO. 6

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: COBIJAR ENGINEERING & CONSTRUCTION LTD.,  
Land purchase - remainder of Lot 1, Block 5,  
Plan 752-1574 - Northland Industrial Park.

a) Proposed Development Details

Location desired . . . . . Shown on attached map.

Size of site desired . . . . . 0.8 acres (approximately)

Building . . . . . 11,100 square feet (31.85% site  
coverage. Estimated cost to con-  
struct - \$300,000.

Construction material . . . . . Cement Block or precast construc-  
tion, with decorative wood front.

Use of site. . . . . Headquarters for developer and  
rental space.

b) Bylaws and Sales Policy

Minimum site coverage required 33 1/3% or 11,616 sq. ft. Minimum owner-occupied area 50%. Use restricted to those permitted under I-1 zoning.

Cobijar Engineering requires that the site coverage be relaxed by 516 square feet to permit their development. They intend to occupy approximately 65% of the completed development and lease the remainder of the building.

The administration recommends that Cobijar Engineering be granted an option on the specified property in Northland Park, and further, that a relaxation be granted on site coverage. The above recommendation subject to the following conditions:

- (1) that the final construction plans receive approval of the Municipal Planning Commission;
- (2) that each tenant receive approval of the Municipal Planning Commission.

Council's consideration of the above is appreciated.

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

**Cobijar Engineering  
And  
Construction Limiteds**

#104 - 7477 - 49 AVE.  
RED DEER, ALBERTA 48.  
T4P 1M4  
PHONE 343-3166  
343-3188

November 16, 1977

City of Red Deer  
Economic Developments Director  
4914 - 48 Avenue  
Red Deer, Alberta  
T4N 3T4

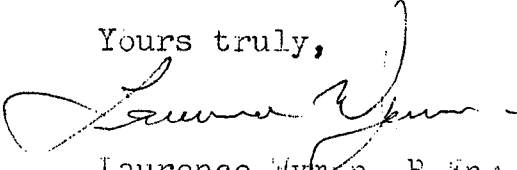
Dear Sir:

Please find enclosed a certified cheque from our clients Victor Pobihushchy and Laurence Wyman, for one thousand, six hundred and twenty dollars, (\$1,620.00), to show intent to purchase an eight tenths acre lot with legal description of

"Remainder of Lot 1, Block 5, Plan 752 - 1574."

The above tract of land shall be used for office and light warehousing with a proposed building size of ten thousand square feet, (10,000 Square feet). Preliminary site plans complete with architectural layouts are forth coming.

Yours truly,



Laurence Wyman, P.Eng.

Cobijar Engineering  
And  
Construction Limiteds

#104 - 7477 - 49 AVE.  
RED DEER, ALBERTA  
T4P 1M4  
PHONE 343-3166  
343-3188 49.

January 6th, 1978

City of Red Deer  
Economic Developments Director  
4914-48th Avenue  
RED DEER, Alberta  
T4N 3T4

Dear Sir:

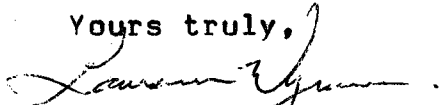
The office warehouse structure to be built on "Remainder of Lot 1, Block 5, Plan 752 1574" shall be used for office and light warehousing space. Total office area to be 4,200 square feet on two floors and warehouse space to be 9,000 square feet on one floor. Total cost of the development shall be approximately \$300,000.

Parking requirements for the office area shall be met on the north and west sides of the structure.

Landscaping on the west side of the structure shall encompass forty percent (40%) of the front driveway area.

If there are any other inquiries regarding this development please do not hesitate to call.

Yours truly,



LAURENCE WYMAN,  
PROFESSIONAL ENGINEER.

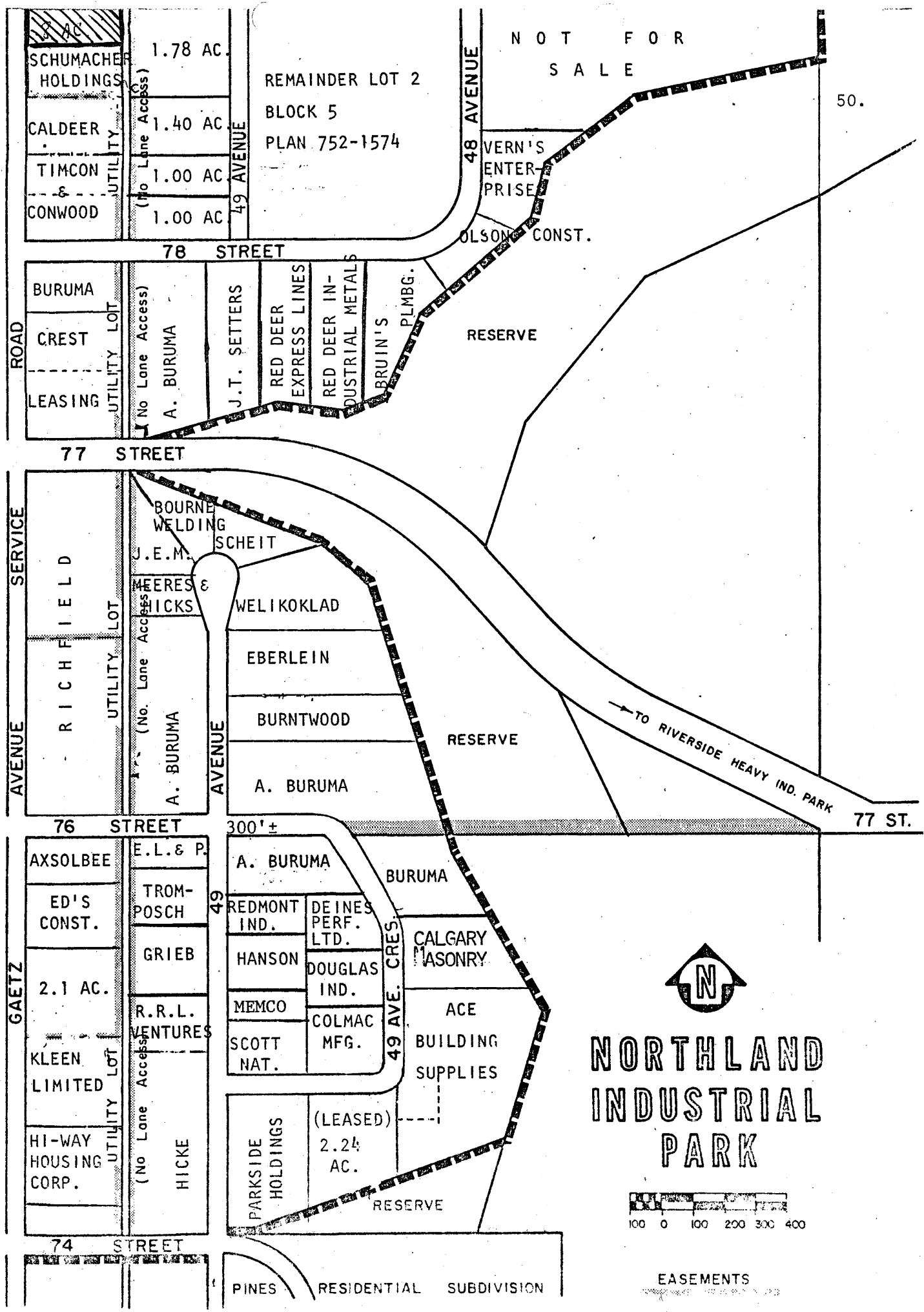
LW:mgm



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

(Hwy. No. 2)

GAETZ



NOT FOR SALE

REMAINDER LOT 2  
BLOCK 5  
PLAN 752-1574

VERN'S ENTERPRISE

OLSON'S CONST.

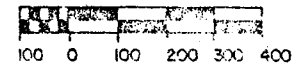
RESERVE

RESERVE

TO RIVERSIDE HEAVY IND. PARK  
77 ST.



# NORTHLAND INDUSTRIAL PARK



EASEMENTS

PINES RESIDENTIAL SUBDIVISION

Commissioner's Comments

Concur with the recommendation of the Economic Development Director.

"M.C. DAY"  
City Commissioner

DATE: December 29, 1977

TO: City Commissioner

FROM: City Treasurer

RE: 1977 WRITE-OFF OF ACCOUNTS RECEIVABLE

Attached are listings of general accounts receivable, mobile home licenses, business taxes and utility accounts recommended for write off in 1977 which will require Council approval.

If approved by Council, the accounts will be written off; however, collection action will not cease. In 1977 approximately \$600 was recovered on previously written off general accounts and \$500 on utility accounts.

It should be noted that accounts are recommended for write off when all collection attempts have proved unsuccessful and it has been determined that collection is hopeless or very doubtful.

Shown below is a summary of the accounts recommended for write off in 1977, along with comparative figures for the four previous years.

	1977 Recommended Write Off	Prior Council Approvals			
		1976	1975	1974	1973
General Accounts	\$4,350.23	\$4,086.77	\$2,983.54	\$4,732.74	\$3,451.53
Business Taxes	953.02	-	566.28	1,609.10	1,345.47
Mobile Home Licences	316.06	311.45	429.28	402.77	-
Utility Accounts	2,568.07	4,379.82	2,735.39	2,764.06	2,862.01
	<u>8,187.38</u>	<u>8,778.04</u>	<u>6,714.49</u>	<u>9,508.67</u>	<u>7,659.01</u>



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

AW:mw

Att'd.

Commissioner's Comments

Recommend Council authorize the write-off of accounts as listed by the City Treasurer. The list of names of individuals has been provided confidentially to members of Council who may wish to authorize public release of this information.

"M.C. DAY"  
City Commissioner

NO. 8

TO: COUNCIL

FROM: CITY CLERK

RE: AMENDMENT TO ELECTRIC UTILITY BYLAW

At the last meeting of Council an amendment to the Electric Utility Bylaw was brought forward and was given three readings by Council.

We have discovered, however, that we overlooked one small portion of this amendment and accordingly same is attached to this agenda for further consideration by Council.

"R. STOLLINGS"  
City Clerk

January 19, 1978

NO. 9

TO: COUNCIL

FROM: CITY CLERK

Re: Zoning By-law Amendments  
2011/CCC-77; 2011/DDD-77

Public hearings in respect of the above mentioned by-laws have been advertised for 7:00 P.M. Monday, January 23, 1978.

By-law 2011/CCC-77 provides for an amendment to Section 16 to limit applications for a Development Permit for conditional uses etc. to once every six months. By-law 2011/DDD-77 provides for an amendment to Table F of the By-law to provide for apartment lots to be a minimum width of 64 feet unless otherwise approved by M.P.C.

The comments of the Regional Planning Commission in respect of the above by-laws appear hereafter.

R. STOLLINGS,  
City Clerk

RS/dk

Attach.

## RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No. 13.01

January 4, 1978.

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

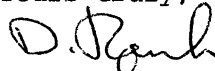
Dear Sir:

RE: Zoning Bylaw #2011/CCC-77  
" " #2011/DDD-77

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

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

Yours truly,



For Robert R. Cundy, MCIP,  
Director.

/lac



M. Christensen,  
Associate Planner,  
City Planning Section.

## MEMBERS

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

NO. 10

13 January 1978

TO: COUNCIL

FROM: CITY CLERK

RE: CIVIC ELECTIONS

Under provisions of the Municipal Elections Act there are several alternatives open to Council which have an effect on the conduct of an election and the qualifications of electors (i.e. property owner or non-property owner). I feel I should draw some of these alternatives to Council's attention in an effort to inform Council of the procedures being followed and the effect of such procedure.

First of all I should relate the qualification of electors as defined in section 34 of the Municipal Election Act.

"34. (1) A person is qualified to vote as an elector for mayor and councillors at an election in a municipality if that person

- (a) is of the full age of 18 years,
- (b) is a Canadian Citizen, and
- (c) has resided in Alberta for the six consecutive months immediately preceding nomination day and is resident in the municipality on nomination day.

(1.1) A person is qualified to vote as elector on a question or bylaw in a municipality if that person

- (a) is the full age of 18 years,
- (b) is a Canadian citizen, and
- (c) has resided in Alberta for the six consecutive months immediately preceding the day upon which the vote is to be held and is a resident in the municipality on the day upon which the vote is to be held."

In addition to the above, Section 311.1 of the Municipal Government Act provides for a Council, by bylaw to authorize all electors of the municipality to petition and vote on a specific bylaw or on all bylaws requiring the assent of the proprietary electors. Where a Council passes a bylaw pursuant to this section, all references to proprietary electors in the Municipal Government Act and Municipal Elections Act in relation to petitioning and voting on bylaws, shall be deemed to refer to and to include all electors.



(2)

Red Deer City Council in early 1974 passed a bylaw under provisions of the above section of the Municipal Government Act, and accordingly all electors are entitled to vote on all bylaws or questions.

In addition to the above, Section 39.1 of the Municipal Elections Act enables a Council, by bylaw, to provide that it is unnecessary to complete a list of electors in which case every elector shall prescribe to a declaration at the poll that he or she is qualified to vote and any person subscribing to such declaration shall be entitled to vote.

A bylaw under section 39.1 of the Municipal Elections Act was passed by Council in November of 1973 and as a result we do not take an enumeration or prepare a list of electors.

We have now gone through 2 general elections following the procedure outlined above.

At the 1977 Civic election and immediately following, I received several expressions of concern from various electors over the fact that no list of electors was used and that it may be possible for an individual to vote at more than one polling station.

I agree that the possibility exists for an individual to take this action, however, I have no reason whatsoever to believe that such action was taken by anyone at the last election. Furthermore anyone taking this action would have had to sign a false declaration and in so doing would be committing an offense under the Act.

If the bylaw providing for no list of electors were repealed and the City were to revert to the former procedure of using a list of electors, certain problems still remain and I shall endeavor to outline such problems below.

Firstly, a final list of electors must be prepared not later than one week before polling day. In order to meet this deadline, we must commence preparation of the list at least two to three months ahead of time to allow for enumeration, revisions of the list and corrections.

A further alternative is open to Council and that is preparation of a list of electors by means of a system of registration in lieu of enumeration. In this case, if a person does not register prior to time limits provided for in the Act, such person will not be permitted to vote in a general election. This latter method was used in Lethbridge for a number of years and has been abandoned as we understand same was not popular with the electorate.

If Council were to authorize preparation of a list of electors by way of an enumeration, there is still provision for a person whose name does not appear upon the list to be sworn in on election day and, therefore, the same concern would be voiced as is the case with no list of electors; namely, that someone could vote more than once if he or she elected to sign improper declarations at the poll.

With the mobility of electors that currently exists, I frankly feel a list of electors is out of date before it is printed and as a result requires many revisions and is often out of date on polling day. In addition, the costs of preparing a list of electors, including enumeration, are very high and no doubt will increase in years to come.

One option is available to avoid the possibility of a person voting twice should a list of electors be used and that is to establish one polling station only for the entire City (probably City Hall) where those persons whose names did not appear on the list could be sworn in to vote. This procedure would require those persons whose names were not on the list to travel to the one central poll to vote, and I know from previous experience that this procedure would not be popular. It is, however, the only method I can think of to eliminate any possibility of a person trying to vote more than once if they were so inclined. I frankly have more faith in the public than to anticipate anyone would try to vote more than once as it is difficult to get more than 35% of the voters out to vote at any election.

In summation, there are three options open to Council, as follows

- (1) Continue with no list of electors and provide for the signing of a declaration at the polls.
- (2) Prepare a list of electors by means of an enumeration.
- (3) Prepare a list of electors by means of a registration system.

Of the above, I would favour alternative number one as in my opinion same has worked satisfactorily for 2 elections and is certainly less costly. As mentioned previously, I have no reason whatsoever to believe that any person attempted or succeeded in voting more than once.

If on the other hand Council wish to revert to use of a list of electors, I would favour following option number two as in my opinion a registration procedure would create no end of complaints on election day from those persons who failed to register prior to the deadline for same.

A further item which I feel Council should consider for future elections is the appointment of someone other than the municipal secretary as "Returning Officer".

With elections being held only once in three years, we staff our department for normal day-to-day operations and when an election year arrives we find it extremely difficult to handle the additional workload that an election creates. Preparation for an election must start months in advance of the actual voting date and all matters relating to same must be very carefully planned and acted upon.

We are finding that this additional responsibility creates quite a burden in an election year.

The above is respectfully submitted for consideration of Council.

R. STOLLINGS,  
City Clerk

NO. 11

January 19, 1978

TO: City Council  
FROM: City Assessor

RE: Adoption Bylaw

Section 28 of the Municipal Taxation Act of the Province of Alberta authorized Council to adopt the whole or any part of the Assessment Roll of the current year, as the assessment for the ensuing year.

We hereby request City Council adoption as follows:

The 1977 Assessment Roll of the City of Red Deer shall be adopted in full, as part of the Assessment Roll for the year 1978 except where the 1977 Assessment Roll has been varied or altered, due to a decrease in value by the destruction or removal of buildings or improvements thereon, or for some reason other than fair wear and tear, or varied due to an increase in value by the erection, completion or substantial repair of buildings or improvements thereon, or by some physical cause, and in addition shall re-assess any property in respect of which there have been inaccuracies or errors in previous assessments or in respect of which an increase or decrease in the fair value has taken place since the last assessment thereof.



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

Commissioners' Comments

Recommend Council give three readings to the Adoption Bylaw as attached to this agenda.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

January 16, 1978

62.

NO. 12

TO: MAYOR AND MEMBERS OF COUNCIL  
FROM: DIRECTOR ECONOMIC DEVELOPMENT  
RE: CANADIAN TIRE CORPORATION LTD.  
C-5 Land in Bower Sub-division

Canadian Tire Corporation has been actively seeking a suitable location in Red Deer for almost three years, as an addition to their growing chain of stores in Western Canada. Several sites of course have become available over that period of time, but they have not been ideal for several reasons. Finally, about 14 months ago, Peter Kirkegaard, Real Estate Manager for Canadian Tire, suggested that he felt his company could be interested in a 7.25± acre parcel in the Bower Subdivision. Mr. Kirkegaard was made aware of the legal problems we had with the site, and the fact that it was therefore not for sale at the time. However, Canadian Tire was sufficiently interested that they proceeded with preliminary site plans on the understanding that nothing would proceed until the Caveat was lifted, and even then, Council might be in favour of another development. It should be pointed out that the site's dimensions differed considerably from what was standard for Canadian Tire. In spite of this, the Company went ahead and designed a new layout to fit the site.

In March of last year, Canadian Tire asked Council for a letter of first refusal on the land. By resolution, Council agreed to call for development proposals after determining the price of the property. It was assumed at that time that the Caveat would be lifted within a short time and we could then proceed.

Out solicitors have now been successful in obtaining an order to lift the Caveat on all lands in the Bower Subdivision except the 40 acre shopping centre site. In view of this, we can now proceed with the sale of the commercial site favored by Canadian Tire.

Does Council still wish to advertise for development proposals as per your resolution of March 14, 1977?

Representatives from Canadian Tire Corporation will be in attendance to answer any questions.

Respectfully submitted,

  
ALAN V. SCOTT, Director  
Economic Development

AVS/gr

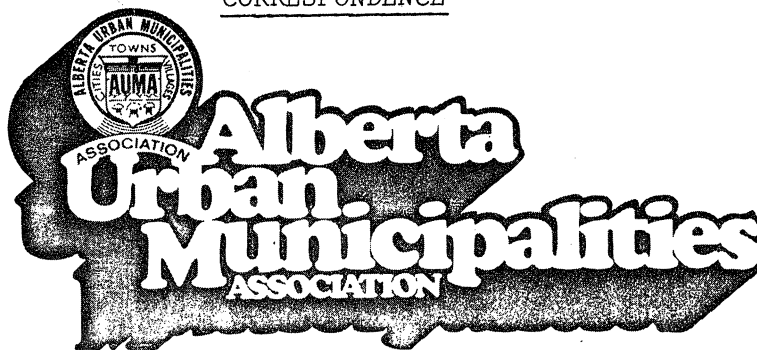
Commissioners' Comments - Recommend Council approve advertising of the site subject to clarification from the City Solicitor.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 1

63.



January 13, 1978

Mayor and Council  
City Hall  
City of Red Deer  
RED DEER, Alberta  
T4N 3T4

Dear Mayor and Council:

Re: Certificate of Membership in  
the Alberta Urban Municipalities  
Association

---

In 1978, and subsequent years, your Association will be issuing a Certificate of Proof of Membership in the A.U.M.A.

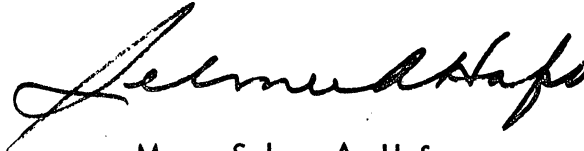
Your 1978 payment for Membership has been received by this office. In this respect, we take pleasure in enclosing your Municipality's Certificate for Active Membership in the A.U.M.A. for 1978. Please retain this important document in your office, as in future years a self-sticking seal will be issued to indicate the year's membership, this to be attached to the original Certificate.

Your decision to renew membership in this Association enables it to present a much stronger representation when meeting with the Provincial Government on matters of concern to Local Government. Our present active membership covers approximately 250 out of 270 Municipalities and therefore our ultimate aim of 100% participation of Urban Municipalities across the Province appears to be an imminent goal.

The many services provided by the Association office are at your disposal by telephone or letter and we are here to assist you in the best possible way. Our monthly Newsletter is designed to keep you informed of these services as well as acting as an advisory service on important legislative changes and decisions.

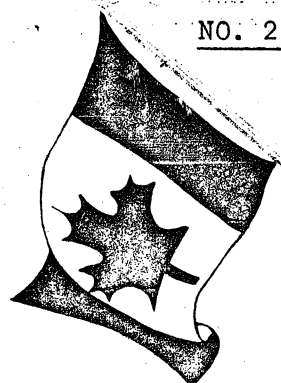
Again, your participation in this Association is a valuable contribution to its function and if we can be of assistance, please do not hesitate to contact the A.U.M.A. office.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Selmer A. Hafso". The signature is fluid and cursive, with a large initial 'S' and a distinct 'Hafso' at the end.

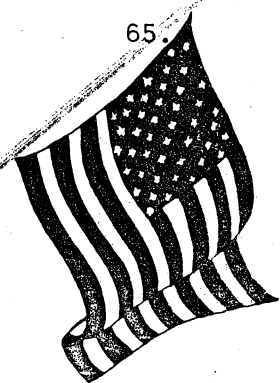
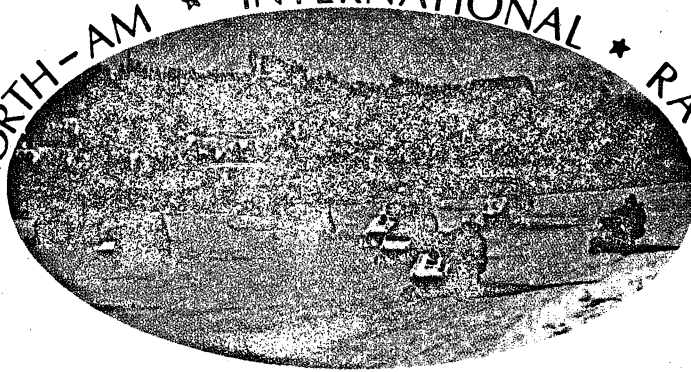
Mayor Selmer A. Hafso  
President

SAH:tml  
Encl.



NO. 2

# NORTH-AM \* INTERNATIONAL \* RACES



Wetaskiwin, Alberta, Canada

P.O. BOX 1927

NORTH-AM INTERNATIONAL SNOWMOBILE RACING SOCIETY

PH. 352-5081

January 10, 1978

Mayor K. A. Curle and Members of City Council  
City of Red Deer, City Hall  
Red Deer, Alberta

Dear Mayor Curle and Members of Council,

For the past seven years, the North-Am has invited a number of selected communities to participate in our event by sponsoring a "Community Contestant" in the races.

This invitation is extended again in connection with the 1978 North-Am, scheduled for February 18 and 19. A copy of the News Release is attached.

This sponsorship provides excellent publicity for your community, and it is a fund-raising project for worthwhile charitable groups.

The entry fee is \$50.00 per machine. Each sponsored snowmobile will carry the name of the sponsoring community. We'll arrange the driver and machine, if required, or a community can line up its own. (There are plenty of top-notch racers in your area!)

One-quarter of the \$50.00 entry fee of "Community Contestants" will go to the Canadian Kidney Foundation. Last year, the Muscular Dystrophy Association of Canada benefitted to the tune of \$300.00 as a result of this special sponsorship arrangement. A new twist has been added: If a community-sponsored snowmobile wins an event, the North-Am Committee will donate a further \$50.00 to the Kidney Foundation.

By the way, sponsoring communities are entitled to any prize money won by the machines they sponsor!

We look forward to your community's participation.

Yours sincerely,

Bert Taylor, Chairman  
North-Am Board of Directors



Commissioner's Comments

In previous years the City of Red Deer have sponsored a member of the Central Snowmobile Racing Association and have notified the Association that the entry fee has been paid. The Association in turn hold a draw among Red Deer contestants to determine who enters as the City of Red Deer contestant.

Would Council wish to sponsor a contestant this year with costs being charged to the Mayor's P.R. account.

"M.C. DAY"  
City Commissioner

NO. 3

C.A.R.S.  
5741 - 35th Street  
Red Deer, Alberta  
January 16, 1978

Addressed to City Council:

This letter is to ask you to consider an amendment to the present R.1 and R.2 Zoning By-law, to allow residences for the handicapped to be purchased.

C.A.R.S. - - - Central Alberta Community Residence Society.

The main purpose of C.A.R.S. is to assist in meeting the residential needs of the mentally and/or physically handicapped individual in Central Alberta. The housing is a support service to parents and concerned individuals and a possible alternative to institutionalization.

C.A.R.S. is supported by the Regional Advisory Board for the Handicapped, the Action Group for the Disabled and the Red Deer Association for Mentally Retarded Children.

C.A.R.S. presently is the Advisory Board for the operation of the two existing residences for the handicapped in the City of Red Deer. These two homes are located on 21 Wells Street and 5870 - 38th St. Close.

C.A.R.S. may be supported by various Service Clubs or government agencies to provide housing for disabled, retarded, blind, deaf, etc. children and adults.

#### Concern

The present Zoning By-law restricts a residence for the handicapped to a R.2 - Conditional Use. The City of Red Deer has previously considered a "residence for the handicapped" to be included in the interpretation of Lodging and Boarding Houses; the reason apparently being the fact that four or more unrelated people are living in the same house. We feel this is an unfair interpretation.

C.A.R.S. stresses a family environment. This is why the home is managed by live-in houseparents who can give training and emotional support. We feel that the present By-law of the City of Red Deer discriminates against family and group care of the handicapped.

Because six handicapped people live in the same home does not mean the home is a Boarding House. A Boarding House does not possess a family atmosphere, supervision, or provide a support service.

An R.2 Zone limits any outright purchase of a building, because either the home is older and may not meet the strict fire regulations, or the home is a duplex, thus forcing C.A.R.S. to purchase an entire duplex and combining both sides for sufficient space.

We feel the handicapped person has a right to live anywhere in the community. It is discriminatory to segregate them to one area of the city. (R.2 Conditional Use)

#### "Residence for the Handicapped" Concept

A residence for the handicapped is a home in the community purchased for the use of handicapped individuals.

In order to meet government regulations and licensing and possible funding, C.A.R.S. must guarantee a family environment for the concerned individual. This is achieved by:

1. live-in houseparents who are residing in the home on a permanent basis.
2. The population of the home will not exceed six handicapped individuals. It is very difficult to have less than six for economic reasons.
3. The home is preferably purchased in a residential area with nearby shopping facilities. A fully developed four bedroom home is usually a sufficient size.
4. The residents within the home will be employed within the city, attending an educational program, etc.
5. The home must blend with the surrounding community (which it will if purchased) and the exterior must be kept up to city standards.
6. The major purposes of the residence is to provide shelter and a support service to the handicapped person, rather than denying the person proper educational facilities because of him living in a rural area, or institutionalizing him. By institutionalization, we mean a centre for training the blind, deaf, retarded or disabled individual.

-3-


Proposal


C.A.R.S. is applying to the City of Red Deer to grant a separate interpretation of a "residence for the handicapped".


A possible interpretation of a "residence for the handicapped" might read - "a facility licensed by the Province of Alberta wherein six or fewer handicapped individuals are provided room, board, daily care and supervision in a family environment".

C.A.R.S. is asking that this interpretation be included in the Table for R.1 Zoning as either a Permitted or Conditional Use (preferably Permitted) and as a Permitted Use in the Table for R.2 Zoning.

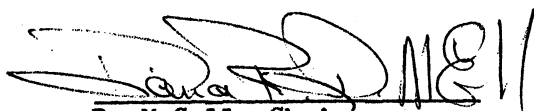
We thank you for your consideration on this matter.

  
H. Labrecque, President  
Action Group for the Disabled

  
R. Joudrey, Chairman  
C.A.R.S.

  
B. Alspach, President  
Red Deer Association for  
Mentally Retarded Children

  
J. Stuffco, Secretary-Treasurer  
C.A.R.S.

  
D. McColl, Chairman  
Regional Advisory Board  
for the Handicapped

January 17, 1978

To: R. Stollings,  
City Clerk,  
City of Red Deer.

From: C. Robson,  
Fire Prevention Bureau,  
City of Red Deer Fire Department.

Re: C.A.R.S. (Central Alberta Residence Society,  
5741 - 35 Street, Red Deer.

Further to your letter regarding Central Alberta Community Residence Society and the section where you stated that the City of Red Deer are interpreting these to be lodging or boarding houses;

We feel they come under this category when there is sleeping accommodation for not more than ten (10) persons. Therefore, we follow Alberta Building Standards regulations for the required Fire separation, Alarm systems, etc.

If the parties concerned wish to contact Alberta Building Standards Branch for their interpretation on this type of occupancy we would be quite happy to go by their interpretation.

We, the City of Red Deer, are not intending to discriminate against Family or Group Care of the handicapped, we are only attempting to comply with Alberta Building Standards regulations.

If any further information is required please contact our office.

C. Robson,  
Fire Inspector.



c.c. Deputy Fire Chief,  
D. W. Wilson,  
Red Deer Fire Department.

CR:ge

# RED DEER REGIONAL PLANNING COMMISSION<sup>71.</sup>

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

FILE No.

January 18, 1978

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

Dear sir:

Re: Zoning By-law Amendment  
Central Alberta Community Residence  
Society

We have received the correspondence from the Central Alberta Community Residence Society requesting amendments to the zoning by-law in order to allow group homes for mentally and/or physically handicapped people in the R2 and R1 areas.

The application indicates that the number of residents within a home would not exceed six handicapped persons and two group parents for a total of eight persons.

Presently, this type of use is classified as a "lodging or boarding house" and is a conditional use in the R2 zone.

It is our opinion the use as described is unique with a special purpose considerably different from that of a lodging or boarding house. Such a use is acceptable in either the R1 or R2 residential zones provided it is not operated for financial gain.

In order to ensure that the houses purchased for this purpose comply with all the health regulations the use should be listed as a conditional use in both the R1 and R2 zones.

We recommend that the request to amend the zoning by-law be granted and that an amending by-law in keeping with the intent of the request be submitted to Council. The amending by-law will not necessarily use the interpretation of a "residence for the handicapped", as presented in the application letter. An exact definition requires further study.

Yours sincerely,



Monte Christensen, Associate Planner  
City Planning Section

/mjw

#### MEMBERS

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

January 17, 1978

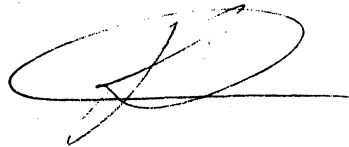
TO: R. Stollings, City Clerk  
FROM: R. Strader, Acting Development Officer  
RE: C A R S request

This type of residence outlined in the CARS proposal is; for the purpose of the zoning bylaw; considered as a boarding or lodging house. This particular use is not mentioned in the R.1 use table and is a conditional use in a R.2 table.

The approval procedure for a lodging or boarding house has been for Municipal Planning Commission to consider the application. If approved the site has a public notice sign posted on it for 14 days. Any person whom is affected by the decision can, within 14 days, lodge an appeal with the Development Appeal Board to have the decision reversed. This procedure allows the neighbourhood to have input on what happens to their area.

Our department feels that people whom have purchased homes in R.1 or R.2 areas should be allowed to have a voice in any decision that alters their neighbourhood. The present procedure gives the residents this voice. People in R.1 zones have purchased there because the area is single family only.

We recommend the bylaw not be changed. The present R.2 zones should be large enough to support the CARS proposal.



Commissioner's Comments

We agree with the request by the Society subject to the use being added as a conditional use in both R.1 and R.2 tables and the description of "residence for the handicapped" as proposed by the Society being used in the bylaw.

"M.C. DAY"  
City Commissioner

NO. 4.

73.

LEE'S DRAFTING & DESIGN LTD  
6794 - Gaetz Avenue  
Red Deer, Alberta  
T4N 4E1

January 10, 1978

City Clerk  
City Hall  
Red Deer, Alberta

Dear Sir:

On behalf of our client, Mr. K.L. Watson, we wish to have the following lots rezoned from R2A to R3A, to accomodate the construction of the proposed 24 suite apartment complex.

Lot 12, Block A - Plan K1  
East 37 $\frac{1}{2}$ ' of Lot 11, Block A - Plan K1  
West 12 $\frac{1}{2}$ ' of Lot 11 & East 25' of  
Lot 10, Block A - Plan K1

We would also like to attend the Council Meeting in which this matter will be presented to answer any questions that may arise.

If you could notify us as to the time and place of this meeting it would be greatly appreciated.

Yours truly,



Ian Robock

IR:ef



# THE CITY OF RED DEER

74.



RED DEER, ALBERTA

T4N 3T4

January 12, 1978

TO: City Clerk

FROM: Acting Development Officer

RE: Lee's Design Ltd.

This request for rezoning concerns a site located on the north side of 55th Street between 46th Avenue and 47th Avenue. The block directly across the Street to the south is zoned R.3, as are the blocks directly to the east and west. In Block A the lots across the alley are zoned R.1.C (Single Family Dwelling); lots 1 to 8 (facing 55th Street) are R.3.A, lots 9 to 16 R.2.A.

The applicant is requesting the rezoning of three lots on which he proposes to build a 24 suite apartment, which is a permitted use in R.3 zones.

This extension of the R.3 zone which extends on both sides of 55th Street between 47th Avenue and 50th Avenue is a reasonable request.

However if the application is approved as submitted lot 9 would remain as R.2. We suggest that if the owner of this lot has no objections this lot be included in the rezoning.

Subject to the above we support the proposed rezoning.

# RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA  
T4N 5Y5

75.

FILE No.

January 17, 1978

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

Dear Sir:

Re: Rezoning Request  
East 25' of Lots 10,11,12, Block A, Plan K1

We have received the request to rezone the above mentioned property from R2A to R3A in order to allow construction of an apartment building.

Currently this block fronting onto 55 Street and 48 Avenue and 47 Avenue, is zoned partly R3A and partly R2A. If the request is granted, Lot 9 and part of Lot 10 will remain R2A and in effect become sandwiched between two R3A zones. In order to achieve zoning continuity within the block, Lot 9 and all of Lot 10 should be included in the request to rezone.

Yours truly,



M. Christensen  
Associate Planner

/jam

## MEMBERS

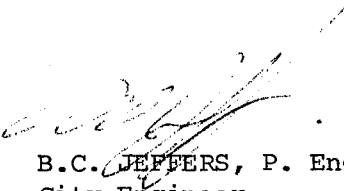
CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE  
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLE - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS  
VILLAGE OF BOWDEN -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

January 18, 1978

TO: City Clerk  
FROM: City Engineer

RE: Lee's Drafting & Design Ltd.,  
Proposed Apartment  
Lots 10, 11, 12, Block A, Plan K1  
-----

We have no objections to this proposal, however, this Department has received complaints regarding the dust created from existing apartment dwellers. The site can be serviced from existing City water and sanitary sewer mains in 55th Street.



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

PEG/ab

Commissioner's Comments

It is unusual and undesirable to rezone a small parcel of land in the centre of one block and for this reason we suggest Council either deny the application before them or authorize preparation of an amendment to rezone lots 9 to 16 inclusive. If the latter action is taken we suggest all property owners be notified in writing of the intent, prior to the public hearing being held to enable said owners to express their views on same.

"M.C. DAY"  
City Commissioner



# THE SALVATION ARMY

NO. 5

77.

PUBLIC RELATIONS DEPARTMENT

WILLIAM BOOTH, FOUNDER  
CLARENCE WISEMAN, GENERAL  
ARNOLD BROWN, TERRITORIAL COMMANDER

No. 34, 301 - 8th AVENUE S.W.  
CALGARY, ALBERTA T2P 1C5  
TELEPHONES: 262-5848  
264-5037

January 3. 1978.

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

Dear Mr. R. Stollings:

At the commencement of this new year of 1978 may I pass on to each Council Member my wishes for a prosperous and happy year.

The Salvation Army has appreciated the support your Council has given us over the past years, but as you can realize, the needs of people are ever with us. We expect that during 1978 the demands on our funds will be as great or greater than in past years. We endeavour to assist children who are in our care, the teenagers who are in difficulty, the elderly who need to have their loneliness dispelled, as well as those who have particular problems such as alcoholism and drugs. We are enclosing a copy of our Annual Report for the year 1976 to give you some idea of the scope of our services.

We would be most grateful if your Council would approve a grant to assist us in our work.

May God bless you.

Sincerely,

Leonard Millar  
Major  
Public Relations Officer

Commissioners' Comments

This letter is forwarded for the information of Council. We recommend the last paragraph be dealt with at budget time.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner



# Devitt Nursery Farms Ltd.

NO. 6

January 12, 1978

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

Dear Mr. Stollings:

Re: Tender for a supply of mature poplar and  
spruce trees, dated November 24, 1977

Further to our discussion of January 11, 1978, please consider this a formal request to appear before City Council at its next session to discuss the above matter.

On November 24, 1977, your Purchasing Department issued a quotation request which was treated as a tender. I submitted a letter dated December 2, 1977 in reply to the tender request. I received a reply from your City Treasurer dated December 9, 1977. As this document did not in any way rectify a grossly inept situation, I again wrote the Treasurer on December 19, 1977, and, on the same day, spoke with your Mayor who read a copy of my December 19th letter.

At the time he agreed the tender should be cancelled and indicated I would have a letter to that effect by January 1st. Much to my surprise I received a letter from him on January 19th, indicating the opposite - that the tender was awarded!

I will come to Council prepared to document the above transactions to each council member and express my serious concern about this abuse of the nursery business and public accountability.

Yours truly,

Larry Devitt

LD/es1



# Devitt Nursery Farms Ltd.

December 2, 1977

The City of Red Deer  
The Purchasing Department  
4914 - 48th Avenue  
Red Deer, Alberta

Dear Sir:

It is with pleasure this company is able to submit quotations on tenders for the City of Red Deer. We also contract in other Alberta centres, as well as in British Columbia.

I credit your Purchasing Department with the foresight to order nursery stock so early for 1978 and we are in a position to fulfill such orders. However, due to the nature of the conditions of this tender, we find it impossible to derive the information required.

Your clause, which states, "The City of Red Deer reserves the right to waive any formality or informality in the procurement of the goods and/or services indicated hereon", concerns us deeply. We find the meaning expressed to totally invalidate any of the procedures inherent in the tender system and, therefore, it makes this document something other than a tender. We cannot justify the time and energy to submit a carefully prepared and extensively thought-out tender when the normal tender process is not adhered to.

As I see it, a tender always has a fixed quantity of material, a definite size, definite minimum specifications, definite delivery times and other specifications as suits the job. There are also tendering procedures in which the tender must be sealed, time stamped and open in public. If alternates are required, then another tender is required or space is made available for a firm bid price on the same tender for the different circumstances.

.....2

In all cases, the received tenders are either accepted or re-<sup>81.</sup>  
jected, as presented on the tender form. We hereby request  
that this tender be cancelled and another issued, with a  
reference number, giving more specific details. For example,  
I cannot determine if this contract is for all of 1978 or for  
one two-week period. Furthermore, will you accept wild trees  
or would you require nursey quality trees? What kind of poplar  
trees and spruce trees are required - generic name? The City  
of Red Deer should specify the type of guarantee it requires  
and minimum specifications for root balls in relation to tree  
size.

In order to respond to this tender, we would have to disclose  
the pricing system of every poplar and spruce we sold. As this  
is not in our best interest, we hope you will sincerely consider  
the preceding and cancel this potential misuse of public monies  
which such a document would generate.

For assistance in reforming your tender system, I enclose a copy  
of a recent City of Calgary tender.

We would attend a meeting on this matter if you should think it  
would help.

Yours truly,



Larry Devitt

LD/esl  
Encl.

cc - The Mayor  
- The Chief Commissioner  
Parks and Recreation



## THE CITY OF RED DEER



82.

Office of:  
CITY TREASURER

RED DEER, ALBERTA  
T4N 3T4

December 9, 1977

~~Mr. L. Devitt~~  
~~Devitt Nursery Farms Limited~~  
~~Box 3707~~  
~~Station B~~  
~~Calgary, Alberta~~

Dear Sir:

Your letter of December 2, 1977 expressed concern about a recent City tender for "Mature Trees".

The tender was issued to determine what trees were available and the terms of supply. The City was not familiar with these conditions and so it was not possible to be more specific. In addition, because prices were not known and funds available were limited, quantities were to be determined by the cost.

The waiver clause contained in the tender is a standard clause in all City tenders. It is not unique to the City of Red Deer. Normally the City would not be required to utilize the clause but the flexibility it can allow is necessary.

The tender procedures you describe in the fourth paragraph of your letter are used by the City for tenders over \$5,000. If such procedures were used for items under \$5,000, the administrative cost would be substantially increased. This would not be a reasonable use of public funds.

The City did receive four tenders which provided the information requested. The information provided will allow the City to determine the best use of the funds available.

If you have any further questions please do not hesitate to contact me.

Yours truly,

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

AW:mw

CC: Purchasing Agent  
Recreation Superintendent



# Devitt Nursery Farms Ltd.

December 19, 1977

City Treasurer  
c/o City Hall  
4914 - 48 Avenue  
Red Deer, Alberta

Attention: Mr. A. Willcock

Dear Mr. Willcock:

Having received your letter dated December 9, 1977 today (December 19th) I reply as follows:

My purpose in objecting to this particular tender is partially that the award of the tender as issued leaves open subjective evaluation by City personnel in which personalities, loyalties, convenience and other considerations could be considered in the award, contradicting the purpose of the tender process.

It is my opinion that the gathering of information is not the purpose of the tender system except to establish price. You are using it for other purposes which I feel are unfair to the tenderers and may or may not be in the best interest of the tax payer.

May I suggest prices may be obtained for estimating purposes by consulting published price lists of various companies. These are readily available. Also prices are available from other municipalities who have had similar work done. Edmonton and Calgary have spent over \$1,000,000 per year in recent years on tree planting.

We still do not accept your waiver clause and request it be removed. If the lowest tender is not accepted then that outfit has the right to an explanation, and these formalities must be adhered to. It is the only accountability the purchasing department has to the tax payer.

.....2

I accept the fact that small tenders are not all subject to public openings or other time consuming procedures as the case may be. However, when the dates of delivery are not included and the size of trees are not included, the number of trees is not specified and no information as to the cost is included, how is a contractor supposed to know what the city is intending or what guidelines are being followed.

I request this type of information as to budget, etc. be included so the contractors know where they stand. It is impossible to determine what is wanted or what is intended in your original tender form.

Finally, you say the tenders received provided the information required. Did they specify whether they were supplying Balsam Poplar, Griffin Poplar, Northwest Poplar, Brooks Poplar, Black Cottonwood Poplar, Narrowleaf Cottonwood Poplar, Large Tooth Aspen Poplar or Trembling Aspen Poplar? Did anyone specify Black Spruce, Red Spruce, Sidka Spruce, Engelman Spruce, White Spruce, Norway Spruce, or Colorado Spruce? Did they specify 32 inch root ball, 36 inch, 38 inch, 40 inch, 42 inch, 44 inch, 46 inch, 48 inch or 50 inch root balls? Furthermore, what if any are nursery grown trees and where is the tree nursery?

I think you must agree that it is unreasonable to expect any contractor to submit a price for each aforementioned tree in a 10 or 20 sizes you may be interested in and in unknown quantities, with an unknown delivery date. I suggest none of your received tenders can supply a root ball over 42 inches and none can supply a Colorado Spruce over 10 feet, we can supply these specifications and others as well. Therefore, you cannot possibly determine the best allocation of funds because you do not have the best company's tendering.

We therefore again request the tender be cancelled and re-tendered with absolute specifications or definite or precise alternatives.

Yours truly,



Larry Devitt

LD/esl

January 3, 1978

85.

TO: MAYOR CURLE

FROM: DON MOORE

RE: Tendering of Trees, November 24, 1977

I have read Mr. Devitt's letter and the City Treasurer's response. In re-examining the invitation to bid, I can appreciate that Mr. Devitt would have some difficulty ascertaining the scope and size of the order that we planned to place, but he could and apparently did contact us for other information. As the Treasurer states, the local companies seemed to accept the form of tender and I feel our (the City's) best interests were served in this instance because it gave us an opportunity to see what was available and to judge what was the best value. Many of our local companies are just getting into this type of business and had we selected a specific species of a specific size there is strong likelihood that the bidding would not have been competitive, because although they have good stock quality, they do not have the range of stock. When all bids were at hand, the attached chart was prepared and from this we selected what we felt was the most hardy and durable stock from those species and sizes offered. These will be planted by a 44" spade in a manner and to a standard acceptable to our Parks Superintendent.

We are very anxious to get the best value for our Department, but I do appreciate the need to be fair to our suppliers. In this case I think both goals were attained but if you feel we should be using a different approach, please let me know what changes should be made and perhaps we can discuss it further.

Recreation Superintendent

DM/er

cc: City Commissioner  
City Treasurer

Att: 1

# Office of the Mayor

86.



*Red Deer, Alberta*

T4N 3T4

January 5, 1978

Devitt Nursery Farms Ltd.  
Box 3707, Station B  
CALGARY, Alberta

ATTENTION: Mr. Larry Devitt

Dear Sir:

In reply to your request outlined in your letter, dated December 2nd, 1977, that tenders be recalled on the trees, I can only say that the tenders have been awarded at this time. We did receive four tenders and although I do not fully agree with the tendering procedure in this particular instance, the Administration feels that it was in order and qualified to let the tender on the quotes received.

I will be contacting several of the Administrative Heads involved regarding tendering of this type in the future and see if there can be some changes made at that time.

Yours truly,

KEN CURLE,  
Mayor

KC/pms

Commissioners' Comments

We will speak to this matter at the Council meeting.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 7

3745 - 43A Avenue  
RED DEER, Alberta

January 1, 1978

Mr. R. Stollings

Dear Sir:

In August of 1977 we applied to lease the portion of  
lane adjacent to east side of our lot, Lot 88, Block 7, Plan  
324 T.R.

At that time you advised us to apply in the new year  
as A.G.T. was going to install underground lines in the laneway.  
A.G.T. did install the underground cables in October of 1977 so we  
are now re-applying to lease the laneway to the east of our lot.

Hope this meets with the approval of City Council.

Thank you for past assistance.

Sincerely,

"MR. & MRS. HARLEY F. BATDORF"

January 16, 1978

TO: City Clerk  
FROM: City Engineer

RE: Mr. & Mrs. H.F. Batdorf  
3745-43A Avenue  
Lot 8B, Block 7, Plan 324 T.R.  
-----

The Engineering Department does not object to leasing the lane right-of-way now that the A.G.T. line has been installed. Prior to entering a lease agreement, all the property owners in the block should be contacted to verify that a lane is not desired. The lease agreement should contain a 30 day cancellation clause and provide for access to the A.G.T. line.

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

RKP/ab  
cc: City Assessor  
A.G.T.

January 18, 1978

TO: City Clerk  
FROM: City Assessor

RE: Mr. & Mrs. Batdorf  
Lease of home east  
of Lot 8A, Blk7, Plan 324 TR  
3745 - 43 A Avenue

We have no objection to the lease of this lane right of way abutting the above described property subject to:

1. A bylaw being passed by City Council authorizing the use of the right of way.
2. Confirmation that the neighbor on the east side of the lane is in agreement with Mr. Batdorf's request.

*W. J. Wilson*  
D. J. Wilson, A.M.A.A.

12 January 1978

TO: R. STOLLINGS, CITY CLERK  
FROM: D. HARRISON, E.L. & P. DEPT.

RE: Lot 8B, Block 7, Plan 324 T.R., 3745 - 43 A  
Avenue - Mr. & Mrs. Batdorf

At the present time we have no objections to the leasing of the lane. However in the future we will be going down this lane with underground power at which time we would require this right of way.

"D. HARRISON"  
E. L. & P. Department



COMMISSIONERS' COMMENTS

Recommend Council, by bylaw, grant a license to Mr. & Mrs. Batdorf to utilize the lane subject to cancellation on 30 days notice.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner



## RED DEER CHAMBER OF COMMERCE

P.O. BOX 708, 3017 GAETZ AVENUE  
RED DEER, ALBERTA T4N 5H2  
TELEPHONE 347-4491

January 9, 1978

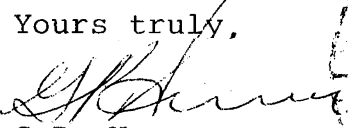
Mayor Ken Curle & City Council,  
City Hall,  
Red Deer, Alberta

The Economic Development Committee of the Red Deer Chamber of Commerce, expressed concern regarding the present policy as it relates to the sale of land in the Northland Industrial area. The committee recommends that the section which states that a minimum of 50% of the completed facility must be owneroccupied, should be deleted.

The committee feels that much of our commercial and industrial development comes as a result of individual developers, who have no desire or vested interest in operating any industry or business. They are totally involved in development and through their efforts, Red Deer has enjoyed excellent growth in this area.

The Cities land sale policy was also discussed as related to "late payment" by developers. While it was agreed that a penalty should be imposed should payments not be received on time, it was felt that the interest charged should only apply to the balance due and not on the total purchase price as is the policy at the present time. The exsisting policy has a detrimental affect on companies wishing to purchase land in the city for development.

Yours truly,

  
G.P. Henry,  
Manager, for the  
Economic Development  
Committee

GPH/jg

January 11, 1978

TO: CITY CLERK

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: CHAMBER OF COMMERCE LETTER CONCERNING INDUSTRIAL LAND SALES

The purpose behind the 50% owner-occupied ruling, established by City Council resolution as a result of a recommendation from the Economic Development Committee, is to conserve our limited supply of land for businesses which wish to establish or re-locate in Red Deer. It was felt that adequate vacant space is available for those businesses wishing to lease accommodation.

It should be clearly understood that at no time was this to become a permanent policy; it was implemented until such time as we have an adequate supply of land serviced and ready for sale. When additional lands are available - hopefully within the next 5 months - we will quickly recommend that this resolution be rescinded.

With respect to our penalty on "late payment" for land purchases, the comments made by Mr. Henry are not completely accurate. The interest charged is presently calculated on the balance due - not the total purchase price. The penalty clause, established by Council, is 1½% of the purchase price.

At the time the penalty clause was first initiated, Council agreed that to charge interest only, as had been the case in the past, was not sufficient incentive to encourage land purchasers to make their payments as scheduled. In fact, it could conceivably allow a developer to tie up a piece of property for a considerable length of time at a relatively low cost.

There has been considerable negative comment from developers since the penalty clause was first approved, and perhaps it is too high. However, there should be some form of penalty, over and above the interest charge, in order to avoid speculative optioning of City-owned land.

Respectfully submitted,



ALAN V. SCOTT, Director  
Economic Development

AVS/gr

DATE: January 16, 1978

TO: City Clerk

FROM: City Treasurer

RE: CHAMBER OF COMMERCE - INDUSTRIAL LAND SALE POLICY

I fail to see how the policy regarding late payments could have a detrimental effect on companies wishing to purchase land in the City as stated by the Chamber.

The land sale agreements require payments to be made by certain dates or the agreements become void. These terms should be common with any organization involved in the sale of land.

It is possibly true that other land vendors than the City of Red Deer might agree to extend the payment date on terms more favourable than the City. The City has decided to implement higher penalties because:

1. The City is interested in developments proceeding as agreed when the land is sold.
2. The City is not in the business of providing financing to developers other than what is normally allowed in the land sale agreement.
3. Taxes that should have been recoverable may be delayed.

To summarize it is the City's position that penalties for late payment are required to ensure developments proceed as proposed. If smaller penalties were imposed as proposed, developers would be able to delay their developments at little cost.

It is unfortunate that the honest developer might overlook making a payment through an oversight and be penalized more than necessary. Unfortunately it is difficult to operate without a clear policy directive.



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

AW:mw

January 20th, 1978

TO: CITY COUNCIL  
FROM: CITY COMMISSIONERS

The attached letter from the Red Deer Chamber of Commerce expresses concern over two aspects of our Industrial Land Sale Policy. Before responding to these two concerns, because of a number of statements which have been made recently, particularly at the last Council Meeting, it may be of benefit to Council to review our Industrial land situation.

In recent years, prior to 1976, the average sales of light industrial land were ten (10) acres per year. In late 1974, Council approved the subdivision and servicing of Northland Industrial Park. This subdivision and servicing south of 78th Street was undertaken during 1975 and in late 1975 and 1976 some 51 acres were sold. With the exception of 47th Avenue Crescent, and the service road between 77th Street and 78th Street, this area is completely serviced including landscaping and street lighting. We have remaining for sale in this area, approximately 4 acres.

At the time of subdividing and servicing the foregoing land, the main underground trunks were installed as far north as the Quarter Section line north of 78th Street as shown on the attached map. The frontage lots in this area have all been sold.

On December 5th, 1977, Council approved a plan of subdivision for the I.2 land behind the frontage lots, and the construction of 49th Avenue. The underground servicing in this area will be undertaken in the near future with the construction of the roads to follow when the ground is completely thawed. A statement was made at the last Council Meeting by Mr. W. Pander, that this area was, in fact, serviced and the Administration was trying to hide something. The servicing to which Mr. Pander referred consists of a 10" water main, a 30" sanitary sewer and an 84" storm drain buried some 30 feet below 78th Street. These are trunk mains for the entire area and servicing for the individual lots has not yet been undertaken.

In March of 1977, Council approved plans for the servicing of the Northlands Industrial Park from north of the Quarter Section line shown on the map. The final design for this area north to the Highway 11 extension, is in progress and will be brought forward for Council's approval approximately March of this year.

This past and proposed program of development can be summarized as follows:-

- 1976 and 1977 Light Industrial land sales, 113 acres.
- Presently have approximately 5 acres available for sale.
- Expect to service and make available for sale approximately 15 acres within 120 days.
- Remaining 40 acres of Northland Extension expected to be developed and available for sale in late Summer or early Fall.
- Approximately 25-30 acres will be developed over next two years in Riverside Industrial Park.
- Total Light Industrial acreage to be developed over next two years, 90 acres.
- Anticipated sales over next two years, 90 acres.

With reference to the specific points raised by the Chamber of Commerce, our objective is to have available facilities for new industry which would like to locate in Red Deer. The demand from such industry comes in two forms; either the desire to lease premises already constructed or to purchase outright and construct their own facilities. The previous Council recognized that the demand for pre-constructed space for rent was well served but we were rapidly running short of serviced land for the owner-occupier. As a TEMPORARY EXPEDIENT a policy was approved of restricting further sales to owner-occupiers until such time as our inventory of serviced land improves.

On January 16th, 1978, we conducted a visual survey of Northland Industrial Park to estimate the amount of vacant warehouse space. Only those buildings which were built for rental were included and short term leases, such as car sales, were not considered as lease space. There are 15 buildings within the Park which were considered to fall into this category. They consisted of approximately 490,000 sq. ft. and of this amount, approximately 350,000 sq. ft. would appear to be leased. The survey indicates, therefore, that approximately 140,000 sq. ft. or 28% of the available warehouse space is vacant at this time. Our present inventory of serviced land for the owner-occupier is approximately 5 acres, and we have, in process, applications from four such companies requesting a total of 6.5 acres. If these purchases are approved by Council, we will be out of light industrial land in Northlands Industrial Park for approximately 120 days.

In view of these circumstances, we recommend Council not change this policy until further land is serviced.

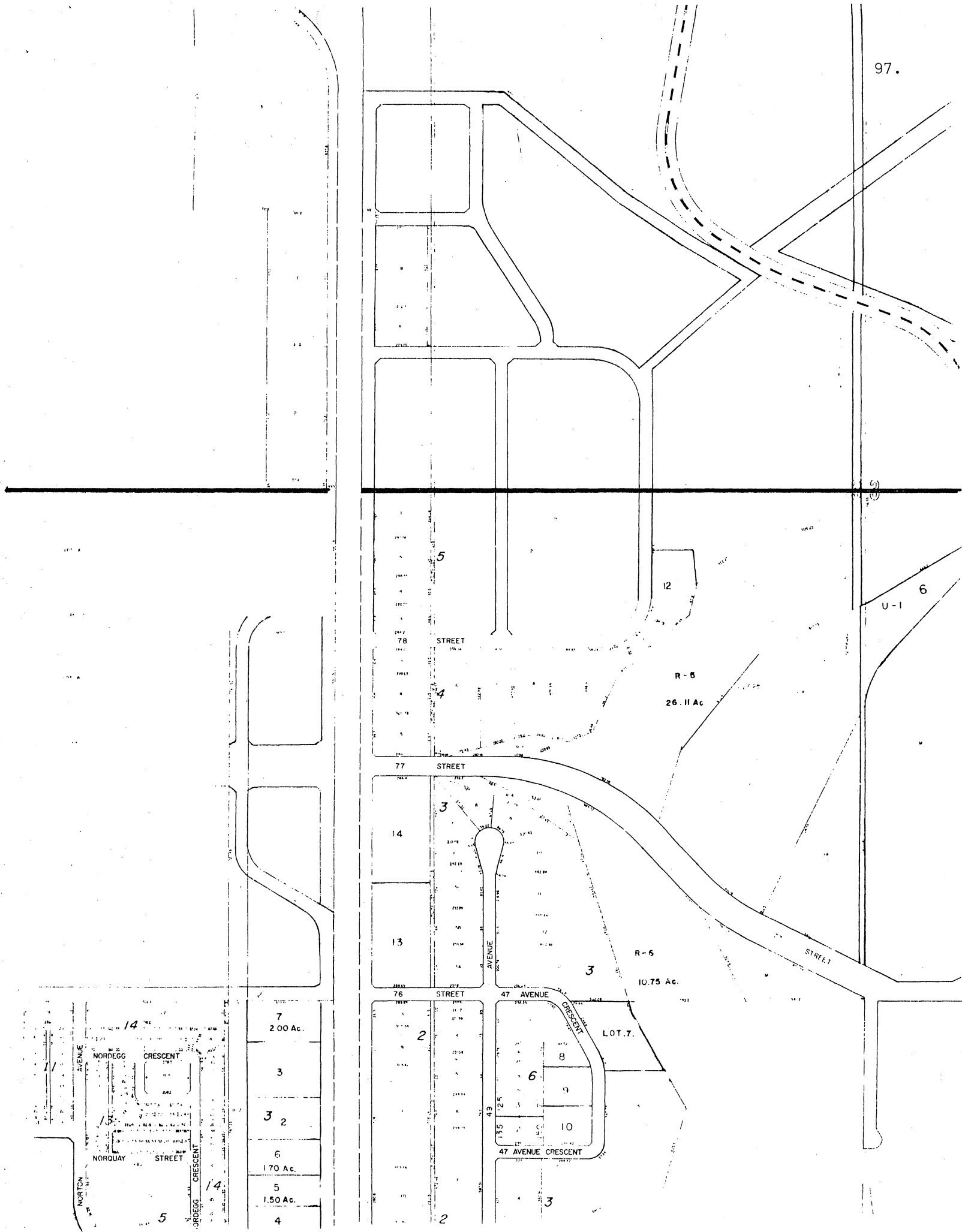
With regard to the question of penalties, the suggestion of the Chamber of Commerce that interest only be charged on the balance due, is, in fact, the present policy and represents the cost of money. Over and above this interest there is a penalty of 1½% of the total purchase price.

This penalty was introduced by the previous Council because of the relatively high number of applicants who were defaulting in their payments and to act as a deterrent to developers acquiring City land prematurely. We cannot agree with the Chamber of Commerce that this policy has a detrimental affect on companies wishing to purchase land. We recommend no change at this time.

KEN CURLE,  
Mayor

H. MICHAEL C. DAY,  
City Commissioner

MD/pms





NOTICES OF MOTION

98.

January 13, 1978.

TO: Council

FROM: City Clerk

RE: Notices of Motion

The following notices of motion were submitted by Alderman McMillan and Alderman Dale respectively at the meeting of Council January 9, 1978.

NO. 1 "BE IT RESOLVED THAT our Engineering Department be requested to prepare a report recommending increased staffing to help meet needs of our growing city. This report is to include options open to Council to

- (1) totally meet projected possible in-house projects
- (2) to meet portions thereof as recommended by City Engineer
- (3) rough estimates of projected consulting costs in the event of non-expansion."

NO. 2 "As most Aldermen have expressed concern over the present work load, approximately 20 to 30 hours per week taken up in committee meetings and council meeting, plus public relation trips in private vehicle,

And Whereas the present salary of \$350.00 per month is not enough compensation, said salary of \$350.00 amounts to 1/10 of Commissioner Day's salary, 1/5 of Mayor's salary who also receives \$7,000.00 Public Relations Allowance. The salary also approx. 1/5 of Department Heads.

Therefore be it resolved that Council review Aldermens salary to stay within 6% guidelines; that a \$250.00 expense and public relation amount be paid to aldermen on a monthly basis."

R. Stollings  
City Clerk

RS/ds

January 16, 1978.

99.

NO. 3

The following Notice of Motion was submitted by Alderman Webb

"RESOLVED that Council of the City of Red Deer agree that when Council meetings are not completed on the regular meeting day that Council continue the meeting on consecutive days at the regular time until the business of the current agenda is completed."

NO. 4

The following Notices of Motion were submitted by Alderman Shandera

"WHEREAS meetings of Council have been continuing past the normal 10:00 p.m. adjournment time and,

WHEREAS continuation beyond 10:00 p.m. does not enable proper consideration to be given to items of Council,

NOW THEREFORE be it resolved that the procedure bylaw be amended to provide for regular meetings of Council to commence at 3:00 p.m. rather than 4:30 p.m."

4A

"WHEREAS many places of public assembly are now prohibiting smoking at public gatherings, and

WHEREAS many people find smoking offensive and unnecessary,

NOW THEREFORE be it resolved that smoking in City Council Chambers be prohibited during all meetings in said Chambers and that such prohibition be appropriately posted within the said Chambers."

DATE: January 19, 1978

TO: City Clerk  
FROM: City Treasurer  
RE: NOTICES OF MOTION

You requested my comments on the above.

The notice of motion submitted by Alderman McMillan will require a significant amount of time to provide. In addition to the salary costs that could be involved, there would be substantial capital costs to calculate i.e. office space, equipment, etc. As the calculations will have to be done by Engineering staff, they should elaborate further.

Regarding Alderman Dale's notice of motion the alderman's allowance effective January 1, 1978 is \$4,596 per year. Under the previous Council's resolution this would increase effective January 1st of each year commencing in 1979 by the same percentage as awarded the exempt (non-union) staff. One third of the allowance is considered to be non-taxable by the Federal government.

If the alderman's allowance was increased, then two-thirds of such increase would be taxable.

In addition to the alderman's allowance, the City does reimburse aldermen for reasonable expenses incurred while on City business.

Effective January 1, 1978 the Mayor receives \$23,950 per annum plus \$1,284 per annum for miscellaneous expenses. Of the total \$25,234 he receives, one third is considered non-taxable.



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

AW:mw

CC: City Engineer

COMMISSIONER'S COMMENTS

With reference to Alderman McMillan's notice of motion, Council should be aware the Engineering Department are budgeting for increased staffing in 1978 (not to meet all in house design projects) and for this reason I would suggest the notice of motion be withdrawn or tabled until budget discussions are held.

In response to Alderman Dale's notice of motion, I cannot support same as Council (effective January 1, 1978) received an increase to \$383.00 per month. I understand that 1/3 of this remuneration is classified as an expense allowance and is tax free. If additional raises are granted, 1/3 of the total remuneration is classified as expense allowance.

I would concur with the notice of motion submitted by Alderman Webb.

"K. CURLE"  
Mayor

NO. 5

The following notice of motion was introduced by Alderman Dale at the meeting of Council January 9th, and was tabled for a period of 2 weeks to enable the administration to bring forward further information on the Dog Control Bylaw and the contract for the enforcement of the Dog Control Bylaw.

"Dog Bylaw

As dogs running at large are a real nuisance and contrary to the dog bylaw.

Whereas Alberta Animal Control of 4640 - 61 St. has contact with the City of Red Deer to supply this service.

Whereas this firm also offers a dog boarding service plus a dog grooming service. They may be too occupied to carry out the dog control effectively.

"Therefore be it resolved that the manager of the said firm appear before Council to discuss the problem and that council consider placing Dog Control under Bylaw Enforcement Department."

While the administration have proceeded with assembling the appropriate information, we have been unable to complete the detailed report in sufficient time to place same on this agenda and, therefore, it is requested this matter be set over for a further 2 weeks at which time we hope to have a complete report available.

"K. CURLE"  
Mayor

"M.C. DAY"  
City Commissioner

BYLAW 2085/U-78

Being a Bylaw to amend Bylaw No. 2085, as amended, being the Electric Utility Bylaw.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER ENACT AS FOLLOWS:

Effective February 1st, 1978, Schedule A of Bylaw 2085 is amended as to Section 63 by adding after the words and figures

"Service to be taken at 120/240 volts, single phase, 3 wire;  
or 240 volts, three phase, 3 wire;  
or 208Y/120 volts, three phase, 4 wire;

the words and figures

"0 to 25 KWH per month	\$4.00
Next 425 KWH per month per KWH	9.2¢
Next 1575 KWH per month per KWH	5.0¢
Next 5100 per month per KWH	2.5¢

READ A FIRST TIME IN OPEN COUNCIL this day of A.D., 1978.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D., 1978.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this  
day of A.D., 1978.

\_\_\_\_\_  
MAYOR

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

OF THE

CITY OF RED DEER

A By-law to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of extending the Transit and City Garage buildings, purchasing land to extend the City Services yard, and improving the City Services yard.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 338 of The Municipal Government Act that the Council shall issue a By-law to authorize the undertaking and completing the construction of extensions to the Transit and City Garage buildings, purchasing land to extend the City Services yard and improving the City Services yard.

AND WHEREAS plans, specifications and estimates for such work have been completed, whereby the total cost of the said construction and land purchases is estimated to be \$1,293,000.00 as follows:

Extend Transit Building	\$ 870,000
Extend City Garage Building	214,000
West Yards Land Purchase	
(3 acres)	158,000
Improve City Services Yard	51,000
	<hr/>
	\$1,293,000
	<hr/>

AND WHEREAS the Local Authorities Board Order #9604 authorized the use of surplus debenture funds of \$85,767.91 to finance the Extension of the City Garage.

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$1,207,200.00 on the credit of the City of Red Deer by issuing debentures of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Twelve per centum (12%) per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$78,371,150.00.

AND WHEREAS the amount of the existing debenture debt of the City of Red Deer is \$24,844,319.00, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is twenty years.

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

1. The Municipal Council of the City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of construction of extensions to the Transit and City Garage buildings, purchasing land to extend the City Services Yard and improving the City Services Yard.
2. That for the purpose aforesaid, the sum of One Million, Two Hundred and Seven Thousand, Two Hundred Dollars be borrowed by way of debenture on the credit and security of the City of Red Deer at large, of which amount the sum of \$1,207,200.00 is to be paid by the City at large.
3. The debentures to be issued under this By-law shall not exceed the sum of One Million, Two Hundred and Seven Thousand, Two Hundred Dollars, and may be in any denomination not exceeding the amount authorized by this By-law and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Twelve per centum (12%) per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of Twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.



By-law No. 2573-78

6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agent during the currency of the debentures.
7. The Mayor and Treasurer of the City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such dates and in such amounts as specified in the repayment schedule forming part of each debenture.
8. The said debentures shall be signed by the Mayor and the Treasurer of the City of Red Deer and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized by a rate or rates sufficient therefor, on the assessed value of all lands and improvements shown on the assessment roll an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of the City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this By-law shall be applied only for the purpose for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This By-law shall take effect on the date of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1978.

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1978.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1978.

\_\_\_\_\_  
MAYOR

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. The Knox Presbyterian Church (hereinafter called the Licensee) is hereby granted license and permission to temporarily occupy and use that portion of the Lands Registered as Public Reserve Lot R Plan 5164 K.S. described as follows:

The most Northerly Parking Stall abutting the most Easterly property boundary of Lot R Plan 5164 K.S. as shown shaded on the attached sketch marked Schedule "A" so affixed and hereinafter being part of Bylaw No. 2574/78 hereinafter called the said lands

subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to his occupation and use of the said lands.

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

The City Hall, 4914 - 48 Ave., Red Deer, Alberta.

The Licensee, 4718 - 50 Street, Red Deer, Alberta.

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

(b) The Licensee shall at all times keep and maintain the said lands in good and tenantable condition and repair.

(c) The Licensee shall comply with all Bylaws, Statutes, Rules or Regulations in any manner referring to or affecting the said lands.

(d) The City shall not be liable for any injury or damage to persons or property arising on or about the said lands and the Licensee shall indemnify the City from and against any claim or demand in respect thereof.

(e) The Licensee shall pay to the City the sum of Ten Dollars (\$10.00) on the first day of February 1978 and on the first day of every succeeding month so long as the within license continues.

(f) The Licensee shall pay for all utilities or other services provided to the said lands, and shall pay all taxes levied in respect of any improvements or taxable equipment situated on the said lands.

(g) The Licensee shall not place or erect any buildings, improvements or structures on the said land without the expressed written consent of the City first had and obtained.

(h) At the termination of this license and permission, the Licensee shall remove or cause to be removed from the said lands all buildings, structures and other objects situated thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1978

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1978

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1978.

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MAYOR

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CITY CLERK

BYLAW NO. 2575/78

A bylaw pertaining to the 1978 Assessment of the City of Red Deer.

WHEREAS Section 28 of the Municipal Taxation Act of the Province of Alberta authorizes Council to adopt the whole or any part of the Assessment Roll of the current year, as the assessment for the ensuing year.

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

The 1977 Assessment Roll of the City of Red Deer shall be adopted in full, as part of the Assessment Roll for the year 1978 except where the 1977 Assessment Roll has been varied or altered, due to a decrease in value by the destruction or removal of buildings or improvements thereon, or for some reason other than fair wear and tear, or varied due to an increase in value by the erection, completion or substantial repair of buildings or improvements thereon, or by some physical cause, and in addition shall re-assess any property in respect of which there have been inaccuracies or errors in previous assessments or in respect of which an increase or decrease in the fair actual value has taken place since the last assessment thereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D., 1978

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D., 1978

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this                      day of  
A.D., 1978.

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MAYOR

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CITY CLERK

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1) Mr. & Mrs. H.F. Batdorf (hereinafter called the Licensee) is hereby granted license and permission to temporarily occupy and use that portion of the registered City lane described as follows:-

Twenty feet width of the registered lane adjacent and parallel to Lot 8B, Block 7, Plan 324 T.R.

subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to his occupation and use of the said lands.

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

The City - City Hall, Red Deer, Alberta

The Licensee - 3745 - 43A Avenue, Red Deer, Alberta

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

(b) The Licensee shall at all times, keep and maintain the said lands in good and tenantable condition and repair.

(c) The Licensee shall comply with all Bylaws, Statutes, Rules or Regulations in any manner referring to or affecting the said lands.

(d) The City shall not be liable for any injury or damage to persons or property arising on or about the said lands and the Licensee shall indemnify the City from and against any claim or demand in respect thereof.

(e) The Licensee shall pay to the City the sum of One Dollar (\$1.00) on the first day of February, 1978 and on the first day of every succeeding February so long as the within license continues.

(f) The Licensee shall pay for all utilities or other services provided to the said lands, and shall pay all taxes levied in respect of any improvements or taxable equipment situate on the said lands.

(g) The Licensee may place or construct a fence on the said lands, but shall not place or erect any buildings, improvements or structures thereon without expressed written consent of the City first had and obtained.

(h) At the termination of this license and permission, the Licensee shall remove or cause to be removed from the said lands the fence and other objects situate thereon, in default of which the City may without incurring any liability whatsoever cause the same to be removed and the cost of so doing shall be paid by the Licensee forthwith on demand.

(2)

Bylaw 2576/78

READ A FIRST TIME IN OPEN COUNCIL this       day of       A.D., 1978.  
READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D., 1978.  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this       day of  
A.D., 1978.

\_\_\_\_\_  
MAYOR

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