

A G E N D A

For the regular meeting of RED DEER
CITY COUNCIL, to be held in the Council
Chambers, City Hall, MONDAY, DECEMBER
12th, 1977 commencing at 4:30 p.m.

- (1) Confirmation of November 28th, 1977 minutes

PUBLIC HEARING

A public hearing will be held at 7 p.m.,
Monday, December 12th, 1977 in respect of
Zoning Bylaw 2011/ZZ-77. (page 54)

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- 4) 2088/A-77 - (Commissioners Bylaw) three readings
- 5) 2379/G-77 - (Cemetery Bylaw) three readings
- 6) 2414/E-77 - (Garbage Bylaw) three readings
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- 10) 2568/77 - (License to Occupy) three readings
- 11) 2569/77 - (License to Occupy) three readings

UNFINISHED BUSINESS

December 7, 1977

NO. 1

TO: Council
FROM: City Clerk

RE: Commissioners Bylaw

At the meeting of Council November 28, the following resolution was passed delegating to the Commissioners the authority to consider applications for reinstatement of delinquent land sale agreements.

"RESOLVED that Council of the City of Red Deer delegate to the City Commissioners the authority to consider and approve or reject applications for reinstatement of delinquent land sale agreements providing they do so in accordance with the penalty resolution passed by Council September 26, 1977 and further provided that all applicants shall have a further right of appearing directly before Council should they so desire and report to Council and a necessary bylaw be prepared."

A draft amendment to the Commissioners Bylaw to formally implement the provisions of the above resolution has been prepared and is attached to this agenda for consideration of Council.

R. Stollings
City Clerk

RS/ds

December 7, 1977

NO. 2

TO: Council
FROM: City Clerk

RE: Mr. G. Mitchell - Offer to Purchase Lot 11C, Block E, Plan 752 0274

The following is a resolution which was introduced by Council November 28, and which resolution was tabled to enable the administration to obtain further information from Mr. Mitchell as to the intended use of the property in question.

"RESOLVED that Council of the City of Red Deer having considered correspondence from Mr. G. Mitchell dated November 17, 1977 RE: offer to purchase Lot 11C, Block E, Plan 752 0274, hereby agree to sell the aforesaid site to Mr. Mitchell as requested, subject to Lots 11B and 11C being resurveyed and registered as one site, and as recommended to Council November 28, 1977 by the City Treasurer."

We have forwarded correspondence to Mr. Mitchell and at the time of preparation of this report, no response has been received.

R. Stollings
City Clerk

RS/ds

Commissioners' Comments

In view of no reply being received, we recommend this item be tabled until such reply is in fact received.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3

2 December 1977

TO: CITY COUNCIL
FROM: CITY CLERK
RE: BYLAW NO. 2379-77

Council at its meeting held on November 28, 1977 authorized preparation of an amending bylaw to the Cemetery Bylaw to provide that a flat rate of \$35.00 be charged for Saturday, Sunday, Statutory Holiday or declared holiday burials instead of at cost as is presently the case.

The aforementioned bylaw which is in the bylaw section of this agenda provides accordingly.

"R. STOLLINGS"
City Clerk

NO. 4

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: DEBT LIMITATION REPORT 1978/1984

The above mentioned report was placed before Council November 28, 1977 and was tabled for 2 weeks to enable members of Council to study same more fully. Council also agreed a one hour period be set aside at this meeting to discuss this item.

The Commissioners suggest the period between 5 p.m. and 6 p.m. be set aside for this discussion.

All members of Council are reminded to bring their report with them to the Council meeting.

"R. STOLLINGS"
City Clerk

NO. 5

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: AMENDMENT TO ZONING BYLAW TO LIMIT FREQUENCY OF APPLICATIONS
FOR DEVELOPMENT OF A SPECIFIC SITE

At the last meeting of Council the following resolution was passed authorizing preparation of an amendment to the Zoning Bylaw.

"That the Municipal Planning Commission agree that a recommendation be made to City Council to consider amending the Zoning Bylaw to include therein a clause which would restrict proposals for the same site to one (1) within a six (6) month period should an original application be refused."

The necessary amendment has been prepared and is attached hereto as Bylaw No. 2011/CCC-77.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

NO. 6

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

November 24, 1977

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

Dear Sir:

Re: Zoning By-law Amendment,
Minimum Frontage Requirements.

Further to Council's resolution of November 14, 1977,
regarding minimum frontage requirements for apartment
buildings, we submit the attached amending by-law.

Yours truly,



Monte Christensen
ASSOCIATE PLANNER

MC/cc

copy to: Development Officer,
City Hall.

Commissioner's Comments

Bylaw No. 2011/DDD-77 is attached for consideration of Council.

"M.C. DAY"
City Commissioner

MEMBERS

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

REPORTSNO. 1

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: COMMITTEE MEMBERSHIP

We have recently had a question raised concerning membership on a committee appointed by Council and in particular one individual who on being appointed was a resident of the City, but has since moved to a location outside the City.

The question is whether or not persons serving on committees must be residents of the City or may they live outside the City and continue to serve.

The Municipal Government Act clearly requires that members of Council shall be residents of the City, but makes no such reference to citizen membership on committees. Because there is no such requirement for committee members, the City Solicitor is of the opinion that Council may appoint persons from within or without the City to serve on committees.

Council direction in this instance is requested in order that we may inform the member who has raised this question.

"R. STOLLINGS"
City Clerk

Commissioner's Comments

I believe that in making appointments to committees, Council should not necessarily restrict membership to City residents only, but should consider willingness to serve, dedication and ability of the individuals concerned.

"K. CURLE"
Mayor

RED DEER REGIONAL PLANNING COMMISSION

NO. 2

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 24, 1977.

Mr. M. Day,
City Commissioner,
City of Red Deer,
RED DEER, AB.

Dear Sir:

RE: Financial Cost of Railway
Relocation Study

As you are aware, the approved Railway Relocation budget is \$160,000 which is broken down into the following components: -

Urban Development Plan	\$100,000
Transportation Plan	60,000

Funds for the above noted plans have been approved by the Federal and Provincial Governments and the City of Red Deer on the ratio of 50:25:25, respectively. The City's share is \$40,000 of \$160,000 budget.

The Railway Relocation Study is under the general guidance of the Relocation Steering Committee composed of representatives from the Federal, Provincial and Local governments (County and City) which meets periodically to review and assess work tasks related to the Urban Development Plan and Transportation Plan components of the Study.

The Urban Development Plan aspect of the Study is being carried out by the staff of the Red Deer Regional Planning Commission and will be completed within the above approved budget.

The Transportation Plan aspect is being carried out by the Grimble Consulting Engineering Group. During the course of this work the Railway Relocation Steering Committee has found it necessary, for one reason or another, to study in greater detail than expected several alternative routes, etc. and as a result we have exceeded the approved Transportation Plan budget by approximately \$19,000. The City share of this over run being approximately \$4700.00.

While the Federal and Provincial representatives on the Steering Committee have indicated that other Relocation studies in Alberta and across Canada were encountering the same problems of over runs related to budgets,

- 2 -

MEMBERS

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

- 2 -

Mr. M. Day,

November 24, 1977.

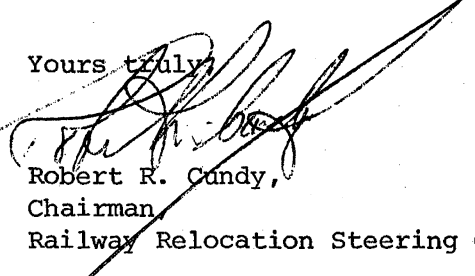
and that additional funds will be made available from the respective governments for authorized budget over runs, it was our opinion that City Council should be requested to adjust the budget for the Transportation Plan by an additional \$40,000 to cover existing City over runs of \$4700 and provide adequate funds from the City related to its share to complete the study to the satisfaction of all parties to the study. The total cost to the City based upon the cost sharing ratio noted above, would be a maximum of \$10,000 with the remaining \$30,000 costs to be assumed by the Federal and Provincial Governments.

Would you kindly arrange to present this request for an adjusted total budget of \$40,000 for the Transportation Plan to City Council for their formal approval based on the above noted cost sharing ratio with the other senior governments.

As you are a member of the Railway Relocation Steering Committee, I am sure that you are fully conversant with this matter but should you require any further information, please feel free to contact me.

Also enclosed for the information of the new members of City Council is a copy of the brochure on the Railway Relocation Red Deer circulated to homes in the City and the public notices that appeared in the Red Deer Advocate.

Yours truly,


Robert R. Cundy,
Chairman

Railway Relocation Steering Committee.

/lac

Encl.

12 9

RED DEER RAILWAY RELOCATION STUDY
BACKGROUND REPORT TO CITY COUNCIL

10.

Introduction

The railway system is an integral part of Canadian history having played a major role in the development of the urban geography of the country, especially in the Western Provinces, where the railways determined the location and prosperity of the major cities and towns.

At the time of their development no one could foresee the rapid urbanization of some of these centers, nor the effect the railway would have on the processes of urbanization. In many instances, including Red Deer, they now divide the urban areas, cause environmental problems, disrupt traffic movement and create safety hazards. They also create social, economic and psychological problems, and in most centers occupy large areas of prime urban lands.

Why Railway Relocation?

One of the principle reasons for railway relocation is that better use can be made of any land freed by rail relocation. Bearing in mind the growth and how conditions in cities have changed since the initial development of the Railway, and especially the massive impact the automobile has had on urban land use patterns, the better use of land in this context, not only means the physical development of freed land, but also the removal of those environmental and social problems caused by the railway location in existing developed areas, together with the improvements which would result in accessibility.

In Red Deer the main problems which could be overcome by the relocation of the railway are:

- * The relocation would permit the development of an urban transportation system which is of benefit and economically satisfactory for the short and long term development of the City.
- * It would remove from the developed areas of the City, the social and environmental (physical separation and noise) problems which are caused by the present location of the tracks.
- * It would provide an opportunity to develop a strong downtown core by providing a reserve of land to meet the growing retail, commercial,

cultural and special residential needs of the City.

- * It would enable the development of a balanced urban structure for the City of Red Deer, without necessitating massive capital investment to overcome the physical barriers created by the existing railway (i.e. construction of grade separated crossings, the need to provide adequate environmental protection, etc.)
- * Will provide an opportunity to re-assess those areas which in view of their physical condition, type of land use, or function have become inappropriate to a particular area, and have a blighting effect on the satisfactory redevelopment or rehabilitation of that area.
- * Will enable the development of the vacated railway lands in a way more compatible with the adjacent land use, resulting in the creation of cohesive and logical neighbourhood units.

Alternative relocation Alignments

In the course of the study five alternatives for the relocation of the tracks were examined in detail following public meetings held during May, 1976 and these were measured against the 'no relocation' alternative.

The cost of relocation for each alternative examined varied between \$16 - \$18 million, of which 50% of the cost is paid by the Federal Government, with the remaining 50% being divided, on a formula yet to be determined, between the Province and the City.

Major Benefits of Rail Relocation

Benefits which would accrue to the City with rail relocation include:

- a) Removal of all environmental problems, both social and physical, which exist, especially in the downtown and North Red Deer/Fairview area.
- b) Improvement to traffic movement in the City, by enabling the economic development of the urban transportation plan approved in principle by City Council.

- c) Enables the development of a more balanced land use structure for the City.
- d) Increases the development potential of the downtown area, by increasing the availability of land to satisfy the commercial and retail demands required by the growing population, and which will also discourage urban sprawl and inner city decay.
- c) Will enable the development of a major rail serviced industrial subdivision, increasing the attractiveness of the City for industrial development.
- f) Enables the development of new 'inner-city' residential areas which increases the utility of the existing infrastructure and social services.
- g) The development of additional recreational and open space facilities for the benefit of the population and the development of pedestrian/bicycle trail system.
- h) Removes the delays experienced by road traffic through rail operations and improves access to certain residential areas, especially for emergency vehicles.

Development Potential

The Urban Development Plan for the freed lands is anticipated to develop over a period of 20 years, and it is estimated that the potential development value of the concept plan is \$70 million, with a City input over the plan period of approximately \$1.6 million. The remainder being private sector development.

Dated November 23, 1977

Mrs. Alphonse DeLeeuw, Andrea and Janell of Ponoka were last Sunday guests of Jim and Terry Golley — by Mrs. Vernon Ferguson

racketeering is absent in British Columbia, the answer came back that 'ideology' has kept the

This prevented criminal elements from establishing themselves in the unions.

13.

RAILWAY RELOCATION RED DEER

NOTICE OF PUBLIC MEETINGS

The Railway Relocation Study Group invites all interested citizens of the City of Red Deer and the County of Red Deer to attend a public meeting to be held on

Thursday, May 6, 1976

**West Park Elementary School
(3814 - 55 Avenue)**

AND

Friday, May 7, 1976

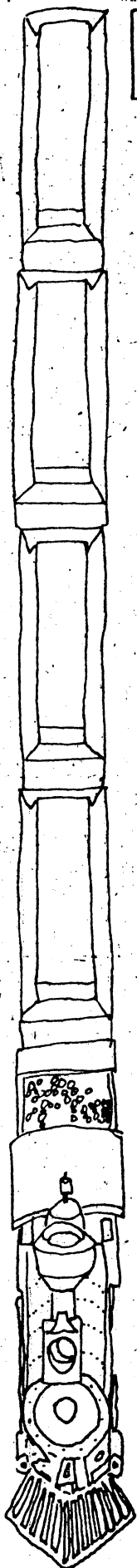
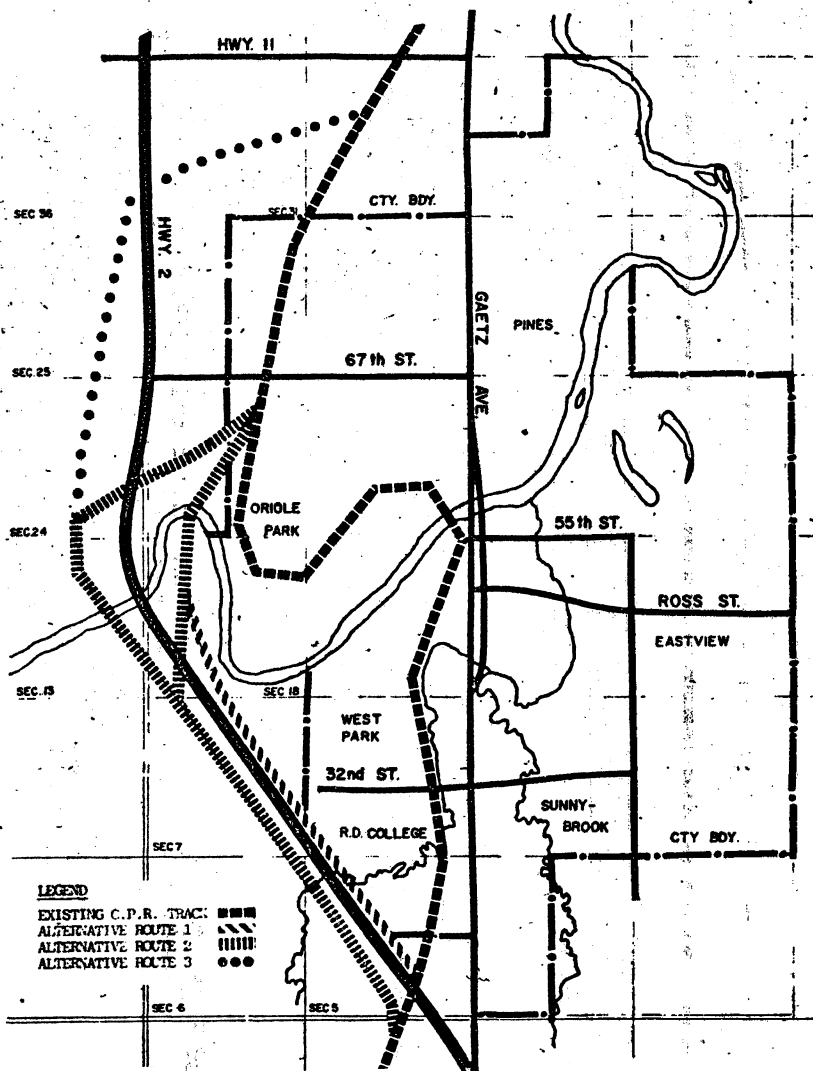
**North Red Deer Elementary School
(6014 - 56 Avenue)**

COMMENCING AT 7:30 P.M. ON EACH EVENING

The two meetings are being held to obtain public input and reaction to the alternate routes for relocation of the Canadian Pacific Railway Tracks and Yards.

The two meetings will present similar material and are being held on these alternative dates and locations for the convenience of the general public.

R. R. Cundy, Project Director, Red Deer Railway Relocation Study, Box 5002, Red Deer, Alberta



DATE: December 8, 1977

TO: City Clerk

FROM: City Treasurer

RE: FINANCIAL COST OF RAILWAY RELOCATION STUDY

It is my understanding the chairman of the Railway Relocation Steering Committee is asking for approval to overspend the budget by \$40,000. He indicates this overexpenditure would be funded 50:25:25 (Federal:Province:City).

To the best of my knowledge there is no guarantee that 75% of the cost can be recovered from other governments. As a result, I would recommend that Council make their approval contingent upon senior government approval of 75% of the cost. In the event this recommendation is not satisfactory, then perhaps Council would agree to word their resolution such that in the event any portion of the \$30,000 is not recovered from senior governments it would be included in the City budget and recovered through property taxation.

For Council's information the \$10,000 portion to be allocated to the City at this time would have to be funded in the 1978 budget and recovered from property taxation.

A Wilcock

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

AW:mw

Commissioner's Comments

Concur with the comments of the Planning Director and the City Treasurer and recommend Council approve a potential over-expenditure of \$40,000. Every effort will be made to recover the 75% portion from senior governments. In the event this approval is not forthcoming, provision for same should be made in the 1978 budget.

"M.C. DAY"
City Commissioner

NO. 3

December 7, 1977

TO: City Council

FROM: City Assessor

RE: Proposed Lot 6, Block 8, Plan to be Registered
 SW $\frac{1}{4}$ 29-38-27-4
 Mustang Acre Extension

May I advise that when Mr. Janko presented a proposed plan of subdivision for the extension of Mustang Acres Mobile Home Park, the overall design included two lots which were not owned wholly by Mr. Janko. The proposal was for Mr. Janko to subdivide out the proposed lots 4 and 6 and the owners would retain title to same. A condition of subdivision was the prepayment of services which were paid by Mr. Janko. The arrangements between Mr. Janko and the two owners was not of our concern however. Mr. Janko did inquire as to whether the City would consider allowing the two owners to pay the charges levied for their sites by way of an agreement in the tax roll. I stated that I would support such a request providing the property owner made the request to City Council. The following letter was forwarded to Mr. Janko for his records.

"RE: Mustang Acres Extension
 SW $\frac{1}{4}$ 29-38-27-4
 Proposed Lot 6, Blk. 8, Plan to be registered

With reference to your request of November 9, 1977, we submit the following prepayment charges which are applicable to the proposed Lot 6, Block 8, as shown on the attached plan.

Lot 6, Block 8, Plan to be Registered - Frontage on 70A St.		
(65.15 + 15 = 80.15)		
(a) No levy for water or sewer mains, lane or recreation.		
(b) Paved road, mono sidewalk, storm drainage.	80.15 @ 75.00	= 6,011.25
(c) Trunk storm sewer, Trunk sanitary sewer		
Major Throughfare	80.15 @ 26.80	= 2,148.02
(d) Administration	80.15 @ 18.00	= 1,442.70
		<u>9,601.97</u>

We trust this is the information you require."

Mr. Peck, the owner of the proposed Lot 6, has requested we debenture the local improvement charges.

I would recommend, subject to an agreement satisfactory to

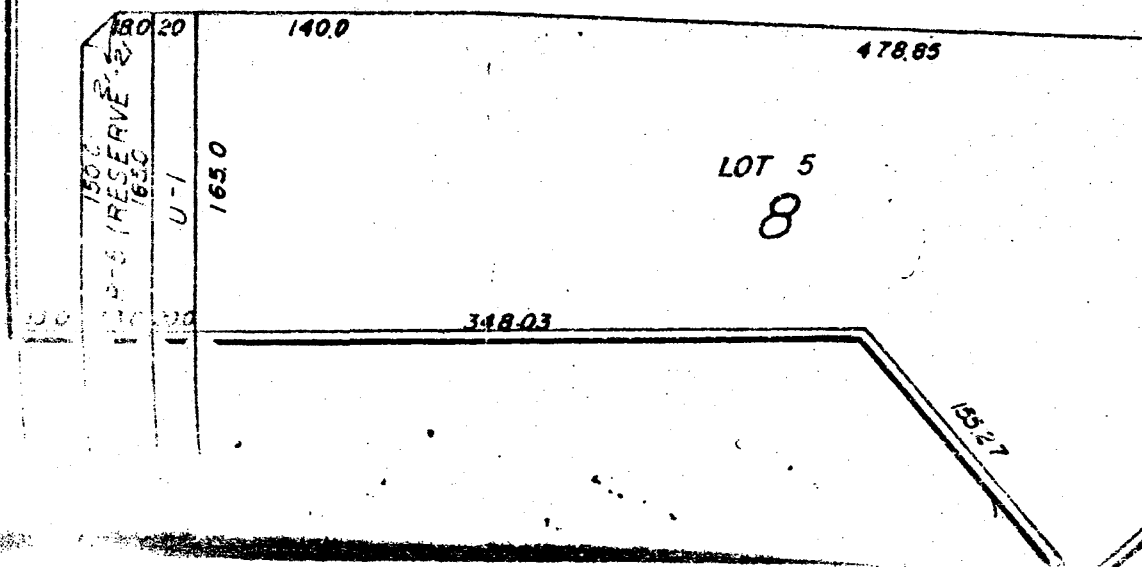
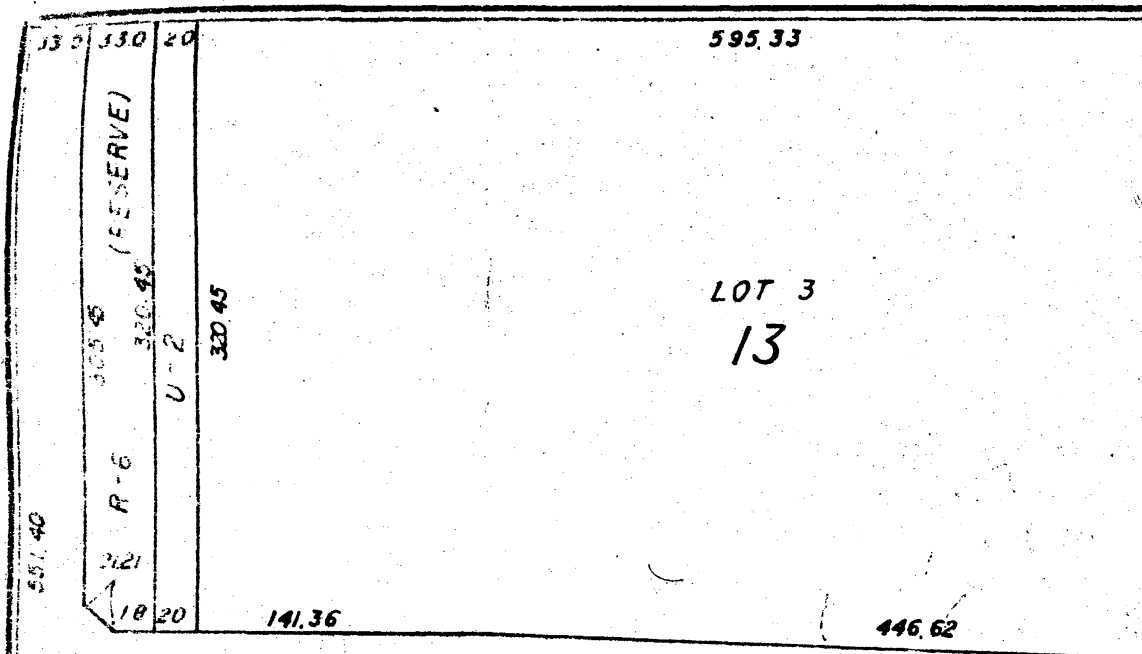
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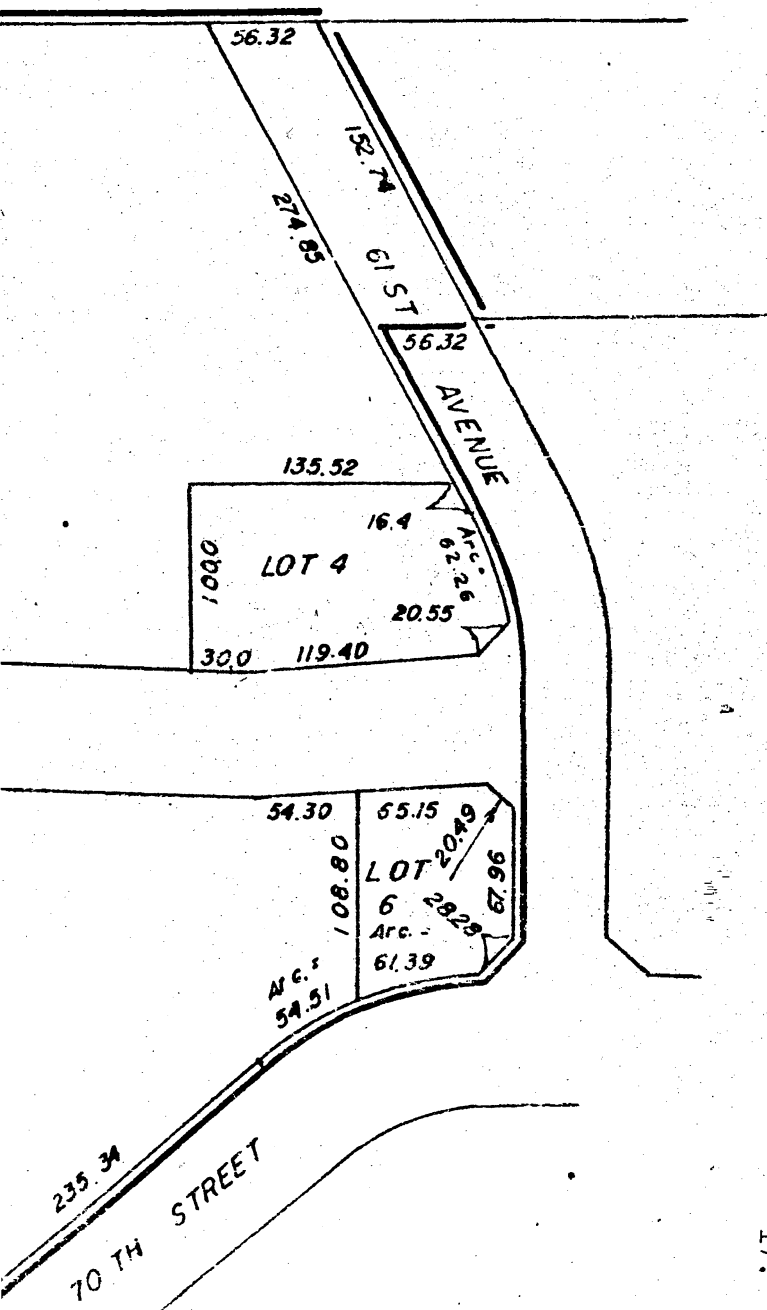
the City Solicitor, that we debenture the \$9,601.97 for a period of 20 years at an interest rate of $8\frac{1}{2}\%$ against the proposed Lot 6 when registered. Upon registration of the plan of subdivision and the filing of a caveat to cover the agreement we would then refund to Mr. Janko his payment of the \$9,601.97.

B. Sayla / for

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

att'd.





Commissioners' Comments

We concur with the recommendations of the Assessor which, if adopted by Council, would enable the property owner to spread his costs over a 20 year period rather than one large lump sum payment at this time.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 3A

23 November 1977

TO: COUNCIL
FROM: CITY COMMISSIONER

RE: PROPOSED ANNEXATION

Under cover of a letter dated November 22nd, the City Clerk forwarded to all members of Council a report on the proposal to annex further lands to the City of Red Deer.

I concur with the recommendations of the City Assessor which were included in the above mentioned report, and which recommendations suggested that the administration be authorized to proceed with an application for annexation and further that a copy of the report and Council's resolution be forwarded to the County for their consideration.

"M.C. DAY"
City Commissioner

December 5, 1977

NO. 4

TO: MAYOR & MEMBERS OF COUNCIL
FROM: DIRECTOR, ECONOMIC DEVELOPMENT
RE: LAND SALE, NORMANDEAU EXTENSION - R R L VENTURES

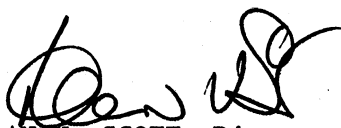
R R L Ventures, as the attached letter would indicate, failed to submit their land payment on time on two separate occasions the first, according to the original option agreement, and the second, on the extended date granted by Council. They therefore requested, and were granted a second extension to November 14, 1977, at which time payment was made.

Under the policy adopted by City Council, extensions of land payments may be granted, provided the client satisfies Council of his reasons for the extension by filing a declaration. The penalty clause adopted requires the client pay $1\frac{1}{2}\%$ of the total land price, plus $1\frac{1}{2}\%$ per month of the overdue payment.

In the case of R R L Ventures, the interpretation was that the client had allowed the land sales agreement to lapse on two different occasions, and therefore he should be charged $1\frac{1}{2}\%$ of the land price twice (a total of 3%). This is the area of the charge which R R L Ventures takes exception to, and they are asking that $1\frac{1}{2}\%$ of the total land price be returned to them.

I feel they have a valid point and that the charge in their case was perhaps too much. I would therefore recommend that we return the second $1\frac{1}{2}\%$ fee (about \$1952.00) to R R L Ventures.

Respectfully submitted,


ALAN V. SCOTT, Director
Economic Development

AVS/gr

City of Red Deer,

Mr. Mayor,

Your Worship;

We wish to appeal, the monetary charges re: the extension of our option agreement between the City of Red Deer, and R. R. Lake General Contractors Ltd. (R. R. L. Ventures Ltd.) Lot one (1) Block Three (3) Plan 762-1710.

(1) We filed a declaration, presented to council on October 11, 1977, requesting an extension of our option dated June 7, 1977, for extension to November 14, 1977. This time was required to acquire the funds needed, however council seen fit to extend the time until only October 14, 1977. This allowed us just 3 days to arrange funds. The resolution also reads to apply charges of $1\frac{1}{2}\%$ of total purchase price, plus $1\frac{1}{2}\%$ per month interest on the payment. This itself seems harsh, keeping in mind we had asked for an extension to complete our original option. We are in agreement that the city is entitled to interest on the portion due (payment) of $1\frac{1}{2}\%$, however when an additional charge of $1\frac{1}{2}\%$ of total price is added payment work out to approximately 3% per month, viewed hypothetically to a year, would be 36 percent per annum. This $1\frac{1}{2}\%$ on the total purchase price does not consider the \$6,510.00 previously paid. We are therefore paying $1\frac{1}{2}\%$ charges on the \$6,510.00 which the city has in its possession.

(11) As previously mention the 3 days allowed by council was insufficient to exercise our option, it was nessessary to file a further declaration which was presented to council at the November 14, 1977 meeting. This meeting I was able to attend and it was agreed by council that, as I had a cheque to cover the payment plus the interest on the payment accrued to November 14, 1977, that our request to renew the option would be granted. At this time there was never any mention of a further $1\frac{1}{2}\%$ payable on the total purchase price. There was no mention made that interest would be calculated on a compounded bases.

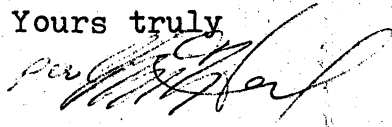
In summation, I feel that the city is due monies as interest on the unpaid portion of such due monies at a rate, calculated in the same manner as any other recognized lending institution dealing in a like commodity. I further agree that the city is entitled to an amount to allow for a rate of inflation relative to what is good business practice.

(2)

I feel that the charges of $1\frac{1}{2}\%$ plus $1\frac{1}{2}\%$ to extend our request only 3 days and a further $1\frac{1}{2}\%$ plus $1\frac{1}{2}\%$ compounded is not only an exorbitant rate and also not as discussed at the council meeting of November 14, 1977. We feel that we have paid approximately \$2000.00 in excess.

Without prejudice I respectfully submit this appeal for your consideration. If any further information is required from the writer please contact me at 343-7227.

Yours truly


R. R. Lake
R. R. Lake Gen. Contractor Ltd.

Commissioners' Comments

Attached are the Commissioners comments of November 14, 1977 which show the detailed calculation of the payments owed by the applicant at the time of the second reinstatement. These were brought to the attention of the applicant at the Council meeting so that there should be no misunderstanding. In the affidavit attached to the original application, the applicant in paragraph 8 clearly indicated that the failure to make payment was due to an oversight. Accordingly an extension was granted until October 14th, not November 15th, as requested, because it does not take more than a few days to correct an oversight. In the second affidavit (paragraph 5) it appears that the reason for requesting a further extension was in fact due to failure to secure a mortgage commitment.

For these reasons Council approved the reinstatement of the agreement for a second time with the normal policy's applied to such reinstatement. Certainly the applicant has been charged a $1\frac{1}{2}\%$ penalty twice but this is for not one but two reinstatements of the lease agreements.

We feel the previous action was correct and should be upheld.

'K. CURT'

Chairman

D. ...

Commissioner

Commissioner's Comments

The applicant entered into a land sale agreement with the City. On September 14th, 1977 the agreement was declared null and void because the applicant was in default of a payment of \$36,758.34.

At the regular Council meeting of October 11, 1977, Council reinstated the land sale agreement on the basis of an affidavit which is attached which in part stated, "clause 8" that the default was the result of an oversight. Accordingly Council reinstated the land sale agreement with payment to be made by October 14th, 1977 subject to the standard policy established by Council. As of October 14th, 1977, the following was the position of this agreement.

1)	Payment as per original agreement	\$36,758.34
2)	1½% of total purchase price	(129,805.00)
		\$ 1,947.08
3)	1½% interest per month of delinquency	551.37
	Total	<u>\$39,256.79</u>

This payment was not received by October 14, 1977 and accordingly the land sale agreement was again declared null and void.

The applicant is again requesting reinstatement of this agreement for the reasons outlined in his second affidavit dated the 7th of November 1977. This affidavit appears to indicate that the default in payment was not an oversight but results from difficulty in arranging the necessary financing.

I recommend Council reinstate the land sale agreement subject to normal City policy and payment being made by November 18, 1977. The payment required will be as follows:

1)	Outstanding delinquency	\$39,256.79
2)	1½% of purchase price	1,947.08
3)	* 1½% interest per month of delinquency (from October 14/77)	<u>664.83</u>
	Total	\$41,868.70

* This interest can be reduced if payment is received prior to November 18, 1977.

"M.C. DAY"
City Commissioner

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

RED DEER, ALBERTA

NO. 5

P.O. BOX 5002

T4N 5Y5

TELEPHONE: 343-3394

FILE No.

December 2, 1977.

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

Dear Sir:

RE: Multiple Family Housing - Anders Park

At the City Council meeting dated November 28, 1977 there was some discussion as to the appearance, design and location of multiple family housing in the Anders Park Subdivision.

In the design of each subdivision, consideration is always given to provide housing lots for the cross-section of the community, so that people of different incomes can live in the same area, if they so wish. For this reason, sites in each subdivision have been reserved and zoned for single as well as other forms of multiple family housing such as semi-detached, townhouses or apartments. The lot buyers know in advance where the location of multiple family sites are in relation to the lot they are acquiring.

Even for single family zones, various lot sizes and floor area has been considered. For example, in Anders Park we have four single family zones for different parts of the subdivision.

	<u>Single Storey</u>	<u>Split Level</u>	<u>Two Storey</u>
R1D	900 sq. ft.	1000 sq. ft.	1100 sq. ft.
R1C	1000 " "	1200 " "	1400 " "
R1CY	1200 " "	1400 " "	1600 " "
R1B	1400 " "	1500 " "	1600 " "

- 2 -

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIR - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF 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 PAINTEARTH No. 18 - COUNTY OF RED DEER No. 23
COUNTY OF STETTLE No. 6 - IMPROVEMENT DISTRICT No. 10

- 2 -

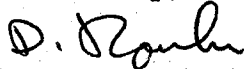
Mr. R. Stollings,

December 2, 1977.

As to the appearance and design of townhouses in Anders Park, we draw the City Council's attention to our recommendation dated December 3, 1975 (copy is attached). In our recommendation we mentioned that these proposals are not suitable for this site and therefore not acceptable. We requested City Council to reject all proposals and re-advertise for better ones. The City Council chose to ignore the recommendations and awarded the scheme to Doherty Development Ltd. On February 2, 1976 the City Council gave approval to the condominium project. As I understand, none of the units have been sold and they have been rented out.

The above is presented for City Council's information.

Yours truly,



D. Rouhi, MCIP,
Senior Planner,
City Planning Section.

/lac

Encl.

c.c. City Engineer,
c.c. City Assessor,
c.c. Building Inspector.

RED DEER REGIONAL PLANNING COMMISSION

4910 - 59 STREET

TELEPHONE: 346-3394

P.O. BOX 5002
RED DEER, ALBERTA
T4N 5Y5

RED DEER, ALBERTA
T4N 2N1

26.

FILE No.

December 3, 1975

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

Dear Sir:

Multiple Family Housing - Anders Park

The City of Red Deer called for proposal submissions regarding the development of two multiple family sites on both sides of Alford Avenue in the Anders Park Subdivision.

We received three proposals by the following companies:

- Doherty Development and Consulting Ltd. and Pro-man Projects International
- Engineered Homes Ltd.
- Wonder Homes Ltd.

Doherty Development Proposal

Site 1 3.1 acres (west side)

The company proposes to build 48 units of two storey town housing in groups of eight in a back to back fashion (similar to Murray Hill Developments on the South Hill).

Ground floor	516 sq. ft.
Second floor	510 sq. ft.
	<u>1026 sq. ft.</u>

Each unit is to have three bedrooms, a second floor and a basement.

Seventy-two parking stalls are to be provided; all of them off the lane.

Site 2 2.2 acres (east side)

The company proposes to build 40 units of two storey town housing in groups of ten in a back to back fashion.

Ground floor	516 sq. ft.
Second floor	510 sq. ft.
	<u>1026 sq. ft.</u>

Each unit is to have three bedrooms, a second floor and a basement.

Sixty parking stalls are to be provided; all of them off the lane.

MEMBERS

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

Density: 15.5 units per acre.
 Parking ratio: 1.5 stalls per unit.

Elevation: Horizontal wood siding with California Stucco on the second floor.

Density: 18.2 units per acre.
 Parking ratio: 1.5 stalls per unit.

Elevation: Horizontal wood siding with California Stucco on the second floor.

Engineered Homes Ltd.

Site 1 3.1 acres (west side)

No proposal for this site.

Site 2 2.2 acres (east side)

Engineered Homes is planning to build 36 units of two storey town housing in groups of six and four units. This development is to be built under Alberta Housing Corporation's program.

Ground floor	520 sq. ft.
Second floor	<u>580 sq. ft.</u>
	1100 sq. ft.

Each unit has three bedrooms on the second floor and a basement.

Forty-six parking stalls are planned for 36 units. One for each unit plus 10 for visitors.

Visitor parking has access to Alford Avenue and the others off the lane.

Density: 16.4 units per acre
 Parking ratio: 1.3 stalls per unit.

Elevation: pressure treated cedar siding.

Wonder Homes Ltd.

Site 1 3.1 acres (west side)

The plan is for development of 53 units of two storey town housing in groups of 7.

Ground floor	480 sq. ft.
Second floor	<u>560 sq. ft.</u>
	1040 sq. ft.

Each unit is to have three bedrooms on the second floor and a basement.

Site 2 2.2 acres (east side)

The plan is for development of 38 units of two storey town housing in groups of 2, 4, 3, and 7 units.

Ground floor	480 sq. ft.
Second floor	<u>560 sq. ft.</u>
	1040 sq. ft.

Each unit is to have three bedrooms on the second floor and a basement.

One hundred and eight (108) parking stalls are being provided for 53 units.

Seventy-six (76) parking stalls are being provided for 38 units.

Parking lots are between the buildings similar to Canada West town housing development in Sunnybrook.

Parking lots are between the buildings similar to Canada West town housing development in Sunnybrook.

Density: 17.1 units per acre
Parking ratio: 2 stalls per unit.

Density: 17.3 units per acre.
Parking ratio: 2 stalls per unit.

Elevation: Aluminum windows, vertical cedar, stucco finish.

Elevation: Aluminum windows, vertical cedar, stucco finish.

Comments

The sites are located on both sides of Alford Avenue in Anders Park. There will be a church on the north side of Site 2 to the east of the avenue. Both sites back into single family residential areas.

1. Density, Site Coverage

The proposed density appears to be excessive for attractive developments. They range from 15.5 to 18.2 units per acre. For comparison purposes, the following density is brought to Council's attention:

Canada West Town Housing, Sunnybrook	12.5 units per acre
Edmond Heights, West Park	11.4 units per acre
Vista Village, Morrisroe	9.6 units per acre
Murray Hill, South Hill	15.3 units per acre

Because of the nature of town housing which normally spreads over a large area together with the parking requirements, not much space will be available for amenity or play area for children, etc.

2. Parking, Location and Access

The preferred location for parking is at the rear of the building and out of sight with access from the front.

Considering the single family dwellings across the lane, access to the parking lot will have to come from the avenue and not the lane. The site will have to be fenced off along the lane.

All of the proposals have parking directly off the lane or have used the lane as an access to the parking area.

As to the number of parking stalls, only Engineered Homes has a ratio below the standard of 1:1.5 stalls per unit.

3. Appearance

None of the proposals received has any special attraction and it appears to be out of line with the surrounding development in Anders Park

Recommendation

During the period of advertisement, we received many inquiries regarding the development of this site, but unfortunately, only three submissions were received. This could be due to the postal strike.

We are not happy with these submissions and cannot recommend any of them and suggest further advertising be undertaken with a more specific description of the type of development i.e. apartments only, no access to parking from laneway, etc.

Should City Council not agree to the above recommendation and wish to allow some townhousing development in this area, we would recommend that only the easterly site (2.2 acres) be developed and that the submission by Doherty (Preman Projects International) for the development of that area be accepted subject to the developer and the administration by mutual agreement to revise the layout design including parking, landscaping etc. The west site containing 3.1 acres be readvertised as suggested for apartment development.

Yours truly,

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

/mjw

cc City Engineer
City Assessor
Development Officer

COMPARISON SHEET

Site 1 3.1 Acres

Site 2 2.2 Acres

Doherty Dev. Engineered Homes Wonder Homes

Doherty Dev. Engineered Homes Wonder Homes

Number of Unit	48	-	53	40	36	38
Floor Area - sq. ft.	1,026	-	1,040	1,026	1,100	1,040
Number of Bedrooms	3	-	3	3	3	3
Number of Parking	72	-	108	60	46	76
Ratio of Parking	1:1.5	-	1:2	1:1.5	1:1.3	1:2
Density-Unit per acre	15.5	-	17.1	18.2	16.4	17.3
Elevation	Wood Siding & Stucco	-	Cedar & Stucco	Wood siding & Stucco	Cedar Siding	Cedar and Stucco

Mayor's Comments

The submissions meet the requirements of the Bylaw as to density and the Planners are indicating refusal based on aesthetics with relation to the balance of the subdivision.

Would suggest Council examine the plans of each submissions prior to a decision being made to re-tender the sites.

"R.N. McGREGOR"
Mayor

Commissioners' Comments

The above is submitted for the information of Council as this particular topic was raised at the last meeting of Council.

It should be noted that although Council approved a condominium plan, the developer had not as of December 5, 1977 registered same as a condominium plan.

Council should be aware that merely because a project is approved and registered as a condominium, it is no guarantee that the units will not be rented, but rather such a plan simply enables separate ownership of individual units.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

NO. 6



OFFICE OF THE FIRE CHIEF

RED DEER, ALBERTA
T4N 3T4

December 1, 1977

His Worship Mayor Curle
and City Council.

Your Worship, Ladies & Gentlemen:

The Fire Prevention Bureau section of the Fire Department have encountered a problem relating to the Alberta Building Code. Under this code are a large number of fire safety rules which the Fire Department's Fire Prevention Bureau have been enforcing since the inovation of these regulations, particularly with buildings under construction, unfortunately the Chief Fire Inspector and his Inspectors are not legally able to do this apparently, as they have not been appointed as Inspectors by Council.

The Alberta Building Standards Act Section 2(2) states: "Where, pursuant to Section 4, a Local authority is authorized to enforce this Act, it may appoint inspectors". It does not limit Council (who is the local authority authorized to enforce the Act) to any particular number of people or necessarily the departments involved; personnel in the Building Inspectors department are appointed inspectors but none of my men are. This could throw a heavy extra load on the Building Inspection department and put some of them in a position of enforcing regulations pertaining to fire regulations that they might not be familiar with.

Therefore I respectfully request that Council appoint Chief Fire Inspector Johnson and Inspector C. Robson as Inspectors under the Alberta Building Standards Act as authorized by Section 2 (2).

I have discussed this with Acting Building Inspector Ryan Strader and he has no objections and in my opinion such a move would be of great benefit to both of our Departments.

Respectfully submitted,

Wm. N. Thomson

Wm. N. Thomson,
FIRE CHIEF

WNT/cb
c.c. R. Strader, Building Inspections Dept.

Commissioners' Comments

We concur with the recommendations of the Fire Chief and suggest Council, by resolution, appoint the two Fire Inspectors as Inspectors under Section 2(2) of the Alberta Building Standards Act.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

THE CITY OF RED DEER

NO. 7



Office of:
CITY CLERK

RED DEER, ALBERTA
December 5, 1977

TO: City Council

FROM: Parking Commission

The Parking Commission is generally in agreement that the Gaetz Parking Mall is an improved feature to the downtown of the City of Red Deer. One of the problems with respect to the Gaetz Parking Mall, however is the fact that many motorists are not using same in the proper manner. Part of the problem is the fact that citizens have not been properly instructed as to correct usage. This problem was discussed at the Commission meeting held on November 25, 1977 and the City Engineer indicated that his department would be prepared to undertake a thorough campaign to instruct citizens on the proper usage of the Gaetz Parking Mall and 51 Avenue bypass. This, of course, will cost money, however it is felt that same would be well spent and consequently a resolution was passed as follows regarding this matter:

"That the City embark on a program of education through the newspapers to acquaint City and rural residents with the changed traffic patterns on the Gaetz Avenue Parking Mall."

Respectfully submitted,

R. BROWN, Chairman
Parking Commission

/ca

December 8, 1977

TO: City Clerk
FROM: City Engineer

RE: Gaetz Avenue Parking Mall

A resolution was passed at the November 25, 1977 meeting of the Parking Commission:

"That the City embark on a program of education through the newspapers to acquaint City and rural residents with the changed traffic patterns on the Gaetz Avenue Parking Mall"

In accordance with this resolution the Engineering Department has drafted the enclosed article which we would respectfully recommend be published in the newspapers as soon as is possible.

Plans of the Gaetz Avenue Parking Mall will be available at the Council meeting and will be included in the article to the papers.



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

BCJ/ab
enc.

CONVERSION OF GAETZ AVENUE (formerly Hwy 2A) to a parking mall and the re-routing of through traffic to 51 AVENUE has produced immediate benefits.

- It has reduced vehicle speeds in a high volume pedestrian area.
- It has reduced the noise and dust levels that were a nuisance to adjacent businesses.
- It has reduced the travelling time for southbound through traffic.
- It has created approximately 80 new parking stalls (based on the final design).


The MALL however, is not operating as effectively as it could and therefore the following information has been prepared for the benefit of the downtown shoppers and merchants.

- GAETZ AVENUE IS NO LONGER A THROUGH ROADWAY but is intended for use by those motorists who are genuinely seeking a parking stall. Large trucks, buses and delivery vehicles should not be in the mall area.
- GAETZ AVENUE NO LONGER HAS A DIRECT ACCESS TO THE SOUTHBOUND COUPLET and as such traffic either in the mall or crossing the mall in a westbound direction is encouraged to travel to 51 AVENUE.
- GAETZ AVENUE MOTORISTS DO NOT HAVE THE RIGHT-OF-WAY but must yield to east/west cross traffic at intersections controlled by either a traffic control signal or a stop sign.
- GAETZ AVENUE HAS ONLY ONE DRIVING LANE ON THE WEST SIDE with the inside lane left open for vehicles maneuvering in or out of a parking stall.
- GAETZ AVENUE REMAINS ONEWAY SOUTH with the exception of the small parking area south of 46 Street which is two way with traffic flows as per the directional arrows in the diagram.
- 51 AVENUE WILL HAVE OVERHEAD SIGNS at the north end denoting the bypass route/mall entrance/52 Street lanes and at the south end denoting the Westpark turning lane/Hwy 2A/45 Street lanes.
- 51 AVENUE WILL HAVE PROPER TRAFFIC SIGNALS INSTALLED at the intersections of Ross Street and 49th Street as soon as possible.
- THE PARKING MALL WILL CONTAIN ONE OR TWO LARGER TREES on each island to create a more pleasing appearance to the walking public.

The diagram included above indicates the typical traffic flow pattern at the north and south ends of the mall. Study of the diagram should clarify the text of this article.

It should be noted that the existing sand bag construction will not resemble the final island construction which is anticipated to occur in the spring. The final traffic/pedestrian islands will be much larger, channelizing traffic to one 14 foot lane at each intersection.

It is expected that once the Citizens of Red Deer have become aware of the concept of the Parking Mall and that once the final design is implemented, the Mall will be of general benefit to the downtown area.



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

KGH/ab
attachment

Commissioners' Comments

In accordance with the recommendations of the Parking Commission, the City Engineer has prepared a draft advertisement as attached. Should Council approve this ad, direction is sought as to how frequently this ad should appear and where the costs (estimated @ \$300. per publication) are to be charged.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER

NO. 8



Office of:
CITY CLERK

RED DEER, ALBERTA
December 5, 1977

TO: City Council
FROM: Parking Commission

The Parking Commission at its meeting of November 25, 1977 gave further consideration to the matter of installing parking meters on streets in the downtown area which are not presently metered. The following resolution was passed by the Commission in regard to the matter:

"That the Parking Commission recommends to Council of the City of Red Deer that parking meters be installed on 48 Street between 48 & 49 Avenues and that the installation of meters on 53 Street between 48 & 49 Avenues be deferred until the effect of the proposed Provincial Government Centre is determined on the area."

The above recommendation of the Parking Commission is based on observations made of the usage of both 53 Street and 48 Street between 48 & 49 Avenues for parking purposes. While 53 Street is currently not being used for parking, 48 Street between 48 & 49 Avenues is. With the construction of the proposed Provincial Government Centre, parking on 53 Street may become critical and hence the reason for the recommendation that installation of meters be deferred until the effect of the centre on the area may be gauged.

Respectfully submitted,

R. BROWN, Chairman
Parking Commission

/ca

THE CITY OF RED DEER

39.



Office of:
CITY CLERK

RED DEER, ALBERTA
December 5, 1977

TO: City Council

FROM: Parking Commission

At the Parking Commission meeting held on Friday, November 25, 1977 it was indicated that a general policy statement has never gone from the Commission to City Council relative to the principal of metering the downtown area. The following resolution subsequently evolved and is submitted hereunder for Council's information:

"Whereas it is desirable to maximize the use of parking in the downtown area through metering.

Therefore be it resolved that meters be installed on throughfares when and where it is considered necessary from time to time as recommended by Parking Commission to Council."

Respectfully submitted,

R. BROWN, Chairman
Parking Commission

/ca

THE CITY OF RED DEER



Office of:
CITY CLERK

RED DEER, ALBERTA
December 5, 1977

TO: City Council

FROM: Parking Commission

At the Parking Commission meeting held on November 25, 1977 consideration was given to the problem experienced by farmers in attempts to obtain suitable parking space for farm trucks which are usually longer than the normal vehicle and not allowed to park in metered spaces. In addition, the problem of sufficient parking facilities for downtown employees was also discussed. Resolutions were passed as follows regarding these two matters at the aforesaid meeting:

"That the Parking Commission strongly recommend to Council of the City of Red Deer that consideration be given to providing off-street parking for farm vehicles i.e. farm trucks."

"That the Parking Commission recommends to Council of the City of Red Deer that consideration be given to providing parking for employee vehicles downtown."

Respectfully submitted,

R. BROWN, Chairman
Parking Commission

/ca

Commissioners' Comments

It should be noted that many years ago in the passage of the Traffic Bylaw No. 2282, Council delegated to the City Commissioner the authority to specify where parking meters, traffic signals and signs, etc. are to be located.

In the past the Commissioners have exercised this authority with discretion and in consultation with the City Engineering Department and the Traffic Advisory Committee. Since the formation of the Parking Commission, any major changes in parking would naturally be referred to such committee before implementation.

Commissioners' Comments (Continued)

If Council wish to change this authority in keeping with the recommendations of the Parking Commission, the Traffic Bylaw should be amended accordingly by deleting the authority previously granted.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 9

DATE: December 8, 1977

TO: City Clerk

FROM: City Treasurer

RE: SHORT TERM BORROWING BYLAWS NO. 2566-77 AND 2567-77

Each year the City Council is requested to approve two short term borrowing bylaws.

The purpose of the bylaws is to authorize short term borrowings from the bank for 1978. The borrowings are for the purpose of providing short term financing for subdivision investment and/or property taxes until the revenues can be received.

The amounts indicated in the bylaws are the same as for 1977. It is the intention to borrow on the authority to be granted by Council only when required. At the present time the City has no short term bank loans outstanding.

A Wilcock

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

AW:mw

Att'd.

Commissioners' Comments

Concur with the comments of the Treasurer and recommend Council give three readings to the bylaws.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 10

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: CERTIFICATES OF RECOGNITION

In the past it has been customary for Council to present certificates of recognition to those citizens who have served on various committees, boards, etc. In keeping with this practise, we have invifed those persons who have completed their term of office to attend at 7 p.m., December 12, 1977, when these certificates will be presented.

"R. STOLLINGS"
City Clerk

NO. 11

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: MEMBERSHIP ON THE MUSEUM MANAGEMENT BOARD

With the appointment of Morris Flewelling as Director of the new Museum, a vacancy will occur on the Museum Mangement Board.

The term of office of Mr. Flewelling was to expire in October of 1979 and, therefore, his replacement should be appointed to fill the remainder of this term.

The Museum Management Board have submitted the name of an individual whom they wish to recommend to this position and such name has been submitted confidentially to members of Council, together with those nominees previously brought forward at the organizational meeting of Council.

"R. STOLLINGS"
City Clerk

November 24, 1977

NO. 12

TO: MAYOR AND CITY COUNCIL
FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: HIGHWAY COMMERCIAL SITE - NORMANDEAU EXTENSION

A two acre parcel on the west side of Gaetz Avenue, between 74th and 76th Streets, was advertised for development this fall. We did not receive any proposals for the site. One of the conditions of the call for proposals was that the developer bid on the land with respect to price.

In view of the fact we received no proposals on a bid basis, we would recommend that we price the land, according to the previous report, place it back on the market, and accept proposals for development.

Sincerely,


ALAN V. SCOTT, Director
Economic Development

AVS/gr

Commissioners' Comments

I concur with the recommendations of the Economic Development Director. If this action is taken, the site will be held in inventory pending receipt of any proposal anyone may wish to submit.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

November 23, 1977

NO. 13

TO: MAYOR & MEMBERS OF COUNCIL

FROM: DIRECTOR ECONOMIC DEVELOPMENT

RE: COMMERCIAL & INDUSTRIAL LAND PRICES

It would appear that we should again consider adjusting the price we are charging for City owned Industrial and Commercial land. Our prices have remained constant for the past 20 months and the information we have managed to assemble would suggest we have fallen below market value. Currently, our I-1 and I-2 industrial land (light industrial) is priced from \$27,500 to \$40,500 per acre, depending upon location; I-3 (heavy industrial) is priced at \$26,500 per acre and C-5 (Highway Commercial) sells for \$46,500 per acre.

Standard services include water, storm and sanitary sewer and electric light and power hook-up for base requirements only. Heavy Industrial areas provide gravel roads, while Highway Commercial and Light Industrial in Northland Industrial Park provide paved streets, curb, gutter and street lighting.

Medicine Hat prices range from about \$29,000 to approximately \$71,000. The low end would be for Heavy Industrial while the high price is charged for Industrial-Commercial (a zoning similar to our I-1, C-5 areas). Services provided are similar to ours.

Lethbridge sells industrial land for \$25,000 per acre, across the board, whether it be light or heavy industrial. Services provided (gravel roads only) are on a reduced scale to what we offer. The City of Lethbridge indicates their prices will be increased \$5,000 per acre, January 1st, 1978.

Calgary and Edmonton industrial land prices range from about \$75,000 to \$125,000 for City owned land, and higher for private.

In Red Deer, privately held land would appear to be selling at approximately these rates:

Highway Commercial . . .	\$65,000 and up
Light Industrial	\$51,000 and up
Heavy Industrial	\$35,000.

Because of the restrictions we place on our land with respect to building commitments, we can justify a price slightly below the private sector.

- cont'd -

- 2 -

In view of the preceding, we would recommend that Council authorize land price increases of approximately 10% in our industrial and commercial areas, which would result in the following prices:

<u>Zoning</u>	<u>Per Acre</u>
C-5	\$51,000
I-1	\$45,000
I-2	\$36,000
I-3	\$29,000.

Adjustments may be made for corner influence, topography, shape and other criteria, which in the opinion of the Land Department, affect the total value of any given parcel of land.

Sincerely,
on behalf of the Administration,



ALAN V. SCOTT, Director
Economic Development

AVS/gr

Commissioners' Comments

Concur with the recommendations of the Administration.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

December 7, 1977

NO. 14

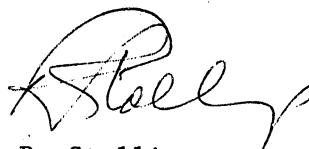
TO: City Commissioners

FROM: City Clerk

The following is a resolution passed by Council November 28.

"Move that the City of Red Deer make application to our Honourable Member, The Honourable Mr. Jim Foster, for an ambulance subsidy from the Provincial Government in an amount to be determined by City Council."

I assume the Commissioners would wish to process this matter through the Honourable Mr. J. Foster. If I am incorrect in this assumption, please advise.



R. Stollings
City Clerk

RS/ds

c.c. City Treasurer
Fire Chief

Commissioners' Comments

Due to an oversight, we neglected to obtain from Council the amount of subsidy requested by Council in connection with the above. Would Council please establish this amount so that the request may be forwarded to the Honourable J. Foster.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 15

December 7, 1977

TO: City Clerk

FROM: City Assessor

RE: Lot 9, Block 20, Plan 762-1977
15 Odell Green
Oriole Park Subdivision
George W. Donaldson

Mr. George Donaldson has submitted the attached affidavit requesting a two week extension for the date of commencing construction (due to inclement weather) of the footings for the dwelling proposed to be constructed on the above described lands.

The following is a summary of pertinent information.

March 14/77 Agreement signed under the rules and policies of the "Others".

Nov. 8/77 Final payment for lot received. Due date for this payment was November 14, 1977.

Dec. 7/77 Building Permit issued for construction of dwelling. Received affidavit for a 2 week extension of the starting construction date from December 14, 1977 to December 28, 1977.

Dec. 14/77 Commencement fo construction date as per agreement dated March 14/77.

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

A F F I D A V I T

I, GEORGE DONALDSON, of the City of Red Deer in the
Province of Alberta, MAKE OATH AND SAY;

1. THAT I am entitled to become the registered owner of
the above-noted property and as such have a personal knowledge
of the facts and matters hereinafter deposed to.
2. THAT on September 30, 1977, after much deliberation
and thoughtfulness, I purchased a set of plans for a home from
Designex Homes and attached hereto and marked as "Exhibit A"
is a copy of my cheque made payable to Designex Homes.
3. THAT the plans were received by myself on November 18,
1977, and I applied for a building permit on November 25, 1977.
4. THAT during that week I had a heating plan drawn up
as required by the City Building Department and I travelled
to Edmonton to have P. A. McCONNELL ENGINEERING LTD. place
their stamp of approval on a set of preserved wood foundation
drawings, a matter which had been overlooked by the Home
manufacturer.
5. THAT the lot is fully paid for and a building permit
has been approved and issued.

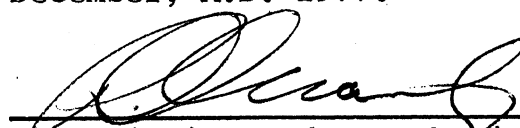
6. THAT the surveyors are ready to stake out the location of the house.

7. THAT the delay in proceeding with the excavation and footings of the house has been due to the extreme cold weather and I am therefore requesting that the City extend the deadline for an additional two weeks after December 14, 1977, for the installation of the footings.

8. THAT I have been informed by my cement contractor that he would be unable to complete the footings by the December 14, 1977, deadline.

9. THAT I verily believe that I have proceeded as best I have been able and I make this affidavit in support of my request to have the deadline for the completion of the installation of footings extended for two weeks.

SWORN BEFORE ME at the City
of Red Deer in the Province
of Alberta this 7th day of
December, A.D. 1977.


A Commissioner for Oaths in and
for the Province of Alberta

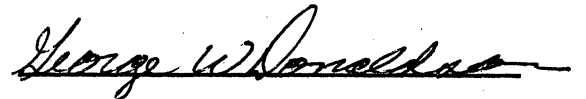
)
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Exhibit "A" referred to
in the affidavit of
George MacDonald
before me this 7
of Sept AD. 1927
[Signature]
Commissioner for Oaths in and for the Province of Alberta

Canada Trust

Canada Trustco Mortgage Company
4928 ROSS STREET, RED DEER, ALTA.

PAY TO THE ORDER OF

Designated Home \$ 800⁰⁰
- Eight hundred 00 DOLLARS
100

ACCOUNT NUMBER 3794

10259 5091 deposit (savings) "00000080000"

Commissioners' Comments

In view of the circumstances outlined in the affidavit, I recommend Council grant an extension until January 31, 1978 in which to complete footings. Although the applicant has only requested an extension to the end of December, in view of the extremely cold weather and the impending holiday season, an additional 1 month may be advisable. It is understood all other conditions of the land sale agreement i.e. completion day shall remain unchanged.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 16

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: ZONING BYLAW NO. 2011/ZZ-77

A public hearing in respect of the above mentioned bylaw has been advertised for 7 p.m., Monday, December 12th, 1977.

This bylaw provides for the rezoning of the Mainline Sales Ltd. lands, west of Gaetz Avenue and north of 77 Street.

The comments of the Red Deer Regional Planning Commission in respect of this bylaw appear hereafter.

"R. STOLLINGS"
City Clerk

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

December 8, 1977

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

Dear Sir:

Re: Zoning By-law 2011/ZZ-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.

Third reading should be withheld in each case until the conditions of approval have been satisfactorily met.

Yours sincerely,



For R. R. Cundy, MCIP
Director



M. Christensen
Associate Planner
City Planning Section

/mju

MEMBERS

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

December 5, 1977

NO. 17

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: DIRECTOR OF ECONOMIC DEVELOPMENT

RE: SERVICING OF INDUSTRIAL LAND - NORTHLAND INDUSTRIAL PARK

An 18.36 acre parcel north of 78th Street and west of 48 Avenue, can be placed on the market relatively quickly, and with a minimum of additional cost.

The attached map indicates the parcel as it now exists, with four lots subdivided and ready for sale. It is intended that the remaining area east of the proposed 49th Avenue would be bisected by a lane-way running north-south, creating an additional six to eight industrial lots.

Servicing of the four existing lots can be provided from the utility lane to the west, and 49th Avenue would be developed to a stage which would prove satisfactory for access on a temporary basis, until such time as the permanent road is constructed.

E.L. & P. servicing can be provided from the same utility lane to the west, while properties to the east would be serviced from 49th and 48th Avenues.

In view of the present shortage of serviced industrial land, it is recommended that Council authorize the necessary expenditures to develop this land so that it may be offered for sale as quickly as possible.


ALAN V. SCOTT, Director
Economic Development

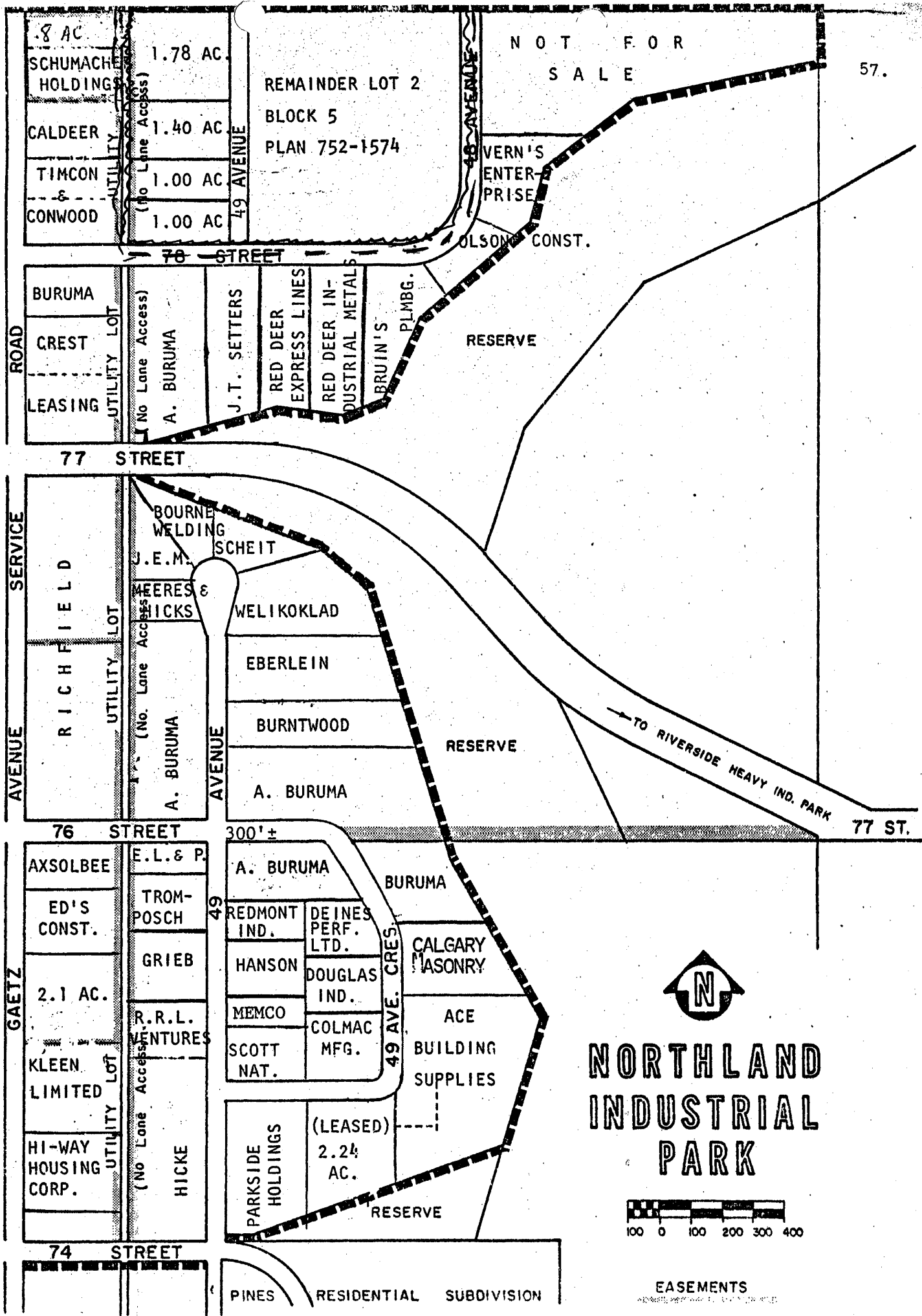
AVS/gr

Attach:

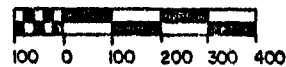
* North 3/4 Mile to Hwy. 11 & West 2 Miles to Hwy. 2

GAETZ AVENUE (Hwy. No. 2)

GAETZ AVENUE



NORTHLAND INDUSTRIAL PARK



EASEMENTS

Commissioners' Comments

We concur with the recommendations of the Economic Development Director that the administration be authorized to proceed with servicing of this site as quickly as possible.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 18

9 December 1977

TO: CITY CLERKS

FROM: W. LEES

RE: LOT 7, BLOCK 11, PLAN H

Please find attached an application for a license to occupy 50 St. R/W and the lane to the north of the above described property.

A bylaw regarding this encroachment was previously passed in the name of Carpet Cove who were not the registered owner of these lands. (Bylaw 2510/76), and has been rescinded by Council under Bylaw 2563/77.

Further to this application, we have no objection.

Possibly a better copy of the certificate could be obtained from a previous bylaw as in checking with the applicant this is the only sketch he claims he has.

"W. LEES"
Land & Tax

Albert Edward & Harry Demchuk
Andy and Larry Demchuk and Harry Zimmer
5105 - 50th Avenue
RED DEER Alberta
T4N 4B3

November 24, 1977

City Assessor
City of Red Deer
City Hall 4914 - 48th Avenue
RED DEER, Alberta T4N 3T4

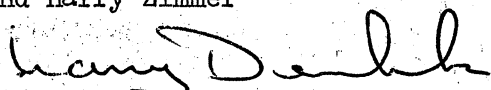
Dear Sir:

Re: Lot 7, Block 11, Plan H 5024 - 50th Street

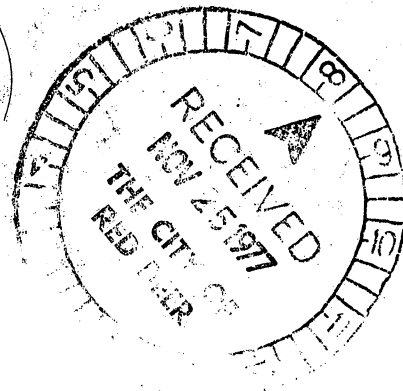
All Registered Owners of the above described property are not available to sign this Application, therefore, as Secretary-Treasurer, I hereby apply for a license- of which all owners are aware of- to occupy city owned property as outlined in the attached.

Yours truly,

Albert, Edward, Harry, Andy and Larry Demchuk
and Harry Zimmer


per:
Larry Demchuk, Secretary-Treasurer

ID/jet



FIELD DEEP SKETCH

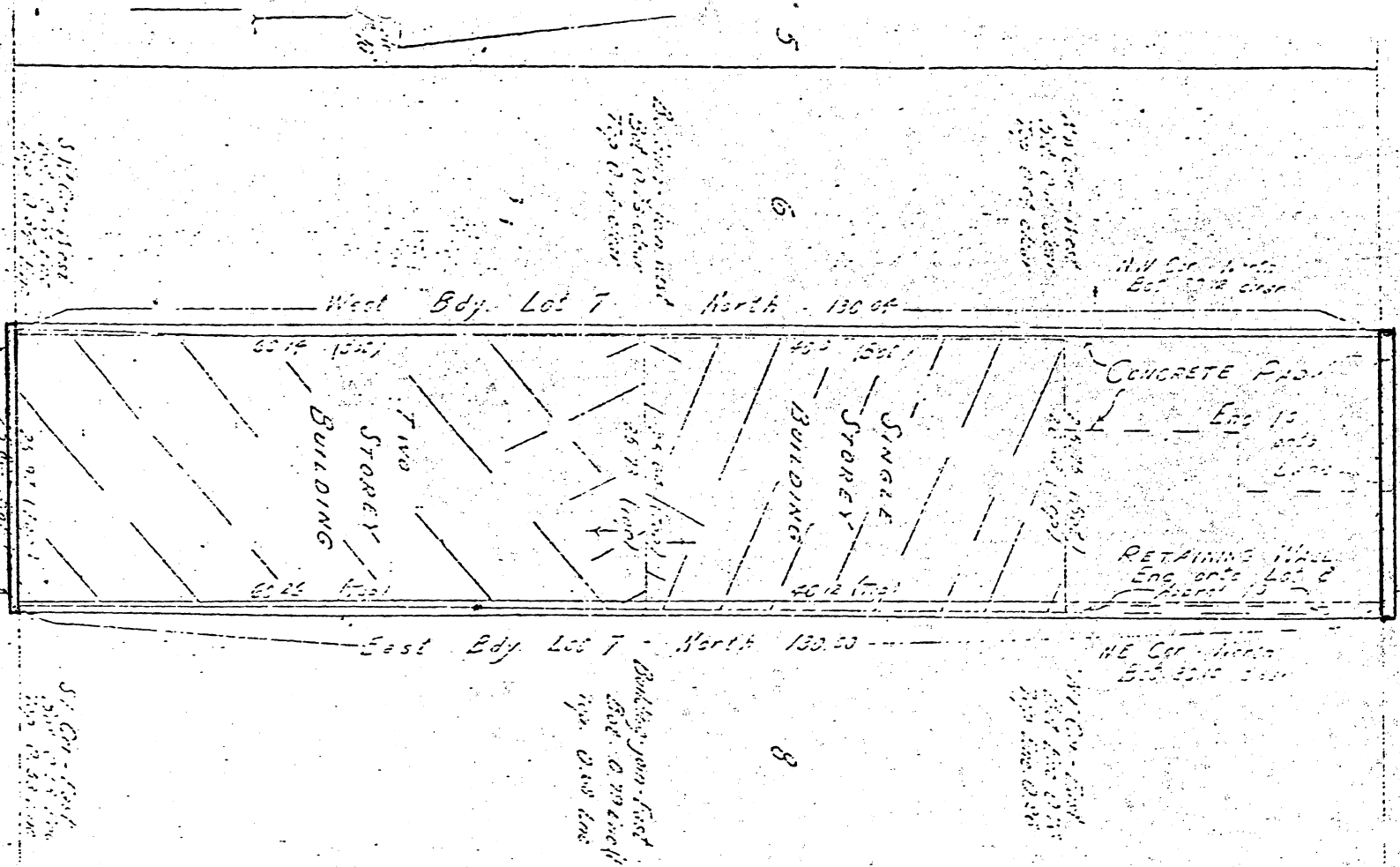
SHOWING STRUCTURES FOUND
ON
LOT 7, BLOCK 11, PLAN 11,
IN THE

NE 1/4 Sec 17 T11N R38E R27W 1/4
Sec 17, T11N R38E R27W 1/4
Sec 17, T11N R38E R27W 1/4

NOTE: The structures shown on this sketch are the only ones found on the lot and are shown in their original position. The structures are shown in their original position and are shown in their original position.

9

8



NOTE: The structures shown on this sketch are the only ones found on the lot and are shown in their original position. The structures are shown in their original position and are shown in their original position.

DATED THIS 27th DAY OF MAY 1916
O. P. Thompson
ALBERTA LAND SURVEYOR

Commissioners' Comments

Recommend Council proceed with passage of Bylaw No. 2568/77.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

NO. 19

TO: MAYOR & CITY COUNCIL

SECTION 21 OF LICENSING BYLAW 2485/75

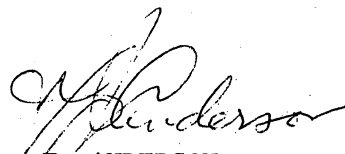
Over the past three years from 1974 to 1977 the number of operating mobile home unit parks within the City of Red Deer has increased from two (2) trailer parks in 1974 to five (5) in 1977. The number of trailers assessed for license fees in 1974 was 277. The number that will be assessed for licensing will be approximately 953, 415 of these trailers will be occupied by new people coming into Red Deer.

At present trailers are being measured for licensing as they are located in mobile home parks in Red Deer, and also when there is a change in ownership to a trailer that is already located in a park. Due to the transient nature of residents in these parks, the turnover of ownership of trailers is very great. As a result, it has become impossible to measure these units and try to keep up with licensing in the mobile home parks. With this in mind, a proposed amendment to Section 21 of the City of Red Deer Licensing Bylaw is being made, by putting the onus on the mobile park unit owner and the mobile home owner or occupant to supply information required to more efficiently license these units.

Fees and descriptions of the following sections 5, 9, 11, 12, 13, 15, 22, 25, 26, 32, 33, 34 of Schedule "A" have been proposed for change of fee structure and description of business.

<u>Section</u>	<u>Old Fee</u>		<u>New Fee</u>	
	<u>Resident</u>		<u>Resident</u>	
5	\$ 2.00	Apartment Blocks	\$ 5.00	
9	\$15.00	Automobile Dealer	\$25.00	
11	\$15.00	Sauna, Steam Baths, Health & Physique Centres	\$25.00	
12	\$10.00	Barber, Hair Stylists & Beauty Parlors	\$15.00	
13	\$15.00	Clubs (private or otherwise)	\$25.00	
15	\$10.00	Pool or Billiard Room, Bowling Alley and Amusement Arcade	\$25.00	
22	\$10.00	Cleaners & Dyers Per Business	\$15.00	
25	\$15.00	Detective or Security Patrol Agencies	\$25.00	
26	\$15.00	Electronic & Appliance Installation & Repairs	\$15.00	
32	\$ 1.00	Kindergartens & Daycare Centres	\$25.00	
33	\$15.00	Laundries & Laundromats	\$15.00	
34	Nil	Milk Deliveries Per Truck	\$15.00	
23(a)	Nil	Contractor - Builder General (own home only)	\$100.00	

Persons building their own private home are required to take out a Building Contractors License. It has been the policy in the past to charge these people the resident license fee of \$100.00 for building this one home only, however this fee was never included in the License Bylaw when previously made up.


T. ANDERSON,
License Inspector

Commissioners' Comments

We would concur with the recommendation of the License Inspector and passage of the amendment will enable the new rates to commence with the New Year.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

DATE: December 8, 1977

TO: City Commissioner

FROM: City Treasurer
Acting Building Inspector

RE: GARBAGE CONTRACT

The City of Red Deer includes on the City utility bills a charge for collection of garbage. The charge is in accordance with By-law No. 2414.

The actual collection of garbage is done by Central Dispose-All Services Limited. This firm is paid for this service on the basis of a percentage of garbage revenue collected by the City. The current agreement with this company commenced March 1, 1973 and is due to expire December 31, 1977.

Attachments

Attached to this report are the following attachments:

- Appendix I - Proposed Garbage Contract
- II - Present Garbage Rates
- III - Proposed Garbage Rates being
By-law No. 2214/E-77
- IV - Proposed 1978 Garbage Utility Budget

Proposed Contract

As a result of meetings with the Contractor, an increase of 9% in the percentage paid for 1978 has been negotiated. The contractor has also agreed to accept increases for 1979 to 1982 inclusive based on the increase in the Edmonton and Calgary price indexes for the previous year. For example, for 1979 the increase would be based on the average increase of the Edmonton and Calgary Price Indexes for the period December, 1977 to December, 1978.

In addition to the percentage increases in the garbage contract as noted above, the contractor has requested he not be required to collect garbage on statutory holidays. He has requested he be permitted to double up on the next following regular working day. The reason for this request is the extra costs he incurs for salaries when collecting on statutory holidays.

- 2 -

It should be noted that in addition to receiving a 9% increase in 1978 in his percentage, the Contractor would receive a percentage of revenue generated from new accounts. For 1978 55% of revenue generated by new accounts would be paid.

New Position

In addition to the proposed contract it is recommended an additional position be approved for the Building Inspection department.

The responsibility of the new position would be to ensure garbage assessments are kept current and that customers are being correctly charged. It is being found very difficult to keep this work current because of the growth in the City.

Revised Garbage Rates

It is anticipated a substantial surplus will result from the 1977 Garbage Utility operation. The reason for this surplus is revenue exceeding budget and expenditures being less than anticipated.

As a result of the 1977 surplus, the additional cost of the 1978 garbage contract and the new position recommended is offset. There is a substantial increase in the cost of operating the landfill site, however, due to road improvements required. To offset these increased costs increases in utility rates are recommended.

Landfill Charges

A 31% increase in the 1978 operating budget of the landfill is projected.

To ensure the charges collected are equitable it is proposed the charges for large truck loads (dual axle trucks) be increased to \$7.50 per load from \$4.50.

The existing and proposed charges are:

- 3 -

	<u>Existing Charge</u>	<u>Proposed Charge</u>	<u>Percent Increase</u>
* Rate per load up to and including 2 yds.	\$1.50	\$1.50	-
Rate per load over 2 yds to 5 yds.	\$3.00	\$3.00	-
** Rate per load over 5 yds to 8 yds	\$4.50	\$4.50	-
*** Rate per load over 8 yds	\$4.50	\$7.50	67%

NOTE: The above rates are based on the following:

- * 1/2 ton - 3/4 ton (Two cubic yards)
- ** Single axle dump truck (Six cubic yards)
- *** Dual axle dump truck (Ten cubic yards)

The new rates would be effective January 1, 1978.

Garbage Collection Charges

The existing basic garbage charges for Single Family, Multiple Family and Commercial/Industrial customers are all different. It is proposed the rate structure be changed so the basic charge is the same for all customers.

It is proposed the new rates be effective with billings mailed after January 31, 1978.

Residential

The existing residential garbage rates are:

<u>Dwelling.</u>	<u>No. of Accounts</u>	<u>Existing Monthly Rate Per Unit</u>	<u>Proposed Monthly Rate Per Unit</u>	<u>Percent Increase</u>
Single Family	8,198	\$2.28	\$2.30	1%
Multiple Family Dwellings (including apartments)	2,130	\$2.02	\$2.30	14%

The proposed rates are the same for single and multiple family dwellings because it is recommended all basic rates be the same.

- 4 -

Commercial and Industrial

The existing basic rate is \$1.52 per month for one pickup per week. Volume charges in excess of the basic rate are on a declining rate. The higher the volume the lower the rate per cubic yard.

It is proposed the basic rate should be the same as for residential pick-up or \$2.30. As a result, the basic rate would increase by 51%. The volume charge is proposed to be \$1.20 per cubic yard.

There are approximately 1,000 commercial accounts at this time. Of these accounts about 87 are customers with volume charges. As a result of the proposed volume charges, most of the volume accounts would experience a reduction or a small increase. The balance of the accounts would experience a 51% increase from \$1.52 to \$2.30 per month.

Budget

The impact of the proposed revenue and expenditure recommendations is given on the budget sheets attached.

The budget forecasts a \$53,030 surplus for the garbage utility for 1978. This could, of course, be used to reduce the rate increases proposed. As the surplus actually is a carry-over from the 1977 budget it is proposed to carry it forward to future years to reduce the need for increases in future years.

Required Action

It is recommended City Council approve:

1. The proposed garbage contract with Central Dispose-All Services Limited.
2. By-law 2414/E-77 to implement the new garbage rates.
3. Proposed 1978 Garbage Utility budget.

City Treasurer
Acting Building Inspector

AW:mw

Att'd.

PRESENT
SCHEDULE OF RATES

"SCHEDULE A"

(Rates to be applicable for commercial premises when paid by owner or agent only).

Service Frequency Collections Per Week	Monthly Rate Per point of Pick-up	Basic Volume Per Collection In Container	Per Month In Cubic Yds.	Excess Volume Up to 25 yds.	Over 25
6	9.11	1	4-1/3	1.08	.76
5	7.59	1	3-1/2	1.19	.89
4	6.07	1	3	1.30	1.00
3	4.55	1	2-1/6	1.43	1.12
2	3.04	3	2-1/6	1.54	1.24
1	1.52	3	2-1/6	1.68	1.36

"SCHEDULE B"

(Rates to be paid by Commercial occupants in buildings of multiple occupancy where payment is not made by owner or agent in accordance with Schedule "A".)

Service Frequency Collections Per Week	Monthly Rate Per point of Pick-up	Basic Volume Per Collection In Container	Per Month In Cubic Yds.	Excess Volume Up to 25 yds.	Over 25
6	4.55	1	4-1/3	1.08	.76
5	4.55	1	3-1/2	1.19	.89
4	4.55	1	3	1.30	1.00
3	4.55	1	2-1/6	1.43	1.12
2	3.04	3	2-1/6	1.54	1.24
1	1.58	3	2-1/6	1.68	1.36

"SCHEDULE C"

For an apartment house where the owner or agent pays the following rates shall apply:

Service Frequency Collections Per Week	Monthly Rate Per point of Pick-up	Basic Volume Per Collection In Container	Per Month In Cubic Yds.	Excess Volume Up to 25 yds.	Over 25
3	5.31	1	2-1/6	1.43	1.12
2	3.80	3	2-1/6	1.54	1.24
1	2.02	3	2-1/6	1.68	1.36

- 2 -

For a single family dwelling the rate shall be 2.28 per month.

For a single family dwelling with a basement suite, or where the occupant of an apartment is responsible for the garbage payment, the charge shall be \$2.02 per month per dwelling unit.

"SCHEDULE D"

The rate charged for litter containers shall be \$7.02 per month.

"SCHEDULE E"

Disposal Ground Rates

<u>Item</u>	<u>Disposal</u>
Dead Cow, Horse or similar size animal ea.	15.00
Vehicles per unit	37.50
Heavy machinery per 100 lbs.	.75

Other materials

Rate per load up to 2 yards - 1.50
Rate per load up to 5 yards - 3.00
Rate per load over 5 yards - 4.50

Other materials or wastes not specifically defined to be assessed by the Superintendent provided that a person may deliver to a disposal site free of charge any waste (including special items above) which have been produced from or accumulated on premises occupied wholly or in part by himself as a resident in amounts not in excess of 2 yards.

Commissioners' Comments

I have been involved in the proposed new contract discussion and concur with the recommendation of the Treasurer. Recommend Council approve the action as outlined on page 4 of the Treasurer's report.

"M.C. DAY"
City Commissioner

NO. 21

9 December 1977

TO: COUNCIL

FROM: CITY COMMISSIONERS

RE: CALGARY POWER AND NORTHWESTERN UTILITIES RATE HEARINGS

Attached are reports from Wm. Abercrombie regarding various rate hearings. Mr. Abercrombie has requested that much of the documentation be made available to Council. As this involves approximately 200 pages, we have retained this information in the City Clerk's office for Council's review should they so desire. Council direction is sought as to whether they wish this information reproduced for each member.

Because of the highly technical and legal nature of these hearings, Mr. Abercrombie has been requested to attend Council in person to further elaborate on his report and answer any questions.

"M.C. DAY"
City Commissioner

CHAPMAN ABERCROMBIE

Barristers, Solicitors, Notaries

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

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

YOUR FILE.....

OUR FILE.....

November 28th, 1977.

The City of Red Deer
City Hall
RED DEER, Alberta.

Attention: Mr. R. Stollings
City Clerk

Dear Sirs:

RE: Gas Utilities Rate Design Inquiry

With respect to your letter of October 31st, I have received instructions from Mr. Day, the City Commissioner, to attend the Pre-Hearing Conference of this Inquiry which was held in Edmonton on November 8th. I was specifically requested to obtain a clear expression of the PUB's attitude respecting intervenor costs for participation in the Inquiry.

On the question of costs, I am enclosing copies of the few pages of the transcript of the Pre-Hearing Conference which relates to intervenors costs. The Chairman's remarks at pages 61 to 64 inclusive, I believe, indicate that the Board will be applying its general costs guidelines (that the costs must be considered by the Board to have been incurred to the benefit of all customers), although there is an indication that there may be some broadening of the Board's application of the guidelines because of the nature of this hearing.

The Inquiry is to be conducted along the same lines as an ordinary utility hearing with the companies filing proposals and material and the intervenors being allowed to obtain further information and to cross-examine the company witnesses. Intervenors will then be given the opportunity to file their own testimony and the companies will then have the opportunity to obtain further information and to cross-examine intervenor witnesses. The gas utilities have circulated a pre-hearing summary of their new proposals entitled "Proposed Changes in Cost Analysis", I am enclosing a copy for your information. The main changes in the cost analysis to be proposed are in the costs of gas supply,

transmission costs and distribution costs. These proposed changes in the cost analysis for the purpose of designing rates could have a significant impact on the rate design for the City as well as the other customers served by NUL. The summary does not provide sufficient information to be able to tell if the proposed changes, if approved for rate design purposes, will have a favourable or an unfavourable impact on the City of Red Deer rates compared with the existing methods of cost allocation.

Utility cost studies are extremely technical and I believe it would be necessary to retain the services of a rate design consultant to examine the actual material when it is filed.

I am enclosing a copy of the Public Utilities Board Agenda which was distributed at the Pre-Hearing Conference on the basis of the schedules attached to the Agenda listing possible issues and the remarks of the Chairman. I have the impression that this will be a lengthy and a detailed study into public utility gas rate design. In my opinion, full participation by the City of Red Deer would be an expensive undertaking which should be considered in the light of the risk of recovering all of the costs.

Participation in this Inquiry does not necessarily mean that intervenors will be expected to contribute to all of the issues which the Board has listed. In other words, I believe it would be acceptable for an intervenor to be selective of the issues in which he wished to participate, thereby reducing both the expense of participation and the risk of not recovering full cost.

I would be pleased to provide additional information or answer any questions that may arise.

Yours truly,



W.D. ABERCROMBIE

WDA/hr
encls.

THE PRESIDING MEMBER:

I mentioned the filing of information requests and responses and I would specifically suggest that the companies consider utilizing any standardized computer programs they may have which the participants may wish to utilize to test some of the suggestions they may make.

The public hearing then because of the use of evidence filed in advance, the public hearing begins with cross-examination followed by the Board examination and an opportunity for redirect. We will follow the order of appearances as they have been registered here today unless there is good cause to deviate from that order.

I think the Board would prefer at the conclusion of the hearing to receive written submissions by way of summation or final argument if you prefer; however, since this is an inquiry, the Board considers replies to those submissions or summations are not required.

I would like to speak briefly on one other matter before the break again so that you can think about it during the break and we will have an opportunity to discuss this matter following the break as well as any comments that may be made in respect to the conduct of the proceedings.

The matter I would like to speak to briefly at this time is the matter of costs. We will be hearing I trust from the main utility company, participants in this matter, Northwestern Utilities Limited and Canadian Western Natural Gas Limited in respect of costs. The Board would suggest and hopefully the participants will agree later in this pre-hearing conference,

we have had an indication that Northwestern Utilities Limited and Canadian Western Natural Gas Limited will be prepared to bear the reasonable costs of certain participants in this proceeding in accordance with the Board's position paper in respect of interventions and costs dated February 24th, 1977. Those persons who may be eligible for receiving cost awards against the two companies mentioned, who then would in the normal course of events be permitted to recover those costs through their customer rates, would be the customers of Northwestern Utilities Limited and Canadian Western Natural Gas Limited. It is suggested that it would be appropriate that all others in these proceedings should be prepared to bear their own costs.

Now, I will leave those thoughts with you and we will take our usual break now for approximately thirty minutes and we will reconvene to deal with any comment you may have in respect of the conduct of the proceedings, costs and the timetable and we will utilize whatever additional time we have available to discuss certain issues.

(Hearing adjourns)

THE PRESIDING MEMBER: (Cont.) through Mr. Beames and to specifically state their requirements as to the companies' proposed direct evidence and perhaps at the same time cover their requirements or interests in receiving copies of information.

I presume that everyone is aware that copies of the transcript of today's proceedings are available from the Court Reporters, and they can make arrangements to receive that transcript, which of course, the same applies to all future transcripts of the proceedings.

UNIDENTIFIED SPEAKER: Mr. Chairman, could we have Mr. Beames correct address and correct spelling of his name?

MR. BEAMES: J. W. Beames, 9th Floor, Milner Building, 10040 - 104th Street, Edmonton, Alberta, T5J 0Z7.

THE PRESIDING MEMBER: Thank you, Mr. Beames.

The other item that I left with you before the break was the matter of costs. Are there any comments or questions in respect to the suggestions in respect of costs?

MR. BEAMES: Mr. Chairman, I should raise one matter which Mr. Ingram can perhaps elaborate on. Mr. Brian unfortunately had another engagement and is unable to be present. He did raise one problem which he sees with the suggestion as to costs in the case of the City of Lloydminster, and his position, as I understood it, was that really it is the citizens of Lloydminster more directly than Lloydminster Gas Company who are particularly interested in the rates charged. His view, I think, was that while Lloydminster Gas undoubtedly has an

MR. BEAMES: (Cont.) interest, nevertheless, the gas costs which they pay to Northwestern flow through to the customers themselves, and he did question in that context the suggestion which had been made as to costs, and perhaps Mr. Ingram may be able to add to that. Other than that, sir, certainly as far as the Northwestern Utilities and Canadian Western are concerned, I think their view is that all proper costs as this Board may subsequently determine, could properly be paid by the companies and recovered through the rates in the normal fashion.

THE PRESIDING MEMBER: Thank you, Mr. Beames. Mr. Ingram?

MR. INGRAM: I don't think there is any need for elaboration. I think my friend has expressed Mr. Brian's statement quite well sir.

THE PRESIDING MEMBER: Perhaps we can leave that matter then. Since it does appear to be a special case, we could leave the matter to be the subject of an application by Mr. Brian to broaden the guidelines that have been suggested in respect to costs of this proceeding.

MR. THOMPSON: In respect of the guidelines, perhaps I didn't quite follow what was said before the break. In the determining of reasonable costs and what might be borne by the companies, with the bearing of those costs that the participant could pass on in rates, does that exclude a participant such as my client, Canada Cement Lafarge? I would take it that would exclude that and we would be required to bear our own costs?

THE PRESIDING MEMBER:

I would like to respond to that

perhaps to the benefit of all participants and particularly those who intend to make a claim in respect to cost awards. As I indicated, the Board will be following the policy laid out in its position paper on Interventions and Costs as they apply to this proceeding. That policy, briefly stated, is that the costs firstly must pass the test of being reasonably and necessarily incurred, and in order to pass that test they will be subject to the scrutiny of the applicants, or in this case, perhaps I should say the companies, and the Board. But perhaps more relevant to your question, the cost must also be determined to have been incurred to the benefit of all customers. In other words, if all customers are to bear those costs, then there must be in the Board's judgment a benefit derived by all customers. The Board, of course, has discretion in respect to what part of any costs claimed may be awarded against utility companies, and it would exercise that discretion considering the participation by the individual claiming those costs and would make this judgment based on its analysis of the benefit that that particular participant made through its intervention, through its participation, to all its customers. So, without attempting to pre-judge or to give any clear signal as to whether Canada Cement would qualify, I think it must be an after the fact determination based on the content and the type of participation that Canada Cement makes.

THE PRESIDING MEMBER:

In other words, special interest or private interest intervenors, such as, which perhaps an industrial customer may be considered to be, are not automatically precluded from obtaining a favorable cost award from this Board, but I think you can appreciate that generally a special interest intervenor in a rate hearing is intervening in respect to his special interest, so generally that type of intervenor has not claimed costs and the Board has only on rare occasions had to make a determination in respect to that question. In this inquiry, since we are dealing with the principles of rate design and the principles of cost allocation, there may be, it may be demonstrated to the Board that the participation by even the special interest participants is of benefit to all customers of the utilities against whom costs may be claimed, so there - I suppose, in a nutshell, there may be an opportunity for greater latitude in the application of the Board's policies in respect to costs in an inquiry than there is in a rate hearing itself or rate proceeding itself. I am not sure if that helps you at all, but --

MR. MacDONALD:

Well, Mr. Chairman, I didn't intend to ask for a ruling on the matter now but it, I just took your earlier comments to mean that they could be, the costs could be borne in respect to those participants that could pass it on, and I appreciate your comments about special interest participants.

THE PRESIDING MEMBER:

Thank you, Mr. MacDonald. Any further questions or comments on the subject of costs?

MR. ABERCROMBIE:

Sir, one of the matters that I was asked to bring to the attention of the Board on behalf of the City of Red Deer really relates, sir, to your comments. I don't really know whether, for the benefit of the City of Red Deer, it is really necessary to ask you to elaborate more fully than you already have - I think you have made it rather clear - but the concern that the City of Red Deer had with respect to the cost was that there seemed to be a greater exposure to risk with respect to recovering the costs in the normal phase 2 hearing, and the City was really wondering whether or not due to the fact that this was going to be an inquiry dealing with principles, and the understanding is that this is precisely what it is supposed to be, whether or not the Board did have any thoughts as to whether or not the current cost guidelines would be fully applicable. Now, sir, I think for the record you have made that clear that these guidelines will be applicable, although if I heard you correctly, sir, you did seem to indicate, and perhaps I should ask you if you care to elaborate on the comments, I thought I heard you say that perhaps in view of the fact that this was an inquiry dealing with principles that perhaps there may be greater latitude in the hands of the Board in determining whether or not the costs of a particular intervention should be borne ultimately by customers in view of the fact that the assumption would be that a question of principle, broadly speaking, might be taken to be helpful to all customers.

I was specifically asked, sir, to bring that to the attention of the Board and this is really for

MR. ABERCROMBIE: (Cont.) the benefit of an entirely new City Council who will be asking for a report on this.

THE PRESIDING MEMBER:

Yes. I think, Mr. Abercrombie, I have tried to indicate in my comments that the guidelines certainly in the Board's position papers will apply to this proceeding. The broadening of the latitude I referred to, and perhaps I wasn't as clear as I may have been, really refers to the Board's evaluation or the Board's judgment of the value of the participation in respect to the benefit derived by all of the customers of the utilities against whom the costs are claimed. Since this inquiry does deal with matters of principle and not specific rates to be imposed, then what I tried to indicate was that there may be a better case or a clearer case made in respect to a cost claim as long as that intervenor was dealing with matters of principle that affected all customers, and so I think the question of costs, of course, is, must be determined at the conclusion of the proceeding. The validity of a cost claim will be determined as much by the nature of the participation and as much by the conduct of the participants during the proceeding which will be the basis on which the Board judges that participation in determining its cost awards, so it is as much in the hands of the participants as it is in the ultimate judgement of the Board at the conclusion of the proceedings, Mr. Abercrombie.

MR. ABERCROMBIE:

Thank you very much for those additional remarks, sir.

THE PRESIDING MEMBER:

Are there any other questions or comments in respect to the matter of costs?

CHAPMAN ABERCROMBIE

Barristers, Solicitors, Notaries

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YOUR FILE.....

OUR FILE.....

82.

November 29th, 1977.

The City of Red Deer
City Hall
RED DEER, Alberta.

Attention: Mr. R. Stollings
City Clerk

Dear Sirs:

RE: Calgary Power Rate Hearing

I am enclosing a copy of the testimony of Mr. J.D. Ruppe, an associate of the consulting firm of Hess & Lim submitted on behalf of the City of Red Deer in the above hearing. The cross-examination of intervenors testimony in this case will commence on Monday, November 28th.

On November 18th, the Public Utilities Board held a costs hearing with respect to the Calgary Power Rate Hearing Phase I costs. I expect to receive a decision with respect to the City of Red Deer's recoverable costs for Phase I in the near future. During the hearing, the Chairman (of that particular division of the Board) indicated that the Board was disappointed in not receiving "feedback" from the City of Red Deer and other municipalities in respect of the Board's Position Paper on interventions and costs. I undertook to the Board to advise the City of the Board's request and I am enclosing the following material for the benefit of City Council:

1. Copy of Public Utilities Board "Position Paper Interventions and Costs" dated February 24th, 1977. I believe I have previously sent a copy of the Position Paper but I am enclosing another copy for the convenience of Council. I would like to draw Council's attention particularly to pages 11 to 15 inclusive of the Position Paper which deals with the Board's consideration of the role of municipalities as intervenors and also contains the Board's current policy respecting the payment of intervenors costs.

2. Public Utilities Board publication entitled "The Alberta Public Utilities Board" (A Brief Overview), dated June , 1977. I was given this document which I had not seen before at the end of the costs hearing after I had specifically requested the Chairman of the Hearing to state what he would like the City of Red Deer to do in the matter of providing "feedback" to the Board's Position Paper.

I made this request for the benefit of the transcript of the costs hearing (which has not yet been delivered) so that the City of Red Deer Council would be able to consider the Board's request in the words of a Board member rather than from my own understanding of what was said. It was suggested that perhaps I would like to provide City Council with a copy of the "Overview" which I am now enclosing.

I would recommend that copies of these documents should be provided to members of City Council so they will have an opportunity to become familiar with the complexities of public utility regulation and the uncertainties of intervenors with respect to rate hearing costs. It is my understanding that recently representatives of the City Councils for both the City of Edmonton and the City of Calgary have approached the Public Utilities Board directly on the whole question of interventions. I believe City Council might find it advantageous and useful to follow a similar course of action in considering future participation in public utility rate hearings.

Yours truly,


W.D. ABERCROMBIE

WDA/hr
encls.

CHAPMAN ABERCROMBIE

Barristers, Solicitors, Notaries

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YOUR FILE.....

OUR FILE.....

December 7th, 1977.

The City of Red Deer
City Hall
RED DEER, Alberta.

Attention: Mr. R. Stollings
City Clerk

Dear Sirs:

RE: Calgary Power Rate Hearing

Further to my report on November 29th, the cross-examination of our witness was completed. However, the Phase II hearing is not yet completed because one other intervenor was given permission by the Board to file late testimony and the hearing is scheduled to resume during the week of January 23rd.

The Phase II hearing probably will not be completed in January, 1978, because Calgary Power has included in its proposed rate schedule a special rate for what is referred to as "Common Wheeling". The "wheeling" of electric power and energy is a term used to describe the service provided by one electric generating and distribution utility to another such utility for the use of the transmission and distribution systems of one utility by the other.

Until the present proposed rate was introduced by Calgary Power common wheeling was carried out by Calgary Power, Alberta Power and the City of Edmonton for each other on a mutually acceptable reciprocal exchange basis. Now, however, Calgary Power has taken the position that the wheeling services it is providing is becoming increasingly more significant for their company and Calgary Power forecasts that their net revenue from common wheeling services provided to Alberta Power net of any payments for services which Alberta Power provides to Calgary Power, will be close to \$1 million dollars in 1978.

Because of the proposed new rate for common wheeling services

provided by Calgary Power, both the City of Edmonton and Alberta Power have intervened and requested the Public Utilities Board to grant them the opportunity within the present Phase II hearing to ask information requests respecting the costs filed by Calgary Power and also the opportunity to present their own testimony. When the application was made by the City of Edmonton and Alberta Power to intervene in the Phase II hearing, I made representations on behalf of the City of Red Deer to sever the wheeling rate from the present Phase II hearing because it appeared to be in the nature of an issue to be settled among the three electric utilities and that the City of Red Deer and possibly other intervenors would not necessarily have a direct interest or might wish to intervene and have the Phase II hearing prolonged on that account. However, the Board decided to permit the other utilities to intervene in this rate application and deferred a decision as to whether or not the common wheeling rate issue would be severed from the main hearing.

It is in the interests of the City of Red Deer as well as Calgary Power's other customers for Calgary Power to be successful in obtaining additional revenues from the other utilities for "common wheeling" services. This follows because the revenue generated by the application of wheeling rates would contribute to Calgary Power's overall allowed level of revenue. However, in view of the fact that this is a new issue which was not known when I received instructions to intervene on behalf of the City, and because intervention in this issue will require the further services of our consultants as well as my own time, I considered it appropriate to report to the City to seek further instructions as to whether or not the City of Red Deer wishes to continue the intervention on the common wheeling rate issue. I would be pleased to provide any further information or answer any questions that may be required.

Yours truly,

W.D. Abercrombie
W.D. ABERCROMBIE

WDA/hr

CHAPMAN ABERCROMBIE

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86.

YOUR FILE.....

OUR FILE.....

December 8th, 1977.

The City of Red Deer
City Hall
RED DEER, Alberta.

Attention: Mr. R. Stollings
City Clerk

Dear Sirs:

RE: Public Utility Rate Hearings

This letter is written at the request of Commissioner Day to summarize my recent reports of November 28th, November 29th, and December 7th and to provide comments on interventions in public utility rate hearings generally for the information of City Council.

I am currently acting on behalf of the City of Red Deer in two utility rate applications, one by Calgary Power Ltd. and the other by Northwestern Utilities Limited. These interventions were both authorized by resolutions past by City Council. The resolution authorizing the intervention in the Calgary Power application is dated November 8th, 1976, and the intervention in the Northwestern Utilities application was authorized by a resolution dated December 6th, 1976. Subsequently, City Council reconsidered the resolution of December 6th, 1976, and on April 12th passed a resolution suspending further participation in rate hearings until clarification on the question of intervenors' costs was obtained from the Public Utilities Board. Then on April 25th, 1977, Council passed another resolution confirming the instructions to intervene in the Calgary Power and the Northwestern Utilities rate increase applications.

During 1977 I have represented the City on both of the above rate applications and at the present time I am engaged in preparing

the Reply to Argument for the Phase I of the Northwestern Utilities application which will be concluded with the filing of the Reply. In the Calgary Power application, Phase I has been completed and Phase II is still in progress. For the benefit of the members of City Council, the Phase I hearing of a rate application determines the total revenue requirement of the utility company for the test year under consideration. When Phase I has been completed by the Board arriving at a decision for the total revenue requirement of the utility company, a further hearing to determine the justness and reasonableness of the utility rates proposed by the Company to recover the total revenue requirement determined by the Phase I decision is held and this hearing is commonly referred to as the "Phase II hearing".

In the Northwestern Utilities case, the Public Utilities Board decided not to hold the usual Phase II hearing but instead, to hold a special hearing which is called the "Gas Utilities Rate Design Inquiry" for the purposed of inquiring into the principles for costs allocation and rate design for all of the gas utilities in Alberta. As I have previously reported, the purpose of the hearing is not to decide specific rates that will be approved by the Board but rather to give the Board an opportunity to hear intervenors and expert witnesses on the broad principles of designing rates for gas utilities. In this inquiry, Northwestern Utilities and Canadian Western Utilities, its sister company will be proposing a new approach to the allocation of costs for the purposes of designing rates and will not be possible to determine the effect of such changes if approved or other changes that may be approved by the Board for designing rates without retaining the services of an expert consultant. Judging from the proposed topics to be considered and the time table, full participation I believe would be a lengthy and expensive undertaking. However, I have advised that I think it would be acceptable for the City, if it wished to intervene to select the issues in which to intervene and thereby reduce the length and the expense of participation.

The Phase II hearing for the Calgary Power application has been expanded beyond the normal length of a Phase II hearing because Calgary Power has proposed a special rate for what is referred to as a "Common Wheeling" charge. The "wheeling" of a electric power and energy is a term used to describe the service provided by one electric utility to another electric utility for the use of the physical transmission and distribution facilities of the one utility by the other. Before Calgary Power introduced the "wheeling" rate proposal, the electric utilities made use of one and others physical facilities by private agreement on a mutual exchange basis. The introduction of a proposed rate for "wheeling" has brought both Alberta Power Limited and the City of Edmonton into the hearing as new intervenors and will result in a lengthier and more costly Phase II hearing requiring the additional services of our consultant. The proposed wheeling charge and the addition of Alberta Power Limited and the City of Edmonton in the Phase II hearing did not arise until October of 1977 and was not before City Council when it passed its resolution of November 16th, 1976, authorizing the intervention and providing interim funding pend-

ing repayment of costs by the Board. For this reason, I have asked for special instructions as to whether or not the City wishes to continue its intervention in the Phase II of the Calgary Power hearing.

Because one of the main factors to be considered by Council whether to continue intervening in the current utility cases and, in future utility rate cases, I believe it will be of assistance to Council to provide some comments on the question of intervenors costs in public utilities rate hearings. In Alberta, the costs of intervenors participating in public utility rate hearings are ordered by the Public Utilities Board to be paid by the utility company which, is permitted to recover the costs of intervenors and the utility's costs in the hearing through consumers rates. The reason for this policy is that until recently, it was thought that all consumers benefited from the participation of intervenors in rate hearings to assist the Board in arriving at just and reasonable utility rates.

Utility companies are monopolies and the public utility rate regulation process is designed to take the place of normal competition in non-regulated industries for the purposes of price control. A few years ago, the Government of Alberta decided to enlarge the participation by intervenors in public utility rate hearings and provided non-interest loans to assist small municipalities and public interest groups to participate and thereby expand the public participation in public utility rate hearings. However, this practice was discontinued and intervenors must now provide their own funding to participate in public utility rate hearings.

Recently the Public Utilities Board of the Province of Alberta published a set of guidelines entitled "Position Paper Interventions And Costs- February 24th, 1977". I have previously sent a copy of the "Position Paper" to the City but for the purposes of this memorandum I would like to draw the attention on Council to two excerpts which I believe should be brought to Council's attention.

On page 11 of the Paper under the heading "Option 3", the Board states:

"The Board is of the belief that there may be merit in a curtailment of the number of parties who can expect their costs to be past on to the customers. It seems to the Board that it is obvious that when a municipality enters into a franchise agreement with a utility, it cannot at that point walk away from the "contract" and leave further changes in rates charged pursuant to to that franchise agreement strictly to the regulatory tribunal. The Board considers that all municipalities should be involved for the protection of the customers within the municipalities and that each municipality has an obligation to intervene in rate hearings. Since The Public Utilities Board Act specifically delineates a roll for municipal interventions, the Board believes that it will ultimately have to consider the suggestion, that the municipal tax payers rather

than the utility customers should fund municipal interventions. The Board thinks that it would be a useful and progressive step if interventions by municipalities were a joint effort shared by all of Alberta's municipalities and funded by them".

On page 14 of the Position Paper under the heading "Current Policy" the Board states:

"However, the Board must recognize conditions as they currently exist. While it may prefer to see municipal interventions paid for by municipal tax payers; while it may prefer to see "public interest" groups funded by the public; and while it may question the effectiveness of particular interventions; it cannot attempt to impose upon its Members guidelines which would override their unfettered judicial discretion. The position of the Board is that costs will continue to be awarded to intervenors appearing before it, but that such costs will be scrutinized as to the reasonableness and necessity of the time spent and the fees and expenses charged, and as to the benefits derived by all customers of the applicant.

In other words:

COSTS WILL BE AWARDED AGAINST AN APPLICANT AND ALLOWED TO BE RECOVERED FROM CUSTOMERS THROUGH THE RATES ONLY IF THE INTERVENTIONS HAVE BEEN EFFECTIVE IN TESTING THE APPLICANT'S CASE TO THE BENEFIT OF ALL CUSTOMERS AND SUCH COSTS HAVE BEEN REASONABLY AND NECESSARILY INCURRED."

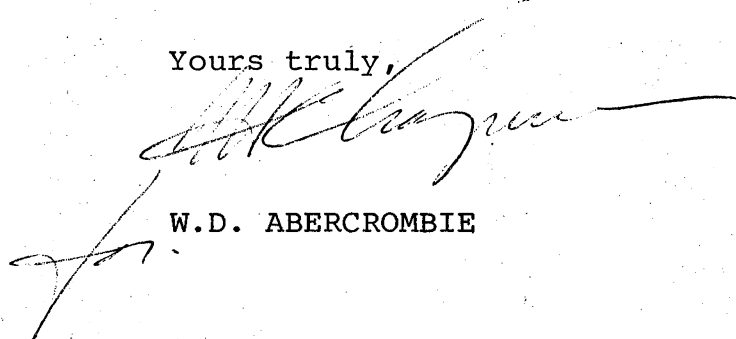
There will be an opportunity to assess the application of the Board's present costs policy when we receive the results of the costs hearing held on November 18th, with respect to the Calgary Power Phase I hearing. During the costs hearing, the Chairman indicated that the Public Utilities Board was disappointed because it had not received any comment by the City of Red Deer and other municipalities on the Position Paper and I was requested to relay the Board's concern to the City and to provide City Council with a copy of the Position Paper and a later publication entitled "The Alberta Public Utilities Board" (A Brief Overview), dated June, 1977. I enclosed a copy of this document in my report of November 9th.

In view of the Board's comments and the concern which Council will have respecting participation in the Gas Utilities Rate Design Inquiry and further participation in the "wheeling rates" part of the Calgary Power Phase II hearing and public utility rate interventions in the future, I have suggested that copies of the "Position Paper and the Overview" be distributed to members of City Council

to give them an opportunity to become familiar with public utility regulation and the position of the Alberta Public Utilities Board in the matter of intervenors costs. With respect to the request of the Public Utilities Board that the City of Red Deer provide some comment on the Board's Position Paper, I would suggest that City Council give consideration to arrange for direct discussions with the Public Utilities Board. It is my understanding that the Councils of the City of Edmonton and the City of Calgary have had such discussions with the Public Utilities Board. 90.

I would be pleased to provide any further information or answer any questions which may arise from this letter.

Yours truly,



W.D. ABERCROMBIE

WDA/hr

WRITTEN INQUIRYNO. 1

The following written inquiry has been submitted by Alderman Callahan.

"Would members of Council give consideration to examining and discussing merits of repealing the 'Archives Committee Bylaw' and placing the operations of the Archives Committee under the jurisdiction of the Museum Director?"

NO. 2

November 21, 1977

TO: COUNCIL

FROM: CITY CLERK

RE: WRITTEN ENQUIRY

The following written enquiry was submitted by Alderman McMillan at the meeting of Council November 14.

"It is my understanding that the Sunrise Optimist Club (trail committee) have proposed a series of multi-purpose trails network (bicycle paths) be considered within the City. Has the City received any requests in the past? If so, what action has been taken? Has there been any cost estimates attached to any proposals in this regard."

November 25, 1977

92.

TO: CITY CLERK

FROM: RECREATION SUPERINTENDENT

RE: Written enquiry submitted by Ald. McMillan
at the meeting of Council, November 14, 1977

"It is my understanding that the Sunrise Optimist Club (trail committee) have proposed a series of multi-purpose trails network (bicycle paths) be considered within the City. Has the City received any requests in the past? If so, what action has been taken? Has there been any cost estimates attached to any proposals in this regard?

The Sunrise Optimist Club have been involved in the Committee of the Recreation Board which has given considerable study to a trails network for the City. Study has also been given to how such trails network may link to the region.

In the summer of 1975, a student employment program was successful in developing the trails concept further and the Sunrise Optimist Club have applied for and obtained grants on two occasions for the development of trails. They have also undertaken to promote the development of trails in the community. A start has been made on a signing system and designs have been obtained for trails construction, benching, waste receptacles, etc... A fairly detailed design has been obtained for a Piper's Creek interpretive trail and some preparatory work was initiated by the Club in 1976.

In regard to bicycling paths, a detailed and comprehensive report was submitted to the City's consulting engineers at the time the traffic study was undertaken. The Trails Committee were disappointed with the traffic consultants report as it related to bicycle paths and I believe a more detailed analysis of the subject is warranted.

Progress on the trails system during 1977 has been very slow, possibly due to a turnover in Recreation staff and partially because of the pressures of other work. It is intended that the committee be reactivated over the winter months and that the Optimist Club become involved in certain volunteer work related to the trails development during the winter and spring, following which we expect to complete the Piper's Creek loop, do some preliminary trails work in the Woodlea family recreation area and give further study to all other aspects of trails development.

The potential for a trails network in and around the City of Red Deer is extensive and substantial sums of money would be necessary before a comprehensive approach could be taken. However, this is not to say that the start that has been made should be interrupted and we will be recommending that a sum of money be allocated annually for a progressive development of all aspects of trails.

h
DON MOORE

DM/er

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

November 24, 1977

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

Dear Sir:

Re: Written Enquiry
Multi-purpose Trails Network

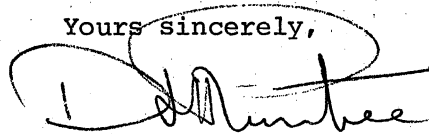
As you are probably aware a special committee of the Recreation Board was established to examine the provision of trails within the City, which with the Sunrise Optimist Club, established a facility in the Kin Canyon area of the City.

It should be noted however that the Transportation Study in conjunction with the Railway Relocation Urban Development Plan Study also examined the possible provision of establishing pedestrian/bicycle routes utilizing sections of the railway right-of-way should railway relocation occur, and which indicated a broad network for expansion into the existing and future developed areas of the City.

The routes presented in the study have however not been developed in any detail and no costs relating to the system have yet been prepared.

Attached is a map indicating the broad proposals.

Yours sincerely,



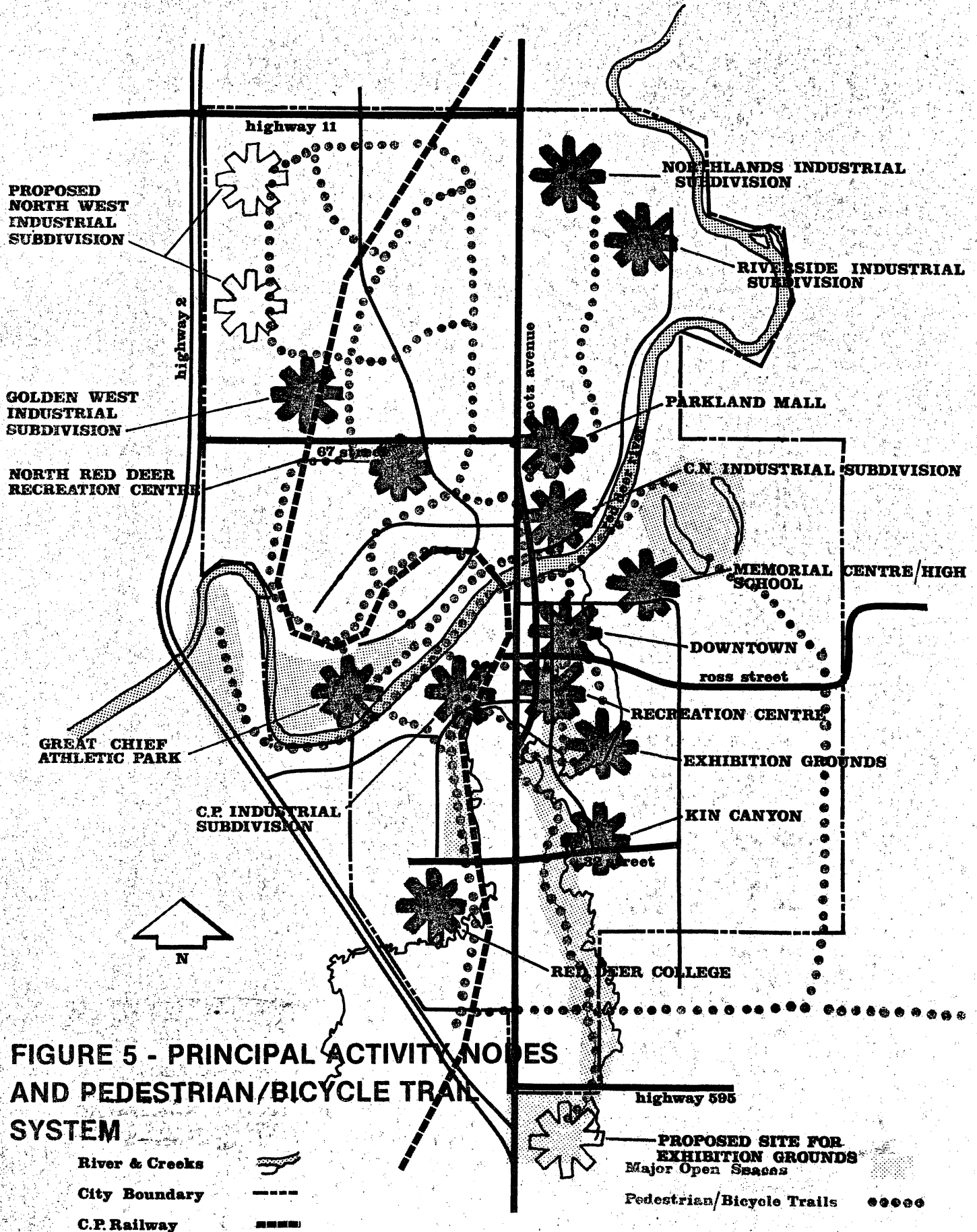
D. H. Plumptre
Associate Planner

/mjw

Encl.

MEMBERS

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



NO. 3

November 21, 1977

TO: COUNCIL

FROM: CITY CLERK

RE: Written Enquiry

The following written inquiry was submitted by Alderman McMillan at the meeting of Council November 14.

"During and since the election campaign there has been some dissatisfaction expressed by residents of Oriole Park re: access to G.H. Dawe Community Centre. As well, employees of that Centre and School Board employees have also expressed to me the apparent inconvenience of children having to travel across 5 lane roads as well as along a narrow 64th Avenue. Could I be updated by the departments concerned as to their recommendations to meet this problem."

"R. STOLLINGS"

File No. R-8363

November 25, 1977

TO: CITY CLERK

FROM: RECREATION SUPERINTENDENT

RE: Written enquiry submitted by Ald. McMillan
at the meeting of Council, November 14, 1977

"During and since the election campaign there has been some dissatisfaction expressed by residents of Oriole Park re: access to G. H. Dawe Community Centre. As well, employees of that Centre and School Board employees have also expressed to me the apparent inconvenience of children having to travel across 4 lane roads as well as along a narrow 64th Avenue. Could I be updated by the departments concerned as to their recommendations to meet this problem."

The residents of Oriole Park and other areas of North Red Deer have reason to be concerned about the access to the G. H. Dawe Community Centre. In the case of Oriole Park residents, their case was heard by the previous City Council and a decision reached. I believe that it is imperative that when development of 64th Avenue takes place, there be special provision for pedestrian paths and cycling trails which possibly could be combined.

With respect to problems of access from other areas of North Red Deer, the G. H. Dawe Community Centre Management Board will be studying this condition and making recommendation to the School Boards and City Council respectively.


DON MOORE

DM/er

cc: City Engineer
Regional Planning Commission

November 28, 1977

TO: City Clerk
FROM: City Engineer

RE: Written Inquiry - Alderman McMillan
G.H.Dawe Community Centre

The Engineering Department is aware that access must be provided to the G.H. Dawe Community Centre.

With this idea in mind the following provisions have been made:-

1. Signed and painted crosswalks have been provided on 64th Avenue and 59th Avenue.
2. Crosswalks have been provided at 67th Street and 59th Avenue. This is a signalized intersection.
3. A playground zone has been designated on Hamilton Drive.
4. The lanes and utility lots immediately west of 64th Avenue have been gravelled and will be kept clear of snow throughout the winter.

With the implementation of the Third River Bridge plan, 64th Avenue will be upgraded to a four (4) lane divided roadway. At this time a sidewalk will be constructed on at least one side of 64th Avenue; in all probability the west side. The intersection of 64th Avenue and Horn (63rd) Street will be fully signalized.

A plan is attached to indicate the provisions described above.



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

BCJ/ab
attachment

November 22, 1977

Mayor
City of Red Deer

Dear Sir:

As a duly appointed delegate from the Oriole Park Community Association, I would request time on the November 28, 1977 Council agenda. I would like the time to discuss with you and Council access from the old Oriole Park area to the new Dawe Community Centre. The present situation begs for improvement.

Yours truly,

"JIM WALLACE"

Could you provide some idea of time?

Commissioners' Comments

We recognize the situation in some parts is less than desirable, however, little can be done to improve the situation until the construction of 64th Avenue takes place.

A sidewalk could be constructed on 64 Avenue in the Spring but this would have to be ripped out when proper construction of the street commences.

In many respects the lane west of 64 Avenue which will be plowed during the Winter by the City is safer for small children than a sidewalk along 64 Avenue.

We appreciate the concerns of the residents of Oriole Park and will do everything possible to expedite the construction of 64 Avenue and the installation of signals at the appropriate intersection.

"K. CURLE" Mayor

"M.C. DAY" City Commissioner

NO. 4

9 December 1977

TO: COUNCIL

FROM: CITY CLERK

RE: Written Enquiry

The following written enquiry was submitted by Alderman McMillan at the meeting of Council, November 14, 1977.

"I have received two enquiries re: Tennis Courts in the vicinity of Annie Gaetz School. Why have these courts never been completed to a usable level?"

"I have also received enquiries as to why there is a lack of indoor tennis and squash courts in the city. Would the recreation director bring me up to date on past and present arrangements, along with future recommendations."

"R. STOLLINGS"
City Clerk

November 25, 1977.

TO: CITY CLERK

FROM: RECREATION SUPERINTENDENT

RE: Written enquiries submitted by Ald. McMillan
at the meeting of Council, November 14, 1977

Enquiry #1 "I received two enquiries re: Tennis Courts in the vicinity of Annie Gaetz School. Why have these courts never been completed to a usable level?"

COMMENT: This project was undertaken by the Morrisroe Community Association with grants from the Provincial Government. The Association were unsuccessful in bringing the project to a close in the fall of 1976 and with their permission, the City undertook to complete the courts in the spring and summer of 1977 using the remaining funds from the project. The courts are now complete and will be in play in the spring of 1978.

Enquiry #2 "I have also received inquiries as to why there is a lack of indoor tennis and squash courts in the City. Would the recreation director bring me up to date on past and present arrangements, along with future recommendations."

COMMENT: The City recreation long range plan makes no provision for indoor tennis or squash courts. In the case of indoor tennis, an Ad-Hoc Committee of the Recreation Board, including representatives of the tennis interests of the community gave considerable study to this and concluded that it was an unattainable goal at this time for a city of our size. In the case of squash courts, this was also studied by the Priorities Committee in 1975 and was reviewed again in 1976 and will be reviewed in the annual Priorities Committee study within the next month. A detailed report will be forthcoming on the subject of squash, handball and racquet ball courts. In the past, courts have not normally been provided by the municipal recreation department, however, this is changing rapidly and the City may wish to add courts of this kind to their long range plan. This would require careful study, however, because it would mean that to adequately serve the community, we would ultimately need one court for each 3,000 of population. In assessing this particular sport, it is a matter of the cost/benefit relationship because the courts are able to serve a very limited number of people each day.

Should Council feel that either or both of these facilities should be given further study, the Recreation Board and staff would be pleased to give it their attention.


DON MOORE

DM/er

NO. 1

95.

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

CORRESPONDENCE

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

IN REPLY REFER TO: James T. M. Ming

November 25, 1977

The City Clerks Department
City Hall
Red Deer, Alberta

Dear Sirs:

Hicke Real Estate Ltd. & Arlington Hotel

We enclose herewith Surveyor's Certificate which indicates that the property of Hicke Real Estate Ltd. encroaches approximately fifteen hundredths of one foot (.15') on land owned by the City of Red Deer being Lot U-1 and we would request that you place the matter before City Council for a license to occupy that portion of 49th Street as so shown on the survey certificate.

Please let us hear from you at your earliest convenience.

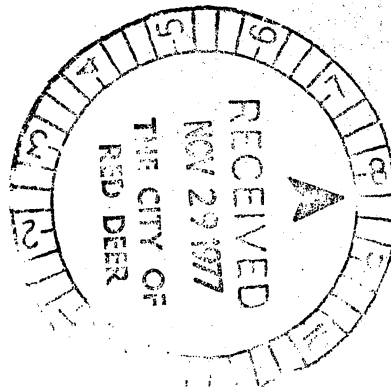
Yours very truly,

CROWE, POWER & COMPANY

Per: 
James T. M. Ming

AH/krh/2207

Enclosure



W. Lee's Comments

We have no objection to the request, subject to a corrected surveyors certificate being issued prior to this being presented to Council.

Confirmed with Nielsen Surveys on November 30, 1977 that they will be correcting the certificate and will be delivering by hand to your office a print of same on December 1, 1977.

"W. LEES"
Land & Tax

Commissioner's Comments

Recommend Council proceed with passing of Bylaw 2569/77 which will meet the requirements of the applicant.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

THE CITY OF RED DEER



RED DEER, ALBERTA

T4N 3T4

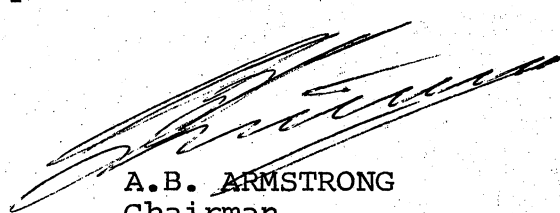
December 6, 1977

NO. 2

TO: His Worship The Mayor and Members of
City Council

FROM: Chairman, Museum Management Board

I wish to advise that at a meeting held
December 5, 1977, the Museum Management Board app-
ointed Morris Flewwelling, Red Deer, as the Director
of the Museum effective early in 1978.


A.B. ARMSTRONG
Chairman
Museum Management Board

/ca

Commissioners' Comments

The above correspondence is submitted for the information of
Council.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

4524 Waskasoo Cres.,
Red Deer, Alta. T4N 2M2,
Nov. 30, 1977

NO. 3

The Mayor and Aldermen,
City of Red Deer,
City Hall,
Red Deer, Alta.

Dear Members of City Council -

I very much appreciate the privilege and trust accorded me in the appointment to act on behalf of the City on the management board of the Golden Circle senior citizens' centre.

I have been serving as chairperson of the Furnishings Committee, and, the Program Committee; and I am happy to be able to continue in these two capacities.

Although the by-law governing the operation and appointment of the management board titles the Golden Circle as a senior citizens' drop-in centre, the intent and program of the centre is not drop-in but truly a service centre. Important in service of course is a recreation and social program. However extensive services are gradually being added to the program, both within the Golden Circle and in Outreach. The motto of the Golden Circle is: "A bridge to the community".

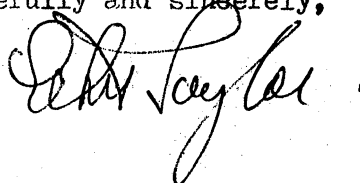
In this vein community resources are being tapped; and liaison and cooperation being established with groups in the community particularly concerned with the well being of senior citizens. Examples from these two spheres, respectively, would be: the Red Deer Health Unit; the Red Deer and District Council on Aging.

The City's Recreation Department and Social Services Department personnel have provided strong support and liaison with the management board, program committee, and staff of the Golden Circle.

Members of City Council are welcome at any time at the Golden Circle. A pleasant time is to drop in during the lunch hour, although the scheduled events find lots of seniors around, with high attendance each Thursday evening and the monthly birthday party.

I trust that this Council's term will be one of great fulfilment and accomplishment, for each member individually, and for all collectively. My very best wishes towards these ends.

Gratefully and sincerely,



RED DEER ACCORDION SCHOOL

LESSONS FOR ACCORDION,
CHORD-ORGAN AND GUITAR



RED DEER MUSIC SUPPLIES

EVERYTHING FOR LIVE MUSIC
INSTRUMENTS, BOOKS, ETC.

PHONE 347-2639

~~xxx 1920 x 51 x STREET~~4830 - 52 St.
RED DEER, ALBERTA T4N 2C5

Red Deer City Council

Red Deer, Alberta

Nov. 30, 1977

Dear Mayor, Ladies and Gentlemen of the Council:

I find the new institution of a welcoming banquet for new businesses an excellent idea, because when I came to Red Deer many years ago and opened my business, I was only greeted by the license inspector and the tax assessor.

This years second edition of the above mentioned banquet shows a further improvement, as it honored several firms, that contributed to the communities economy for many years.

In order to continue such improvements, I like to suggest to also include businesses, that for many years have contributed to the cities economy, but are forced to close without going bankrupt, due to the city administrations adverse and inflexible regulations, commonly called red tape.

Eventually it may become feasible to arrange a seperate banquet for the outgoing businesses, as a situation seems to develop, that appears to indicate the planning commissions policy to systematically eliminate more and more of the old established firms.

I trust, that you find it possible to support a directive in the spirit of my suggestion, since a historic and universal practice entitles a condemned man to a last meal.

Yours very truly

Bernd Hartmann

Red Deer Kindergarten Society

5 Munro Crescent
RED DEER, ALBERTA

November 28th, 1977

Mayor Curle & Council Members,
City Hall,
Red Deer, Alberta.

Dear Mayor Curle & Council Members:

Re: Pedestrian Crossing - 32nd Street

Due to lack of space in the Sunnybrook school we were forced to move our Sunnybrook Kindergarten class from the C.W. Smith to Mountview School effective in September, 1977.

The Sunnybrook children are now forced to cross 32nd St. for Kindergarten, as well as recreation facilities in the Mountview area.

As you know crossing 32nd Street is very dangerous in the Summer time and much more so in the Winter due to icy conditions. The motorists do not watch for the pedestrian cross walks or for children waiting to get across.

We are very concerned about this matter and would ask that consideration be given to installing pedestrian activated lights before a tragedy occurs.

Thank you.

Marilyn MacDonald

Marilyn MacDonald

Secretary-Treasurer
RED DEER KINDERGARTEN SOCIETY

RECEIVED

NOV 30 1977

INTERSECTION ANALYSIS

SPRINGFIELD AVENUE & 32 STREET

OCTOBER 1977

In the spring of 1975 a petition consisting of eight signatures from residents of the Sunnybrook Subdivision requesting a pedestrian activated traffic control signal across 32 Street at Springfield Avenue and a request from the Red Deer School District No. 104 Board of Trustees requesting full traffic control signals at the intersection of 32 Street and Springfield Avenue were received.

A study and intersection analysis were done and a full report was prepared by the Engineering Department for City Council. The report, based on criterium for traffic control signal installation in the Uniform Traffic Control Devices for Canada Manual, recommended against both traffic control signals and pedestrian activated lights.

City Council concured with the recommendations of the report and agreed that no changes be made to this intersection at the present time but requested that traffic counts be reviewed on a current basis with a view to a possible inclusion of traffic lights at this intersection in 1976 if deemed necessary.

A further report which indicated no significant changes in activity at the intersection of 32 Street and Springfield Avenue was submitted to City Council in September 1975. City Council made no further recommendations and the report was filed.

In May 1976 another study was conducted at this intersection by the Engineering Department. This study also indicated no significant changes in activity. A report was not submitted to City Council pending further development in the Anders Subdivision.

In keeping with City Council's request and in view of the fact that the Anders subdivision is now virtually fully occupied, a current intersection analysis and traffic study has been completed. The 1975 report has hereby been updated to reflect the current pedestrian activity and traffic volumes and patterns.

INTERSECTION ANALYSIS

To determine whether a traffic control signal is the appropriate device for traffic control at an intersection, the following factors should be considered:-

- A. Physical Characteristics of the Intersection.
- B. Accident History.
- C. Pedestrian Delays and Volumes.
- D. Availability of Crossing Gaps for Pedestrians.
- E. Vehicle Delays and Volumes.
- F. Intersection Flow Analysis.
- G. Warrants for Traffic Control Signals.

PHYSICAL CHARACTERISTICS

The intersection of Springfield Avenue and 32 Street is a "T" intersection with 32 Street being the through street, east-west, and is a four-lane divided major arterial roadway. Springfield Avenue joins 32 Street from the south and is a two-lane undivided collector roadway. There is a stop sign on Springfield Avenue at its intersection with 32 Street.

The sight distances at this intersection are excellent, 32 Street being relatively flat and Springfield Avenue descending at a slight grade of 2.48% north from Selkirk Boulevard to its intersection with 32 Street.

Signed crosswalks exist at 44A Avenue (opposite Mount Calvary Church) at 43 Avenue (opposite Sunnybrook United Church) and at Springfield Avenue. Three signed crosswalks therefore exist within a space of 850 feet.

ACCIDENT HISTORY

There have been no reported pedestrian accidents at this intersection in the last five years. There were four vehicle accidents reported in 1973, six in 1974, six in 1975, nine in 1976 and only two to date in 1977. These accident rates are very low when compared to other major intersections in the City and would suggest that no particular hazard exists at this intersection. The 10 major accident intersections in the City averaged 18 accidents each in 1976 with the two highest having 26 accidents each.

Although the accident rate appears to be increasing slightly each year at 32 Street and Springfield Avenue a marked decrease in accidents has been noted this year. By the end of September 1976 six accidents had been reported, and to the end of September this year (1977) only two accidents have been reported.

PEDESTRIAN DELAYS & VOLUMES					
Pedestrian Traffic Crossing 32 Street at Springfield Avenue					
1 9 7 5			1 9 7 7		
Time	Total # of Pedestrian Groups	# of Delayed Pedestrian Groups	Time	Total # of Pedestrian Groups	# of Delayed Pedestrian Groups
8:00 AM- 9:00 AM	12 (13 peds.)	4 Average delay- 20 secs. Longest delay - 55 secs.	8:00 AM- 9:00 AM	11 (13 peds.)	5 Average delay - 28 secs. Longest delay - 55 secs.
* 11:30 AM- 1:30 PM	10 (12 peds.)	4 Average delay- 65 secs. Longest delay - 180 secs.	11:30 AM- 1:30 PM	21 (24 peds.)	7 Average delay - 28 secs. Longest delay - 50 secs.
3:30 PM- 4:30 PM	14 (18 peds.)	4 Average delay- 17 secs. Longest delay- 19 secs.	3:30 PM 4:30 PM	7 (13 peds.)	1 Average delay - 15 secs. Longest delay - 15 secs.

* 2 hours

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.

As can be seen in the above comparison of pedestrian counts, the overall pedestrian picture at the intersection of Springfield Avenue and 32 Street has not shown any significant change between 1975 and October 1977.

All pedestrians observed using this intersection crossed safely and very few were delayed. The delays that did occur were minimal. The minimum delays indicate that frequent crossing gaps are available under the prevailing traffic conditions.

According to the Warrants for School and Pedestrian Crossings(See Appendix II) adopted by Council resolution, no changes are justified by numbers of pedestrians or delays.

VEHICLE VOLUMES AND DELAYS

An analysis of traffic volumes and movements was carried out to determine the relative volumes of traffic and resultant delays. See Appendix I for the total intersectional flow analysis.

VOLUMESTOTAL

Total Traffic

32 STREET TRAFFIC - East of Springfield Avenue

8:00 A.M. to 9:00 A.M.	659
11:30 A.M. to 12:30 P.M.	648
12:30 P.M. to 1:30 P.M.	656
3:30 P.M. to 4:30 P.M.	788

Total Traffic

32 STREET TRAFFIC - West of Springfield Avenue

8:00 A.M. to 9:00 A.M.	839
11:30 A.M. to 12:30 P.M.	879
12:30 P.M. to 1:30 P.M.	905
3:30 P.M. to 4:30 P.M.	974

SPRINGFIELD AVENUE TRAFFIC -

Left turns west
onto 32 Street

TOTAL VOLUME
North & South

8:00 A.M. to 9:00 A.M.	181	316
11:30 A.M. to 12:30 P.M.	106	367
12:30 P.M. to 1:30 P.M.	206	373
3:30 P.M. to 4:30 P.M.	136	372

Of the 181 vehicles turning west on 32 Street from Springfield Avenue between 8:00 A.M. and 9:00 A.M. only 34 experienced any delay at all. The average recorded delay for these vehicles was 45 seconds. The maximum delay recorded for any one vehicle was 55 seconds. The maximum number of vehicles observed waiting to emerge from Springfield Avenue was 7 but normally only 2 or 3 had to wait at one time.

Between 11:30 A.M. and 12:30 P.M., 106 vehicles turned left from Springfield Avenue onto 32 Street. Two vehicles were delayed for an average of 33 seconds.

Between 12:30 P.M. and 1:30 P.M., 206 vehicles turned left from Springfield Avenue onto 32 Street. Thirteen vehicles were delayed for an average of 32 seconds.

Between 3:30 P.M. and 4:30 P.M., 136 vehicles turned left from Springfield Avenue. Only 41 vehicles experienced delays for an average of 52 seconds. The maximum delay recorded was 90 seconds and the maximum number of vehicles observed waiting to emerge from Springfield Avenue was 7. Again only 2 or 3 normally were delayed at one time.

Because all vehicles turning left onto 32 Street from Springfield Avenue must stop at the stop sign only delays of 30 seconds or more are included in this summary.

These measurements suggest that the intersection is functioning satisfactorily. The majority of vehicles turning left from Springfield Avenue to 32 Street are not delayed at all, some are delayed a few seconds, and isolated vehicles may wait the better part of a minute and a half. Under normal conditions traffic is moving freely and safely through this intersection even during the peak traffic flows.

WARRANTS FOR TRAFFIC CONTROL SIGNAL INSTALLATION

The Uniform Traffic Control Devices for Canada manual offers a comprehensive warrant rating system for the development of a geometrically efficient traffic signal system. This system evaluates the requirement for traffic control signals at an intersection in terms of physical suitability, accidents, crossing gaps, signal progression, pedestrian and vehicle volumes and delays. Information gathered from the intersection of 32 Street and Springfield Avenue was applied to this rating system.

According to the warrant rating system as applied to the intersection of Springfield Avenue and 32 Street, the installation of traffic control signals can not be justified.

SUMMARY

Sight distances are excellent in all directions at this intersection. Three signed crosswalks exist in a space of 850 feet. No pedestrian accidents have occurred in the last five years. Pedestrian volumes are low and pedestrians cross safely under prevailing conditions. Traffic moves through this intersection smoothly and the accident rate is low.

The most widely accepted criterium for traffic signal installation is the Uniform Traffic Control Devices for Canada Manual. According to this manual, no justification for traffic signal installation is warranted.

CONCLUSION

As stated in the Uniform Traffic Control Devices for Canada manual, the installation of a traffic control signal, as the name implies, is primarily for traffic control rather than as a safety device. The function of a traffic control signal is to assign the right-of-way between conflicting streams of traffic with maximum efficiency. Studies show that a significant reduction in school children accidents is obtained only when parents and educational officials co-operate by training children in pedestrian safety and instilling in them a strong sense of personal responsibility.

The benefits to be gained from the comprehensive development of a traffic control system rather than the uncontrolled and incoherent traffic system which results when random and arbitrary traffic flows dictate the location of traffic signals, are obvious. The installation of traffic signals is warranted when the net effect will be an improvement in the safe and convenient movement of vehicles and pedestrians. This would not appear to be the case at the intersection of Springfield Avenue and 32 Street.

The results of this study indicates that traffic control signals or pedestrian activated lights are not justified.

RECOMMENDATIONS

The results of the traffic study were presented to the Traffic Advisory Committee at its meeting October 26, 1977. The Committee recommended against any changes at the intersection of Springfield Avenue and 32 Street.

The Engineering Department concurs with the findings of this study and the recommendations of the Traffic Advisory Committee. No changes are recommended at this intersection.


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

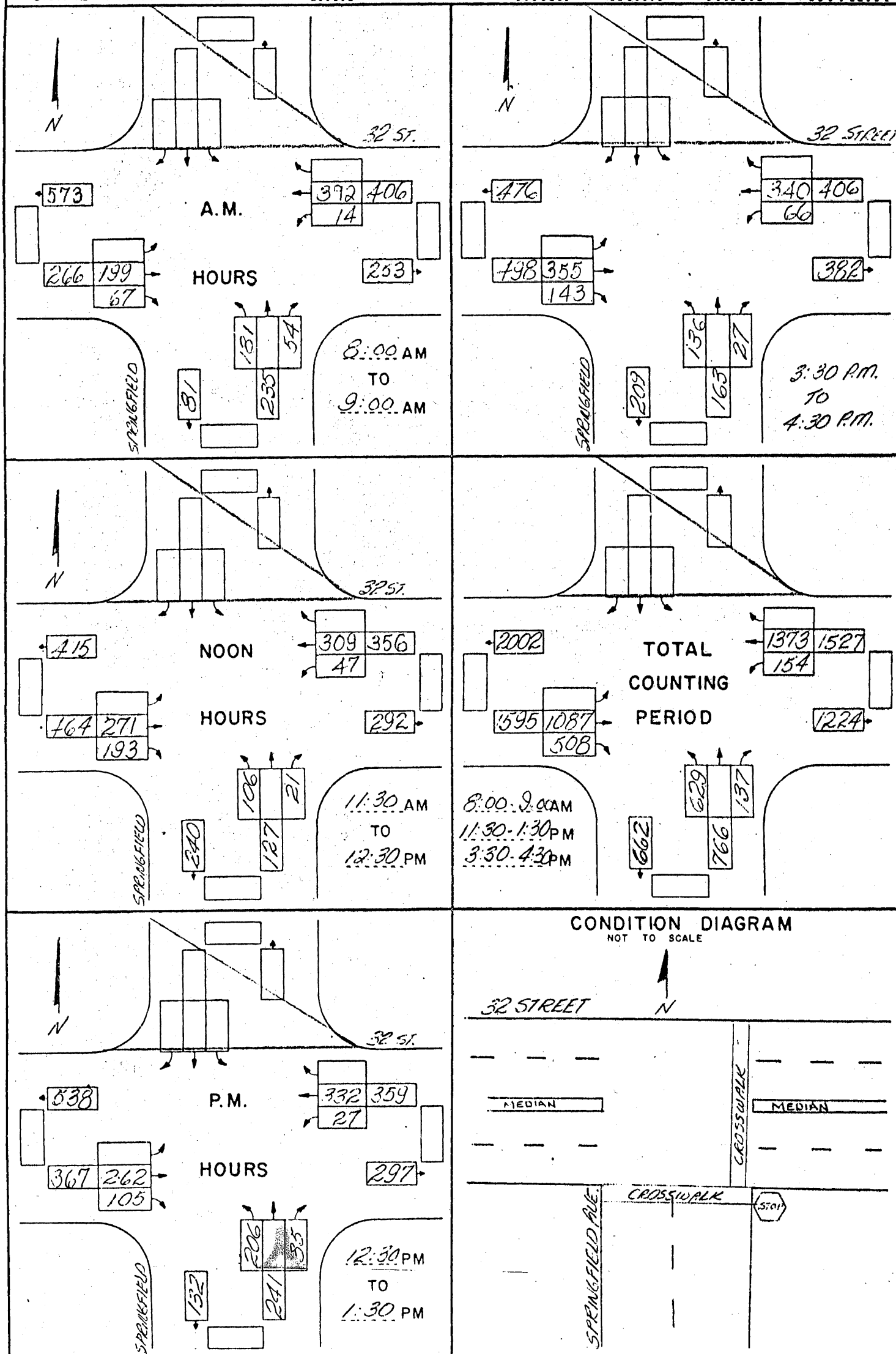
BW/ab

INTERSECTIONAL FLOW ANALYSIS

108.

LOCATION 32 ST & SPRINGFIELD AVENUE DATE OCTOBER 6/77 WEATHER CLEAR & COOLTYPE OF TRAFFIC CONTROL STOP SIGNS

SIGNAL TIMING: CYCLE LENGTH _____ GREEN TIME NB _____ SB _____ EB _____ WB _____



TRAFFIC ENGINEERING

FIELD WORK

Am & D.J.

RECORDED

Oct 11/77

CHECKED

[Signature]

NUMBER

APPENDIX I

CITY OF RED DEER
ENGINEERING DEPARTMENTWARRANTS FOR SCHOOL AND PEDESTRIAN CROSSINGSAdopted by Council Resolution
November 5th, 1973

TYPE	Measured Pedestrian Volume (Peak Hour)	Peak Hour Volume Traffic	Average Pedestrian Delay	Recommended Location	Marking or Designation	Signs/Controls	Remarks
Unmarked Crosswalks	Less than 40	Less than 200 vph	-	At intersections	Nil	Nil	-
Marked Crosswalk	40-60	200-400 vph	60+ sec.	Signalized intersections,	Paint striping	Pedestrian lights	
				Business district,	Paint striping	Nil	
				Playgrounds,	Paint striping and X-sign		Overhead signing on multi-lane optional
				School routes	Paint striping and X-sign	School patrol recommended	Overhead signing on multi-lane optional
Pedestrian Actuated Controlled Crosswalk	60+	400+	60+ sec.	1,000 ft. from nearest signal	Paint striping	Pedestrian actuated signal	

Commissioners' Comments

The intersection in question and the request for traffic lights has been reviewed on several previous occasions and the intersection itself has been kept under observation on a continuous basis.

There are many other similar situations throughout the City and if Council authorize installation of lights at 32nd and Springfield, they may expect to receive many more similar requests, the costs of which are approximately \$15,000. per intersection. The traffic study indicates that traffic lights are not warranted at this time and I concur with the City Engineer that the request be denied.

"K. CURLE"

Mayor

M.C. DAY"

City Commissioner

NO. 6

MAINLINE SALES

6444 67th Street, Red Deer, Alberta

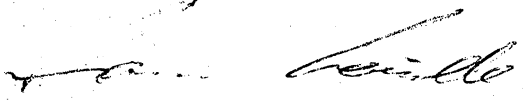
Phone 343-1213

November 24, 1977

R. Stollings
City Clerk
City Hall
Red Deer, Alberta

Re: S.E. 32-38-27-4 Lot B Plan 6158

We would like to defer the rezoning of the centre lot of the above mentioned property (from A-1 to C-5). Since there is no access to this lot and no development will be allowed in the near future, no zoning change is required.


James A. Loiselle: B. Comm.
Owner - Manager

JL/jw

RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA

T4N 5Y5

FILE No.

December 6, 1977.

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

Dear Sir:

RE: Lot B, Plan 6158 M.C.
S.E. 32-38-27-4
Mr. J.A. Loiselle

In reply to your memo dated November 29, 1977, the following is forwarded for the City Council consideration.

The lot in question containing 40+ acres is located west of Gaetz Avenue and immediately north of 77th Street. The application is to subdivide the whole area into three parcels and was approved on September 30, 1977 subject to certain conditions - rezoning to C5 for two lots on both sides of service road and prepayment for services. A caveat is to be filed against the third lot concerning the future prepayment and charges.

The applicant is now requesting that only one lot be rezoned and be subject to prepayment and not two lots as was approved. As I understand, city sanitary and storm are available for both lots and the water mains are planned to be extended early in the spring. Road access to both lots are planned through a service road off 77th Street, and temporary access can be provided from Gaetz Avenue to the front lot. The lot in the centre could have gravel road access possibly in the spring of 1978.

We feel that the city has spent a substantial sum and will spend more in the spring to provide services to the two mentioned sites and the City is entitled to recover the cost at the time of rezoning. As to the matter of withholding rezoning for the centre lot, it is our recommendation that the final reading of the Zoning Bylaw be withheld for both lots until the prepayment for utilities is received.

Yours truly,



D. Rouhi, MCIP
Senior Planner,
City Planning Section

/lac
c.c. City Engineer
c.c. City Assessor

c.c. Building
Inspector.

MEMBERS

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



32

A 1

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C5

C5

C5

22

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HIGHWAY

NORTHEY AVE.

RID Lot 48

R1D

R1D

RiD Lot 27

CRESCENT

NORDEGG GREEN

Lot

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7.

SECRET

AI _____ Agriculture _____ Farming
C5 _____ Commercial _____ Highway

Forming Highway

December 6, 1977

TO: City Clerk

FROM: City Assessor

RE: Lot B, Plan 6158 MC
SE 32-38-27-4
77 Street and Gaetz Avenue

With reference to the letter from Mainline Sales dated November 24, 1977, may I advise that when the services are extended to the proposed subdivision, the centre lot will also be serviced and therefore, I can see no advantages in deferring the rezoning.

It is my understanding that the future major roadway of 77 Street and 52 Avenue will not be constructed until the fall of 1978 at the earliest (even this date may be extended pending on many things, such as the railway realignment future subdivision proposals etc.) The water line has to be extended and I also believe that power may be a problem.

Once again I would like to express my opinion that proposed subdivision which cannot be serviced prior to the land being used by Industry should not be approved in view of the pressures and stress placed on the administration at a later date for the services. Many previous applications of this type have been presented for consideration in the past and the general policy has been to deny them. In view of the precedent of allowing an area to be utilized prior to servicing, I would recommend that the application be refused and that the third reading of the bylaw be withheld.



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

December 5, 1977

TO: City Clerk
FROM: City Engineer

RE: Mainline Sales
SE 32-38-27-4, Lot B, Plan 6158

The Engineering Department would not be in favor of deferring rezoning of the centre lot from A1 to C5. If this deferment were allowed it may not be possible to recover the costs of servicing the parcels with water, sewer, storm and a roadway. If deferment of the rezoning were allowed conditional on prepayment of services for both lots, the Engineering Department would have no objections.

Mr. Loisell's comments in his letter of November 24, 1977 are not correct. A water main will be constructed in 1978 along the service road between the two proposed C5 sites. Sanitary and storm sewer are already constructed in the same road allowance. Access to either site would be along 77th Street and then north along the service road. This will be constructed by the fall of 1978 and will provide access to both sites. Access directly off Gaetz Avenue will not be allowed.

The Engineering Department would recommend that subdivision proceed as per the original proposal with satisfactory servicing arrangements being made for both proposed C5 parcels. Failing this we would be opposed to any subdivision.



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

BCJ/ab
cc: City Assessor
Development Officer
Regional Planning Commission

Commissioners' Comments

It should be noted that a public hearing in respect of the rezoning of the site in question has been advertised for 7 p.m., Monday, December 12, 1977. If there are no objections to the rezoning, Council is in a position to (1) give second reading to the bylaw as it stands or (2) amend the bylaw, as requested, and then give second reading or (3) process the bylaw no further until all appropriate service agreements have been signed. In any event, we feel third reading must be withheld until appropriate agreements - prepayments have been met as previously directed by Council, and the Red Deer Regional Planning Commission in their decision respecting subdivision.

With reference to the specific request before Council, we would concur with the administration and recommend same be denied and that Council proceed with second reading only, as the bylaw now stands.

"K. CURLE"

Mayor

"M.C. DAY"

City Commissioner

NO. 7



RED DEER EXHIBITION ASSOCIATION

YOUR VACATIONLAND EXHIBITION

December 8, 1977

Council of the City of Red Deer
c/o City Clerk
City Hall
Red Deer, Alberta

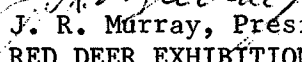
Dear Sirs:

The Red Deer Exhibition would like to thank you for attending our meeting in the Chalet on December 7, despite the cold and stormy weather.

The Red Deer Exhibition Association asks that you approve the Morrow Report in principle after which adequate financing will be sought by the Central Alberta Exposition Committee.

We will await your reply.

Yours truly,



J. R. Murray, President
RED DEER EXHIBITION ASSOCIATION
BOARD OF DIRECTORS

/kc

SECRETARY MANAGER, E. O. KUMM

P.O. BOX 176 — RED DEER, ALBERTA, CANADA — TELEPHONE 347-6611 — AREA CODE 403



December 9th, 1977

TO: CITY COUNCIL

FROM: CITY COMMISSIONER

RE: EXHIBITION RELOCATION

Members of Council should be aware of resolutions which were passed by the previous Council and which resolutions are reproduced hereunder:-

April 12, 1976

"RESOLVED, that Council of The City of Red Deer having considered recommendations from the Committee established to examine possible relocation of the Exhibition Grounds, hereby approve in principle the relocation of the Red Deer Exhibition Site."

December 20, 1976

"RESOLVED that Council of The City of Red Deer agree to proceed with the necessary action to seek the appropriate approvals as outlined as the first stage towards implementation of the Exhibition Site proposal, and as recommended to Council December 20, 1976 by the Mayor and City Commissioner."

"RESOLVED that Council of The City of Red Deer direct the administration to include \$712,000.00 for land purchase to relocate the Red Deer Exhibition in the 1977-78 portions of the 1977-83 Seven Year Plan to be presented to Council."

Over the last ten years a number of studies have been undertaken with regard to upgrading the Exhibition facility, a new arena, a cultural centre and a location for the Folk Festival Society. While these studies have come up with a number of different recommendations, it is a fair comment to say that the over-all conclusion is that the existing site is inadequate and any new facility should be on a new and larger site.

The latest and most comprehensive study dealing with this topic is that prepared by E. P. Morrow & Associates. Although this study runs to several hundreds of pages, it is in essence still a feasibility study and much work

remains to be done prior to any action being taken.

As Council is aware from the presentation of the Morrow Report last Wednesday evening, the implementation of this program will cost in the order of 25 million dollars. Quite clearly, this is beyond the capacity of the various agencies involved unless substantial support is forthcoming from Senior Governments. The only way to ascertain if this support will be forthcoming is to approach Senior Governments with a united front on all phases of the Morrow Report to obtain their reaction. If, at this point, an indication of support and its magnitude is obtained, further detailed study will be required to move from the feasibility study stage to a detailed plan of implementation in the light of the financing available.

In the event that no support is available from the Senior Governments, obviously an alternative solution will have to be found. However, it is my considered opinion that a very real possibility exists of obtaining substantial financial support from these Governments if we act now, and the City should not over-look this opportunity. It is, therefore, my recommendation that Council approve the Morrow Report in principle, to enable an approach to be made to Senior Governments for financing. Council should be aware that by taking this course of action, the City is not committed to the relocation of these facilities. This decision will be, in fact can only be made, when clarification has been received on funding from Senior Governments.

H. MICHAEL C. DAY,
City Commissioner

MD/pms

November 16, 1977

Mr. R. Stollings
City Clerk
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta

Dear Sir:

RE: ADOLF GRIEB'S PROPERTY
Lot 1 & 2, Block 7, Plan 3057 MC

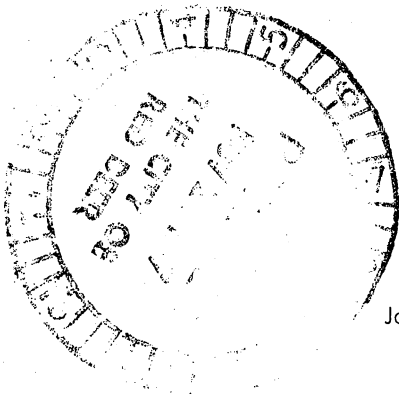
Please find submitted six copies of our scheme number one showing the overall proposed development for Lot 1 and 2, Block 7, Plan 3057 MC.

It was a requirement of council that we prepare an overall development of this area as they wished the administration to consider what additional loading may be placed upon existing city services.

I would like to request that Lot 2, Block 7, Plan 3057 MC be placed under one zoning. Most of the site with the exception of a small corner to the west is zoned R2B, and I would like to request that the small area to the west presently zoned A2 be rezoned R2B to enable my client to make a submission to the Municipal Planning Commission for an apartment complex as indicated on the drawings, which I understand is a conditional use.

With reference to the remainder of the site having a legal description of Lot 1, Block 7, Plan 3057 MC, my client would like to leave at this time the existing curling rink to assess its potential as a recreational facility. As soon as the viability is determined, then my client would be able to decide on the type of expansion most suitable.

Cont'd.....2



John Murray, ARIBA, MRAIC.

Mr. R. Stollings
City Clerk
November 16, 1977
Page Two

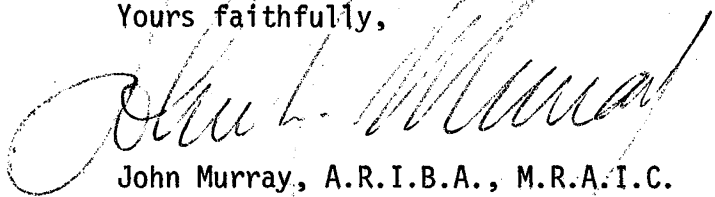
121

I would suggest that this particular lot be left zoned under its present zoning until my client has had an opportunity to operate the facility for a period of one year, at which time it will be possible to determine its future.

With reference to the existing lane dividing the two lots, my client wishes this to remain in its present location as indicated by the site plan enclosed.

I would like this application relative to rezoning of the small western portion of Lot 2, Block 7, Plan 3057 MC from A2 to R2B to be considered at the next meeting of Council, and I will be present to answer any questions at that time.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "John L. Murray".

John Murray, A.R.I.B.A., M.R.A.I.C.

JLM*pw

Encl.

December 5, 1977

TO: City Clerk
FROM: City Engineer

RE: Lot 1 & 2, Block 7, Plan 3057 M.C. - Adolf Grieb's Property

Development of Lot 2 was originally presented to City Council on September 26, 1977 and subsequently tabled until such time as the Developer could meet with the administration to evolve an overall plan for both lots. A meeting was held on October 4, 1977 with the Engineering Department, the Planning Commission, Mr. A. Grieb and Mr. John Murray. At this meeting the Engineering Department recommended that the Developer consider purchasing/trading the existing City owned lane and creating a new lane/utility lot on the north boundary of the site as per the attached plan.

The Engineering Department is agreeable to the rezoning provided that the following conditions are met:-

1. The existing City owned lane is to be sold/traded for a new lane/utility lot on the north boundary.
2. Future development on Lot 1 is to be restricted to a non-intensive use.
3. The five parking stalls shown adjacent to 70th Street are to be relocated.

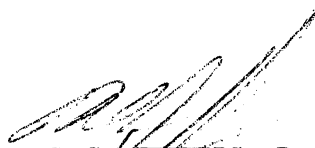
The reasons for the above decision are:-

1. The Engineering Department has consistently refused applications wherein the parking lot requires that vehicles must back out onto a City street or lane.
2. The Engineering Department is not in favor of lane access to Sylvan Lake Trail at this location.
3. Developers to the north of this site have been requested to adhere to the 18 ppa overall density. Development of a 22 suite apartment on Lot 2 would be inconsistent unless an agreement is made at this time limiting the type of development on Lot 1.
4. The Development of this and surrounding property necessitates looping a waterline from 62nd Avenue to Sylvan Lake Trail. A sanitary sewer must also be extended from Sylvan Lake Trail to the lane. If a combination lane/utility right-of-way is not created on the north boundary then same will have to be shifted further north and will eliminate two single family lots. In addition to the waterline requirement the lane to the north should not be dead-ended.

December 5, 1977

123.

5. Access to the Curl-A-Roc should not be via a City owned lane.

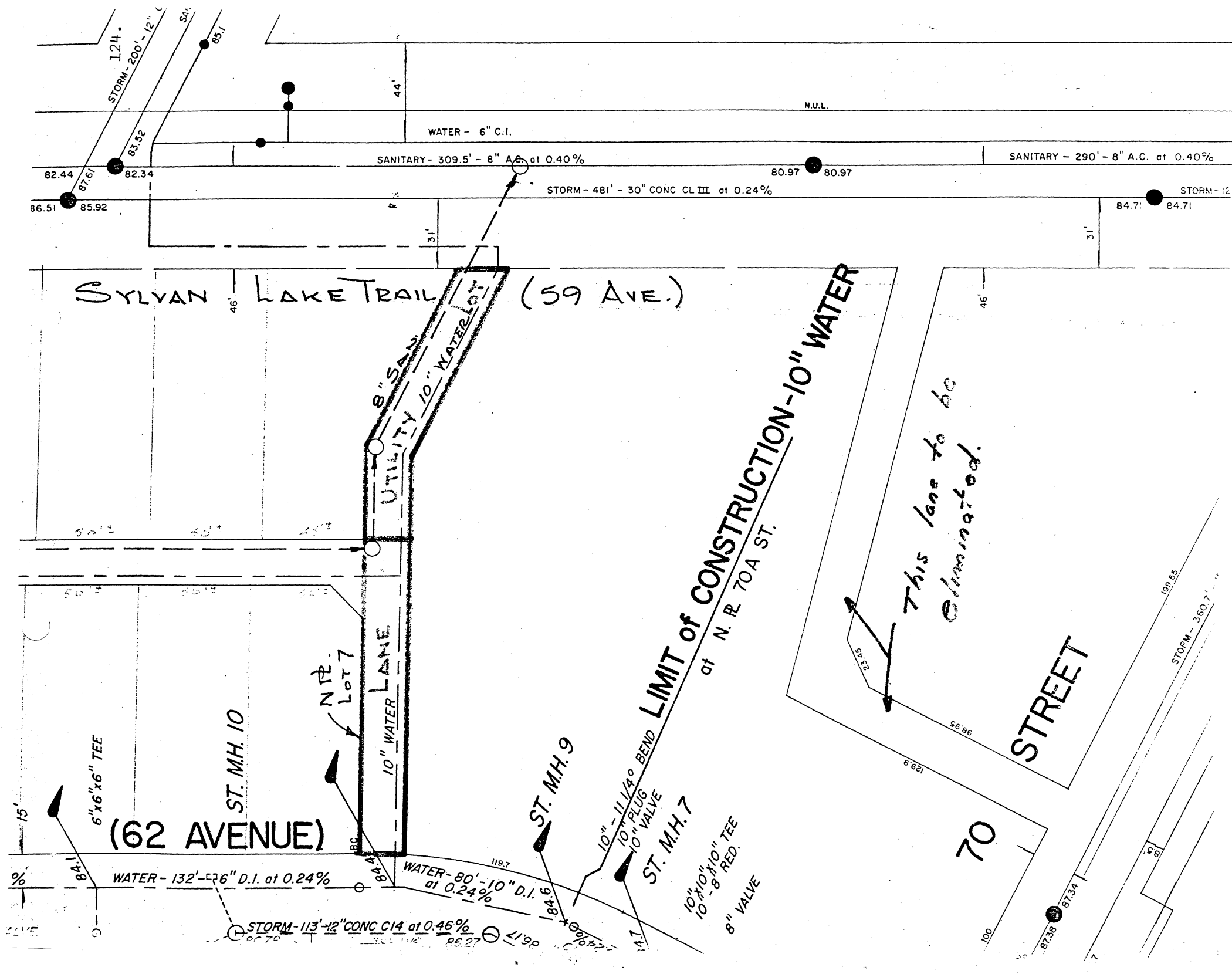


B.C. JEFFERS, P. Eng.,
City Engineer

RKP/ab

cc: Regional Planning Commission
City Assessor
E.L. & P. Supt.

attachment



RED DEER REGIONAL PLANNING COMMISSION

4920 - 59 STREET
P.O. BOX 5002

RED DEER, ALBERTA
T4N 5Y5

TELEPHONE: 343-3394

FILE No. 17.61

December 7, 1977

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

Dear Sir:

Re: Lots 1 & 2, Block 7, Plan 3057 M.C.
Proposed 22 suite apartment

Introduction

John Murray, Architect, on behalf of Adolf Grieb has submitted an application to rezone a portion of Lot 2, Block 7 from A2 to R2B in order to allow approval of a 22 suite apartment as a conditional use. The proposal indicates that Lot 1 will remain as a recreational facility and Lot 2 will be used for an apartment.

A similar proposal was previously considered by Council on September 26, 1977. At that time however the developer was not prepared to state specifically the future development of Lot 1. The matter was tabled until proposals for lot 1 were finalized.

Description

Lots 1 and 2, Block 7 are located on the northwest corner of the intersection of the Sylvan Lake Trail and 70 Street. A curling facility occupies Lot 1 while Lot 2 is vacant except for an old dilapidated building.

Lot 1 is approximately 79,570 square feet and Lot 2 is 30,005 square feet for a total of 109,575 square feet or approximately 2.5 acres.

The density for this area of the City for past development projects has not exceeded the overall guideline of 18 persons per acre.

During the fall of 1976, there was considerable discussion regarding the types of residential use that should be allowed throughout the general area. A number of citizens strongly objected to multi-family uses. As a result of these discussions, the zoning by-law was

MEMBERS

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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

- 2 -

amended to exclude multi-family dwellings as conditional use in the R-2B zone on the east side of 59 Avenue. The specific land description is found on page 63A, Item 8 of the Zoning By-law. The west of 59 Avenue remained unchanged, although at one time during the discussions, it was included.

With the restriction on the density to 18 persons per acre, and knowledge of the general feeling for apartments in the area, the Red Deer Regional Planning Commission has prepared an overall plan for the area west of 59 Avenue. This plan has been designed for single-family and semi-detached dwellings. (See the attached sketch). All property owners to the north of the subject property have complied with the concept.

The proposed apartment building is not in keeping with either of these concepts. Firstly, 22 suites exceeds the density guidelines for Lot 1. Even if the areas of Lots 1 and 2 are combined, the proposed density slightly exceeds the recommended 18 persons per acre, hence, future development of Lot 1 must be restricted to a relatively low density use such as a recreation facility or a limited amount of single family lots. Secondly, the single family lot concept which has been achieved in the property to the north and adjacent to Lot 1 is not being extended.

In order to complete the service for the area it is now necessary to acquire a land and utility right-of-way along the northerly boundary of Lot 1.

One objectionable element of the site plan for the apartment building is that all the parking stalls back onto a public right-of-way. With the amount of cars that will be using the lane this parking layout will cause congestion within the lane, especially in the winter time. The four stalls on 70 Street should be eliminated.

For these reasons we cannot support the proposal.

If Council decides to approve in principle the request to rezone the following conditions should be imposed:

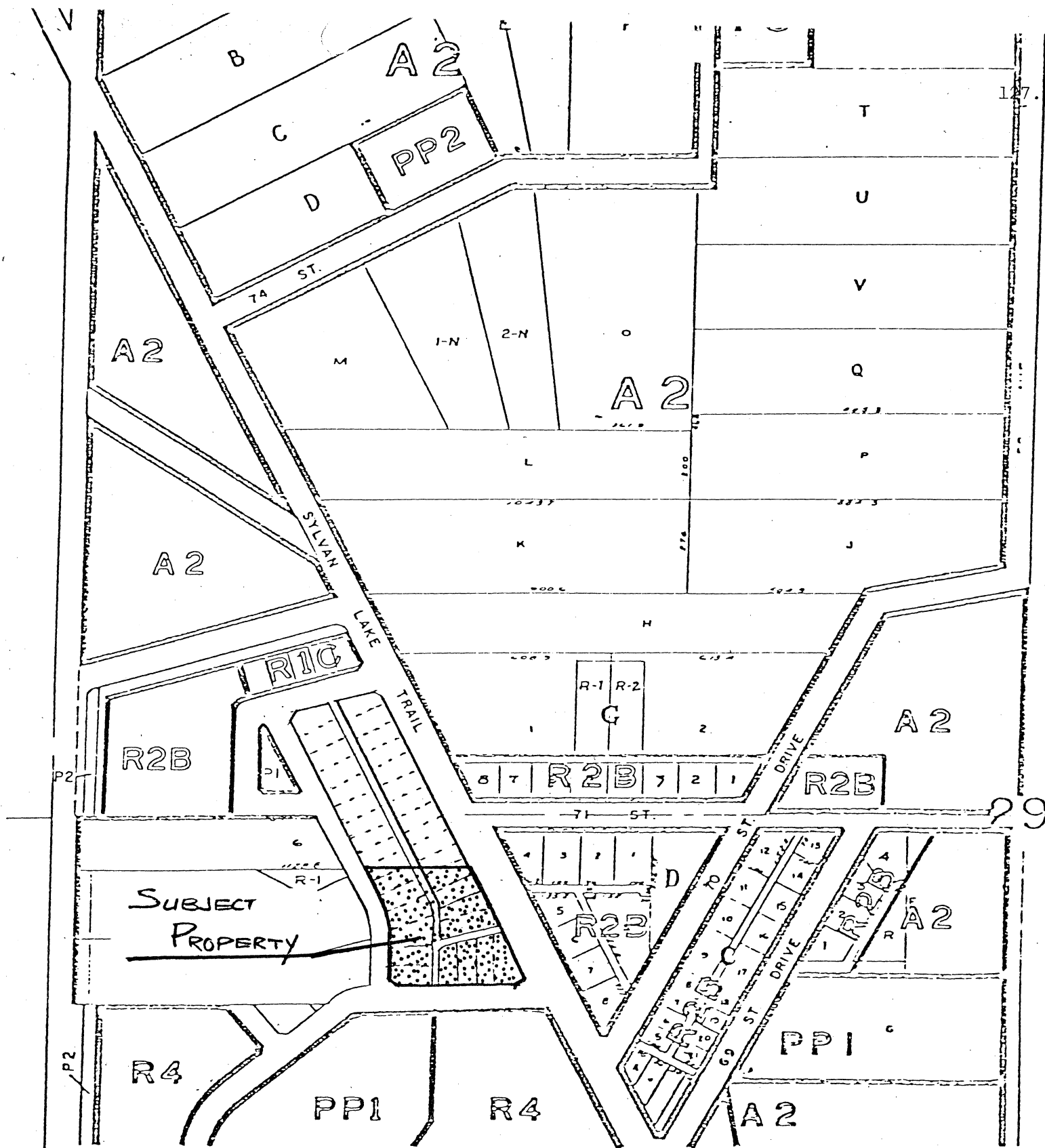
1. A caveat or restrictive covenant satisfactory to the City Solicitor should be placed on Lot 1 limiting future residential development to single family dwellings in the event that a recreation facility proves to be non-viable.
2. The developer agrees to dedicate to the satisfaction of the City Engineer, land along the northerly property for lane and utility right-of-way.

Yours sincerely,



Monte Christensen
Associate Planner
City Planning Section

/mjw
cc: City Engineer



A2	_____	Agricultural	_____	Small Holdings
PP1	_____	Public & Quasi-public	_____	Schools & Colleges
R2	_____	Residential	_____	General (Sub-dist. A, B or C)
P3	_____	Parks	_____	Recreational

SHE

Rezone from A2 to R1C _____, R2B _____, P1 _____, P2 _____, & UTILITY LOT _____ (B)

November 30, 1977

TO: R. STOLLINGS

FROM: R. STRADER

RE: Lot 1-2, Block 7, Plan 3057 M.C.

In dealing with Mr. Murray's letter, we have considered the proposed apartment site separately from the Curl-a-Roc site. Our comments on this application are:

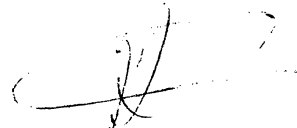
1) From a preliminary check of the plans submitted, it appears the site would support an apartment of 22 suites. The use and other items would have to be approved by the Municipal Planning Commission. We cannot make precise comments on most of the project because of lack of detailed plans, however, we would prefer the parking area was in one spot with limited lane access than in its present location.

Our department has no objection to rezoning of part of Lot 2 to R.2 Zoning.

Our comments on Lot 2 are:

1) It appears the present use of the building is non conforming to the Zoning Bylaw, as the use is neither permitted nor conditional. Section 125(1) of the Planning Act prohibits the addition to or enlargement of a building in which a non conforming use is being carried out. It is our opinion this section is not open to an appeal to the Development Appeal Board.

It would seem that should Council and Mr. Grieb feel North Red Deer requires recreational facilities of this type, the entire lot should be zoned to make this a conforming use.



R. STRADER,
Acting Development Officer

Commissioner's Comments

We concur with the observations of the Planners and recommend that application be denied. Council will recall that the issue of zoning and land use in this area was the topic of long debate at several Council meetings, and the owners of the property in question indicated that they would have no objection to single family development fronting on to 59 Avenue, provided this was limited to a normal lot depth. Rezoning to reflect this change would occur at the time of preparation of an overall subdivision plan.

The above comments were submitted to Council September 26, 1977.

For the benefit of the new Council, I would like to bring to their attention that the residents of the land to the east of the proposed development appeared before Council on several occasions, requesting that the property in the area be maintained as single family dwellings. The owners of the property in question have no objection to single family development if it was confined to a normal lot depth fronting onto the Sylvan Lake Trail as requested by the adjacent property owners and generally accepted by the previous Council.

I recommend Council deny this application and suggest the applicant prepare a revised development plan consistent with the adjacent developments and the wishes of the area residents.

"M.C. DAY"
City Commissioner

NO. 9

November 25, 1977

130.

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

Dear Sir:

RE: ANTHONY HENDAY DINING & COCKTAIL LOUNGE

Now that our public house has been in operation for nearly four months, and has not caused any great parking problems or traffic congestion in the area, I would like to request that City Council give consideration to the rezoning of Lots 5 & 6, Block 2, Plan 7075 AE from R3A to C1.

The reason for this request, is based primarily on the constant requests that we receive for banquet facilities for small parties, which would include wedding parties.

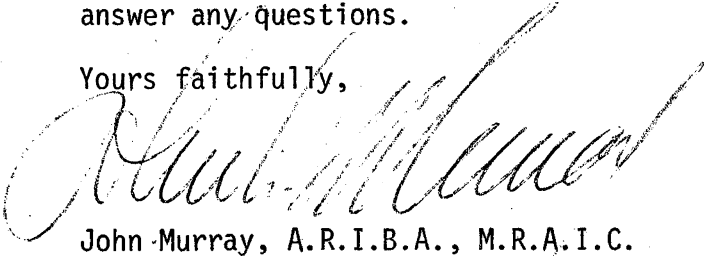
The property in question is situated on the next corner to the Anthony Henday and is one of the nicer older homes in the City which should be maintained and made viable.

It would be my intention to maintain the character of the house on the inside and exterior, and maintain the landscaping.

I would renovate the property to ensure that it conformed to the Alberta Building Regulations and local fire regulations.

I would like this request to be considered at the next meeting of City Council and I would be available at that meeting to answer any questions.

Yours faithfully,


John Murray, A.R.I.B.A., M.R.A.I.C.

JLM*pw

November 29, 1977

TO: CITY CLERK

FROM: DEVELOPMENT OFFICER

RE: Lots 5-6, Block 2, Plan 7075 A.E.
Mr. Murray's Request for Rezoning

We cannot support a request to rezone this site for several reasons:

- 1) The recent expansion of the downtown C1 zone has created sufficient available land for the proposed use. Further expansion of the C1 zone would not appear necessary at this time.
- 2) The house on the site, while it is an interesting building and typical of the time it was built, does *not* lend itself to the use suggested.
- 3) The land is presently zoned for apartments, a land use which is in fair demand in Red Deer.
- 4) A restaurant type of building on the site will add more traffic to a street that appears to be overloaded already.

We recommend the site remain R3A.

RYAN STRADER,
Acting Development Officer

RS/gr

RED DEER REGIONAL PLANNING COMMISSION

133.

4920 - 59 STREET

P.O. BOX 5002

TELEPHONE: 343-3394

RED DEER, ALBERTA
T4N 5Y5

FILE No.

December 7, 1977.

Mr. R. Stollings,
City Clerk,
City of Red Deer,
RED DEER, AB.

Dear Sir:

RE: Rezoning Request
Lots 5 & 6, Block 2,
Plan 7075 A.E.
Corner of 55 St. & 49A Ave.

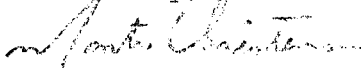
John Murray has requested that the above mentioned property be rezoned from R3A to C1 in order that the existing house may be renovated to provide banquet facilities in conjunction with the Anthony Henday Dining and Cocktail Lounge.

Several square blocks have recently been added to the C1 zone which has significantly increased the supply of commercial land in the downtown area. With this additional property being available it is not necessary to rezone further land. At the time the downtown zone was expanded, the area north of 55 Avenue was considered but it was felt that the capacity of 55 Ave. restricted accessibility to commercial facilities in this area.

A spot rezoning of this nature will tend to increase the pressure for further C.1 rezonings north of 55 Ave. The rezoning which allowed the present restaurant facility has prompted this request which is a characteristic of spot rezonings.

We recommend that the request to rezone Lot 5 & 6, Block 2, Plan 7075 A.E. be Denied.

Yours truly,



M. Christensen,
Associate Planner,
City Planning Section.

/lac

MEMBERS

CITY OF RED DEER - TOWN OF CARSTAIRS - TOWN OF CASTOR - TOWN OF CORONATION - TOWN OF DIDSBURY - TOWN OF INNISFAIL - TOWN OF LACOMBE
TOWN OF OLDS - TOWN OF ROCKY MOUNTAIN HOUSE - TOWN OF STETTLER - TOWN OF SUNDRE - TOWN OF SYLVAN LAKE - VILLAGE OF BENTLEY - VILLAGE OF BLACKFALDS
VILLAGE OF BOWDEN - VILLAGE OF CAROLINE - VILLAGE OF CREMONA - VILLAGE OF ELMORA - VILLAGE OF PENHOLD - SUMMER VILLAGE OF GULL LAKE
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COUNTY OF STETTLER No. 6 - IMPROVEMENT DISTRICT No. 10

December 8, 1977

TO: City Clerk
FROM: City Engineer

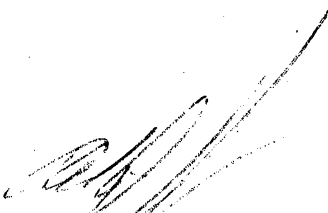
RE: Lots 5 & 6, Block 2, Plan 7075 A.E.
Rezoning application from R.3.A. to C.1
J. Murray Architect

The proposal is to establish a commercial business in what is basically a residential area.

The Engineering Department cannot support the proposal for the following reasons:-

1. Adequate off street parking has not been provided. Parties of any kind generate a number of vehicles which will have to be parked on the street in an area which is already congested.
2. Additional commercial development on the north side of 55th Street will increase the turning movements at the intersection of 55th Street and 49th Avenue. Left turn movements by eastbound traffic seriously impedes traffic flows on 55th Street which is handling a relatively high volume of traffic at the present time.
3. To avoid left turn movements and subsequent delays traffic coming out of 49th A Avenue will tend to take the lane north of 55th Street adjacent to the current Anthony Henday Lounge and onto 49th Avenue at the south end of the bridge. It is extremely difficult to see oncoming northbound traffic on 49th Avenue thus creating a potential accident situation.
4. Residents in the area should be considered as they have previously voiced their objections to the increased traffic flow in the lane and increased street parking on 49th A Avenue.
5. 49th A Avenue is a fairly narrow roadway at 30' in width. With parking on both sides requiring 16 feet, a single 14' travel lane is all that remains. This Avenue "dead ends" at the edge of the escarpment so that any traffic funnelled into the area north of the east/west lane in error has to return by the same route.

6. A general increase in existing traffic flows will be forcing the reconstruction of 55th Street between 49th Avenue and Gaetz Avenue sooner than anticipated. It is conceivable that widening to 64 feet curb to curb including the provision of a center median and left turn storage bays of 200 feet at the intersections of 49th Avenue and Gaetz Avenue, will be required. A 7' right-of-way widening is now being taken to provide for this work. The center median would be continuous between 49th Avenue and Gaetz Avenue which would limit the intersection of 49th A Avenue and 55th Street to right turns only.



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

KGH/ab

cc: Regional Planning Commission - D. Rouhi
Acting Building Inspector

Commissioner's Comments

I concur with the comments of the administration and recommend Council deny this application. Traffic has increased substantially since the opening of the Anthony Henday House and there is now a serious parking problem in the vicinity of these sites, despite the fact that a parking lot has been provided. The applicant has indicated that the new facility is proposed to serve large groups which will further exacerbate the already severe parking problem.

In the event the applicant was to provide adequate parking for the new development, Council could re-examine this application.

"M.C. DAY"
City Commissioner

NOTICE OF MOTIONNO. 1

The following notice of motion has been submitted by
Alderman Shandera.

"WHEREAS the City Commissioner is the chief administrative officer of the City of Red Deer, and

WHEREAS the said Commissioner is involved in all labour negotiations and the hiring of senior administrative personnel as they arise from time to time, and

WHEREAS the Commissioners Bylaw does not allow the said Commissioner to vote on matters coming before the Personnel Committee.

NOW THEREFORE BE IT RESOLVED that the Commissioners Bylaw be amended to provide that the City Commissioner shall have full voting privileges on the Personnel Committee of Council."

December 7, 1977

NO. 2

TO: Council

FROM: City Clerk

RE: Notice of Motion

The following notice of motion was introduced by Alderman Moffat at the meeting of Council November 28.

"WHEREAS development in the rapidly expanding City of Red Deer should proceed with the best interests of the citizens of that City, it is moved that all (residential, industrial or commercial) subdivisions be complete with all services in place before any lots are offered for sale or development in future."

8 December 1977

TO: CITY COUNCIL
FROM: ECONOMIC DEVELOPMENT COMMITTEE

Members of the above noted Committee were informed that a notice of motion will appear on the December 12th, 1977 Council agenda to the effect that land will not be made available or offered for sale to potential developers until it is fully serviced.

The Economic Development Committee oppose this particular notice of motion with the passing of the following resolution at their December 7th, 1977 meeting.

"That the Economic Development Committee recommend to Council of the City of Red Deer that they not implement any changes to the present procedures whereby they issue building permits for industrial land development prior to all services being completed."

Respectfully submitted,

A. PECK, Chairman
Economic Development Committee

Commissioners' Comments

Attached is a recommendation from the Economic Development Committee opposing this notice of motion.

It has been the practice in the past to sell and allow development on lots prior to all services being installed. This has been done in an attempt to assist developers and to expedite development. As a result of this policy, occasional mistakes are made because of incomplete servicing plans, etc. However, the main problem which occurs as a result of this policy is pressure from developers for installation of services. The only way the City can be assured of payment for the provision of services, is to require prepayment of this charge prior to commencement of development. In many cases the development is complete prior to services being installed and because the developer has paid for these services, he feels entitled to instant action when in fact in many cases, it is physically or economically impractical to provide same. This results in tremendous pressure on many City Departments, each developer feeling his need is greater than any other.

Byl implementation of the policy implied by this notice of motion, the pressures on an overworked City staff would be reduced and developers would have no room for complaint. However, in implementing this policy, it should be recognized that considerable delays in making land available will result and in fact it is not always practical to complete all services, particularly in industrial and commercial subdivisions until the nature of all developments is established.

While Council may wish to consider this policy for residential subdivisions, it is my recommendation that this policy not be implemented for commercial and industrial subdivisions.

However, it should be brought more forcibly to the attention of developers in such areas that the City will install services on a best efforts basis with no commitments as to the date of such installation.

If this is not acceptable to the developers, he has the option to wait until services are complete before proceeding.

"K. CURLE"
Mayor

"M.C. DAY"
City Commissioner

BYLAW NO. 2011/CCC-77

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

- (1) Bylaw No. 2011, as amended is further amended as hereinafter set out.
- (2) Section 16 is amended by adding the following clause:
 - (5) When an application for a development permit for a conditional use, building or similar use has been refused, another application for a permit on the same parcel of land and for the same or similar use of land may not be submitted by the same or any other applicant until at least six (6) months after the date of the previous refusal.
- (3) This Bylaw shall come into force upon the final passing thereof.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2011/DDD-77

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

- 1) Bylaw No. 2011, as amended is further amended as hereinafter set out.
- 2) Table F, Minimum Site Dimensions is amended by adding under the column entitled, "Frontage", and for the lines entitled 'Apartments' in both the R.2 and R.3 zones; the following words,

"64 feet unless otherwise approved by the
Municipal Planning Commission."
- 3) Table F is further amended by deleting the following words for condition #10.

"Notwithstanding the requirements of this Table,
any lot intended to be used for a four-plex shall
not have less than 64 feet of frontage."
- 4) This Bylaw shall come into force upon the final passing hereof.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2088/A-77

Being a Bylaw to amend Bylaw No. 2088, The Commissioners Bylaw
of the City of Red Deer.

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

- 1) Section 4 of Bylaw 2088, as amended, is further amended by adding
the following subsection immediately after subsection (U);

"(V) Consider, and approve or reject any application received
by the City for reinstatement of options and land sale agreements
which have become or may become delinquent by reason of failure
on the part of the purchaser to make any or all payments required
by, or otherwise comply with the terms of such agreement, provided
such consideration, approval or rejection by the Commissioners
complies with the resolution passed by Council September 26th, 1977
and amendments thereto, or replacement resolutions which Council
may pass.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2379/G-77

Being a Bylaw to amend Bylaw 2379, as amended, being the Cemetery Bylaw of the City of Red Deer.

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

Section 4,

(1) Subsection (3) is amended by deleting therefrom in its entirety subparagraph (d).

(2) Schedule A-77 attached thereto is amended by adding under the column headed "Burials" and immediately following the words "For the burial of cremated remains of any body" the following words and figure.

"Additional charges in respect of any burials carried out on a Saturday, Sunday, Statutory Holiday or a declared holiday \$35.00

(3) This bylaw Shall come into force upon the final passing hereof.

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

MAYOR

CITY CLERK

BYLAW NO. 2414/E - 77

Being a Bylaw to amend Bylaw No. 2414 "The
Garbage Bylaw" of the City of Red Deer.

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

- (1) Schedules "A", "B", "C", "D" and "E" are repealed
and the attached schedules marked Schedule "A"
Schedule "B", Schedule "C", Schedule "D" and
Schedule "E" are substituted in their place
and stand and declared to be a part of Bylaw
2414.
- (2) This Bylaw shall come into force as follows:
 1. Schedules "A", "B", "C" and "D" for billings
mailed after January 31, 1978.
 2. Schedule "E" effective January 1, 1978.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of
_____, A.D., 19_____.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of
_____, A.D. 19_____.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day
of _____, A.D., 19_____.

MAYOR

CITY CLERK

SCHEDULE OF RATES"SCHEDULE A"

(Rates to be applicable for commercial premises when paid by owner or agent only).

<u>SERVICE FREQUENCY COLLECTIONS IN WEEK</u>	<u>MONTHLY RATE PER POINT OF PICK-UP</u>	<u>BASIC VOLUME IN CUBIC YARDS PER COLLECTION</u>	<u>EXCESS VOLUME</u>
6	13.80	2-1/6	\$1.20
5	11.50	2-1/6	per
4	9.20	2-1/6	Cubic
3	6.90	2-1/6	Yard
2	4.60	2-1/6	
1	2.30	2-1/6	

"SCHEDULE B"

(Rates to be paid by Commercial occupants in buildings of multiple occupancy where payment is not made by owner or agent in accordance with Schedule "A")

<u>SERVICE FREQUENCY COLLECTIONS IN WEEK</u>	<u>MONTHLY RATE PER POINT OF PICK-UP</u>	<u>BASIC VOLUME IN CUBIC YARDS PER COLLECTION</u>	<u>EXCESS VOLUME</u>
6	6.90	1-1/10	\$1.20
5	6.90	1-3/10	per
4	6.90	1-5/8	Cubic
3	6.90	2-1/6	Yard
2	4.60	2-1/6	
1	2.30	2-1/6	

"SCHEDULE C"

(For an apartment house where the owner or agent pays the following rates shall apply)

<u>SERVICE FREQUENCY COLLECTIONS PER WEEK</u>	<u>MONTHLY RATE PER POINT OF PICK-UP</u>	<u>BASIC VOLUME IN CUBIC YARDS PER COLLECTION</u>	<u>EXCESS VOLUME</u>
3	6.90	2-1/6	\$1.20 Per
2	4.60	2-1/6	Cubic
1	2.30	2-1/6	Yard

For a single family dwelling, a single family dwelling with a basement suite or an occupant of an apartment the charge shall be \$2.30 per month per dwelling unit for one pick-up per week.

"SCHEDULE D"

The rate charged for litter containers shall be \$8.20 per month.

"SCHEDULE E"DISPOSAL GROUND RATES

<u>ITEM</u>	<u>DISPOSAL</u>
Dead Cow, Horse or similar size animal, ea.	15.00
Vehicles per unit	37.50
Heavy Machinery per 100 lbs.	.75

Other materials

Rate per load up to and including 2 yards	- 1.50
Rate per load over 2 yards to 5 yards	- 3.00
Rate per load over 5 yards to 8 yards	- 4.50
Rate per load over 8 yards	- 7.50

Other materials or wastes not specifically defined to be assessed by the Superintendent provided that a person may deliver to a disposal site free of charge any waste (including special items above) which have been produced from or accumulated on premises occupied wholly or in part by himself as a resident in amounts not in excess of 2 yards.

BYLAW NO. 2485/E-77

Being a bylaw to amend Bylaw 2485/75 as amended
being the Licensing Bylaw of the City of Red
Deer.

Bylaw 2485/75, as amended, is further amended as hereinafter set
out:

(1) Delete Section 21, in its entirety and substitute the following
therefore:

21. The owner or operator of every licensed mobile unit park
in the City of Red Deer must notify the license officer of the City
of Red Deer, in writing and on forms provided by the City of
Red Deer.

(a) the name and address of the owner of each mobile
unit in his mobile unit park within fourteen (14) days
of its being occupied and

(b) any change of ownership or occupancy or any removal
of a mobile unit from the park within fourteen (14) days
of the change or removal.

21. (a) Every person occupying a mobile unit, upon request of
a license officer or license inspector, shall give the license
officer or license inspector the following information on
forms as supplied by the City in order to enable him to carry
out his duties

(1) the mobile home owners full name, trailer court address,
lot number, date of arrival, year of manufacture, serial
number, make of trailer, length and width of trailer,
(not including length of hitch) and length and width of
any closed in porch attached to trailer.

(2) upon change of ownership, occupancy or removal of a mobile
home from a mobile home trailer park in the City of Red Deer,
with the full name of trailer owner, trailer court address,
lot number, date of departure and forwarding address of former
owner or occupant of trailer

(b) Every person occupying a mobile unit, who fails to provide
information requested, pursuant to clause (1) and (2) of Section
21(a), within 10 days from the day that the request is made is
guilty of an offence and liable on summary conviction to a fine
of not more than \$5. for every day, from date the request is made,
that the information is not provided.

(2) Amend Schedule "A" by striking out Sections 5, 9, 11, 12, 13, 15, 22, 25,
26, 32, 33, 34 and by substituting the following therefore:

5.	Apartment house per suite	\$5.00
9.	Automobile Dealers	25.00
11.	Sauna or steam baths, Health and Physique centres	25.00

12. Barber, Hair Stylists and Beauty Parlors	15.00
13. Clubs (Private or Otherwise)	25.00
15. Pool or Billiard Room, Bowling Alley and Amusement Arcade	25.00
22. Cleaners & Dryers per business	15.00
25. Detective or Security Patrol Agencies	25.00
26. Electronic & Appliance Installation & Repairs	15.00
32. Kindergartens & Daycare Centres	25.00
33. Laundries and Laundromats	15.00
34. Milk Deliveries per Truck	15.00

(3) Amend Schedule "A" by adding the following section immediately after section 23.

23(a) Contractor - Builder General (Own Home Only) \$100.00

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

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

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

MAYOR

CITY CLERK

BY-LAW NO. 2566-77

WHEREAS the amount of the taxes levied or estimated to be levied for the year 1978 by the City of Red Deer (the "City"), is the sum of eight million, three hundred thousand dollars (\$8,300,000.00).

AND WHEREAS the Council of the City deems it necessary to borrow the sum of One Million Dollars (\$1,000,000.00) to meet the current expenditures and obligations of the City until the taxes levied for the year can be collected.

AND WHEREAS after the borrowing of the amount hereby authorized to be borrowed, the total loans outstanding to meet the current expenditures and obligations of the City will not exceed the amount of taxes levied or estimated to be levied for the year 1978 by the City.

NOW THEREFORE THE COUNCIL OF THE CITY ENACTS AS FOLLOWS:

1. That the Council of the City do borrow from time to time from any person or bank (the "Lender"), a sum or sums not exceeding the aggregate sum of One Million Dollars (\$1,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the City until the taxes levied or to be levied for the year can be collected, and do pay or agree to pay interest on the sums so borrowed either in advance or at maturity, and in either case after maturity.
2. That such borrowing be done and evidenced by the promissory note or notes of the City under its seal duly attested by the signatures of the Mayor and Treasurer of the City.
3. That the sum or sums borrowed, and interest thereon as aforesaid (herein called "the said loan") shall be, and are hereby made a first charge upon all taxes and other revenue due to accruing or to accrue or become due or payable to the City in the year 1978, all of which sums are hereby assigned to the lender as collateral security for the repayment of the loan; but the lender is not restricted to the monies so charged and assigned for the repayment of the loan and nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit or security by statute, common law or otherwise given to or implied in favour of the lender.
4. This bylaw shall become effective on the 1st day of January A.D., 1978.

By-law No. 2566-77

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

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

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

MAYOR

CITY CLERK

BY-LAW NO. 2567-77

WHEREAS the Council of the City of Red Deer (the "City") deems it necessary to borrow the sum of four million (\$4,000,000.00) dollars for purposes of interim financing of subdivision equity and certain capital projects now in process of construction pending the receipt of the proceeds of subdivision lot sales and contributions to the said capital projects agreed to be made by various senior governmental agencies; and

WHEREAS pursuant to Section 320 of the Municipal Government Act, a Council may, by By-law, borrow money for any purpose within the jurisdiction of the Council, and

WHEREAS the aforesaid purposes are within the jurisdiction of the Council of the City and the proposed borrowings will be payable within the year 1978.

NOW THEREFORE THE COUNCIL OF THE CITY ENACTS AS FOLLOWS:

1. That the City do and is hereby authorized to borrow from any person or bank (the "Lender") from time to time on a revolving basis a sum or sums not to exceed at any one time the amount of \$4,000,000.00 repayable on or before December 31st, 1978 together with interest on the principal amount from time to time outstanding both before and after maturity.
2. That such borrowing be done and evidenced by promissory note or notes of the City under its seal duly attested by the signatures of the Mayor and the Treasurer of the City.
3. That the sums so borrowed and interest thereon as aforesaid (herein called "the loan") shall be and are hereby made a first charge on any sums of money due or accruing or to accrue or become due or payable to the City by way of proceeds or (a) the sale or disposition of subdivision lots and/or, (b) contributions of senior governmental agencies to the said capital projects now in process of construction, all of which sums are hereby assigned to the Lender as collateral security for the repayment of the loan; but the Lender is not restricted to such monies so charged and assigned for the repayment of the loan and nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit, or security by statute, common law or otherwise given to or implied in favour of the Lender.

By-law No. 2567-77

4. This By-law shall become effective on the 1st day of January A.D., 1978.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2568/77

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) Albert Demchuk, Edward Demchuk, Harry Demchuk, Andy Demchuk, Larry Demchuk and Harry Zimmer (hereinafter called the "Licensee") is hereby granted license and permission to temporarily occupy and use that portion of the registered City roadway as outlined in red on the plan hereunto annexed and forming part of this Bylaw. Subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to its occupation and use of the said lands.
- (a) The license and permission hereby granted may be terminated by either the City or 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 - 5105 - 50 Avenue, 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 One Dollar (\$1.00) on the second day of January, 1978 and on the second day of every succeeding January 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 shall not place or erect any buildings, improvements or structures thereon without expressed written consent of the City first had and obtained.
- (h) No assignment of this License and permission is valid unless and until such assignment is submitted to the City of Red Deer, and its consent thereto is obtained in writing.

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

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 2569/77

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- (1) Hicke Real Estate Ltd. (hereinafter called the "Licensee") is hereby granted license and permission to temporarily occupy and use that portion of the registered City roadway as outlined in red on the plan hereunto annexed and forming part of this Bylaw. Subject always to the following covenants, terms and conditions which shall be accepted and agreed to by the Licensee as a condition precedent to its occupation and use of the said lands.
- (a) The license and permission hereby granted may be terminated by either the City or the Licensee upon the giving of thirty (30) days notice in writing, which notice may be served by the mailing of same, postage prepaid, as follows:-
- The City - City Hall, Red Deer, Alberta
- The Licensee - 5014 - 49 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 One Dollar (\$1.00) on the second day of January, 1978 and on the second day of every succeeding January 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 shall not place or erect any buildings, improvements or structures thereon without expressed written consent of the City first had and obtained.
- (h) No assignment of this License and permission is valid unless and until such assignment is submitted to the City of Red Deer, and its consent thereto is obtained in writing.

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

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

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

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

MAYOR

CITY CLERK